

*An address that
matches your status.*



*Welcome to
Sreenivasam.*



*Welcome to
the finest
life space in
Kondapur.*



*A Cocoon
of laughter
and love*

*From strumming the guitar on a
starry night to having an impromptu
barbeque bash with your friends, this
is home to creativity and
companionship.*

*Your smart home
with a heartbeat*

Call : +91-9333338838





Where forever begins

Conceptualized as a smart home for new-age home seekers, Sreenivasam is a stunning blend of architecture, amenities, landscaping and leisure. Standing tall on a broad 100 feet road, the complex is set to be a benchmark address in Kondapur, only 8 minutes away from the iconic HITEC City of Hyderabad.



Mosaic of architecture with nature

The picture-perfect environs of this coveted destination include green landscaped grounds with creative metal sculptures and natural blooms. But it is the architecture that is truly fascinating, Sleek and very modern, the complex will soon be an object of admiration in the neighbourhood.

Designed for
high-quality living

Call : +91-9333338838

Overview

SITE AREA
2.27 Acres

FLOORS
17

NO OF UNITS
263

TYPE OF UNITS
All **3** BHK

UNITS RANGE
1740 to
2270 Sft.

CLUBHOUSE
21,800 Sft.

STRUCTURE
2 Cellars +
G + 17 Floors



Open spaces for happy little feet

Let the children live their childhood in an oxy-rich and free-flowing atmosphere, as they race across the lush green manicured lawns. The grounds are completely safe in the gated community, and there are designated spaces for little ones to play, cycle or just chase butterflies!

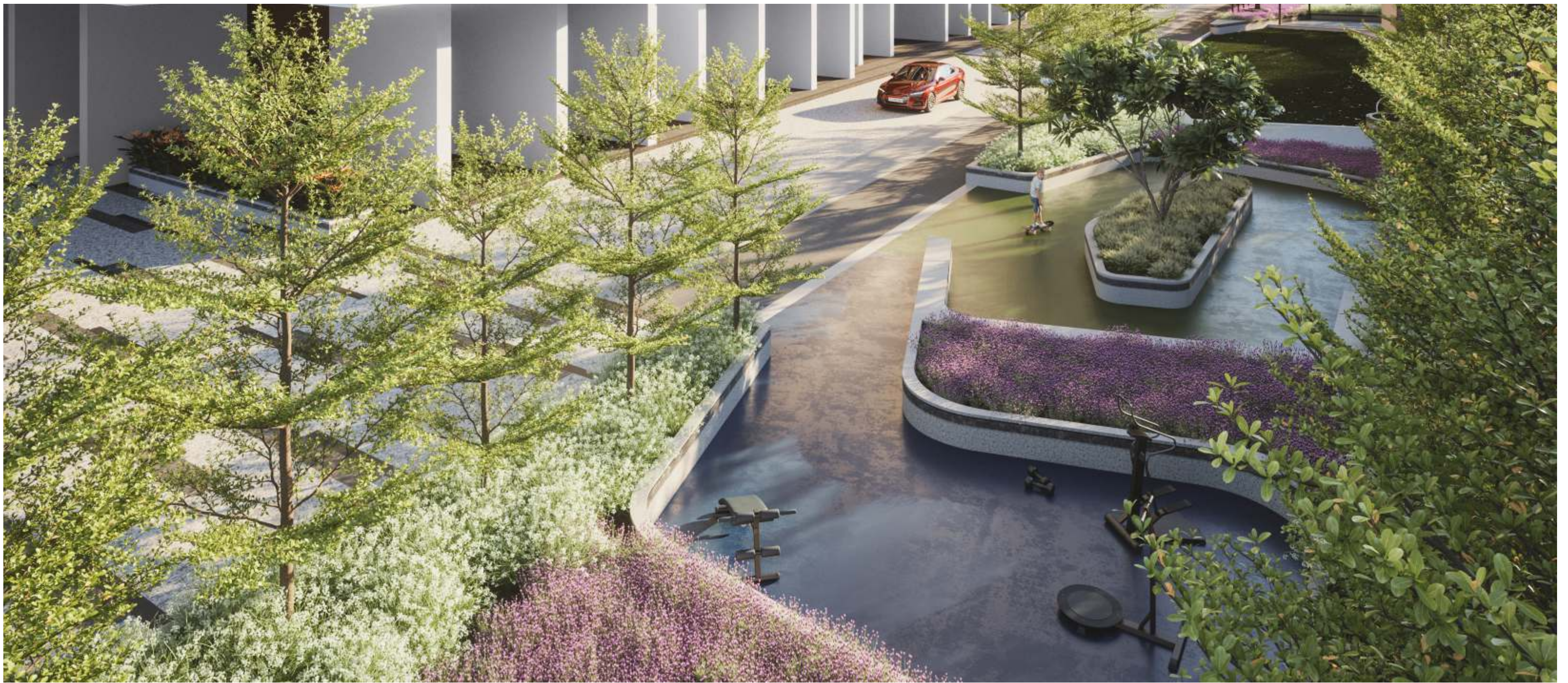


Aesthetic outdoors that spread joy

The 17-storey blocks stand tall on landscaped grounds filled with nature's bountiful greenery and man-made wonders like metal sculpture and art in stone. There are lovely spots to sit in or take a stroll with family and friends. This is an eco-friendly and healthy life right in the city.



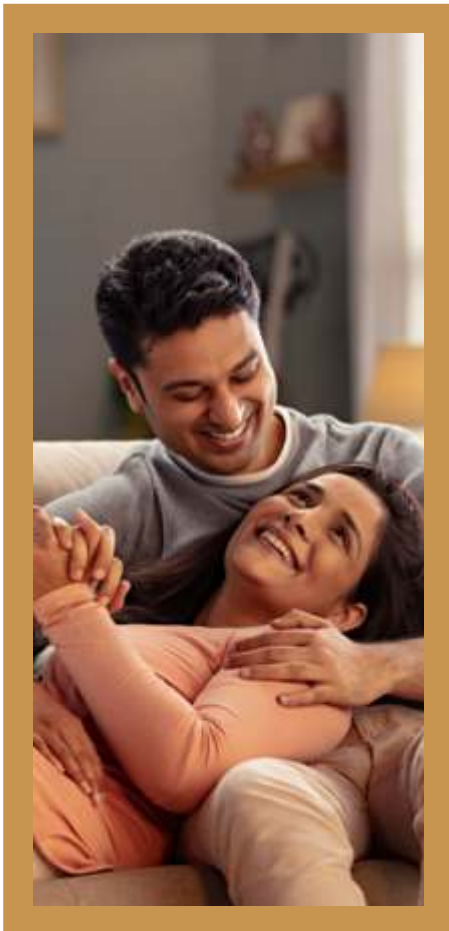
Sparkling conversations in serene surroundings.



*Framing your home with
a splash of colours.*

*Where you discover friends
and rediscover yourself*





Gorgeous inside out

At Sreenivasam, the breathtaking facade of the building complements the silken apartments within. Well detailed and carefully thought out, the 3BHK homes are a celebration of family ties, friendships and above all, your impeccable taste and status.





Interiors so lovely and sunshiney

Every corner offers a new awakening in Sreenivasam. It's a nice cozy space planned with great ventilation, 100% Vaastu compliance, best-quality fittings and tons of positive vibes. Cook, play, sleep, read or just look out of the balcony to a great view. Magic happens at home!





*And here
comes the
splash
of fun*

There's excitement awaiting you after the day's work when you return home to Sreenivasam. The luxurious clubhouse built into the complex is a great place to unwind and relax in. Swimming in the indoor pool is definitely on your must-do list.

And if you are a fitness enthusiast, the gym is waiting. You can even host functions in the lovely banquet hall. You think it, and your home has an answer!



Your own pool of enchantment

The indoor swimming pool is a cool, private place away from prying eyes. You can dive into this fun destination in any season, or just curl up with a book and music in the deckside seating area. Ladies and gentlemen, it's time to chill and wash the worries away.



Indoor Amenities

- Guest Rooms
- Grand Entrance Lobby
- Multipurpose hall
- Cafeteria
- Swimming pool
- Kid's Swimming Pool
- Change Rooms
- Indoor Games
- Table Tennis
- Billiards Lounge
- Aerobic/ Yoga/ Meditation room
- Library & Workplace
- Office Room
- Gymnasium
- Locker in Gym



Outdoor Amenities

- Half Basketball Court/ Multipurpose Court
- Children 's Play areas
- Jogging Track/ Walking Track
- Cricket pitch with net
- Open air Amphitheatre
- Skating Rink



*A vista that defines
the horizons of Kondapur*



Master Plan

Legend

- | | |
|-----------------------------|---------------------------|
| 1. Entry | 8. Cricket Pitch |
| 2. Exit | 9. Half Basketball Court |
| 3. Visitors Parking | 10. Children's Play Area |
| 4. Feature Wall and Seating | 11. Party Lawn |
| 5. Driveway | 12. Skating Rink |
| 6. Jogging Track | 13. Gazebo |
| 7. Cycling Track | 14. Grand Entrance Paving |





AREA STATEMENT

Flat No	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Facing	WEST	WEST	WEST	WEST	WEST	WEST	WEST	EAST	EAST	EAST	EAST	EAST	EAST	EAST	EAST	EAST
Net Flat Area (in Sft.)	1787	1595	1368	1368	1368	1595	1787	1509	1787	1595	1368	1368	1368	1595	1787	1509
Saleable Area (in Sft.)	2270	2025	1740	1740	1740	2025	2270	1915	2270	2025	1740	1740	1740	2025	2270	1915

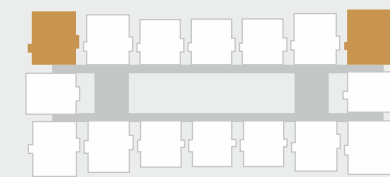




TYPE

1

3BHK
East Facing
2270 Sft.



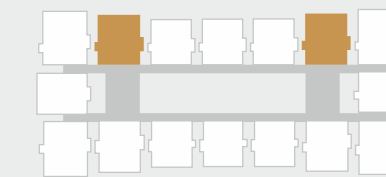
Keyplan



TYPE

3

3BHK
East Facing
2025 Sft.



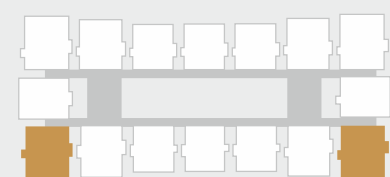
Keyplan



TYPE

2

3BHK
West Facing
2270 Sft.



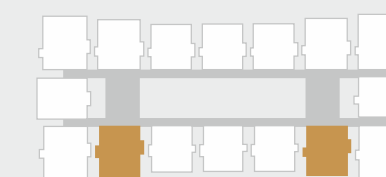
Keyplan



TYPE

4

3BHK
West Facing
2025 Sft.



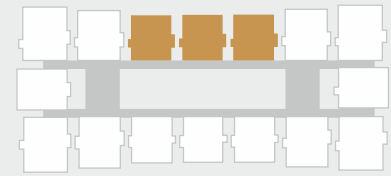
Keyplan



TYPE

5

3BHK
East Facing
1740 Sft.



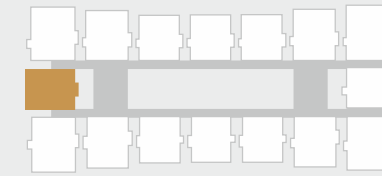
Keyplan



TYPE

7

3BHK
East Facing
1915 Sft.



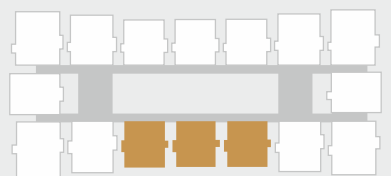
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TYPE

6

3BHK
West Facing
1740 Sft.



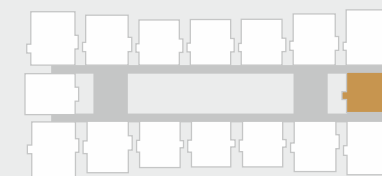
Keyplan



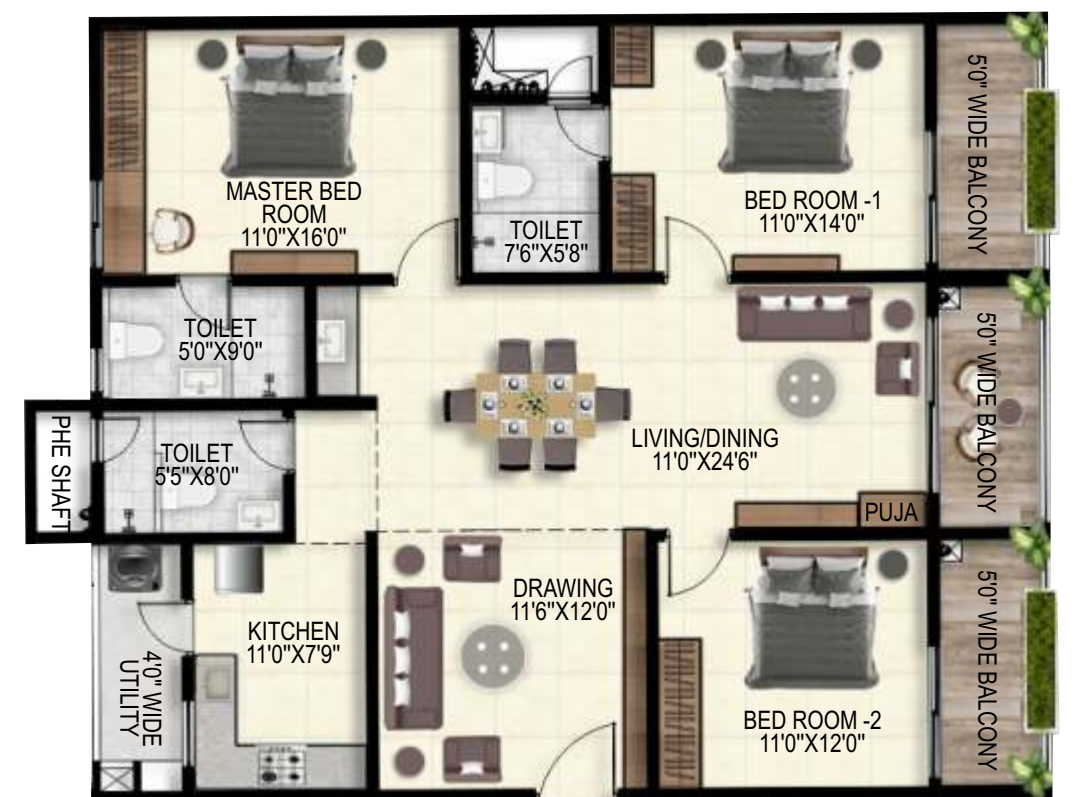
TYPE

8

3BHK
East Facing
1915 Sft.



Keyplan





*Glow
and grow
in a
location
like no
other*

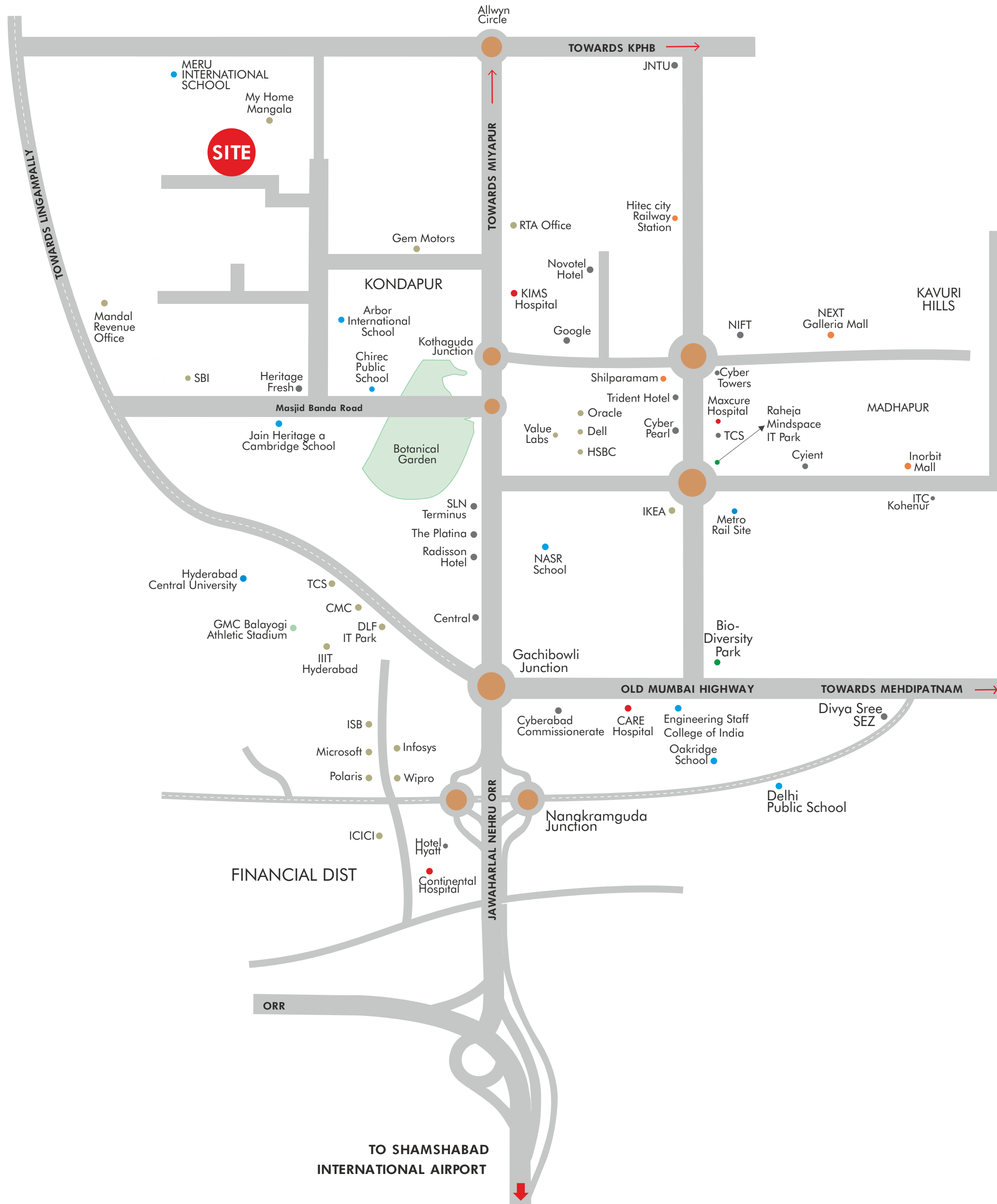
Kondapur is the final word. Few locations have proximity to the city and connectivity like this well-planned, futuristic neighbourhood. Gachibowli or Hitec City, malls or schools, leisure parks or hospitals - when you are living here, you are not far away from anywhere. Even the Botanical Gardens is a short drive away. Why would you settle for anything less?

And yet, noise and traffic is a safe distance away. The greenery and broad roads assure you of health and happiness, as well as great returns on investment. Lay anchor here.

274 acre Botanical Garden



*Stay close to
what matters the most.*



Distances from Site

Schools

- Arbor International School - 1 Min
- Chirec Public School - 3 Mins
- Oakridge International School - 15 Mins
- Delhi Public School - 15 Mins



Shopping & Entertainment

- Botanical Garden - 5 Mins
- Ikea - 10 Mins
- Inorbit Mall - 12 Mins
- AMB Mall - 13 Mins



Corporate Offices

- DLF Cyber City - 5 Mins
- Cyber Towers - 10 Mins
- MindSpace - 10 Mins



Hospitals

- Kims (Kondapur) - 10 Mins
- Care (Gachibowli) - 10 Mins
- Continental (Financial District) - 10 Mins



Specifications



FOUNDATION & STRUCTURAL FRAME

RCC foundation & RCC framed structure.

SUPERSTRUCTURE

Aluminium form work & Shear Wall technology.



PLASTERING INTERNAL

Internal Walls: Gypsum plastering of putty to smooth finish for internal walls.



JOINERY WORKS

MAIN DOOR

- Main Door Frame: Best quality Teak wood frame with polish.
- Main Door Shutter: 35 mm both side Teak veneer shutter with polish finish.
- Bedroom/ Toilet Doors
 - Door Frame: Best quality engineered hardwood door frame.
 - Doors Shutter: One side laminated and other side veneer with polish.
- Sliding Doors
 - Balconies: UPVC door frames with performance glass shutters, provision for mosquito mesh track.



WINDOWS

- Windows: UPVC window system with safety MS grills and provision for mosquito mesh track.



PAINTING

- EXTERNAL - Textured / Smooth finish & two coats of exterior emulsion paint with Architectural features.
- INTERNAL - Smooth Gypsum finish with two coat of putty, one coat primer and two coats of premium Acrylic emulsion paint of best brands.



FLOORING

- ROOMS
 - Living, Dining & Kitchen: 800x800 mm Double charged vitrified tiles/GVT.
 - Bed Rooms 800x800 mm Double charged vitrified tiles/GVT.
 - Master bed room 800x800 Double charged vitrified tiles.
- TOILETS - Anti-skid ceramic tiles for flooring
- CORRIDORS - GVT (Vitrified tiles)/ Granite.
- LIVING BALCONIES - Matt / Anti-skid ceramic tiles.
- COMMON LOBBIES - Granite / Marble / Vitrified tiles combination flooring as per design.
- LIFT LOBBY - Granite / Vitrified tiles combination flooring as per design.
- STAIRCASE - Granite/ Anti skid tiles.



TILE CLADDING

- KITCHEN - Dadoing in Kitchen: Glazed ceramic tiles dado up to 2' height above kitchen platform.
- TOILETS - Glazed ceramic tile dado up to door / lintel height.
- UTILITY & WASH - Tile dado up to 3' height.
- LIFT LOBBY - Granite / Vitrified tiles combination flooring as per design.



KITCHEN/UTILITY

- One line in sink + RO purifier connection
- EXHAUSTS - Provision for chimney.
- UTILITY/WASH - Washing machine provision in Utility area.



TOILETS

- Sanitary/ CP Fittings.
- Sanitary: TOTO or Jaquar or Cera or Kohler or Hindware or American standard.
- CP Fittings: Grohe or Jaquar or Hindware or Kohler or American standard.
- Wash Basin in all Bed room toilets.
- Wall Mounted EWC with Concealed flush tank/valve.
- Single Lever fixtures with Wall mixer cum shower.
- Provision for geyser and exhaust fans in all bathrooms.



INTERNET/CABLE TV/TELECOM

Provision for Internet/ Telephone/ Intercom.



LIFTS

High speed automatic passenger lifts with Rescue device with V3F for energy efficiency 4 lifts + 2 service lifts (make of Toshiba/Schindler/Mitsubishi/Kone/Johnson/Otis).



WATER SUPPLY SYSTEM/SEWAGE TREATMENT PLANT

- Treated water will be made available through exclusive water softening for domestic purpose in all units.
- A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping & flushing purpose.
- Rain water harvesting pits.



GENERATOR POWER BACK UP

100% DG Set Backup.



SECURITY/BMS

- Sophisticated round - the-clock security system.
- Surveillance cameras at the main security entrance.
- CC Cameras at all floors near lifts & in the corridors.



PARKING MANAGEMENT

- Entire parking is well designed to suit the number of car parks required. Parking signage and equipment at required places to improve driving comfort.



CLUBHOUSE & AMENITIES

Well designed Clubhouse with:

- Reception, Lobby, Cafeteria, Multi Purpose Hall, Gym with equipments, Indoor games like chess, carom, Table Tennis, Yoga/aerobics, billiards room, Guest rooms.
- Space for office



OPEN AREA AMENITIES

Kids play area, Open lawn, Walking, Jogging track, Indoor kids play area, Senior's gathering area, grass paved area, walkway.



HAND RAILING

Balcony: MS railing / Glass railing / SS Railing.



FIRE & SAFETY

- Fire alarms & Public address system.
- Fire hydrant systems.



ELECTRICAL

- Cables: Concealed copper wiring of Havells / Polycab / Finolex.
- Modular Switches: Norisys / Schneider make / Honeywell / Hager.



PLUMBING LINES

- Drainage / Sewage: PVC pipes & PVC fittings.
- Water Supply Lines: Internal and external CPVC or UPVC pipes & fittings.



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Consultants

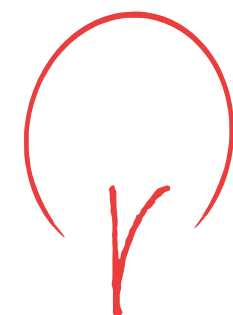
Principal Architect

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INFINITE** 
INSPIRE | INNOVATE | INTEGRATE

Structural and MEP



Land Scope



Rrbun Shapes Pvt. Ltd.

SREENIVASAM 

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Road No. 2, Banjara Hills, Hyderabad, Telangana - 500034.



NJR CONSTRUCTIONS PVT. LTD.,

8-2-293/K, Plot no: 156, 2nd floor, Srinagar Colony Main Rd,
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E-mail: njrsreenivasamsales@gmail.com

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