

A project by



JASWITHA
LUXOR
Adorning Your Outer World

3 BHK

LUXURY HIGH RISE APARTMENTS
@ KOKAPET, HYDERABAD

YOUR

SHINING PRIDE.

TS RERA Registration No. P0240001886



LUXOR

ADMIRE

WITH PLEASURE.

Welcome to an era where the word 'precious' has acquired a new meaning. Today, precious is all about the moments we make, the innocence that's ours, the delight we create with our loved ones, the experiences we seek, and befittingly so, a roof where we can cherish them all under. Come allow us to bestow you with the joy and pride of such a home, at Jaswitha Luxor.





FEEL
TRULY ELEVATED.

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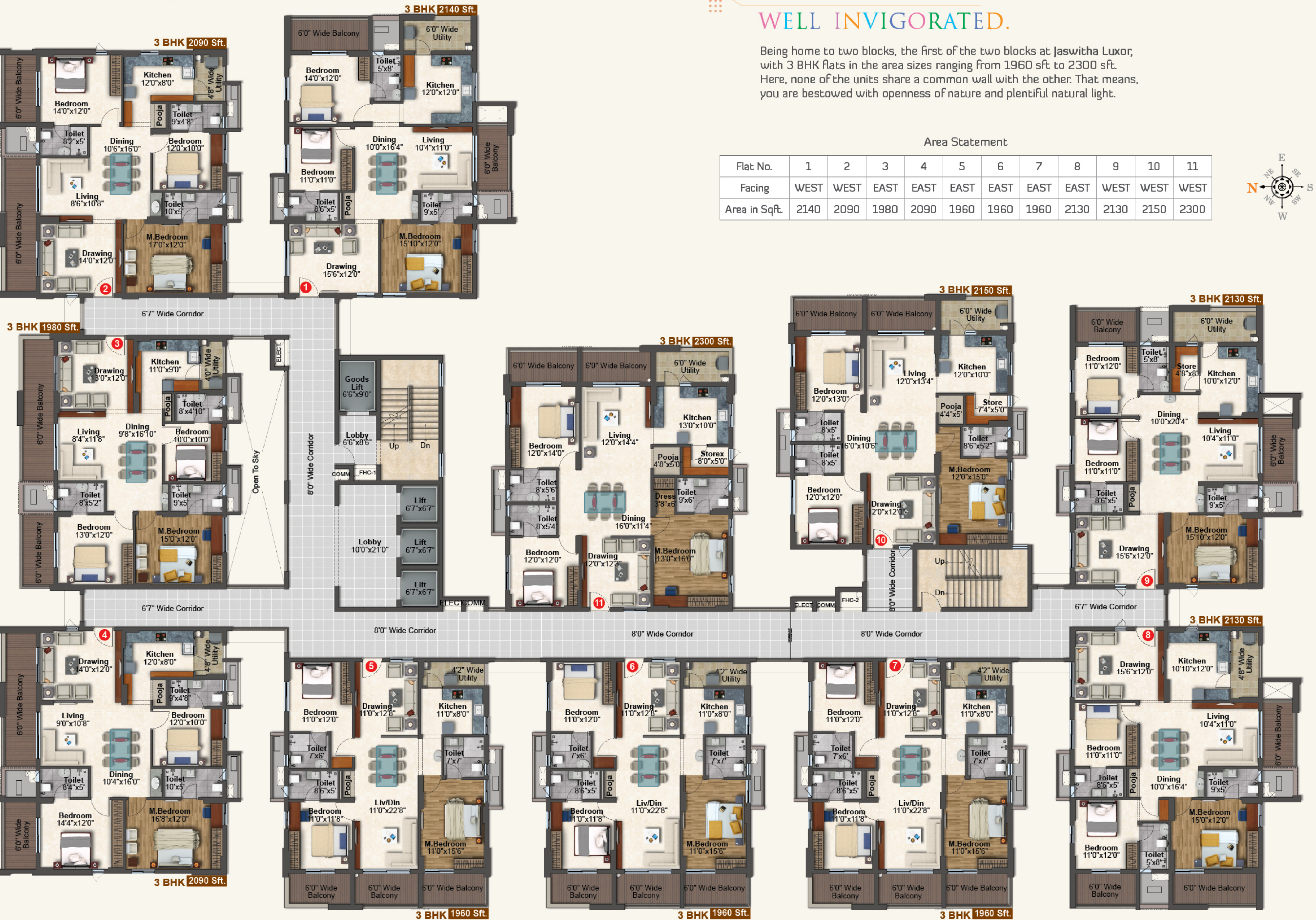
TYPICAL FLOOR PLAN (2ND FLOOR - 9TH FLOOR)

STAY WELL INVIGORATED.

Being home to two blocks, the first of the two blocks at Jaswitha Luxor, with 3 BHK flats in the area sizes ranging from 1960 sft to 2300 sft. Here, none of the units share a common wall with the other. That means, you are bestowed with openness of nature and plentiful natural light.

Area Statement

Flat No.	1	2	3	4	5	6	7	8	9	10	11
Facing	WEST	WEST	EAST	EAST	EAST	EAST	EAST	EAST	WEST	WEST	WEST
Area in Sqft.	2140	2090	1980	2090	1960	1960	1960	2130	2130	2150	2300





MAKE TIMES WONDERFUL.

Adding enjoyment to appeal and preference to your everyday life will be a bunch of fascinating amenities and features that are interspersed around the common areas of Jewel Heights. From landscape delights to waterscape facets, there's so much. While all these features will soothe you, they will make the entire community look amazing.

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AMENITIES & FEATURES

- SWIMMING POOL
- KIDS' PLAY AREA
- CCTV SURVEILLANCE

- GROCERY STORE
- GYM
- MULTIPURPOSE HALL
- INDOOR GAMES

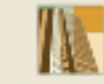
- YOGA & AEROBICS
- SALLON & SPA
- CRECHE



QUALITY YOU'LL APPRECIATE



SPECIFICATIONS



STRUCTURE

RCC-framed structure.



BRICKWORK & PLASTERING

External Walls: With 8" thick AAC blocks and double-coat cement plastering with sponge finish.

Internal Walls: With 4" thick AAC blocks and single-coat cement plastering with sponge finish.



FLOORING

Drawing, Living, Dining: 800 x 800 mm size double-charged vitrified tiles.

Bedrooms & Kitchen: 800 x 800 mm size double-charged vitrified tiles.

Bathrooms, Balconies & Utility: 600 x 600 mm size rustic ceramic tiles.

Corridors: 600 x 600 mm size GVT tiles.

Staircase: Natural stone.



TILE CLADDING

Bathrooms: 600 x 1200 mm size GVT tile dado of up to 7' height.

Utilities: 300 x 600 mm size glazed ceramic tile dado up to 3' height.



ELECTRICAL

Wires: Fire-retardant copper wires of Polycab / V-Guard / Havells or equivalent make.

Switches: Modular switches and Sockets of Legrand / Schneider / Havells or equivalent make.

Power Plugs:

- For AC in all bedrooms, drawing and dining

- For TV in Drawing, Living and Master Bedroom with provision for cable/dish TV

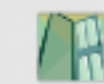
- For geyser in all bathrooms

- For chimney, refrigerator, microwave oven, mixer / grinder in kitchen

- For washing machine in utility

Three-phase supply for each flat. Legrand-make distribution board with MCBs in all flats.

Power Backup: 100% generator backup for all flats and common areas.



DOORS

All doors are of engineered wood frames with designer veneer flush shutters, finished with melamine polish and fitted with reputed make hardware.



KITCHEN

Municipal water and water meter extra cast.



BATHROOMS

Sanitary: Kohler / Queo or equivalent make wash basin and wall hung EWC with concealed flush tank.

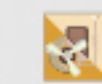
Faucets: Kohler / Queo or equivalent make.

Provision for geysers in all bathrooms.



UTILITY

Provision for washing machine. one tap in wet area for washing utensils.



GENERAL

High-speed Auto-Door Stainless Steel Elevators with ARD of Kone / Schindler or equivalent make.

Hydro-Pneumatic System for even pressure water supply at all floors.

Sewage Treatment Plant of adequate capacity.

Garbage chute provision for all blocks.



WINDOWS & FRENCH DOORS

UPVC windows of reputed make with float glass.

Mosquito mesh shall be provided at extra cost.



COMMUNICATION:

Intercom Facility to all units connecting security and neighborhood.

Provision for Internet connection and telephone point in living room.



SECURITY

Sophisticated round-the-clock security system.

Solar-power fencing around the compound.

Surveillance cameras at appropriate locations for monitoring.



NOTE

1) Registration Charges, GST or any other taxes applicable as per government norms, to be borne by customers only.

2) Corpus fund and maintenance charges shall be payable at the time of Registration.

3) User charges for Amenities, DG power, Water, LPG shall be payable on monthly basis after handing over the project in addition to general maintenance charges.

LOCATION MAP
(NOT TO SCALE)



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Near NAC Gate, Kondapur, Hyderabad - 500084
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SCAN TO WEBSITE



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.

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