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SAS INFRA

ULTRA LUXURY LIVING @ Nanakramguda-Puppalaguda

A VENTURE BY

SRIAS LIFE SPACES

MAGNA GROUP
we build values















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SAS INFRA | SRIAS LIFE SPACES

SRIAS Life Spaces is a flagship company of SAS Infra, one of the Hyderabad's leading developer that is transforming cityscapes and lives. Committed to building enriching life spaces, it has given Hyderabad some of its most iconic addresses with world-class construction quality & state-of-the-art amenities. At SRIAS Life Spaces we are committed to the cause of sustainable development while radically improving the living standards of people.

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SITE

PROPOSED ROAD
30m wide

KHAJAGUDA
Valley Viewpoint
Historical Landmark

KHAJAGUD
Heritage Rock Fo

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SITE LOCATION
6.5 Acres

APARNA
HIGH RISE

HIGH RISE
PROJECT
Under
construction

High Rise Under Constructions

Hisashi Network Between Towers Till Club House





Grand Entrance Lobby





Maximization of Space Use with Shelving and Bay Windows










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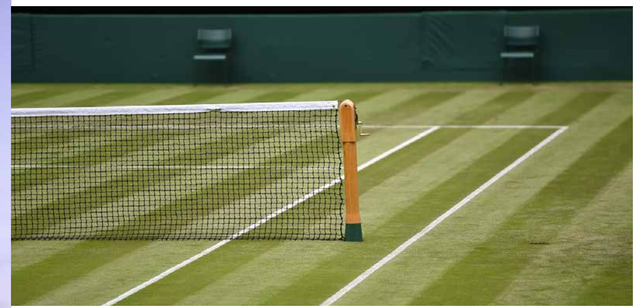
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Game Zone












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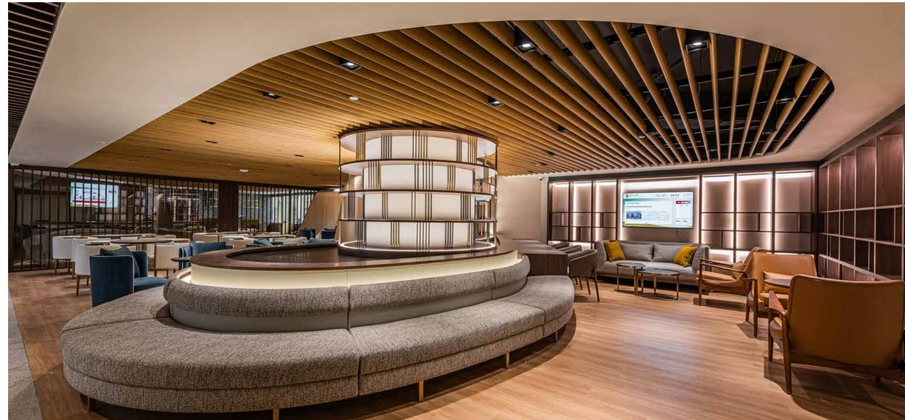



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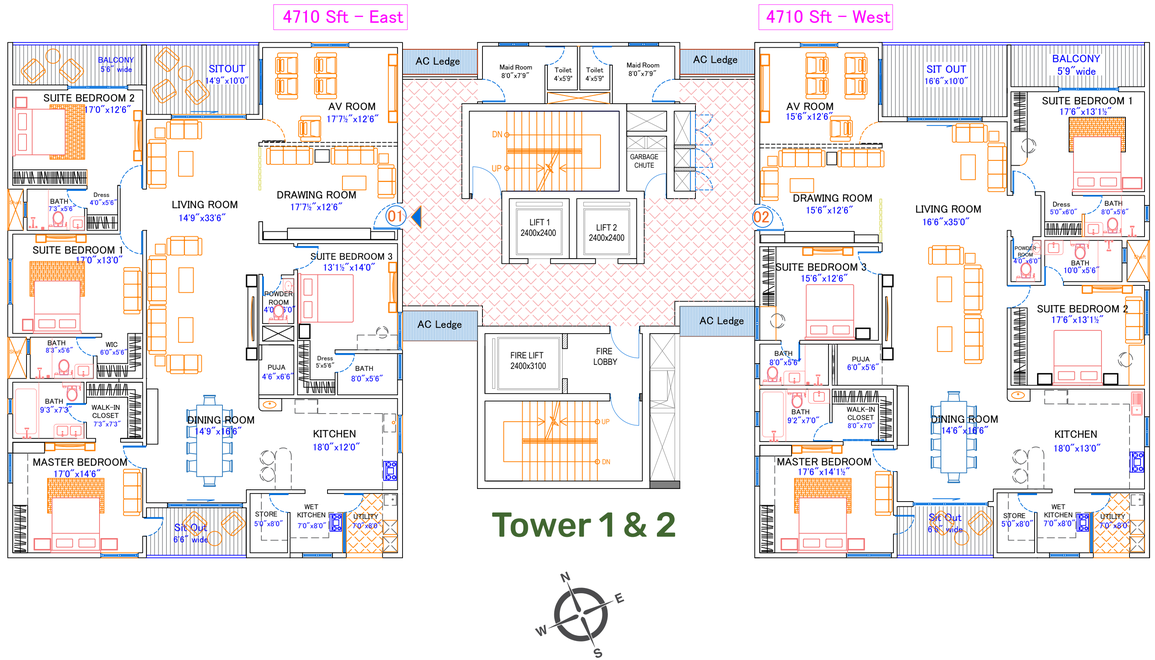






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Tower 3, 4 & 5



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3 BHK
East Facing
2290 SFT



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3 BHK
West Facing
2290 SFT

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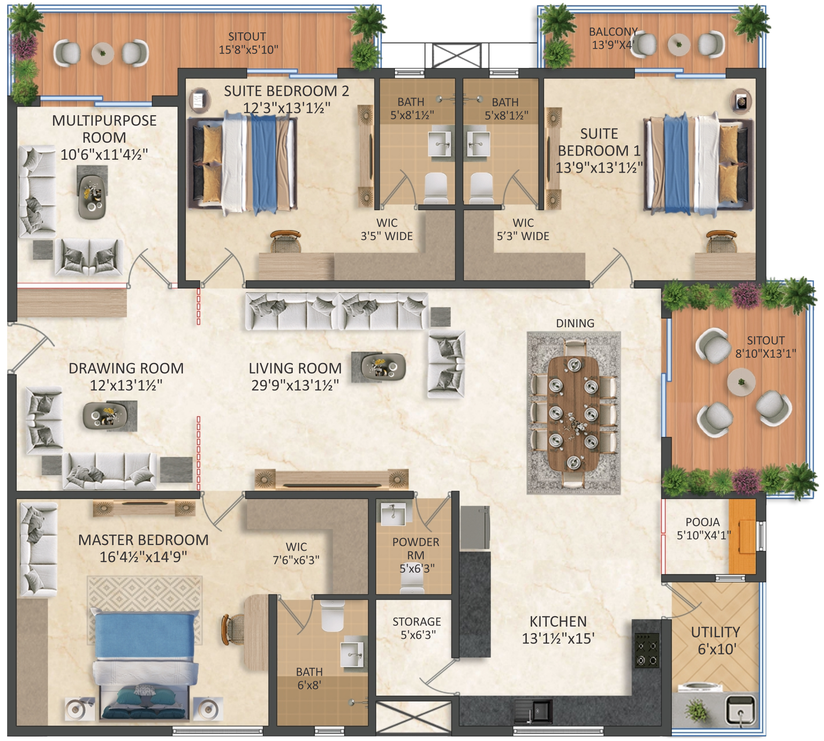
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3.5 BHK
East Facing
3070 SFT





3.5 BHK
West Facing
3040 SFT

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4 BHK
East Facing
3620 SFT



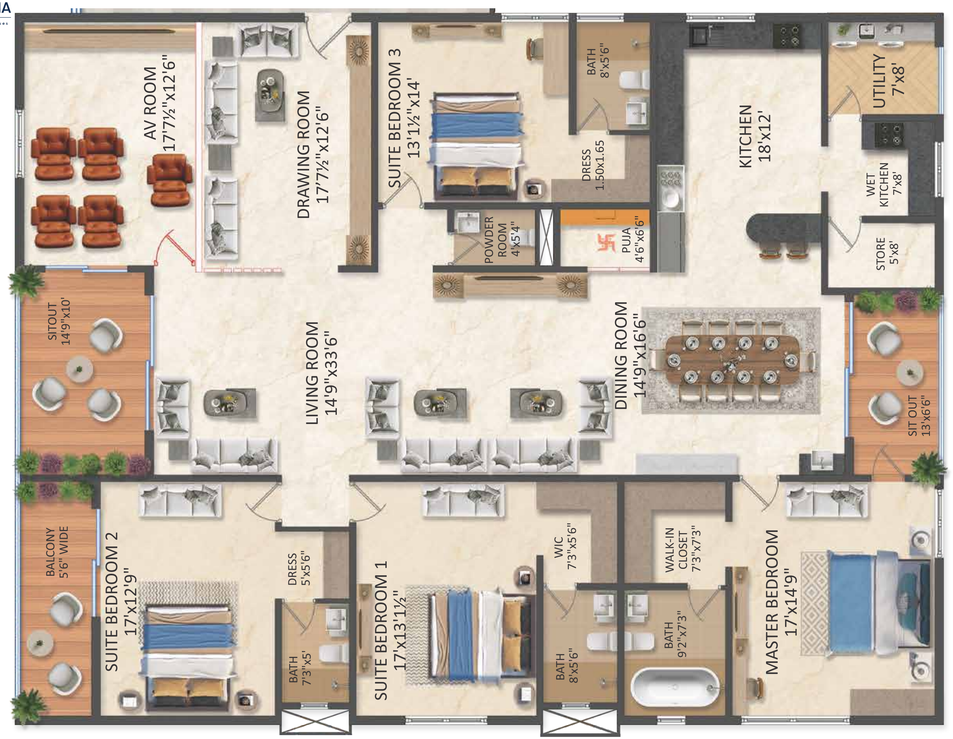
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4 BHK
West Facing
3605 SFT

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4.5 BHK
East Facing
4710 SFT



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4.5 BHK
West Facing
4710 SFT

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NIKKEN
EXPERIENCE, INTEGRATED

Architects: Nikken Sekkei, Japan

NIKKEN SEKKEI LTD | EXPERIENCE, INTEGRATED

Nikken Sekkeitake pride in being Japanese Architecture and Planning consultancy firm with approximately 2500 professionals, a design tradition of 120 years with 20,000 plus projects, in more than 50 countries.

https://www.nikken.jp/ja/dbook/nikken_brochure/html5.html#page=1







Specifications

STRUCTURE
- R.C.C. Shear wall framed structure

INTERNAL & EXTERNAL WALLS
- Floor to Floor height 3.3M or around 11 Ft.
- Reinforced shear walls as per structural design

GRAND ENTRANCE LOBBY
- Lavish entrance Lobby in each tower with Slab height of 6M or around 20Ft.

DOORS
- MAIN DOOR FRAME & SHUTTER: Premium designer main door frame & shutter of 8' height with premium hardware fittings
- INTERNAL DOOR FRAME & SHUTTER: Premium designer internal door frame & shutter of 8' height with premium hardware fittings

WINDOWS AND FRENCH DOORS
- WINDOWS: Anodized aluminum frame with glass.
- FRENCH DOORS: Anodized aluminum frame/UPVC as per Architectural design
- VENTILATORS / WINDOWS: UPVC / Aluminum ventilators for all toilets, store, wet kitchen, servant room & servant toilet of LG hausys / aluplast or equivalent makes

PAINTING
- EXTERNAL: Textured / smooth finish with 2 coats of Asian paint or equivalent as per architect design
- INTERNAL: 2 Coat putty, 1 coat premier and 2 coats of Asian aspire paint or equivalent make
- SITOUT: Weather proof paint over external putty finish at utility / sit out walls
- BASEMENT / PARKING AREA: Water proof cement paint and over a base coat of primer for columns as per architect design and one coat putty finish for entire ceiling roof

FLOORING
- LIVING, DINING, DRAWING, POOJA, KITCHEN & ALL BED ROOMS: Imported marble
- ALL TOILETS: Anti-skid premium, large size vitrified tiles with wall cladding
- CORRIDORS: All lobby Flooring & Lift cladding would be imported tile / granite / marble or other material as per architect design
- LIVING BALCONIES/ SITOUT: Granites or other material as per architect design
- STAIRCASE (PASSENGER): Granites or other material as per architect design
- STAIRCASE (FIRE): Tandoor stone
- STORE / WASH AREA / UTILITIES / SERVENT ROOM & SERVENT TOILET: Premium vitrified tiles
- Dadooing: Vitrified tiles up to balcony height in utility & up to lintel height in servant room toilet

KITCHEN / UTILITY / WASH
- Provision for separate municipal water tap and Bore Well water through softener plant in kitchen with CP fittings
- Bore well water for dish washer, washing machine and washing utensils with CP fittings in utility

BATH ROOMS (ALL FIXTURES AND FITTINGS ARE VILLEORY BOCH / VITRA / FIMA OR EQUIVALENT MAKE)
- Rain showers in all bed room toilets except powder room and servant room
- Wash basin with vanity
- LED mirrors
- Wall mounted EWC with flush valves
- Single lever diverter of imported make with spout
- Servant room toilet – floor mount WC with CP fittings of hindware or equivalent make
- Shower cubicles in all toilets except powder room and servant toilet

ELECTRICAL
- Concealed copper wiring of finolex / havells or equivalent make)
- Power outlets for geysers and exhaust fans in all bathrooms
- Power plugs for cooking range chimney, refrigerator, microwave oven, mixer / grinder and aqua water in kitchen
- Power plugs for washing machine and dish washer in utility area
- Three phase power supply for each unit and individual meter boards
- Miniature circuit breakers (MCB) for each distribution board of legrand or equivalent make
- Elegant designer modular electrical switches of legrand or equivalent make
- Plug pins for tv & audio in living, drawing and all bed rooms

BIOMETRIC LOCK
- Biometric lock with biometric access along with regular key operation for main door of Yale or equivalent make

FALSE CEILING
- False Ceiling in all Corridors as per architect design.
- Grid ceiling in all toilets.

HOME AUTOMATION
- Home Automation except in maid room and multipurpose room/Home theatre

TELECOM
- Telephone points in all bedrooms, living and drawing room

INTERCOM
- Intercom facility connecting to all the flats and security, reception, concierge within the community
- Intercom provision from flat to the servant room

CABLE TV/ INTERNET
- Providing all cables from service provider to individual flat for cable connection and wi-fi internet in all rooms

VIDEO DOOR PHONE
- One video door phone will be provided for each flat at main door

LIFTS
- High speed automatic passenger lifts toshiba / mitsubishi or equivalent make
- Each block will have 1 high speed automatic service lift.

WTP & STP
- Treated bore well water will be supplied through an exclusive water softening and purification plant of reputed make
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for
- flushing and landscaping

CAR WASH FACILITY
- Car wash facility in cellar parking area available at specified area

GENERATOR
- 100% D.G set backup including air conditioning with acoustic enclosure & AMF panel for all flats and common area

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CAR PARKING
- Parking will be in 4 levels
- Visitor's car parking as per norms
- EV Charging points

BMS
- Building management software for gas bank, generator power and general power connection
- RAIN WATER HARVESTING
- Rainwater harvesting through recharge wells onsite to improve ground water level

SECURITY
- Sophisticated round-the-clock security system video phone facility at main door
- Intercom between security and to all flats
- Solar power fencing around the compound wall
- Identity cards for servants
- Boom barriers at entry for vehicles with mechanical operation
- Panic button and intercom is provided in the lift that is connected to security room
- Gas leak detector with shut-off valve
- All security related services connected to BMS

CCTV
- CC cameras will be provided at entrance gate, parking areas, common areas and where ever necessary

FIRE & SAFETY
- Fire systems will be provided as per fire department norms

LPG
- Providing all gas systems to supply gas from centralized gas bank to all individual flats in kitchen with gas meters from any govt. Designated provider

AIR CONDITIONING
- Provision for VRV system with Conduit piping for AC pipes. Copper pipes not included.

CENTRALIZED PEST CONTROL SYSTEM
- System of perforated tubes is included in the walls throughout your home so that pesticidal chemicals can be injected with the force of air
- from ports located on the exterior of your home.

WASTE MANAGEMENT
- Garbage / chute with separate bins to collect dry waste and wet waste will provided for better disposal

LANDSCAPING
- Landscaping in the setback areas and in tot lot areas as per architect design

EXTERNAL LIGHTING
- LED light posts with lamp fittings, at setback and landscaping areas and lights in staircase & corridor areas

DRIVEWAY
- V.D.F. Flooring as per architect design

COMPOUND WALL
- Compound wall shall be constructed all around the plot with solar fencing

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SRIAS LIFE SPACES LLP

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