OUR COMPLETED PROJECT

SM ENCLAVE

at Appa Junction, Near Gachibowli.

Come to the most happening Suburb of hyderabad

PROXIMITY

Jubilee Hills	- 12 km
Shamshabad	- 13 km
Gachibowli	- 11 km
Banjara Hills	- 11 km
Telangana State Secretariat	- 13 km
Hitech City	- 15 km

UTILITIES

Reliance Super Market	- 2.5 km
More Supermarket	- 2 km
Petrol Pump	- 1 km
Walmart Best Price	- 5 km
Inorbit Mall	- 12 km
Bank	- 2 km

SCHOOLS

Times School	- 0 km
Glendale Academy	- 2 km
Sreenidhi International School	- 4 km
Army School	- 4 km
Narayan Gurukul School	- 5 km
Delhi Public School	- 8 km

WEEKEND GATEWAYS

Himayat Sagar Lake	- 3 km
Chilkur Forest	- 4 km
Osman Sagar Lake	- 5 km
Taramati Baradari	- 5 km
Golconda Fort	- 5 km
Mrugavani Deer Park	- 5 km
Golkonda Resort	- 5 km
Nehru Zoological Park	- 8 km

HOSPITALS

Shadan Hospitals	- 2 km
Sun City Hospital	- 2 km
Premier Hospital	- 5 km
Olive Hospital	- 8 km

LOCATION MAP

Google Co-ordinates: 17.344059, 78.394126

MC BUILDERS AND DEVELOPERS

Sy.No. 18/A, Beside Sri Saraswathi Shishumandir,
Bandlaguda Jagir, Near Appa Junction, Hyderabad.
Cell: **9640 672 888, 7842 736 999,**

e-mail: info@smavenue.com

www.smavenue.com

Architects
HI - RISE ASSOCIATES
Architects
Interior Design
engineers
Pmc

HIG-II, Block-5, Flat-4,
Near R.T.C. Kalabhavan, Bagh Lingampally,
Hyd-44. Ph: 040-27601610, 9391399712
E-mail: hiriseassociates@outlook.com

DG works | +91 9200 55 9933

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 the elevation, plans and specifications as deemed fit.

Feel Your Dreams within Your Reach

SM AVENUE

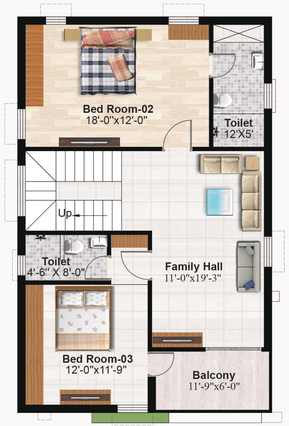
Beyond a dream home

Project by
MC BUILDERS AND DEVELOPERS

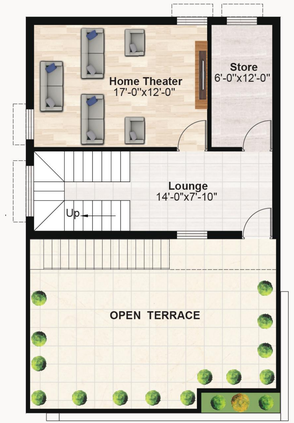
An Exclusive Villa Project @ Bandlaguda Jagir, Near Appa Junction, Hyderabad.

GROUND FLOOR PLAN

FIRST FLOOR PLAN



SECOND FLOOR PLAN



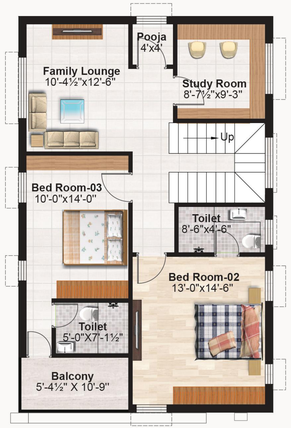
EAST FACING VILLA

Plot Size **30' X 45'=150 Sq. Yds.**

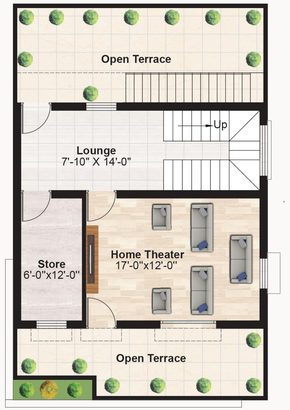
Ground Floor	**982.00 Sft.**
First Floor	**989.00 Sft.**
Second Floor	**572.00 Sft.**
Total Area	**2,543.00 Sft.**

GROUND FLOOR PLAN

FIRST FLOOR PLAN



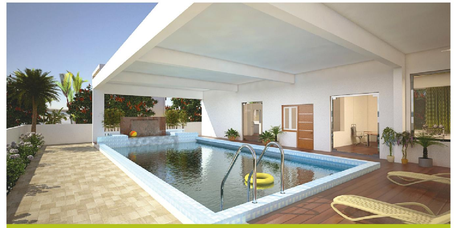
SECOND FLOOR PLAN



WEST FACING VILLA

Plot Size **30' X 45'=150 Sq. Yds.**

Ground Floor	**982.00 Sft.**
First Floor	**989.00 Sft.**
Second Floor	**582.00 Sft.**
Total Area	**2,553.00 Sft.**



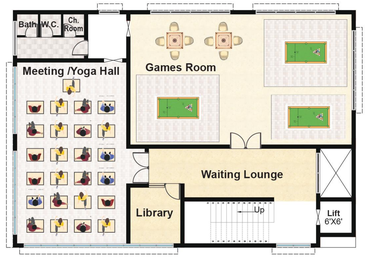
Amenities

- Street lighting
- Multi-purpose Hall
- Indoor Games
- Gym
- Yoga and Meditation Hall
- Swimming Pool
- Children's Play Area
- Vaastu compliant
- Underground cabling
- Provision Solar water
- Wide internal roads and avenue plantation

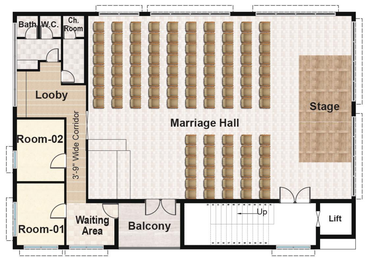
LAYOUT MAP

GROUND FLOOR PLAN

FIRST FLOOR PLAN



SECOND FLOOR PLAN



CLUBHOUSE FLOOR PLANS

SPECIFICATIONS

FOUNDATION & STRUCTURE

R.C.C. framed structure.

SUPERSTRUCTURE

Solid blocks and bricks in cement mortar with 200mm external and 100 mm internal walls.

PLASTERING

Sponge finished plastering to internal and external walls.

DOORS

MAIN DOOR: Indian teak Wood door frame and shutter aesthetically designed with melamine polishing and designer hardware of reputed make.

INTERNAL DOORS: African teak wood frame and solid core flush laminated shutter.

WINDOWS: UPVC sliding windows system with mosquito net provision reputed make.

FLOORING

STAIRCASE: Granite with 75mm height skirting.

LIVING/ DINING/ BEDROOMS/ KITCHEN: Best quality vitrified tiles in size 24"x24" with 75MM height skirting. RAK / Kajaria or equivalent.

TOILETS/UTILITY AREA: Best quality acid resistant anti-skid ceramic tiles.

BALCONIES: Best quality rustic series ceramic tiles.

TILES CLADDING & DADOING

KITCHEN PLATFORM: Glazed ceramic tile dado up to 2'-0" height, above kitchen platform.

TOILETS: Designer make glazed ceramic tile dado up to 7'-0" height.

UTILITY/WASH: Glazed ceramic tile dado up to 3'-0" height.

KITCHEN: Granite platform with stainless steel sink provision for fixing Aqua Guard.

WATER SUPPLY AND SANITARY SYSTEMS

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

TOILETS: All the toilets will consist of
a) Hot and cold basin mixer valve.

b) EWC with health faucet Cera / hindware equivalent make.

c) Hot and cold wall mixer with overhead shower.

d) Provision for geyser in all toilets.

e) All C.P. fittings are chrome plated of Jaquar/ Plumber or equivalent make.

F) Provision for Solar Water Heating System on terrace.

PAINTING

INTERNAL&CEILING: Smooth finish with luppum or equivalent over a coat of primer and top finish with two coats of Royal emulsion paint.

EXTERNAL: Smooth finish with luppum Premium exterior grade ultima or equivalent.

ELECTRICAL AND COMMUNICATION SYSTEM

Concealed copper wiring in conduits for lights, fan, plug and power plug points wherever necessary of Polycab / finolex or equivalent make.

a) Power outlets for air-conditioners in all bedrooms.

b) Power outlets for geysers in all bathrooms.

c) Power plug for hob, chimney, refrigerator, microwave, mixer and grinder in kitchen.

d) 3-phase supply for each unit and individual meter boards.

e) Miniature Circuit Breakers (MCB) and ELCB for each distribution board of standard make.

f) All electrical fittings of ABB / Anchor / legrand CPL or equivalent make.

g) Telephone points and DTH TV points provision in Master Bedroom, Drawing, Lounge areas and home theater.

MC BUILDERS AND DEVELOPERS
Sy.No. 18/A, Beside Sri Saraswathi Shishumandir,
Bandlaguda Jagir, Near Appa Junction, Hyderabad.
Cell: **9640 672 888, 7842 736 999,**
e-mail: info@smavenue.com

w w w . s m a v e n u e . c o m

Architects
HI - RISE
ASSOCIATES
Architects
Interior Design
engineers
Pmc

SM AVENUE

Beyond a dream home

Project by
MC BUILDERS AND DEVELOPERS

Feel Your Dreams within Your Reach