



Where outlooks
are moulded

3 BHK luxury apartments @ Beverly Hills,
Adjacent Ravindra Society, Kavuri Hills, Madhapur, Hyderabad

Where passionate designing
shapes wonders in cement

We are fired by a rare passion to design. You can find many interesting expressions of this in our projects. For instance, using **Post-tension technology** in residential apartments. It makes interiors appear more spacious. Useful attributes are incorporated in this project with an eye on innovation and cost, but never compromising on the quality. Reason why, we enrich the city's skyline with masterpieces in concrete which challenge conventional thinking.

web site: www.ayyannainfra.com

Builders & Developers



Site Office : Plot # 43, Beverly Hills, Madhapur, Hyderabad.

Ph : 040 - 65588812, 65588813 / 14 / 15 / 16
Cell: 0 99498 33664

Reg Office : Villa 9, Plot No.9, Phase-I,
Kamalapuri Colony, Srinagar Colony, Hyderabad.
email: info@ayyannainfra.com, sales@ayyannainfra.com

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 plans, specifications and elevation as deemed fit.

Follows Us on



Where expectations
meet demanding standards



You are the perfect individual... self-made, realizing your goals in a planned manner. Your life revolves between your happy family and growing business goals. In this regard, you will love Ayyanna Pride, because it supports your future plans completely. It incorporates best possible solutions within the budget. Besides, fresh thinking and insights go into various aspects of the construction. Result: you will be a proud owner of a superbly finished asset which value is ever increasing.



AYYANNA Pride Make life happen

Where dearest
 hopes connect with
 integral strengths

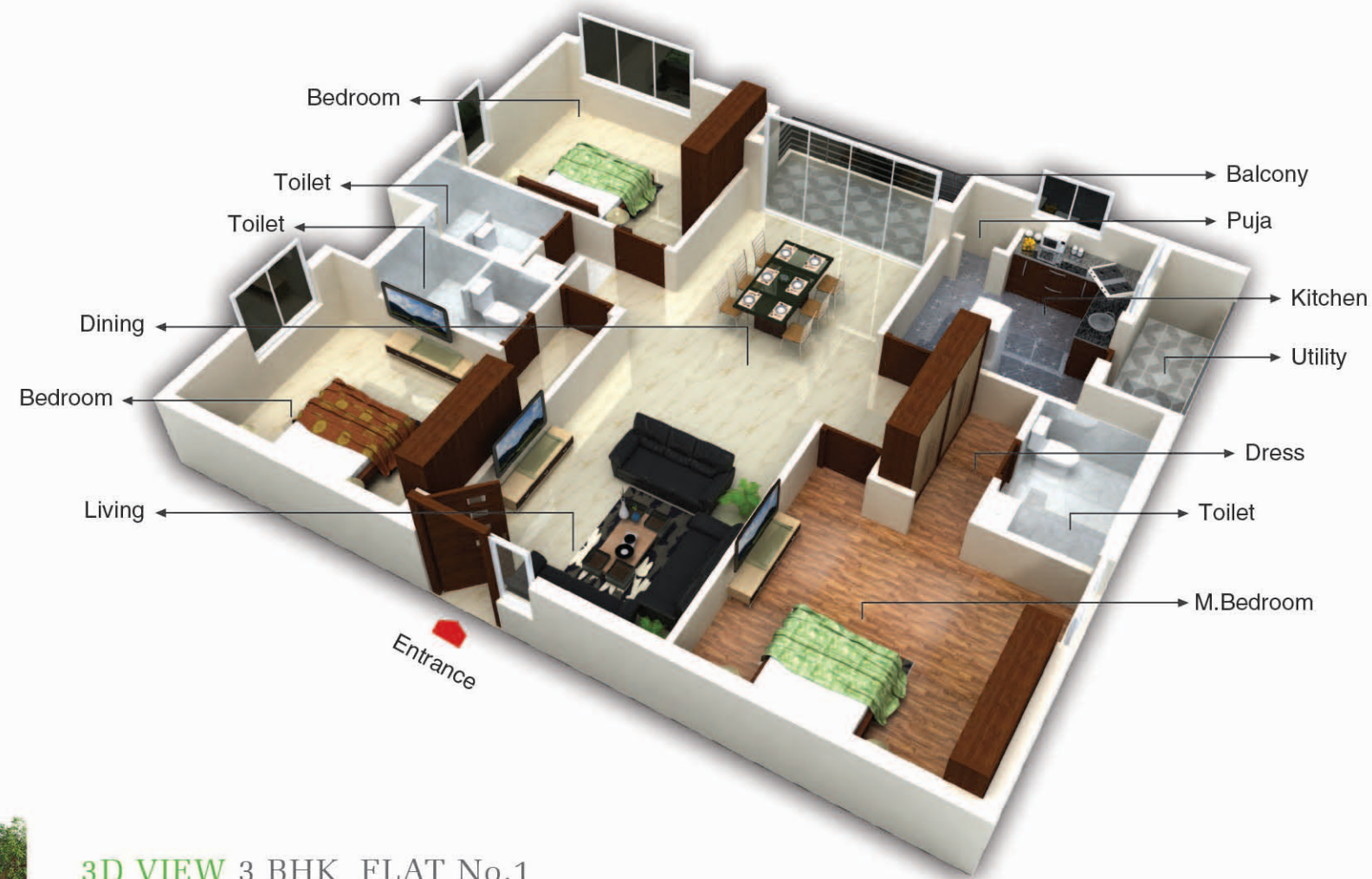


Buying a home involves many parameters goes beyond the physical parameters like location, cost of finance, the size of the EMIs, interest rate, quality of construction, look of the building and many other aspects into deeper considerations like relationship management, power equations, What type of people and families reside, their lifestyle, leisure- time pursuits and many such aspects. All these we study before we execute our plans. All efforts to ensure you get living spaces you will love for a lifetime!



Where aspirations and strict norms come together

Planning is one thing. Implementation is another. Only when both are focused on properly the results are outstanding. Reason why you will find that our projects shape into reality forms we imagined at the blueprint level itself. In other words, we are clear in our mind what contours to have, Result: You get apartments that appear beautiful and stay young. The perfect blend of good looks and solid muscle. The unique fact that the general TV viewing in the living area will not disturb others at the dining table. Overall, a nice paradise indoors!



3D VIEW 3 BHK FLAT No.1



Area Statement

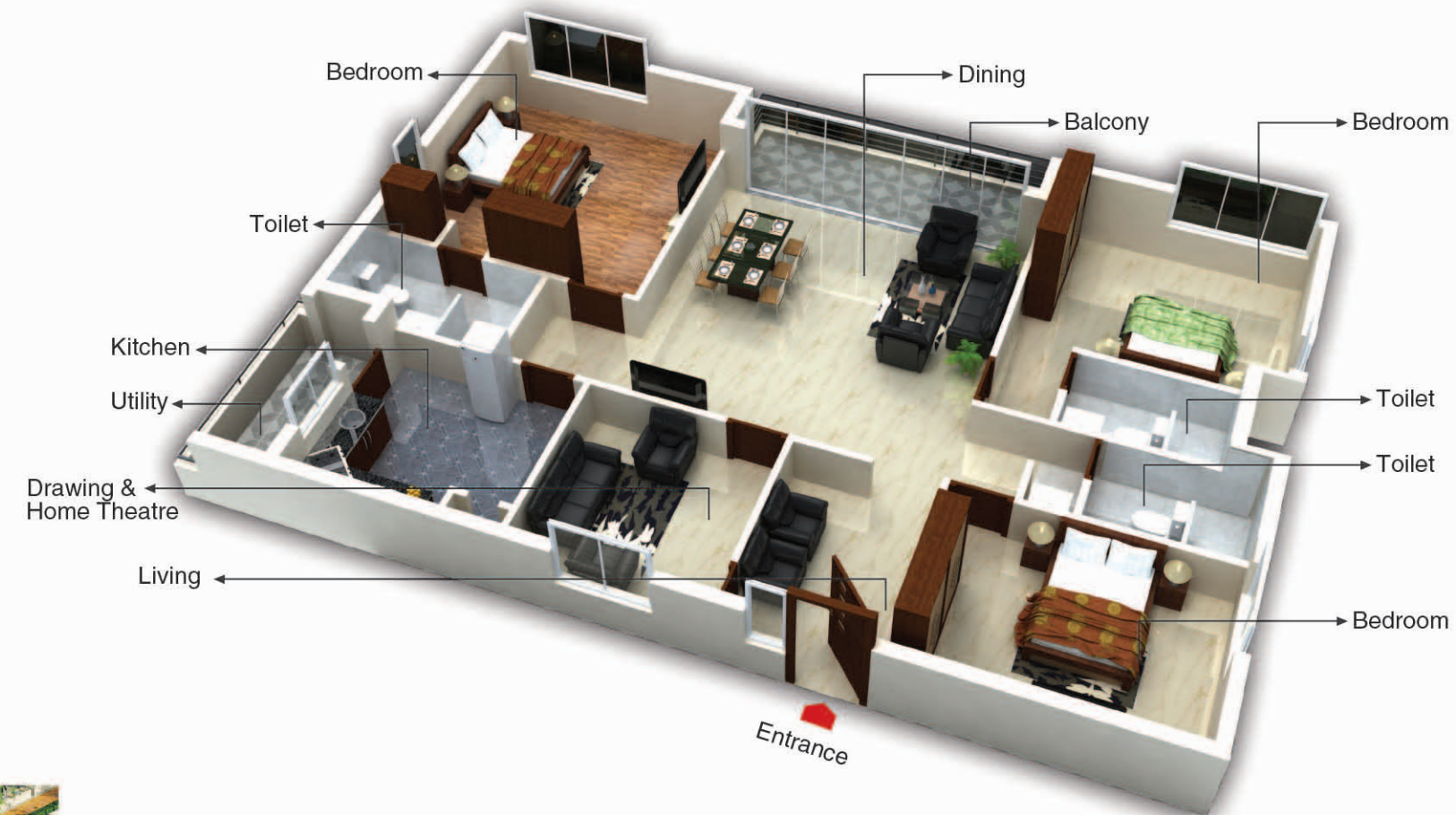
Flat No.	1	2	3	4	5	6	7
Facing	West	West	East	East	East	East	East
Area in Sft.	1890	2256	2345	2269	1891	1902	2178





Where ambitions are bonded with accommodating designs

We present you a fine choice of 3 bedroom apartments in sizes from 1890 Sft to 2345 Sft. Each is a specimen incorporating the best features to give your family the unsurpassed internal space in which to hide, slumber, cook, dine, watch, sport, or just unwind. The setting is also perfect for parties and other celebrations. The interiors with a home theatre can be perfect for weekend get-togethers.

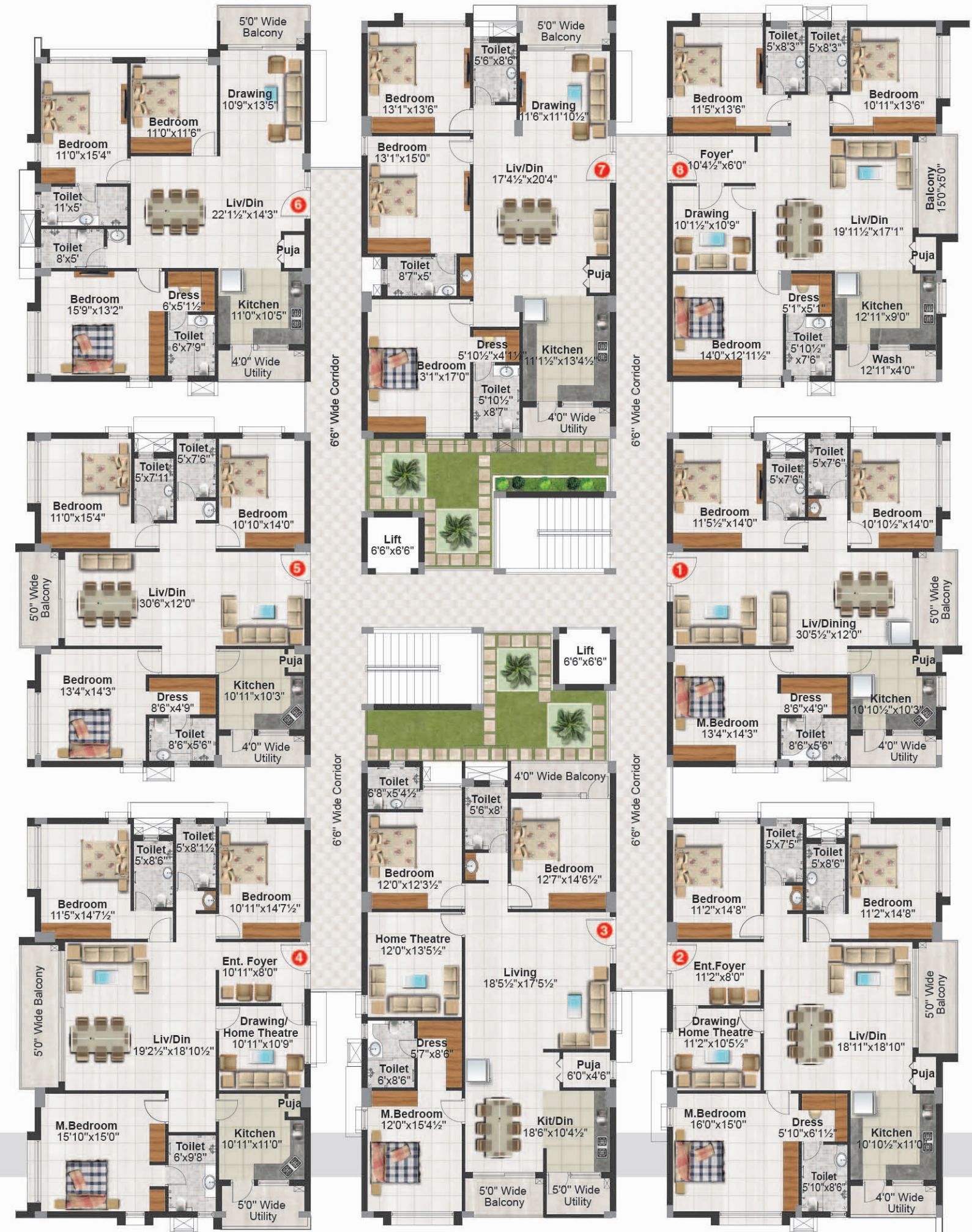


3D VIEW 3 BHK FLAT No.4



Area Statement

Flat No.	1	2	3	4	5	6	7	8
Facing	West	West	East	East	East	East	East	West
Area in Sft.	1890	2256	2345	2269	1891	1902	2178	2048



Typical Floor Plan



Amenities Features

- Swimming pool with toddler's pool
- A/C Gym
- Walking track on terrace
- Children's play area
- Strategic location
- Premium quality construction
- 100% Vasthu
- Excellent ventilation
- 2 Level car parking
- Individual flats
- Sky-lounge on roof-top
- Intercom facility
- Power backup generator
- Earthquake resistant design
- Exquisite landscaping
- Round-the-clock security system
- Piped gas system

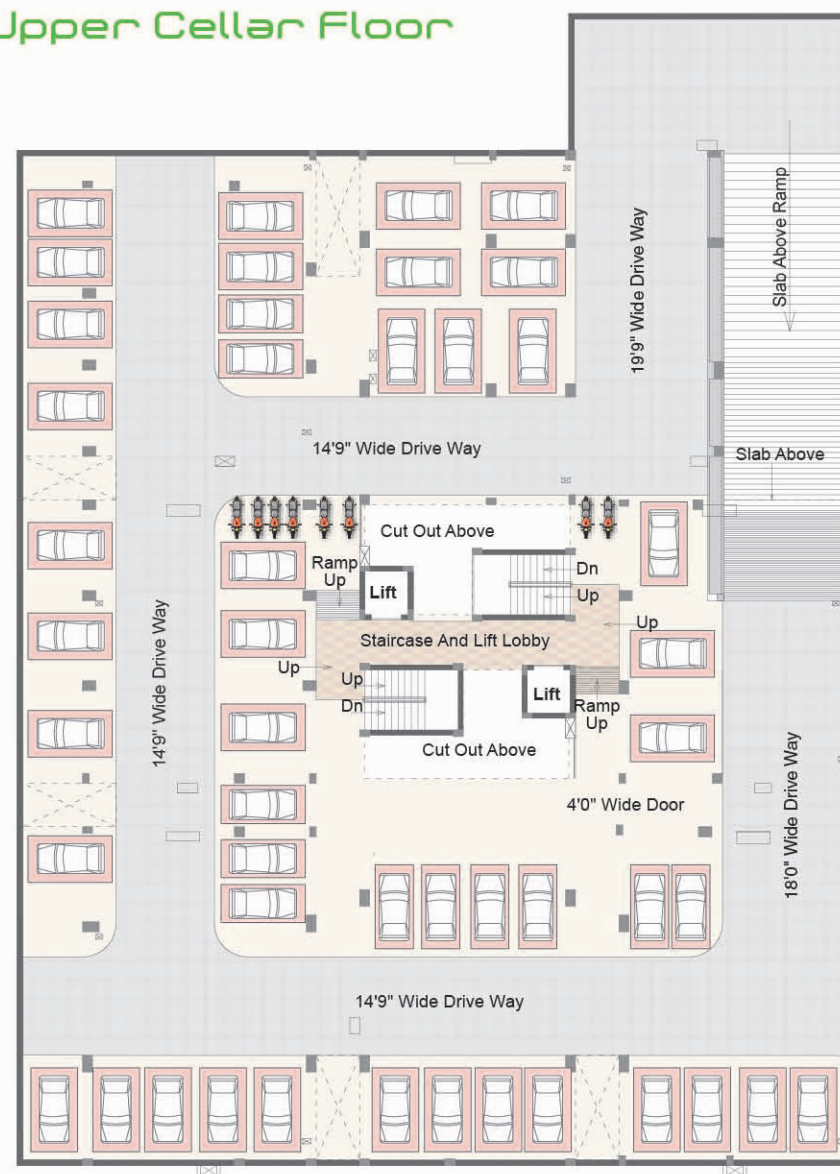




Where your parking hassles end with our novel approach

Forget parking tensions. Instead, Ayyanna Pride provides you the pleasures of parking. Every resident is owner of his parking space. He parks his vehicle only there. So when everyone parks in his own slot, there is no confusion. The wide driveways make your driving easy and pleasurable.

Upper Cellar Floor



Lower Cellar Floor



Specifications



FOUNDATION & STRUCTURE

Earthquake resistant R.C.C framed structure as per IS code with PT slabs.



SUPERSTRUCTURE

9" External walls and 4" internal walls with first class molded clay bricks / AAC blocks in cement mortar.



PLASTERING

Internal walls, external walls and ceiling – double coat of cement plastering for smooth finish.



WATER PROOFING

Waterproof cement plaster over a coat of brush bond for Lift pits, toilets, water tanks & terrace.



DOOR & WINDOWS

- a) Main door : Teak wood frame & shutter aesthetically designed with melamine polish and hardware of reputed brand.
- b) Internal doors : Teak wood frame with melamine polish and designer flush shutters and hardware of reputed brand. PVI Coated Flush shutter with enamel paint for toilets.
- c) French doors : UPVC frame of NCL (Wintech)/Aparna make or equivalent, sliding shutter with clear glass and standard hardware.
- d) Windows : UPVC frame of NCL (Wintech)/Aparna make or equivalent, sliding shutter with clear glass with standard hardware.



PAINTING

- a) Exterior : Birla putty/stone cladding/texture and "SHERA" composite panel cladding. Exterior paints of Asian/ICI or equivalent.
- b) Interior : Luppam finish, two coats of acrylic emulsion paint (Asian/Berger or equivalent) over a coat of primer.
- c) Ceiling : Luppam finish and white emulsion paint, over a coat of primer.



FLOORING

- a) Living/Dining : Vitrified tiles 800 mm x 800 mm Jhonson or equivalent.
- b) Master Bedroom : Wooden flooring.
- c) Guest & C. Bedroom : Vitrified tiles 600 mm x 600 mm Jhonson or equivalent.
- d) Kitchen : Vitrified tile flooring 600 mm x 600 mm.
- e) Bathrooms & Utility area : Anti-skid ceramic tiles.
- f) Stair case & Corridors : Granite flooring or marble flooring with SS railing.
- g) Parking area : Combination of VDF, cement based tiles over PCC bed.



TILE CLADDING & DADOING

- a) Kitchen : Glazed ceramic tile dado upto 2 ft. height above kitchen platform. 20 mm granite counter platform with Niralil stainless steel sink or equivalent.
- b) Utility : Glazed ceramic tile dado upto 3 ft. height with provision for washing machine and sink.
- c) Toilets : Ceramic designer tile dado upto 7 ft. height.



PLUMBING & SANITARY

- a) Water supply : ISI mark of GI/Kemplast/CPVC piping or equivalent for water supply.
- b) Drainage : ISI mark of PVC/SWG Sanitary Piping sewer lines will be of PVC.
- c) Toilets : EWC wall mounted and wash basin in all toilets (Grohe/Roca/Sirius or equivalent). Single level hot and cold water mixture unit with concealed diverter for shower (Roca/Sirius/Jaguar or equivalent).
- d) Provision for geysers and exhaust fans in all toilets.
- e) Chrome plated (CP) fittings of Jaguar/Marc/Plumber of equivalent.



ELECTRICAL

- Concealed copper wiring (fire resistant of Lapp/Finolex/Polycab, RR Cable or equivalent).
- a) Power outlet for air conditioning in all bedrooms and home theatre.
- b) Power outlets for electrical geysers in all bathrooms.
- c) Power sockets for cooking range, chimney, refrigerator.
- d) Microwave oven, mixer grinders in kitchen.
- e) Modular switches/sockets of Anchor Roma/Legrand or equivalent make.
- f) Power sockets for T.V. Video, audio systems, internet etc.
- g) 5 KV three phase supply for each flat and individual meter boards.
- h) Miniature circuit breakers (MCB's) for each circuit provided at the main distribution board in every flat of MDS make or equivalent.



TELECOM

- Provision for telephone points in all the master bedroom, living and drawing area.
- a) Provision for cable connection in master bedroom, drawing/living area.
- b) Provision for Internet connection in master bedroom, drawing/living area.
- c) Provision for Intercom from flat to flat and from security room to all flats



GENERATOR

Power backup generator of Kirloskar or equivalent for common services and for every flat except for AC's and geysers.



LIFTS

Two Nos. of 10 passengers automatic lifts of Johnson/Otis/Kone Schindler or equivalent make.



NOTE

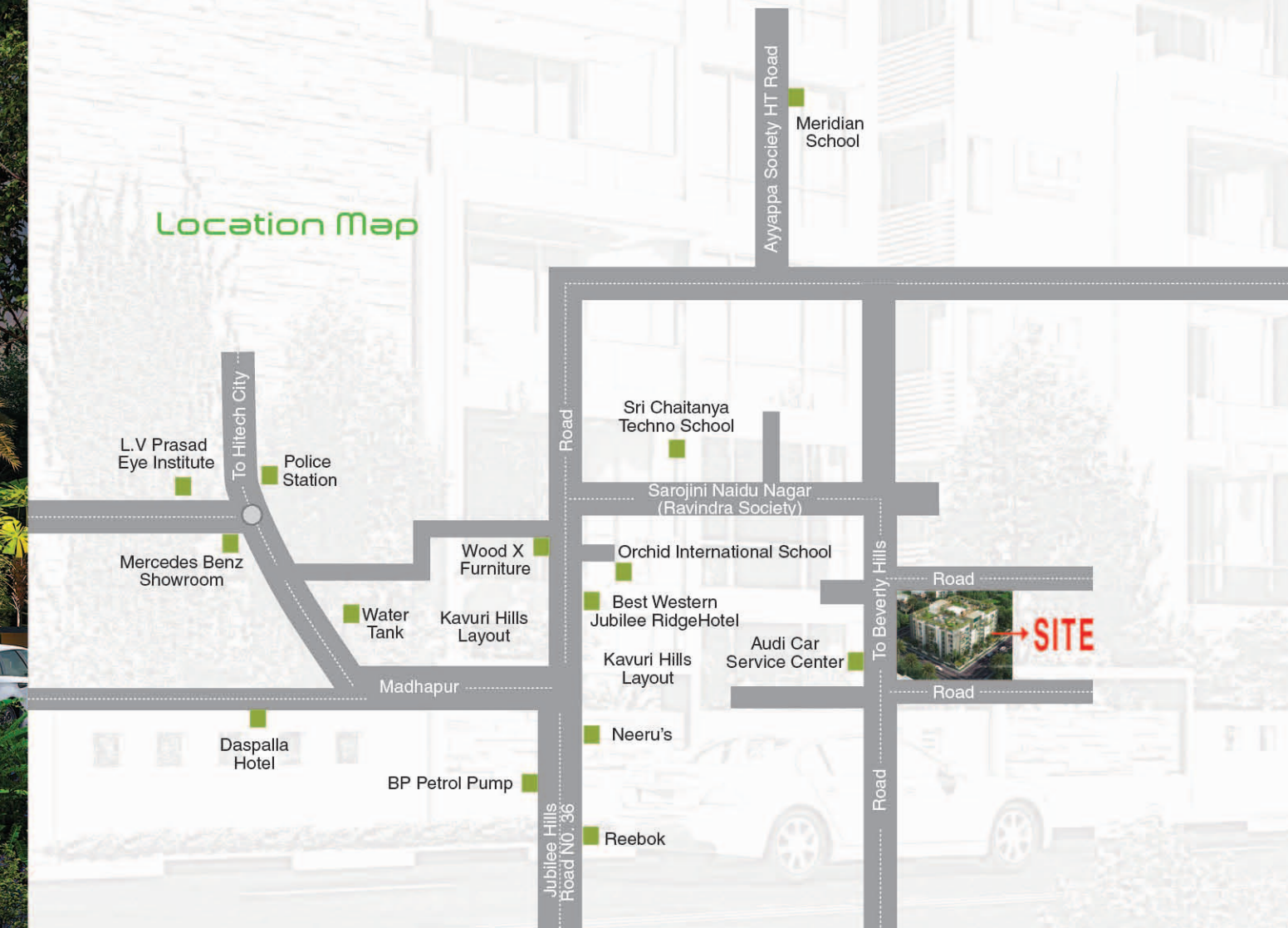
Persons desirous to alter/modify shall inform before the brick work start. Extra charges applicable.



Where prime location merges with natural setting

This opportunity to own a upscale accommodation will definitely attract your attention for many reasons. Because we have developed a perfect address in the great location. Just 2 kms away from Jubilee Hills. The place is well equipped to cater to your business needs as well as your family's desires - eat spots, entertainment centres, health requirements, commercial and shopping spaces, banks, hospitals, ATMs, couriers, travels and more.

Location Map



Architects

Aslam Architects & Interior Designers Pvt. Ltd.
#87, Nanda Deep, Kumara Krupa Road, Kumara Park,
East Bangalore. Tel: 2259342 Fax: 080 22253532

Flat No. 401-6/3/1247, Metro Residency, Rajbhavan
Road, Somajiguda, Hyderabad. Tel: 040-66665141,
66665402 e-mail: aslam2006@gmail.com



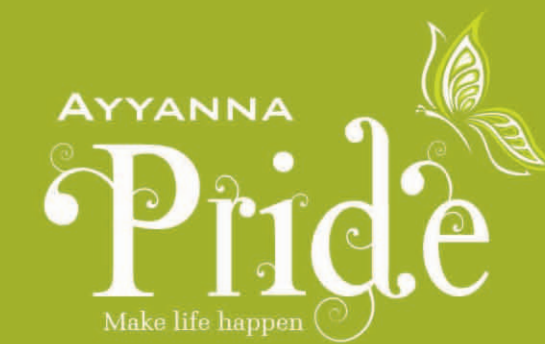
Structural

Pragati Consultants
404 M.G.R Estates, Punjagutta, Beside Model House,
Hyderabad - 500082 A.P., India. Ph No.: 040-66668787



Landscape

Envision Landscape Consultants
Plot No. 43, Beverly Hills, Madhapur, Hyd.



There is never going to be a dull moment here to challenge you. Step in and begin a new inning in life. Be in complete command. Whether it is your career, business or a social gathering, there are many interesting options to explore – at the gym or dipping at the pool or winning a game of snooker. Every activity is in complete sync with your bliss!



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The logo for Ayyanna Pride features the word 'Ayyanna' in a bold, sans-serif font, followed by 'Pride' in a large, ornate, cursive script. A stylized green and yellow butterfly is positioned to the right of the word 'Pride'. Below the main text, the tagline 'Make life happen' is written in a smaller, sans-serif font.

Ayyanna Pride

Make life happen

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