



Emerald Park
Annexe
LUXURY HOMES

Emerald Park is a Premium Residential project consisting of 252 Luxury Villas

Salient Features

- Purely residential with luxury specification and amenities
- HMDA approved final layout
- Design as per vaasthu
- Approved by leading banks and financial institutions
- Accessible by 6 lane highway, close to Singapore Township, Raheja IT Park & Infosys SEZ
- Close to Outer Ring Road.

Common Amenities

1. Landscaped gardens
2. Fully equipped children’s playground
3. Cement Concrete Roads and lighting
4. Generator backup facility for common areas and houses
5. Complete under-ground electrical cabling
6. Party areas
7. Swimming pool
8. Sports facilities including
 - a. Cricket nets
 - b. Jogging tracks
 - c. Badminton court
 - d. Basket ball court
 - e. Tennis court
9. 10,000 Sft Club House
 - a. Air-conditioned TV room with mini theatre/conference room
 - b. Air-conditioned gym
 - c. Separate games room, table tennis room and pool room
 - d. Business center with computers, high speed internet connections, fax machines, laser printers, photocopiers, STD & ISD facilities
 - e. Air-conditioned study room and library
 - f. Steam bath and sauna
 - g. Super market
 - h. Coffee shop
 - i. Grocery
 - j. Pharmacy & Clinic
 - k. Laundry and Ironing facilities
10. Security
 - a. Completely compounded
 - b. CCTV to security room for effective surveillance
 - c. 24 hrs security
 - d. EPABX connecting the houses and security room
 - e. Panic buzzer from each house to security room
11. Transport service - 2 mini buses for the exclusive use of residents to nearest station and Uppal bus depot.

Surrounding Developments

- New Infosys SEZ, at Pocharam
- Raheja Mindspace IT Park
- Singapore Township (Sanskruithi)
- NIMS Hospital, Bibinagar

Layout Plan

Emerald Park Annexe

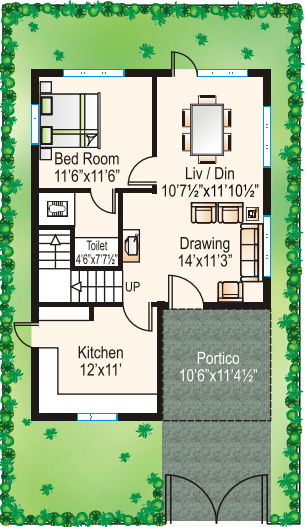
Plot Nos	Area (Sq. Yds.)	Plot Nos	Area (Sq. Yds.)	Plot Nos	Area (Sq. Yds.)	Plot Nos	Area (Sq. Yds.)	Plot Nos	Area (Sq. Yds.)
1A	180	22A	192	43A	192	64A	192	85A	206
2A	228	23A	192	44A	192	65A	192	86A	194
3A	276	24A	192	45A	192	66A	192	87A	194
4A	314	25A	192	46A	192	67A	192	88A	194
5A	303	26A	192	47A	192	68A	192	89A	194
6A	286	27A	192	48A	192	69A	192	90A	254
7A	269	28A	192	49A	192	70A	192	91A	254
8A	252	29A	192	50A	192	71A	192	92A	194
9A	234	30A	192	51A	192	72A	192	93A	194
10A	217	31A	192	52A	192	73A	192	94A	194
11A	200	32A	192	53A	192	74A	192	95A	194
12A	183	33A	192	54A	192	75A	192	96A	206
13A	198	34A	192	55A	192	76A	192	97A	192
14A	192	35A	192	56A	192	77A	192	98A	214
15A	192	36A	198	57A	192	78A	192	99A	188
16A	192	37A	198	58A	192	79A	192	100A	167
17A	192	38A	192	59A	192	80A	192	101A	167
18A	192	39A	192	60A	198	81A	192	102A	288
19A	192	40A	192	61A	198	82A	192	103A	167
20A	192	41A	192	62A	192	83A	192	104A	167
21A	192	42A	192	63A	192	84A	198		

- East Facing
- West Facing
- North Facing
- South Facing

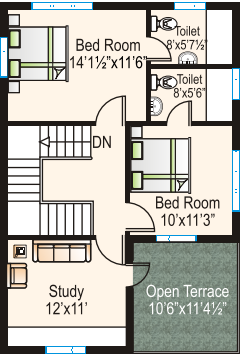
East Facing



Total No.	: 51
Area	: 167-314 Sq.Yds.
Builtup Area	: 1490 Sft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Emerald Park Phase I

Vacant

- North Facing
- South Facing

Plot Nos	Area (Sq. Yds.)
15	224
75	256
76	219
77	219
146	200

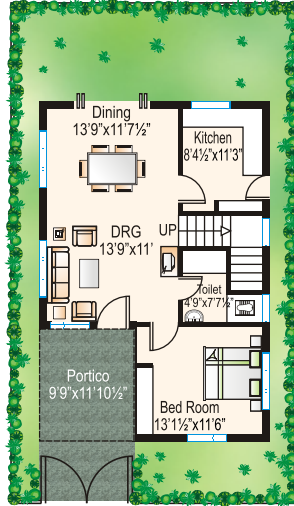
Emerald Park Annexe

Emerald Park - Phase I

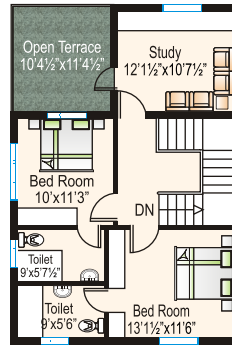
West Facing



Total No.	:	41
Area	:	167-288 Sq.Yds.
Builtup Area	:	1494 Sft.



GROUND FLOOR PLAN

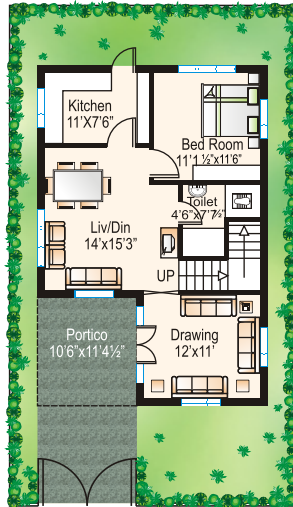


FIRST FLOOR PLAN

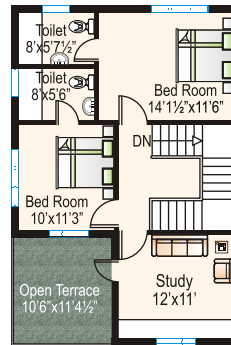
North Facing



Total No.	:	6
Area	:	194-254 Sq.Yds.
Builtup Area	:	1490 Sft.



GROUND FLOOR PLAN

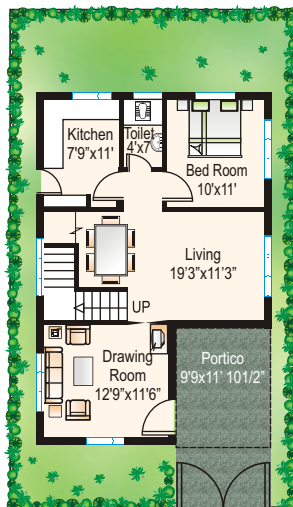


FIRST FLOOR PLAN

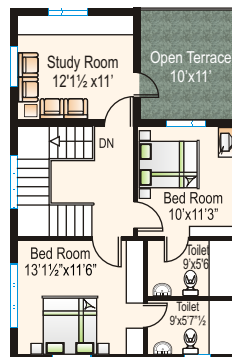
South Facing (with East Entrance)



Total No.	:	6
Area	:	194-254 Sq. Yds
Builtup Area	:	1494 Sft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Actual site Photographs



Main Entrance



Model House



Tennis Court

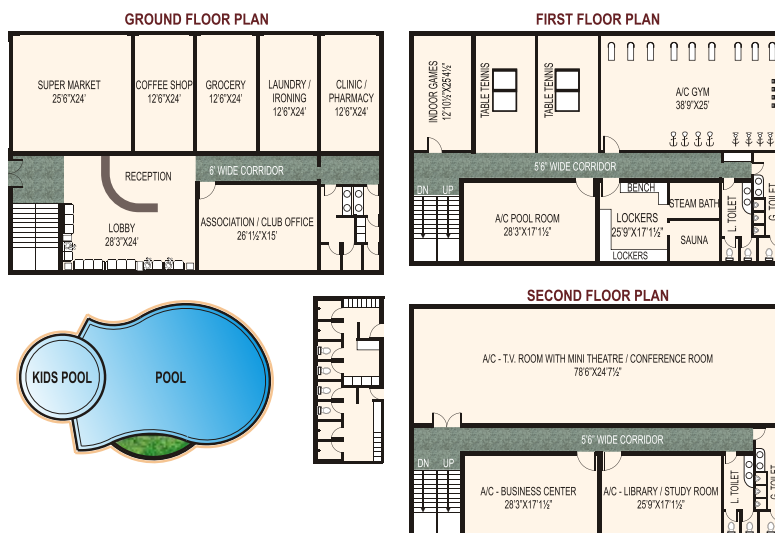


Children's Play ground



Landscaped Garden

Club House

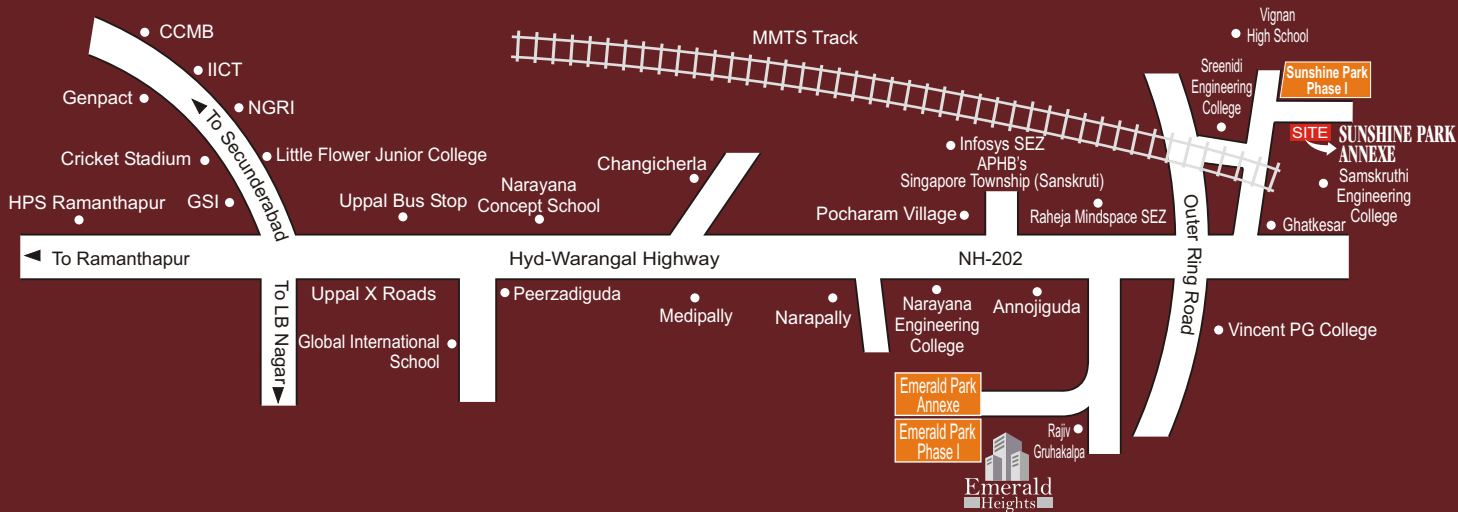


Specifications

Item	Luxury
Structure	RCC Framed Structure
Walls	Solid Blocks / Table bricks
Lofts	Lofts provided in kitchen and bedrooms
Flooring*	Marble with Tinoxide Polish / Ceramic in Kitchen
Windows	Powder coated aluminium windows with Mosquito Mesh and grills
Doors	Teak wood frames All Doors - Moulded Doors
Staircase	Wooden Railing
Toilets	Designer tiles - Dado upto door height C.P. Fittings - Marc or equivalent Provision for washing machine Sanitary - Parryware (Cascade) or equivalent Bath tub in master bed room
Kitchen	Granite slabs platform with matching granite tiles dado Stainless steel sink with drain board
Painting	OBD with lappum - internal walls Exterior Emulsion on exterior walls Enamel Paint for all woodwork
Electrical	Concealed wiring with A/c point in master Bedroom, Modular switches Concealed TV & Telephone points, DB's with MCB's isolators
Plumbing	Concealed PVC / GI Pipes of good quality
Water Supply	Borewell water Drinking water in kitchen (Manjeera or R-O plant)
Generator	Generator backup of 1KVA per house
Fire Safety	Smoke detectors and fire extinguishers in each house

NOTE: Final specifications may be subject to minor changes. * Option to convert to Italian marble at extra cost.

Location Plan



Our Other Residential Projects

CURRENT PROJECTS

'EMERALD HEIGHTS' is a Luxury apartment project with 876 apartments located at Pocharam (Near Singapore City).

'PALM SPRINGS' located at Kompally, has 63 ultra-luxury apartments with an exclusive clubhouse and other amenities.

'GREENWOODS' located at Dindigul is a gated community of 68 luxury villas.

'HARMONY HOMES' located at Lalgudi Malakpet, Near Ratnalayam Temple, Shamirpet has 68 luxury villas.

'STERLING' is a 756 Luxury Apartments & 91 Villas project located at Gundla Pochampally.

'SUNSHINE PARK' located at Ghatkesar (Near Singapore City), has about 184 luxury independent homes.

'SPLENDOR' is a luxury apartment project with 480 luxury apartments located at Gajularamaram, near Kukatpally.

NEW LAUNCHES

'EDIFICE' 2000 Luxury apartments located at Shambapur, near Bachupally.

'LOTUS HOMES' 460 apartments located at Bandlaguda, near Nagaram.

'GOLDEN COUNTY' 400 Luxury villas at Rampally, near Singapore Township & Infosys SEZ.

'SERENE PARK' 880 apartments at Ghatkesar, near Singapore City (Sanskruithi) and Raheja Mind Space IT Park & Infosys SEZ.

'GREENVILLE HOMES' 220 Luxury villas & 390 apartments located at Kongar Kalan, near the International Airport.

'PARADISE' 520 apartments located at Hayathnagar, L.B.Nagar.

PROPOSED PROJECTS

'ELEGANCE' 800 Luxury apartments at Gajularamaram, Kukatpally.

'PINEWOOD HOMES' 645 Independent homes at Aushapur, near Ghatkesar.

'GOLDEN MEADOWS' 360 weekend homes located at Bibinagar, Ghatkesar.

'ROCK HEIGHTS' 1000 apartments at Laxmiguda, near Chandrayangutta/ near Samshabad International Airport.

* New projects also planned at various other areas in and around Hyderabad. Please visit our website www.modibuilders.com for latest information.

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