



**ABHIMAN NIWAS**  
A PROJECT BY SHRADHA INFRA

# Abhiman Niwas

**GATED COMMUNITY**





1 BHK TYPICAL FLOOR PLAN

2 BHK TYPICAL FLOOR PLAN

CARPET AREA | BUILT-UP AREA | BALCONY | S.B/UP AREA  
 336.56 Sq. Ft | 377.24 Sq. Ft | 53.01 Sq. Ft | 554.17 Sq. Ft

CARPET AREA | BUILT-UP AREA | BALCONY | S.B/UP AREA  
 562.10 Sq. Ft | 614.86 Sq. Ft | 75.31 Sq. Ft | 852.72 Sq. Ft

Experience the perfect blend of city life and peaceful living at Abhiman Niwas. Nestled in the serene yet well-connected Isasani, Hingna, this exclusive residence offers 1 & 2 BHK luxurious apartments, designed for those who seek the finest in life.

Abhiman Niwas promises unmatched elegance and comfort. Enjoy the convenience of urban living, with all modern amenities just moments away, while indulging in the tranquillity of your own private oasis.

## Amenities



Green Gym



Jogging Track



Meditation Space



Multipurpose Lawn



Indoor Games



Children Play Area

## Value Addition

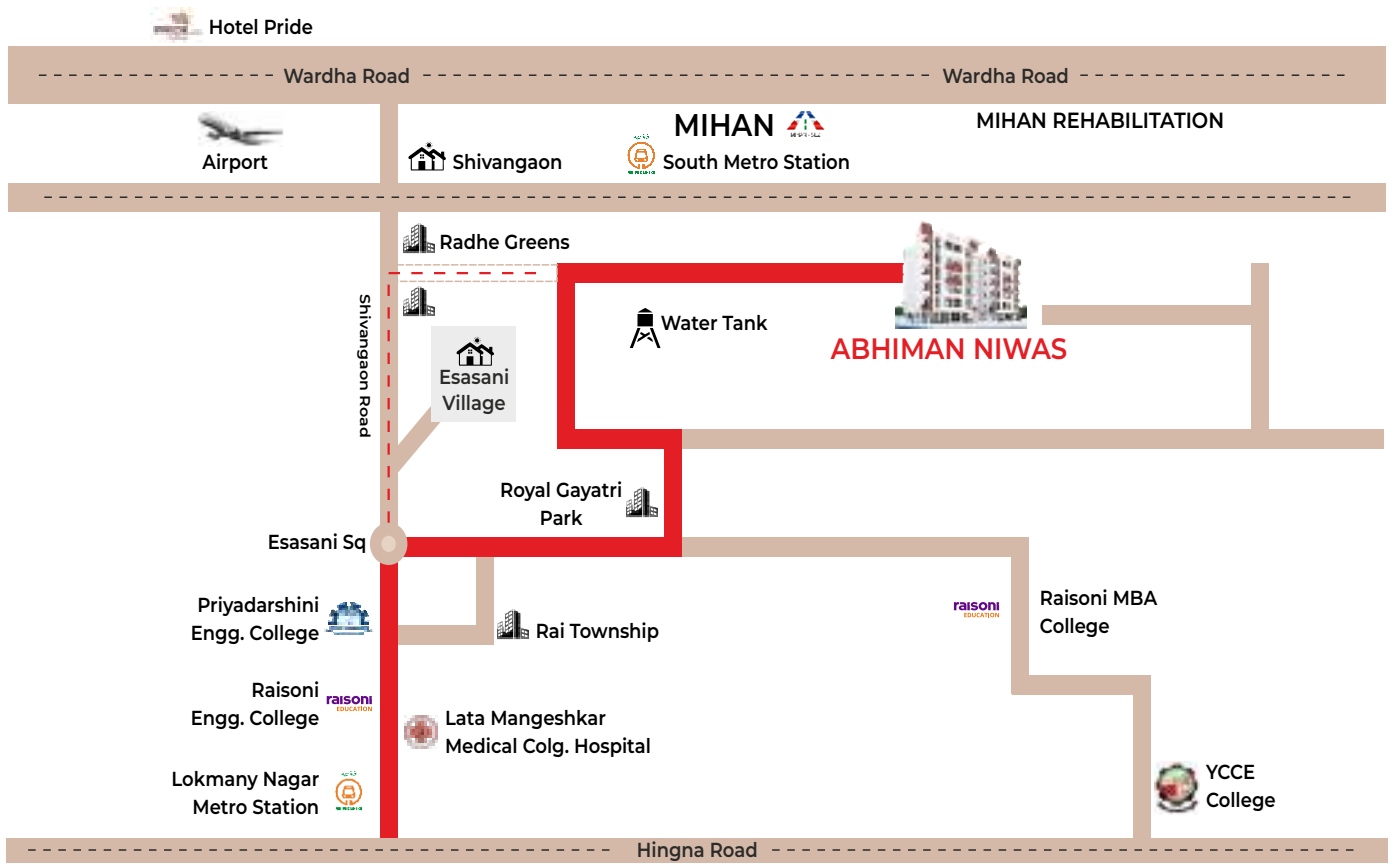
Common Area Lights | Lift with ARD | Solar water Heater | CCTV in common area  
Rain water Harvesting | Two Automatic Elevators for Building | Security gate  
Sewage Treatment Plants (STP) | High Capacity Water Tank.



## Location Connectivity

- The bus stop is 3 minutes away
- The metro station is 7 minutes away
- The market is just 2 minutes away
- The hospital is 5 minutes away
- The school is also 5 minutes away
- MIDC is located 10 minutes away
- The colleges are 5 minutes away

## LOCATION MAP



## Specifications

- **Concrete Structure**  
High Grade Concrete RCC Structure
- **Strong Brick Work**  
Exterior Wall in 6" Red Brick & Internal Wall is 4" Fly Ash Bricks
- **Resilient Plaster**  
External side Sand faced / Fanti plaster & Inner side Smooth Finish plaster
- **Aesthetic Flooring**  
Vitrified tiles flooring of 2'-0" X 2'-0" of Asian Granito or equivalent.
- **Airy Windows**  
Powder coated Aluminum sliding windows with Granite Sill, on exterior & interior side of wall.
- **Designer Toilets**  
Flooring with Anti-Skid tiles and Dado tiles, Asian Granite or equivalent make on Walls of Toilet.
- **Lift**  
Lighting and lift with ARD
- **Colorful Ambience**  
One coat of exterior primer with two coats of paint, with decorative Glass & ACP Cladding.
- **Internal Finish**  
Two coats of putty finish surface, one coat of interior primer, two coats interior high quality paints or other equivalent
- **Classy Plumbing**  
All concealed fitting will be of Jaquar or equivalent make along with CPVC pipe & fitting of Astral or equivalent make for water supply and SWR pipe of Astral or equivalent make pipe for drainage. Sanitaryware of Simpolo or equivalent make
- **Wiring Connections**  
Provision of wiring for telephone connection & and TV cable.
- **Spacious Elevators**  
2 automatic lifts make of Kone with ARD facility for each building.

A PROJECT BY

**SHRADHA INFRAPROJECTS LTD.**

🌐 [abhimanniwas.shradhainfra.in](http://abhimanniwas.shradhainfra.in)



**Site Add. : Abhiman Niwas, Isasani, Hingna, Nagpur 440019**

CALL FOR MORE DETAILS

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Disclaimer:

Dimensions are indicative and subject to change. Developers reserve the rights to amend plans, specifications, elevations or any other details as may be deemed fit in the interest of the project. Maintenance deposit would be charged extra. This brochure is for information purposes only and doesn't form a part of the agreement or any legal document.