





The dream for any modern family is to own best investment Property in Hyderabad, with high rental returns and appreciation, in one of the most liveable cities in India. A truly rare and exceptional opportunity to be a part of one of the most busiest IT zone in financial district.

Nanakramguda is one of the most happening and busy financial district with several big IT companies opening their offices. This project is surrounded by several IT offices like Google, Microsoft, Accenture, Wipro, OnePlus, and bank headquarters like ICICI, HDFC.

Project is in 2 minutes drive distance from top International Schools like Delhi Public School, Oakridge International School, etc.

5 minutes drive from Gachibowli and 2 minutes drive to Wipro circle. Since the project is just adjacent to Nanakramguda Ring Road Circle, connectivity to any part of the city is easy.





TYPICAL FLOOR PLAN AREA STATEMENT

No. of Floors : 5

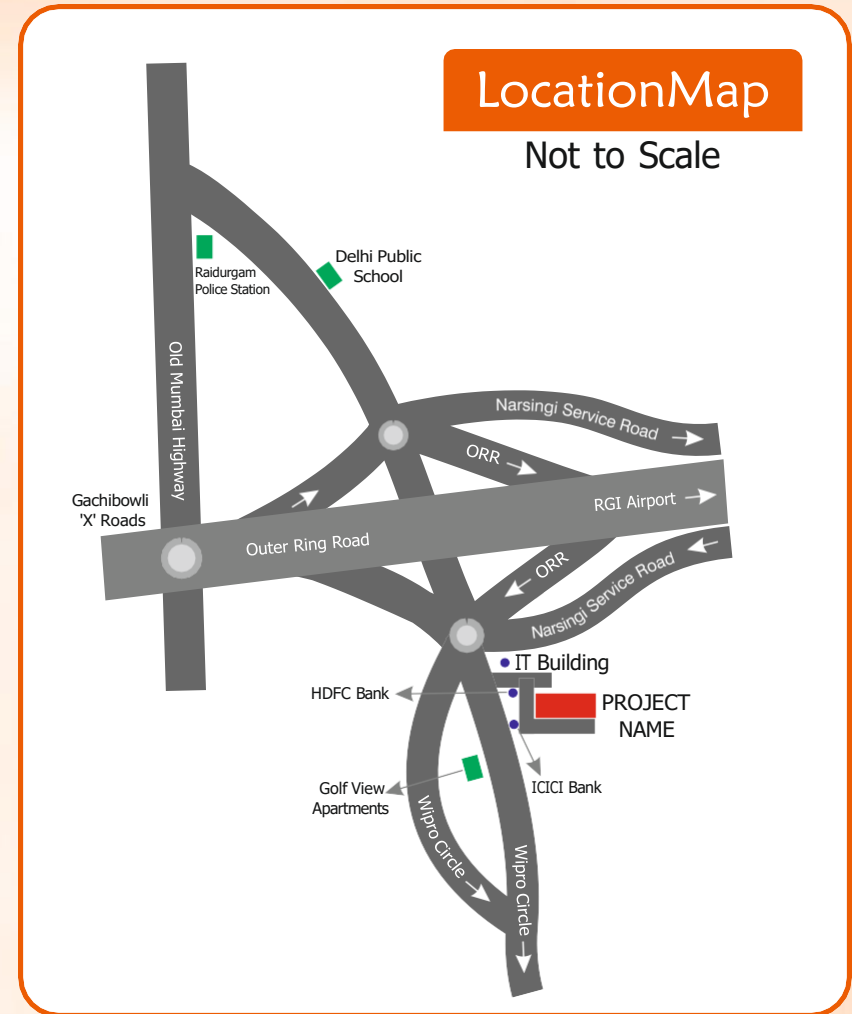
| Flat No. | Area | BHK | Facing |
|----------|------|-----|--------|
| 1 | 1500 | 3 | East |
| 2 | 1350 | 3 | East |
| 3 | 1500 | 3 | North |

ADVANTAGES

- 0 Located in Financial District.
- 0 IT and business hub.
- 0 Close to Delhi Public School & Oakridge International School
- 0 Close to Super Speciality Hospitals
- 0 Surrounded by Amazon, Microsoft, Wipro, Apple, Accenture, TCS, ICICI, HDFC Banks etc.
- 0 5 minutes drive to Gachibowli.
- 0 Perfect high-end lifestyle area.
- 0 Good road connectivity to other parts of the city.
- 0 Ready to occupy.
- 0 100% vaasthu compliance.

SPECIFICATIONS

- Frame work : RCC Framed Structure
- Super Structure : Outside walls with 9" and Inside 4.5" thick.
- Plastering : Internal & External plastering in two coats with sponge finishing.
- Doors & Windows : Main door with Teak wood frame and Teak panelled shutter with polishing and brass hardware.
Internal doors with teak wood frames with flush door with necessary Anodized aluminium hardware fittings and painted with 2 coats of enamel.
UPVC Windows of standard make.
- Flooring : Vitrified tile flooring in drawing, living, dining & other rooms.
Anti skid Ceramic tile flooring in all bath rooms and wash area.
- Dadoing : Glazed ceramic tile dadoing of 2ft. height. above kitchen platform, up to the door height in all bath rooms & 3ft. height in wash area.
- Painting : Interiors : Smooth water proof putty with Acrylic Emulsion paint over a coat of primer.
- Exteriors : One coat of water proof primer and two coats of acrylic emulsion paint.
- Kitchen : Black Granite kitchen platform with stainless steel sink.
Municipal and bore water connection in kitchen.
Provision for Aqua-Guard point.
Provision for exhaust fan and chimney.
- Toilets : All toilets consist of wash basin, EWC with flush tank, hot & cold wall mixer shower, provision for geyser, CP fittings are of standard make.
- Electrification : Electrical wires of standard good quality, Modular electrical switches adequate power points wherever required.
- Communication : Telephone points in living and Master Bedrooms.
Cable connection point in living and master bed room.
Internet cable point provision.
- Generator : 100% backup except for AC and geyser points.
- Elevator : 8 passengers lift with auto doors of standard make.
- Water Supply : Bore well water supply from over head water tank.
- CCTV : CCTV coverage for whole building.
- Security : 24 hour security.



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