

18th Avenue

Get Ready! FOR A NEW BAWADIYA KALAN





18th Avenue

WELCOME TO A LUXURIOUS LIFESTYLE AND CLASS SHOPPING EXPERIENCE AT 18TH AVENUE

Padmanabh Developers represents all that is class and finesse in lifestyle. These are uber-cool Apartments & shops in Bawadiya kalan and are packed with all the sophistication and convenience you can dream about.

Exquisite style and luxury; topped with multiple amenities and lifestyle features define the concept of 18th Avenue. The charm of these apartments lies not just in its luxurious interiors, but also in its well-planned and integrated structure that has in its fold approx 128 majestic units and 57 plots with impressive elevation*. The township has been planned to give its residents an unparalleled location benefit. This township is located in most upcoming and centrally located area Bawadiya Kalan which is an ultra prime location of Bhopal city.

18th Avenue

ABOUT US

Padmanabh Developers take pride in building landmarks of futuristic prospect, delivering them with precise execution and this pride comes from the deep knowledge of our long-standing commitment to excellence in design and craftsmanship, wide network of industry experts, vast experience in construction and commitment to give exceptional customer service. We provide the highest level of integrity, safety and quality to our clients.

Padmanabh Developers is developing best township of Bhopal and if you are looking for the best value for money, you have indeed reached the right place.





18th Avenue

A NEW WORLD OF POSSIBILITIES!

Advancement in business and shopping are rapidly changing our lives, we are all set to change the way people work and excel in their business. 18th AVENUE shall be landmark of Bawadiya Kalan and shall cater to all shopping needs of the South Bhopal.

WE UNDERSTAND YOU BETTER !

We have been in the business of building dream spaces. The firm's partner have a formidable track record of developing real estate in and around Bhopal. A building can be judged with Aesthetic appearance, intangible appeal, planning, usability and flexibility, facilities it offers... the list can go on and on. Have a careful look at what The 18th AVENUE offers and you will realize why we are so proud to introduce this mega project.

18th Avenue

A SLICE OF HEAVEN, WHERE ELEGANCE MEETS EXCELLENCE

18th Avenue, Exquisitely designed with well-planned spaces of lush greenery, state-of-the-art designs and the most contemporary and innovative lifestyle facilities, this urban oasis promises a life you've always dreamt of. It is strategically located in Bawadiya kalan ultra prime location of Bhopal city.

Truly, what makes it an iconic landmark for living and shopping.

18th Avenue is an iconic project of managed private residences and shopping arcade that offer a lifestyle, unparalleled in luxury and uncompromising in living. Of architectural brilliance and a quiet elegance, the tower houses opulent 3 & 4 bedroom lavish apartments, villas* with the finest amenities money can buy. It is impeccably planned and artistically designed with landscaped boulevards, and children's play area. With a host of class amenities of a fully-equipped club house, a well-equipped health centre, dedicated sports area and more - all within the complex, coming home to Greens is a gorgeous getaway.



*Terms and conditions apply.

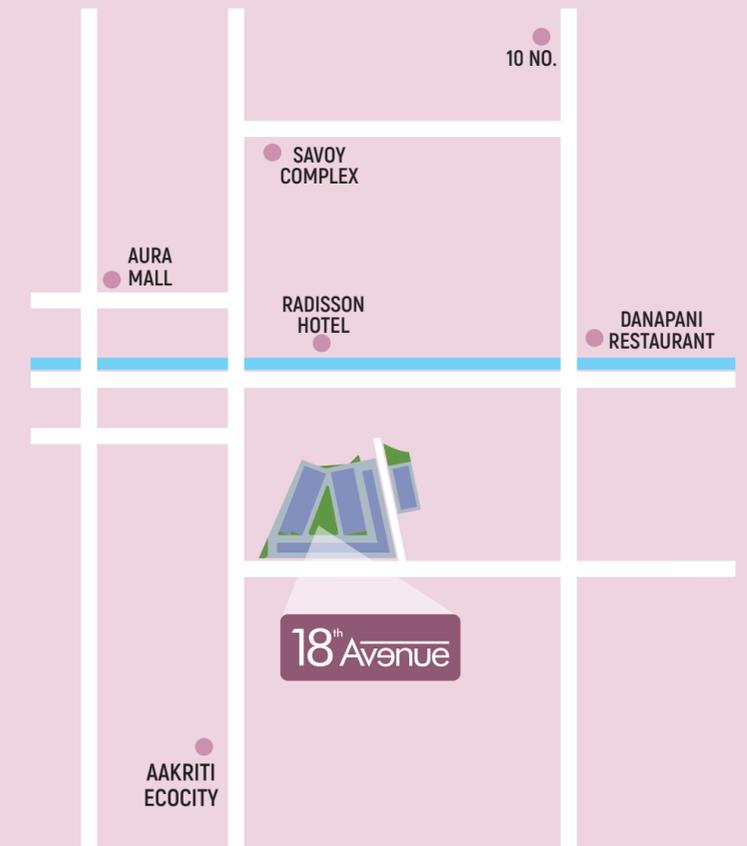


18TH AVENUE IS A 9-ACRE GATED LUXURY, BEAUTY, AND BUSTLING ACTIVITY..
 A PREMIUM COMPLEX OF 200 WELL-DESIGNED APARTMENTS, VILLAS* AND
 200 SHOPS WITH EVERY POSSIBLE COMFORT, CONVENIENCE AND STYLE.

18th Avenue

LOCATION ADVANTAGES

18th Avenue is located in Bawadiya kalan which is currently the richest area of Bhopal city, 18th Avenue boasts of great social infrastructure around the project and is well connected to major city landmarks. The project has good connectivity with (NH 12) Hoshangabad Road.



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CLUB HOUSE

Our exclusive club house with a modern and fully equipped gym is just one of the benefits of owning a 18th AVENUE apartment. Invite your friends over for a good time, while your kids swim or frolic in the children's play area. While the

Yoga and Aerobics lounge offers a welcome relief from the pollution and stress of city life. In other words, for those who appreciate absolute luxury, it doesn't get any better than 18th AVENUE

- Gymnasium
- Yoga and Aerobics Lounge
- Children's Play Area
- Swimming Pool
- Library with Reading lounge
- Multipurpose Hall



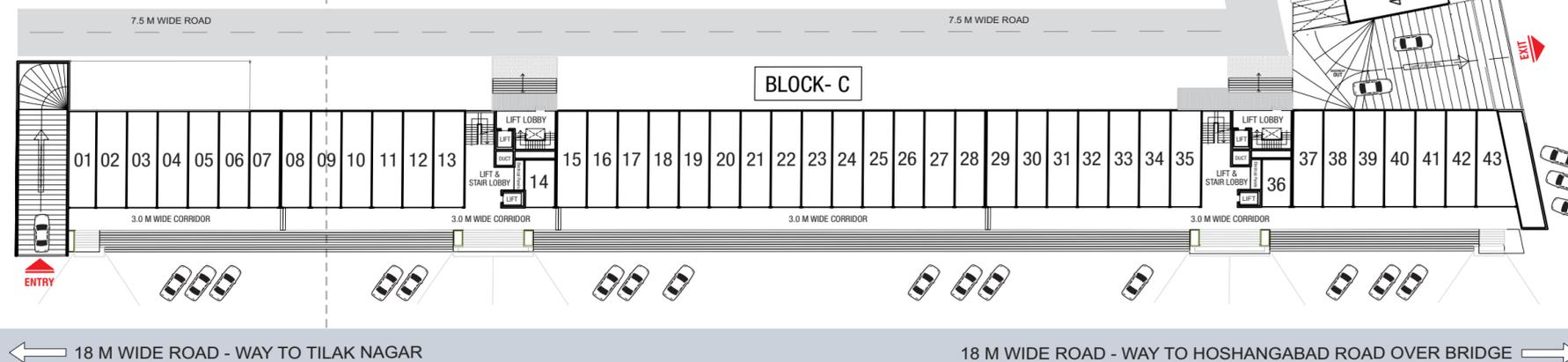
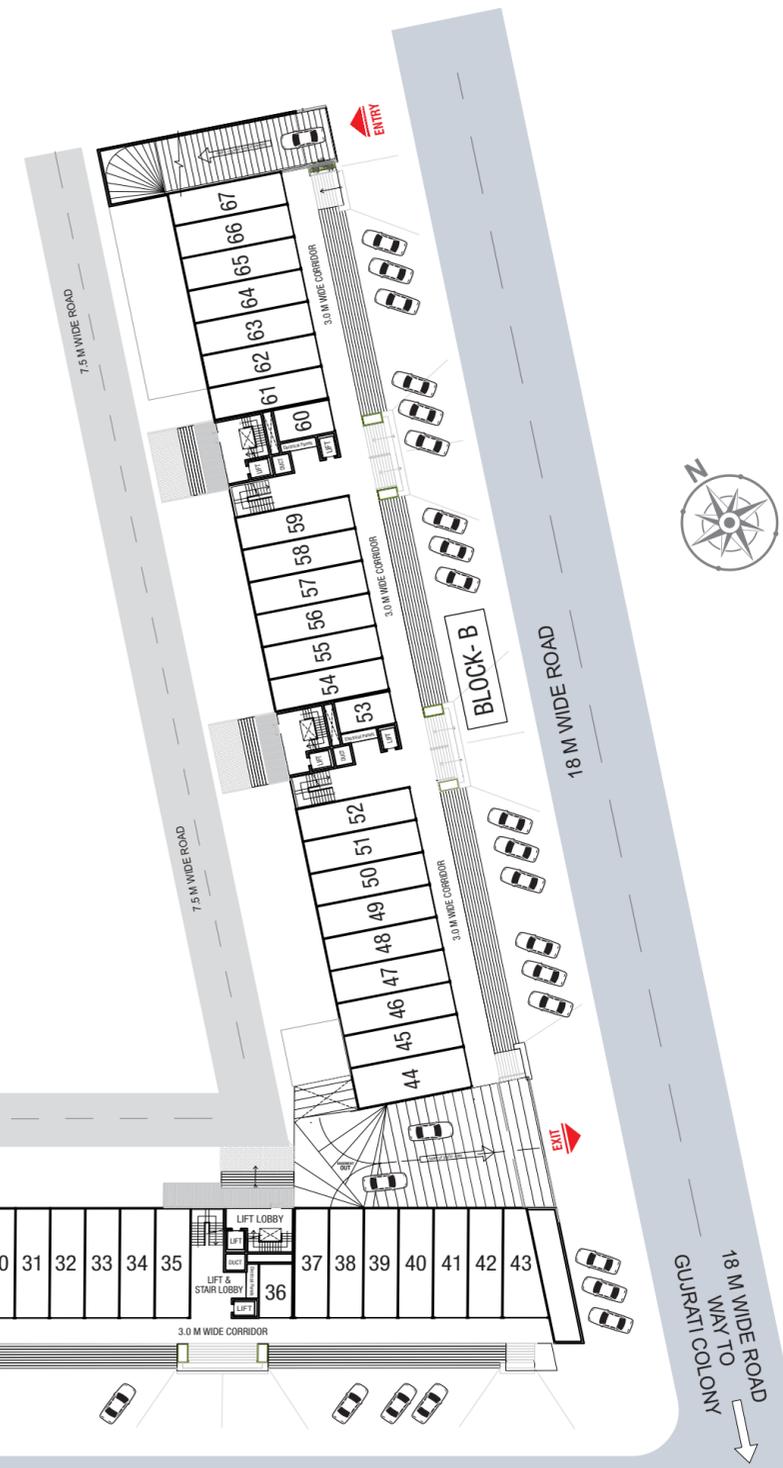


18th Avenue

THE LUXURY OF HIGH-END AMENITIES!

At 18th Avenue you will find all the basic amenities that are essential for comfortable living. Of course, the idea of customer comfort is at the very core of design and planning. The amenities provided are as given under:

- Majestic Grand Entrance Gate for a grand welcome to visitors.
- Efficient space planning with well matched interiors.
- Completely safe and secure campus.
- Vastu based planning.
- All plots are, East & West facing.
- Decorative street lights within the campus.
- Wide roads.
- Paving Block Pathways.
- Lush green exotic landscaped gardens.
- A Class development.
- Plentiful water supply through individual overhead tank.
- Modern sewage disposal.



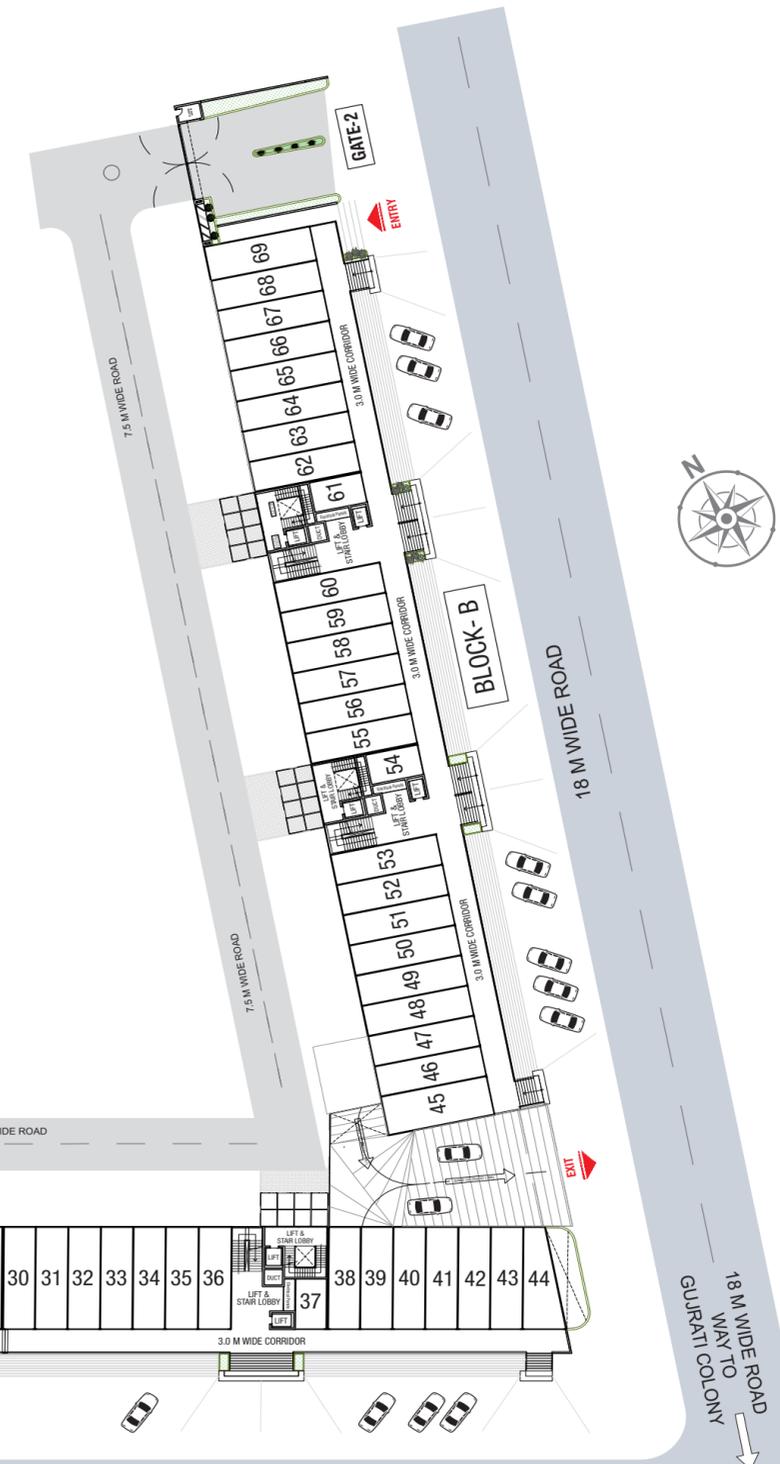
LOVER GROUND FLOOR PLAN



18th Avenue

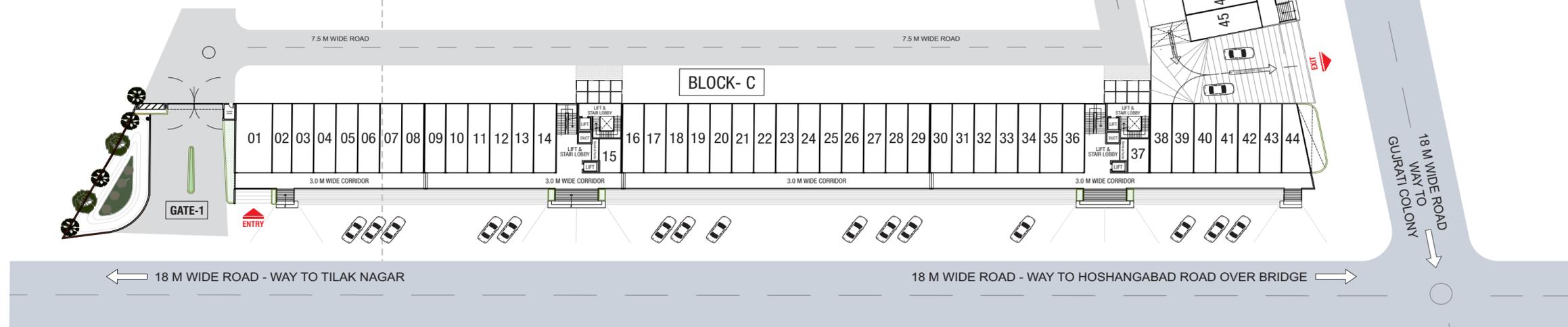
HIGHLIGHTS

- Systematic provisions for air conditioning.
- Adequate visitor parking-parking available on all sides of commercial complex.
- High Speed Automatic lift.
- Enclosed entrance parlour with security systems.
- Uniform signage and complete power back up 24x7.
- Fully equipped safety features combined with fire alarm system/ CCTV.
- Contemporary facade with high quality facade lighting.
- A complete commercial city in itself providing shopping, entertainment and food all at one place.
- All open areas to be beautifully landscaped, outdoor dining.
- Round the clock : Parking arrangement, cleanliness and services.
- On top of all the three commercial floors we have created a service floor which will meet all your needs without disturbing your front elevation.
- For shopkeepers spacious basement floor parking.



Upgrade your lifestyle by enjoying a host of features at 18th Avenue. These features have been developed keeping in mind the demands and strains of modern times where in fitness of mind, body and soul have assumed paramount interest. Enjoy life to the fullest with features. Experience the magnificence, grandeur and serenity that envelopes sky it's a world where architecture meets fine living. the picture will certainly tell you the story.

GROUND FLOOR PLAN





SPECIFICATION

STRUCTURE

R.C.C. Frame Structure.

WALLS

AAC Block or Ghol Brick Walls with cement plaster inside and outside.

TOILETS

Ceramic Wall tiles up to full height & anti skid floor tiles, Premium sanitary ware and concealed plumbing with chromium plated fixture, provision for geyser with hot & cold water line connection.

OPENINGS

Mild Steel or Granite. Plywood with enamel painted door shutters with standard fixture, powder coated sliding aluminum window with mosquito net, M.S gates and railing.

WATER STORAGE

1000 Ltrs capacity overhead PVC or Similar water tank.

FLOORING

800 x 800mm vitrified tile flooring in drawing dining & bed rooms, kitchen, anti skid ceramic tiles in balconies.

FINISHING

Internal walls Plastic emulsion paint. Exterior walls Exterior emulsion paint. The above will be applied after priming coats. Internal walls will have POP punning where ever required. POP cornices in all rooms.

ELECTRIFICATION

Adequate number of electrical outlets, TV & telephone points in drawing/dining room, concealed copper wiring & circuits protected by MCBs/Fixtures.

KITCHEN

Granite Platform top with stainless steel sink, ceramic tiles dado up to 600mm height above platform.

PAINTING

Painting with Synthetic enamel paint for M.S. and wood works, oil-bound distemper for interiors and external grade paint for exteriors.

DOORS

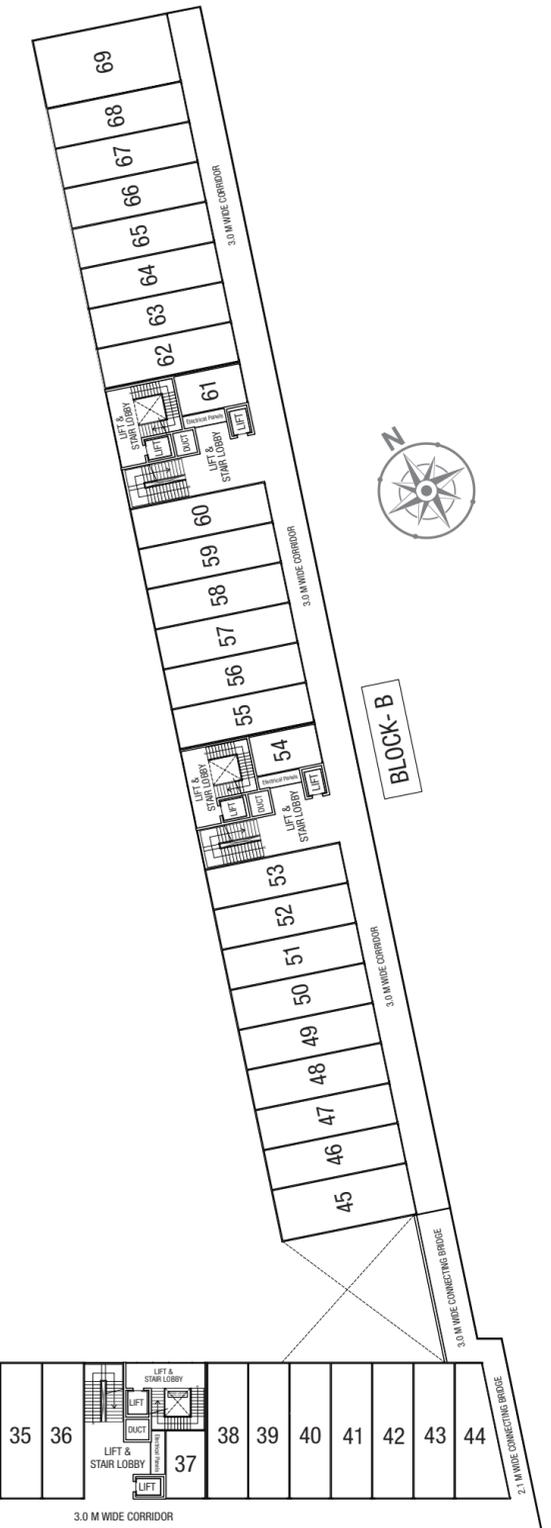
Factory made solid core flush doors. Decorative entrance door.

SECURITY SYSTEM

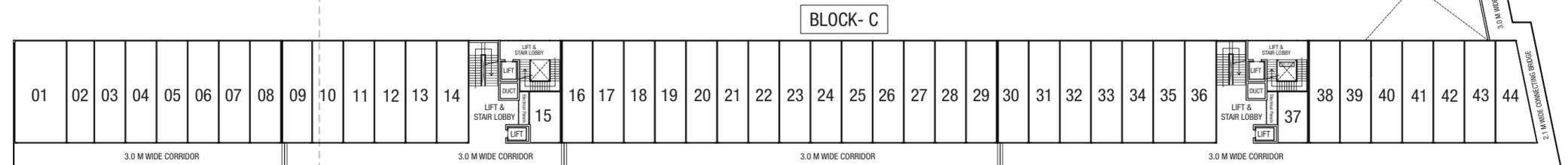
Connectivity of each apartment with main gate.

INVERTER WIRING

In all apartments.



FIRST FLOOR PLAN

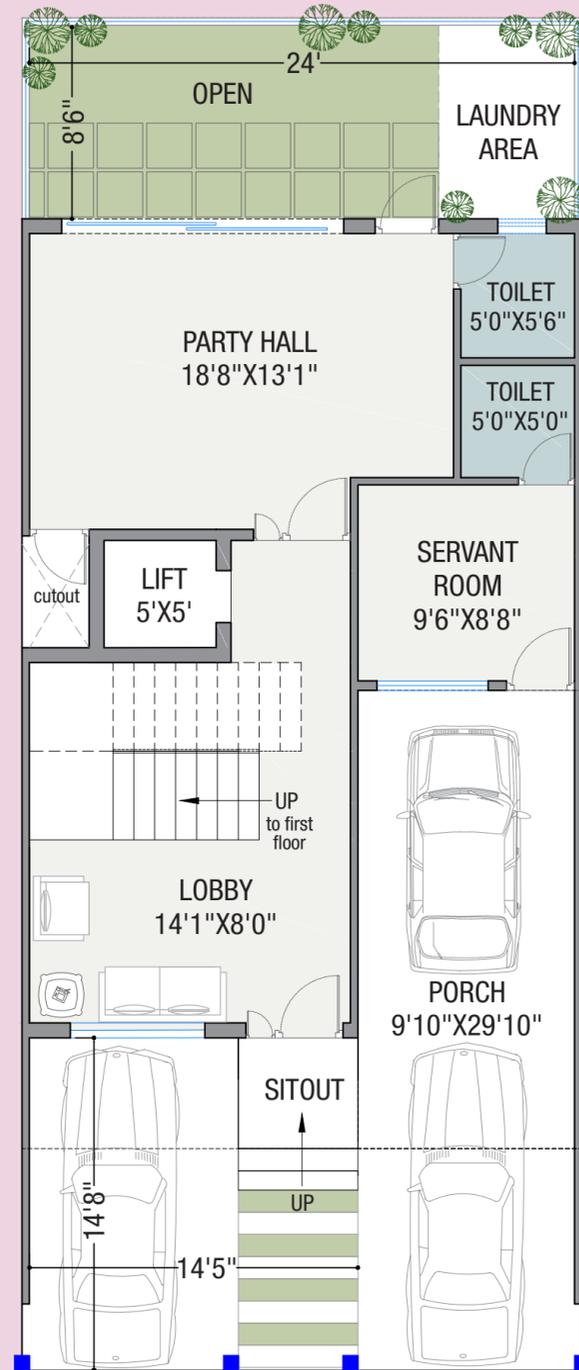




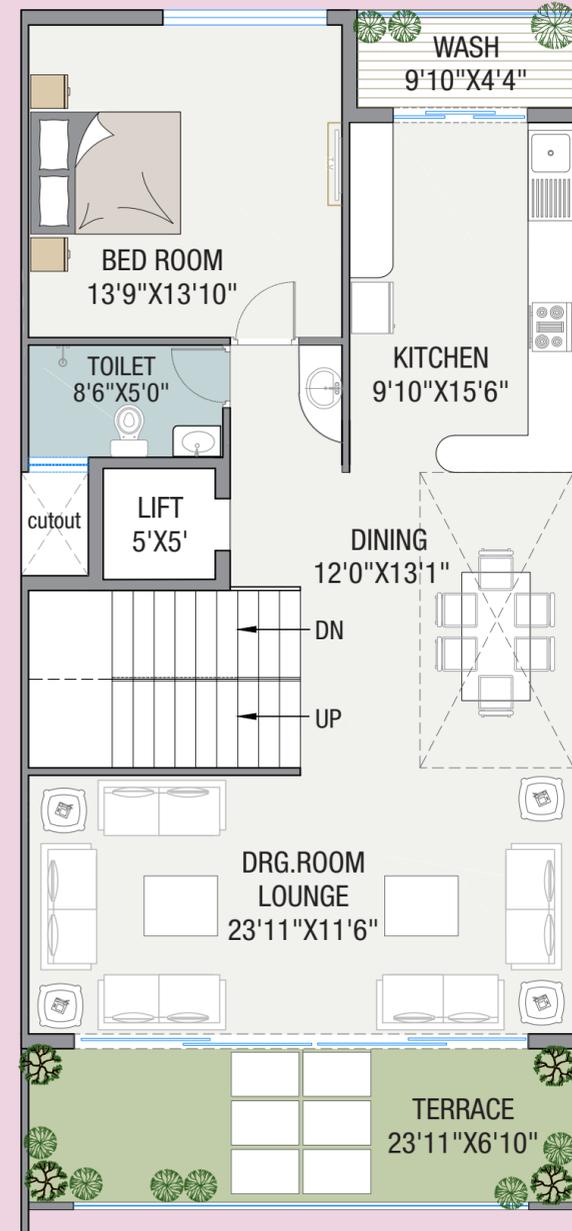
VILLA*

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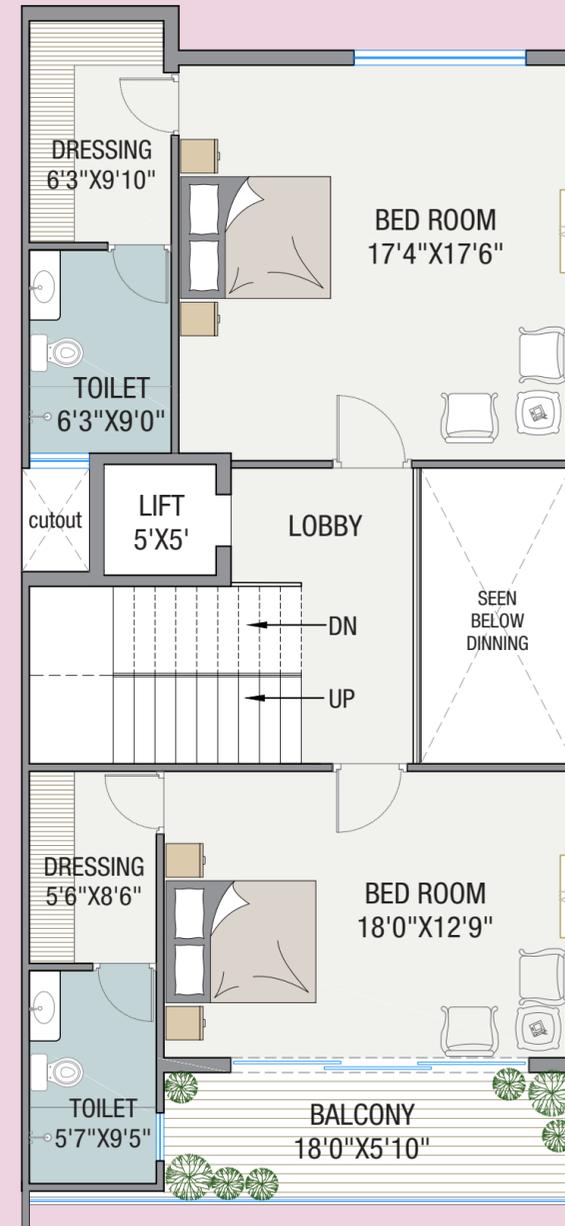
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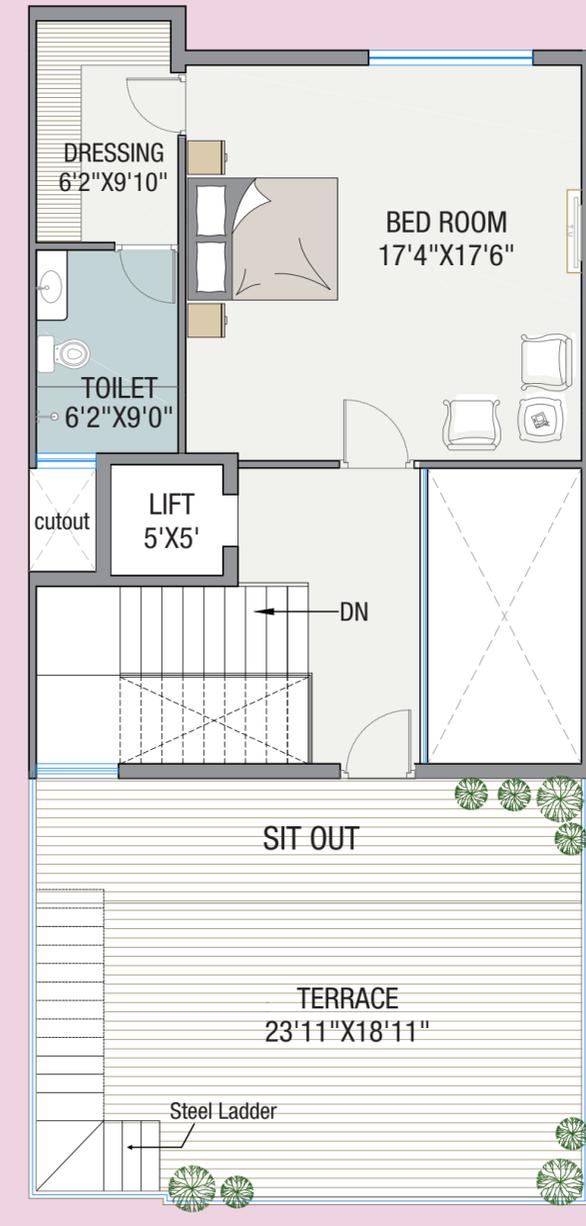
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

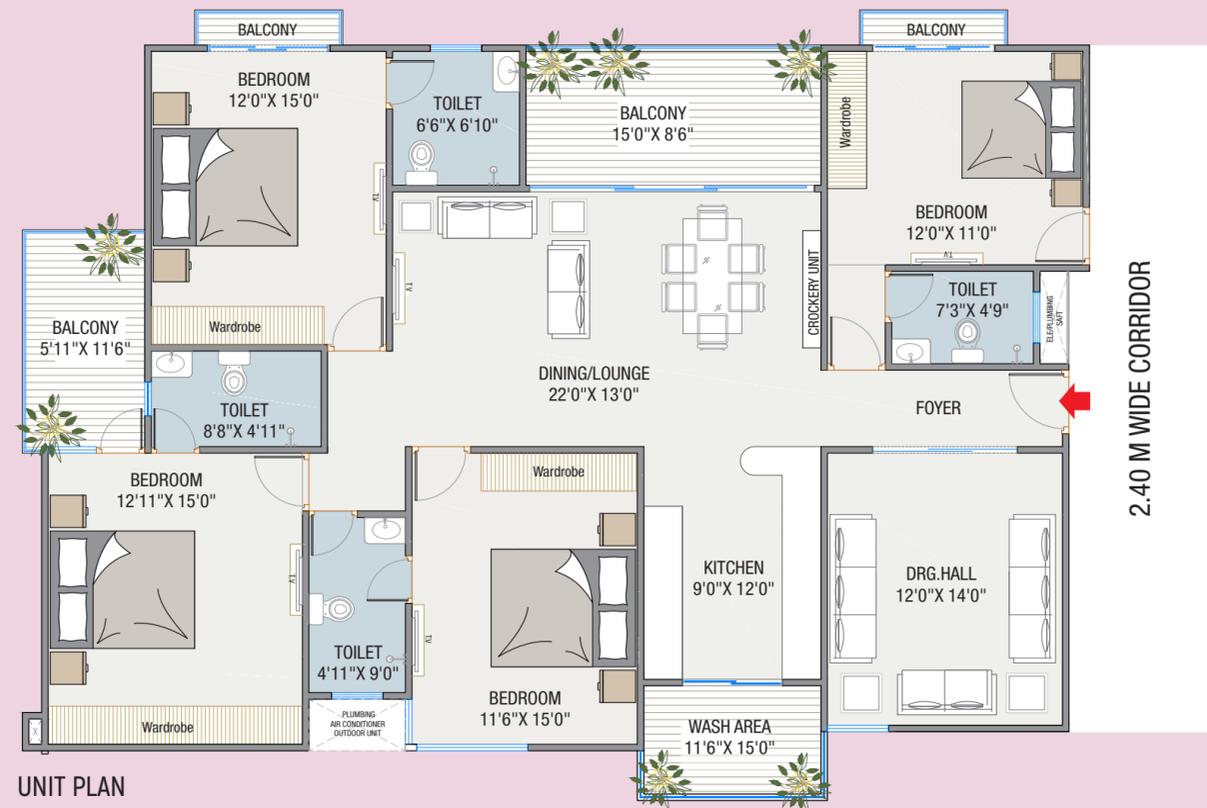


TERRACE FLOOR PLAN

STEP INTO A DREAM LIFESTYLE THAT'S AN EXPERIENCE WITH EVERY PASSING DAY



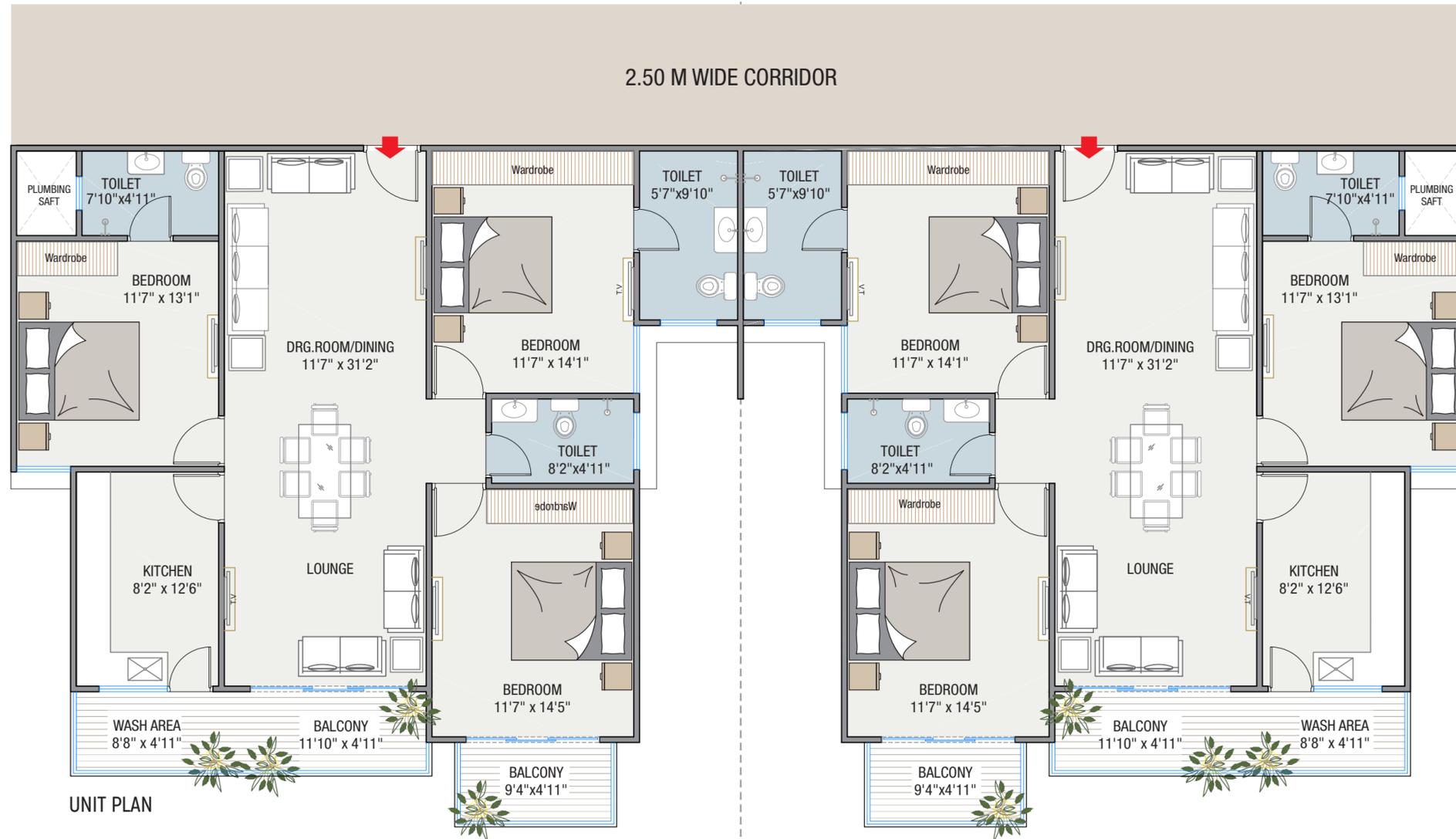
TYPICAL FLOOR PLAN



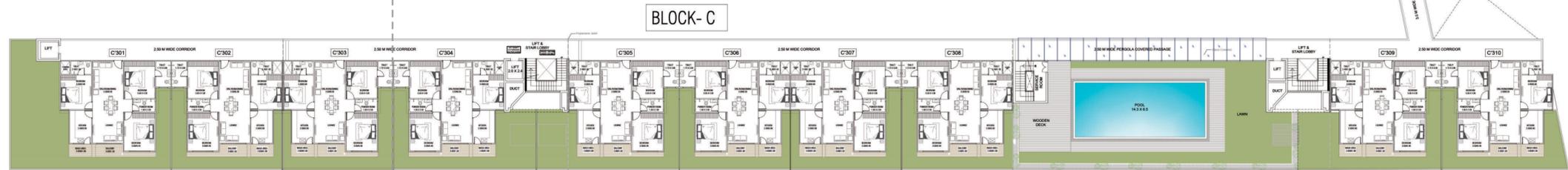
4 BHK
BUILT UP AREA
1870 SQFT (APPROX)

AMENITIES

- Club house with fully equipped Gymnasium, Swimming pool and Multipurpose Hall, Aerobics/Yoga Room, Indoor Board games
- Lively Campus with Huge Garden
- Secured Campus with tight security with controlled Access and 24*7 CCTV Surveillance
- Wide Internal roads
- Children's Play Area
- Sump well and Septic tank with STP
- Gazebo Sitting



UNIT PLAN



3rd FLOOR PLAN

3 BHK

BUILT UP AREA
1365 SQFT (APPROX)





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