

Builders & Developers



AR-INFRA

AR INFRA & DEVELOPERS



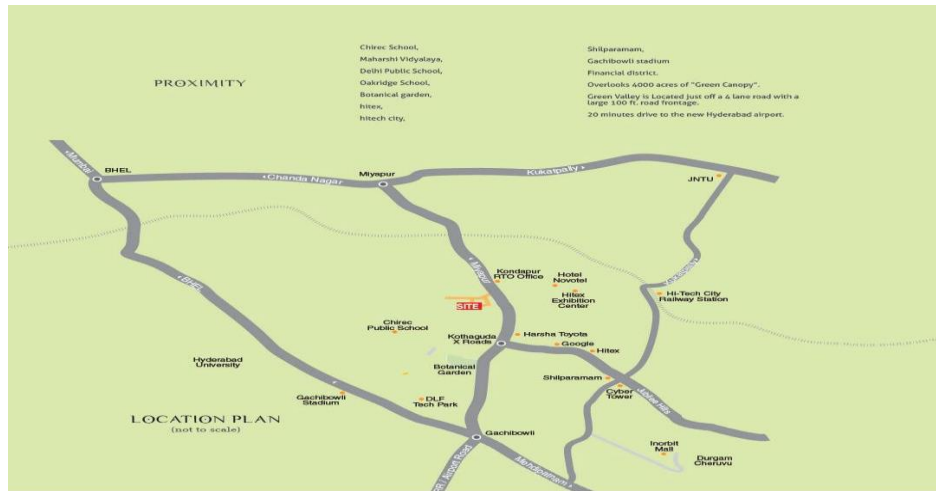
**Spacious 2 & 3 BHK 195 Gated Community Residential Apartments
@ Kondapur hyderabad**





Location & Address

Address:-Green Valley, Sy.No.69, Beside Vajara Srinivasam Apts. Opp.RTO Office, Ragavendra Colony ,Kondapur, Hyderabad,





About Ar-Infra & Develpers

Green Valley is a presentation of AR-Infra & Develpers With a presence of 15 years. they're reputed name in the real estate and construction Realm.

The understanding of what people exactly look forward to in a home makes them admired, plus , their ability to work through insights and needs when it comes to making living spaces is what adds to the credibility. so come belong to a serene residential community called Green Valley.



Project Name:- Green valley

2 & 3bhk Gated community flats at kondapur with all modern amenities like

Land Area:- 2.5 Acres

Total :- 195 Flats (2 BHK & 3 BHK)

Facing:- East & West

Total 3 Block :- A-50 Flats B- 55 Flats C-90 Flats

Block-C –HANDOVER, Block-B- May 2020, Block-A:- READY TO MOVE

Rate Per Sqft:-Block- A & B -5600/-

Amenities Charge:-

2 BHK- 6 Lacs (Including 1 Car parking) , 3 BHK- 7 Lacs (Including 1 Car parking)

Note: GST or any other govt. taxes extra if applicable. Stamp duty & Rag. Charges are “as per actual”.

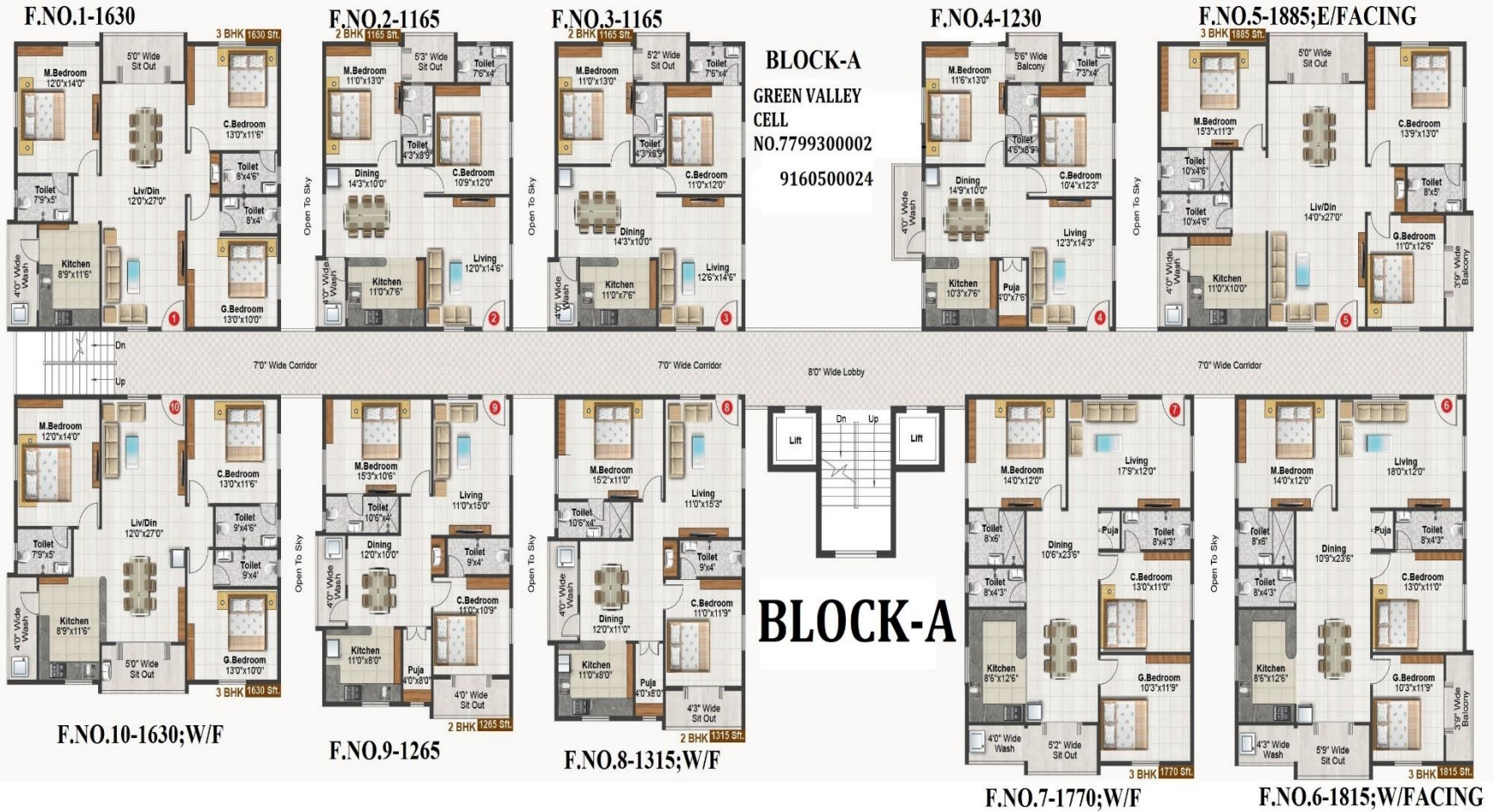


Total Layout





Floor Plan:-A





Floor Plan:-B



F.NO.11-1220SFT-2BHK-W.F. F.NO.10-1220SFT-2BHK-W.F. F.NO.9-1210SFT-2 BHK-W.F. F.NO.8-1210 SFT-2BHK-W.F. F.NO.7-1210 SFT-2BHK-W.F. F.NO.6-1240 SFT-2BHK-W.F.



Floor Plan:-C





Amenities



Enjoy life slow, one moment at a time.

The kind of ambience that Green Valley brings to you is one that you'll want to enjoy one moment at a time. Because that's how life's most precious moments are to be enjoyed - at no rush, with worries kept aside and a whole positive approach to the art of living. Come and make the very best of what you've always looked forward to, and this place will give all that you need to enable you do that.



- Grand entry with Security Post
- A/C Banquet Hall
- A/C Gym
- Swimming Pool
- Indoor Games
- Children's Play Area
- Aged Seating
- Super Market
- Jogging / Walking track
- Intercom
- Back-up Generator
- Solar Fencing
- Laundry
- Spa
- Dining Lounge
- HIS Toilet
- HER Toilet
- HIS Shower room
- HER Shower room
- Beautiful Landscaping
- Internet Provision
- Rainwater Harvesting pit



AMENITIES & FEATURES



Specifications



STRUCTURE

RCC framed structure. 6" AAC blocks for exterior walls and 4" AAC blocks for internal walls. Internal and External Double coat cement plastering.



TILE CLADDING & DADOING

Toilets: Somany or equivalent designer Matt ceramic tile dado up to 7'-0".
Kitchen: Glazed ceramic tile dado up to 2'-0" height above kitchen platform.
Utility / Wash: Glazed ceramic tiles dado up to 3'-0" height.



ELECTRICAL

3 Phase power supply for each flat.
Concealed conduits with good quality copper wire: Fincab or equivalent. Modular electrical switches: Legrand or equivalent.
One Miniature Circuit Breaker (MCB) for each room. Points for geyser in toilets, washing machine in utility, refrigerator in kitchen or dining, microwave oven in kitchen, air conditioner in all bedrooms, TV and telephone point in living, master bedrooms. Internet point provision in children's bedroom.



SPECIFICATIONS



DOORS & WINDOWS

Main Door: Teak frame with designer Teak veneer shutter with melamine polish with Brass / S.S. fittings.
Internal Doors: Teak wood frames with moulded skin shutters.
Windows: UPVC sliding shutters with mosquito mesh track provision and designed M.S. painted grills.



PAINTING

Internal: Two coats luppam / putty and two coats of Asian tractor emulsion paint over a base coat of primer in all rooms.
External: Asian Apex painting with wall care putty and texture.
Common area: Asian tractor emulsion.



KITCHEN

Black granite platform with stainless steel sink. Provision for chimney, water purifier, microwave oven and washing machine in utility area.



TOILETS

(All toilets consist of)

- E.W.C (Two piece with white colour) Hindware or equivalent make.
- Hot & cold wall mixer with shower, provision for geyser in all bathrooms.
- All fixtures are C.P. coated Hindware or equivalent make.
- Health Faucet for all toilets.



BACKUP GENERATOR

Generator will be provided for all common services and 7 points for 2 BHK, 9 points for 3 BHK.



LIFTS

Eight passenger lifts with V3f of Kone or equivalent.



FLOORING

Somany or equivalent 2'x2' vitrified tiles flooring for hall, bedrooms, dining, kitchen and balcony. Anti-skid tiles in toilets.



STAIRCASE & CORRIDORS

Granite flooring for staircase and corridor, S.S. Railing for staircase.



SECURITY

Intercom facility from flat to flat and flat to security.



NOTE

- Shelves, chajjas, lofts, arches or any kind of modifications / alterations are not allowed.
- Flat will be handed over for woodwork / Interiors after receiving 100% payment only, subject to payment of facilitating cost as may be decided by builder.
- VAT, Registration and Service Tax applicable as per Govt. norms.



Contact Details

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3D VIEW
2 BHK FLAT No. 2,3,4 & 5

