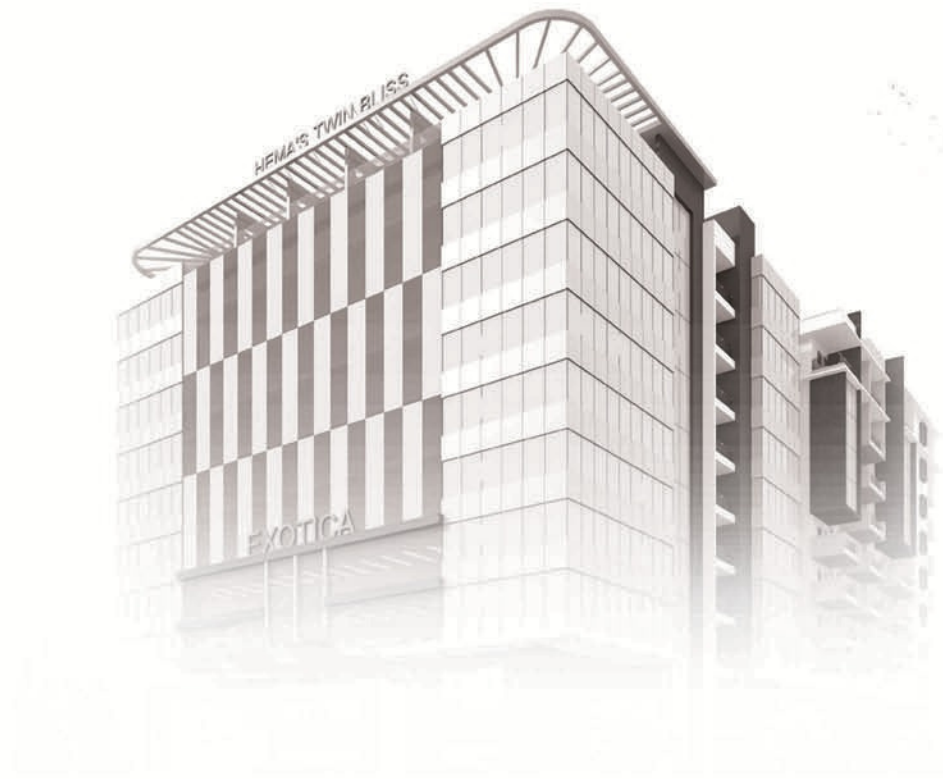




HEMA'S TWIN BLISS

NOW LIVE A LAVISH AND A BLISSFUL LIFE...



COMMERCIAL TOWER **EXOTICA** | RESIDENTIAL TOWER **MELODICA**

A Premium product from HEMA ABODES PVT LTD

HEMA'S
TWIN BLISS
NOW LIVE A LAVISH AND A BLISSFUL LIFE...

 **DKML**
I N F R A
Dream it ✦ Believe it ✦ Achieve it



At **Hema Abodes private limited** we strives to give world class products to our clients maintaining the committed delivery schedules, and we believe in taking a professional approach to every aspect of construction. We believe in building relationships along with building homes which will last for generations.



COMMERCIAL TOWER EXOTICA



RESIDENTIAL TOWER MELODICA

HEMA'S TWIN BLISS

NOW LIVE A LAVISH AND A BLISSFUL LIFE ...



The **'HEMA'S TWIN BLISS'** from Hema Abodes Pvt. Limited

'HEMA'S TWIN BLISS' will become the most recognized name in residential and commercial space in VISHAKHAPATNAM. **MELODICA** the residential tower and **EXOTICA** the commercial tower are the two arms of the 'HEMA'S TWIN BLISS' with a heart of gold, which will inspire many emotions in you. Among them, the emotions like trust and reverence will be embedded permanently in the hearts of people of Vishakhapatnam.

It is located at the foot hills of Sacred Simhachalam hills surrounded by lush green valley. You can see the rising sun from behind the sacred hills and feel the unlimited divine energy entering your house, mind and soul. With the 'GOD' blessing you every moment, your life will be Blissful, hence the name 'HEMA'S TWIN BLISS'.

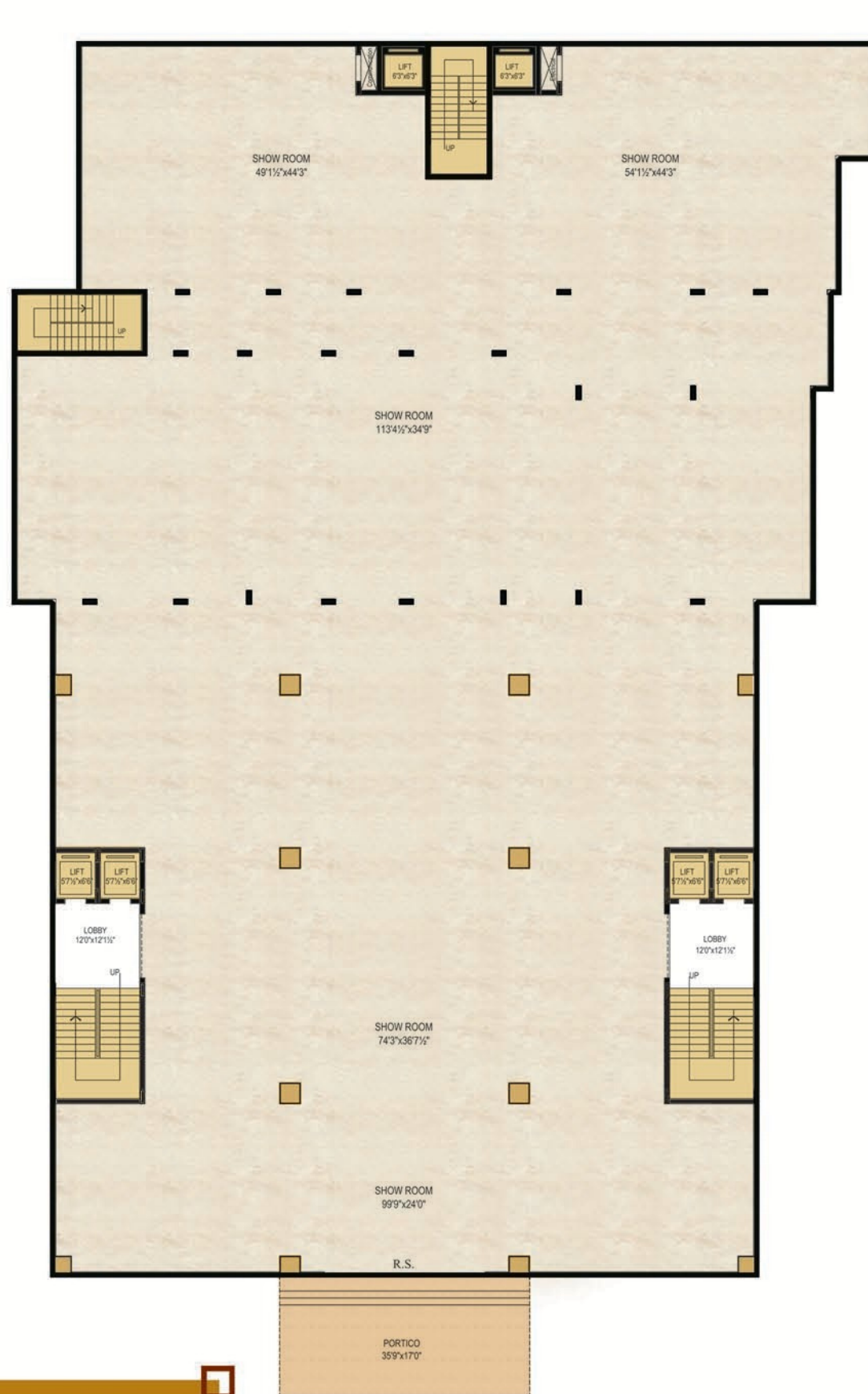
The most aesthetically constructed building in vizag has been beautifully blended with contemporary art which will surprise you pleasantly. The beautiful sculptors of Lord Ganesha himself on the rock will remind you of the ancient Indian temples. The blessings of Lord Ganesha will make your life blissful, and your every effort successful.

Resting in lap of nature surrounded by divinity what more can you expect if you have a small and divine swimming pool with beautiful natural garden on the terrace of the tenth floor!!!!.....well, we leave it to your imagination. Staying in the heart of a beautiful city, which is bustling with all kind of activities around you, yet enjoying peace of mind and divinity..... is your heaven called 'MELODICA'.

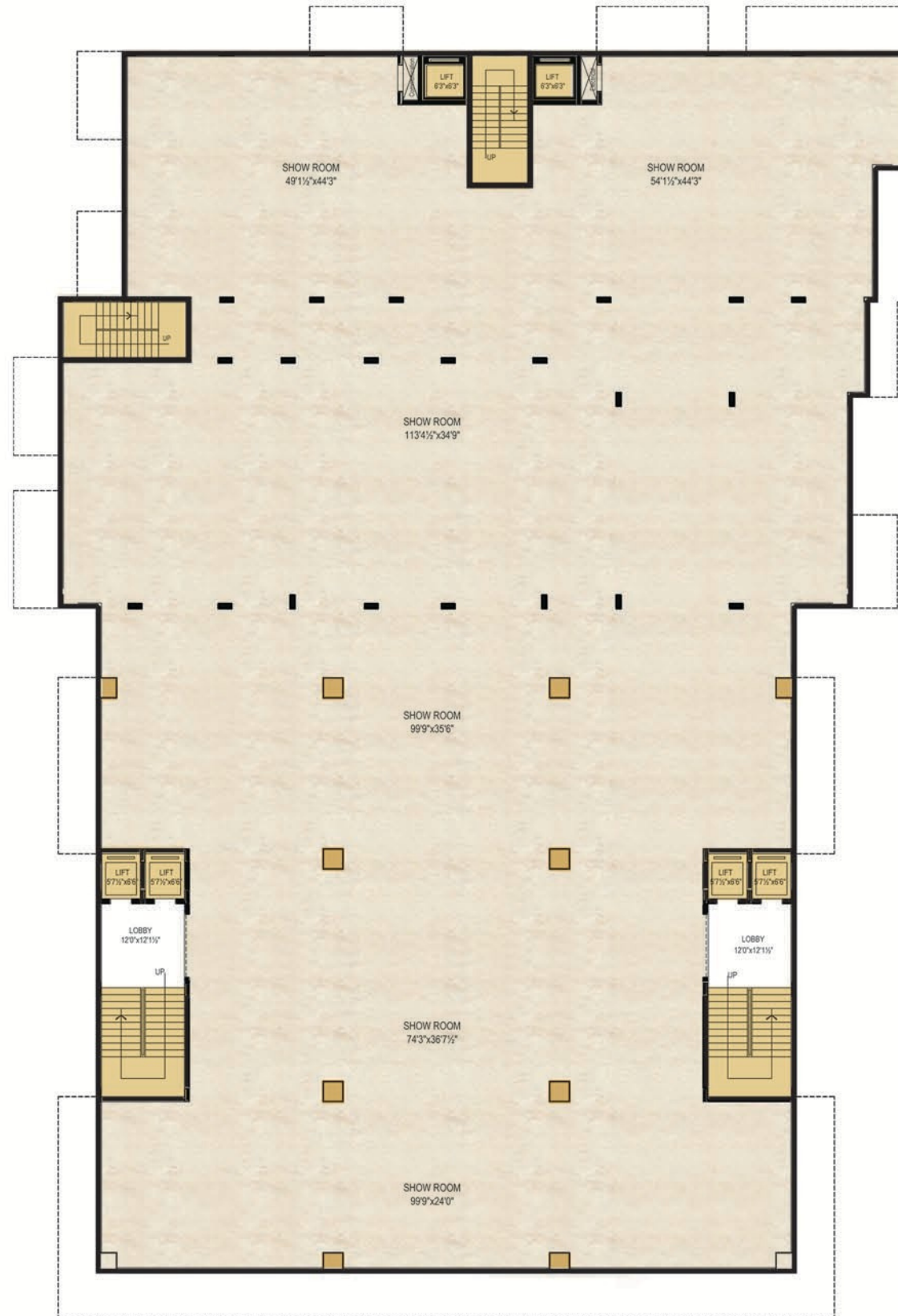
To add to the immense natural beauty of the city of destiny we at Hema Adobes Pvt. Limited feel proud to offer to the citizens of Vishakhapatnam 'HEMA'S TWIN BLISS'.

EXOTICA

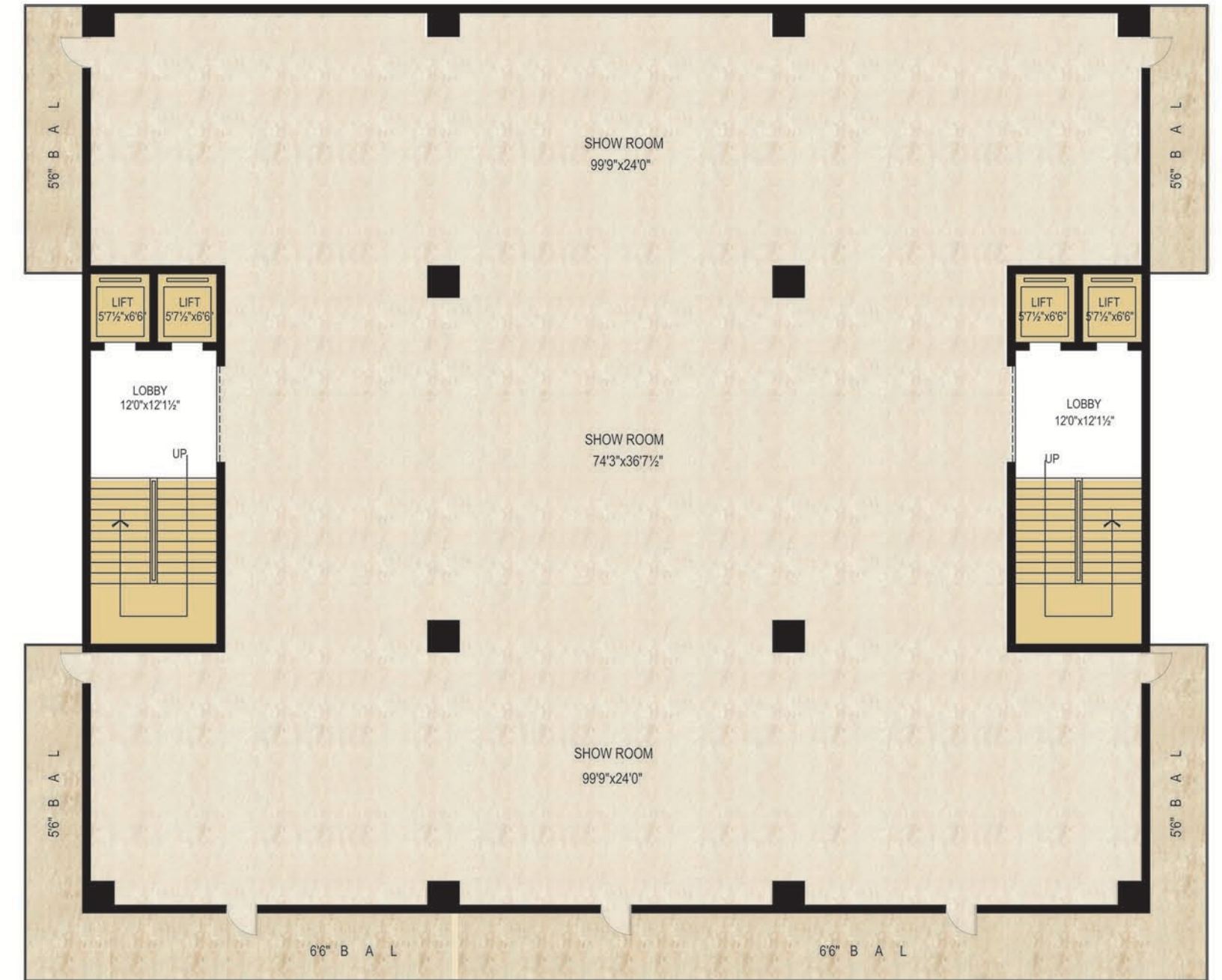




GROUND FLOOR



FIRST FLOOR



TYPICAL FLOOR PLAN



The '**HEMA'S TWIN BLISS**' from Hema Abodes Pvt. Limited

The Features

All the features of '**HEMA'S TWIN BLISS**' are full of luxury. It is built to provide maximum comfort to the clients in the budget they can afford. There are five different types of flats both two bedrooms and three bedrooms available in the residential tower which has forty flats and the commercial tower having commercial space. The apartments are reasonably priced. They come under easy and comfortable finance scheme from all banks..

The Amenities

'**HEMA'S TWIN BLISS**' is full of all the modern amenities that are needed to live in a luxury apartment. There is the luxury of having a swimming pool with crystal clear water; the kids play zone is available for play and amusement of the kids, gym for daily exercises, a club house and rooms for security personals. There is ample parking for both residential and commercial complex. Twenty four hours power backup, high speed modern lifts, fire fighting systems, solar water heater, RO water plant, VRF AC systems municipal and bore water, security cameras which provide twenty four hours of uncompromised security are all part of the amenities being provided. These are the modern amenities that the Hema Abodes Pvt. Ltd. offers to the clients and the buyers.

We at Hema Abodes private limited are providing centralized VRF AC system for each house which is first in vizag. These AC's will be installed in each bedroom and living room.VRF (variable refrigerant flow technology) is latest in AC world. It is highly efficient, and power bills are reduced by up to 40% - 50%.

The modular design of VRF results in superior energy savings giving occupants the choice to air condition only the zones in use. A VRF system provides exceptional dehumidification and temperature control by rapidly adapting to changing loads. It reduces energy consumption, repetitive maintenance costs, is environment friendly and increases your house value.

The indoor unit, mounts flush to the ceiling, ducted units hide completely concealed in the ceiling, and mirror finished wall mounted units that fit into any décor .You can work without any distraction and sleep without any noise. It creates a comfortable environment so quiet, it's almost undetectable!!!!



HEMA'S TWIN BLISS

NOW LIVE A LAVISH AND A BLISSFUL LIFE...



PROJECT HIGHLIGHTS

- GVMC approved Mega Residential & Commercial project 'HEMA'S TWIN BLISS'. Fully vastu compliant.
- Fully ventilated, unlimited sunlight, fresh air and full privacy with breathtaking valley view.
- Grand entrance and waiting lounges in each residential floors.
- Centralized VRF AC system for each house which is first in vizag. These AC's will be installed in each bedroom and living room.
- Centralized Intercom facility for each flat.
- Recreation facilities with gym, jogging track and indoor games.
- Swimming pool for residential complex.
- Exclusive children play area.
- Furnished association office.
- Solar water heater system for all bathrooms of residential complex for hot water.
- High speed, quality lifts and stairs for easy access to each flat.
- Separate lifts and staircases for residential and commercial complex.
- Deluxe Quality construction with no common walls.
- Designer Landscaping all around the building.
- One level parking (Part of Cellar) for Residential (**MELODICA**) and two levels of parking (Part of Cellar and total sub Cellar) for Commercial (**EXOTICA**).
- Drivers and watchman rest room in cellar.
- Total construction as per vastu and convenience.
- 24 hours water supply both ground water and municipal water.
- 24 hours backup Generator for lifts, common lighting and limited power supply (500W) to each flat.
- 24 hours modern security systems for both residential and commercial complex including cellar and sub cellar.
- Modern fire fighting system for both commercial and residential complex including cellar and sub cellar.
- AC for all commercial floors.
- Every residential floor with separate lobby with sofa and tepai.

MELODICA



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Isometric Views



2BHK
North Facing
1200 sft.



3BHK
North Facing
1800 sft.



3BHK
West Facing
2135 sft.



3BHK
North East Facing
2170 sft.

3BHK
North West Facing
2400 sft.





HEMA'S TWIN BLISS

NOW LIVE A LAVISH AND A BLISSFUL LIFE...



The Smartest
Place to
Live...



7

SPECIFICATIONS

- STRUCTURE:

RCC slab first time in a residential complex in visakhapatnam.
- SUPER STRUCTURE:

In table molded bricks with cement, mortar 6” thick for exterior walls and 4” thick interior walls.
- MAIN DOOR:

Teak wood door and frame aesthetically designed and polished.
- DOORS:

Internal doors made of well seasoned sal wood frames with com-pany made flush doors.
- WINDOWS:

UPVC frames and shutters with plain glass.
- FLOORING:

Two by Two vitrified tiles of high quality, with anti-skid ceramic tiles in toilets and balconies.
- ELECTRICALS:

Concealed copper wiring with necessary power points for all modern amenities, good quality cables, switches, sockets, ELCB’s ,MCBS, etc.
Power points for chimney, refrigerator, microwave, grinder in kitch-en power point for TV in living/dining room and master room.
Power points for geysers in washrooms.
Three phase supply to each unit with meter board and auto changeover switch for each unit .All electrical fittings will be of stan-dard company.
- VRF AC’s (variable refrigerant flow)

Centralized VRF AC system for each house which is first in vizag. These AC’s will be installed in each bedroom and living room.
- TV/INTERCOM:

Provision for TV and telecom points in living/dining and Master bedroom.

- WASHROOMS AND TOILETS:

White color sanitary ware and CP coated brass fittings of Standard Company.
Seven years warranty for floor grouting.
Ceramic tile flooring with glazed tiles dadoing up to 7 feet height.
Ceramic anti-skid tiles for flooring.
Provision for geyser in washroom.
Hot and cold mixer with shower in all washrooms.
- KITCHEN:

Granite kitchen platform with stainless steel sink with both municipal and bore well water connection.
Provision for fixing water purifying system.
Two feet high glazed tile dadoing above the platform.
- PAINTING:

Wall putty with plastic emulsion paint for inside walls and good quality paint for external walls.
- WATER SUPPLY:

Abundant Ground water for 24 hrs supplies and necessary municipal water connection for drinking water.RO plant will be provided.
- LIFTS:

High speed, quality lifts (Johnson or equivalent) and stairs for easy access to each flat.
Separate lifts and staircases for residential and commercial complex.
- FIRE FIGHTING SYSTEM:

Modern fire fighting system for residential complex including cellar as per norms.
- GENERATOR:

DG set backup with acoustic enclose to common areas and limited back-up to all flats.
- SECURITY SYSTEMS:

24 hours modern, reliable and rugged security systems for residential complex including cellar.
- CAR PARKING:

Part of Cellar for residential (MELODICA) and part of Cellar and total Sub Cellar for Commercial (EXOTICA).

NOTE:

■

Any location changes in A/c outdoor and indoor units and elevation changes will not be allowed. Internal change will also not be allowed.
Outside grills for balconies are not allowed.

■

APSEB, GVMC water, standby generator, club house charges are extra.

■

Registration, service tax, Sales tax, education cess and Labor cess and all other government taxes applicable at that time are to be borne by the customer.

■

Corpus fund of rupees 100/- (rupees one hundred only) per sft. Will be collected at the time of handing over of the flat and the money will be deposited in the bank in name of association. Without payment of corpus fund work on interiors will not be allowed under any circumstance.

■

After handing over the residential tower (MELODICA) to the association, maintenance charge will have to be borne by the residents which will be calculated on per sft. Rate for each flat will be decided at that time by the builder keeping in view the expenditure that will be incurred.

■

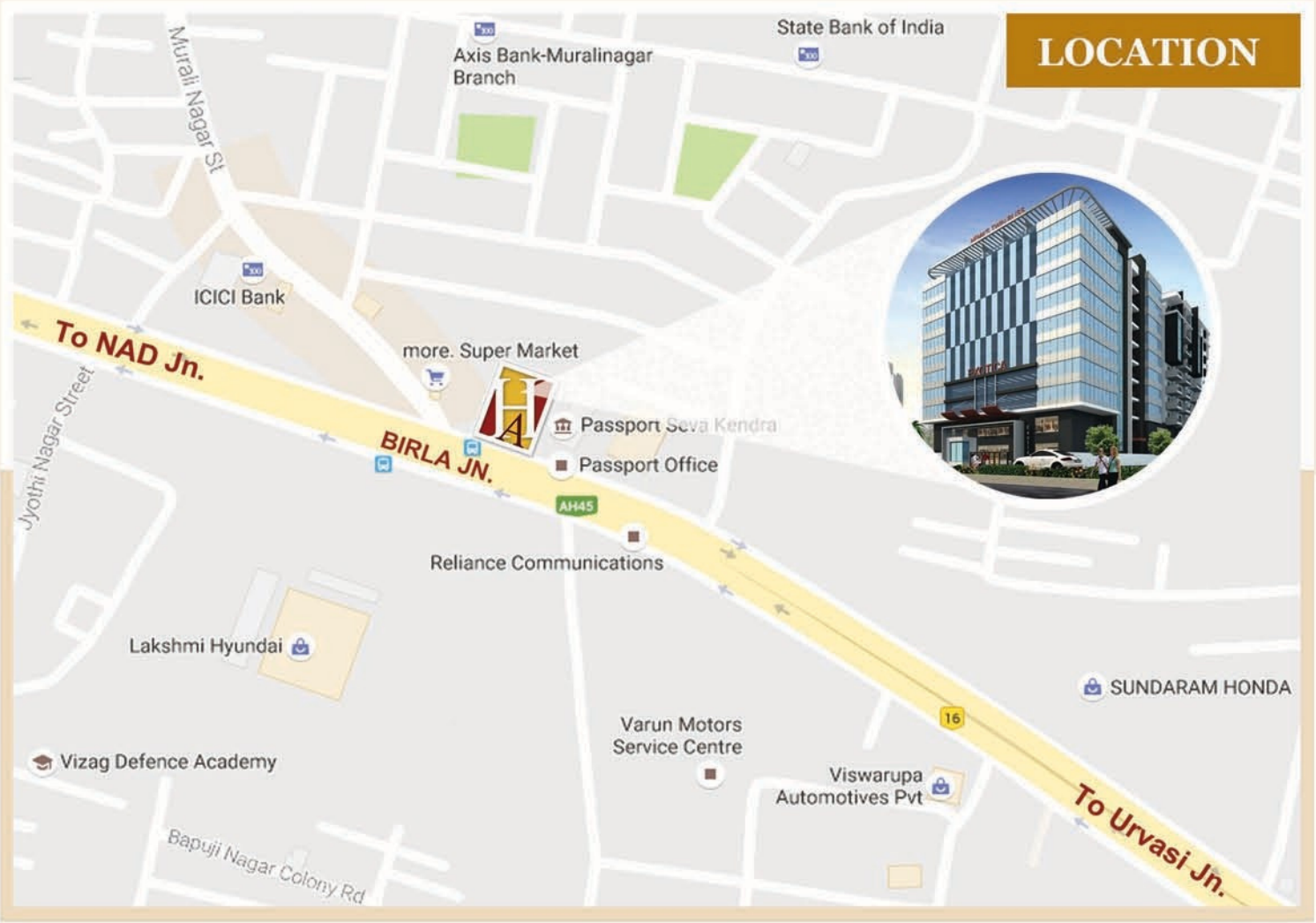
Interior works will be allowed only after taking over of the flats by the owners after clearing all the dues to the builder including the corpus fund.

■

This brochure is purely a conceptual presentation and not a legal offering.

■

The promoter reserves the right to make changes in elevation, specifications and plans as deemed fit.



HEMA'S
TWIN BLISS

Now live a lavish and a blissful life...

DKML

INFRA

Dream it

Believe it

Achieve it

THE LOCATION ADVANTAGE

The location of the project are the main convenient thing that attracts the buyers. 'HEMA'S TWIN BLISS' is situated at the heart of the city at Birla Junction hardly fifteen minutes drive from Vishakhapatnam airport and railway station. The location provides access to several major points of the city. It is on NH 16 which runs through the city of destiny and connects all major parts of the city. The proposed Metro Rail which is supposed to come up in the city in three years time will run hardly few metres away from our project; also the flyovers at NAD Junction which have been sanctioned by the government will come up very soon. These two important activities near our project will enhance the value of this project and thereby the cost of the property.

LOCATION HIGHLIGHTS:

Airport	2.5 Kms.
RTC complex	8.5 Kms.
Railway station	6.0 Kms.
NAD X Road	1.5 Kms.
Banks	0.5 Kms.
Schools and Colleges	1.0 Kms.
Police station	1.0 Kms.
Petrol bunk	0.5 Kms.
Pass port office (TCS)	0.0 Kms.
RTA office	0.5 Kms.
Simhachalam Temple	6.0 Kms.
Food courts	1.0 kms.
Car showrooms (radius)	0.5 kms.
BSNL main office	0.5 Kms.



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