

## Location Map

14° 48' 28"N 74° 11' 37"E

### Key Distance :

Tagore Beach	: 0.9 km
Main Karwar Market	: 0.6 km
Bus Stand	: 1.2 km
Govt. Medical College	: 1.2 km
Railway Station	: 7 km

Your quest for an  
idea lifestyle ends here.

Project By



Landowner -  
Pandurang Sudhakar Salaskar

Site Address -  
Shiv Kirti Nivas, Vaikunt Chal,  
Ram Krishna Ashram Road, Karwar-581301

Architect - Preeti Girish Patil.  
Legal Advisor - Mr. S. M. PANDIT, Karwar.  
Structural Consultant - Dr. N. K. Patil.

For Detail Information & Booking  
Contact Padmanabh Realtors

+91 9028022223  
+91 9325671905

www.padmanabhrealtors.com  
padmanabhrealtors@gmail.com

## OUR PRESTIGIOUS COMPLETED PROJECTS



The above amenities are indicative, based on the construction of building as is proposed at present and it is issued in good faith, subject to the approval of the authorities of in the interest of the continuing improvement and development of the complex. The Builder reserves the right to alter the layout plans, specifications or features without prior notice or obligation. The details contained in the brochures or any other printed material are only indicative and artistic imagination may not be exact or accurate and the same does not form either the basis or part of the offer or contract.

BRANDCHEF 7219517111

explore *Royal LifeStyle*  
like never before!



*Abhimann Shree*  
PHASE-II

where prosperity meets divinity

The Story of Royal Journey

Presenting Abhiman Shree Phase 2, a housing project where many families around Karwar have made the decision of their lifetime. Futuristically located at, Karwar, this lifestyle project offers everything you ever dreamt about your life. Loaded with the choicest options of lifestyle amenities it is conveniently located on Ramkrishna Ashram Road at Karwar offering luxurious 1 BHK, 2 BHK & 3BHK flats.



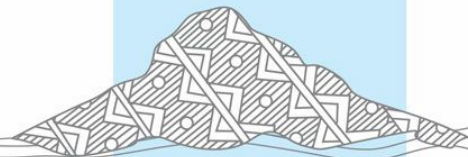
A Lifestyle  
That Encompasses



#### Multiple Delights

A perfect blend of modern amenities along with scenic beauty Abhiman Shree delivers you everything that fulfils your desire of ideal lifestyle.

*Abhiman Shree*  
PHASE-II  
where prosperity meets divinity





Once-in-a-lifetime Opportunity  
With Elegant Facilities &  
Excellent Connectivity

Live at Karwar's most well-connected location, less than five minutes from schools, colleges, financial organizations, and everything that is essential for a convenient life. A renowned name in construction Padmanabh realtors has worked hard to make Abhiman Shree a First-class destination that sets the luxury standard in Karwar city and beyond.



Life At Karwar Will Revolve  
Around Abhiman Shree



An exclusive lifestyle that provides

- Sound opportunities
- Spacious structure
- Excellent lifestyle amenities
- Trend-setting futuristic lifestyle
- Quality construction & site management

*Abhiman Shree*  
PHASE-II  
where prosperity meets divinity







## 1 BED HOMES

- LIVING
- DINNING
- KITCHEN
- BEDROOM
- BATHROOM
- UTILITY SPACE
- TERRACE



## 2 BED HOMES

- LIVING
- DINNING
- KITCHEN
- BEDROOM X 2
- BATHROOM X 2
- UTILITY SPACE
- TERRACE

## Abhimagn Shree PHASE-II

where prosperity meets divinity

### GENERAL SPECIFICATION & AMENITIES

#### R.C.C. & brick works

- R.C.C. Frame structure
- Good quality Red brick or AAC blocks

#### Kitchen

- Granite kitchen platform with stainless steel sink.
- Designer tiles dado up to lintel level over kitchen otta.
- Provisions for water purifier.
- Provision for power points for fridge & aquaguard.

#### Flooring

- Glazed vitrified tiles in all rooms.
- Anti-skid ceramic flooring for toilets/bathrooms.

#### Doors

- Main door decorative entrance doors with quality fittings with wooden door decor frame.
- Toilet doors fiber doors with green marble or cement frame For all toilets
- Internal doors molded doors with cement frames & cylindrical locks.

#### Amenities

- Designer entrance gate
- Decorative entrance lobby
- Good quality elevator
- Ample space for parking
- Well paved internal roads
- Security guard cabin at main entrance door

#### Electrification

- Concealed copper wiring
- Modular switches in all room
- Provision for AC Point in master bedroom
- Provision for geyser point in bathroom

#### Windows

- Powder coated aluminum sliding windows
- MS Grill to all windows.

#### Paints

- Superior quality emulsion paints
- Good quality external paints

#### Toilets

- Concealed plumbing
- Designer glazed tiles up to lintel level in all toilets
- Hot & cold mixer units in all the toilets of standard make
- Premium quality sanitary fittings.

### Luxuriance For You For Your Life

Every piece, every corner of this project is created and crafted to give you an elite experience of premium lifestyle. It's going to be a lifetime experience for you and your family.

