



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 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.





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# OUTER FACADE

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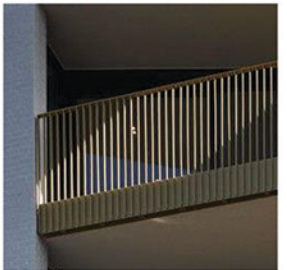




SHINGLES



M.S.RAILING



ALUMINIUM  
PIVOTED  
LOUVERS IN  
WOODEN  
FINISH



EXPOSED  
CONCRETE  
FINISH PAINT



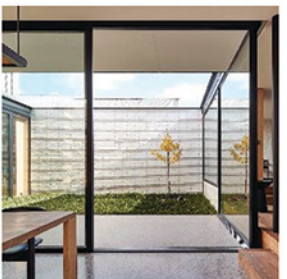
ALUMINIUM  
ANODISED  
SLIDING  
WINDOWS



RUST  
COLOURED  
TEXTURE  
PAINT



FIXED  
ALUMINIUM  
ANODISED  
WINDOWS







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# APARTMENT SPECIFICATIONS

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# APARTMENT SPECIFICATION CHART

Structure	Walls, floor, beams	Earthquake Resistant RCC Framed Structure
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Walls	Interior	Putty with White Primer
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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
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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
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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
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Floor	Passage / Lobby / Staircase walls	Italian or Egyptian marble or tiles
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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



## 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

Ananda Bhairab Marg (opposite to German Embassy)  
Gyaneshwor, Kathmandu.

#### Head Office

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

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