



R.V. INVESTMENTS

Abhra

VILLAS

Enchanting Views

Elevated Living



Sophisticated Homes



*If you were to ask me
Why I dwell among
Green mountains,
I should laugh silently.
My soul is serene,
The peach blossom flowers,
The morning water,
There is another
Heaven and earth,
Beyond the world of men.*

*-Li Po-
701-762*

FROM VISION TO CREATION

A WORD FROM OUR ARCHITECT

A home is so much more than four walls and a roof. It is an extension of who you are, your tastes and desires, your accomplishments and wishes fulfilled.

Welcome to Abhra Villas by RV Investments.




Nepal is home to the greatest geographical feature known to man – the Himalayas. Thus, being inspired by the land of Himalayas was very obvious. Though I am based in Mumbai, my heart has always been in the mountains.

When I got an opportunity to collaborate with Abhra Villas, I was filled with the mysticism and serenity that Nepal is known for. The architectural features for Abhra Villas are an endeavour to do justice to Nepal's serenity and the proud Nepalese. I wish R.V Investments all the best and I am sure you will love calling our premium duplex apartments and pent-houses, as your home.

-Sanjay Puri





The soul
is our
home...
And in
soulful
places,
may it
live and
roam...



COME HOME TO CULTURE

Gyaneshwor sits in the heart of the cultural and colourful city of Kathmandu, named after the ancient temple of Gyaneshwor Mahadev and Bhairavsthan located here. Today, the area is a thriving residential locale, with an array of social and business avenues that make a holistic life.

EXPLORE

A THRIVING LOCALITY

Abhra Villas sits at the heart of Kathmandu. Its central location keeps you in close proximity to all the services and amenities that you require or desire. Big Mart is only a few metres away, to ensure that you are never short of your essentials. Your kids can enjoy the joy of being in the open at the nearby playground. *Global IME Bank, Bank of Kathmandu, and Prabhu Bank* are also only a few blocks away. You also have easy access to *We Care Health Center & Generico Pharmacy*.





LIFE AT THE PINNACLE AWAITS


Experience that exquisite familiar and warm feeling, in homes that hold the essence of you. Homes in the beautiful locale of Gyaneshwor, Kathmandu, designed by internationally renowned architects and developers, with every spectacular modern amenity and facility that puts you at the pinnacle of life.



Get together at the Community Hall for daily recreation or special occasions.



The grandest of welcomes awaits your every return.



THE PAIN YOU
FEEL TODAY
WILL BE THE
STRENGTH
YOU NEED
TOMORROW

Access a fully-equipped gymnasium to
bring out the healthiest version of you.



Splash around or work-out in water, at your ultra-luxury heated indoor swimming pool.



OUTER FACADE

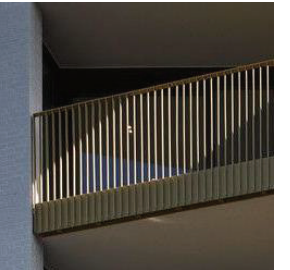




SHINGLES



M.S.RAILING



ALUMINIUM
PIVOTED
LOUVERS IN
WOODEN
FINISH



EXPOSED
CONCRETE
FINISH PAINT



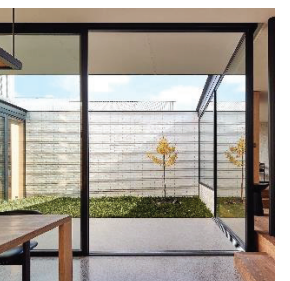
ALUMINIUM
ANODISED
SLIDING
WINDOWS



RUST
COLOURED
TEXTURE
PAINT



FIXED
ALUMINIUM
ANODISED
WINDOWS





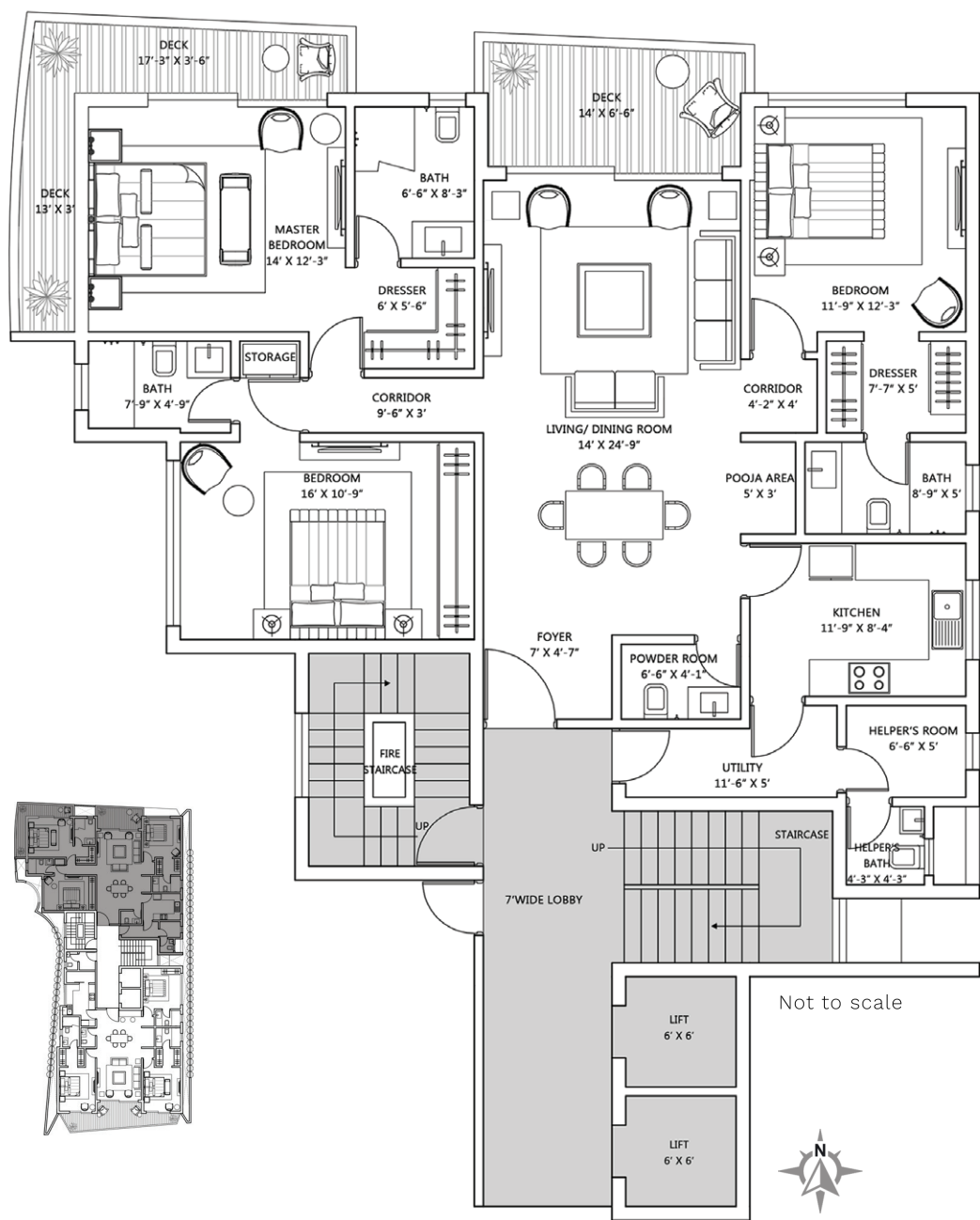
FLOOR PLANS

NORTH SQUARE RESIDENCES

1A | 2A | 3A | 4A

2112 sq.ft
3 Bedrooms
3 Bathrooms
1 Powder Room

TOWER RESIDENCE FEATURES
Ensuite Bathrooms in all Bedrooms
Residence with large windows
Gracious Entry Foyer
Utility / Dry Yard Facility
Helper's Room with Bath
Deck Area

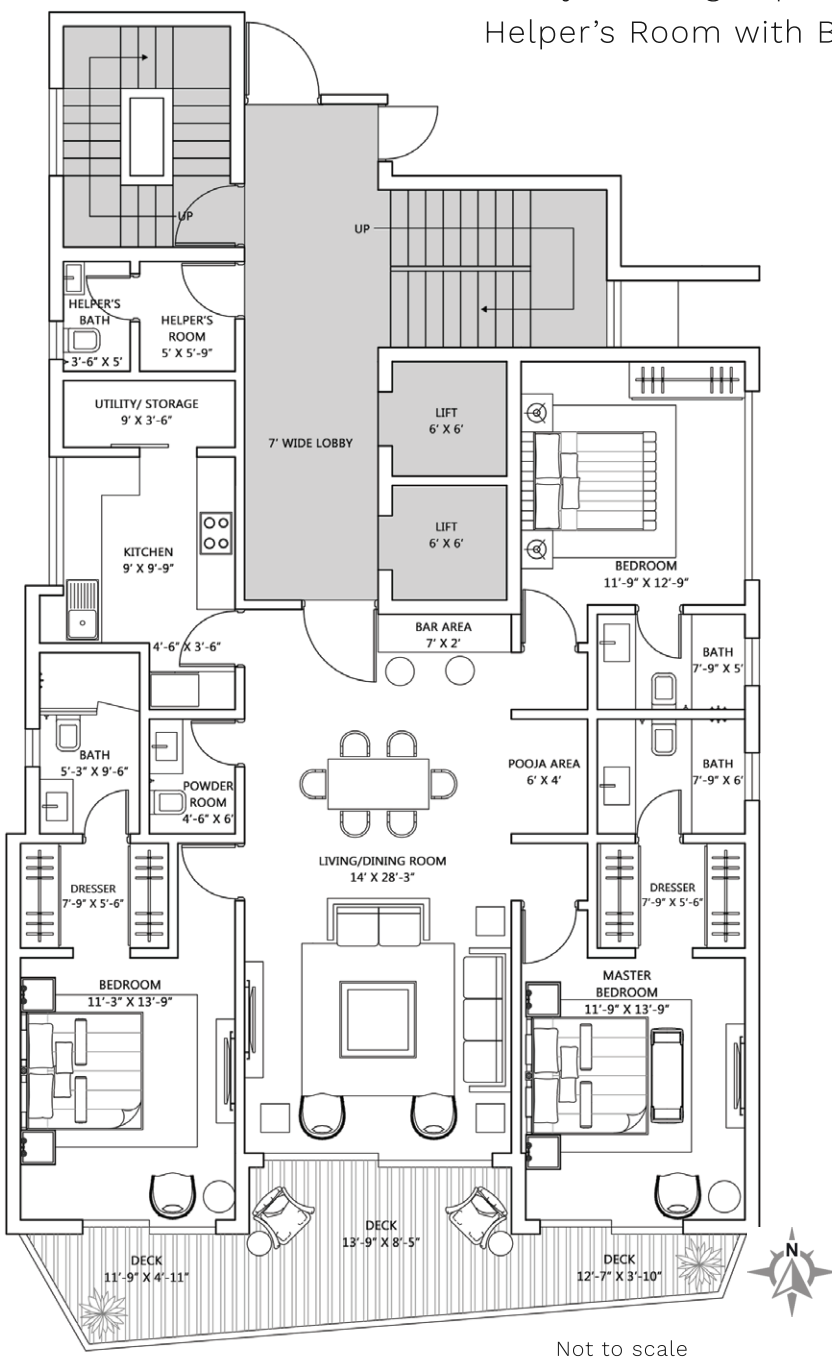


SOUTH SQUARE RESIDENCES

1B | 2B | 3B | 4B

2092 sq.ft
3 Bedrooms
3 Bathrooms
1 Powder Room

TOWER RESIDENCE FEATURES
Ensuite Bathrooms in all Bedrooms
Residence with large windows
Pooja Area
Open Deck Area
Gracious Entry Foyer
Utility / Storage Space
Helper's Room with Bath



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Bedrooms with large windows with city view.

*For representation purpose only

NORTH SQUARE RESIDENCES

5A | 6A

4234 sq.ft

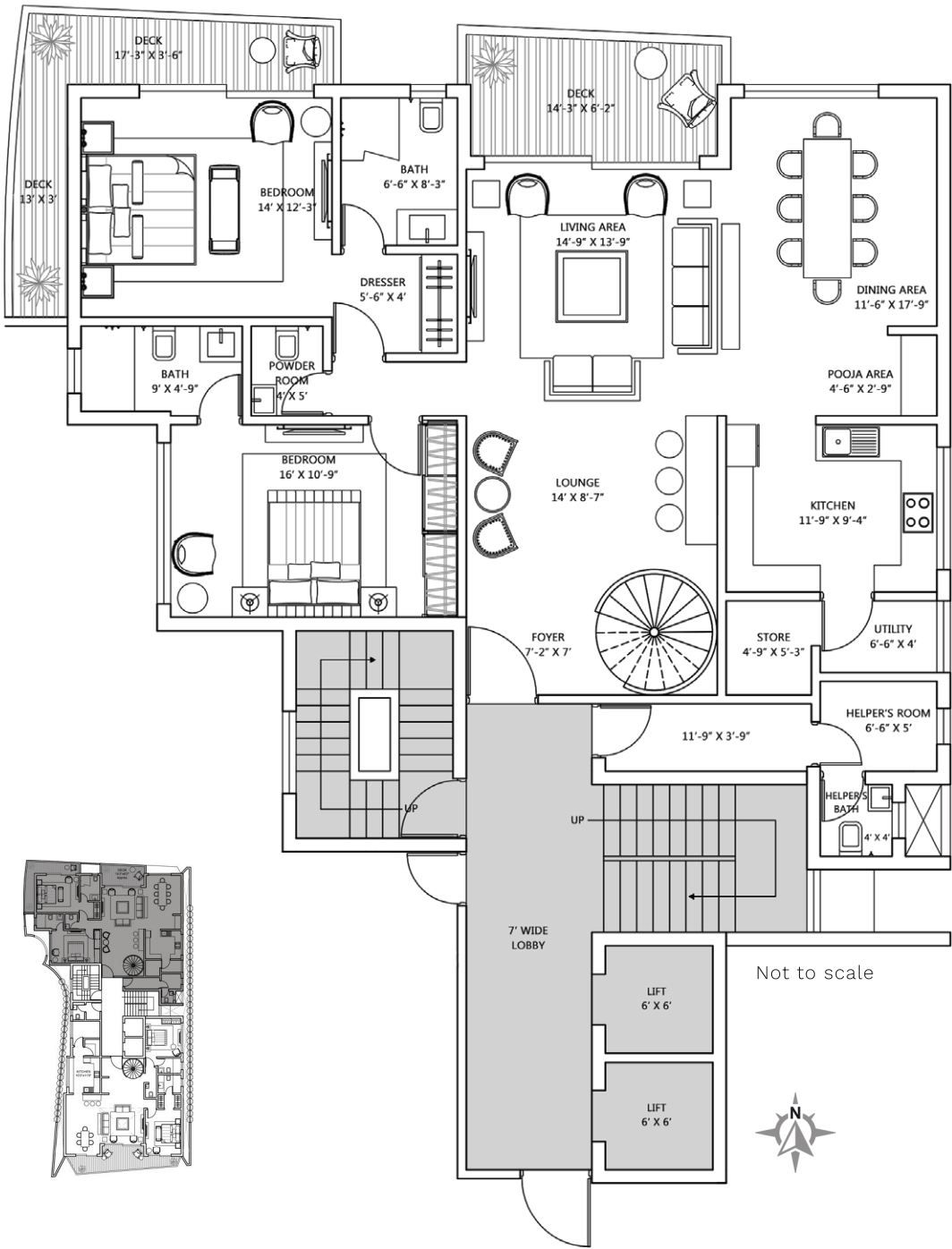
4 Bedrooms

4 Bathrooms

2 Powder Rooms

Study Room

Home Theatre



5th Floor (Lower Level - 2112 sq.ft)

DUPLEX RESIDENCE FEATURES

Gracious Entry Foyer

Exposed outer three sides & large windows optimizing natural sunlight & ventilation

Deck Area with Rooms

Cozy Study Room

Optional Bar with Formal Dining Area

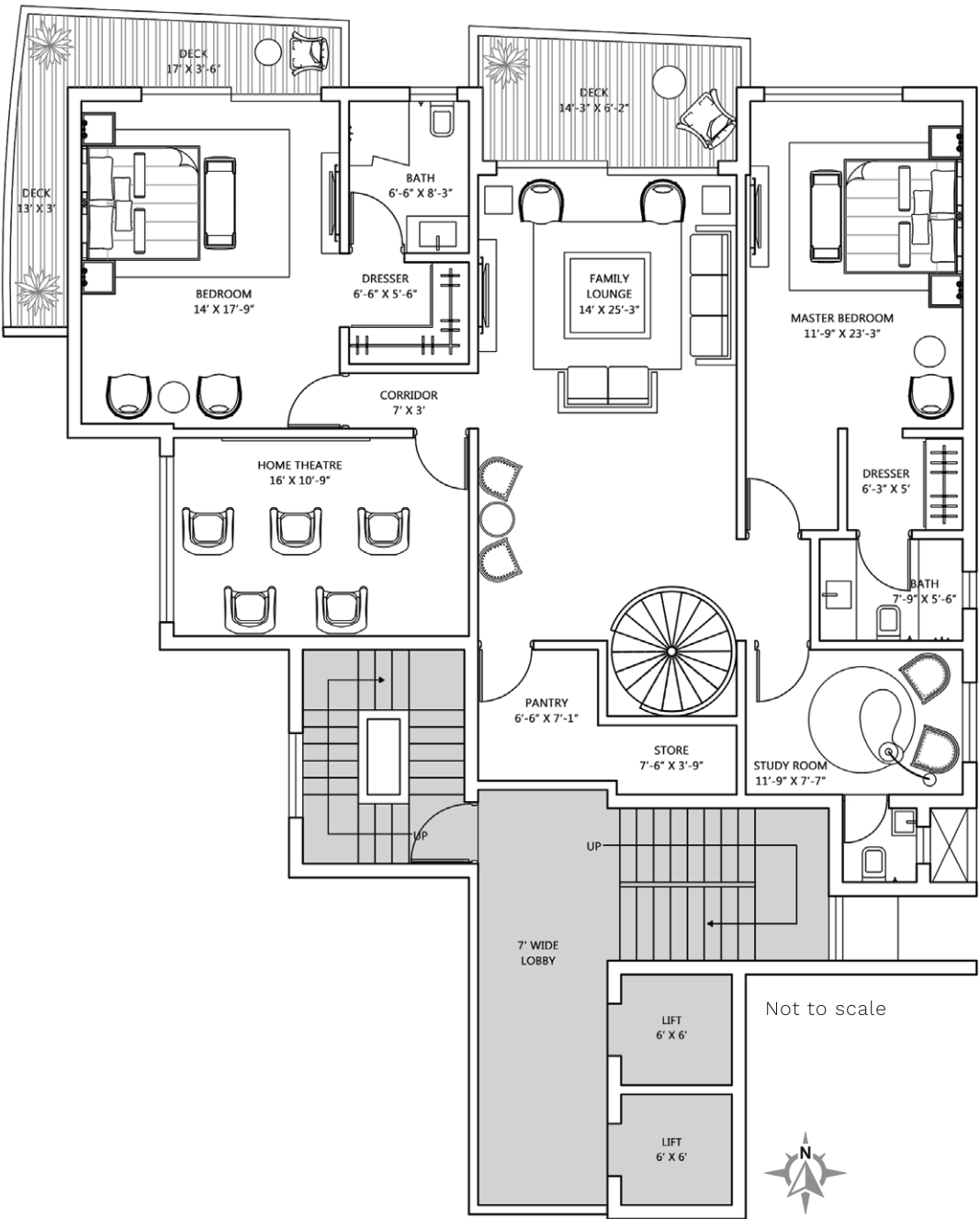
Family Lounge with Formal Dining Area

Ensuite Bathrooms with all Bedrooms

Family Lounge on the upper floor

Utility with Storage Area

Helper's Room with Bath



6th Floor (Upper Level - 2122 sq.ft)

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The thrilling experience of a private home theatre.

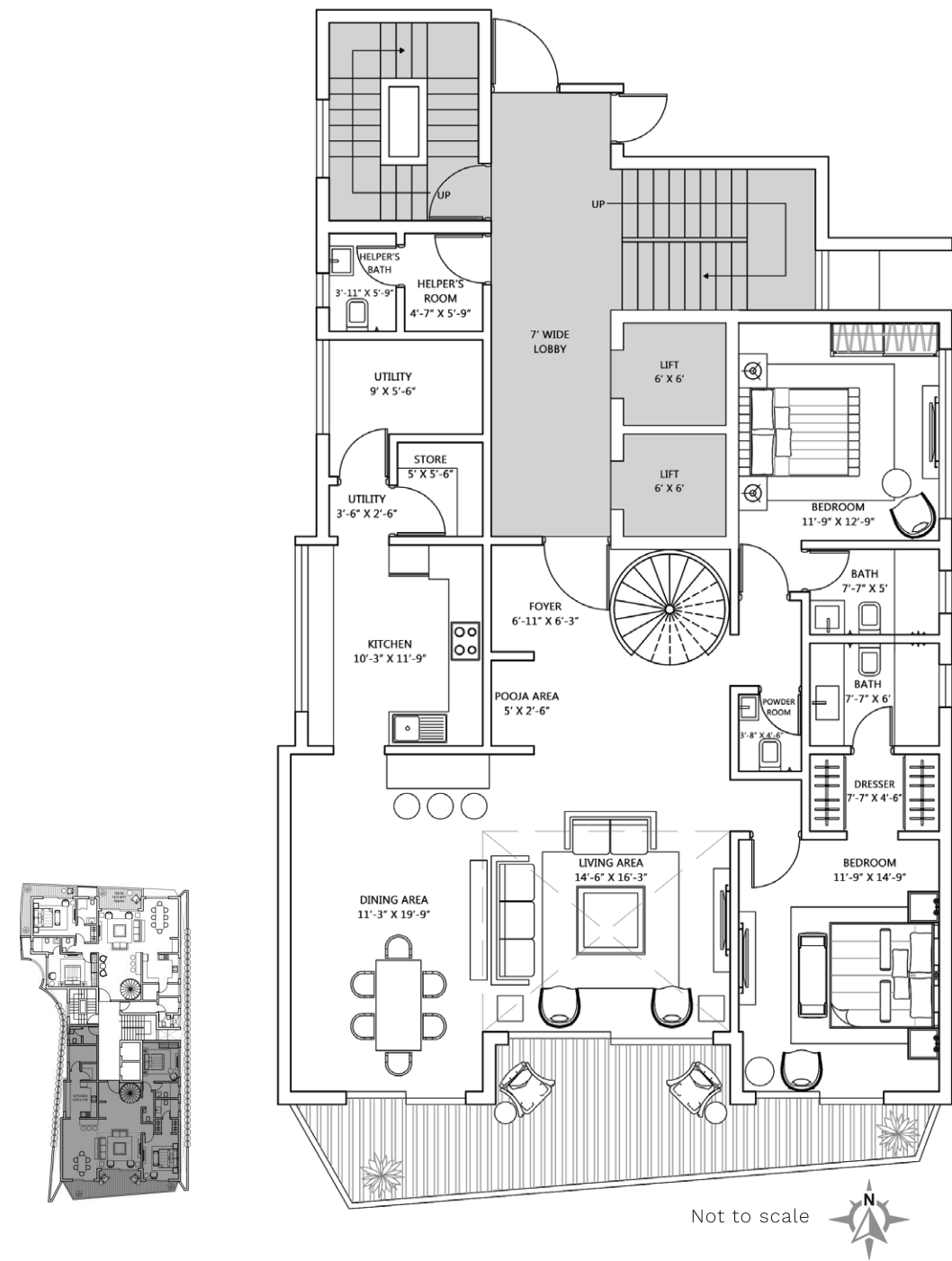
*For representation purpose only

SOUTH SQUARE RESIDENCES

5B | 6B

4050 sq.ft
4 Bedrooms
4 Bathrooms

Powder Room
Study Room
Home Theatre

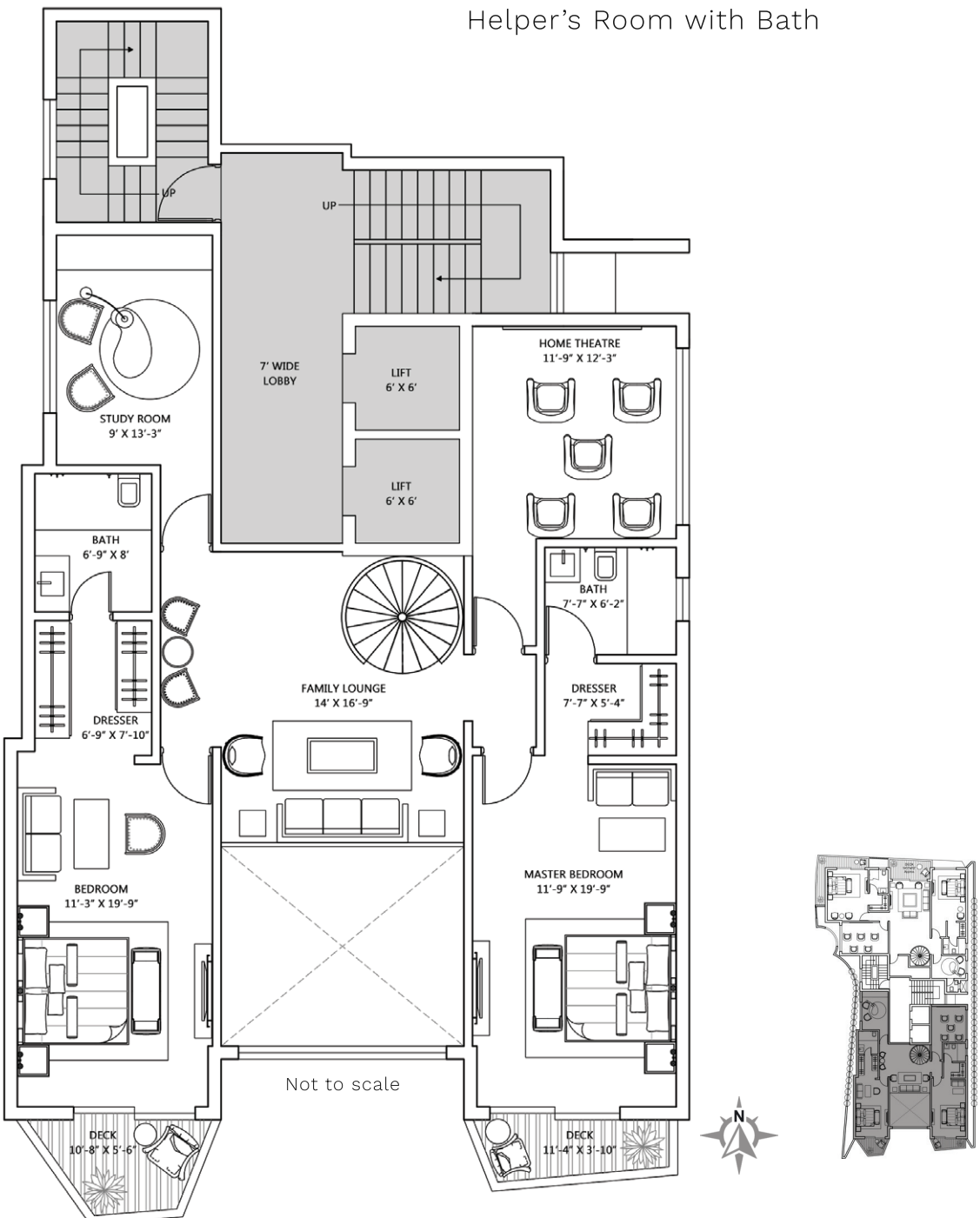


5th Floor (Lower Level - 2092 sq.ft)

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DUPLEX RESIDENCE FEATURES
Gracious Entry Foyer
Exposed outer three sides & large windows optimizing natural sunlight & ventilation
Luxurious double heightened living room with soaring open space and light

Formal Dining Area
Grand Deck Area
Deluxe Family Lounge
Ensuite Bathrooms with all Bedrooms
Optional Corner Media Room / Home Theatre
Cozy Study Room
Utility / Dry Yard / Store
Helper's Room with Bath



6th Floor (Upper Level - 1958 sq.ft)



Double heightened living rooms that increase the grandeur of the apartment.

*For representation purpose only

NORTH SQUARE RESIDENCES

WITH PRIVATE JACUZZI

7A | 8A

4168 sq.ft 4 Bathrooms Common Bath
4 Bedrooms Private Jacuzzi

- DUPLEX RESIDENCE FEATURES
- Gracious Entry Foyer

Residence with large windows and larger-than life balcony

Private Jacuzzi with city view

Family Lounge with Formal Dining Area

Open Deck Area
- Large Deck Area connected to rooms

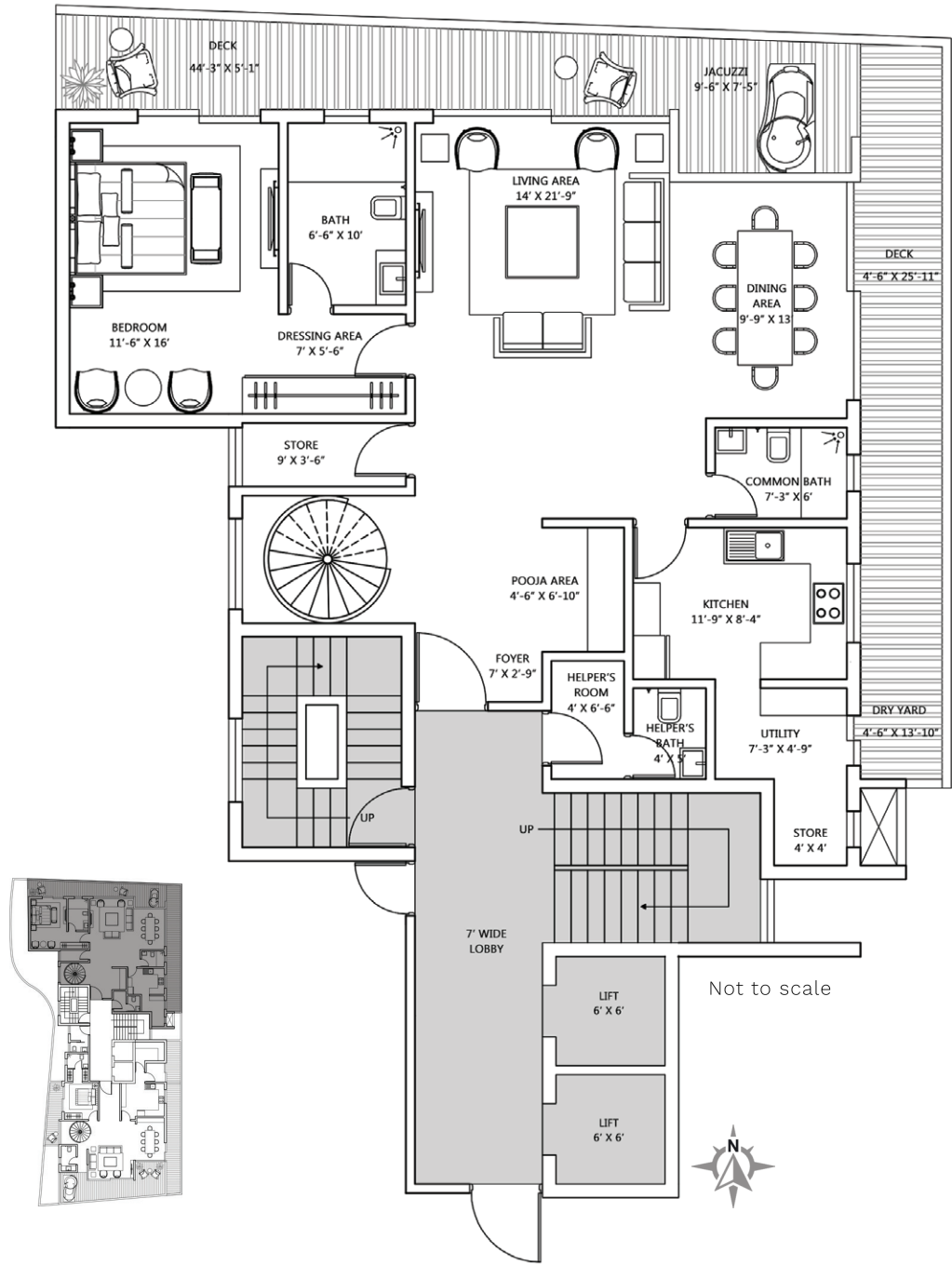
Pooja Area

Ensuite Bathrooms with all Bedrooms

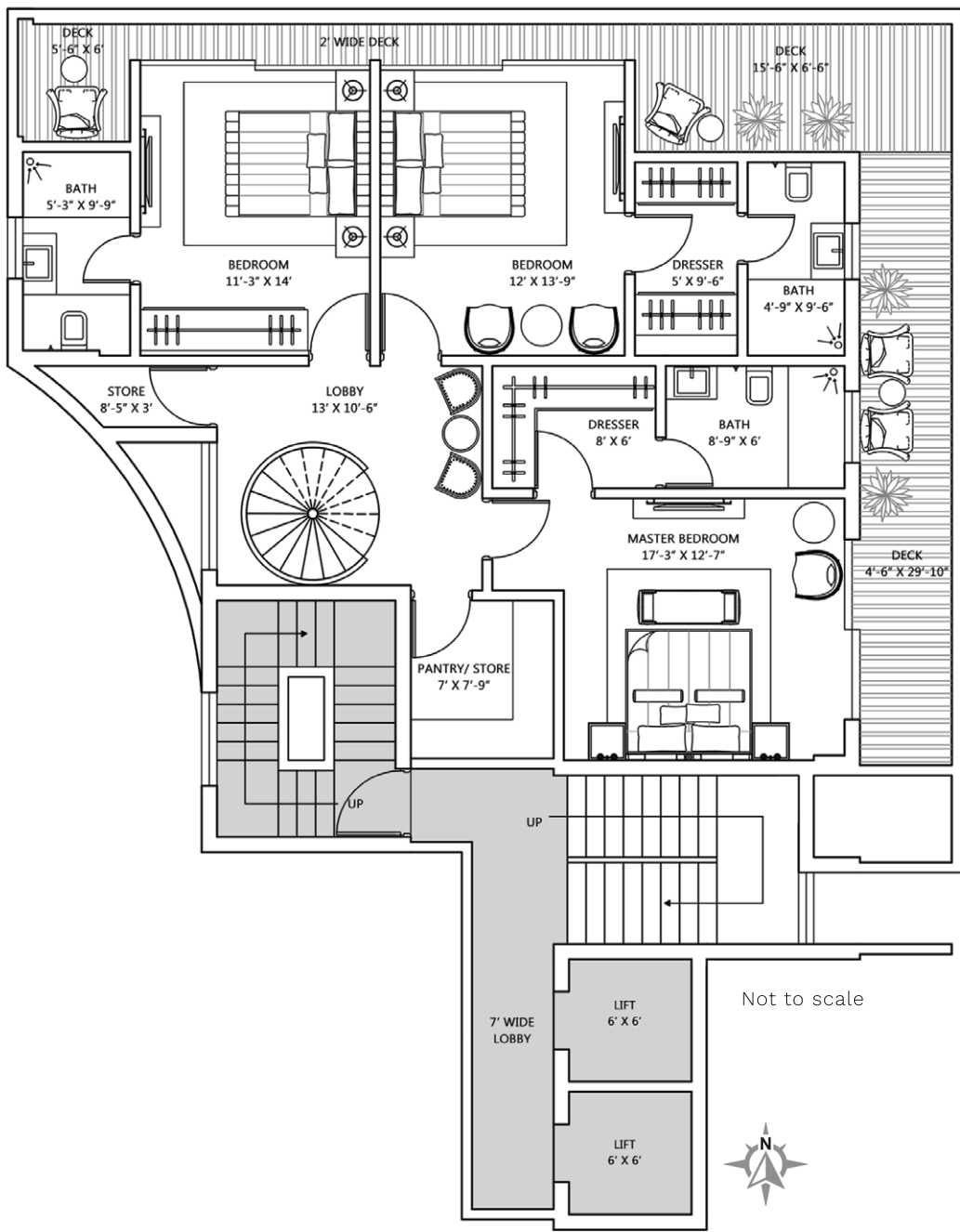
Pantry / Store in upper floor

Utility / Dry Yard Space

Helper's Room with Bath



7th Floor (Lower Level - 2423 sq.ft)



8th Floor (Upper Level - 1745 sq.ft)

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Aesthetically pleasing spiral stairway.



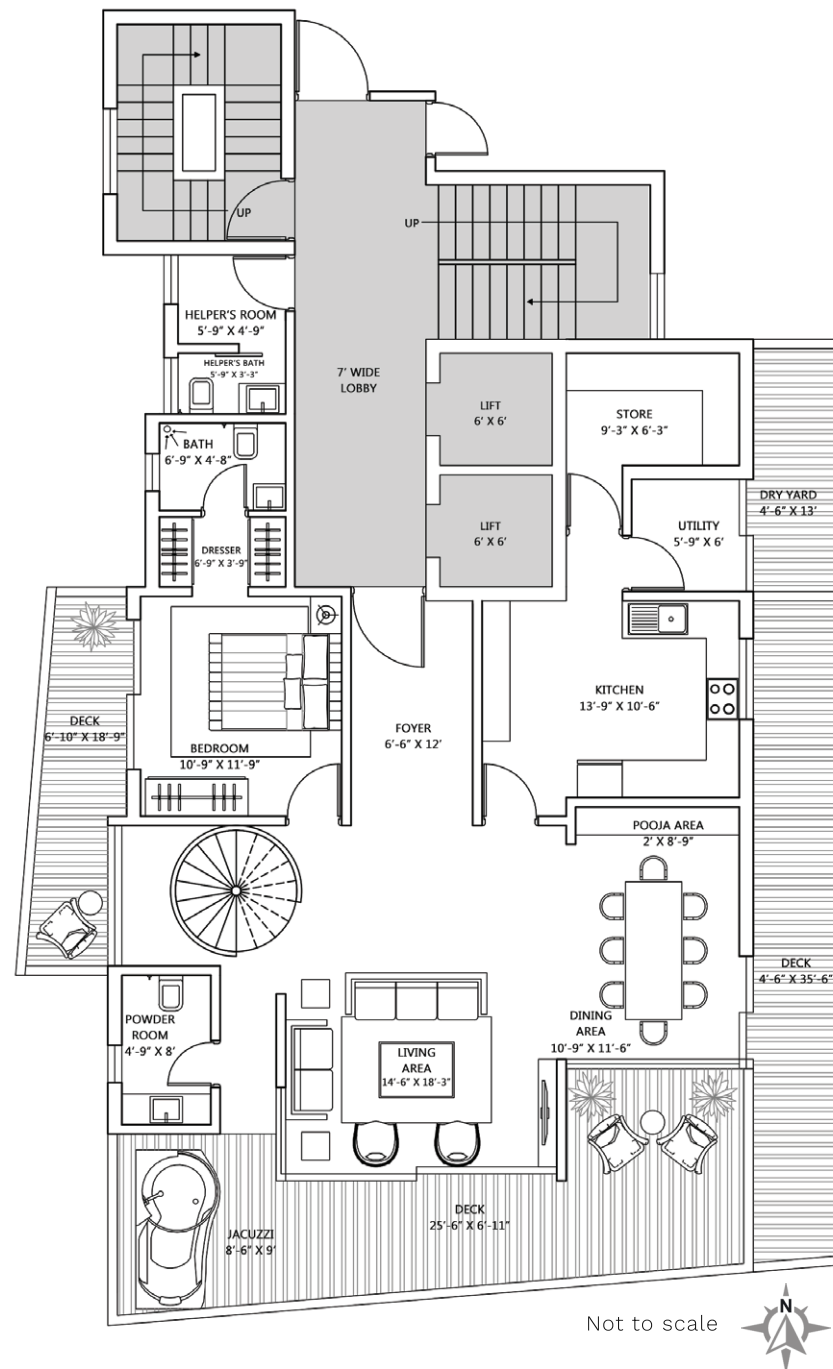
Spacious and comfortable family lounge area with extended dining area.

*For representation purpose only

4266 sq.ft
4 Bedrooms

4 Bathrooms
Private Jacuzzi

Common Bath



7th Floor (Lower Level - 2387 sq.ft)

DUPLEX RESIDENCE FEATURES

Gracious Entry Foyer

Residence with large windows and
larger-than life balcony

Private Jacuzzi with city view

Family Lounge with formal Dining Area

Open Deck area

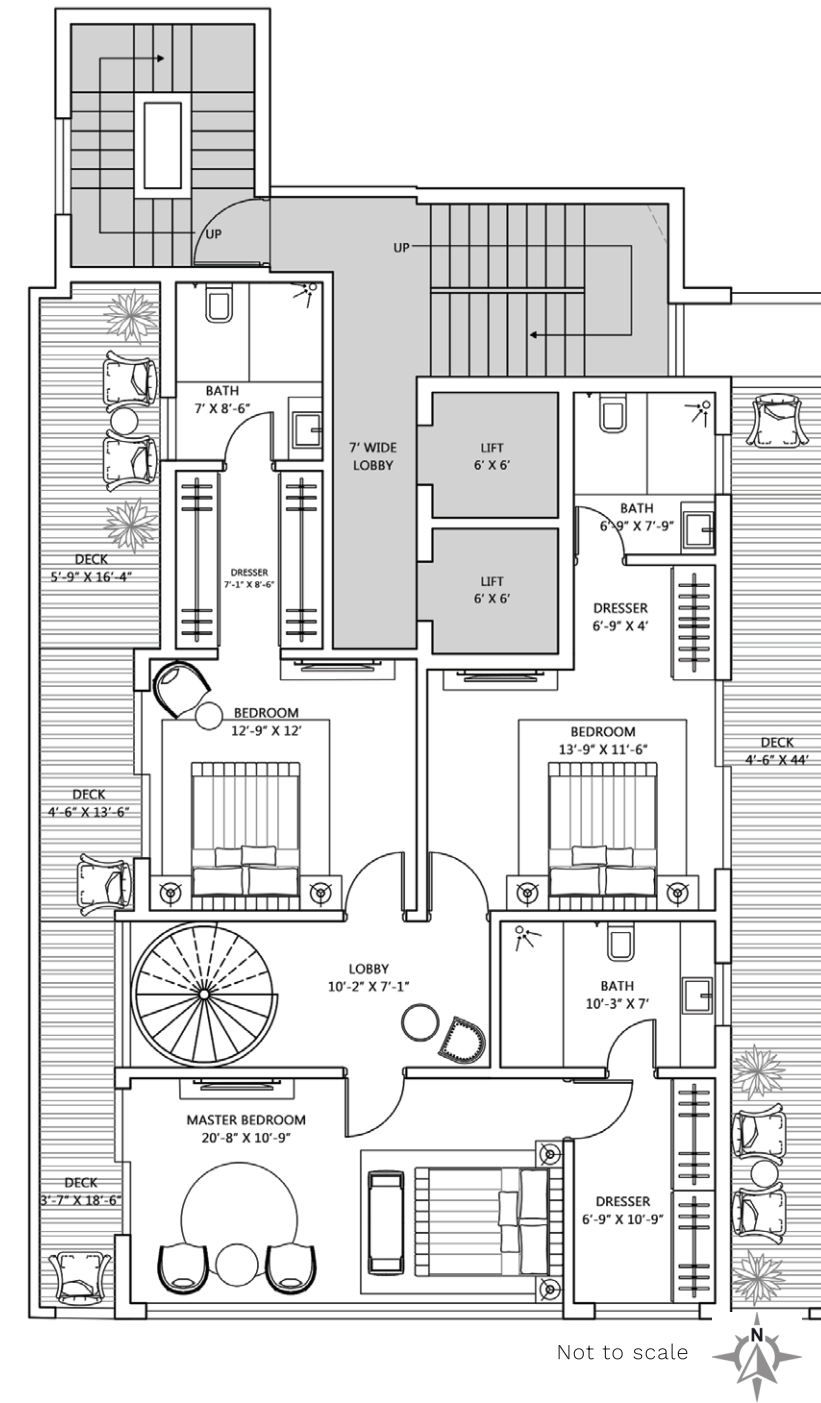
Large Deck area connected to rooms

Pooja Area

Ensuite Bathrooms with all Bedrooms

Utility / Dry Yard Space

Helper's Room with Bath



8th Floor (Upper Level - 1879 sq.ft)

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Exclusive luxurious jacuzzi.

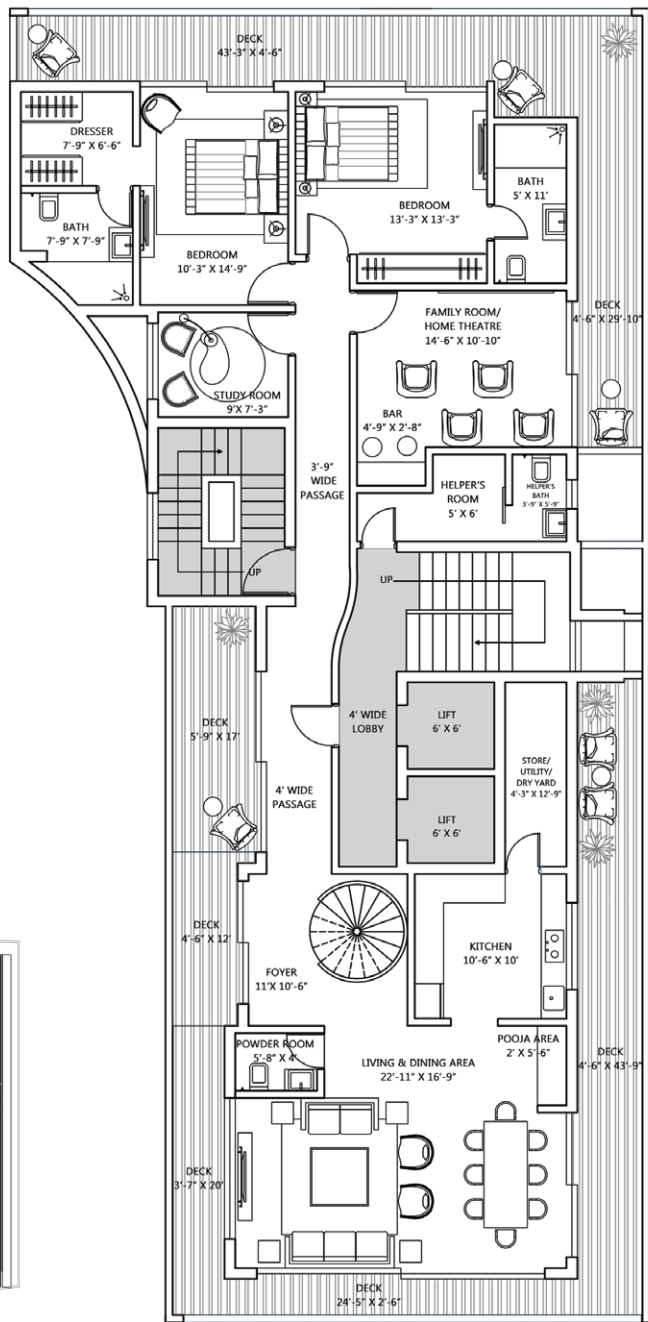
*For representation purpose only

ABHRA PENTHOUSE VILLA WITH JACUZZI & TERRACE LOUNGE 9TH & 10TH FLOOR

6027 sq.ft
4 Bedrooms

4 Bathrooms
Powder Room

Private Jacuzzi with Separate Bath
Home Theatre & Study Room



Not to scale

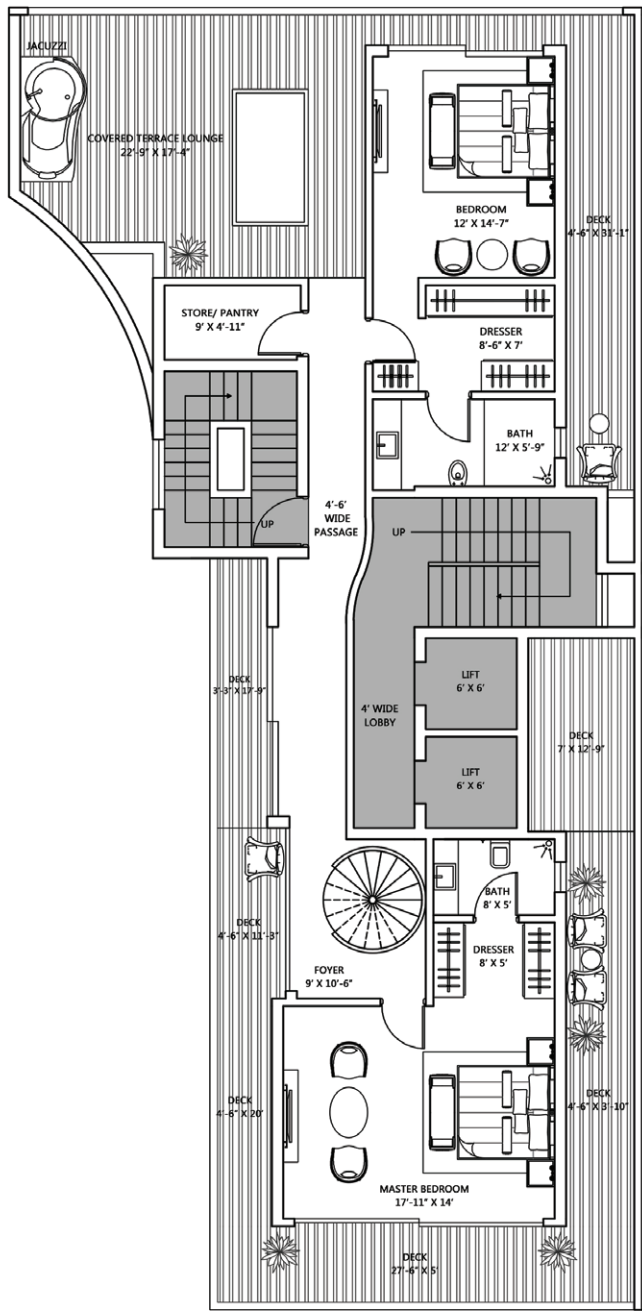


9th Floor (Lower Level - 3289 sq.ft)

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PENTHOUSE VILLA RESIDENCE FEATURES

- Gracious Entry Foyer & Passage
- Private Elevator Landing
- Full floor residence with exposed outer four sides
- Residence with large windows and larger-than life balcony
- Deluxe Family Lounge with formal Dining Area
- Luxurious Open Deck Area
- Optional Media Room / Home Theatre
- Cozy Study Room
- Ensuite Bathrooms with all bedrooms
- Pooja Area
- Private Jacuzzi with city view & Covered Terrace
- Corner Master Bedroom Suite with optional Store / Pantry & dual Bathrooms
- Large Deck Area connected to the rooms
- Store / Utility / Dry Yard
- Helper's Room with Bath



Not to scale



10th Floor (Lower Level - 2738 sq.ft)



Large deck areas with the experience of an outdoor spa.

*For representation purpose only



Ideal relaxing deck areas adding experience to a seasonal living space.

*For representation purpose only



APARTMENT SPECIFICATIONS

APARTMENT SPECIFICATION

CHART

Structure	Walls, floor, beams	Earthquake Resistant RCC Framed Structure
Walls	Interior	Putty with White Primer
Interior Flooring	Living Room	Laminated Parqueting over IPS Floor
	Kitchen / Dining / Puja Room	Tile flooring / Anti skid tiles (Different styles & Grades)
	Bedroom	IPS flooring
Bathroom	Walls / Floor	Selected Imported Vitrified or Ceramic Tile Finishes / Paint
		Granite Counter , Branded Sanitary Fixtures,CP Fittings, Provision For Geyser
Windows		Powder Coated Aluminium Sliding / Casement Windows with Standard Hardware
Doors	Internal Doors	Seasoned Hardwood Frames with Shutters
	Main Doors	Designed Hardwood Frames with Teak Veneered Polish
Railing	Balconies	Combination of SS Railing, Toughened Glasses or MS Railing

Electrical		Copper Electical wiring in Concealed Conduit with provision for Light Points, Modular Switches , TV & Telephone socket with Protective MCB
		Common area such as Entrance lobby, Lift lobbies & Fire staircase will be provided with LED Light fixtures & switches
Entrance Lobby	Passage / Lobby / Staircase walls	Putty with Emulsion paint
Floor	Passage / Lobby / Staircase walls	Italian or Egyptian marble or tiles
Lift Lobbies	Walls	Putty with emulsion paint (Partial Cladding of Tiles)
	Floor	Italian or Egyptian marble or tiles
Fire Staircase	Walls	Putty with White cement paint
	Floor	IPS (Grey Cement floor)
		Common area such as Entrance Lobby, Lift lobbies & Fire staircase will be provided with LED Light fixtures & switches

*Note : All building areas, layouts, specifications etc. are tentative and subject to variation and modification by the company or competent authorities sanctioning such plans

MASTER PLAN

LEGEND

1. GUARD HOUSE
2. ARRIVAL / DROP OFF
3. LOBBY
4. THE FITNESS CLUB
 - GYM
 - CHANGING ROOM
 - STEAM BATHS
 - MASSAGE ROOMS
5. INDOOR SWIMMING POOL
6. OUTDOOR DECK
7. TEMPLE
8. SERVICE YARD
9. WALKING TRACK
10. CHILDREN'S PLAYGROUND
11. COMMUNITY HALL
12. GAMES ROOM
13. OUTDOOR GATHERING SPACE
14. H.T ISOLATOR
15. METER ROOM
16. ENTRY & EXIT GATE



PARTNERS



R.V. INVESTMENTS

Developer of the Abhra Villas Project, R.V. Investments is a real estate services provider. They offer integrated services in asset management, investment development and advisory.



An MEP firm that has handled all three components making our project much more streamlined. They also provide the expertise to ensure the most efficient execution of all services.



An Indian architect firm with vast experience in residential projects, creating original and high quality living spaces. The firm assures all drawings and specifications are accurate, safe and synced up to the building owner's vision.



Engineering Creations
STRUCTURAL CONSULTANTS

A firm of designers, engineers, consultants and technical specialists, working across every aspect of today's requirement.

Site Office

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Gyaneshwor, Kathmandu.

Head Office

RV Group, Bhagwati Marg, We Care Health Centre Building,
Naxal, Kathmandu

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Thank you for experiencing our E-Brochure.

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Promoter's retained area and will not form a part of common amenities and facilities.

The views shown in the picture may vary over period of time and does not guarantee the same. All intending purchaser/s are bound to inspect all plans and approvals and visit project site and apprise themselves of all plans and approvals and other relevant information and nothing in this brochure is intended to substitute to the intending purchaser the actual plans and approvals obtained from time to time. The relationship between the Developer and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of this brochure.