

## ABW Aditya Niketan - Manesar, Gurgaon



### prakriti ka aanchal

ABW Aditya Niketan - an integrated mega township on National Highway - 8 will be developed on a sprawling 250 acres. Having nonparallel connectivity with the Expressway.

- Project ID : J682119077
- Builder: ABW Infrastructure Ltd
- Properties: Apartments / Flats
- Location: ABW Aditya Niketan, Manesar, Gurgaon - 122001 (Haryana)
- Completion Date: Aug, 2011
- Status: Started

## Description

**ABW Group**-Being one of the leading real estate promoter and developer in the Delhi & NCR region, ABW Group constructs with a conscience. An ISO 9001:2000 company, ABW signifies the epitome of luxury integrated with superior quality and understated grandeur. The spirit of creativity and perfection of the organization is reflected in its endeavors to achieve excellence, a quality perfected in serving the nation for the past two decades.

**ABW Aditya Niketan** - an integrated mega township on National Highway - 8 will be developed on a sprawling 250 acres. Having nonparallel connectivity with the Expressway, it has been planned with International Style Architecture with lined trees on well - lit streets, beautiful landscapes, parks, separate tot lots, walking / jogging tracks, meditation centre, shopping centre, multiplex and to top it all, a world class club with state of the art facilities, including a designer swimming pool. A large theme park shall be an attraction to all. For the convenience of residents, a playschool/ creche, nursery and a high school have been planned within the township. In addition, a medical centre, nursing home, dispensary will take care of your health needs. Not to mention the proposed metro station that will come up within a stone throw distance to provide you a hassle free commuting option to anywhere in the NCR.

### Amenities

- Exclusive space assigned for Nursery, Primary and High School in the campus
- Convenient Shopping Centers (CSCs) dispersed around the campus to cater to the needs of the residents
- Creche for the convenience of working parents
- Provision of taxi stand to ensure connectivity to anywhere in the NCR
- On campus hotel and cinema to cater to entertainment needs
- Bringing you closer to nature with a large theme park

### Features

- Ultra-modern, well designed, World Class Green Township
- International architectural planning and detailing
- Adjacent to the already developed HSIIDC residential sector M-1 with pre installed basic facilities
- In the backdrop of the Aravallis providing a breathtaking view
- Serene environment provided by the adjoining dense NSG forests and Karma Lake-land
- Wide choice of housing options ranging from 194, 240, 287 & 360 sq.yds. to independent 2/3/4 bedroom floors with/without study

### Specifications

- Living/Dining/Bedroom: Vitrified tiles flooring, OBD.
- Toilets: Anti-skid ceramic tiles, Branded sanitary fittings & fixtures, Pattern glazed tiles on walls.
- Kitchen: Granite counter, Stainless steel sink, Ceramic tiles on the wall over-counter.
- Electrical: Complete electrical wiring with branded sockets & switches.
- Doors & Windows: Flush doors with wooden frame, Window panes with glazed aluminum/durable wood.

### USPs

#### Connectivity

- Excellent Connectivity being adjacent to NH-8 (approx 250 mts)
- Other Distances
- International Airport – 25 minutes drive
- IFFCO Chowk – 22 minutes drive
- Haldirams – 7 minutes drive
- Proposed ISBT – 5 minutes drive
- Proposed Metro Station – 1 minute drive, McDonald's – 5 minutes drive

### Landscaping

- Picturesque landscaping with theme park and water bodies
- Children's corner or exclusive tot lots

- Exquisite flower gardens and lawns

## Health & Fitness

- Swimming
- Tennis
- Gymnasium
- Exclusive Jogging/Walking tracksb

## Features

### Luxury Features

- Power Back-up ■ Lifts ■ RO System
- Water Softner

### Lot Features

- Private Terrace ■ Balcony ■ Corner Location
- Park Facing

### Exterior Features

- Reserved Parking ■ Visitor Parking ■ Basement

### Maintenance

- Maintenance Staff ■ Water Supply / Storage
- Boring / Tube-well ■ Rain Water Harvesting
- Waste Disposal

### Land Features

- Clear Title ■ Plot Boundary Wall
- Society Boundary Wall ■ Corner Plot
- Feng Shui / Vaastu Compliant
- Club / Community Center ■ Adjacent to Main Road
- Park/Green Belt Facing ■ Water Connection
- Electric Connection ■ Close to Hospital
- Close to School ■ Close to Shopping Center/Mall

### Security Features

- Security Guards ■ Electronic Security
- Intercom Facility ■ Fire Alarm

### Interior Features

- Feng Shui / Vaastu Compliant ■ Fly Proofing

### Recreation

- Swimming Pool ■ Park ■ Fitness Centre / GYM
- Club / Community Center

### Commercial Features

- Cafeteria / Food Court ■ Conference room
- Service / Goods Lift

### Other features

- Power Back-up ■ Security / Fire Alarm
- Private Garden / Terrace ■ Corner Flat / House / Plot
- Intercom Facility ■ Lift(s) ■ Reserved Parking
- Visitor Parking ■ Swimming Pool ■ Park
- Security Personnel ■ Maintenance Staff
- Water Storage ■ Fitness Centre / GYM
- Club house / Community Center ■ Waste Disposal
- Rain Water Harvesting
- Booking Amount: 20% of BSP
- Society Name: ABW Aditya Niketan
- Furnish: Semifurnished ■ Transaction: New Property
- Possession: Oct-2012 ■ Ownership: Freehold
- Age of Property: Under Construction
- Total Floors in Complex: 2
- Property on Floor: Ground Floor ■ 2012

## Gallery

### Pictures



Logo

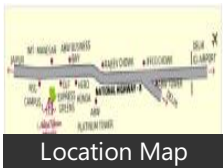


Project Site

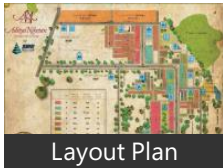


Elevated View

## Floor Plans



Location Map



Layout Plan



Amber Floor Plan



Shikhar Floor Plan



Upvan Floor Plan

## Documents



Brochure



Application Form

## Location

## Landmarks

### Transportation

New Intergrated Terminal For Indira ... Stp (Airport) (<37km), Terminal City Bus Igi Airport (<37km), Lnt Site Office For International Airpo.. Car Parking International Airport (<3... Arrival And Departure Area (<37km), Indira Gandhi International Airport In.. International Airport Authority Of Ind.. Airport Authority Office (<37km), Railway Station Garhi Harsaru (<12km. Basai Dhankot Railway Station (<17k... Railway Station (<22km), Gurgaon Railway Station (<22km), Bus Stop No 4 (<12km), Bus Stand Patherheri (<16km), Gurgaon Institute Of Technology An... Shree Hari Tour & Travels (<16km), Ryans Bus Parking (<17km), Auto Stand For Bus Stand (<21km), Bus Stand (<21km), City Bus Service (<21km), Sector 12 Bus Stand (<21km), Haryana Bus Terminal (<21km)

### Banks & ATMs

Uti Atm (<12km), Icici Atm (<14km), Corporation Bank Atm (<15km), Dbc Atm (<20km), State Bank Of India (<20km), Icici Bank Atm - Chetan Mahajan (<2.. Uti Bank Atm - Chetan Mahajan (<20.. Hdfc Atm (<20km), Uti Atm (<20km)

### Hotels & Guest Houses

Lee Guest House (<16km), Aggarwal Guest House (<20km), Pasricha Guest House (<20km)

### Restaurants & Clubs

Hill Stone Restaurant (<17km), Jugheads Restaurant (<20km), V R V Restaurant (<20km), Saini Restaurant (<20km), Jugheads (<20km), Aggarwal Sweets & Restaurant (<20k.. Raj Restaurant Bar-Be-Que (<20km), Shama Restaurant(Haryana Tourism ... New Romi Da Dhaba (<20km), Hsidc Manesar Club (<3km)

### Movie Halls

Shakuntala Cinema (<20km), Cinema (<21km), Jay Cinema (<21km), Ajit Cinema (<21km), Dev Cinema (<21km), Raj Cinema (<21km)

\* All distances are approximate

## Properties

Type	Area	Posession	Price *
2BHK Apartment / Flat	1200 SqFeet	-	₹ 40 lakhs

\* Data has been collected from publicly available sources and may not be up to date.

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