



LABEL FOR LUXURY

Gachibowli-Manikonda, Hyderabad



SHANTASRIRAM

SPRING VALLEY

LABEL FOR LUXURY

Gachibowli-Manikonda, Hyderabad



“There is no passion to be found in settling for a life that is less than the one you are capable of living.”

It's true when you think about it.
How many times have we
let go of what we wished for
and settled for what we got?
How many times have
the dreary realities of life
come in the way of what we aspire to?
And how often do we see this pattern
repeating itself. In every aspect of our life.
Day in, and day out.

At Shanta Sriram, we believe
that you should not compromise.
That you must not settle for a life
that is ordinary. Or less.
That you deserve better. Much, much better.
Because honestly, how we live defines who we are.
So come to Spring Valley.
Live passionately. Live luxuriously.
Live like you've never lived before.
Live the life you deserve to. Without making any compromises



Spring Valley

An urban oasis. For an exceptional lifestyle.

Spring Valley has been created to be the finest Villa Homes in the booming commercial hub of Manikonda in Hyderabad. Coming up on the posh locale surrounding Lanco Hills, this extraordinary bouquet of aesthetically designed contemporary luxury residences offer an enviable sense of large open spaces, ample natural light cascading through your homes, breathtaking artistry throughout coupled with awe-inspiring views of nature's bounty right at your doorstep. Crafted for those who demand nothing but the best, Spring Valley offers the best address one can find in the bustling city of Hyderabad.





Exquisite living.
For a person of exceptional taste.

Villas at Spring Valley have been crafted to exacting design standards throughout. Each of the homes here resonate understated luxury and undiluted finesse keeping in mind your fancy and preferences. Setting the highest standards of benchmark in luxury living, with bespoke sized wooden flooring, sharp and striking features, dramatic views of greenery from every window, all echoing the discerning taste of the residents. Even the fixtures and fittings are of the highest standards and bathrooms that serve as centers of rejuvenation, all chosen to satisfy the fine balance of performance and aesthetics.



Bathed in luxury. Encased by beauty.

Spring Valley is located on the bank of a lake. And this makes your home one of the most envied residential development in the locality. With the recent beautification project of the lake underway, by the time you move-in to your home, you will be able to enjoy the cool breeze blowing from the lake cascading through your home at all times. What's more, you can have your own picnic or a private lakeside getaway any time you please.





MASTER PLAN

Highlights of the project

- Strategic location
- 24000 Sq. Yds. / 20067 Sq mts.of land
- 100% Vasthu designed layout with East & West Facing Villas
- Grand Entrance Gate
- 40' Internal Roads
- Landscaped Gardens
- Ground + Three Floors Clubhouse with Roof top Swimming pool
- Visitor's Car Parking
- 24 Hrs Security with CC Cameras
- 100% Power back-up
- 24 Hrs Treated Usage & Drinking Water





Highlights of Villas

Exclusively Designed 38 No. of 4 BHK Villas

325 Yds with 4200 Sft. saleable area to 600 Sq. Yds with 5500 Sft. saleable area

Ground + 2 Floors | Modular Kitchen | 100% Vasthu

Super Luxury Quality Specifications and Finishes | Spacious car parkings

Double Height Drawing | Home Theatre | Terrace Garden

Water body | Maid's room with toilet



EAST FACING VILLA





EAST FACING VILLA

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



AREA STATEMENT

PLOT AREA	- 350 SQ YDS. (292.64 SQ MTS.)
PARKING	- 227 SFT.
GROUND FLOOR	- 1,537 SFT.
FIRST FLOOR	- 1,626 SFT.
SECOND FLOOR	- 1,089 SFT.
TOTAL FLOOR	- 4,530 SFT. (420.85 SQ MTS.)

WEST FACING VILLA





WEST FACING VILLA

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



AREA STATEMENT

PLOT AREA	- 325 SQ YDS. (271.74 SQ MTS.)
PARKING	- 252 SFT.
GROUND FLOOR	- 1,447 SFT.
FIRST FLOOR	- 1,491 SFT.
SECOND FLOOR	- 945 SFT.
TOTAL FLOOR	- 4,278 SFT. (397.43 SQ MTS.)



Master bedroom



Stepping into the future. With an eye on tradition.

Every square inch of this modern residential masterpiece has been painstakingly put together to be ready for the future. And we have designed your home to always remain in style. But that does not mean we have forgotten our roots. Staying true to traditional Indian customs and beliefs, we have ensured that every Villa at Spring Valley is 100% Vaastu Compliant. Just to peace, prosperity and happiness always reside within the four walls of your abode.



Living room





Living room



Dining hall



Kitchen





Enjoy the privilege of being spoilt.

At Spring Valley, your home comes with a host of modern luxurious lifestyle amenities available exclusively to you. From the moment you step-in to the thoughtfully planned clubhouse, you will experience a sense of privacy and calm, as if entering a five-star hotel. And you will know that you have entered someplace special. Reserved only for the rarified likes of you. The clubhouse has been meticulously designed to address the requirements of a contemporary luxury living.

The clubhouse at Spring Valley has been built to invigorate your senses and revitalise your mind, body and soul. Melt away the stresses of everyday life at the beautiful swimming pool with deck area. There is also a fully equipped gymnasium with yoga cum aerobics hall which provides an excellent environment to keep fit in style.

With plush guest rooms, now you can also proudly extend five-star hospitality to your friends and family when they come visiting. Apart from this, you will also have access to a cafeteria to hang out on those lazy weekends and a multipurpose hall to celebrate life's special occasions.

CLUBHOUSE



Architectural site plan of a 10,000 sq ft modular building. The plan shows a central **MULTI-PURPOSE HALL** (46'4" x 29'0") with a wooden **DECK** (18'0" x 24'8") and a **WATER DOOR** on the left. To the right is a **RECEPTION** area (14'0" x 20'0") and a **LOBBY** (13'0" x 6'8") with stairs. Further right is a **PANTRY** (17'8" x 7'2") and restrooms. A **WAITING** area (14'0" x 20'0") is adjacent to the hall. The building is surrounded by a **PARTY LAWN** and a **40' WIDE ROAD** at the bottom. Landscaping includes trees and shrubs.

Floor plan of the second floor showing various rooms and their dimensions:

- MEDITATION/YOGA HALL: 28'5" x 27'0"
- CARDS ROOM/BILIARDS/TV LOUNGE: 29'8" x 21'10"
- LOBBY: 16'0" x 14'6"
- RECEPTION BELOW
- AEROBICS HALL: 24'8" x 20'0"
- CHANGE ROOM/STORAGE
- LIFT: 4'3" x 9'0"
- LOBBY: 13'0" x 9'6"

Floor plan of the second floor. The plan includes a large blue rectangular area labeled "SWIMMING POOL 33'0\" x 45'0\"". To the right of the pool is a light beige area labeled "POOL SERVICES 32'6\" x 21'10\"". Below the pool services area is a brown area labeled "DECK 19'0\" x 24'0\"". To the right of the deck is a light beige area labeled "LOBBY 13'0\" x 9'0\"". A yellow area labeled "LIFT 6'8\" x 5'8\" is located between the pool services area and the lobby. A staircase is shown between the pool services area and the lobby. A door is shown between the lobby and the deck.

GROUND FLOOR	- 3,262 SFT.
FIRST FLOOR	- 2,805 SFT.
SECOND FLOOR	- 3,262 SFT.
UPPER TERRACE FLOOR	- 1,342 SFT.
TOTAL FLOOR	- 10,671 SFT. 991.36 SQ MTS.



AMENITIES:

Rooftop swimming pool and kids pool | Fully equipped gym | Landscaped gardens | Preview theater | Multipurpose hall
Meditation hall | Jacuzi | Spa | Steam & Sauna | Saloon | Billiards | Table Tennis | Carroms | Chess | Children play area & more...



SPECIFICATIONS

Structure	: R.C.C. framed structure designed to withstand wind & seismic loads.
Walls	: Fly ash brick walls of 9" thick outer and 4 thick inner walls in C.M 1:6.
DOORS / WINDOWS / VENTILATOR	
Main door	: Designer teak wood frame with flush shutter of melamine matt polish fixed with reputed make hardware of SS of hafele,hettich, Ozone or equivalent make.
Internal doors	: Designer teak wood frame with veneered teak wood shutter fixed with reputed make hardware of SS of Hafele ,Hettich,Ozone or equivalent make.
French Doors	: UPVC sliding door with float glass paneled shutters and designer hardware of reputed make (Finsta or equivalent make).
Windows	: Aluminium window system with float glass with suitable finishes as per design
Ventilators	: Aluminium ventilator including provision for exhaust fan
Grills	: Aesthetically designed, mild steel {M.S} grills with duco paint finish.
PAINTING	
Internal	: Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.
External	: Textured finish and two coats of weather proof exterior emulsion paint of reputed make with a combination of stone ciadding
Parking area	: OBD paint over one coat of putty
FLOORING	
Living / dining	: imported marble
Master bed room	: Wooden flooring
Other bed rooms	: 800 x 800 mm size of vitrified tiles standard and reputed make
Kitchen	: 800 x 800 mm size of vitrified tiles standard and reputed make
Staircase	: imported marble
Toilets & utility	: Anti-skid ceramic tiles of standard and reputed make
Parking	: tandur stone / granite as per design
Maid room	: 600 x 600 vitrified tile flooring
KITCHEN	
	Imported granite platform with superior stainless steel sink . Modular kitchen of standard make Dish washer and washing machine provision in the utility area.
BATHROOMS	
	Vanity type was basin / ready made counter top in Italian marble Wall mounted WC with concealed flush tank /valve of reputed make Shower cubicle with single lever fixtures, wall mixer cum shower. Solar water heating system & provision for geysers in all bathrooms. All C.P. fittings are chrome plated of grohe /roca / toto or equivalent make. All sanitary wares of duravit or equivalent make.

DADOING	
Kitchen	: Glazed ceramic tiles dado up to 600mm ht above kitchen platform
Toilets	: Well designed concept with combination of marbie & designer tiles for walls and floor, and dadoing up to lintel height
Utility	: Glazed ceramic tiles up to 900mm near the wash, area
ELECTRICAL	
Power plug for cooking range chimney, refrigerator, microwave ovens, water purifier, mixer / grinders in kitchen, washing machine & dish washer in utility area 3phase supply for each unit and individual meter boards. Miniature circuit breakers (MCB) for each distribution boards of reputed make Elegant designer modular electrical switches Concealed conduit wiring with PVC insulated copper cables in all rooms for light, fan and plug points VRV A/C provisions in all bedrooms, living and dining.	
TELECOM / I-NET / CABLE TV	
	Fibre- Optic-To- Home,DTH, intercom, telephone points in living and all bedrooms
FALSE CEILING	
	: In bedrooms, hall and dining
Toilets	: Grid ceiling of reputed make
PLUMBING	
Plumbing lines will be with cPVC pipes /As specified by PHE consultants All C.P. fittings are chrome plated of Grohe / Roca / Toto or Equivalent make. All sanitary Wares of Duravit or Equivalent make.	
SECURITY, SURVEILLANCE & BMS	
Solar Powered Security Fence Boom Barrier near entry CC Cameras around the campus for surveillance during night The complete premises shall be provided with building management system with all facilities.	
STP	
Fully treated water made available through an exclusive water softening and purification plant with water meters for each unit. 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 and flushing purpose.	
GENERATOR	
	D.G sets with Acoustic enclosure & A .M. F /AS specified M & E consultants with 100% backup including common areas except air conditioning & gesures
WATER SUPPLY	
	Water supply lines with GI PPR pipes or /As specified by PHE consultants

Easy to get to. Easy to get around.

Spring Valley is coming up in Manikonda in the posh locale surrounding Lanco Hills - a place that needs no introduction. With an unrivaled address in one of the most sought after residential localities in Hyderabad, Spring Valley is uniquely placed for those who seek the ultimate in living. The recent past as seen Manikonda grow from a regular suburb to becoming the high seat of financial power, technology and globalization. Boasting of the biggest MNCs, finest of restaurants, swanky malls playing home to a host of major international brands, Manikonda is undoubtedly the place to be in. And with further unhindered progress in the near future, Manikonda is alive with opportunity. And you will be at the heart of it all. Not to mention the proximity you will enjoy to prestigious educational institutions, leading healthcare providers, transportation hubs, shopping zones and much more.

IN CLOSE PROXIMITY

DELHI PUBLIC SCHOOL	< 1/3 Km
OAKRIDGE INT.SCHOOL	< 1 Km
APOLLO HOSPITAL	< 4 Km
INFOSIS	< 6 Km
WIPRO	< 5 Km
MICROSOFT	< 6 Km
UBS	< 6 Km
ORR	< 1 Km
INTERNATIONAL AIRPORT	< 30 Km
INORBIT MALL	< 4 Km



LOCATION MAP





ABOUT US

The roots of Shanta Sriram Constructions Pvt. Ltd. can be traced back to 1995 when Mr. M. Narsaiah and Mr. M. Lingaiah embarked on a journey. A journey to turn people's dreams into realities. Just 20 years later, the organisation has become one of the most respected and well known brands in the real estate industry.

It is said that our values define who we are. And that stands true for Shanta Sriram Constructions Pvt. Ltd. It has always been the organisation's goal to provide the best possible housing solutions for home buyers. Whether it is a home that is to be passed down generations, or an investment that multiplies over years, Shanta Sriram has delivered time and again.

Right from the location of the projects to the quality of materials used, at Shanta Sriram, we do not accept any compromises. Because we understand that a home is, and always will be, one of the biggest investments a man will ever make in his lifetime. And it is this understanding, and delivering on our promises that has build the trust around the brand name.

Within 20 years of inception, Shanta Sriram Constructions Pvt. Ltd. has built over 80 million square feet in the twin cities of Hyderabad and Secunderabad. And with over 2 million more square feet to be completed and handed over to home buyers in the near future, our journey has only just begun. A journey where we constantly create happiness and assets for you.

CHAIRMAN'S MESSAGE

As promoters of Shanta sriram Constructions, we are passionate about delivering to our customers an exceptional environment to explore life and enjoy it. The natures bounty and the future potential have inspired us to built an exclusive villa community at Kismatpur. We drew everything best in architecture, design and landscaping to built a home that gives wholesome living to your family. You will find Shanta Sriram's experience at every step in the developement of Brookwoods project. We promise that we will delivered the highest level of excellence and luxury in our prestigious gated villa project.

Sri Narsaiah

Chairman

Shantha Sriram Constructions

ONGOING PROJECTS: _____



Two decades of transforming dreams into realities.
And investments into assets.



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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, amenities and specifications as deemed fit.