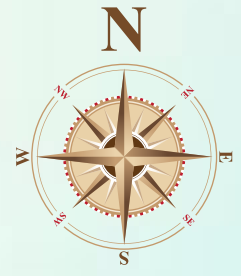




**LOCATION  
MAP**



☎ 934-2226-111  
✉ sales@adab.in  
🌐 www.adab.in

This brochure is purely conceptual and is not a legal offer. The promoter / Architects reserve the right to add / delete / after any detail / specification / elevation mentioned herein.

**A Project of:**



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DEVELOPER & BUILDERS  
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**Architects**



**VASANT KUMAR ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS  
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E-mail : vasantkumarnd@gmail.com  
Web : www.vasantkumarassociates.com

**Ashish  
ANR  
ROW HOUSE**

**4 BHK PREMIUM  
DUPLEX ROW HOUSE**

RERA No.- PRM/KA/RERA/1251/446/PR/300623/006026  
www.rera.karnataka.gov.in

[www.adab.in](http://www.adab.in)





“It’s time to start living the life you’ve imagined.”

## About Us

Aashish Developer Builders, Incorporated in 2005, Aashish Developer & Builders (“ADAB”) is primarily focused on residential projects - to build homes showcasing engineering excellence with unmatched value for money. We are today one of the most trusted names in the real estate sector in the city. This is built on our record for quality of construction, sound business ethics, great commitment and clear documents and timely possession.



## About Project

Aashish ANR Row House @ Thubaraballi near Maratbaballi and Whitefield is the premium residential Row Houses project.

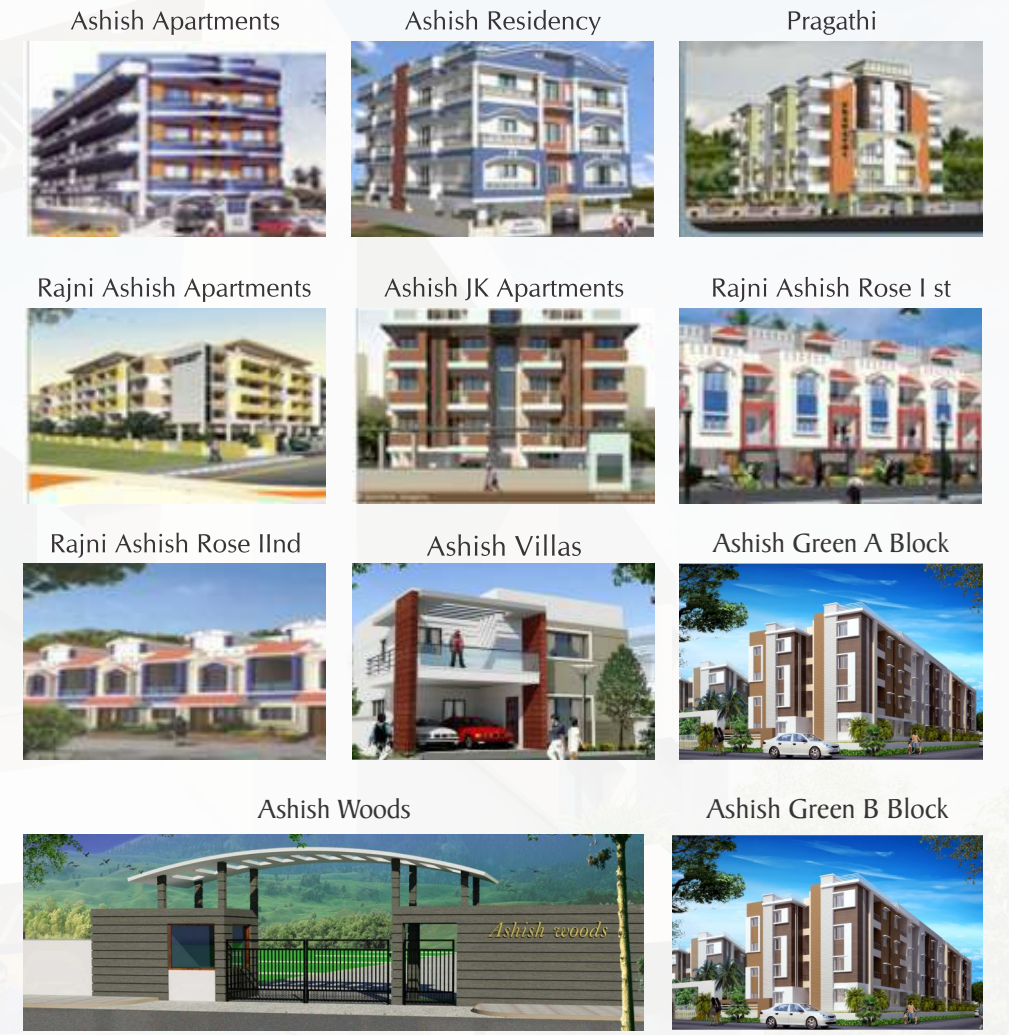
Experience the best of urban lifestyle & conveniences in the heart of Bengaluru.

The project spreads its boundaries with lush green stretches and has ample open spaces along with a day-long natural ventilation.

4 BHK Premium Row Houses with private garden.



### COMPLETED PROJECT



### ON-GOING PROJECT



## FLOORING

- Vitrified Tiles for living, dining, bedrooms & Kitchens areas.
- Anti skid Ceramic tiles for all toilets, balconies, utility area and parking area.
- Staircase granite flooring with stainless steel railing



## KITCHEN

- 'L' shaped polished Granite counter top.
- Standard size stainless steel sink with drain board.
- Ceramic glazed tiles dado up to 2'0" ht above platform.
- Provision for Aqua-guard, Exhaust Fan and adequate power points in Kitchen.
- Provision for Washing machine point with plumbing & water drain line in utility area.

## STRUCTURE

- Framed RCC Structure with RCC beams and columns.



## WINDOWS

- UPVC or Aluminum sliding windows with guard bars & plain Glass.
- Mosquito mesh shutter in all bedrooms, kitchen, living and dining room.
- Glass railing with stainless steel frame in 2 balconies.



## Specifications

## DOORS

- Main door frames of Teakwood, Shutters of teak veneer and melamine polished.
- Inside Doors skin doors with melamine polished.

## WALLS

- Putty finished acrylic Emulsion painting for all interior walls and ceiling.
- Exterior wall surfaces painted with exterior emulsion paint.



## ELECTRICAL
















- T.V. and telephone points in all bedrooms and living area.
- Electrical switches of Anchor Roma/Havells or similar brand.
- One Earth Leakage circuit Breaker (ELCB) for each Row House.
- Earthing with copper wire using loop system.
- A/C point in all bedrooms and living area.
- CCTV provision with cabling inside the house.



## TOILETS

- Pressure checked plumbing and drainage lines to ensure total leak proof toilets.
- Jaquar / Hindware or equivalent C.P. fittings.
- White colored Sanitary Ware
- Hot and Cold water tap with diverter and overhead shower.
- Hot and Cold water tap for wash basin in all toilets.
- Wall Hung Commode in all toilets.
- Counter top wash basin in all toilets.
- Provision for Exhaust fan & geyser.
- Select glazed / ceramic / tile dado up to 7'0" ht

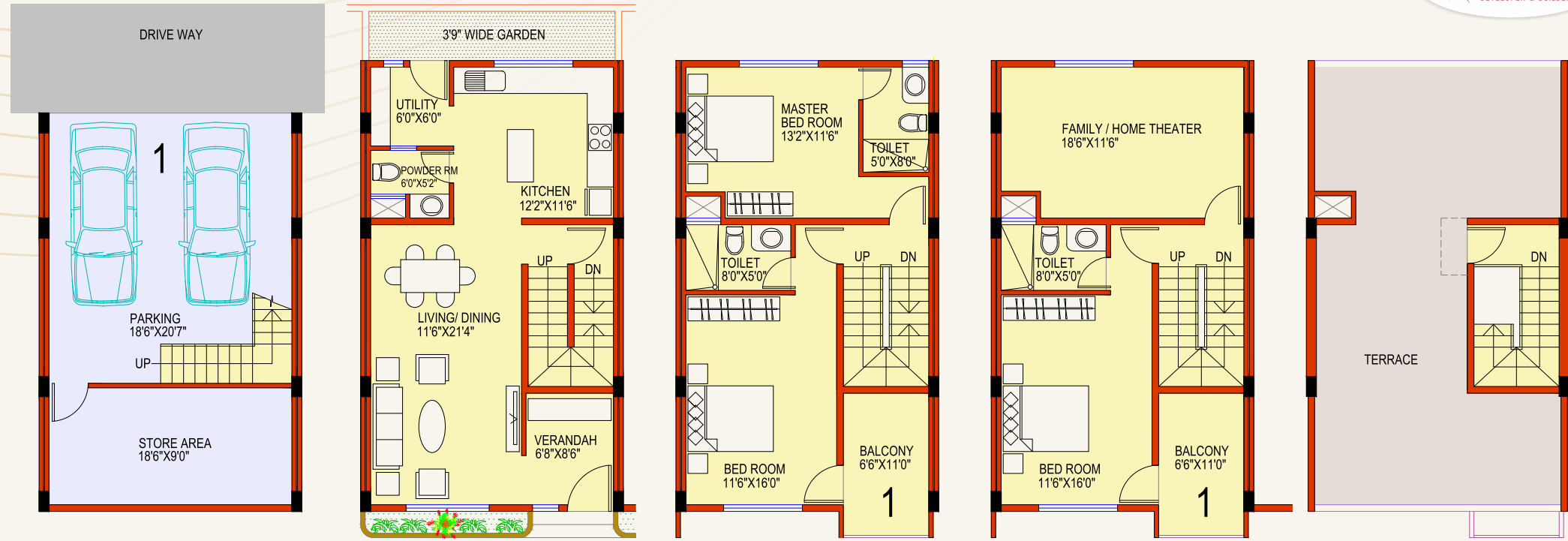
## Amenities

-  Plush Green Landscaped Surroundings
-  Children's play area
-  Swimming pool
-  Gymnasium
-  Party Hall
-  Indoor Games
-  2 Car parks in Basement Floor
-  Electric Vehicle charge point in the Car Parking Area
-  Rainwater Harvesting
-  Common underground and overhead water tanks with borewells.
-  Solar Hot water system for each house.
-  Provision for high speed Broadband Connection
-  Intercom from every House to security
-  Main door lock Biometric Lock.
-  Generator back up with soundproof Acoustic enclosure for common areas and pump.

“Home is not  
where you live  
but where they  
understand you”

Ashish  
**ANR**  
ROW HOUSE

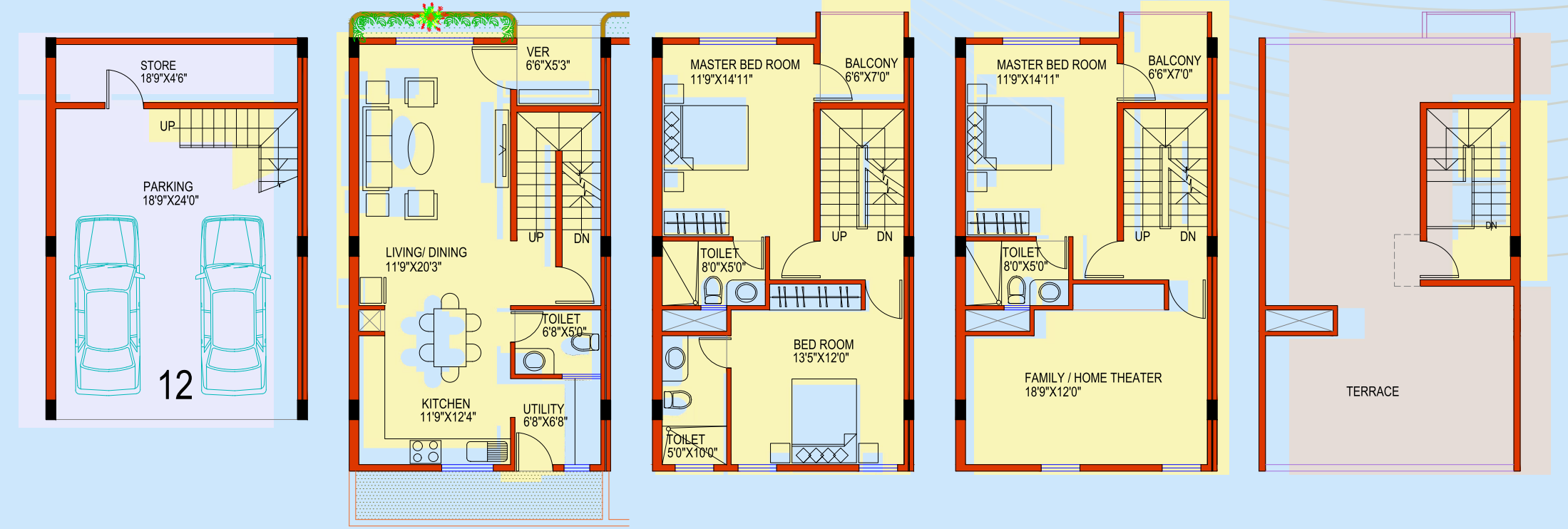




AREA STATEMENT	
SUPER BUILT UP AREA	2882 SFT
CAR PET AREA	2355 SFT



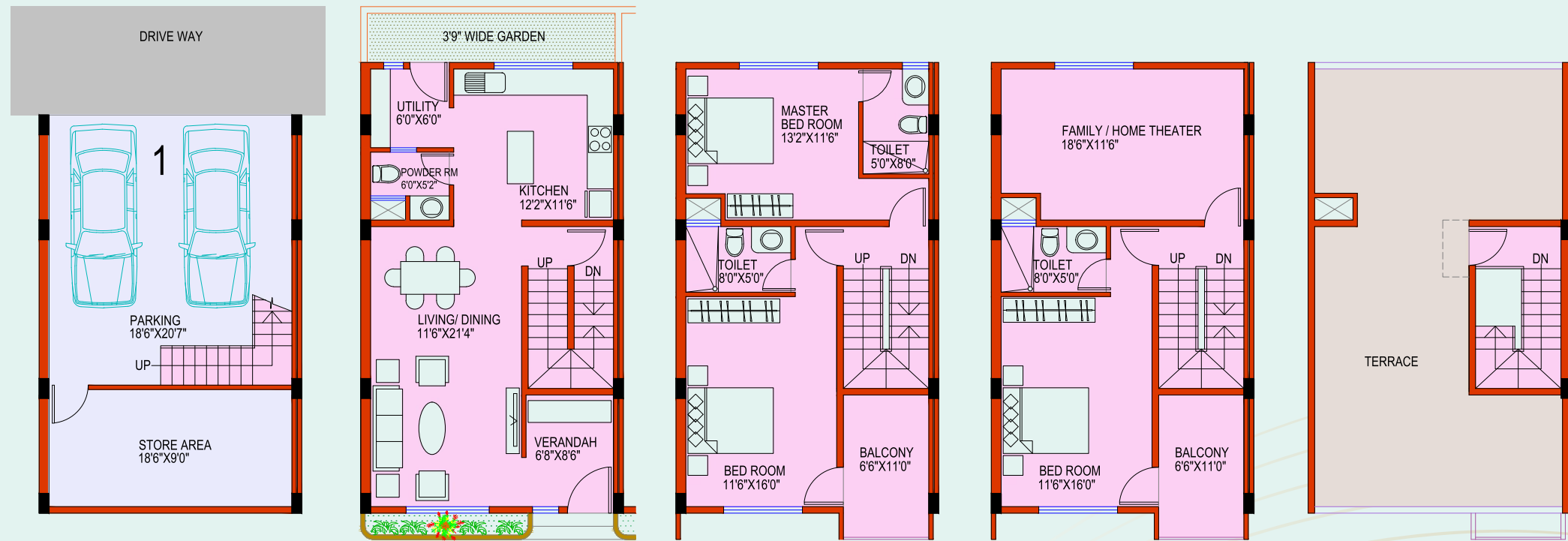
**PLOT NO 1-10 | EAST FACING**



AREA STATEMENT	
SUPER BUILT UP AREA	2911 SFT
CAR PET AREA	2348 SFT



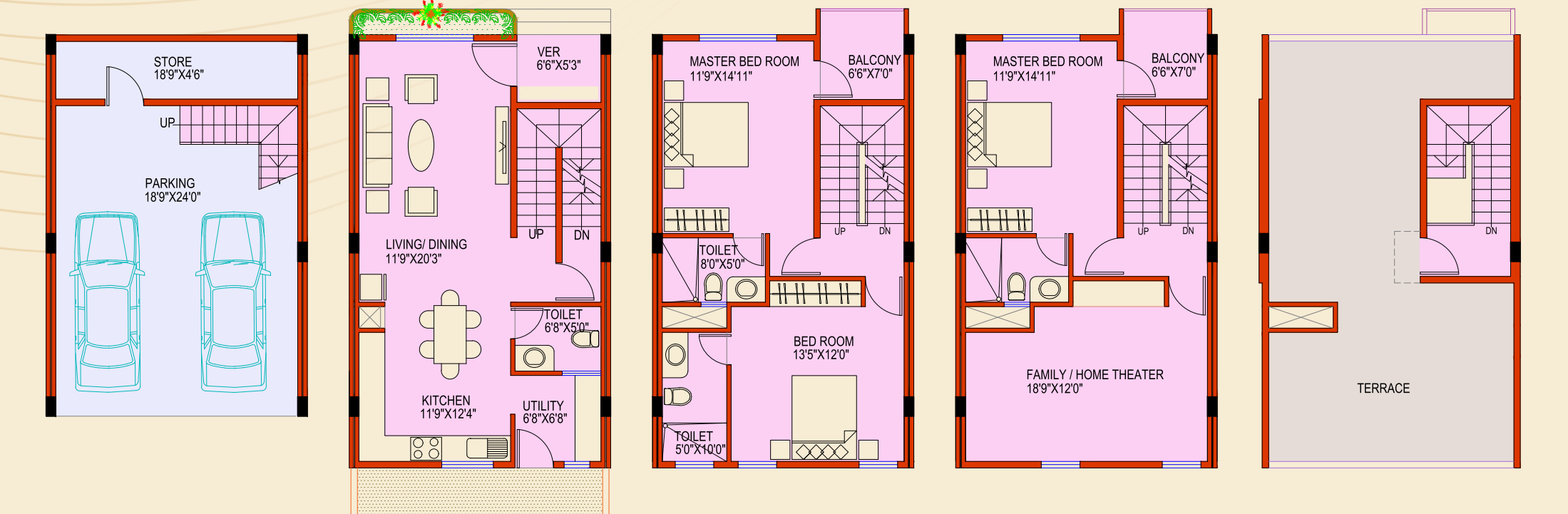
**PLOT NO 12 | WEST FACING**



**PLOT NO 11 | EAST FACING**



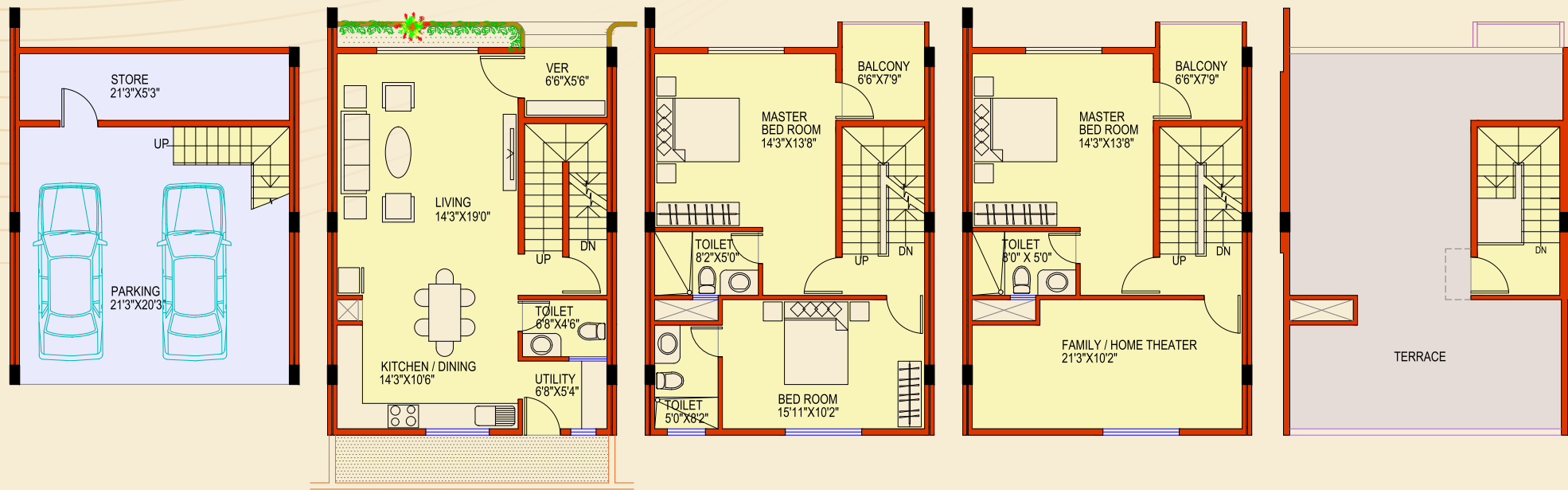
AREA STATEMENT	
SUPER BUILT UP AREA	2940 SFT
CAR PET AREA	2355 SFT



**PLOT NO 13 | WEST FACING**



AREA STATEMENT	
SUPER BUILT UP AREA	2861 SFT
CAR PET AREA	2348 SFT

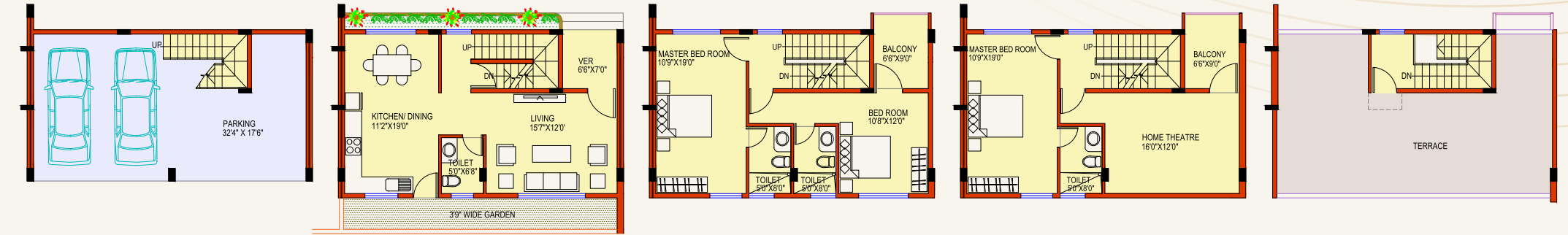


### AREA STATEMENT

SUPER BUILT UP AREA	2918 SFT
CAR PET AREA	2392 SFT



### PLOT NO 14&15 | WEST FACING

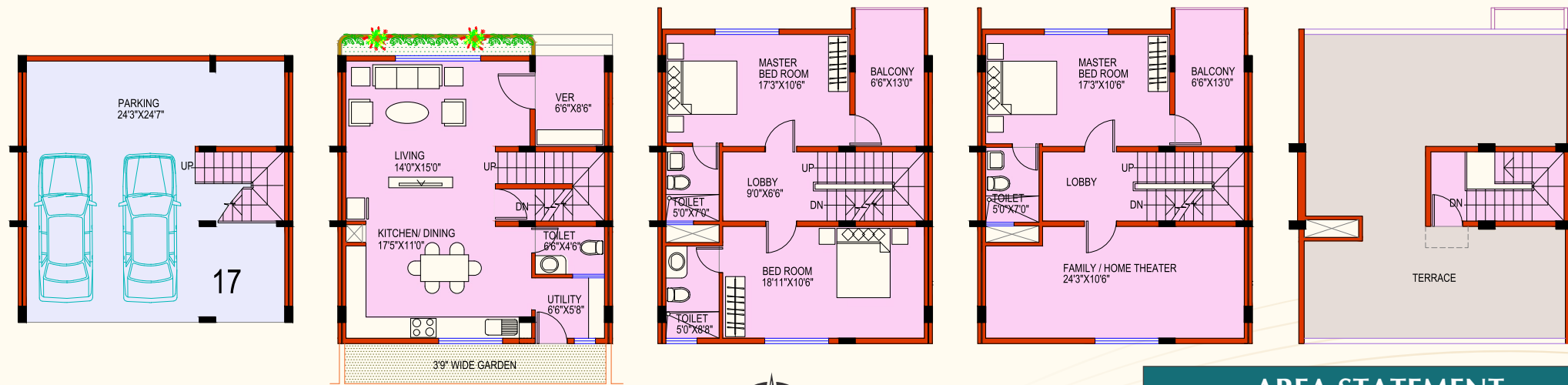


### PLOT NO 20 | WEST FACING



### AREA STATEMENT

SUPER BUILT UP AREA	2931 SFT
CAR PET AREA	2385 SFT

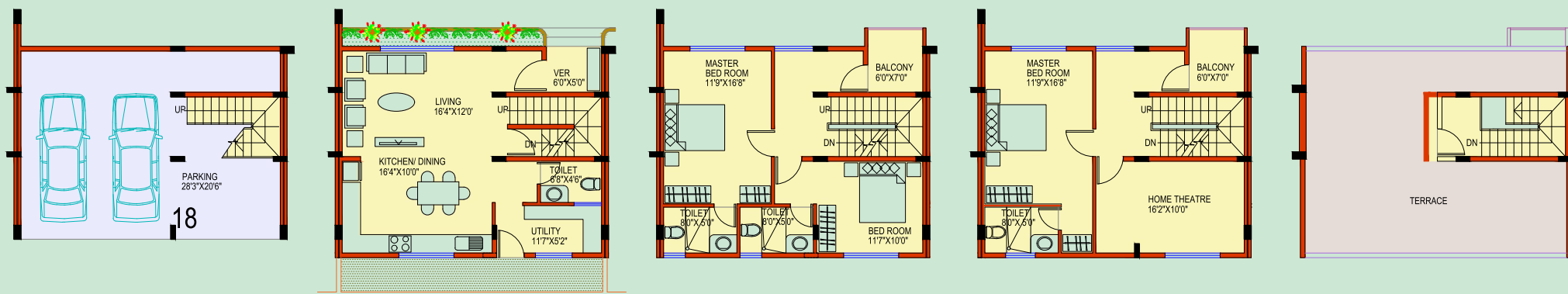


### PLOT NO 16&17 | WEST FACING



### AREA STATEMENT

SUPER BUILT UP AREA	3125 SFT
CAR PET AREA	2473 SFT



### AREA STATEMENT

SUPER BUILT UP AREA	2955 SFT
CAR PET AREA	2464 SFT



### PLOT NO 18&19 | WEST FACING



### PLOT NO 21 | WEST FACING



### AREA STATEMENT

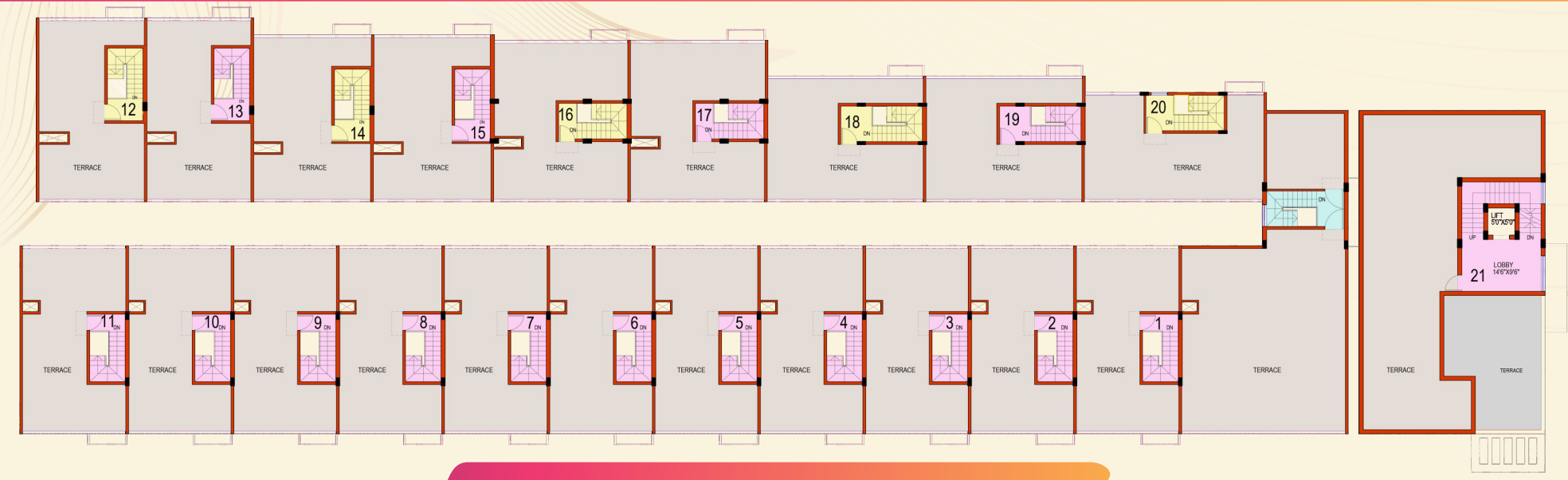
SUPER BUILT UP AREA	8896 SFT
CAR PET AREA	7126 SFT



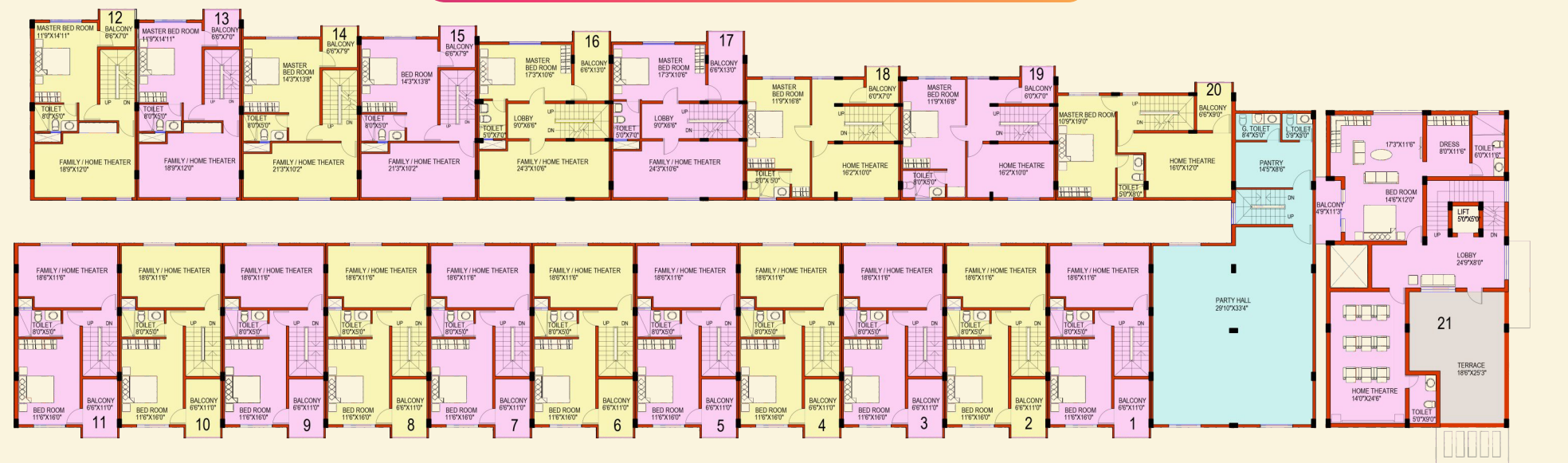
**GROUND FLOOR PLAN**



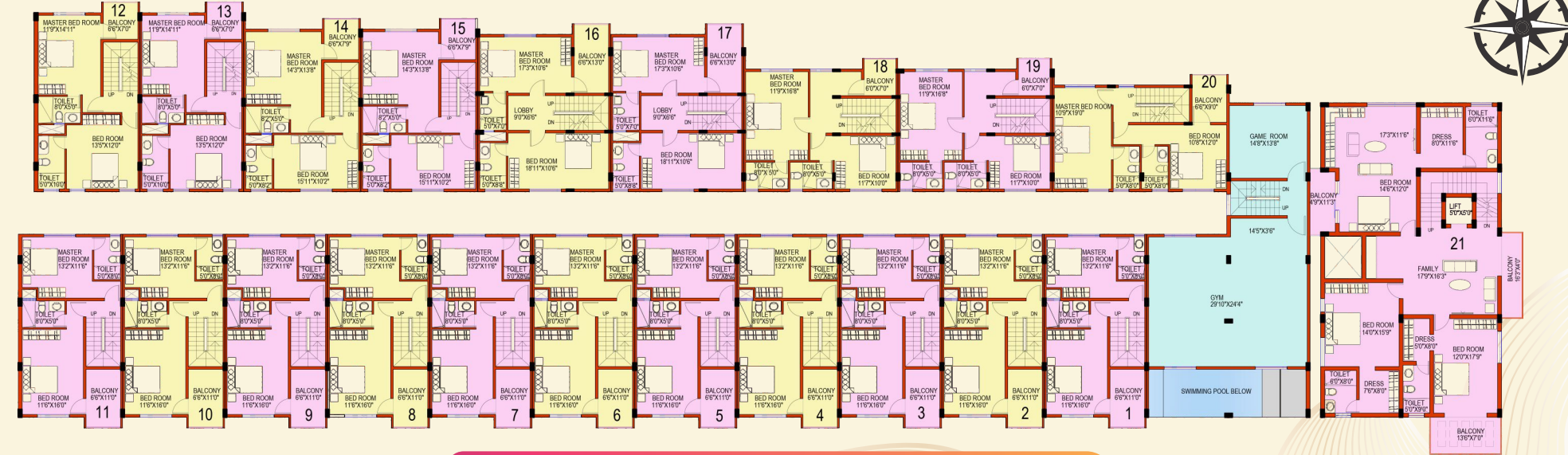
**BASEMENT FLOOR PLAN**



**TERRACE PLAN**



**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**