

BDL Seven Hills

(GATED COMMUNITY)

FLATS FOR SALE
LUXURY APARTMENTS

@ OSMAN NAGAR - TELLAPUR

A hand holding a pen, drawing a city skyline with a crane. The background is a dark blue gradient with faint outlines of buildings and a crane.

WE BELIEVE IN AND
PROMOTE QUALITY DELIVERY

BDL Seven Hills

(GATED COMMUNITY)

Step into your
dream community

1.5 Acres of Land

125 Exclusive
Flats in 7 Blocks

Sizes ranging from
1000sft. to 18203sft

Exclusive amenities
Block

Designer Landscape

Exclusive
Children Play Area

24/7 Security

Future Prospective
Location



A LANDMARK PROJECT FOR FUTURE GENERATION!

“BDL Seven Hills” is a mega residential project of Two and three bedroom units in an enclave where everything is provided for.

A gated community of 7 towers is rising to be a benchmark offering lifestyle to 125 Families.

An elaborate range of amenities, recreation facilities and green spaces and total security offers an enviable living in joy and contentment.

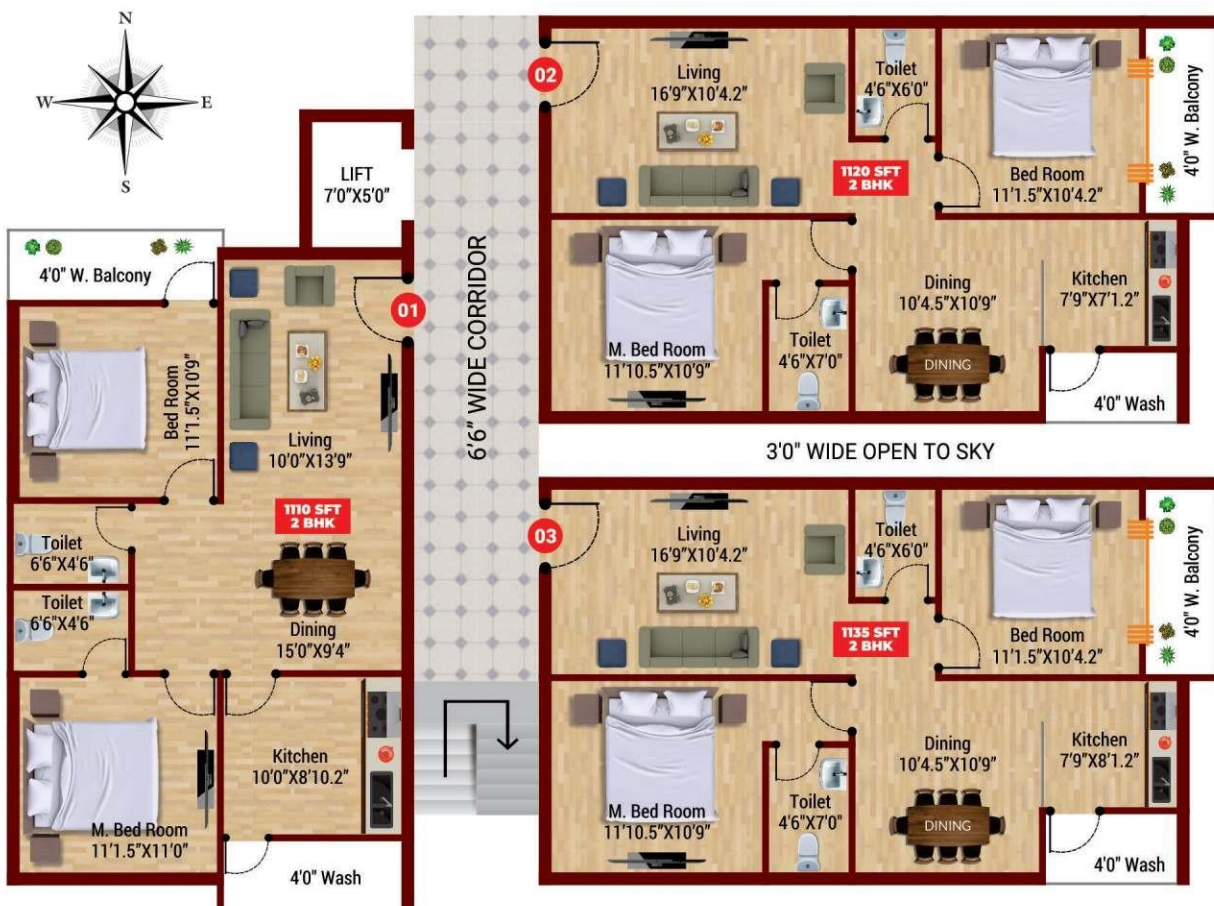
a project by



Over the years, Himalaya Constructions has created a solid reputation by imbibing the values of trust, integrity, reliability, transparency and uncompromising quality in projects.

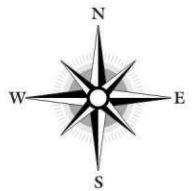


BDL SEVEN HILLS *Seshadri, A*



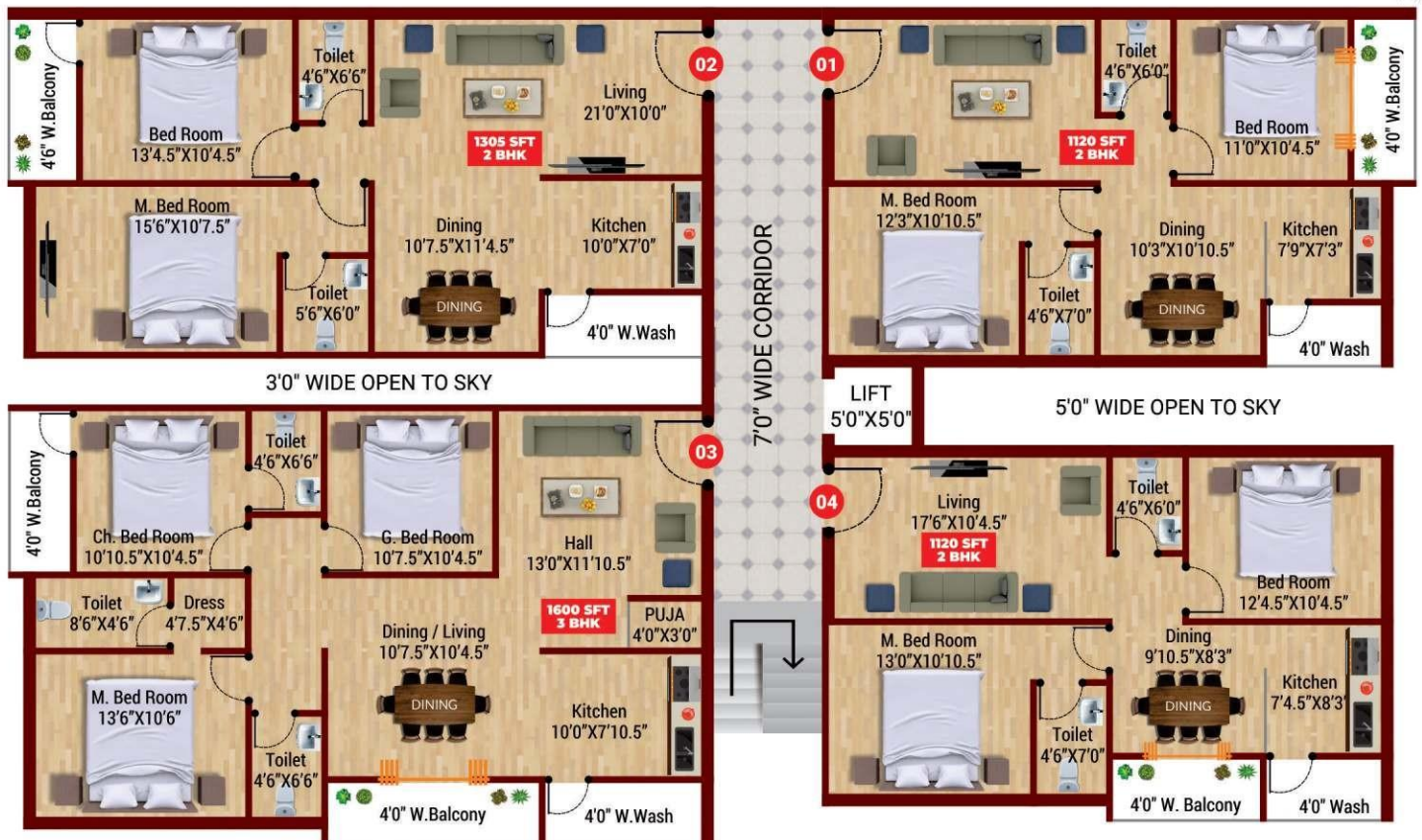


BDL SEVEN HILLS *Garudadri, C*



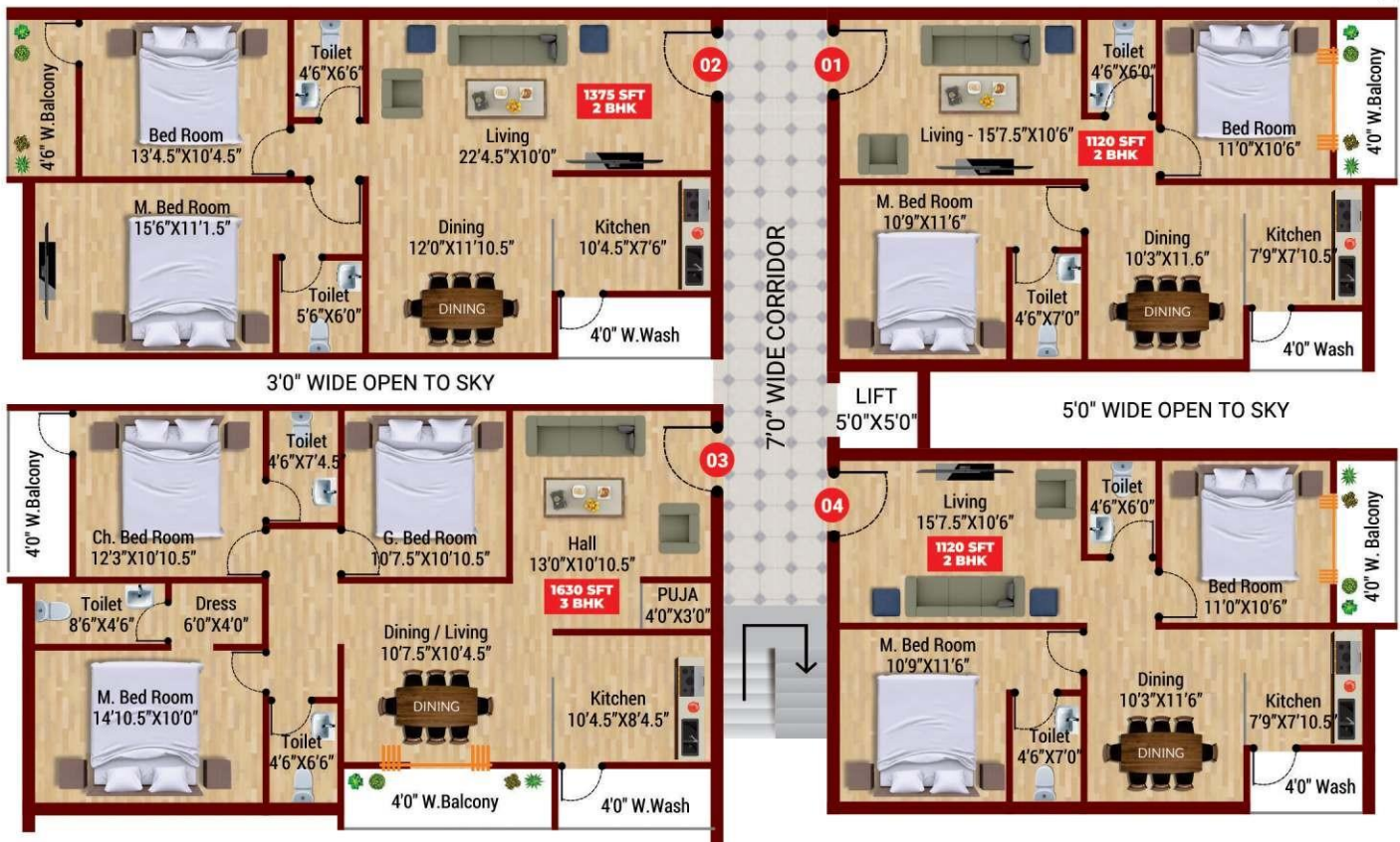


BDL SEVEN HILLS Anjanadri, D



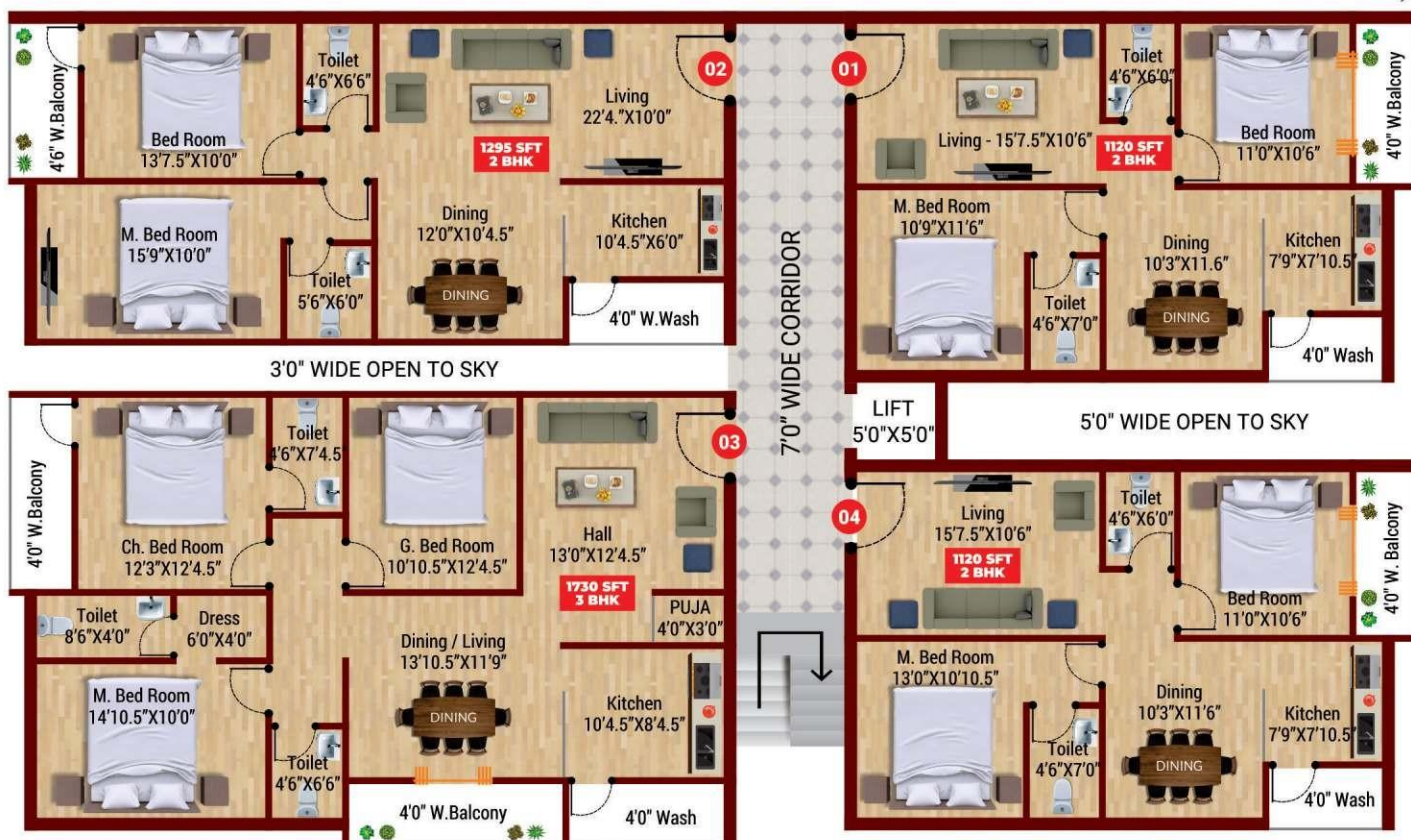


BDL SEVEN HILLS Vrushabhadri, E



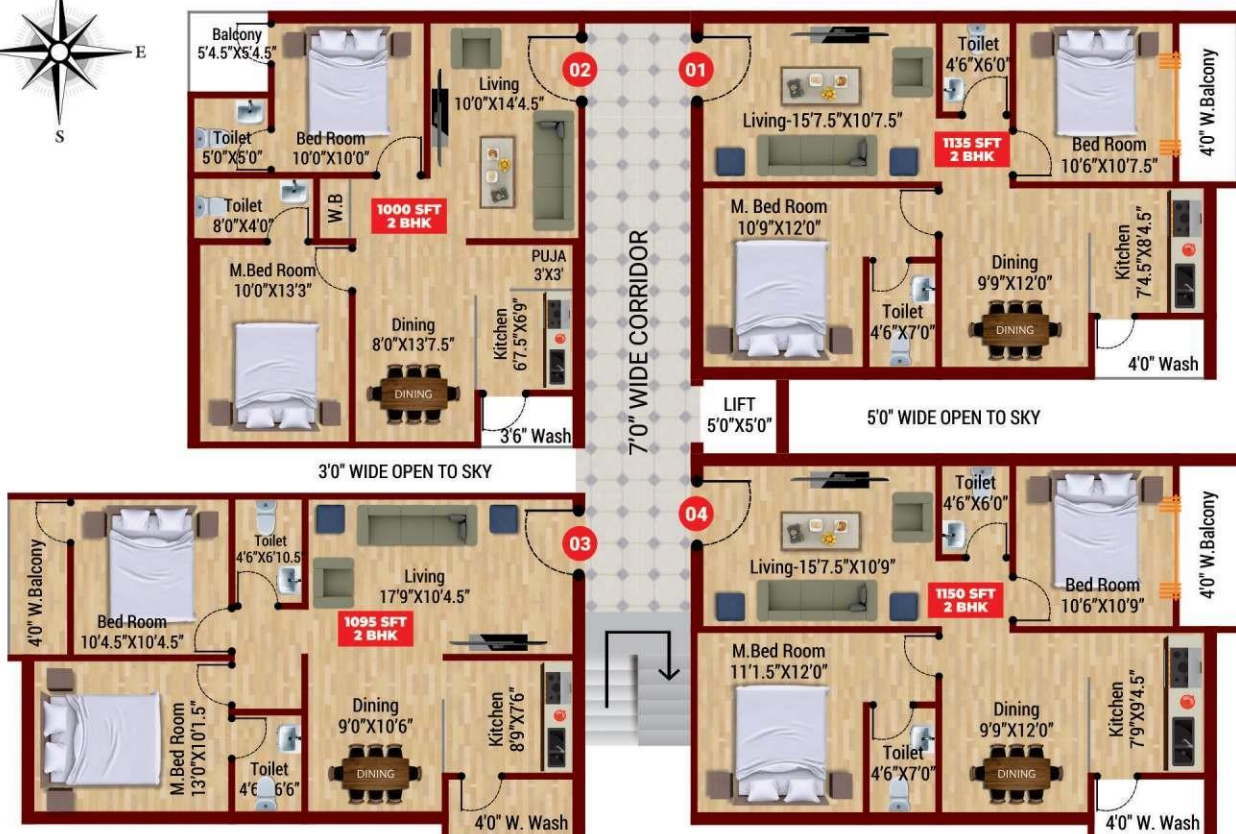
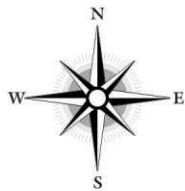


BDL SEVEN HILLS *Narayanadri, F*





BDL SEVEN HILLS *Venkatadri, G*



Project Highlights

- Construction as per HMDA Norms
- Intercom Facility, Power Backup / Inverter Wiring
- Security Rooms & CC Cameras
- Best Landscaping
- Premium Quality Construction
- Aesthetic Elevation & Vaastu Compliant
- Parking areas in Stilt Floors
- Best Social Infrastructure & Connectivity
- Children Play Area
- Amenities Block (3% of Construction)



Master View



Night View



OWN A PLACE WHERE LIFE'S IS A PARTY

Now you can have it all at once-in one place. You can live in the heart of the city amidst everything that's going on,

with a luxury and high-end amenities.

Meanwhile, the city's biggest and best attractions are all close by, day and night, for action and relaxation alike.



Specifications

Foundations & Structure

RCC framed Structure with TMT Steel and branded 43/53 grade cement and Robo sand, Ready mix or RCC up to 5-inch thickness for slab.



Super Structure

Red bricks with cement mortar. Branded 43 grade cement, River sand and Robo sand.



Plastering

One/Two coats of plastering with sponge finish. All interior walls and ceiling with Birla wall care or JK / Standard brand Wall putty finish. Smooth finish for external walls and Texture in elevation side. Branded 43 grade cement and River sand.



Fixtures and Fittings

Main Door and Inner Doors – Ready made or standard make doors with best quality frame and doors and fittings. Only main door and frame are made with teak wood.



Hardware – Standard bolts for internal doors. Europa/Godrej locks for internal doors and standard central lock for main door.

Windows & French Doors – UPVC windows with elegantly designed glass, mesh and M.S. Designed grill. French doors will be provided as per drawings and no grill for French doors.

Kitchen

Granite platform with stainless steel sink with both municipal and bore water provisions and ceramic tiles dado up to 2 to 3 ft height on the platform. Provision for RO System, chimney or exhaust.



Toilets:

Ceramic tiles (non-skid) flooring in all toilets and wall cladding with ceramic tiles up to door height will be provided. Taps and One wall mixture with shower of branded make of Jaguar/CERA/Other brands Provision for Geysers in all toilets. Wash basin in dining and one toilet and one Indian comboard and one or two Western comboards in toilets.



Flooring

Vitrified tiles with nano / double charged finish of standard brand in all rooms standard size. Plain ceramic tiles in balconies and toilets. Vitrified or Marble or granite flooring for stair cases and corridors. VDF or good quality tiles in Parking areas.



Sanitary and Plumbing:

Sanitary material from CERA/Hindware or other standard make in toilets and other places.

Water Supply – CPVC piping from Ashirwad / Standard make and Drainage – PVC sanitary piping from Sudhakar make.



Painting:

Birla wall care or JK / Standard wall putty will be used for internal finish. Interior walls are painted with Tractor/Premium Emulsion from Asian paints. Exterior faces of building will be painted with Ace or Apex from Asian paints and elevation with Texture and putty in outside.



Staircase to Terrace

Stair case from ground to terrace will be provided as per structural drawings with SS Railing.



Electrification

Best quality cables of Polycab or Equivalent make and conduit pipes from Sudhakar or equivalent make. Adequate power points as per standard drawings shall be provided. Electrical provision of Geysers in bath rooms and A.C. in bed rooms. Switches from Anchor or other standard make. One 3 phase meter per flat. Extra cost for fall ceiling wiring and extra electrical points.



Internet, Intercom and Television:

Adequate points in necessary places will be provided as per standard drawings with intercom facility.



Water Supply

Required bore wells with motors and underground sump with required capacity and overhead storage tank with required capacity as per standard drawings. The facility for rainwater harvesting water supply can be common for all blocks

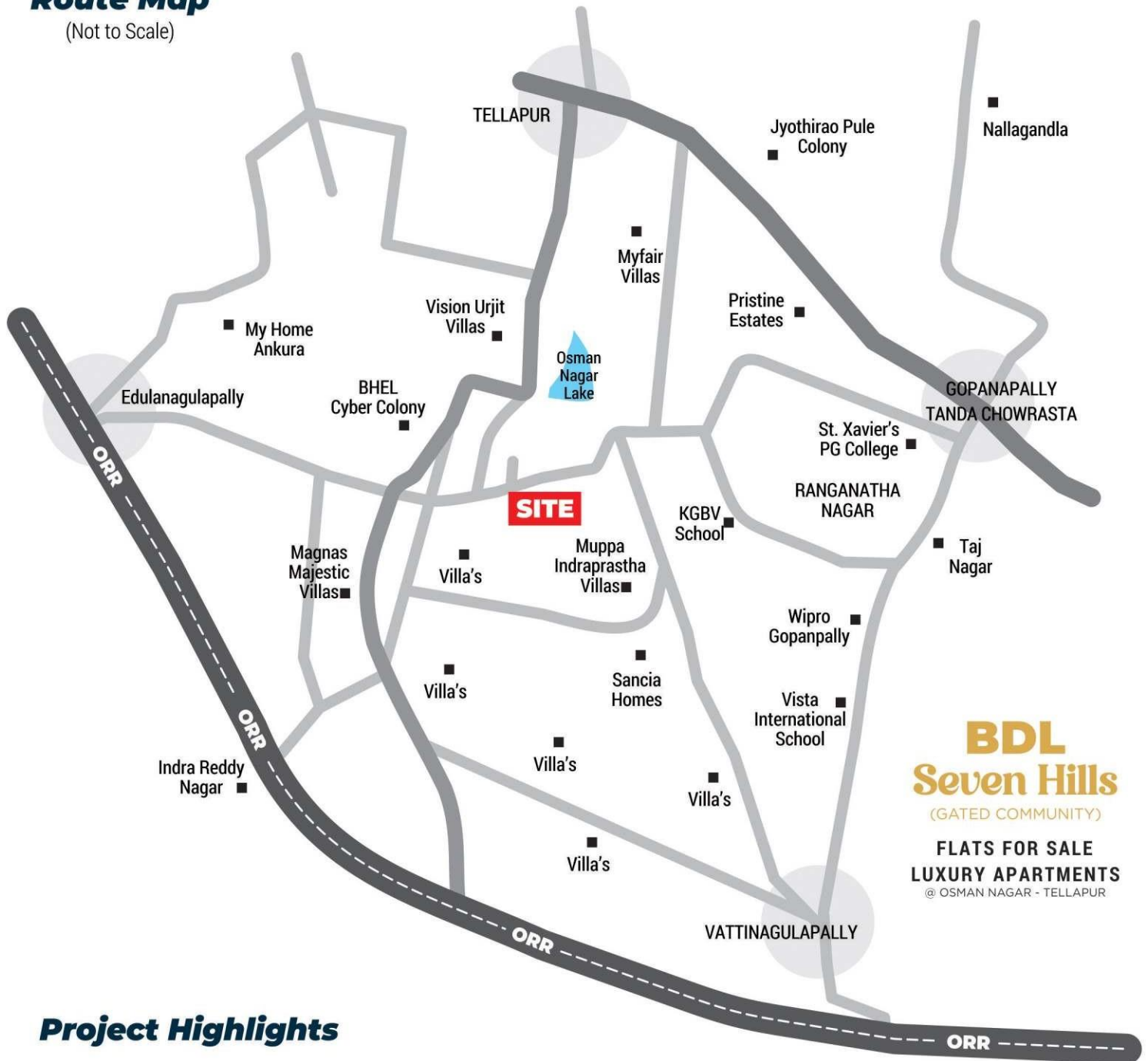


Amenities:

Branded Lifts, Branded power backup generators (common areas). Car parking in stilt floor, security room for watchman, fall ceiling in the top floor. Provision for Children Play area, amenities block (3% of construction) for all flats in the apartments. Land scaping and security rooms for entire apartments complex. Security provisions, Generators, Transformer, water supply or bore wells, water harvesting and any common amenities or facilities etc. can be made common for all blocks in the complex based on need. Power backup / Inverter wiring in flats.

Route Map

(Not to Scale)



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LUXURY APARTMENTS**

@ OSMAN NAGAR - TELLAPUR

Project Highlights

5 min	OUTER RING ROAD
5 min	BIRLA OPEN MIND INTL. SCHOOL
10 min	NALLAGANDLA / TELLAPUR
20 min	BHEL / CHANDA NAGAR
25 min	FINANCIAL DISTRICT
30 min	GACHIBOWLI
40 min	HI-TECH CITY



@Location



Office Address: #502, Block A, Kalki Chambers, Opp. Mythrinar Arch, Miyapur, Hyderabad, Telangana.

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