



# BUILDING TIMELESS HOMES WITH A VISION FOR THE FUTURE

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TRANSFORMING BENGALURU  
SINCE 2009



3,500+  
Happy Families



16 Projects  
Completed



8 Ongoing  
Projects



7 Mega Projects  
Launching Shortly



SPACE.  
MORE JOY.  
LIFE.







# **ABHEE** **Celestial City**

Sarjapur-Whitefield Main Road

Spacious 2 & 3 BHK apartments,  
Off Sarjapur Road.

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A project of Abhee Ventures





\*Artistic Impression



# MASTERPLAN



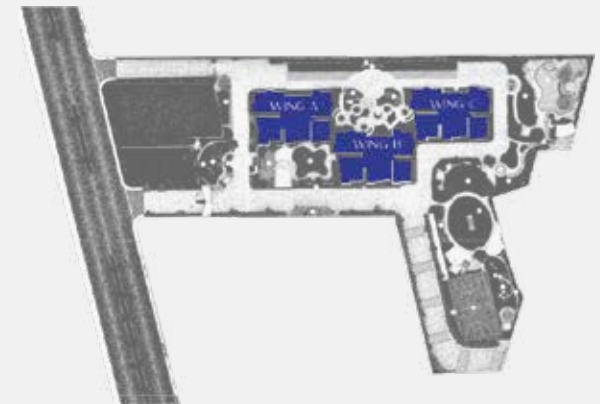
## CLUBHOUSE AMENITIES

- |                                  |   |                   |
|----------------------------------|---|-------------------|
| • BADMINTON COURT                | • 4 GUEST ROOMS                             | GYM               |
| • SQUASH COURT                   | • CLUBHOUSE CENTRAL COURTYARD - ZEN GARDEN  | • INDOOR GAMES    |
| • RECEPTION LOBBY + WAITING AREA | • SPA/SALON                                 | • BUSINESS CENTER |
| • GROCERY STORE                  | • DAYCARE                                   | • CAFE            |
| • MEDICAL STORE                  | • HEATED POOL WITH CHANGING ROOMS & TOILETS | • PARTY HALL      |

## LEGEND

1. GRAND ENTRY PLAZA
2. VISITOR CAR PARKING
3. JOGGING TRACK
4. ENTRANCE WATER FEATURE
5. TREE COURT WITH INTERACTIVE SPACE FOR KIDS AND ADULTS
6. ELDER SEATING
7. FLORAL GARDEN
8. BUS BAY
9. BIKE PARKING
10. CENTRAL COURTYARD PLAZA
11. DROP OFF AND WAITING ZONE
12. POOLSIDE PARTY LAWN
13. POOL DECK
14. SWIMMING POOL
15. POOL CHANGING ROOMS AND TOILETS
16. STREAM WITH WATER FEATURE CONNECTED TO POOL
17. MULTIPURPOSE MAIDAN (PARTY, GAMES, ETC.)
18. KIDS' PLAY AREA ON EPDM MAT
19. REFLEXOLOGY PATHWAY
20. AMPHITHEATRE FACING MAIDAN
21. KIDS' PLAY AREA IN SAND PIT WITH CLIMBING WALL
22. CRICKET PRACTICE PITCH
23. MULTIPURPOSE COURT (TENNIS + BASKETBALL)
24. KIDS' PLAY AREA WITH AMPLE SEATING FOR PARENTS
25. OUTDOOR GYM
26. SPORTS VIEWING GALLERY
27. CLUBHOUSE TERRACE GARDEN
28. ELDER EXERCISE STATION (CLUBHOUSE TERRACE)
29. MEDITATION WITH YOGA DECK (CLUBHOUSE TERRACE)
30. ELDERLY GATHERING ZONE (CLUBHOUSE TERRACE)
31. ENTRY/EXIT

WING A, B & C



3 BHK - 1950 SQ.FT.

**TYPE A1, B6, C12**

(2nd Floor to 26th Floor)

**UNITS :**

WING A : A201 TO A2601

WING B : B206 TO B2606

WING C : C212 TO C2612

**CARPET AREA:** 1246 sq.ft.

**SBA:** 1950 sq.ft.





3 BHK - 1990 SQ.FT.



**TYPE A3, B7, C11**

(2nd Floor to 26th Floor)

**UNITS :**

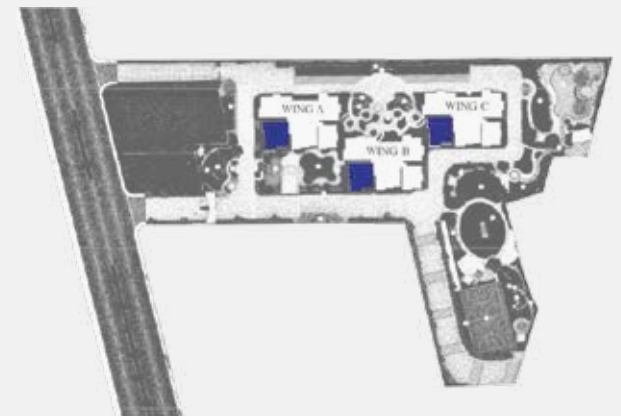
WING A : A203 - A2603

WING B : B207 - B2607

WING C : C211 - C2611

**CARPET AREA:** 1208 sq.ft.

**SBA:** 1990 sq.ft.





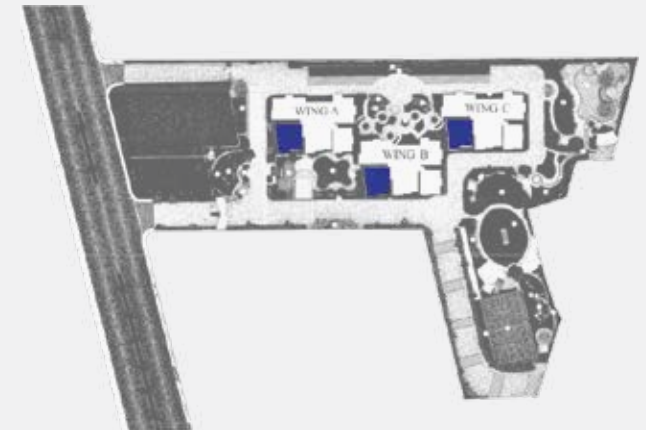
2.5 BHK (3 BHK + 2T) - 1680 SQ.FT.

**TYPE A2, B10, C13**  
(2nd Floor to 26th Floor)

**UNITS :**  
WING A : A202 TO A2602  
WING B : B210 TO B2610  
WING C : C213 TO C2613

**CARPET AREA:** 1045 sq.ft.

**SBA:** 1680 sq.ft.





2.5 BHK (3 BHK + 2T) - 1685 SQ.FT.



**TYPE A4, B8, C15**

(2nd Floor to 26th Floor)

**UNITS :**

WING A : A204 - A2604

WING B : B208 - B2608

WING C : C215 - C2615

**CARPET AREA:** 1057 sq.ft.

**SBA:** 1685 sq.ft.





2 BHK - 1345 SQ.FT.



**TYPE A5, B9, C14**

(2nd Floor to 26th Floor)

**UNITS :**

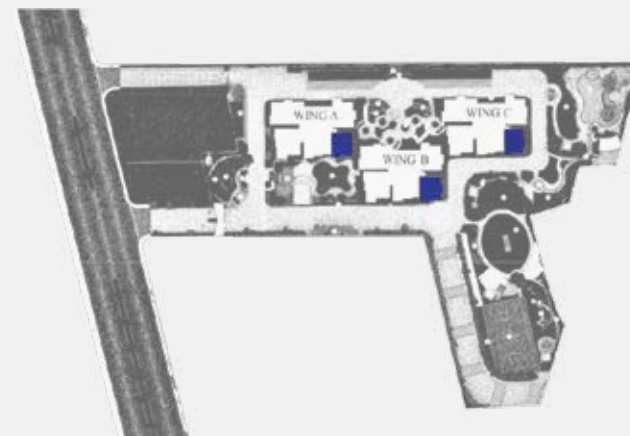
WING A : A205 TO A2605

WING B : B209 TO B2609

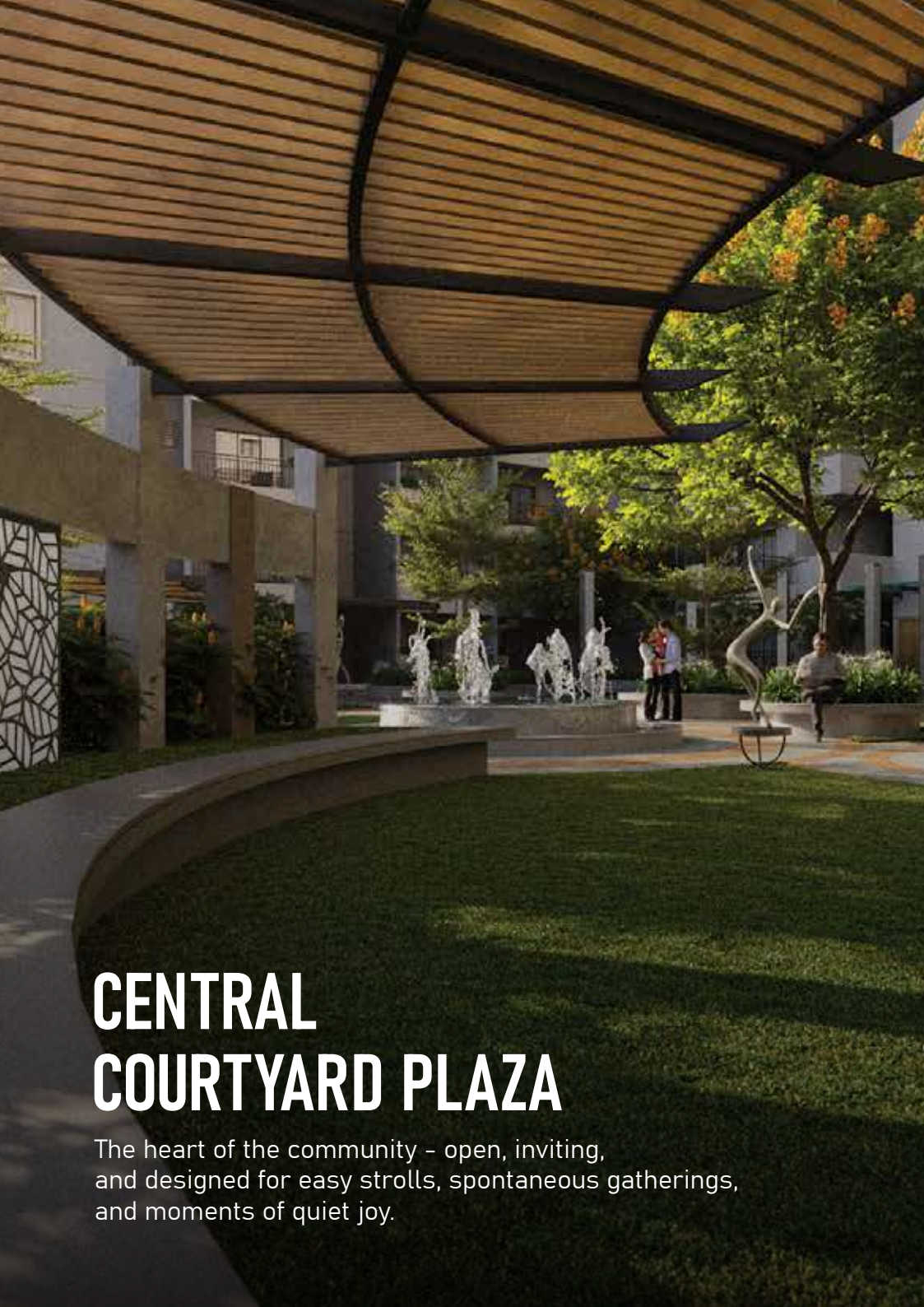
WING C : C214 TO C2614

**CARPET AREA:** 842 sq.ft.

**SBA:** 1345 sq.ft.

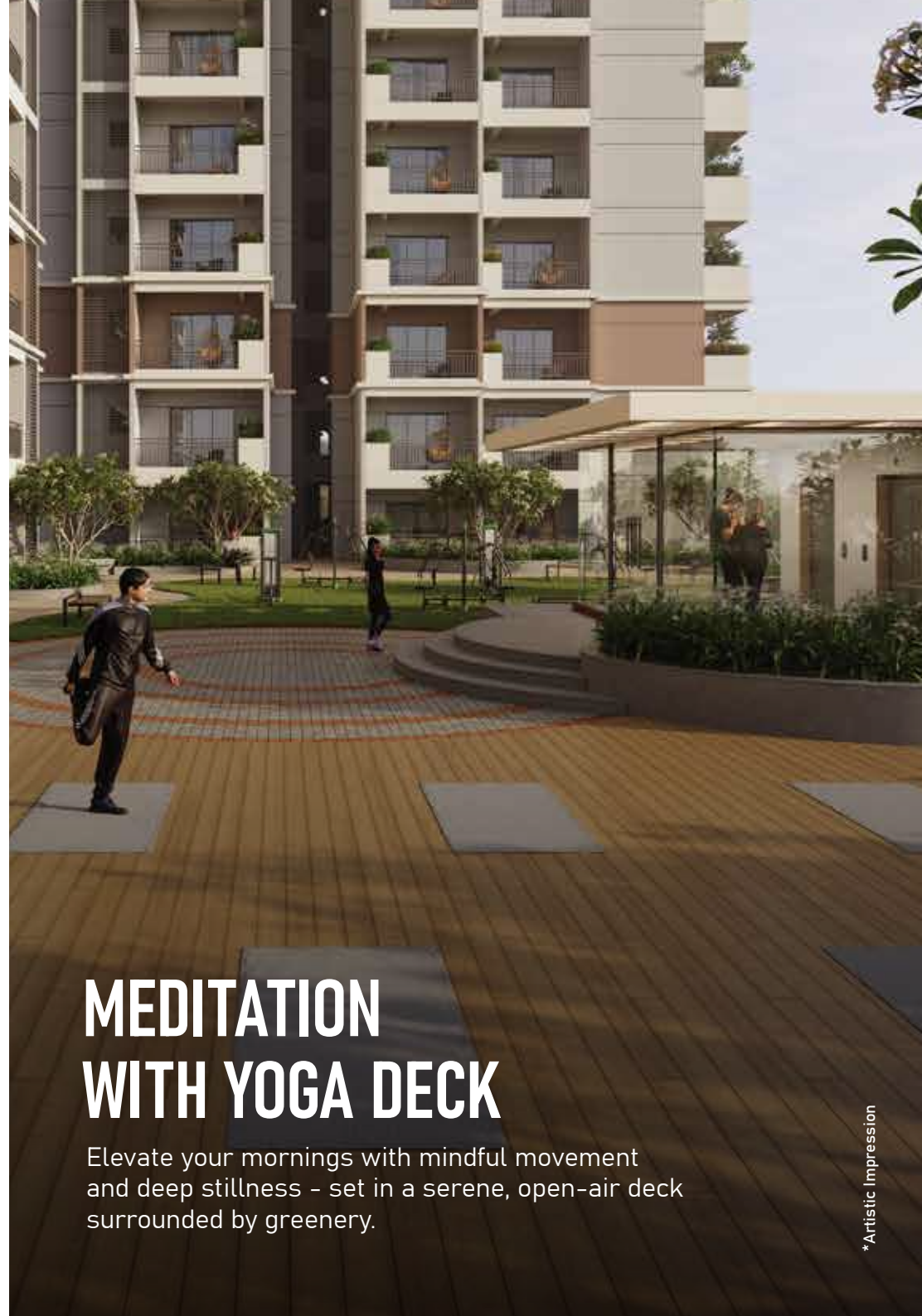






## CENTRAL COURTYARD PLAZA

The heart of the community - open, inviting, and designed for easy strolls, spontaneous gatherings, and moments of quiet joy.



## MEDITATION WITH YOGA DECK

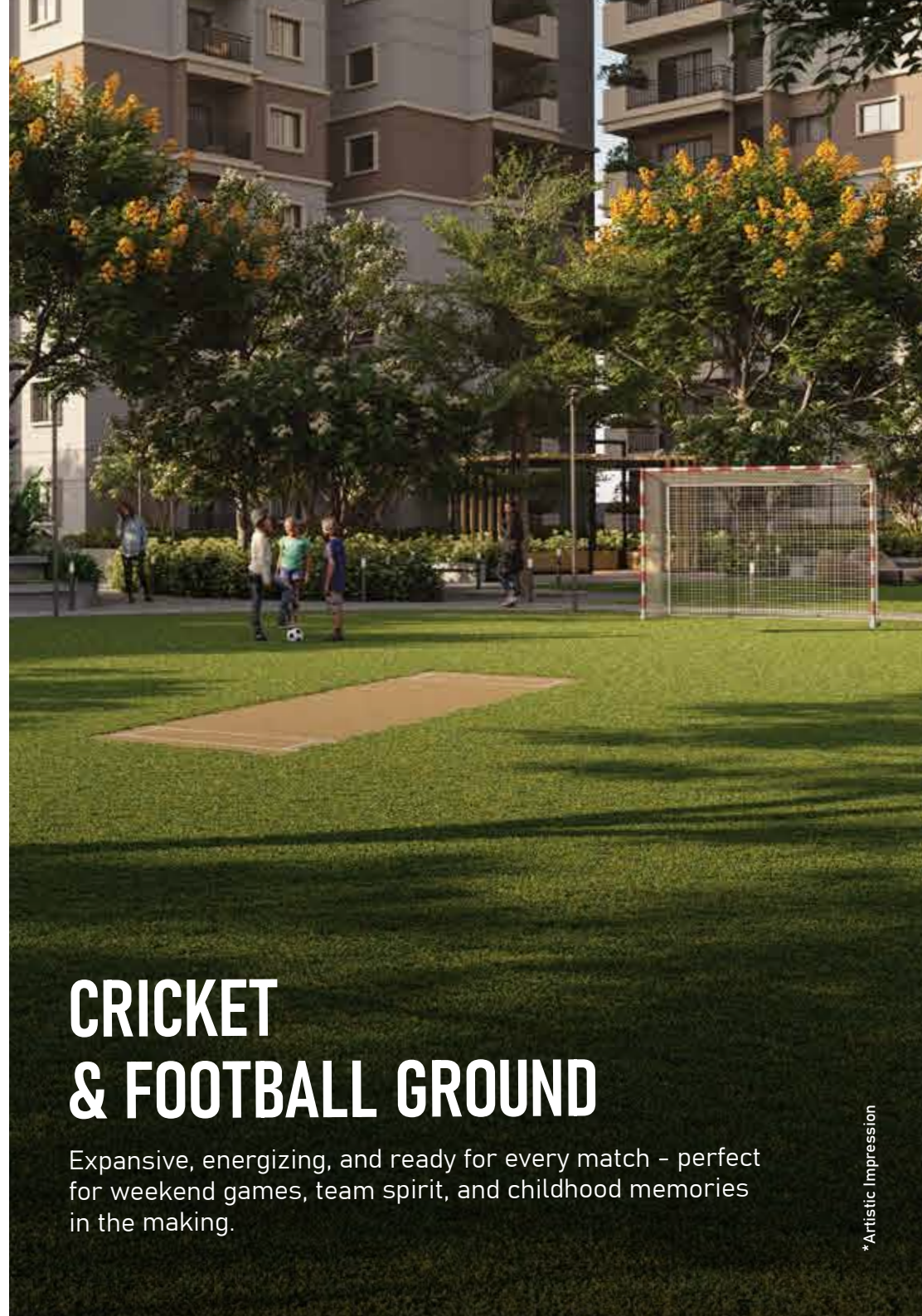
Elevate your mornings with mindful movement and deep stillness - set in a serene, open-air deck surrounded by greenery.





## FLORAL GARDEN

A blooming escape of colour and calm, where nature puts on a show and every walk feels like a breath of fresh air.



## CRICKET & FOOTBALL GROUND

Expansive, energizing, and ready for every match - perfect for weekend games, team spirit, and childhood memories in the making.



A large outdoor swimming pool at dusk. The pool is filled with water, reflecting the sky and the surrounding trees. Several people are swimming in the pool. To the right of the pool, there is a basketball hoop on a stand. A person is standing near the hoop. In the background, there is a covered lounge area with people sitting on cushions. The area is surrounded by tall trees and lush greenery. The sky is a deep blue, and the overall atmosphere is serene and inviting.

# POOLSIDE PARTY LAWN

Celebrate under the sky beside shimmering waters – ideal for weekend get-togethers, sundown socials, and joyful occasions.



# AMENITIES

- Grand entry plaza
- Visitor car parking
- Jogging track
- Entrance water feature
- Sr. citizens' seating
- Floral garden
- Bus bay
- Central courtyard
- Poolside party lawn
- Pool deck
- Kids' & adults' swimming pool
- Pool changing room and toilets
- Multipurpose maidan (party, games etc.)
- Kids' play area on EPDM mat
- Amphitheatre facing maidan
- Cricket practice pitch
- Multipurpose court
- Outdoor gym
- Meditation with yoga deck
- Kids' play area in sand pit with a climbing wall



# CLUBHOUSE

- Badminton court
- Squash court
- Reception lobby + Waiting area
- Grocery store
- Medical store
- Guest rooms
- Clubhouse central courtyard
- Spa/Salon
- Day care
- Gym
- Indoor games
- Cafe
- Party hall
- Heated pool with changing rooms & toilet



# SPECIFICATIONS

## **SUPER STRUCTURE**

- RCC shear wall-framed structure.

## **WALLS**

- External Walls: Aluminum formwork and shear wall technology.
- Internal Walls: Aluminum formwork and shear wall technology.

## **CEILING FINISHES**

- Drawing, Dining, Living, Bedrooms, Kitchens, and Balcony: Smoothly finished with putty and premium emulsion paint.
- Bathrooms: Grid ceiling to cover all service lines.

## **WALLS FINISHES**

- Drawing, Dining, Living, Bedrooms, Kitchens And Balcony: Smoothly finished with putty and premium emulsion paint.
- Bathrooms: Tiles cladding up to 7 feet height to be provided.

## **FLOORING**

- Drawing, Dining, Living, Bedrooms, Kitchens: 800 X 800 mm size vitrified tiles of reputed brands with spacer joint.
- Balcony/Bathrooms/Utility: Anti-skid tiles reputed brands.
- Corridors: Vitrified tiles of reputed brands with spacer joints.
- Staircase: Natural Stone/Granite.

## **JOINARY WORKS/DOORS**

- Main Door: African teak wood frame, finished with golden teak veneer solid flush door shutter and necessary reputed hardware.
- Bedroom Doors: Beachwood frame, solid flush doors finished with beach veneer and necessary reputed hardware.

- Bathroom Doors: Beachwood frame, solid flush doors finished with beach veneer on the front side and white laminate on the back side with necessary reputed hardware.
- Balcony Doors: UPVC glazed French sliding Door with mosquito mesh provision.

## **WINDOWS/GRILLS**

- All windows are of UPVC glazed sliding shutters and mosquito mesh shutters with necessary hardwares and MS Grills.

## **ALL BATHROOMS**

- Counter-top type washbasin with single lever basin mixer.
- Wall mount EWC with concealed flush tank.
- Single level bath and shower mixer.
- Provision for geysers in all bathrooms.
- All sanitary and CP fittings: Jaguar brand.

## **KITCHEN**

- Kitchen wall tile dado up to 2 feet height.
- Provision for water purifier. Provision for washing machine in utility.

## **TV/TELEPHONE/INTERNET**

- Provision for fiber-to-the-home (FTTH) with Wi-Fi, Internet, DTH / intercom.
- Telephone & Internet: Drawing room and master bedroom.
- Television Points: Living room and master bedroom.

## **ELECTRICAL**

- Concealed copper wiring of reputed make.
- Power outlet for air-conditioners in all bedrooms and living.
- Power outlets for geysers in all bathrooms and utility.
- Power outlets for chimney, hob, refrigerators, microwave oven, mixer/grinder, exhaust, dishwasher in kitchen.
- Washing machine point in utility area.
- Single phase supply for each unit and individual meters.
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
- Modular switches of reputed make.

## **WATERPROOFING**

- Waterproofing shall be provided for all bathrooms, balconies, utility area and terrace.

## **SECURITY**

- Sophisticated round-the-clock security system.
- Comprehensive security system with cameras in appropriate locations.

## **POWER BACK-UP**

- DG backup up to 1.2 kW for 2 BHK, 2.5 BHK and 1.5 kW for 3 BHK except for AC's and geysers.
- Additional 100% power back-up for amenities, lifts, water pumps and common area lightings.

## **FIRE SAFETY**

- Fire alarm, automatic sprinklers and wet risers as per Fire Authority Regulations.

## **LIFTS AND LIFT LOBBIES**

- High-speed lifts of reputed make.
- Lift lobby cladding with vitrified tiles/granite.

## **WTP & STP**

- Treated water will be made available through water softening for domestic purpose.
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project.
- Treated sewage water will be used for landscaping and flushing purpose.

## **CAR PARK**

- Well-designed to suit the number of car parks required.
- Parking signage and equipment at required places to improve driving comfort.
- Dedicated space for cars charging will be provided.

## **PNG**

- Provision for supply of gas from a piped natural gas system.