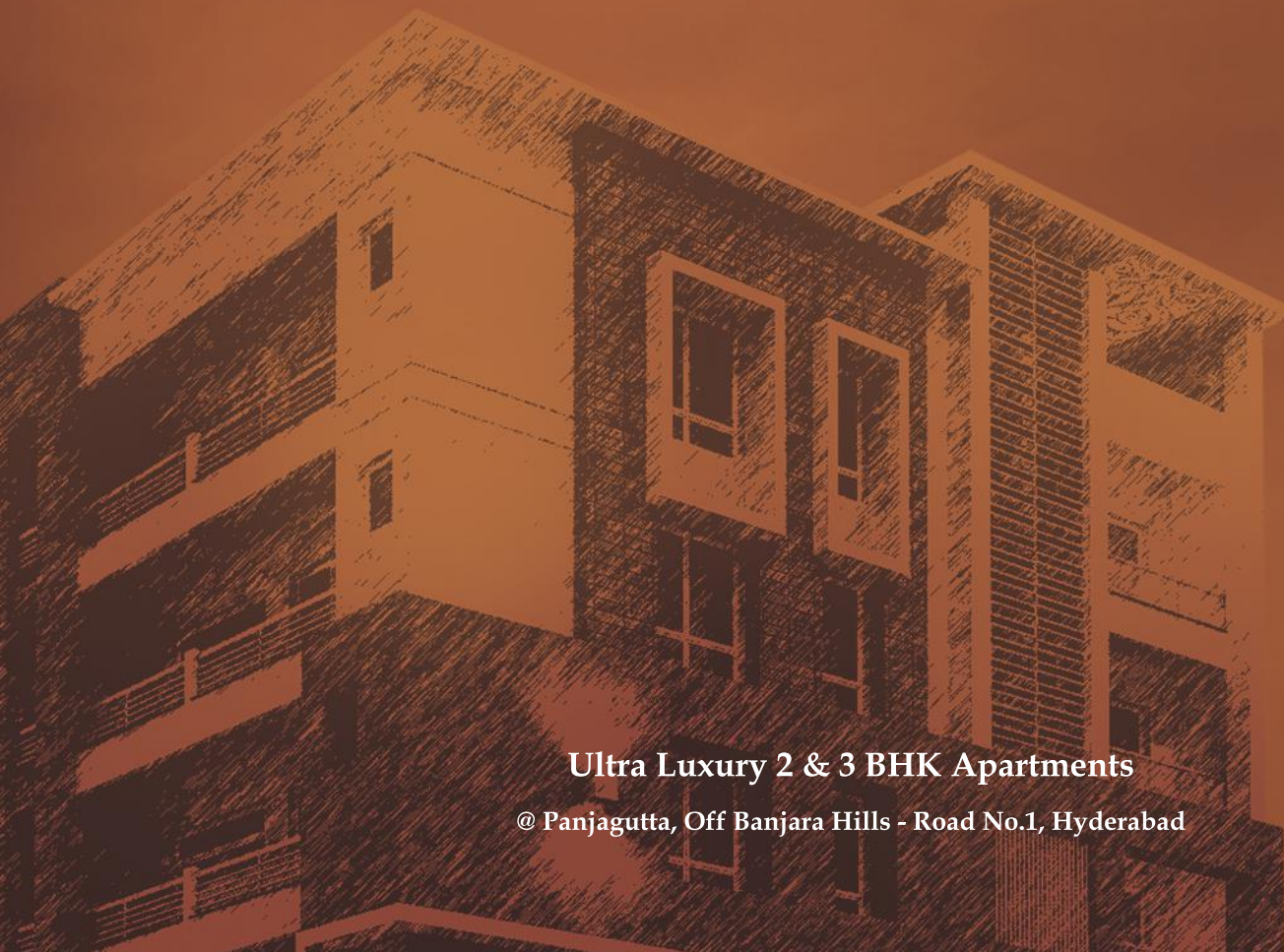


HEATHER CREST

"Life is Beautiful"

SIMPLY, A NOTCH ABOVE THE REST!



Ultra Luxury 2 & 3 BHK Apartments

@ Panjagutta, Off Banjara Hills - Road No.1, Hyderabad

A PASSIONATE OFFERING FROM REPUTED PROMOTERS

"We are glad to bring you an exceptional home in the center of the world. For the leader in you, who make a difference to people around, Heather Crest will cater to your demands of life. Centrally located, the ultra luxury homes will connect you to the best the city has to offer like shopping, schools, recreation and lung spaces at a few minutes distance. Heather Crest enjoys the construction experience of Shanta Sriram Group. We assure you, you will get the best value at Heather Crest".

M. Narsaiah
CMD
Shanta Sriram Group



**HEATHER
CREST**
"Life is Beautiful"



A CARING HOME IN COVETED LOCATION

Heather Crest is a premium high rise of ultra luxury apartments at Dwarakapuri Colony located between the glitter of Road No 1, Banjara Hills and the dynamism of Panjagutta. You can't get more central than this with the best of Hyderabad spread around you in a few minutes away.



STEP INTO ULTRA LUXURY APARTMENTS

These exceptionally crafted apartments are planned with contemporary design, quality and aesthetics. The ultra luxury apartments vie for your admiration. Beyond a stunning facade, you'll find flexible floor spaces to accommodate your fantasies. Sun-lit spaces, poetic elegance will take your lifestyle to next level. The world is on a platter if you're living at Heather Crest.



PROJECT HIGHLIGHTS

- GHMC-approved
- 5 floors, 15 Apartments
- 2-Level parking
- 2 & 3 BHK Apartments
- 1210 Sft, 1575 Sft, 1985 Sft areas
- Vastu compliant
- Ultra Luxury specifications
- 24 hr Water supply
- 24 hr Security with Video door phone
- Elegant landscaping
- 100% Power back up

**HEATHER
CREST**
"Life is Beautiful"



HOMES FOR INSPIRED LIVING!

The small but distinguished community come together to enjoy leisure in many amenities provided in Heather Crest. Keep your body fit by visiting ultra modern gym every day. Hold parties on terrace garden and celebrate festivities in multipurpose hall while children has spacious play area in premises. Heather Crest is one family when it comes to spending good times.



SPECIAL FEATURES

- A/c Gymnasium
- A/c Multipurpose hall
- A/c Indoor games
- Terrace garden
- Society office
- Solar hot water
- Solar lighting in common areas
- Children play area



**HEATHER
CREST**
"Life is Beautiful"

ENTRANCE

ENTRANCE

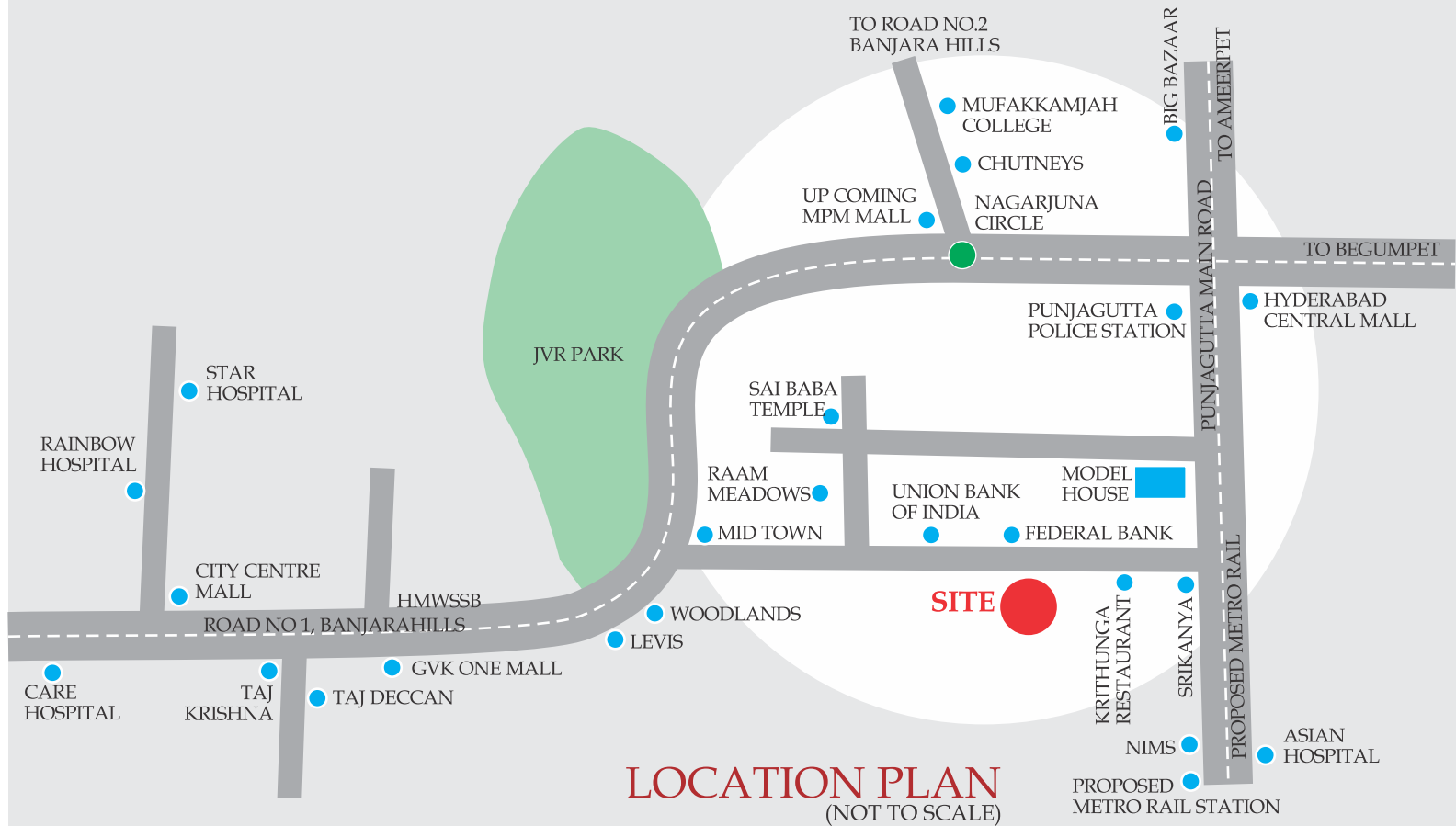
ENTRANCE



TYPICAL FLOOR PLAN

WHAT AN ENVIOUS LOCATION!

A few minutes from your home a world of convenience will raise your comfort levels. Shopping and movies, GVK One Mall and Hyderabad Central are located at a walking distance. Across the road, JVR Park will offer lung space for daily jogging. NIMS, Care Hospitals nearby will give world class healthcare services. A galaxy of Bluechip companies are connected to Panjagutta by smooth roads.



CARE HOSPITAL



MULTIPLEX & MALL - GVK ONE



TAJ KRISHNA - 5 STAR HOTEL



JVR PARK



HYDERABAD CENTRAL MALL



PROPOSED METRO RAIL

STAR HOTELS

Hotel Taj Krishna
Taj Deccan
Taj Banjara
Park Hyatt
Radisson Blu
Hotel Golconda

SHOPPING MALLS

Oasis Center
City Center
GVK One
Midtown
Hyderabad Central @ Home
Upcoming Metro Rail Malls

FINE DINING

Chutneys
Our Place
Bikanerwala
Karachi Bakery
Tabla
Ohris Banjara
Barbeque Nation
Fusion 9
Ruci & Idoni

HEALTHCARE

Care Hospital
NIMS
Rainbow Hospital
Star Hospitals
LV Prasad Eye Institute
Apollo Hospital
Omega Hospital
Virinchi Hospitals

MULTIPLEXES

Inox @ GVK
Cinemax @ Road No 2
PVR @ Hyderabad Central
Big Cinemas @ Big Bazaar

SPECIFICATIONS



FOUNDATION & STRUCTURE: RCC framed structure shall be designed and built taking due care of earthquake forces at safe bearing capacity of the strata. The structure shall be built with ready mix concrete of reputed manufacturers.



BRICK WORK & PLASTERING: AAC/ Cement Concrete blocks of 6" for External walls & 4" for internal walls. Internal, external and ceiling with double coat cement plastering.



MAIN DOOR: Good Quality Teakwood frame and door Shutter with melamine polishing & necessary designer brass hardware fittings.

INTERNAL DOORS: Teakwood frames and water proof flush door shutters with two side teak veneered and melamine polishing, necessary stainless steel hardware fittings.

WINDOWS: UPVC windows with glass, grills, necessary hardware on Granite Patti with provision for mosquito mesh track.



PAINTING:

ELEVATION & EXTERNAL: Combination of texture, putty and stone cladding finish as per architectural design and two coats of waterproof paint over a coat of primer.

INTERNAL: Smooth finish with wall putty, two coats of royal emulsion paint over a base coat of primer.

PARKING AREA: Smooth finish with two coats of waterproof paint over a base coat of primer.



FLOORING:

DRAWING, DINING, LIVING, BEDROOMS AND KITCHEN: Vitrified tiles flooring with skirting and MASTER BEDROOM with wooden laminated flooring of reputed make.

EXTERNAL VISIBLE AREAS/ STAIRCASE: Mix of Granite & Marble flooring & skirting and MS/ SS railing, Lift area Cladding as per Architectural Designs.

PARKING: Screed Concreting in combination of parking tiles with designer lying. And designer finish on exposed columns.



TILES CLADDING:

KITCHEN: Glazed or Matt finish Vitrified tiles/ Granite dado upto 2' height above kitchen platform.

TOILETS: Glazed or Matt finish Vitrified tiles dadoing with combination of Motifs up to 7' height and matching floor tiles.

UTILITY/ WASH: Anti-skid glazed ceramic tiles dado up to 4' height matching with flooring tiles.



KITCHEN PLATFORM: Granite platform having steel/ Caryl sink. And hot and cold water Wall Mixer, Provision for Municipal and bore well water and water softening systems.



UTILITIES/ WASH: Provision for washing machine, dish washer and wet area for washing utensils etc.,



TOILETS: All toilets consist of Dry Area & Wet Area, Granite Counter, washbasin, hot and cold water diverters, Wall Hung WCs (concealed flush tank) where space permits, Solar Water heating system & Provision for geysers in all toilets.



ELECTRICAL:

Concealed copper wiring in conduits for lights, fans, power plug points wherever necessary.

Power outlets for air conditioners in all bedrooms, living and dining. Power outlets for geysers in all bathrooms. Power plugs for cooking range/ chimney, refrigerator, microwave oven, mixer/ grinder in kitchen, TV and audio system etc., wherever necessary.

Individual meter board, MCB and ELCB for each distribution board.



AIR-CONDITIONING: Split AC provisions with prefix copper piping in all bedrooms, living and dining.



TELECOM: Telephone points in all bedrooms, drawing and living areas. Intercom facility with video door phones.



CABLE TV: Common Dish antenna provision, connecting with concealed cables to all bedrooms, living rooms.



LIFT: Standard make automatic doors with V3F technology for energy efficiency.



GENERATOR BACK UP: 100% back-up including common areas (except ACs) and Solar Powers system for common areas lighting.



WATER SUPPLY: ISI marks CPVC piping executed by professional plumbers.



DRAINAGE: ISI mark PVC sanitary piping.

For common: Borewell with submersible pump, sufficient capacity of Sump and Overhead Tank, Municipal Water connection, Electrical Transformer, Watchman Room, servant toilet.

Note: Anything other than the above specifications will be charged extra and also prior intimation should be given by the customer in writing. Otherwise, the construction will be done accordingly with the above specifications and architect's plan.

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

OUR ONGOING PROJECTS

 SHANTA SRIRAM BROOKWOODS OFF APPA JUNCTION, KISMATPUR, HYDERABAD	 RAAM MEADOWS PANJAGUTTA, HYDERABAD	 ASHVANTH ROYAL OAK LALAPET, SECUNDERABAD
 SHANTA SRIRAM BLUE BIRDS HABITAT YUSUFGUDA, HYDERABAD	 MAYFAIR AVENUES CHIKKADAPALLY, HYDERABAD	 RIVERSTONE HABITAT BEGUMPET, HYDERABAD
 SHANTA SRIRAM GALAXY ROAD NO.12, BANJARAHILLS HYDERABAD	 SHANTA SRIRAM CHALET MEADOWS MUSHEERABAD, HYDERABAD	 SHANTA SRIRAM SPRING VALLEY MANIKONDA, HYDERABAD

A JOINT VENTURE OF



For more info: +91 98499 55885