

KOLLA
LUXOR
EXCLUSIVE
IT'S TIME TO SET YOUR OWN STANDARDS

CHANDANAGAR

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MASTER LAYOUT



KOLLA
LUXOR
EXCLUSIVE
IT'S TIME TO SET YOUR OWN STANDARDS

- 100% Power Backup
- Passenger & Service Elevators
- 24/7 Security & CCTV Surveillance
- Piped Gas Facility
- App based Utilities & Maintenance



MODEL FLAT READY

PROJECT OVERVIEW

UNIT
TYPES **2.5 & 3 BHK**

1510 - 1815
SQ. FT

TOTAL
UNITS **480**

PARKING
AREA **3 LEVEL**

**4 TOWERS WITH
12 FLOORS EACH**

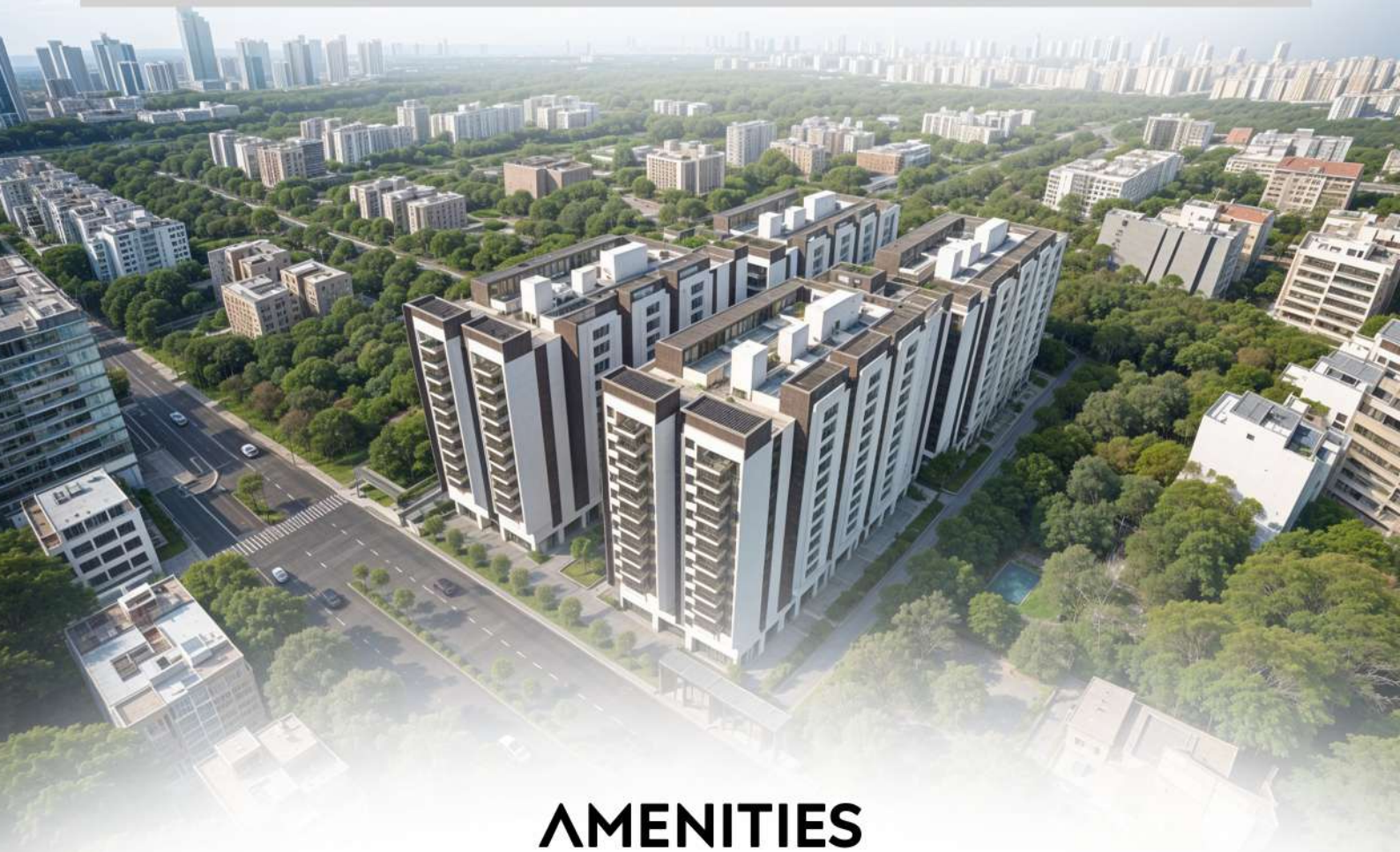
ICONIC
CLUBHOUSE **45,000 SQ. FT.**

Experience luxury like never before with Luxor Exclusive by Kolla Group.
With over three decades of expertise, we bring you meticulously designed homes that blend
sophistication, comfort & unmatched value.

• IMPORTED MARBLE FLOORING

• ALUMINUM FRENCH DOORS

• PREMIUM SANITARYWARE



AMENITIES



Fitness
Studio



Badminton Court
& Cycling Studio



Swimming Pool



Banquet Hall



Pharmacy
& Diagnostics

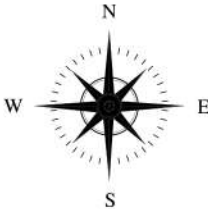


The Cult
Salon



Indoor Games &
Kids Play Area

FIRST FLOOR PLATE



UNIT - 1

UNIT - 10

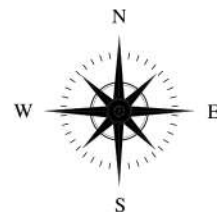
UNIT - 2,3,4

UNIT - 7,8,9

UNIT - 5

UNIT - 6



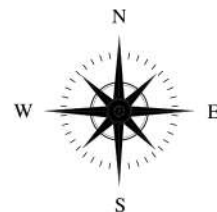


FIRST FLOOR UNIT-1

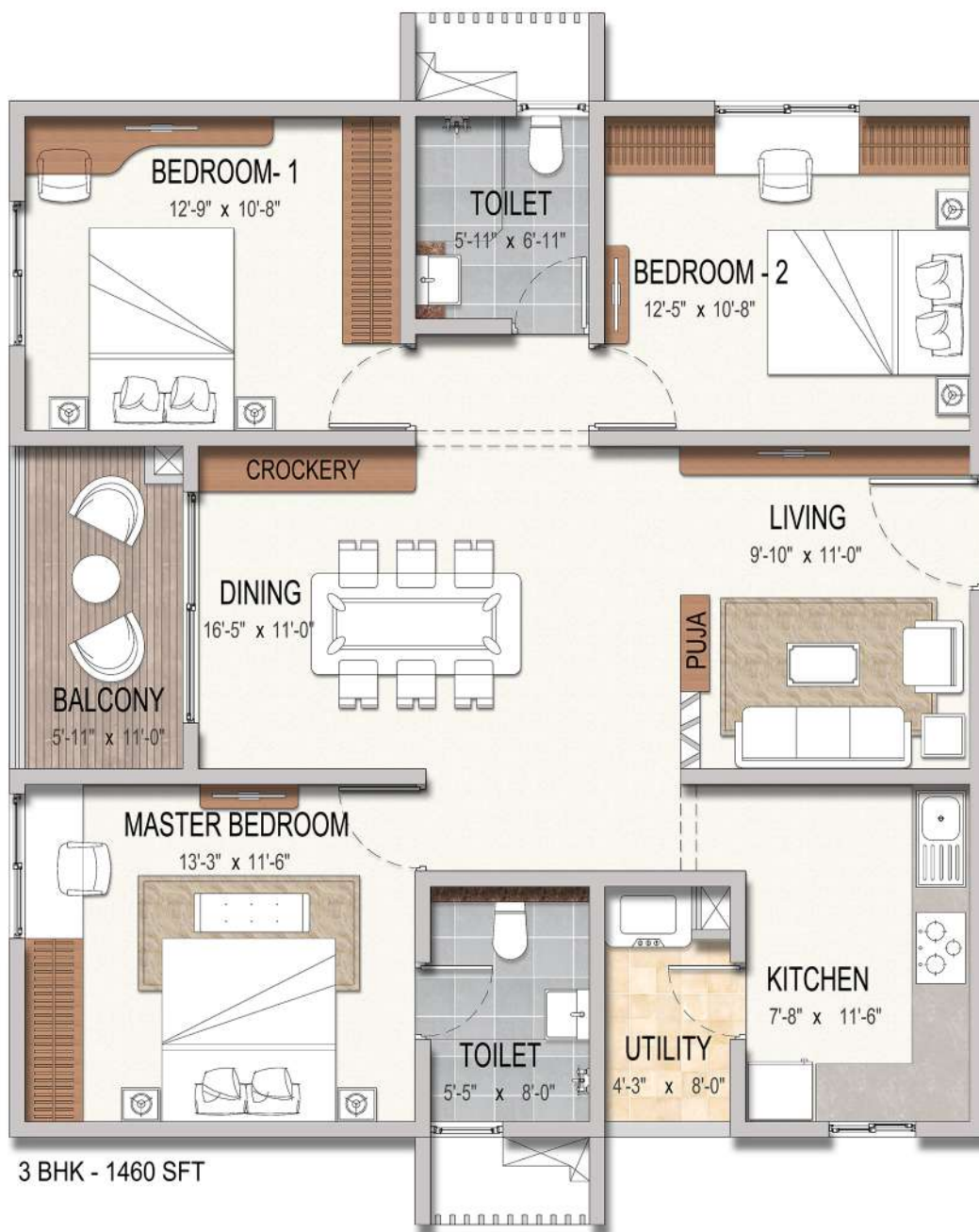


3 BHK - 1725 SFT - UNIT (1)	SFT
Carpet Area	1147
Balcony & Unit Area	143
External Wall Area + Common Area	435
Saleable Area	1725

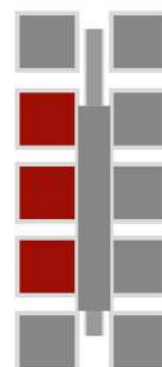


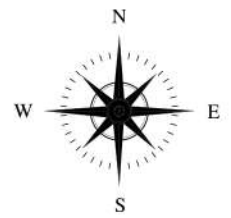


FIRST FLOOR UNIT-2,3,4

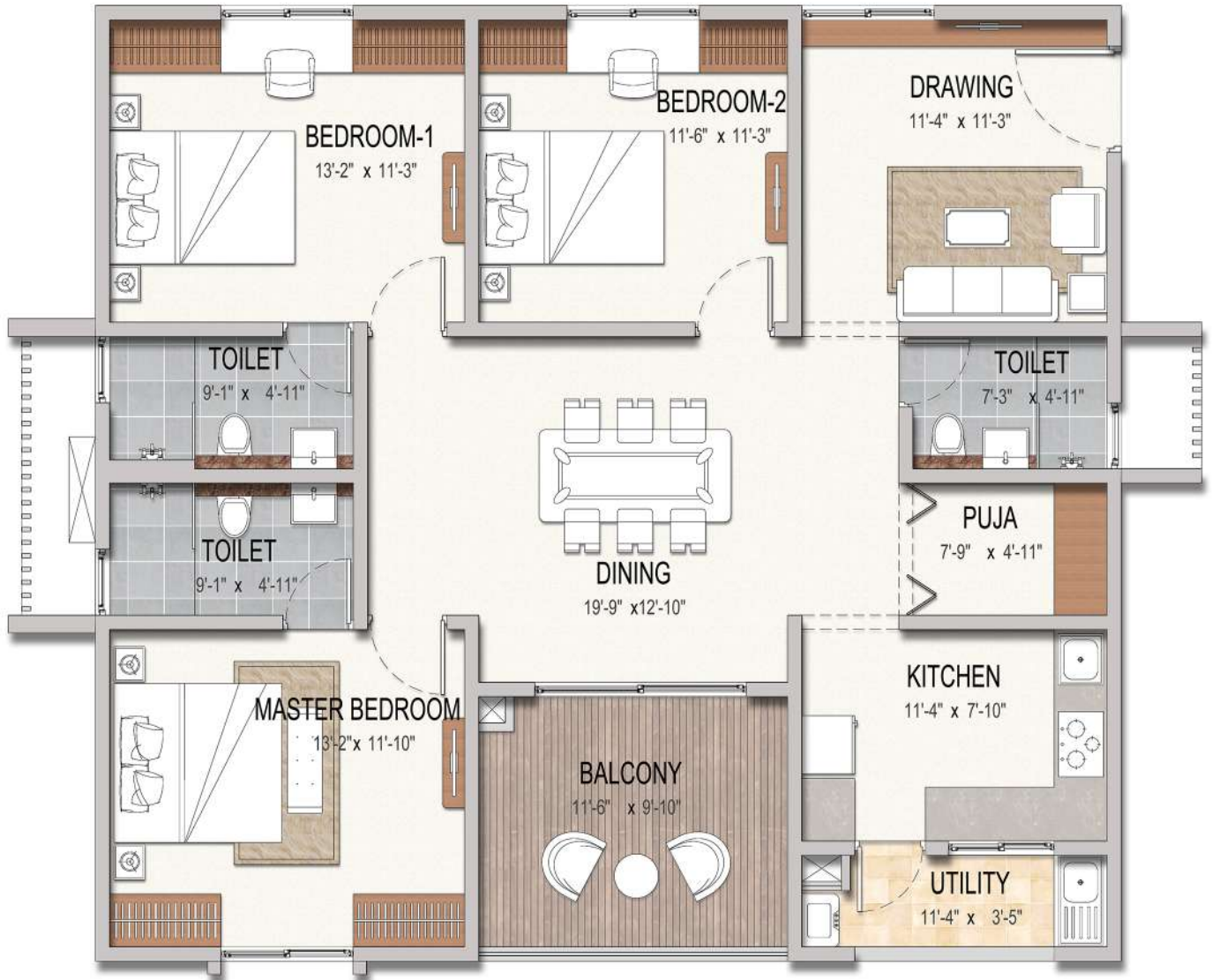


2.5 BHK - 1460 SFT - UNIT - (2,3,4)		SFT
Carpet Area		984
Balcony & Unit Area		101
External Wall Area + Common Area		375
Saleable Area		1460





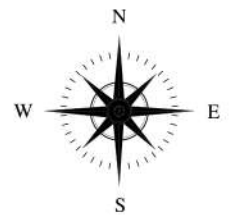
FIRST FLOOR UNIT-5



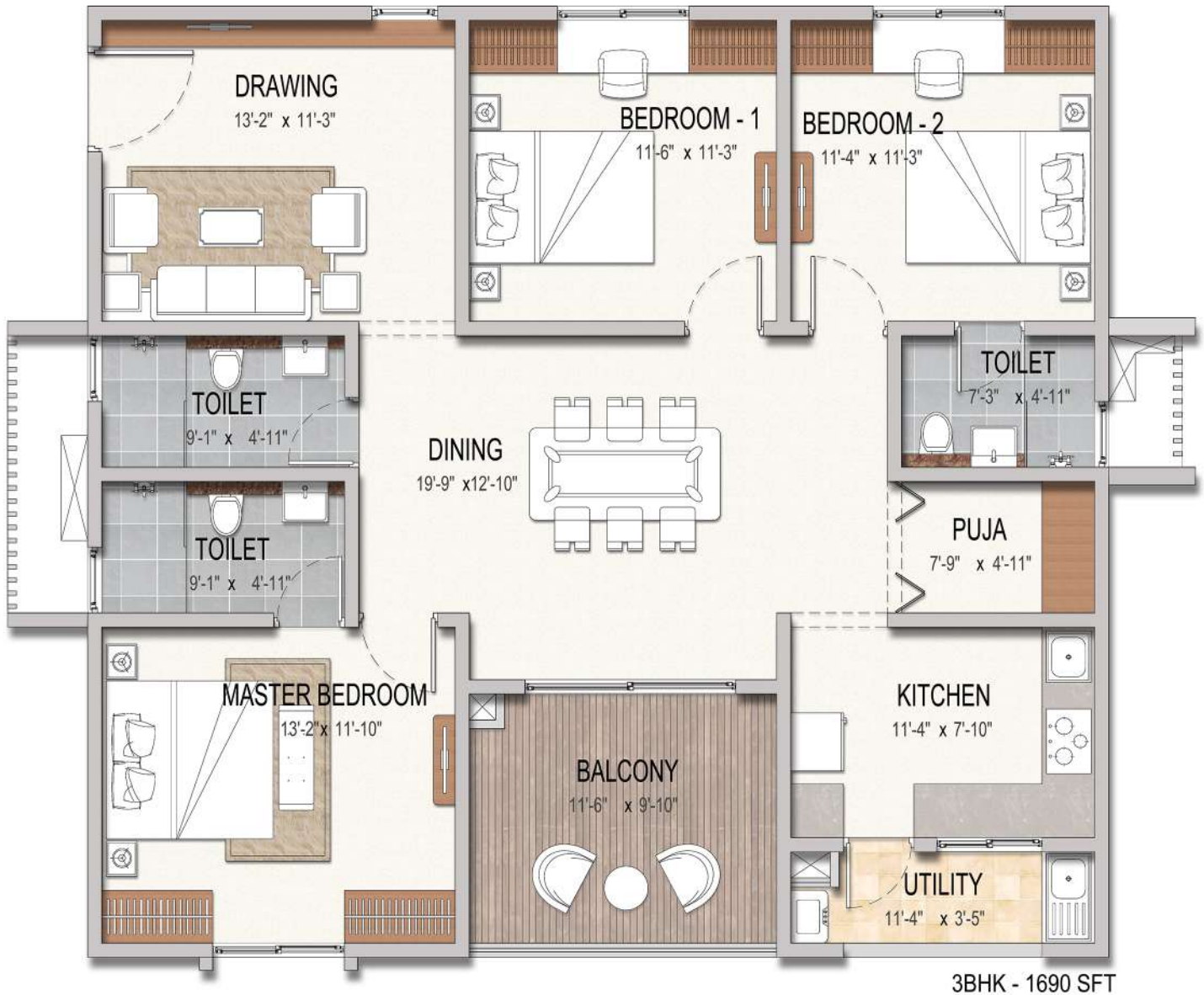
3BHK- 1690 SFT

3 BHK - 1690 SFT - UNIT (5)		SFT
Carpet Area		1111
Balcony & Unit Area		156
External Wall Area + Common Area		423
Saleable Area		1690



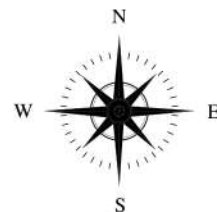


FIRST FLOOR UNIT-6

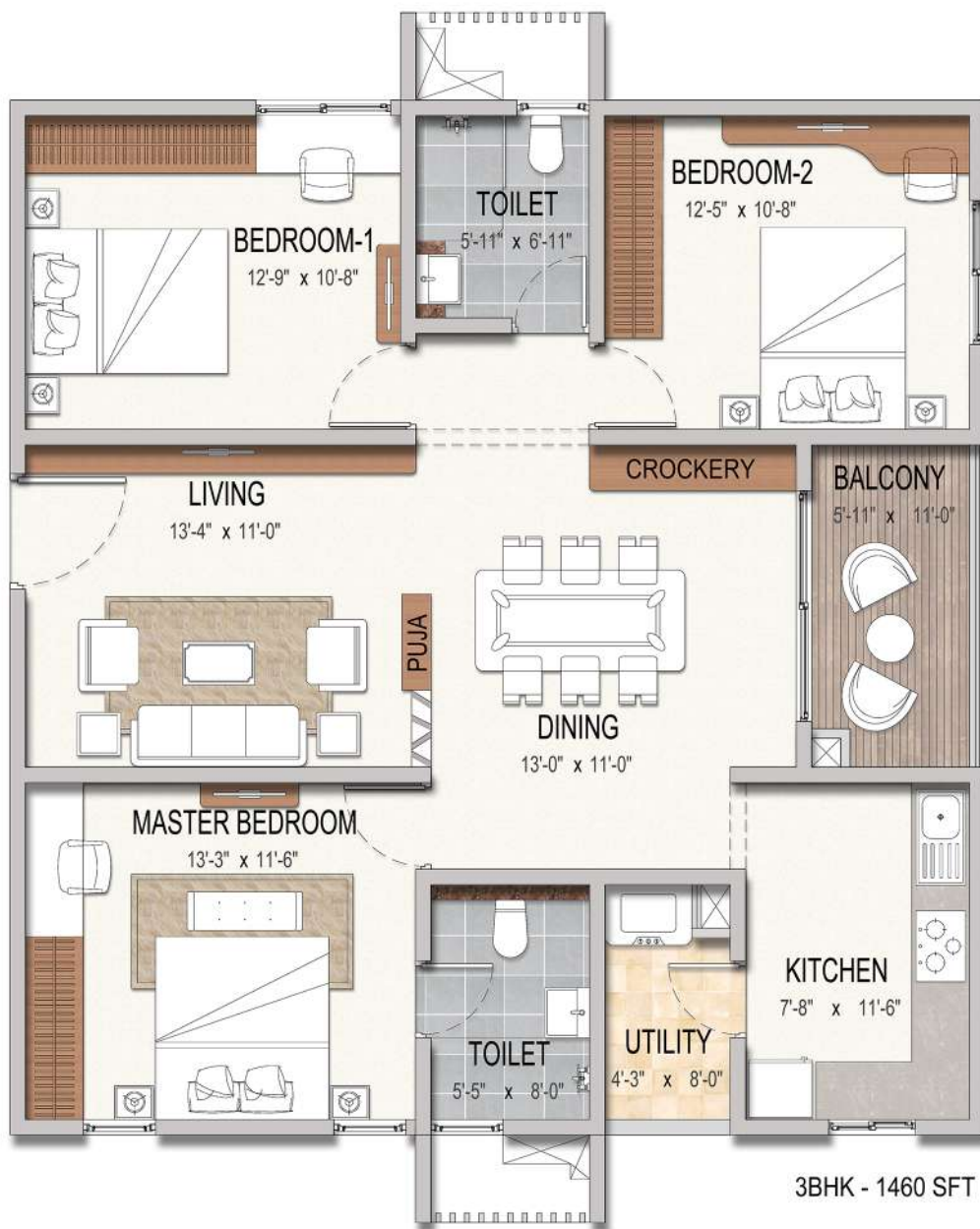


3 BHK - 1690 SFT - UNIT (6)		SFT
Carpet Area		1111
Balcony & Unit Area		156
External Wall Area + Common Area		423
Saleable Area		1690



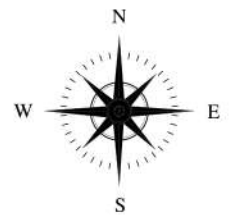


FIRST FLOOR UNIT-7,8,9



2.5 BHK - 1460 SFT - UNIT - (7,8,9)	SFT
Carpet Area	984
Balcony & Unit Area	101
External Wall Area + Common Area	375
Saleable Area	1460





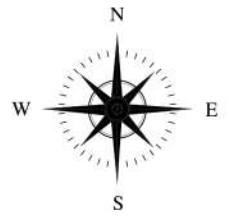
FIRST FLOOR UNIT-10



3 BHK - 1725 SFT - UNIT (10)		SFT
Carpet Area		1147
Balcony & Unit Area		143
External Wall Area + Common Area		435
Saleable Area		1725



TYPICAL FLOOR (2-12 FLOORS) PLATE



UNIT - 1

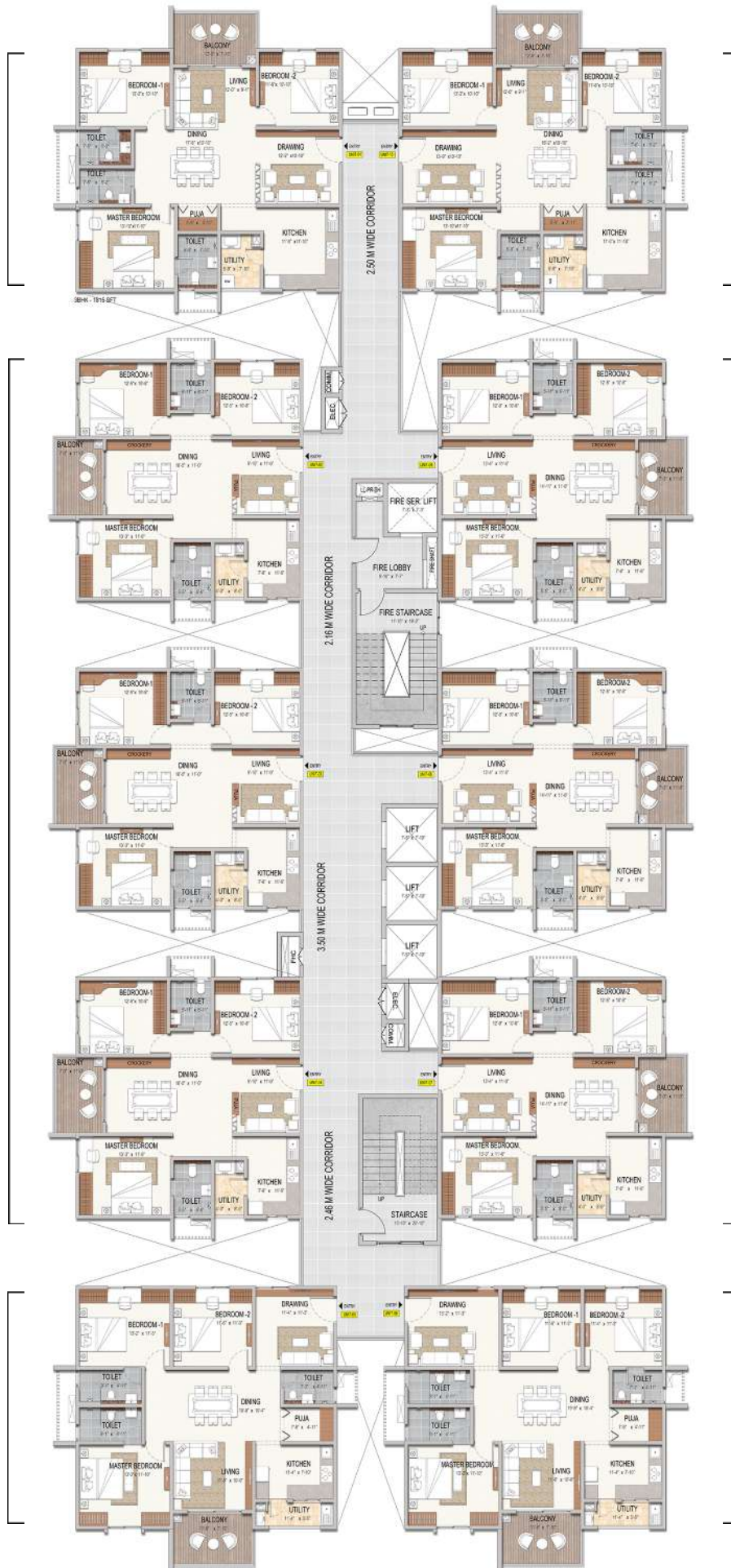
UNIT - 10

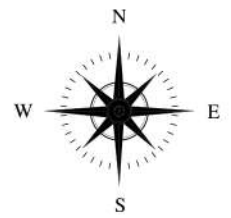
UNIT - 2,3,4

UNIT - 7,8,9

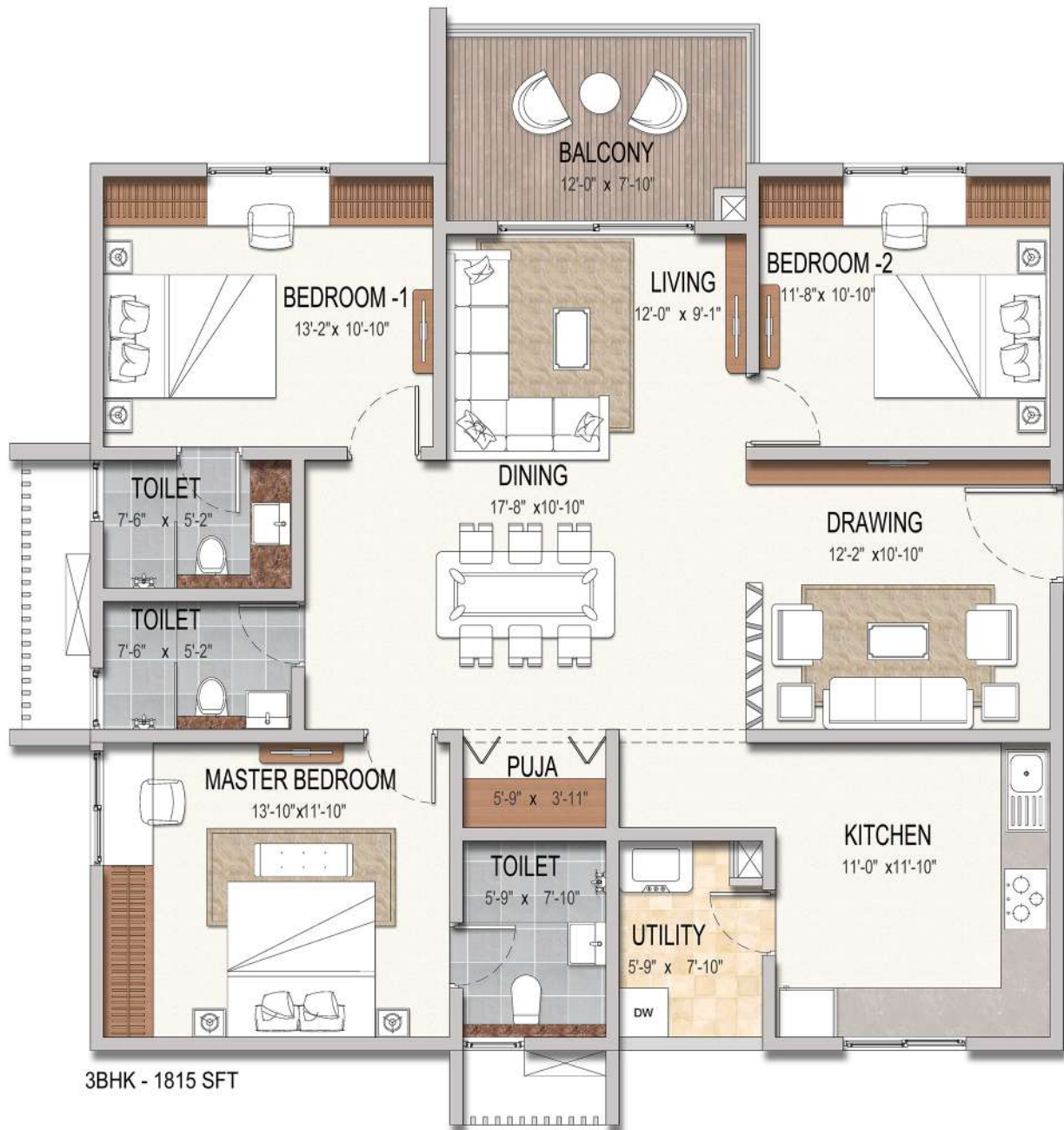
UNIT - 5

UNIT - 6

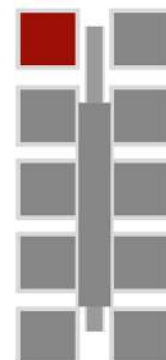


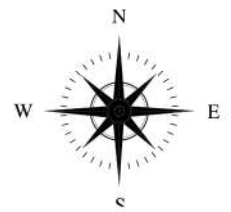


TYPICAL FLOOR_UNIT-1



3 BHK - 1815 SFT - UNIT (1)	SFT
Carpet Area	1220
Balcony & Unit Area	148
External Wall Area + Common Area	447
Saleable Area	1815

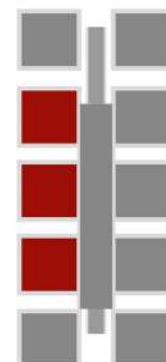


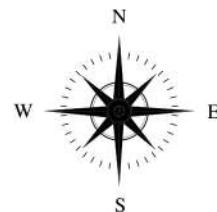


TYPICAL FLOOR UNIT-2,3,4

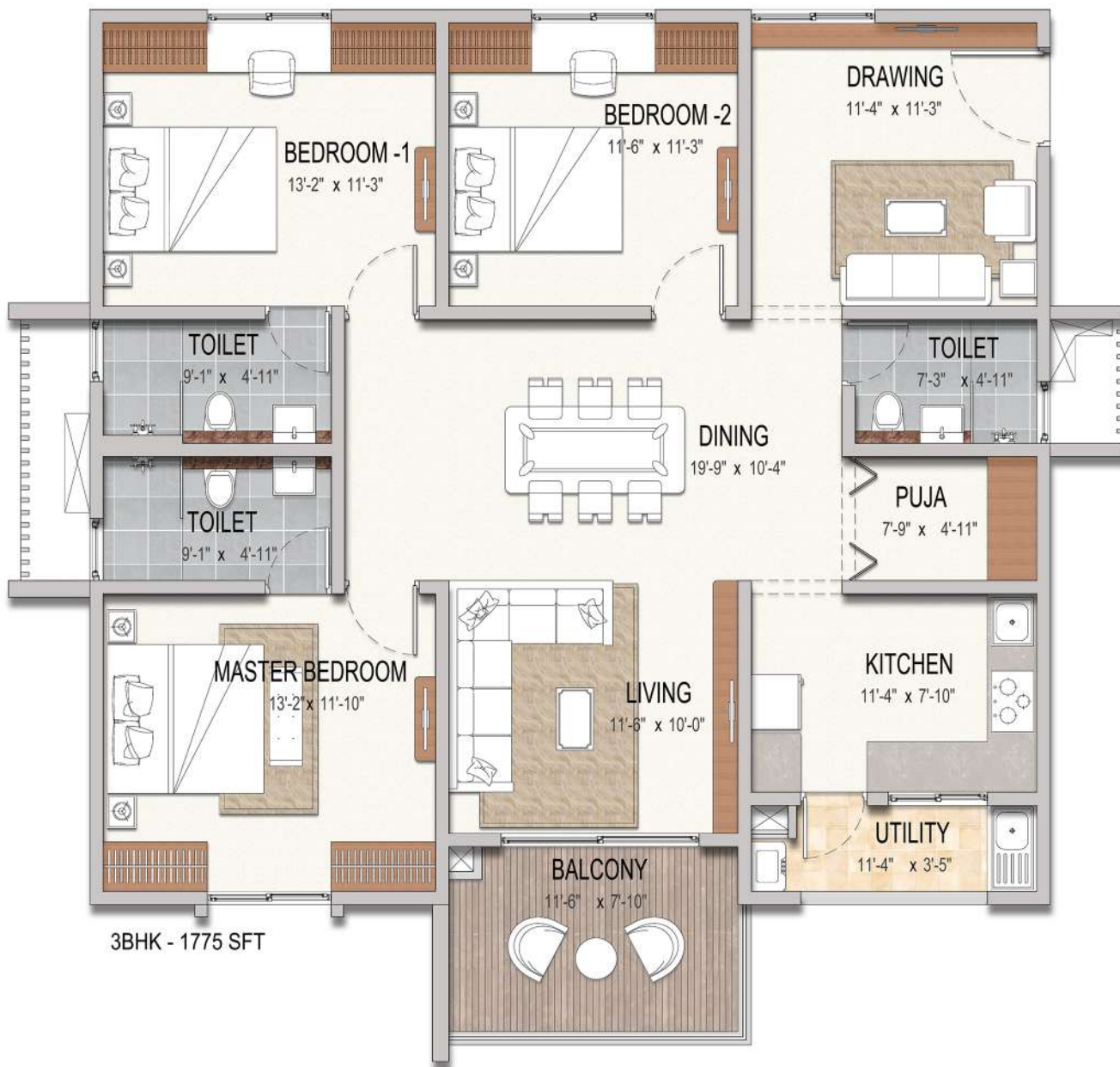


2.5 BHK - 1510 SFT - UNIT - (2,3,4)	SFT
Carpet Area	1008
Balcony & Unit Area	119
External Wall Area + Common Area	383
Saleable Area	1510

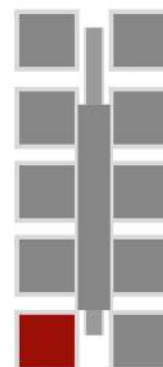


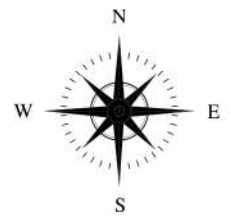


TYPICAL FLOOR UNIT-5

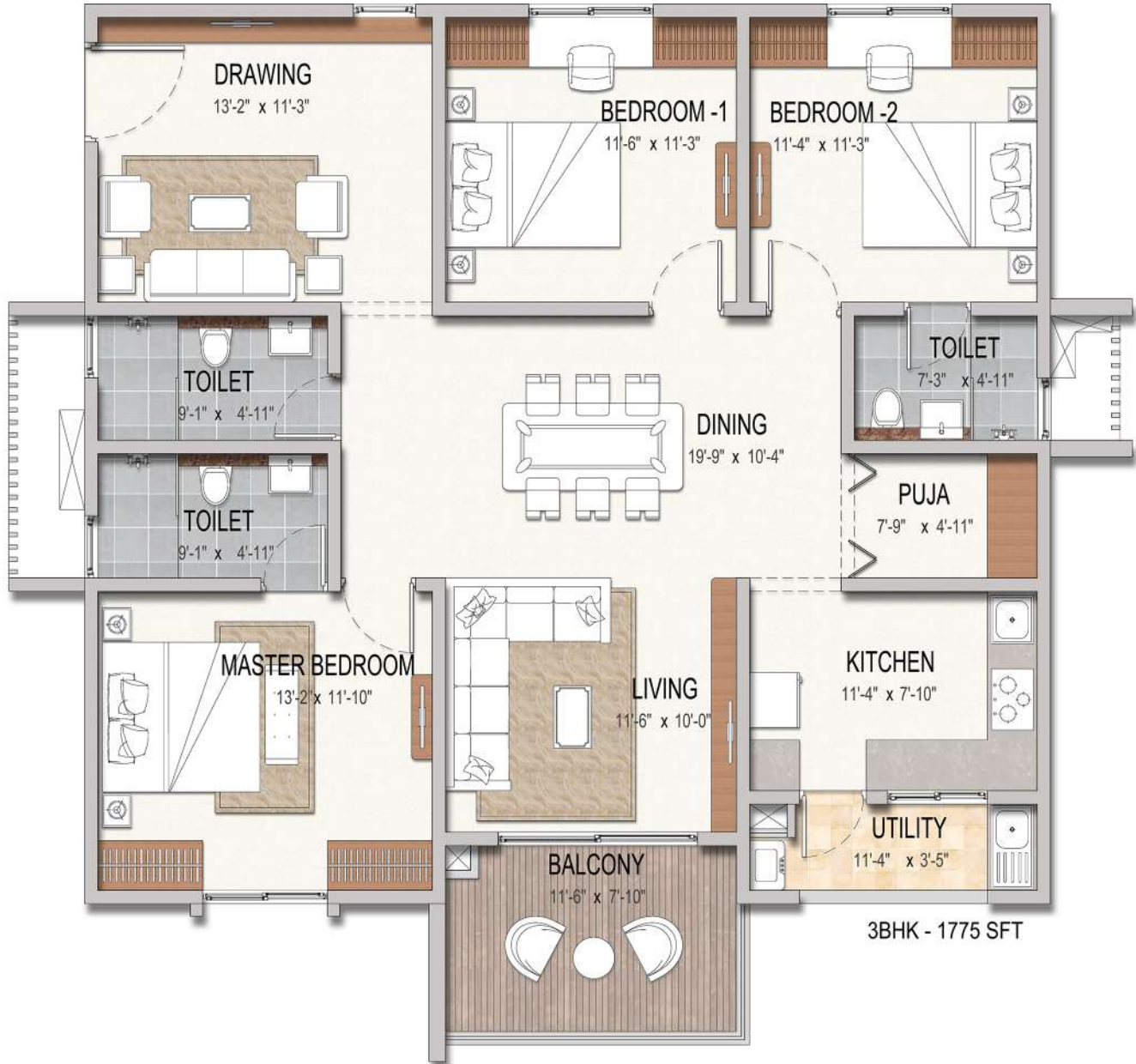


3 BHK - 1775 SFT - UNIT (5)		SFT
Carpet Area		1211
Balcony & Unit Area		139
External Wall Area + Common Area		425
Saleable Area		1775



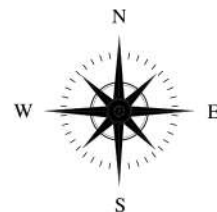


TYPICAL FLOOR_UNIT-6



3 BHK - 1775 SFT - UNIT (6)		SFT
Carpet Area		1211
Balcony & Unit Area		139
External Wall Area + Common Area		425
Saleable Area		1775

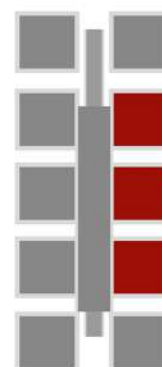


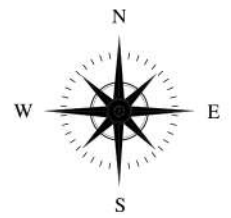


TYPICAL FLOOR UNIT-7,8,9



2.5 BHK - 1510 SFT - UNIT - (7,8,9)	SFT
Carpet Area	1008
Balcony & Unit Area	119
External Wall Area + Common Area	383
Saleable Area	1510





TYPICAL FLOOR_UNIT-10



3 BHK - 1815 SFT - UNIT (10)		SFT
Carpet Area		1220
Balcony & Unit Area		148
External Wall Area + Common Area		447
Saleable Area		1815



OPULENT TOUCH



IMPORTED MARBLE FLOORING

STEP INTO ELEGANCE WITH IMPORTED MARBLE FLOORING THAT RADIATES SOPHISTICATION & GRANDEUR. ITS POLISHED FINISH & TIMELESS CHARM REDEFINE LUXURY IN EVERY ROOM.

ALUMINUM FRENCH DOORS

REDEFINE ELEGANCE WITH SLEEK ALUMINUM FRENCH DOORS. DESIGNED TO FLOOD YOUR HOME WITH NATURAL LIGHT, THESE DOORS EFFORTLESSLY BLEND MODERN AESTHETICS WITH SUPERIOR FUNCTIONALITY.



PREMIUM SANITARYWARE

EXPERIENCE EVERYDAY INDULGENCE WITH PREMIUM SANITARYWARE THAT COMBINES FLAWLESS DESIGN & TOP-TIER FUNCTIONALITY, CREATING SPA-LIKE COMFORT IN YOUR BATHROOMS.



SERENE GRANDEUR

AROMA GARDEN & SENSORY WALK

STROLL THROUGH LUSH GREENERY INFUSED WITH SOOTHING NATURAL AROMAS, DESIGNED TO ELEVATE YOUR SENSES & BRING TRANQUILITY TO YOUR EVERYDAY LIFE.



CENTRAL DECK

GATHER, RELAX & CELEBRATE LIFE'S BEAUTIFUL MOMENTS AT THE ELEGANTLY DESIGNED CENTRAL DECK, CRAFTED FOR SHARED EXPERIENCES & JOYFUL CONNECTIONS.

TERRACE LIBRARY & WORK POD AREA

ELEVATE YOUR WORK-FROM-HOME EXPERIENCE WITH SERENE ROOFTOP PODS & A COZY LIBRARY, THOUGHTFULLY DESIGNED FOR FOCUS, COMFORT & CREATIVITY.



SPECIFICATIONS

STRUCTURE

- RCC FRAMED STRUCTURE TO WITHSTAND WIND AND SEISMIC (ZONE II) LOADS

WALLS

- REINFORCED SHEAR WALLS AND CEMENT CONCRETE BLOCKS (WHEREVER NECESSARY)

FLOORING & DADO

- LIVING ROOM, DRAWING ROOM, DINING ROOM - IMPORTED MARBLE FLOORING
- ALL BEDROOMS AND KITCHEN - POLISHED GLAZED VITRIFIED TILES OF REPUTED MAKE
- TOILETS - ANTI-SKID CERAMIC TILES OF REPUTED MAKE FOR FLOORING AND POLISHED GLAZED CERAMIC TILES FOR CLADDING
- BALCONIES - ANTI-SKID CERAMIC TILES OF REPUTED MAKE FOR FLOORING
- UTILITY - ANTI-SKID CERAMIC TILES OF REPUTED MAKE FOR FLOORING AND CLADDING

BATHROOMS

- **WASH BASIN** - IMPORTED COUNTERTOP WASH BASIN WITH VANITY IN EACH BATHROOM
- **EWC** - KOHLER MAKE OR EQUIVALENT
- **FAUCETS** - KOHLER MAKE OR EQUIVALENT
- **GEYSER PROVISION** - PROVISION FOR GEYSERS IN ALL BATHROOMS
- **SHOWER PARTITION** - FIXED GLASS SHOWER PARTITION IN ALL BATHROOMS
- **FALSE CEILING** - GRID FALSE CEILING WILL BE PROVIDED IN ALL BATHROOMS

DOORS & WINDOWS

- **MAIN DOOR** - HARDWOOD FRAME WITH VENEERED FLUSH SHUTTER, FITTED WITH REPUTED HARDWARE.
- **INTERNAL DOORS** - HARDWOOD FRAME WITH LAMINATED FLUSH SHUTTER OF HUNSUR MAKE OR EQUIVALENT, ALONG WITH REPUTED HARDWARE
- **WINDOWS & FRENCH DOORS** - ALUMINUM FRENCH DOOR FOR LIVING AREA BALCONY AND UPVC WINDOWS WITH TOUGHENED GLASS ALONG WITH MOSQUITO MESH.

PAINT

- **EXTERNAL** - TWO COATS OF EXTERIOR EMULSION PAINT WITH TEXTURE FINISH AS PER APPROVED DESIGN.
- **INTERNAL** - TWO COATS OF PREMIUM EMULSION PAINT OVER SMOOTH PUTTY FINISH.

KITCHEN & UTILITY

KITCHEN

- PROVISION FOR BORE WATER AND MUNICIPAL WATER ALONG WITH DRAIN OUTLET FOR KITCHEN SINK IS PROVIDED.
- ONE KITCHEN SINK AND TWO WALL MOUNT SPOUTS OF REPUTED MAKE WILL BE HANDED OVER TO THE ALLOTTEE AT THE TIME OF HANDING OVER OF THE FLAT

UTILITY

- ONE TAP OF REPUTED MAKE IN THE UTILITY ALONG WITH PROVISION FOR WASHING MACHINE ALONG WITH POWER POINT
- PROVISION FOR WASH BASIN IN THE BALCONY

ELECTRICAL

- CONCEALED COPPER WIRING OF PREMIUM BRAND (FALSE CEILING WIRING NOT INCLUDED).
- POWER OUTLETS FOR GEYSERS IN ALL BATHROOMS.
- TWO POWER POINTS WITH SUFFICIENT LOAD FOR COOKING RANGE/CHIMNEY, MICROWAVE/ MIXER/GRINDER, ONE POWER POINT FOR REFRIGERATOR AND ONE POWER POINT FOR WATER PURIFIER IN THE KITCHEN.
- POWER OUTLET IN WASHING AREA.
- A/C POINTS IN ALL BEDROOMS AND LIVING AREA
- THREE PHASE SUPPLY FOR EACH FLAT WITH INDIVIDUAL PREPAID METER.
- MINIATURE CIRCUIT BREAKER (MCB) OF PREMIUM BRANDS.
- MODULAR SWITCHES OF REPUTED MAKE.

TELEPHONE & NETWORK

- **CABLE TV:** CABLE TV PROVISION IN ALL BEDROOMS AND LIVING AREAS.
- **INTERNET** CABLE PROVISION: INTERNET CABLE PROVISION IN THE HALL.
- **INTERCOM:** PROVISION FOR INTERCOM WITHIN THE FLAT.

LIFTS

- THREE HIGH SPEED AUTOMATIC KONE/SCHINDLER (OR EQUIVALENT) PASSENGER ELEVATORS AND ONE SERVICE ELEVATOR IN EACH TOWER.

WTP & STP

- FULLY TREATED WATER MADE AVAILABLE (IN CASE OF BORE WELL WATER) THROUGH EXCLUSIVE WATER SOFTENING PLANT.
- SEWAGE TREATMENT PLANT OF ADEQUATE CAPACITY AS PER NORMS WILL BE PROVIDED INSIDE THE PROJECT.
- TREATED SEWAGE WATER WILL BE USED FOR LANDSCAPING AND FLUSHING PURPOSE.

POWER BACKUP

- 100% BACK UP FOR THE ENTIRE BUILDING INCLUDING COMMON AREAS.

LPG

- PROVISION FOR SUPPLY OF GAS FROM CENTRALIZED GAS BANK TO KITCHEN WITH INDIVIDUAL GAS METERS.

BMS

- BUILDING MANAGEMENT SOFTWARE FOR GAS BANK, GENERATOR POWER, GENERAL POWER CONNECTION AND WATER METERS.

LANDSCAPING

- LANDSCAPING IN THE SETBACK AREAS WHEREVER FEASIBLE, AND IN TOT-LOT AREAS AS PER DESIGN OF LANDSCAPE CONSULTANT.

WATER SUPPLY & METERING

- PNEUMATIC PUMPS WILL BE USED FOR SUPPLY OF SOFTENED WATER TO INDIVIDUAL FLATS.
- INDIVIDUAL WATER METERS WILL BE PROVIDED FOR EACH APARTMENT.

LOCATION MAP



Not Scalable*

PUBLIC TRANSPORT

- Proposed Chandanagar Metro Station **5 mins**
- Chandanagar MMTS Station **10 mins**
- Miyapur Metro Station **15 mins**
- JNTU Metro Station **20 mins**

EDUCATION INSTITUTES

- Meru International School **5 mins**
- Sancta Maria International School **15 mins**
- Delhi Public School **20 mins**
- Sadhana Infinity International School **20 mins**
- Cornerstone International School **31 mins**

HOSPITALS

- Ankura Hospital for Women & Children **7 mins**
- Pranaam Hospital **9 mins**
- AIG Hospital **20 mins**
- Yashoda Hospital HITEC City **20 mins**

WORKPLACES

- IBM **10 mins**
- Dr. Reddy's Laboratories **10 mins**
- BHEL **10 mins**
- HITEC City **20 mins**
- Mindspace **20 mins**
- Financial District **25 mins**

SHOPPING & ENTERTAINMENT

- Chennai Shopping Mall **05 mins**
- GSM Mall **05 mins**
- Infinity Mall **05 mins**
- Dmart **10 mins**
- Lulu Mall **15 mins**
- Nexus Mall **18 mins**
- Sarath City Capital Mall **20 mins**
- IKEA **30 mins**



SCAN TO KNOW MORE

A Project by **KOLLA GROUP**

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