

LIVE LARGE! PREMIUM LIFESTYLE

3, 3.5 & 4 BHK Apartments





EXPERIENCE AN ELEVATED LIFESTYLE

@ Hitech City - IDL (KPHB) Kukatpally Housing Board, Hyderabad



ULTRA LUXURY HIGH RISE GATED COMMUNITY

Project Highlights (Concept Note):



- 20 Acres
- 13 Towers
- G+24 Floors (Subject to Approval)
- 3 BHK's - 1635 to 2320 Sft Unit Sizes
- 3.5 BHK's - 2585 to 2652 Sft Unit Sizes
- 4 BHK's - 2767, 2829 & 2858 Sft Unit Sizes.
- G+8 Floors - Grand Clubhouse (1.1 Lac SFT) with Sporting Amenities



PROPOSED MASTER PLAN:

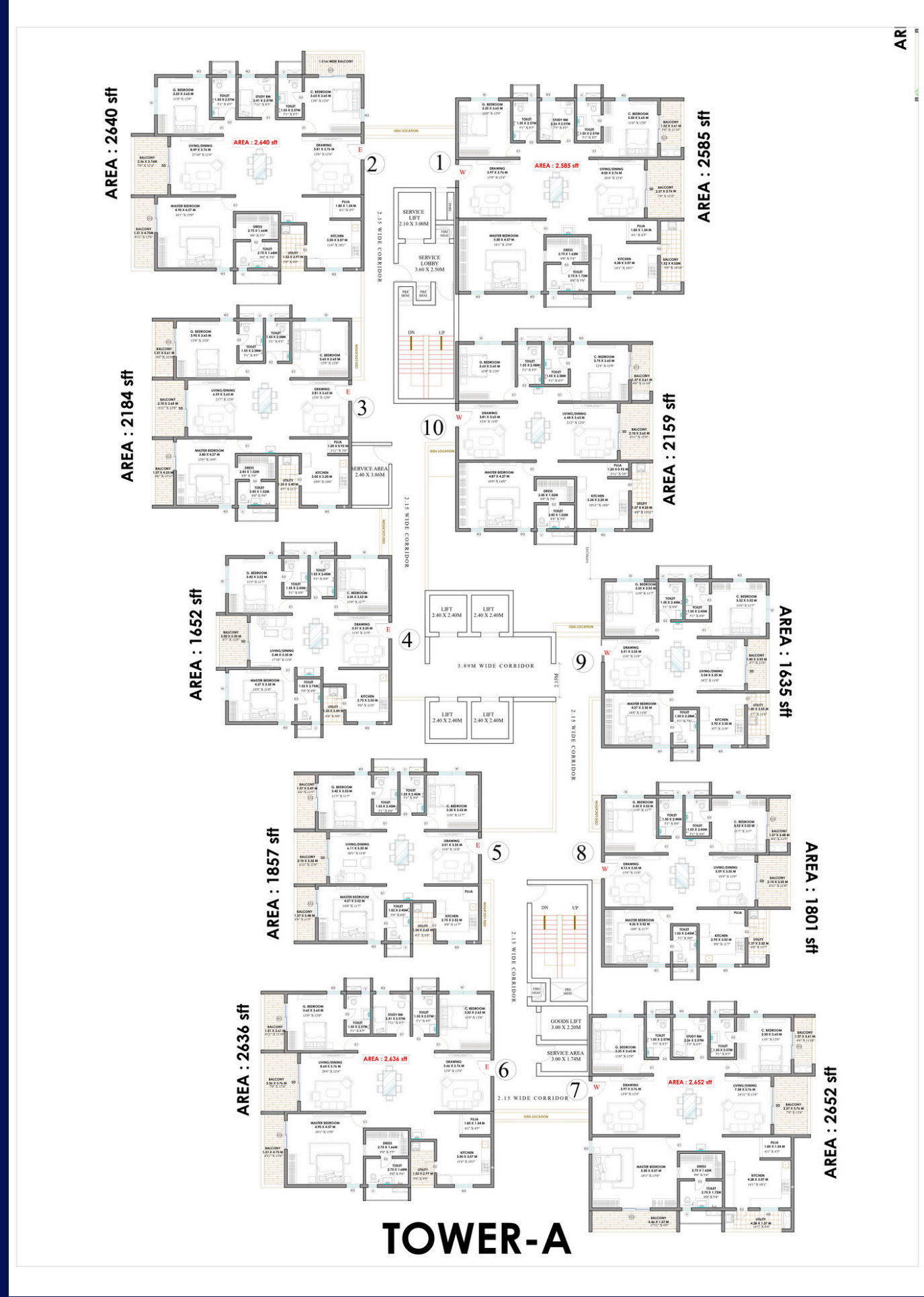
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Tower A

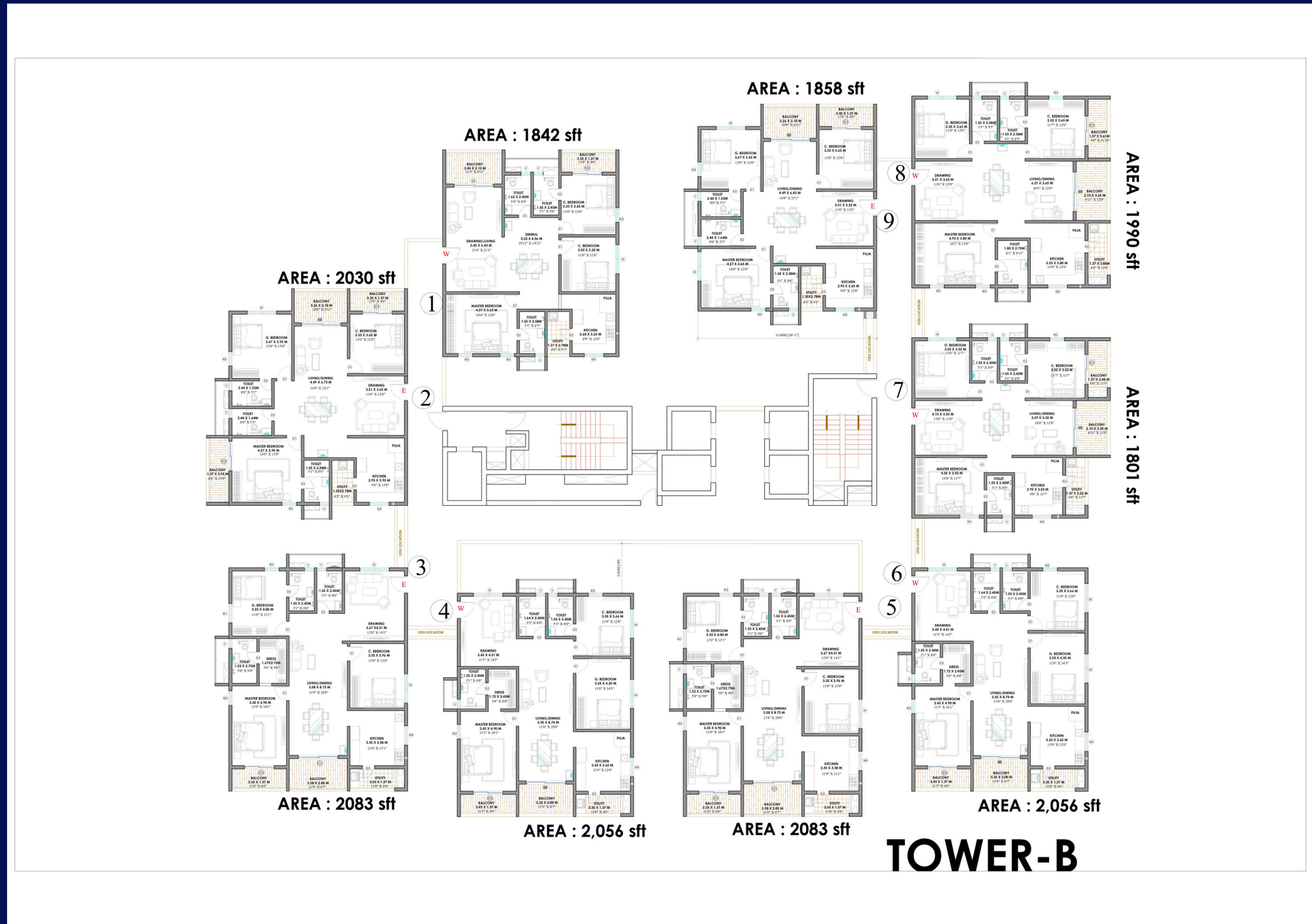


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Tower B

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TOWER-B



Tower C1,C2&C3



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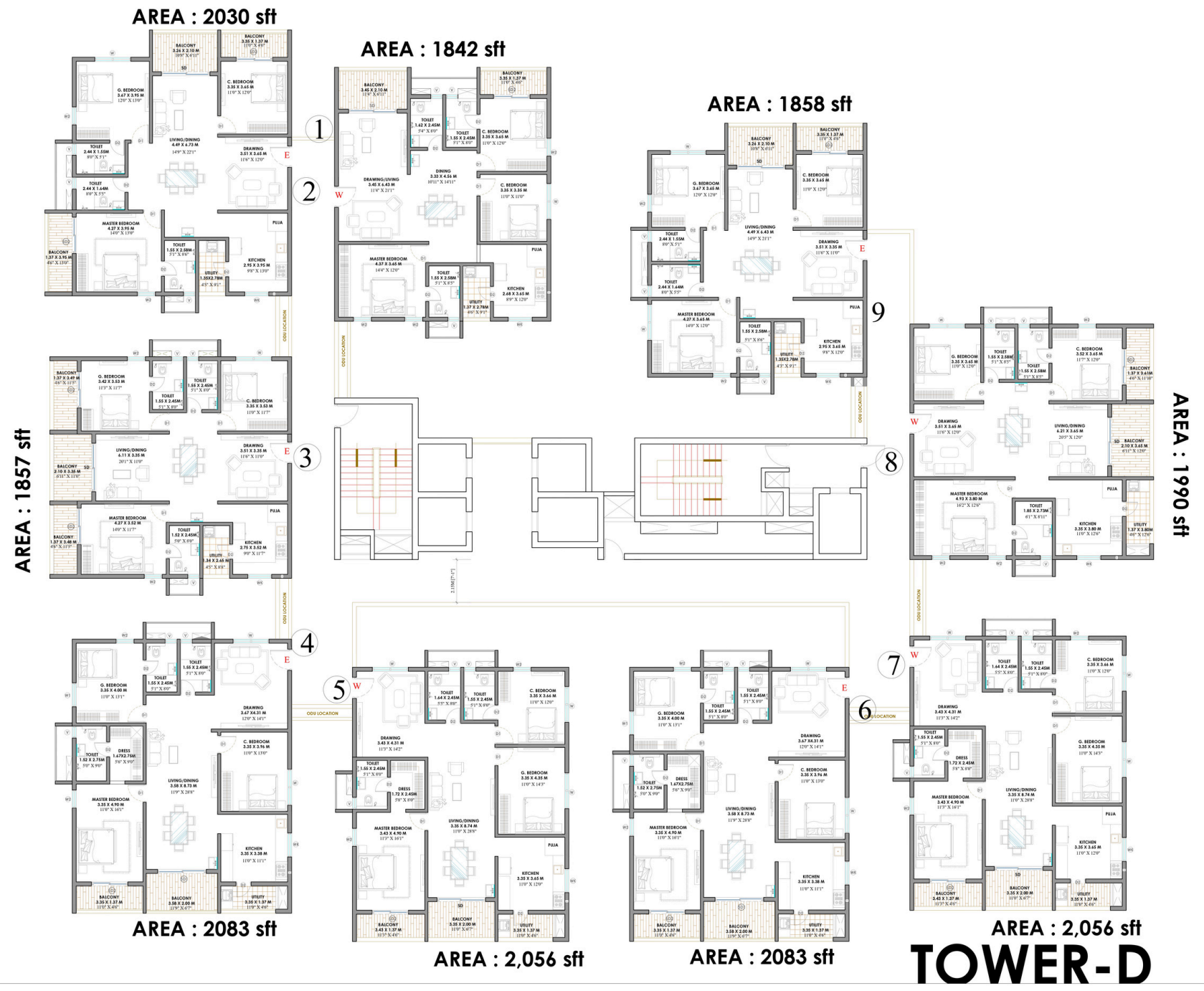


TOWER-C1,C2& C3



Tower D

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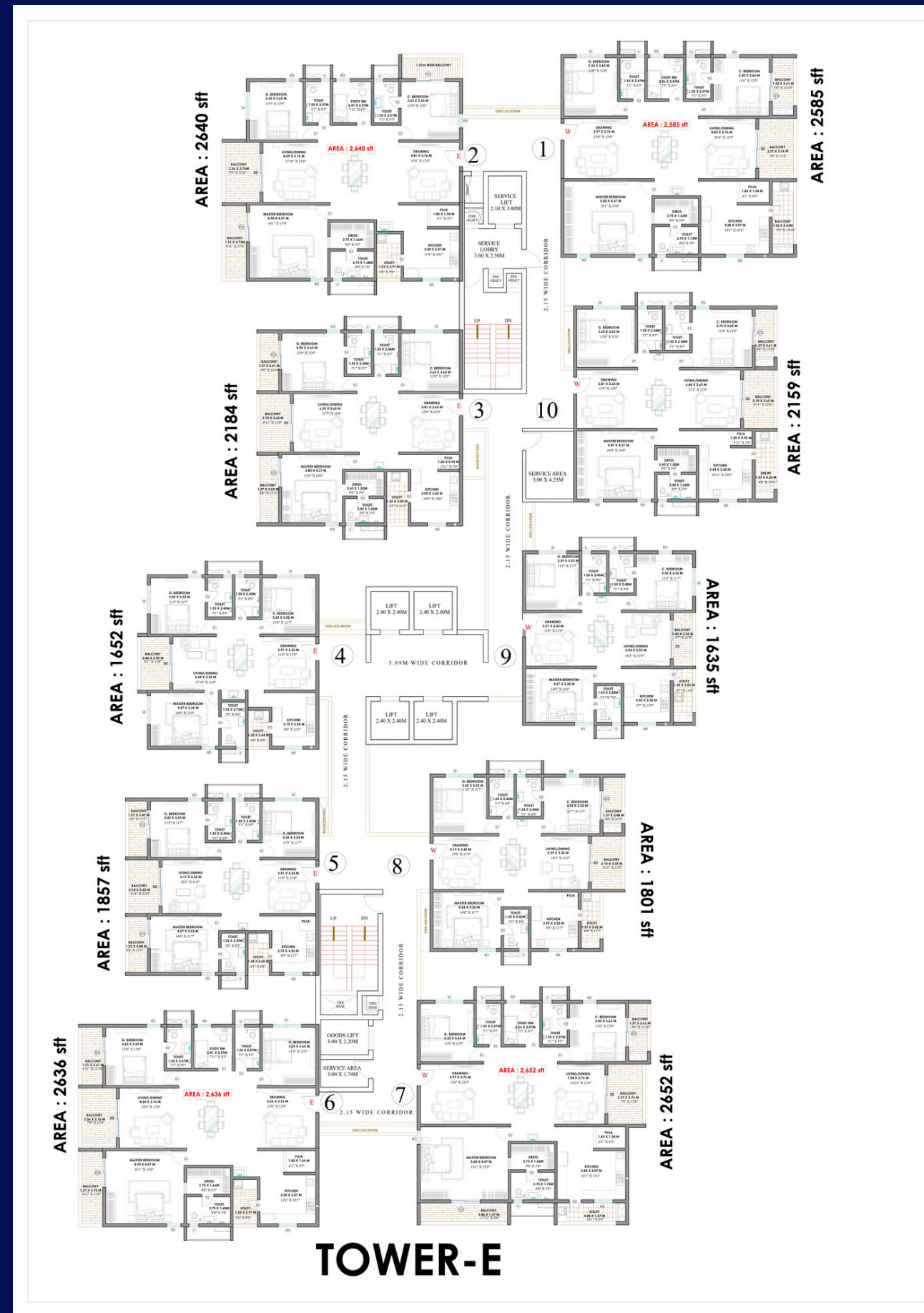
TOWER-D



Tower E



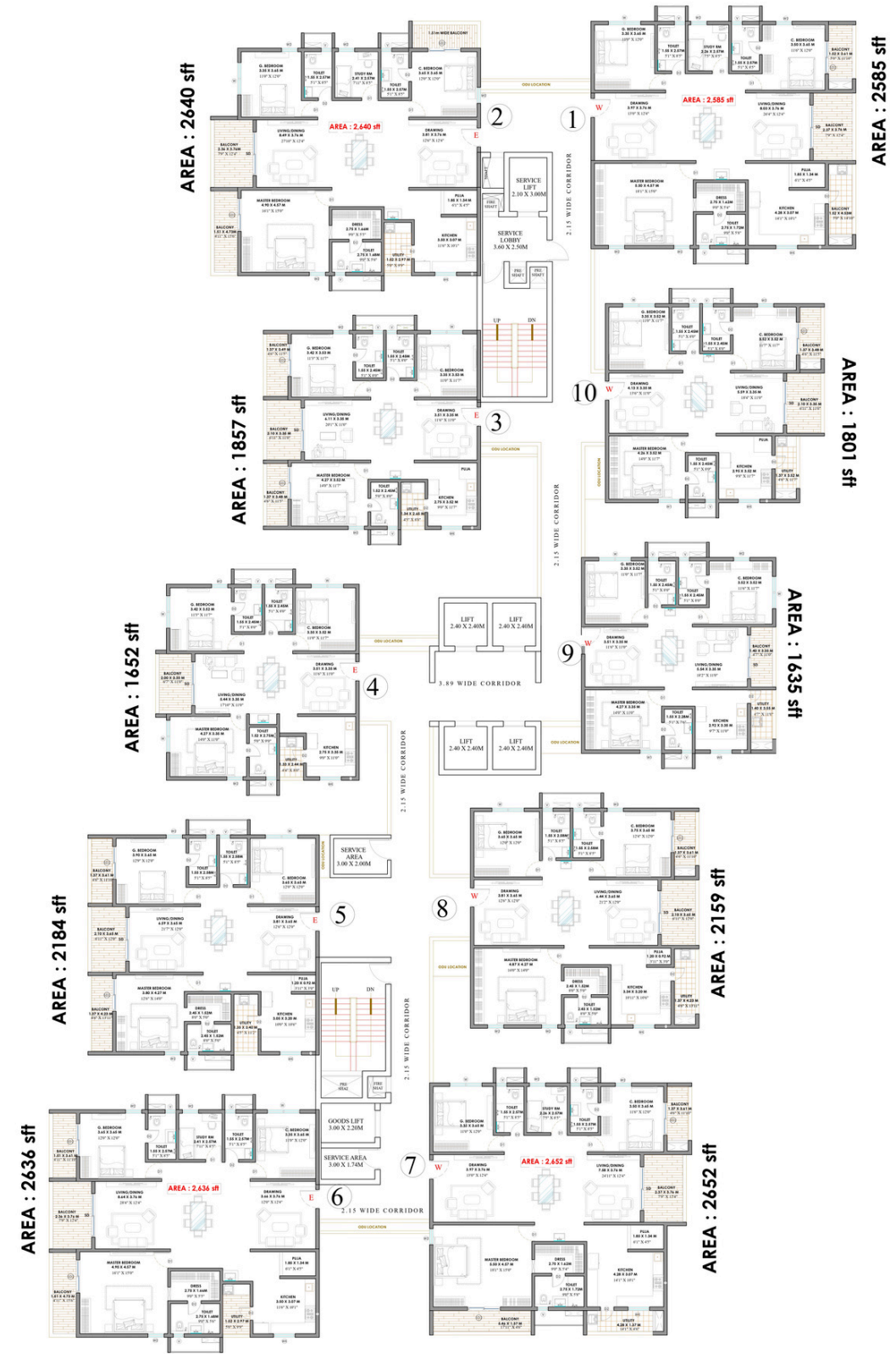
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Tower F



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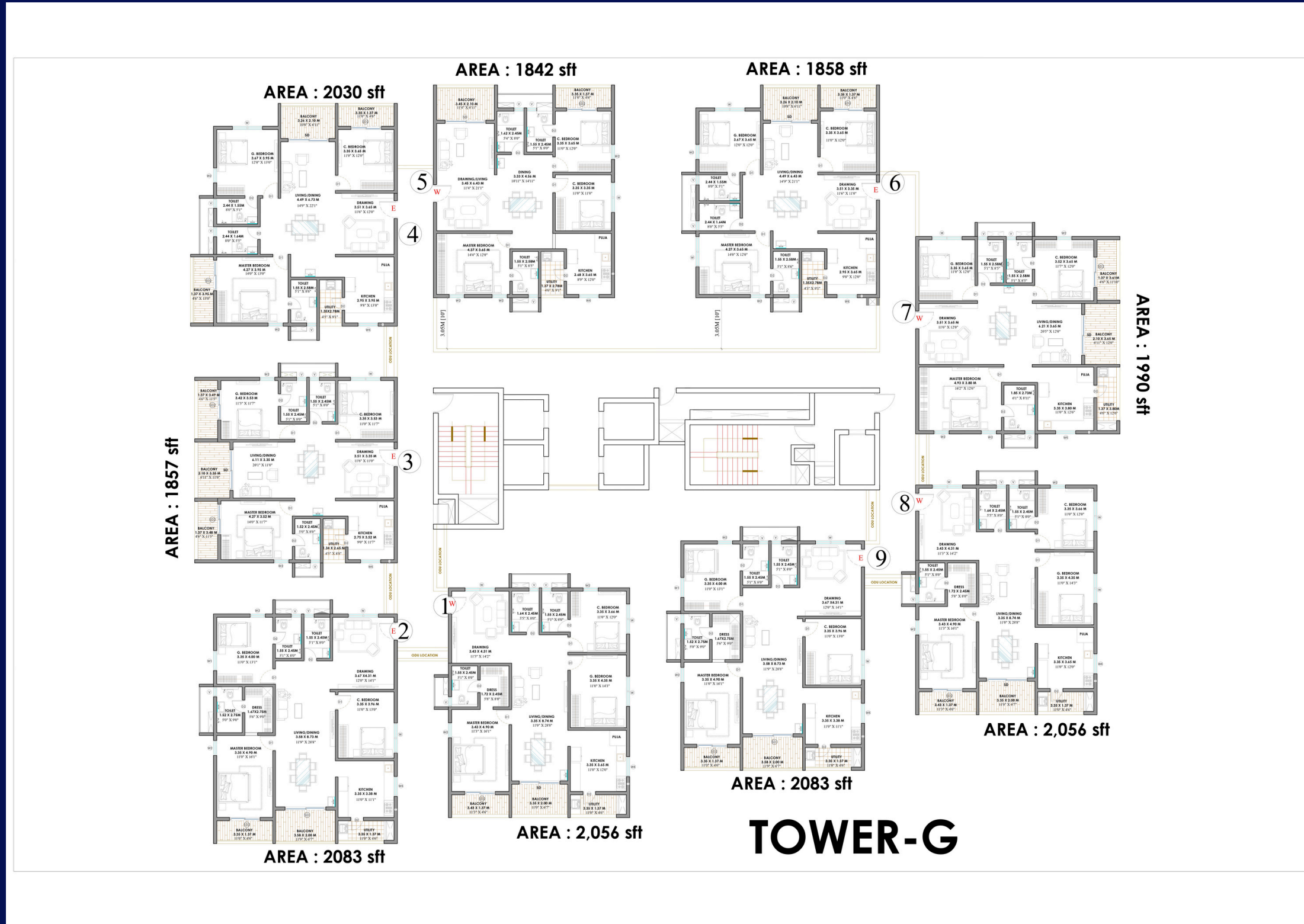


TOWER-F



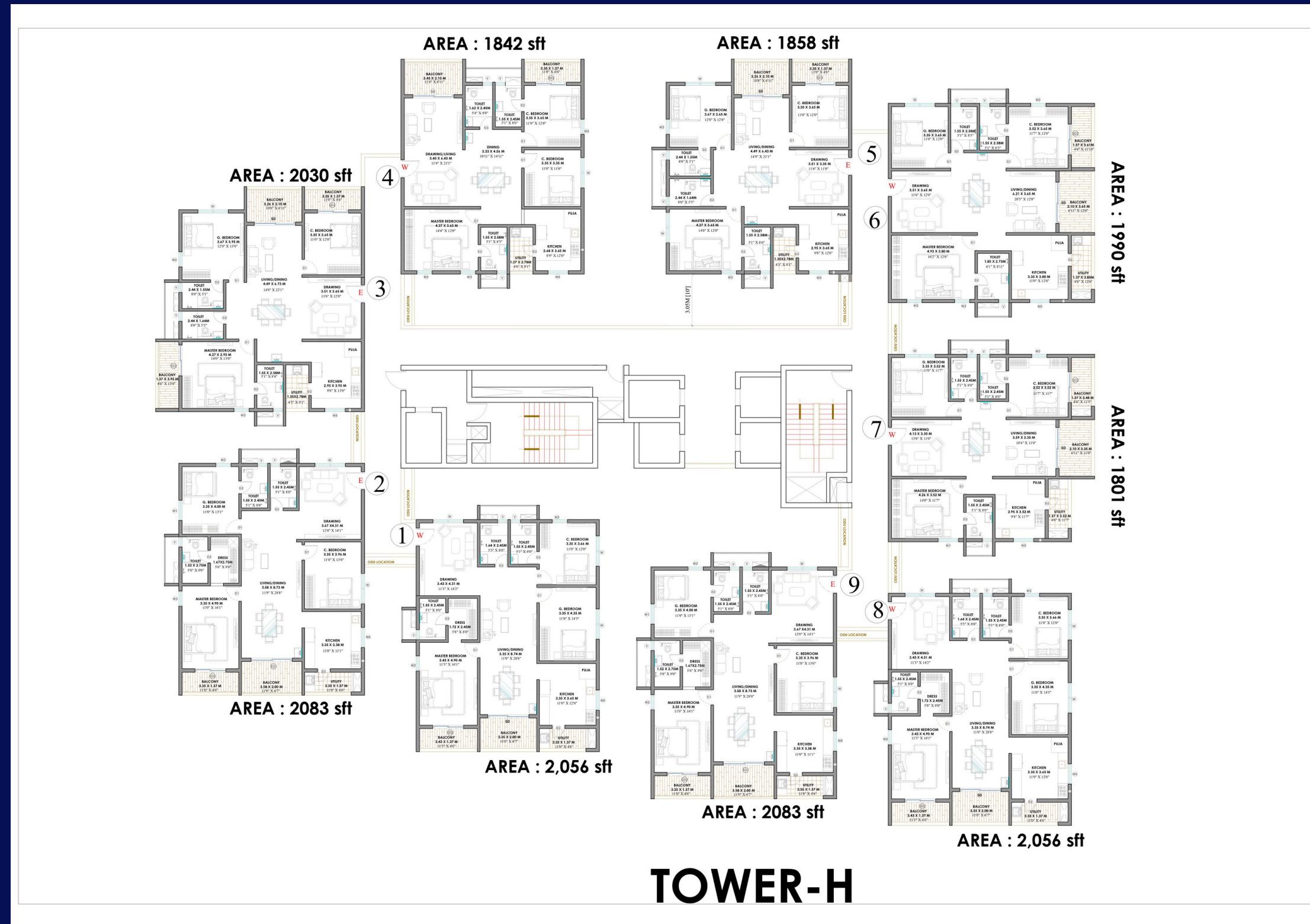
Tower G

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Tower H

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Tower I



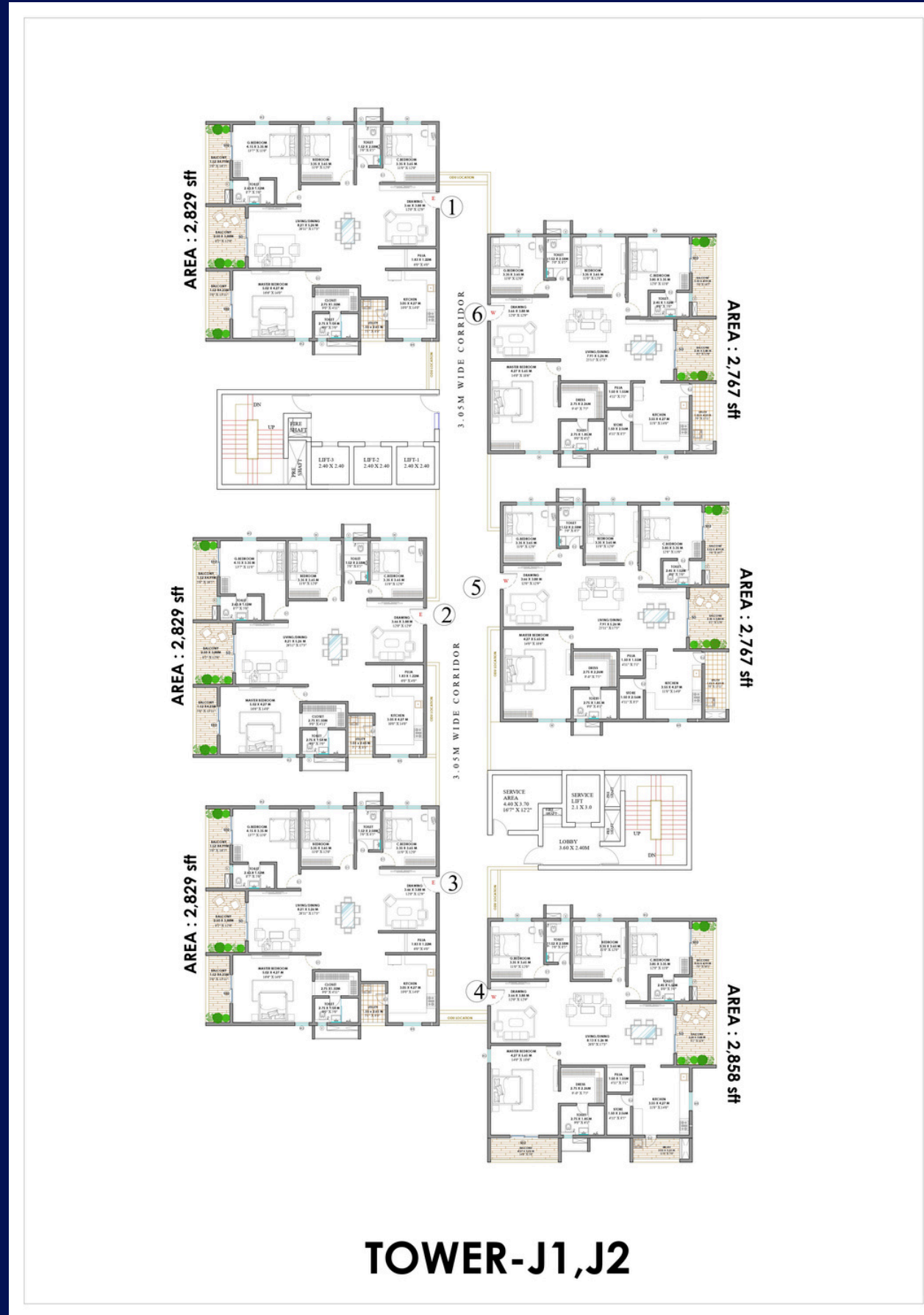
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Tower J1, J2



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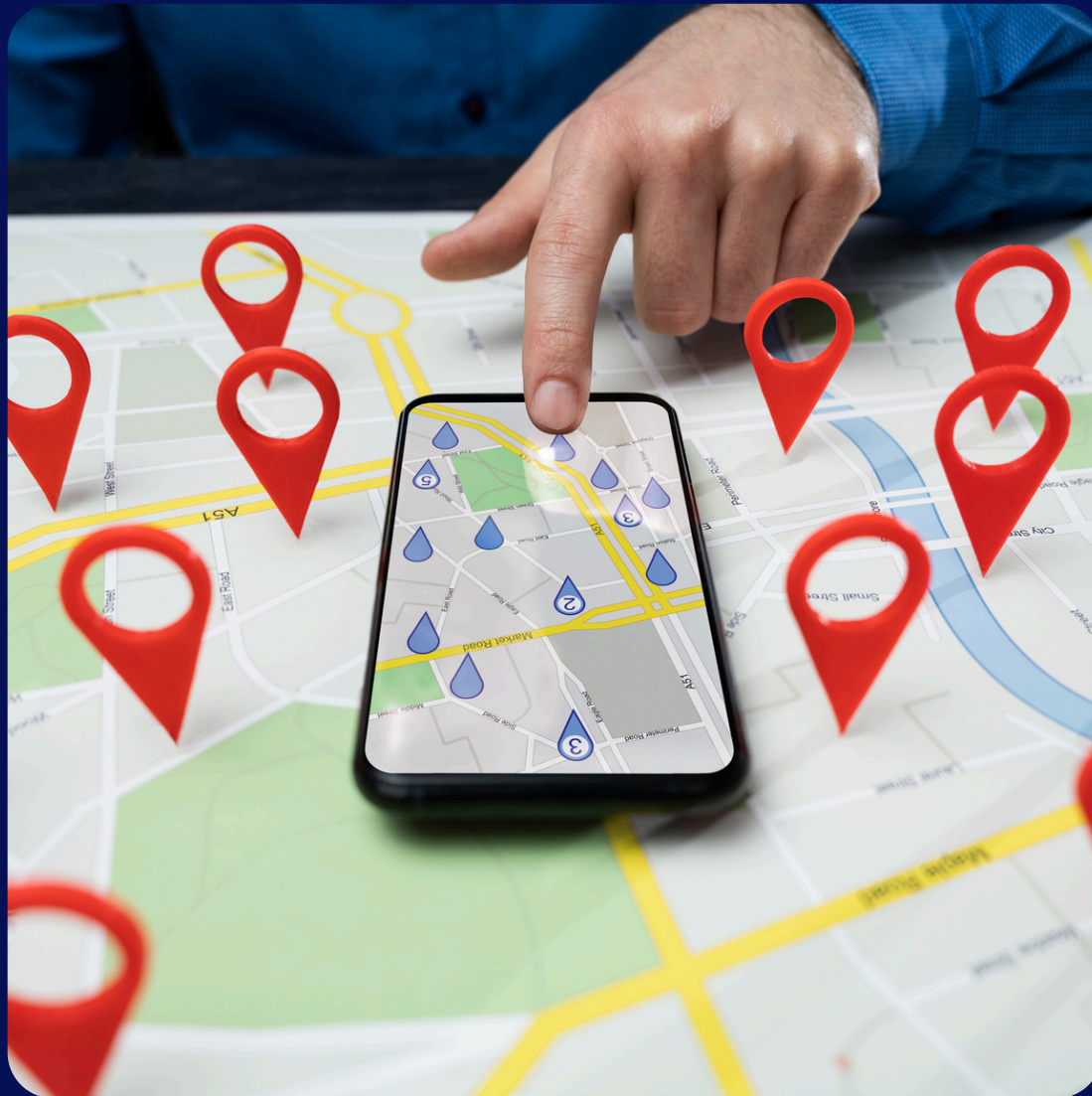


LOCATION MAP



ACCESSIBILITY

TO THE WORK PLACES IS
NOW A BREEZE



- Cyber Towers : 6 min - 2.3 km
- Deloitte Phase 2 : 7 min - 3 km
- TCS Synergy Park : 10 min - 4.7 km
- Cognizant : 15 min - 7.9 km
- Google India : 28 min - 9.4 km
- Sattva Knowledge City : 25 min - 9.5 km
- Wipro : 22 min - 10.9 km
- Infosys : 22 min - 12.5 km
- Accenture : 26 min - 14.2 km



HEALTHCARE FACILITIES



- Yashoda Hospitals, Hitech City : 4 min - 1 km
- Apollo Cradles : 6 min - 2.3 km
- Medcover Hospitals : 8 min - 2.9 km
- AIG Hospital : 10 min - 4.9 km
- Ankura Women & Children : 11 min - 5.1 km
- CARE Hospitals : 16 min - 6 km
- KIMS Hospitals : 20 min - 6 km
- LV Prasad Eye Hospital : 21 min - 10.5 km



EDUCATIONAL INSTITUTIONS



- Meridian School Madhapur : 7 min - 3.3 km
- Chirec International School : 9 min - 3.8 km
- Sanskriti School : 10 min- 4.1 km
- Orchid International School : 12 min - 5.6 km
- JNTU : 14 min - 5.8 km
- Amity Global Business School : 28 min - 8.7 km
- Hyderabad School of Business : 32 min - 11.3 km
- University of Hyderabad : 30 min - 12 km
- ISB : 13 min - 12.4 km



ENTERTAINMENT HUBS



- Nexus : 11 min - 4.6 km
- Lulu Mall : 10 Min - 5 Km
- Trident : 15 min - 7.3 km
- Inorbit Mall : 18 min - 7.9 km
- Novotel : 19 min - 8 km
- Next Galleria : 18 min - 8 km
- PVR Central : 20 min - 8 km
- Sarath City Capital Mall : 19 min - 8.3 km
- IKEA : 18 min - 8.7 km
- IMAX : 25 min - 10.6 km



USP'S OF THE PROJECT



- Common Area - 22% (More Efficient Spaces for Joyful Memories)

- 76% Open Space

- Centralized Courtyard in 2.16 Acres

- Proximity to 4 Metro Stations & Railway Station

- Yashoda's 2000 Bed Hospital - 5 Mins

- Biggest Clubhouse in the Vicinity

- Choices of Largest Sundeck Apartments

- 100% Vastu Compliant Homes

- Finest Material Palette

- Reputed Builder with on time Hand-Over track record.



USP
UNIQUE SELLING PROPOSITION

EARLY BIRD OFFER



Rs. 7600/- Per SFT + GST



EXPRESSION OF INTEREST



Price : 7600/- per SFT + GST

Includes: (1 Car Parking, Amenities, Infrastructure, East/Corner Premium & F.R.C up to 14th floor).

E.O.I : 4 Lacs

Additional Charges at the Time of Handover:

Corpus Fund, Maintenance, Piped Gas, Legal and Documentation Charges & Registration, Stamp duty as applicable.

Terms & Conditions:

Allocation will be done in F.I.F.O (First in First Out) basis.



SPECIFICATIONS



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SUPER STRUCTURE

- RCC shear wall-framed structure, resistant to wind and earthquake (Zone -2).

WALLS

- External Walls : Reinforced shear walls
- Internal Walls : Reinforced shear walls

CEILING FINISHES

- DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY: Smoothly finished with putty and acrylic emulsion paint.
- BATHROOMS : Grid ceiling to cover all service lines.

WALL FINISHING

- DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY: Smooth finish with putty and acrylic emulsion paint.
- BATHROOMS : Reputed make of GVT/Ceramic tiles cladding up to lintel height.
- EXTERNAL FINISHING : Two coats of exterior emulsion paint of reputed brands with architectural features.

FLOORING

- DRAWING, DINING, LIVING, BEDROOMS, KITCHEN : 800 x 800 mm size double charged vitrified tiles of reputed brand with spacer joint
- BALCONY/ / UTILITY : 600 x 600 Anti-skid vitrified/ceramic tiles
- BATHROOMS : Anti-skid vitrified/ceramic tiles
- CORRIDORS : Vitrified/GVT tiles with spacer joint
- STAIRCASE : Natural Stone/Granite

WINDOWS

- All windows are of UPVC glazed sliding / open-able shutters with EPDM gaskets, necessary hardware with provision for mosquito mesh shutter.

DOORS

- MAIN DOOR : Hard wood frame, finished with melamine spray paints. Teak finished flush shutters with reputed hardware.

INTERNAL DOORS :

- Hard wood frame or factory made wooden frame with both side laminated flush shutter with reputed hardware.
- BATHROOMS/UTILITY DOORS : Hard wood frame or factory made wooden frame with both side laminated flush shutter with reputed hardware.
- BALCONIES : UPVC glazed French sliding doors with mosquito mesh provision.

ALL BATH ROOMS

- Wash Basin
- Wall Mounted WC with flush tank of the reputed brand.
- Single lever bath and shower mixer.
- Provision for geysers in all bathrooms.
- All faucets are chrome plated of reputed brands.

LPG/PNG

- Provision for LPG/ PNG with piped gas system.

ELECTRICAL

- Concealed copper wiring of reputed make.
- Power outlet for air conditioners in all Bed rooms and living.
- Power outlets for geysers in all bathrooms.
- Power outlets for chimney, hob, refrigerator, microwave oven, mixer/grinder in kitchen.
- Washing machine and dishwasher point in utility area.
- meters.
- Miniature circuit breakers (MCB) for each distribution board of reputed make.
- Modular switches of reputed make.
- Common EV charging stations.

LIFTS

- V/JF drive high speed lifts of Reputed make.
- Lift Lobby cladding with verified tiles & granite in 1st floor entry lobby

WATER PROOFING

- Waterproofing shall be provided for all Bathrooms, Balconies, Utility Area & Roof terrace.

SECURITY

- Sophisticated round the clock security/ surveillance system.
- Surveillance cameras (CCTV) at the main security and at the entrance of the Block & lift cabin

FIRE SAFETY

- Fire alarm, automatic sprinklers and wet risers as per Fire Authority Regulations
- Corner cornice will be provided where ever firefighting pipes are visible in the flat.

POWER BACK UP

- 100% DG backup with acoustic enclosure and AME.

WTP & STP

- Water treatment plant for bore-well water.
- A Sewage Treatment plant of adequate capacity as per norms inside the project.
- Treated sewage water for the landscaping and flushing purpose.
- Garbage chute will be provided.





Thank You

For more information, please
get in touch with us.

