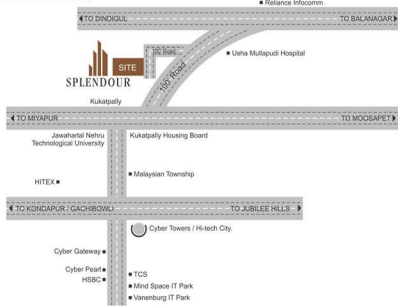


## Club House (38000 Sft.)

- |   |  |
|---|--|
| <b>Ground Floor</b>   | <b>Third Floor</b>   |
| <ul style="list-style-type: none"> <li>* Reception</li> <li>* Super Market</li> <li>* Cafeteria</li> <li>* Pharmacy</li> <li>* Laundry</li> </ul> | <ul style="list-style-type: none"> <li>* Air-conditioned gym</li> <li>* Steam</li> <li>* Sauna</li> <li>* Ladies Salon</li> <li>* Gents Salon</li> </ul>         |
| <b>first Floor</b>  | <b>Fourth Floor</b>  |
| <ul style="list-style-type: none"> <li>* Yoga / Aerobic center</li> <li>* Air-conditioned TV &amp; Library / study</li> </ul>                     | <ul style="list-style-type: none"> <li>* Conference room</li> <li>* Business center</li> <li>* Air-conditioned Library / study</li> <li>* Guest Rooms</li> </ul> |
- SECOND FLOOR**
- \* Children's games room & gaming arcade
  - \* Table tennis
  - \* Air-conditioned pool room



## Location Plan



Item	Luxury
Structure	RCC Framed Structure
Walls	Solid Blocks / Table brick
Lofts	Lofts Provided in Kitchen and Bedrooms
Flooring	Vitrified flooring, Vitrified tiles in Kitchens
Windows	Power coated aluminium windows with Mosquito Mesh and MS grills
Doors	Teak wood frames All Doors - Moulded Skin Doors
Kitchen	Granite slab platform with matching granite tiles dado Stainless steel sink with drain board Loft tank in Kitchen
Painting	OCB with lappam-internal walls Textured finish for external walls Emenel paint for all woodwork & main door polished
Electrical	Concealed wiring with A/C Point in all Bedrooms, Modular Switches Concealed TV & Telephone points DI's with MCB's isolators
Toilets	Designer Ceramic tiles open door height CP Fixings of excellent quality Bath tub in master bedroom for 3 BHK Provision for washing machine
Plumbing	Sanitary - Hindware or its Equivalent Quality Concealed CPVC / GI pipes of good quality
Water Supply	Bore well water Water recycling plant for flushing and gardening Drinking water in kitchen
Lifts	Automatic Lifts
Generator	Generator backup of 1.8KVA in 3BHK and 0.8KVA in 2BHK Flat
Security	EPABX facility (Through Tata Centre) between each flat and security room.
Fire Safety	Smoke Detectors in each flat

SPECIFICATIONS

### Apartments

- 'EMERALD HEIGHTS' is a luxury apartments project with 876 apartments located at Pocharam (near Singapore Town Ship) & Infosys SEZ.
- 'LOTUS HOMES' 533 apartments located at Bandaguda, near Nagaram
- 'STERLING' is a 756 Luxury Apartments & 91 Villas project located at Gunda Pochampally.
- 'PARADISE' 520 apartments located at Hayathnagar, LB Nagar.
- 'ELEGANCE' 800 luxury apartments at Gujjararamam, Kakatpally.
- 'SERENE PARK' 800 luxury apartments at Ghatkesar, near Singapore Township & Infosys SEZ.
- 'EDIFICE' 2000 luxury apartments located at Shanbapur, near Bachupally, close to Mysapur, Hi-tech City.
- 'ROCK HEIGHTS' 1100 luxury apartments at Lavangudi, near Chandrayyogita & Sharmasabad International Airport.

### Our Other Residential Projects

#### Plots / Villas

- 'GREENVILLE' 198 residential open plots located at Kongarkalan, near Adibatla, TCS SEZ, Sharmasabad Airport.
- 'PINEWOOD HOMES' 686 residential open plots, at Aashapur, near Singapore Town Ship, Ghatkesar.
- 'SUNSHINE PARK' located at Ghatkesar (near Singapore Township), Infosys has about 154 luxury independent homes.
- 'HARMONY HOMES' located at Lakshad Matspet, near Ratnamalayam Temple, Shamirpet has 68 luxury villas.
- 'GREENHOMES' located at Dindigul is a gated community of 68 luxury villas.
- 'GOLDEN COUNTRY' 350 luxury villas located at Rampally, near Singapore Township and Infosys SEZ.
- 'GOLDEN MEADOWS' open plots located at Bibinagar, Ghatkesar.

Please visit our website [www.modibuilders.com](http://www.modibuilders.com) for latest information.

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Site Office :  
**SPLENDOUR**  
S.No.157, Gujjararamam, Kakatpally.

Architects :  
**RAGA ARCHITECTS**  
Structural Engineers :  
**ZAKI & ASSOCIATES**

A venture by:  
**MODI BUILDERS**

## AMENITIES READY

### Salient Features

- \* 480 luxury apartments over an area of about 4.5 acres
- \* World Class amenities & Sports facilities
- \* Completely residential and approved by HUDA
- \* Vaasta compliant
- \* Project approved by leading banks and institutions
- \* Builders with exemplary track record
- \* About 12 kms from Hitech City / Cyber towers and about 5 kms from Kakatpally.



### Facilities

- \* Landscaped Gardens / Playgrounds
- \* Sports Facilities of International quality
  - \* Badminton
  - \* Squash
  - \* Tennis
  - \* Badminton
- \* Clubhouse (3000sqft)
- \* Swimming Pool with Jacuzzi
- \* Security
  - \* Completely compound
  - \* CCTV in security rooms for effective surveillance
  - \* EPABX facility (Through Tata Centre) between each flat and security room
  - \* Panic buzzer from each flat to security room.
- \* Fire safety
- \* Parking
  - \* Double cellar car parking with pre allocated car parks for each apartment



### Location Advantages

- \* 20mins Drive from Hi-tech City
- \* 5kms from Kakatpally
- \* 4kms from Jeedimetla

**TYPE 1 - 1933 Sq.ft.**  
(Built up 1493 Sq.ft. + Common 440 Sq.ft.) General & 5th Floor



Type - 1  
A - 9, 10, 11, 12, 13, 14  
B - 1, 2, 5, 6  
C - 2, 3, 4, 5

**TYPE 2 - 1933 Sq.ft.**  
(Built up 1493 Sq.ft. + Common 398 Sq.ft.) 2nd to 9th Floor



**TYPE 2 - 1748 Sq.ft.**  
(Built up 1493 Sq.ft. + Common 398 Sq.ft.) General & First Floor



Type - 2  
A - 1, 2, 3, 4, 5, 6, 7  
D - 9, 10, 11, 12, 13

**TYPE 8 - 966 Sq.ft.**  
(Built up 746 Sq.ft. + Common 220 Sq.ft.) General to 9th Floor



Type - 8  
D - 14, 24, 34, 44, 54, 64, 74

**TYPE 9 - 966 Sq.ft.**  
(Built up 746 Sq.ft. + Common 220 Sq.ft.) General to 9th Floor



Type - 9  
D - 14, 24, 34, 44, 54, 64, 74



Type - 1



Type - 2

### LAYOUT PLAN

Type 1	Type 2	Type 3	Type 4	Type 5	Type 6	Type 7	Type 8	Type 9
Built up 1493 Sq.ft.	1330 Sq.ft.	1325 Sq.ft.	1325 Sq.ft.	1325 Sq.ft.	1325 Sq.ft.	1325 Sq.ft.	910 Sq.ft.	746 Sq.ft.
Common 440 Sq.ft.	398 Sq.ft.	391 Sq.ft.	391 Sq.ft.	370 Sq.ft.	391 Sq.ft.	391 Sq.ft.	220 Sq.ft.	220 Sq.ft.
Total 1933 Sq.ft.	1728 Sq.ft.	1716 Sq.ft.	1716 Sq.ft.	1716 Sq.ft.	1716 Sq.ft.	1716 Sq.ft.	1130 Sq.ft.	966 Sq.ft.
TYPICAL (2nd - 9th Floor)								
Built up 1493 Sq.ft.	1493 Sq.ft.	1493 Sq.ft.	1493 Sq.ft.	1493 Sq.ft.	1493 Sq.ft.	1493 Sq.ft.	972 Sq.ft.	746 Sq.ft.
Common 440 Sq.ft.	440 Sq.ft.	440 Sq.ft.	423 Sq.ft.	440 Sq.ft.	440 Sq.ft.	440 Sq.ft.	297 Sq.ft.	220 Sq.ft.
Total 1933 Sq.ft.	1933 Sq.ft.	1933 Sq.ft.	1933 Sq.ft.	1933 Sq.ft.	1933 Sq.ft.	1933 Sq.ft.	1269 Sq.ft.	966 Sq.ft.



Note : Plans for flat no's A8, A15, B3, B4, C1, C6, D8, D14 are different and can be provided on request