SUNSHINE

ENSHINING LIFESTYLES

www.sunshineinfra.in



a fine craft of living

at narsingi

SUNSHINE

ENSHINING LIFESTYLES



a finest experience
is evolving
towards art of
living is joyful,
work at pleasant drives

SUNSHINE
ENSHINING LIFESTYLES

SUNSHINE'S

LA
GRAND

Welcome to a haven for relaxation

A luminous gem of exclusivity and privilege.
Live the life in grand, sleek retreat with every conceivable modern facility and amenity.

La Grand is a gem of a residential haven where stunning interiors and ultra-modern living environment come together in absolute harmony. Sumptuously luxurious, the magnificent enclave provides exclusivity and privilege in a futuristic setting. In essence, it's a glittering opportunity to experience an exquisite and stylish coastal lifestyle for lifetime.



SUNSHINE'S

LA GRAND

live the grand

A Treasure Trove for Your Living Pleasure



a place of

flair and finesse

Architecture and design

A rare combination of contemporary architecture, sophisticated design and artistic perfection make La Grand a place of flair and finesse. The classy exterior, that's bound to turn heads and sure to be the bespoken, enables views from every apartment while ensuring privacy, serenity and optimal use of space.

SUNSHINE'S

LA GRAND

elevated lifestyle

At it's finest

Elan and ease

A sparkling retreat that has both élan and ease, La Grand is the consummate space for modern living. Casting its galactic radiance in resplendent Narsingi the towering enclave stands out as a beacon of stylish lifestyle. Each individually conceived and independently styled apartment is adapted to the area to maximize the views.

Project Features

100% Vaastu
24 hrs water facility
Power backup for 10 points for
3 BHK & 8 Points for 2 BHK
Solar fencing
Solar power for common area
Grand entrance with security post
24 hrs Security
CC Camera surveillance
Intercom
Water softener for used water
Rain harvesting
No Common walls
Designed with Earth quake resistance
Excellent ventilation

SUNSHINE'S

LA GRAND



Typical Floor Plan

N

GROUND FLOOR KEY PLAN



SUNSHINE'S

LA GRAND



1 3BHK - **1800***sft*



2 2BHK - **1260***sft*



3 2BHK - **1260***sft*



4 3BHK - **1835***sft*

6'6'' WIDE CORRIDOR



8 3BHK - **1535***sft*



7 3BHK - **1500***sft*



6 3BHK - **1525***sft*



5 3BHK - **1765***sft*

landscaping that's created to uplift and invigorate

Beauty is always subjective. So creating a relaxing garden environment perfect for escapism and one that would provide all who visited with a uniform feeling of calm serenity, The La Grand is a habitat full of visual and soulful appeal. A peaceful setting designed to help you revitalize and smoothly transition between work and recreational life.





SUNSHINE'S

LA GRAND





Project Amenities

- Swimming Pool
- Gym
- Conference Hall (Yoga & Meditation Room)
- Children's Play Area
- 2 Level Car parking
- Party Lawn
- Waiting Lounge
- Senior citizens sitting area
- Jogging track

SUNSHINE'S

LA GRAND

aspects of pure life



LA GRAND

Specifications

Foundation & Structure : R.C.C Framed structure to with stand wind & seismic loads for Zone2
Super Structure : External walls 9'' internal walls 4 ½'' with light weight RedBrick 53 grade OPC for structure and 43 grade PPC for remaining works.

PLASTERING
Internal : Double coat cement plaster of 20 mm thick
External : Double coat sand faced cement plaster of 20 mm thick

DOORS
Main Door : B.T. Teak Wood frameAnd flush Door with both side veneer PU polishing and designed hardware for reputed make. Design beading all round the main door
Internal door : Teak wood frames and flush door with both side veneer, PU polishing
WINDOWS : UPVC windows with mosquito mesh, M.S. Plain rod safety Grills(Wintek/Aparna)

PAINTING
External : Natural stone cladding/texture emulation paints of Asian/ICI. Make as per Architects choice
Internal : Base coat with Alltech Lappam or equivalent & two coats of premium emission paint over a coat of primer.
Ceiling : Base coat with Alltech Lappam & two coats of premium paint over a Coat of primer.

FLOORING : Drawing, Dining, Bedrooms & Living: 800 x 800 size vitrified flooring of Premium Quality.
Kitchen : Rustic tiles for bath rooms of 12'' x 24'' size up to door height.
Utility / Wash : Acid resistant anti-skid ceramic tiles.
Staircase Flooring : Natural granite with designed flooring
Parking area : Combination flooring as per architect's choice.

TILE CLADDING & DADOING
Kitchen : Tile cladding for dado up to 2'' height.
Lift wall cladding : Granite
KITCHEN : Granite platform with stainless steel sink with both municipal and bore. Water connection & provision for water purified.
TOILETS : Wall mounted EWC with concealed flush tank Roca/Kohler /Parryware Or Equivalent make. Single leaver diverter with shower of reputed make Kohler/Parryware/Jaguar. Provision for geyser in all bath rooms.
UTILITIES /WASH : Provision for washing machine utility area.

PLUMBING
Water supply & Drainage : ISI make GI/CPVC piping executed by professional plumbers. All CP fitting of Jaguar/ Parryware/Kohler or equivalent make.

ELECTRICAL : Concealed copper wiring (Finolex or Havells equivalent quality) with adequate points at modular fixtures of standard make (Legrand or equivalent quality).

COMMUNICATION SYSTEM : A) Telephone points in Master bed room and living rooms
B) Provision for cable connection in all bed rooms and living Rooms.
C) Provision for internet connection in living room

LIFT : 6 Passengers lifts with V3F for energy efficiency (Kone or Johnson equivalent make)

RAIN WATER HARVESTING : The rain water from the terrace & open areas will be collected through rain water pipes, which will be discharged into the rain water harvesting pits to recharge the underground water.

GENERATOR : Back-up for corridor, lift and 10 Points for 3 BHK & 8 Points for 2 BHK Flats



Location Map
(not to scale)



To know more

SUNSHINE
ENSHINING LIFESTYLES

Sunshine Infra Pvt. Ltd.
Flat No. 402, Sai Ram Nilayam,
Ayyappa Society, Madhapur, Hitech City,
Hyderabad - 81.

Site Address
Google Maps: *17.392989,78.355720*

Email: info@sunshineinfra.in
Ph.: +91 40 48527827
Call: **+91 9640266677, 9640366677**

Web: **www.sunshineinfra.in**

Architecture

PR ASSOCIATES
Hyderabad - 500034.
Tel: +(91)-40-64506789, 64573789
Fax: +91-40-65767775

Branding

D3 Concepts
Cell : +91 98491 92657

Close to

+ Close to Financial District, Hyderabad
+ Close to Major educational institutes like Phoenix Greens School, Oakridge International School, Delhi Public School, Sri Chaitanya College, CBIT and many more.
+ Near to the hospitals like Continental Hospitals, Andani Hospital for women & children, Prime Care, Global Dental Care and etc..
+ Close to Work Spaces like ISB, TCS, Wipro, Microsoft and many more
+ Close to the recreational centers like Ramanaidu Cine Village, Taramati Baradri, Ocean Park, etc..
+ Easy proximity to major destinations like Financial District, Gachibowli, Hitech City, Madhapur & Kondapur

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.

