

MAYFAIR AVENUES

@ Chikkadapally, Hyderabad

Open the door to inspired living!





Delivering the Difference!

Mayfair Avenues is promoted jointly by M/s Ashvanth Constructions and M/s RAAM DEVELOPERS. The young promoters are ambitious to make a distinction in construction and real estate fields with a series of hi-end residential and commercial spaces, plotting layouts across twin cities. They focus on superior design and planning, choose the best material and execute the best quality in premium locations. The result is outstanding homes that are delightful for residents and envy for onlookers.

Sri Ashvanth of Ashvanth Constructions and Sri Ramu Vanaparthi of RAAM DEVELOPERS are endowed with rich experience, an unflinching commitment and ably helped by a team of reputed Architects, Interior Designers, Structural Engineers, MEP and Landscape specialists who give their best in every aspect.



MAYFAIR
A V E N U E S
@ Chikkadapally, Hyderabad

Luxury 2 & 3 BHK Apartments

When a smart boutique home rises in a traditional locality, you have the best of both worlds. Experience everything desirable as you step into the premium apartment at **Mayfair Avenues**. Discover a home where a stunningly designed apartments complement the glittering quality of construction. Enjoy the fine balance of a modern home with the connectivity of Chikkadapally.

Step into
one-of-a-kind home!

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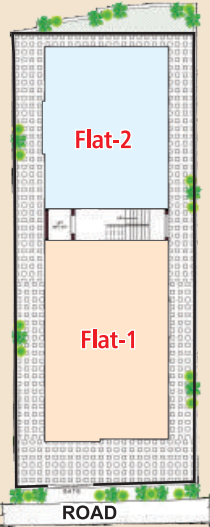
Project Highlights

- Project from Reputed Builders
- Affordable luxury
- Centrally Located
- Adjacent to Metro Rail
- Near to all Entertainment & Health Zones
& Commercial hubs
- Futuristic Elevation & Planning
- Premium quality construction
- 4-Floors Boutique Apartments
- 100% Vaastu
- No Common Walls
- 2 BHK of 1195 Sft Area
- 3 BHK of 1470 Sft Area
- 24-hr Water supply
- Power back-up
- Video door phone



Step into comfort living!

The four-floor project displays latest designs with unparalleled quality showcased in beautiful elevation. The two and three bedroom apartments delight you with functional spaces which are brightly sunlit and airy. The spacious apartments foster warm relationships in a congenial ambience. Give your family a comfortable life in a deserving home.



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Specifications

FOUNDATION / STRUCTURE: RCC framed structure shall be designed and built taking due care of earthquake forces and safe bearing capacity of the strata. The entire structure shall be built with ready mix concrete of reputed manufacturers.

SUPER STRUCTURE: Fly-ash / Hydraulic pressed cement blocks, masonry in cement mortar for internal and external walls.

PLASTERING: Internal, external and ceiling with double coat cement plastering.

MAIN DOOR: Good quality Teakwood frame and door with melamine polishing & necessary designer brass hardware fittings.

INTERNAL DOORS: Teakwood frame having waterproof designer Teak veneered doors with necessary stainless steel hardware fittings.

WINDOWS: UPVC windows with glass and safety grills.

PAINTING: Internal: Smooth finish with wall putty, two coats of Acrylic emulsion paint over a coat of primer. **Elevation:** Combination of texture, cladding and putty finish as per architectural design and emulsion paint. **Parking Area:** Columns and visible areas beautification, two coats of cement based waterproof paint over a base coat of primer and parking signage with radium paints.

FLOORING: Drawing, Dining, Living, Other Bedrooms and Kitchen: Big size vitrified tiles flooring with skirting and master bedroom with wooden flooring(optional). **Internal / Visible Staircase / Lobbies:** Granite flooring & skirting as per architect's design. **Lift Cladding:** Mix with marble and granite as per the architectural design. **Parking:** Granolithic/ paving blocks flooring.

TILES CLADDING AND DADOING: Kitchen: Glazed ceramic tiles dado upto 2' height above kitchen platform. **Toilets:** Designer glazed ceramic tiles dadoing with borders and motifs up to 7' height. **Utility / Wash:** Glazed ceramic tiles dado up to 3' height.

KITCHEN PLATFORM: Granite platform having steel / Carysil sink with hot and cold wall mixer. Provision for corporation water, borewell water and R.O. water systems.

UTILITIES/ WASH: Provision for washing machine, dish washer, wet area for washing utensils etc., loft tank for backup water.

TOILETS: All toilets consist of dry area & wet-area, granite counter for washbasin, hot and cold wall mixer with shower, WCs, solar water heating system, provision for geysers in all toilets.

ELECTRICAL: Concealed copper wiring in conduits for lights, fan, plug and power plug points wherever necessary. Power outlets for split air-conditioners in all bedrooms, living and dining with concealed piping. Power plugs for cooking range chimney, refrigerator, microwave oven, mixer / grinder in kitchen, TV and audio system etc wherever necessary. 3-phase supply for each unit and individual meter boards, miniature circuit breakers(MCB) and ELCB for each distribution board.

TELECOM: Telephone points in all bedrooms, drawing and living areas. Provision for internet connection in living room/ bedroom. 4 pairs of cable to all the units. Intercom facility with video door phone in all units connecting to Security.

CABLE TV: Common Dish antenna provision, connecting with concealed cables to all bedrooms, living rooms.

LIFT: Standard make with V3F technology for energy efficiency.

GENERATOR: 100% back-up including common areas, except ACs.

WATER SUPPLY: ISI mark GI / PPR piping executed by professional plumbers.

DRAINAGE: ISI mark CI/ PVC sanitary piping.

Note: Anything other than these specifications will be charged extra and also prior intimation should be given by the client in writing. Otherwise construction of the flats will be proceeded according to the above specifications and architect's plan.

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

Step into a strategic location!

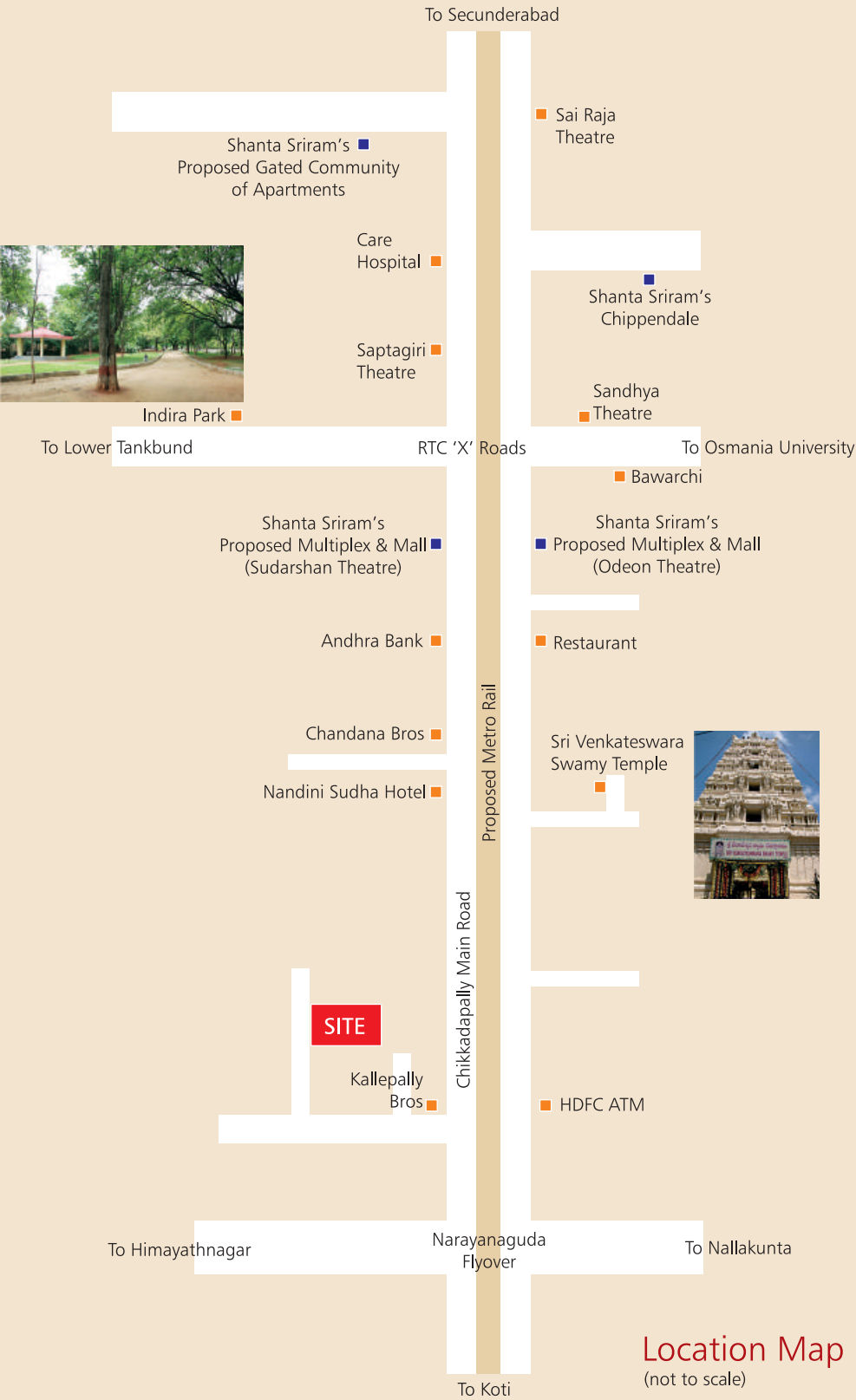
When you live in Chikkadapally, expect everything at walking distance literally. Walk to malls and multiplexes, parks, reputed schools, fine dining and temples in five minutes. While all roads lead to Chikkadapally, the arrival of Metro will connect you with the rest of the city in a pleasant ride. As the traditional locality is evolving into a modern hub **Mayfair Avenues** lets you enjoy life with family. Lead an enviable lifestyle in leisure you richly deserve!



Proposed Metro Rail at Chikkadapally



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Location Map
(not to scale)

Promoters



#401, Oasis Center, Begumpet, Hyderabad

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Architects



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Hyderabad