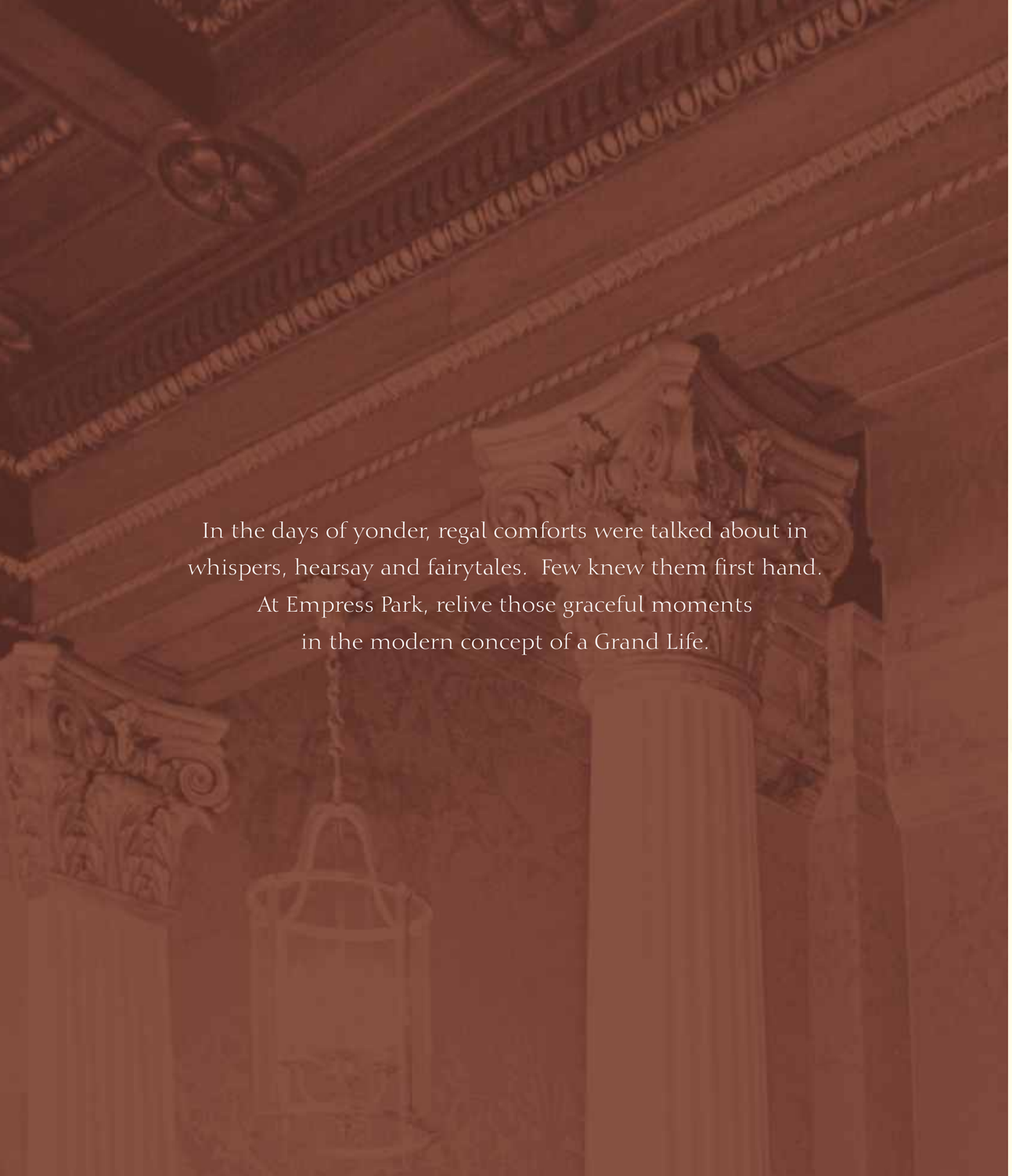
ADITYA®
construction company
Creating Landmarks



Stately Homes for the Rare Breed



In the days of yonder, regal comforts were talked about in whispers, hearsay and fairytales. Few knew them first hand.
At Empress Park, relive those graceful moments
in the modern concept of a Grand Life.

ADITYA
EMPRESS
PARK
At Shaikpet, Jubilee Hills, Hyderabad

Sophistication lives in Empress Park

Entrance Gate View

WHEN YOUR COLOR IS PLATINUM AND
YOUR BEST FRIENDS ARE DIAMONDS...

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PARK

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It is all about opulence

Empress Park is an extraordinary experience in fine living. It is conceived for those select few, who are not only blessed with wealth, but are bestowed with rich taste.



OPULENCE



East facing street view

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Come. See. Possess.



WHEN YOU CELEBRATE WITH CHAMPAGNE,
AND ARE ENTHRALLED IN CONCERTS.



WALK DOWN

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PARK
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Homes for pure indulgence

Enter the stratified world of Empress Park - a very exclusive gated community of 48 opulent villas nestled in greenery and open spaces at the foot of Jubilee Hills. These are homes of pure indulgence... truly exceptional, immaculately built and oozing sophistication.
The elegant façade, the contemporary interiors and the ultra-plush features make Empress Park a rare pedigree of homes.

YOU ARE INVITED to start a timeless duet in this charming environment. You can't say where nature ends and living space begins at Empress Park. They seamlessly merge into each other to create a mystic which is difficult to describe. Once you enter the premises, you're transported to a realm of different time scale, an ambience only conceived in stories.

West facing street view

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An address of who's who

In today's woefully neglected super-luxury category, Empress Park boldly stands alone in the midst of mediocrity to offer a lifestyle that borders on opulence. To address the luxury needs and demands of jet-setters and high net worth individuals, Empress Park comes up with the finest amenities life has to offer. The harmony is all pervasive and the silence is eloquent. The layout is inhabited by the accomplished and like minded people.



VACATION

WHEN YOU VACATION IN SWISS ALPS AND
RUB SHOULDERS WITH CEOs...

East facing street view

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PARK
At Shaikpet, Jubilee Hills, Hyderabad

Sophistication all over

Italian marble carpets the floors of the living room and halls. The bedrooms are swathed in marble. The toilets can be equally breathtaking with their luxuriant bathtubs. But of course, the modular kitchens can bring out the master chef in you. This is an address comparable to the most sophisticated homes in the world. Charm or quality, few would stand up to Empress Park.





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EMPRESS PARK

At Shaikpet, Jubilee Hills, Hyderabad

Tribute to wholesome living

You are only limited by your imagination at Empress Park. Discover the passion for living take wings, soar high, joyously glide around in freedom and gracefully land in quiet environs. The detail is endless and the options are mind-boggling. Empress Park is a tribute to your passion for wholesome living. Understated elegance is eloquent on the walls, the gardens, the sit-outs and every other experience.



ENTHRALLED

Clubhouse

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EMPRESS PARK

At Shaikpet, Jubilee Hills, Hyderabad

Leisure and the games you play

Beyond the doors, it spills into the manicured grounds and the exclusive clubhouse with its spectrum of myriad joys. The swimming pool is as large and inviting as the designated spaces for indoor games and outdoor sports. Enjoy your space at the coffee shop or tone your body at the gym. And while on the jogging track, rejuvenate yourself to the next moment.








WHEN ALL ROADS
LEAD TO YOUR HOME...

Location Map
(Not to scale)

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EMPRESS PARK
At Shaikpet, Jubilee Hills, Hyderabad

Enviable Location, Flourishing Neighborhood

Empress Park encompasses attractions like desirable location, flourishing neighborhood of IT industry, close proximity to Jubilee Hills and the International Airport. We understand your time is precious, and have located Empress Park in one of the niche hubs of the city - cutting out long hours of travel, yet maintaining the tranquility that your soul yearns. Being on the main road leading to Gachibowli, the property is only a kilometer away from the foot of Jubilee Hills. Wide roads, planned greenery, superb connectivity and every convenience under the sun have turned this locale into a sought after destination.



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At Shaikpet, Jubilee Hills, Hyderabad



Site Layout

N

Features

- Ultra-luxury limited edition Villas
- 24-hour security
- Solar fencing
- Full facility clubhouse
- Swimming pool
- A/c Gymnasium
- Indoor games
- Landscaped area
- Children's playground
- 24-hour ground water
- Two-car parking.

YOU ARRIVE HOME
AT THE EMPRESS PARK.

Bird's eye view

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EMPRESS PARK

At Shaikpet, Jubilee Hills, Hyderabad

West facing street view



East-Facing Unit View

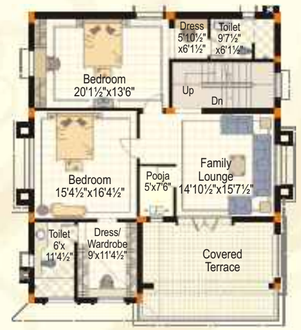
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East-Facing Unit Floor Plans - 360 Sq.Yds



Ground Floor Plan



First Floor Plan

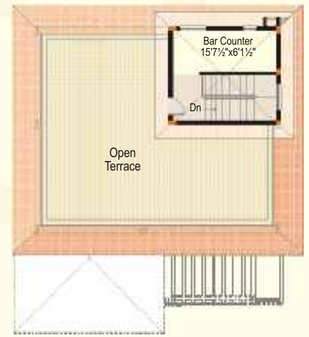


Second Floor Plan



Area Statement

Built-Up Area		
Ground Floor	:	1,385 sft
First Floor	:	1,590 sft
Second Floor	:	1,180 sft
Terrace Floor	:	300 sft
Portico	:	315 sft
Total Built-Up Area	:	4770 sft
Open Balcony & Open Terrace	:	980 sft
Total Area	:	5750 sft



Terrace Floor Plan



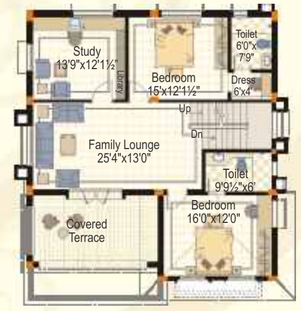
West-Facing Unit View

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West-Facing Unit Floor Plans - 360 Sq.Yds



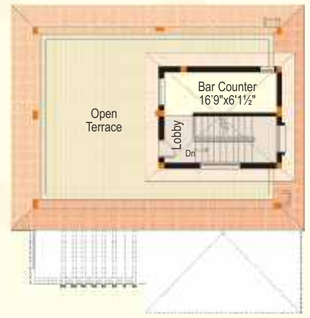
Ground Floor Plan



First Floor Plan



Second Floor Plan

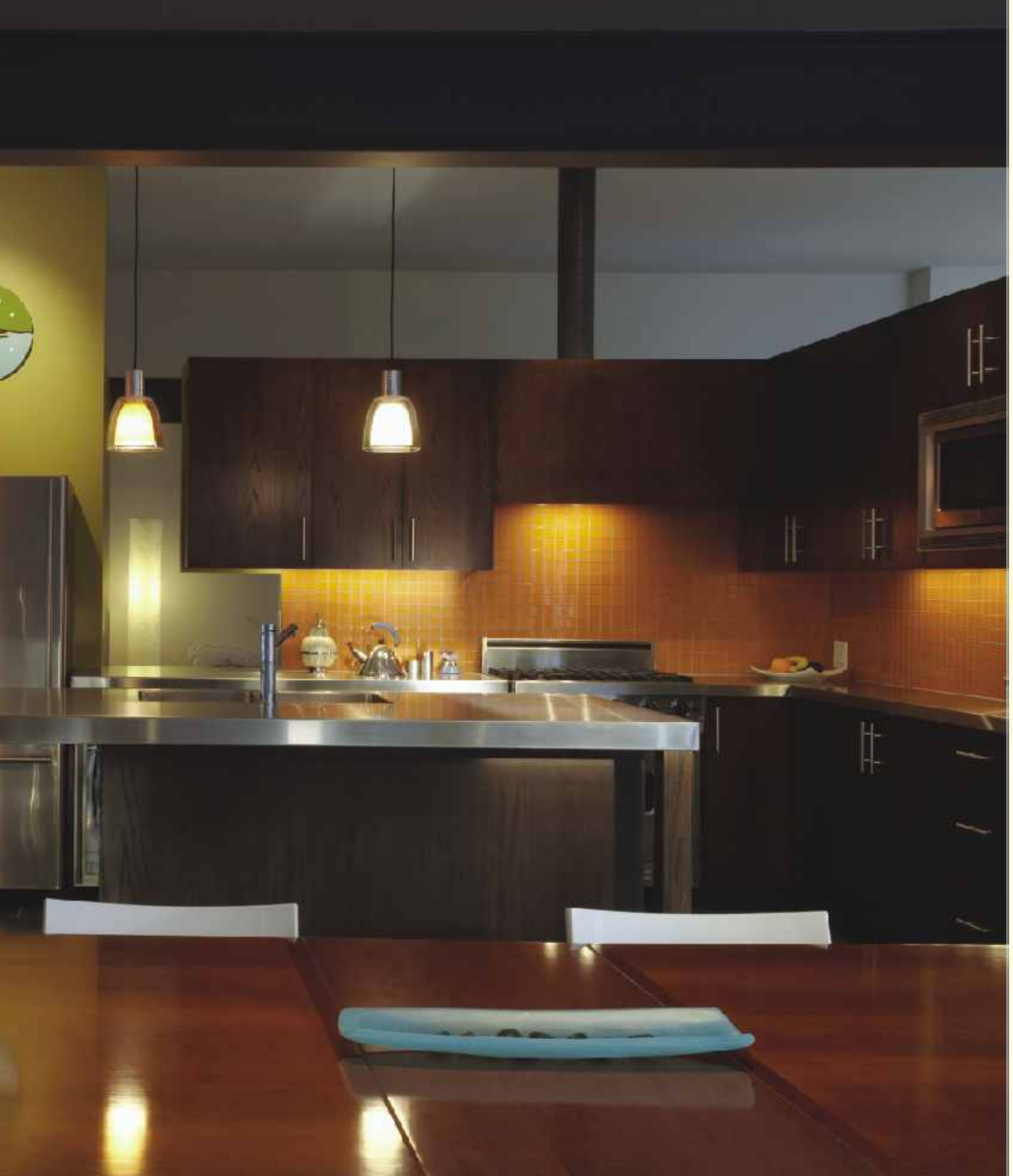


Terrace Floor Plan

N

Area Statement

Built-Up Area		
Ground Floor	:	1,225 sft
First Floor	:	1,435 sft
Second Floor	:	1,000 sft
Terrace Floor	:	275 sft
Portico	:	310 sft
Total Built-Up Area	:	4245 sft
Open Balcony & Open Terrace	:	775 sft
Total Area	:	5020 sft



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At Shaikpet, Jubilee Hills, Hyderabad

Specifications

Structure: RCC framed structure. Footings columns, beams and slabs in RCC M25 grade concrete.

Super Structure: First class brick work in cement mortar.

Plastering: Plastering in two coats.

Doors: Main Door: Best Burma Teak wood frame and shutter aesthetically designed with melamine polishing and designer hardware of reputed make.

Internal Doors-Frames: Best Burma Teak wood frame with Teak veneered flush shutters polished with standard fittings & locks.

Windows: Window frames and shutters in best Burma Teak wood with glass panels fitted with elegantly designed M.S. painted grills and standard hardware.

Painting:

External: Renova exterior texture paint, exterior emulsion paints for exteriors.

Internal: Smooth luppam finish with acrylic emulsion paints of Asian / equivalent.

Flooring: Italian marble flooring in hall, living room & marble flooring in bedrooms.

Kitchen: Granite platform with stainless steel sink / Carysil sink with both municipal and bore well water connection and provision for Aquaguard. Glazed ceramic tile dado up to 2' height above kitchen platform. Vitrified tiles flooring.

Telecom: Telephone points in all bed rooms & drawing room.

Bathrooms and Toilet: a) Wash basin : Granite counter top with hot and cold wash basin mixer b) EWC flush Tank Hindustan / Parry make or equivalent c) Hot and cold mixer with shower d) Provision for geysers in toilets e) All CP fittings are of Jaquar make / Equivalent f) Glazed Tiles up to 7' height g) Ceramic tiles flooring.

Electrical: Concealed copper wiring in conduits for lights, fan, plug and power plug points of Finolex make/ equivalent a) Power outlets for air-conditioners in all bedrooms b) Power outlets for geysers in all bathrooms c) Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinder in kitchen d) Plug points for refrigerator and TV e) 3-phase supply for each unit and individual meter boards f) All electrical fittings are of MK / Clipsal or equivalent make. Provision for cable / Dish TV connection in all bedrooms & living room.

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

Let the lifestyle exceed every standard you set for yourself

Empress Park is a niche property being promoted by Aditya Construction Company, a name that is synonymous with the most premium habitats in the city. The company caters to the select segment of people who embody sophistication and expect global standards of living. The dynamic promoters are all set to provide luxury residential clusters at Tellapur, just off Gachibowli, Kukatpally and Jubilee Hills. They are also in the process of changing the cityscape of scenic Vizag with properties for their luxury-conscious clients. Meticulously planned, the properties are completely approved by relevant authorities before being put on the block. Quite simply, Aditya is not about meeting expectations, but exceeding them - every time.

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Completed Ventures


Aditya's Hill Top Residency @ Banjara Hills


Aditya's Hill Paradise @ Nandagiri Hills, Jubilee Hills


Aditya's Odyssey @ HITEC City


Aditya's Monarch @ Kondapur


Aditya's Park View @ Jubilee Hills


Aditya's Green Fields @ Madhapur


Aditya's Windsor @ White Fields


Aditya's Swapnalok @ Jubilee Hills

Ongoing Projects - Gated Communities


Eden Woods @ Tellapur, Gachibowli


Fortune Towers @ Madhurawada, Visakhapatnam


Villa Grande @ Bowenpally


Ocean Heights @ Rushikonda, Visakhapatnam

PROMOTERS

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in association with

Urban Infrastructure
Venture Capital

ARCHITECTS

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PLANNERS PVT. LTD.
Hyderabad

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