A project by

# SRITHIRUMALA DEVELOPERS



SUNSHINE YOUR DREAM

2 BHK LUXURY APARTMENTS @ AMEENPUR





FLOORS: G+5 | TOTAL UNITS: 20 (EAST & WEST FACING) | PARKING: GROUND FLOOR

#### LOCATION ADVANTAGES

## SCHOOLS AND COLLEGES

Rainbow Group of Schools : 1 km : 2.7 km Fusion International School University of Hyderabad : 10 km Gokaraju Rangaraju Engg College : 13 km Mamatha Academy of

: 14 km

#### MEDICAL CARE

Medical Sciences

Thirumala Multispeciality Hospital: 1.5 km Panacea Meridian Hospital : 2.6 km : 4.2 km ESI Hospital, RC Puram Archana Hospital : 7 km

#### GOVT. OFFICES

Police Station : 700 m Ameenpur MRO Office: 1.1 km RC Puram MRO Office : 2.3 km TSCPDCL RC Puram : 2.3 km

#### SHOPPING & RELAXATION

SVC Sangeeta Theater: 3.1 km Asian Jyothi Cinema : 3.4 km Sri devi Theater : 4.5 km KLM Fashion Mall : 6.2 km : 6.2 km RS Brothers Chennai Shopping Mall: 6.2 km

Maranatha Church : 550 m : 700 m Shivalayam : 750 m Masjid E Hussaini Hanuman Temple : 850 m Sri Vinayaka Mandapam : 1.2 km

#### DESTINATIONS

Mumbai Highway : 2.3 km Nehru Outer Ring Road : 5 km Lingampalli Bus stand : 4.5 km Lingampalli MMTS : 6.5 km Miyapur Metro Station : 11 km

### AMENITIES & FEATURES

- All luxury 2 BHK Flats
- No common Walls
- 100% Vaasthu
- Excellent Ventilation

TYPICAL FLOOR PLAN

- Power Back up generator
- Premium quality Construction
- Rain Water Harvesting Pit



#### Area Statement

Flat No.	1	2	3	4
Туре	2 BHK	2 BHK	2 BHK	2 BHK
Facing	East	East	West	West
Total Saleable Area in (sft)	1020	1020	1020	1020



ROAD

#### FOUNDATION AND STRUCTURE

R.C.C Framed structure on footing over hard strata with plinth beam for extra safety.

#### **PLASTERING**

External: Double coat cement plastering as per elevation design. Internal: Double coat cement plastering finish.

#### **FLOORING**

2' x 2' vitrified flooring in living, dining, bedrooms and kitchen, toilets, utility and balconies with anti-skid finish tiles.

#### SUPER STRUCTURE

Lightweight red bricks for external walls and internal walls.

External walls — 9", Internal Walls.

#### **DOORS**

External: Door with the best teakwood frame and designer shutter

Internal: teakwood frame with best quality moulded flush doors.

## SPECIFICATIONS

#### **PAINTING**

Internal Walls Smooth finish with two coats of luppum/putty, two coats of acrylic emulsion paint over a coat of primer.

External Walls Two Coats Of Cement Plaster in Sponge Finish and Two Coats of Weather Resistant Paint.

#### **ELECTRICAL**

Adequate electrical points with Concealed copper wiring and modular switches (anchor or equivalent make).

Three-phase Power supply for each flat.

Individual TV and telephone points in hall and master bedroom.

#### WINDOWS

All windows made of UPVC with safety iron grills and sliding glass doors.

#### **KITCHEN**

Platform: Black Granite platform with stainless steel sink with provision for both borewell water and drinking water

#### TOILETS

All Toilets with anti-skid ceramic tile flooring and 6' wall cladding with ceramic tiles WB and EWC in attached toilet and Indian WC in common toilet. Hot and cold wall mixture with shower. Provided sunken slab in all toilets.

#### UTILITY

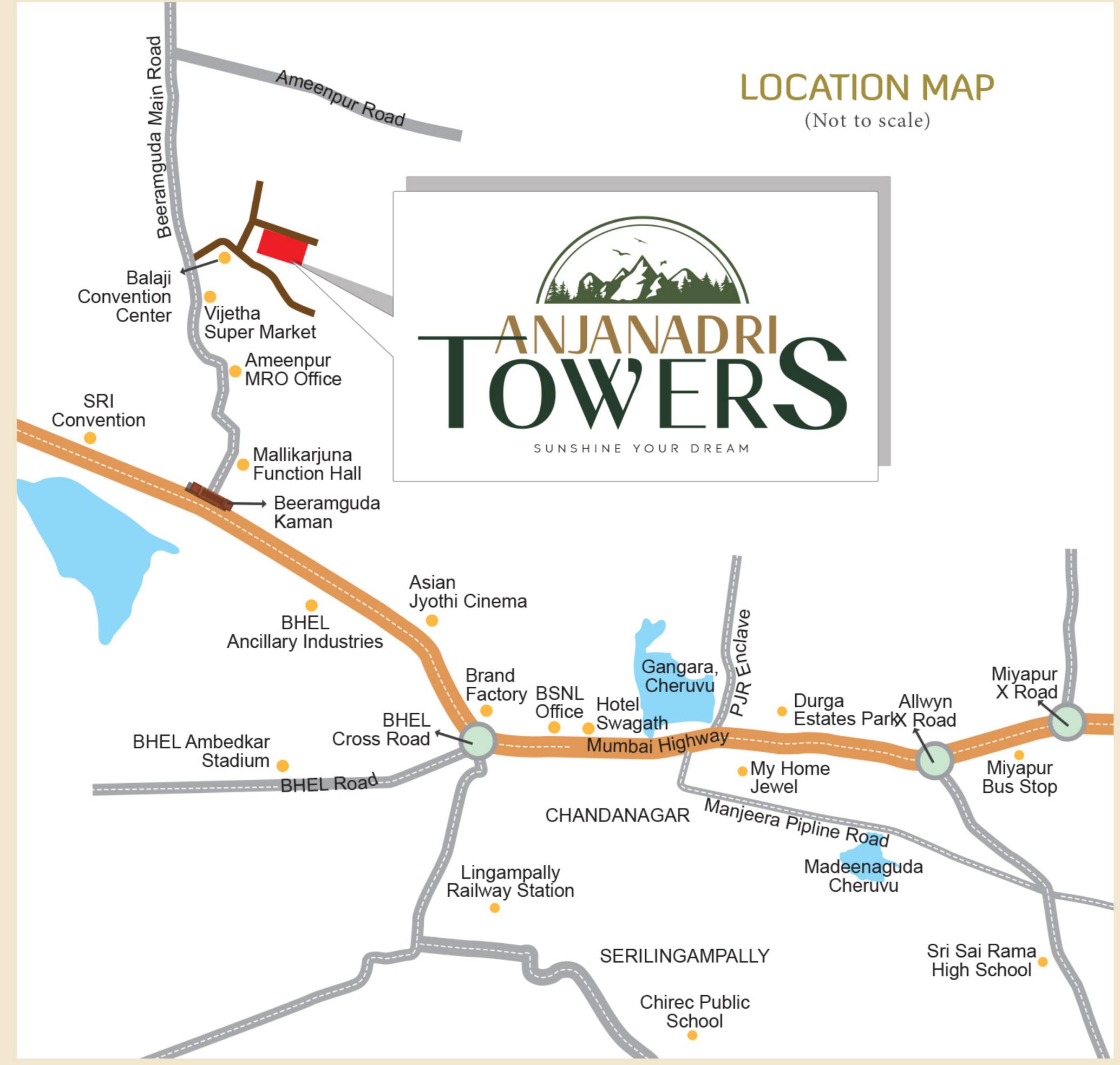
Provision For Washing Machine Wet Area For Washing Utensils

#### LIFT

Six Passenger standard make lift

#### NOTE

- 1. Registration charges, GST and any other taxes applicable as per government norms to be borne by customers only.
- 2. Persons desirous to alter/ modify their flat by prior request and additional payment to be borne by customers only.



Builders and developers

## SRI THIRUMALA DEVELOPERS

#### Office Address:

Flat No: 401, Yad Kumar Chambers, ICICI Bank Building, Opp: R.S Brothers & Chennai Shopping Mall, Gangaram, Chandanagar, Hyderabad, Telangana - 500050.

#### Site Address:

Plot No 27 & 28, Mallikarjun Hills Colony, Opp: Sri Balaji Convention Center, Ameenpur Beeramguda Road, Beeramguda, Ramachandrapuram, Hyderabad, 502032

Architechts

**Siddarth Consultants**