

Lifestyle.
Not just living.

A project by



Project Approved by



VK GRAND

HANDCRAFT YOUR DREAMS

2 & 3 BHK

LUXURY APARTMENTS @
FATHULLAGUDA, NAGOLE

2 BHK
30 FLATS

VK
GRAND
HANDCRAFT YOUR DREAMS

3 BHK
20 FLATS

Grandeur.
Not just a
home.



You are warmly invited. To where splendor rises to a whole new plain of magnificence. To where aesthetics finds a whole new meaning. To where every square foot of space has vibes that make you want to belong to the environs forever. To where the whole definition of living undergoes a transformation. We are delighted to have you over at a place that's laden with grandeur and richness. You are invited to VK Grand.



3D VIEWS



1705 SFT

Entrance



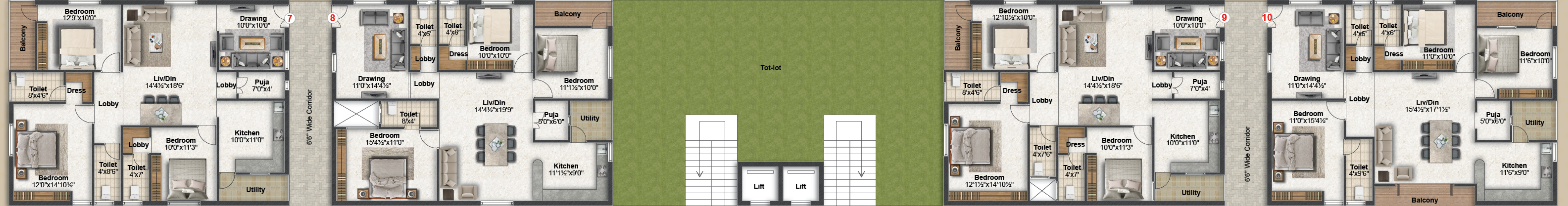
1250 SFT

Superior.
Not just smart.

VK Grand and you are in a community that also feature a variety of 2 BHK and 3 BHK homes that are anywhere between 1250 sft and 1760 sft of vastness. Designed to fulfill the most practical aspects of living, with planning and design that makes some of the most exciting aspects of living.



3 BHK 1760 SFT.



7'0" Wide Corridor

2 BHK 1315 SFT.

Balcony

Toilet
4'6"x6'6"

Bedroom
107½"x11'3"

Toilet
10'x4'

Bedroom
15'1½"x12'0"

Lobby

Hall
16'10½"x11'3"

Dining
10'0"x13'1½"

Kitchen
6'6"x12'

Puja
6'6"x4'

Utility

5

Toilet
4'x7'

Bedroom
11'1½"x11'3"

Hall
16'10½"x11'3"

Toilet
10'x4'

Lobby

Open Kit/Din
16'10½"x13'1½"

Bedroom
15'1½"x12'0"

Balcony

Utility

Puja

2 BHK

Overall Dimensions: 16'10 1/2" x 11'3"

Rooms and Dimensions:

- Bedroom 1:** 11'1 1/2" x 11'3"
- Bedroom 2:** 15'1 1/2" x 12'0"
- Toilet 1:** 4'x7'
- Toilet 2:** 10'x4'
- Hall:** 16'10 1/2" x 11'3"
- Open Kit/Din:** 16'10 1/2" x 13'1 1/2"
- Balcony:** Attached to the Open Kit/Din area.
- Utility:** Attached to the Balcony area.
- Lobby:** Central area connecting the bedrooms and hall.

Additional Features:

- Wardrobe in Bedroom 1.
- Wardrobe in Bedroom 2.
- Shoe cabinet in the Lobby.
- Refrigerator, Stove, and Sink in the Open Kit/Din.
- Washing Machine in the Utility area.
- TV in the Hall.

Room Dimensions:

- Top Left Toilet: 4'x7'
- Top Left Bedroom: 11'1½"x11'3"
- Middle Left Toilet: 10'x4'
- Middle Left Bedroom: 15'1½"x12'0"
- Hall: 16'10½"x11'3"
- Open Kit/Din: 16'10½"x13'1½"
- Balcony
- Utility

Other Features: The plan includes a central lobby, a balcony, and a utility area. The layout is designed for a 2BHK configuration.

2

Toilet
4'x7'

Bedroom
11'1½"x11'3"

Toilet
10'x4'

Bedroom
15'1½"x12'0"

Lobby

Hall
16'10½"x11'3"

Open Kit/Din
16'10½"x13'1½"

Balcony

Utility

Puja

1

Drawing
14'0"x11'6"

Toilet
4'x8'

Bedroom
11'9"x11'6"

Balcony

Lobby

Toilet
9'x4'

Bedroom
14'0"x11'9"

Lobby

Puja
8'0"x4'

Dining
11'4½"x12'6"

Kitchen
8'0"x11'9"

Utility



FOUNDATION & STRUCTURE
R.C.C framed structure.

SUPERSTRUCTURE
Red clay brick work in cement mortar.

PLASTERING
Internal: Double-coat cement plastering finish with putty.
External: Double-coat cement plastering putty or texture for elevation side.

WINDOWS
All windows are UPVC with safety iron grills and sliding glass doors.

SPECIFICATIONS

JOINERY WORKS
Main Door: Teakwood frame with teakwood shutter with polish.
Internal Doors: Teakwood frame and design flush door shutter.

TOILETS
All toilets with non-slip ceramic tile flooring and 6' wall cladding with ceramic tiles WB and EWC in attached toilet and Indian WC in common toilet. Hot and cold wall mixture with shower.

KITCHEN
Granite platform with stainless steel sink / granite sink. Two taps for borewell water and drinking water.

AMENITIES
Generator for common lighting, lift, all tubelights and fan points in every flat. Transformer with three-phase meter; municipal water, sewerage and car parking costs to be borne by customers only.

ELECTRICAL
Concealed copper wiring 15 Amps power points, 1 kitchen, 1 dining, 1 MBR, 1 CBR, 1 geyser point in two toilets. Telephone and cable points in drawing and master bedroom with modular switches.

FLOORING
Vitrified tiles of 24" X 24" size for hall, dining, bedrooms, kitchen and balcony.

PAINTING
Internal: Asian emulsion paint with roller finishing over putty finish.
External: ACE paint (Asian Paints)

LIFT
Lift of standard-make.

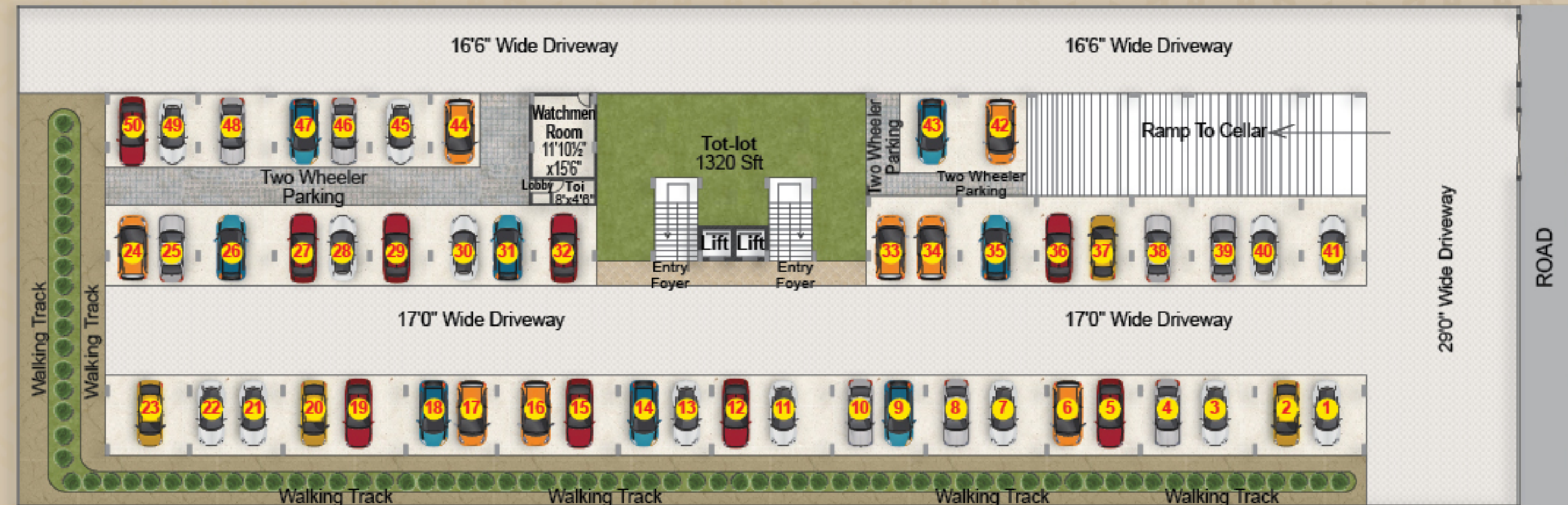
NOTE
1) Registration Charges, GST and any other taxes applicable as per government norms to be borne by customers only.
2) People desiring to alter / modify their flat can do so by prior request and additional payment.
3) Cement racks, arch, etc optional with extra cost.

AMENITIES & FEATURES

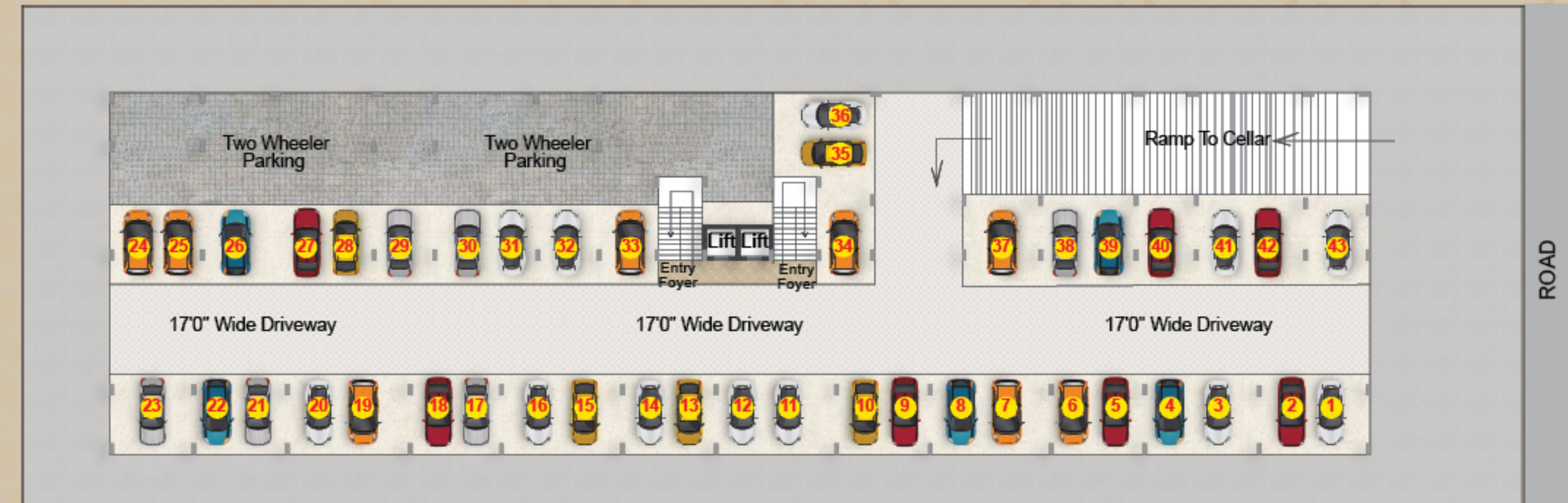
- Quality construction
- Power back-up generator
- Rain water harvesting pit
- Excellent ventilation
- 100% vastu
- No common walls
- Tot lot

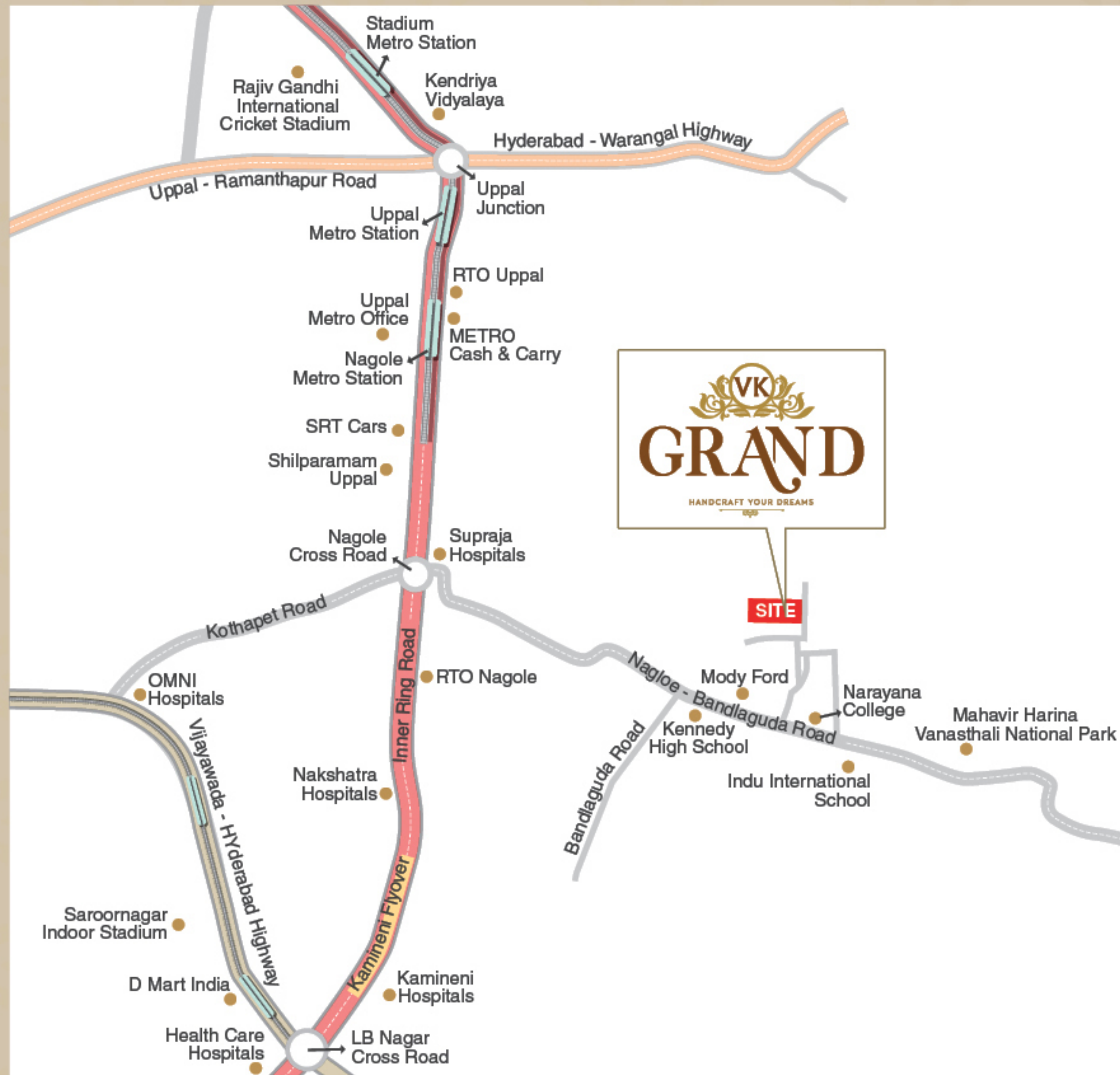


STILT PARKING PLAN



CELLAR PARKING PLAN





LOCATION PLAN

(not to scale)

Connection. Not just a location.

If at all you're looking for a place that will put you close to a lot you seek in life — like nearness to everyday essentials, to school and colleges, to entertainment centres and to destinations that matter, you got to belong to the stretch of Fathullaguda, Nagole at VK Grand.



Bundlaguda, Nagole, Hyderabad

Architects



SAAC

Flat No. 102, Susthira Lok,
Opp. Mahalaxmi Theatre,

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications, and other details without any prior notice.