

Kowkur, Near Bollarum, Alwal Municipality, Secunderabad.







### **Salient Features**

- Plans approved by HUDA
- Clear Title
- 345 flats spread over 6 acres of land
- 2 & 3 bedroom flats of 1,230 sft. & 1,665 sft.
- Choice of Semi-deluxe & Deluxe flats
- Housing loans available
- Pollution free environment near Secunderabad Cantonment & Bollarum Golf Course
- Eco-friendly development 60% open area
- Possession from February 2009 onwards
- Design as per Vastu
- No shops or offices within the site

### Surrounding Development

- 2,000 acre Giga City at Jawaharnagar, being developed by HUDA
- 200 acre BITS Campus at Jawaharnagar
- 50 acre Genpact Campus at Jawaharnagar
- Shapoorji Pallonji Biotech Park & ICICI Knowledge Park, Turkapally
- Outer Ring Road
- Indus World School & Bharatiya Vidya Bhavan
- Several Layouts, Gated Communities & Apartment Complexes in Yapral & Kowkur



### Amenities

- 8,000 sft. Club House with:
  - Banquet hall cum TV Room
  - Recreation Room with Pool and TT table
  - Library
- Fully Equipped Gym
- Creche
- Central landscaped area of about 1 acre
- Swimming pool
- Children's park

- Landscaped gardens
- Tennis court
- Open-air Badminton courts
- Basketball court
- 8 Passenger Automatic Lifts
- Backup generator for lifts & common lighting
- 1 KVA generator backup for each flat
- CC roads and street lighting
- 24 Hrs security with CC TV
- Intercom in all flats & security room





3 BEDROOM - 1,665 Sft.

**Completed Projects** 

**MAYFLOWER PARK** 550 flats on 4.8 acres of land

**GREENS TOWERS** 

at Nacharam, Hyderabad.

80,000 sft. Office Space

3 BEDROOM - 1.665 Sft.

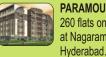
## **Current Projects**



SILVER OAK BUNGALOWS - PHASE II - VIII 400<sup>+</sup> duplex bungalows on 35 acres of land at Cherlapally, Hyderabad.

**MAYFLOWER HEIGHTS** 280 flats on 4 acres of land at Mallapur, Near Nacharam, Hyd.

**GULMOHAR GARDENS** 350 flats on 4 acres of land at Mallapur, Near Hubsiguda, Hyd.



### PARAMOUNT RESIDENCY 260 flats on 3 acres of land at Nagaram, Keesara Mandal

### **Promoters Track Record**

- 30 + Years Track Record
- 15 <sup>+</sup> Lakh sft. construction completed
- 20 + Projects successfully completed
- 100 + Shops & Offices completed
- 1,000<sup>+</sup> Flats completed



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SILVER OAK APARTMENTS

120 flats on 1 acre of land

76 duplex bungalows on 6 acres of land

# at Begumpet Main Road, Hyderabad.





### **Specifications**

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Item	Semi-Deluxe Flat	Deluxe Flat
Structure	RCC	RCC
Walls	4"/6" Solid Cement blocks	4"/6" Solid Cement blocks
External painting	Exterior emulsion	Exterior emulsion
Internal painting	Smooth finish with OBD	Smooth finish with OBD
Flooring	Ceramic Tiles	Marble Slabs
Door Frames	Wood (Non-teak)	Wood (Non-teak)
Doors & Hardware	Flush doors with branded hardware Panel main door - polished. Other doors - enamel	Panel doors with branded hardware Panel main door - polished. Other doors - enamel
Electrical	Copper wiring with modular switches	Copper wiring with modular switches
Windows	Aluminum sliding windows with grills	Aluminum sliding windows with grills
Bathroom	Ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado with bathtub in 1 bathroom
Utility Room	Separate utility area in each flat	Separate utility area in each flat
Sanitary	Branded sanitary ware	Branded sanitary ware
CP fittings	Branded CP Fittings	Superior Branded CP Fittings
Kitchen platform	Granite slab, 2 ft ceramic tiles dado, SS sink	Granite slab, 2 ft granite tiles dado, SS sink with drain board
Plumbing	GI & PVC Pipes	GI & PVC Pipes
Lofts	Lofts in each bedroom & kitchen	Lofts in each bedroom & kitchen
Electric Power Connection	Three phase power connection with generator backup for one fan & light point in each room.	Three phase power connection with generator backup for one fan & light point in each room.
Water Supply	24 hrs water supply through bore-well with separate drinking water connection in kitchen. 200 liters loft tank in each flat.	24 hrs water supply through bore-well with separate drinking water connection in kitchen. 200 liters loft tank in each flat.

Note: 1. Choice of 2 colours for interiors, western / Anglo-Indian WC, 2 or 3 combinations of bathroom tiles & sanitary fittings shall be provided.
2. Changes to external appearance and colour shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. Specifications / plans subject to change without prior notice.

### **Location Plan**



- 10 minutes drive from CRPF Gate on Rajiv Rahadari Highway to Karimnagar
   3 Kms.
- 10 minutes drive from the Bollarum Check Post 3 Kms.
- 15 minutes drive from Tirumalgiri X Roads
   20 minutes drive from ECIL X Roads
   10 Kms.
- 20 minutes drive from Jubilee Bus Station, Secunderabad 11 Kms.

### Marketed by :



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For further details or site visit contact :

Note : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.