

SAAVAN

YAPRAL, SECUNDERABAD



Wouldn't it be ideal if your home
could grow along with your
family's changing needs?

Find the life you have always wanted by choosing between our
luxurious townhomes and **spacious villas**.





Wouldn't it be great if your kids could grow up playing outdoors, without you constantly worrying about their safety?

At Saavan, a large percentage of the total area is covered with **green and open spaces** for your kids to run around and play in.





Wouldn't it be perfect if your family could grow in a tight-knit community of like-minded people?

Be a part of an **exclusive community** of people with similar tastes, thoughts and interests only at Saavan.



SAAVAN. LET'S GROW.

Spread over 5.38 acres, Saavan is a first-of-its-kind lifestyle solution that offers townhomes and villas in the heart of Secunderabad. Located just 4 km from Sainikpuri and a 5 minute walk away from the Army Golf Course, everything you could possibly need is always close by.

Saavan has two types of luxurious homes to cater to every lifestyle need. Choose from stylish and designer townhomes, the first ever in Secunderabad or airy and spacious villas. Saavan is equipped with a whole host of lifestyle amenities and has been designed keeping every member of the family in mind. From special spaces for seniors to safe play areas for kids, Saavan has it all.



ARD
Built with heart

SAAVAN
TOWNHOMES AND VILLAS



LOCATION MAP



WHERE IS SAAVAN LOCATED?

Situated in the heart of Secunderabad, Saavan is located just 8 KM from Apollo Hospital and 4 KM from Sainikpuri. From banks, schools and colleges to shopping areas, malls and restaurants, everything you could possibly need is a short drive away.

Saavan's location in the city is ideal, with hospitals, educational institutions and an abundance of shopping areas in the vicinity. Some notable establishments nearby are:

HOSPITALS

APOLLO HOSPITAL (8 KM AWAY)
MILITARY HOSPITAL (1 KM AWAY)

TRAVEL

SECUNDERABAD STATION (10 KM AWAY)
JUBILEE BUS TERMINAL (10 KM AWAY)

SHOPPING

MORE SUPERMARKET (LESS THAN 500 METRES)
TRIMULGHERRY ROADS (5 KM AWAY)

CLUBS

ARMY GOLF COURSE (5 MINS WALK)
SECUNDERABAD CLUB (8 KM AWAY)

EDUCATION

BHAVAN'S VIVEKANANDA COLLEGE (4 KM AWAY)
KENDRIYA VIDYALAYA BOLARUM (1 KM AWAY)

OTHER PLACES

PARADISE CIRCLE (12 KM AWAY)
SAINIKPURI (4 KM AWAY)

MASTER PLAN



TOWNHOMES

- A** BLOCK A
- B** BLOCK B
- C** BLOCK C
- D** BLOCK D

BIRD'S EYE VIEW



BUY A TOWNHOME

Our townhomes are designed specifically to ensure that there is maximum utilization of space. Each townhome has a double-height common area, which sees to it that there is plenty of fresh air and sunlight in the house. The house comes fully equipped with a state-of-the-art modular kitchen, study area, storage spaces and open areas like balconies and terraces. Each townhome is designed to make the lives of our residents as hassle-free as possible.



Why live in a townhome?



Double-height spaces



Space for a backyard / terrace garden



Live in a community of like-minded people



Plenty of fresh air and sunshine



3 balconies in every townhome



First townhomes in Secunderabad

OR BUY A VILLA

Villas at Saavan are smartly designed, well priced, beautifully crafted, airy and spacious. Residents will have complete privacy in their villas. No more nosy neighbours peeking in continuously, no more mid-party requests to turn the music off.

Our villas also come with a number of open spaces. From balconies to wide terraces, residents will be exposed to plenty of fresh air and sunshine constantly.



Why live in a villa?



Complete privacy for your entire family



Terrace garden in every villa



You can entertain guests without worrying about disturbing the neighbours



Open terrace spaces and spacious sit-out balconies



Plenty of space for pets to play and have fun in



Plenty of storage space



View of townhomes and clubhouse

TOWNHOMES AT SAAVAN

The privacy and space of a villa combined with all the amenities and services of a luxury apartment, townhomes offer a uniquely luxurious lifestyle.

With double-height living room spaces, private kitchen gardens, terrace gardens and a state of the art community clubhouse, our townhomes have been crafted to help you and your family grow harmoniously.

WHY TOWNHOMES?

When compared to a luxury apartment, townhomes offer a host of advantages that will go a long way in giving you the lifestyle you've always wanted.

Townhome



Private kitchen garden to encourage sustainability



Double-height living rooms flood the home with natural light and fresh air



Plenty of space for pets to play and have fun

Luxury Apartment

No such thing

Normal height living rooms

A majority of the apartments have a 'no pets allowed' rule

Townhome



One lift to be shared by four families; very short waiting time



Plenty of storage space



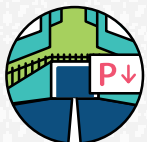
Home has lots of open areas like balconies and terraces



A modular kitchen is attached with the home



Enough space for your son to jam with his rock band and your daughter to continue with her dance classes



All vehicular traffic directed away from the residential area to an underground parking, so children can play safely

Luxury Apartment

One lift to be shared by the entire block

Storage space is limited

Usually an apartment has a maximum of two balconies

Varies from builder to builder but generally most apartments don't have this feature

Even if there was enough space, someone, somewhere would complain about the noise

Generally, there are no special areas for vehicular traffic



View of terrace garden area on top of townhomes

10 UNIQUE TOWNHOME FEATURES

The product of smart design, meticulous planning and undivided passion, our townhomes offer you a lifestyle like none other.



Double-height
living rooms



3 balconies per
townhome



A community of
like-minded people



Modular kitchen in
every townhome



Storage spaces



Backyard / terrace
garden facilities



Multiple, easy-to-access
car parking



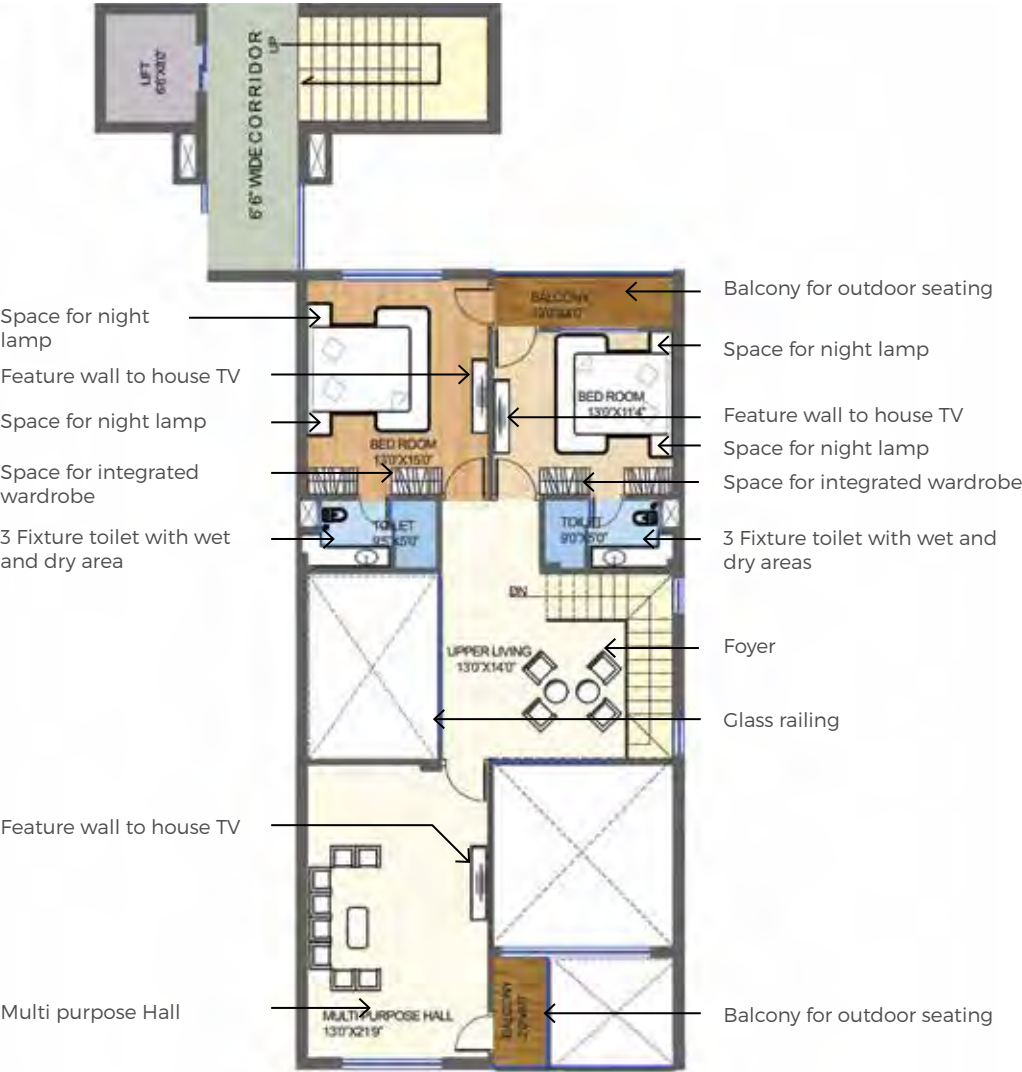
One elevator shared
between only four homes

TOWNHOME PLANS

LOWER LEVEL



UPPER LEVEL



BLOCK - A

EAST SIDE TOWN HOME

4 BHK - SUPER BUILT UP AREA 3183 SFT



Not to scale.

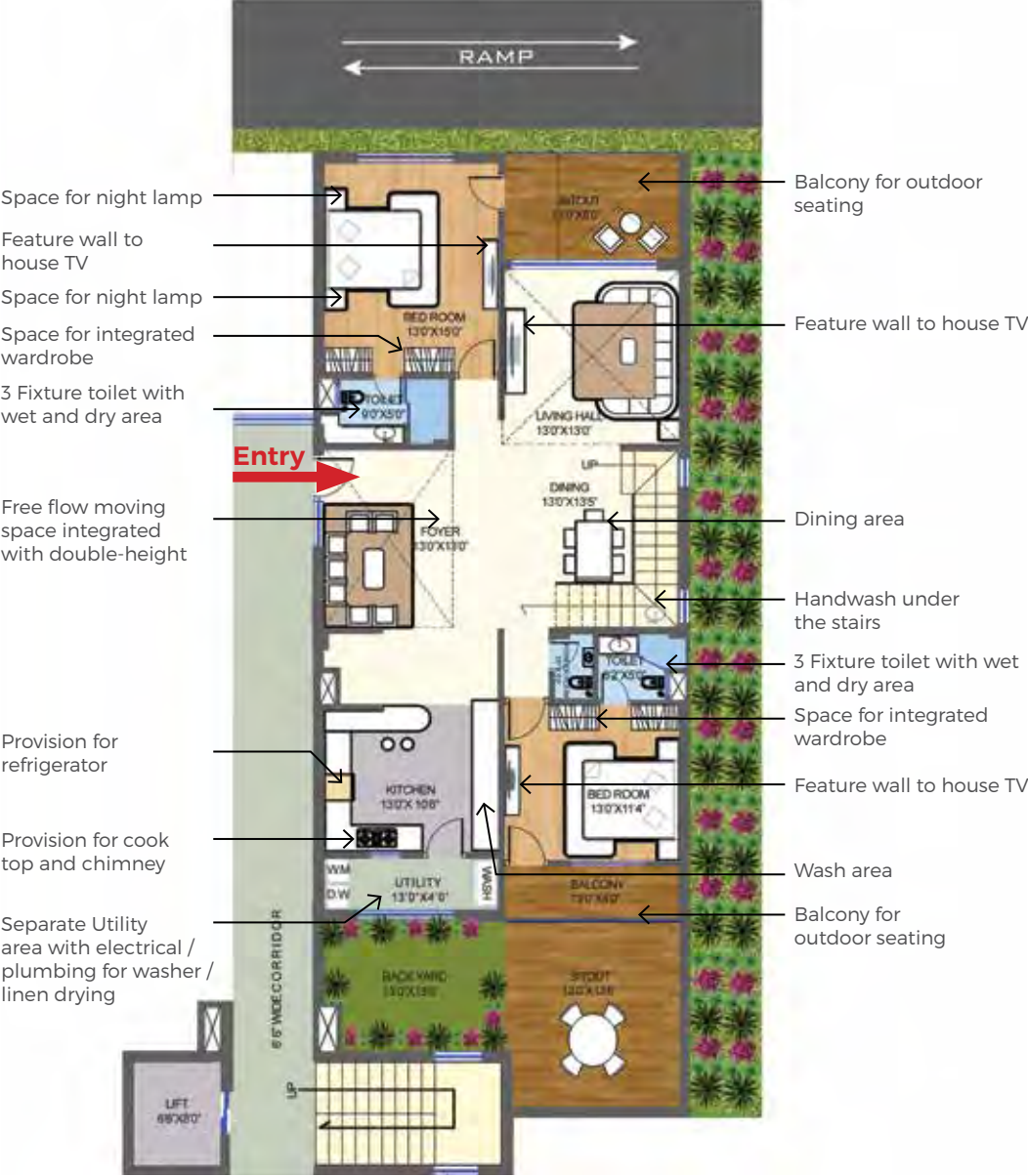
TERRACE LEVEL



Not to scale.



LOWER LEVEL



UPPER LEVEL



BLOCK - A
WEST SIDE TOWN HOME

4 BHK - SUPER BUILT UP AREA 3183 SFT



Not to scale.

TERRACE LEVEL



Not to scale.



LOWER LEVEL



UPPER LEVEL



BLOCK - B

EAST SIDE TOWN HOME

4 BHK - SUPER BUILT UP AREA 3564 SFT



Not to scale.

TERRACE LEVEL



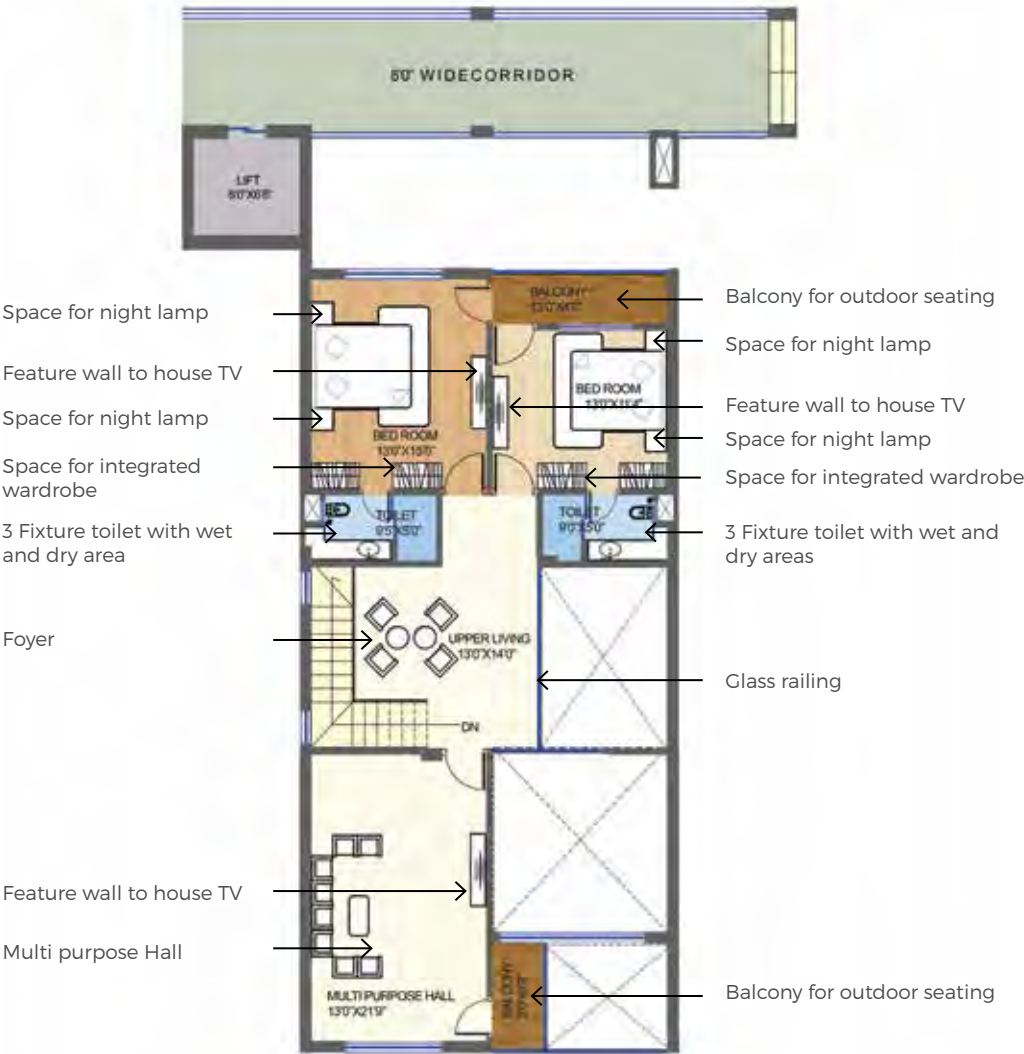
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LOWER LEVEL



UPPER LEVEL



BLOCK - C

WEST SIDE TOWN HOME

4 BHK - SUPER BUILT UP AREA 3564 SFT



Not to scale.

TERRACE LEVEL



Not to scale.



LOWER LEVEL



UPPER LEVEL



BLOCK - D

EAST SIDE TOWN HOME

4 BHK - SUPER BUILT UP AREA 3183 SFT



Not to scale.

TERRACE LEVEL



Not to scale.



BLOCK - D

WEST SIDE TOWN HOME



TERRACE LEVEL



N
Not to scale.





Villa view

VILLAS AT SAAVAN

Beautifully designed, well-priced, with plenty of fresh air and sunshine, villas at Saavan are perfect for families to live their lives in. From the youngest member of the family to the oldest, we have ensured that our villas are perfect for the entire family.

Our villas also come with a number of open spaces like balconies, wide terraces and sit-outs. From barbecue parties and get-togethers to quiet mornings with a cup of chai and a book, our residents can enjoy the best of both worlds.

VILLA PLANS

LOWER LEVEL



UPPER LEVEL



EAST FACING VILLA

4 BHK - SUPER BUILT UP AREA 3278 SFT



Not to scale.

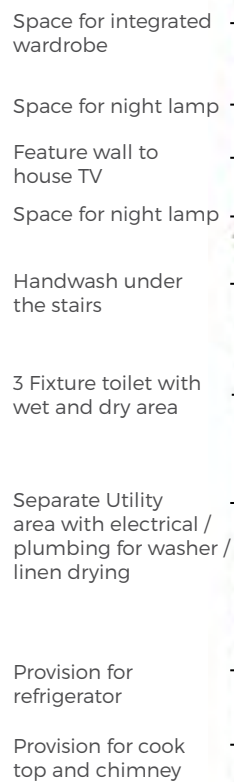
TERRACE LEVEL



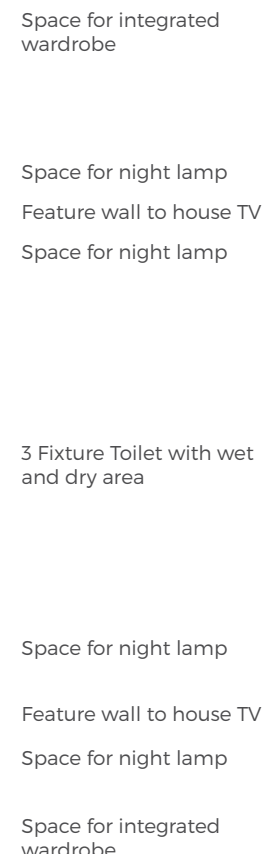
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WEST FACING VILLA



4 BHK - SUPER BUILT UP AREA 3278 SFT



TERRACE LEVEL



Not to scale.



AMENITIES AT SAAVAN



Double-height living room



Backyard / terrace garden



2 parking units



Rain water harvesting



24x7 power back up



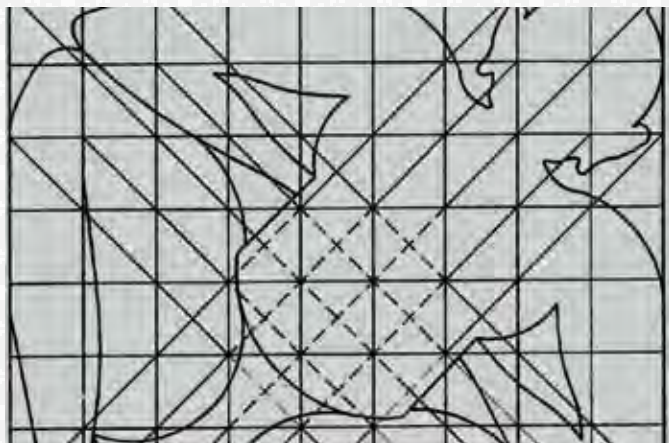
Modular kitchen



Landscaped gardens and lawns



Mosquito mesh shutters in all windows



Vastu-compliant



Home automation compliant



Water softening plant



STP tank for waste water management

LIFESTYLES THAT GROW

Saavan has been specially planned to delight you at every step. We have ensured that there is always something special in store for every member of the family.

FOR THE MAN OF THE HOUSE



BE PART OF AN EXCLUSIVE COMMUNITY

Saavan has been planned with 40 villas and 32 townhomes and is designed to attract people of a particular caliber. Not only can you enjoy the luxury of a private townhome, but you can also benefit from the support of a community that shares your aspirations.



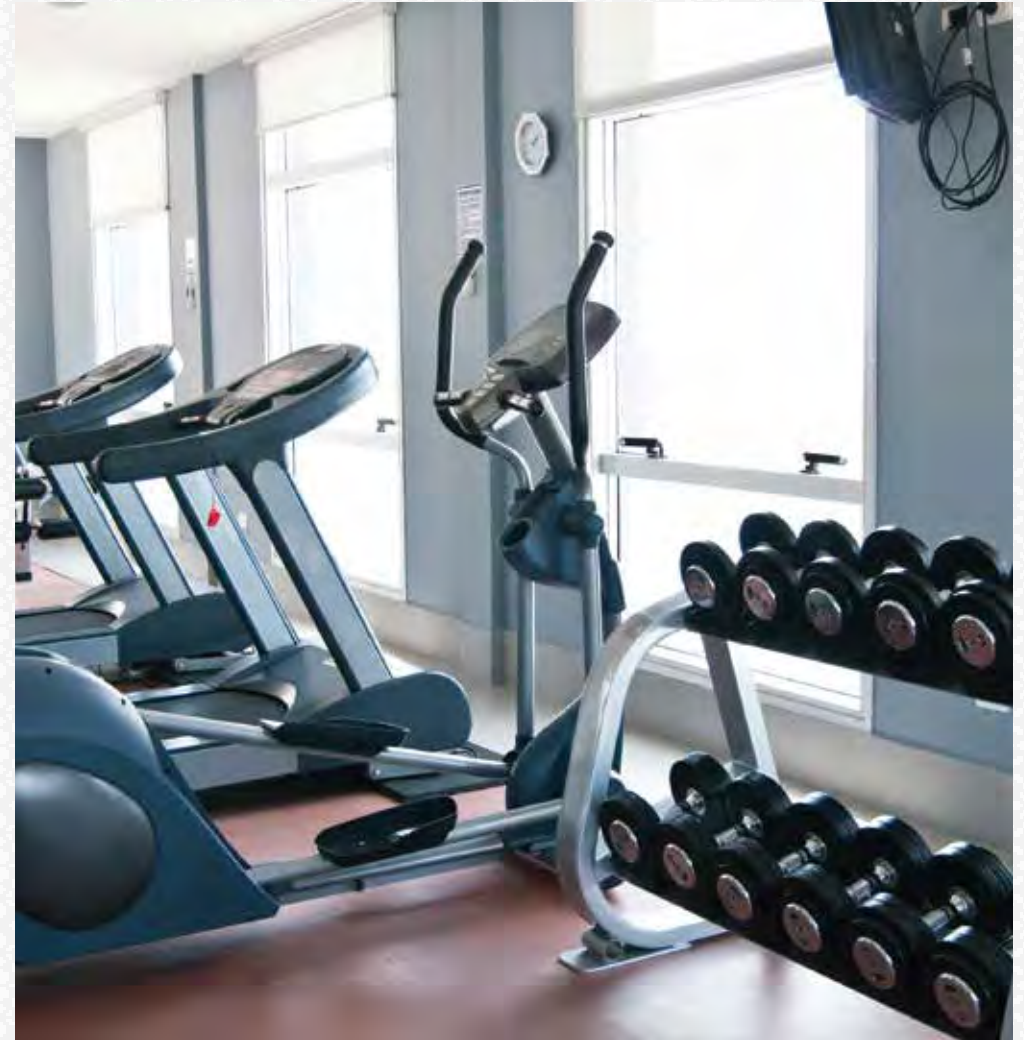
YOUR OWN GARDEN

Spend your mornings overlooking the lush green surroundings of Saavan with a hot cup of coffee and the day's newspaper. What a way to start the day!



AMPLE PARKING

Every townhome at Saavan comes equipped with two parking spaces. Parking will never be a problem again.



A HOME THAT KEEPS YOU FIT

We all know how importance it is to keep ourselves fit and healthy. At Saavan, we encourage all our residents to use the world-class, fully equipped gym to the maximum.

FOR THE WOMAN OF THE HOUSE



SAFE SURROUNDINGS

Saavan has been planned in such a way that all vehicular traffic is below ground. Combined with our top-notch security team, you will never have to worry about the safety of your children when they are playing outdoors.



A KITCHEN GARDEN

Every townhome is a delight for a person who has a green thumb. We have provided our residents with ample space for a kitchen garden in each townhome.



EASY TO MAINTAIN

Our homes have been planned and constructed with the right materials which ensure that they are quick to clean and easy to maintain.



IDEALLY LOCATED

Saavan is located in the heart of Secunderabad and everything that you need, from shopping to your favourite party destinations are a short distance away.

FOR THE CHILDREN OF THE HOUSE



PLENTY OF SPACE FOR PETS

Unlike cramped apartment complexes, Saavan is planned with plenty of lush green spaces. This means that not only is it possible to keep pets, but there is plenty of space for your children to frolic with them in the outdoors.



MULTI-PURPOSE COURT

When it comes to having a blast, look no further. Saavan is equipped with a multi-purpose court which can be used to play games like tennis and badminton. There is ample space for kids to run around and play any game that suits their imagination.



NEWFOUND INDEPENDENCE

With all vehicular traffic restricted to below ground level, your kids will love the independence that they will get, to go out and play and explore the lush environment of Saavan without any chaperones.



FOR THE SENIOR CITIZENS OF THE HOUSE



LUSH ENVIRONMENT

With ample greenery all around, Saavan offers you a pollution-free environment that will keep you fit and make you healthy.



HEALTHCARE NEARBY

You will never have to worry about medical help again. With Apollo hospital and the Military Hospital only a short distance away, you can rest assured that no matter what, help is always around the corner.



SPECIAL SENIORS' AREA

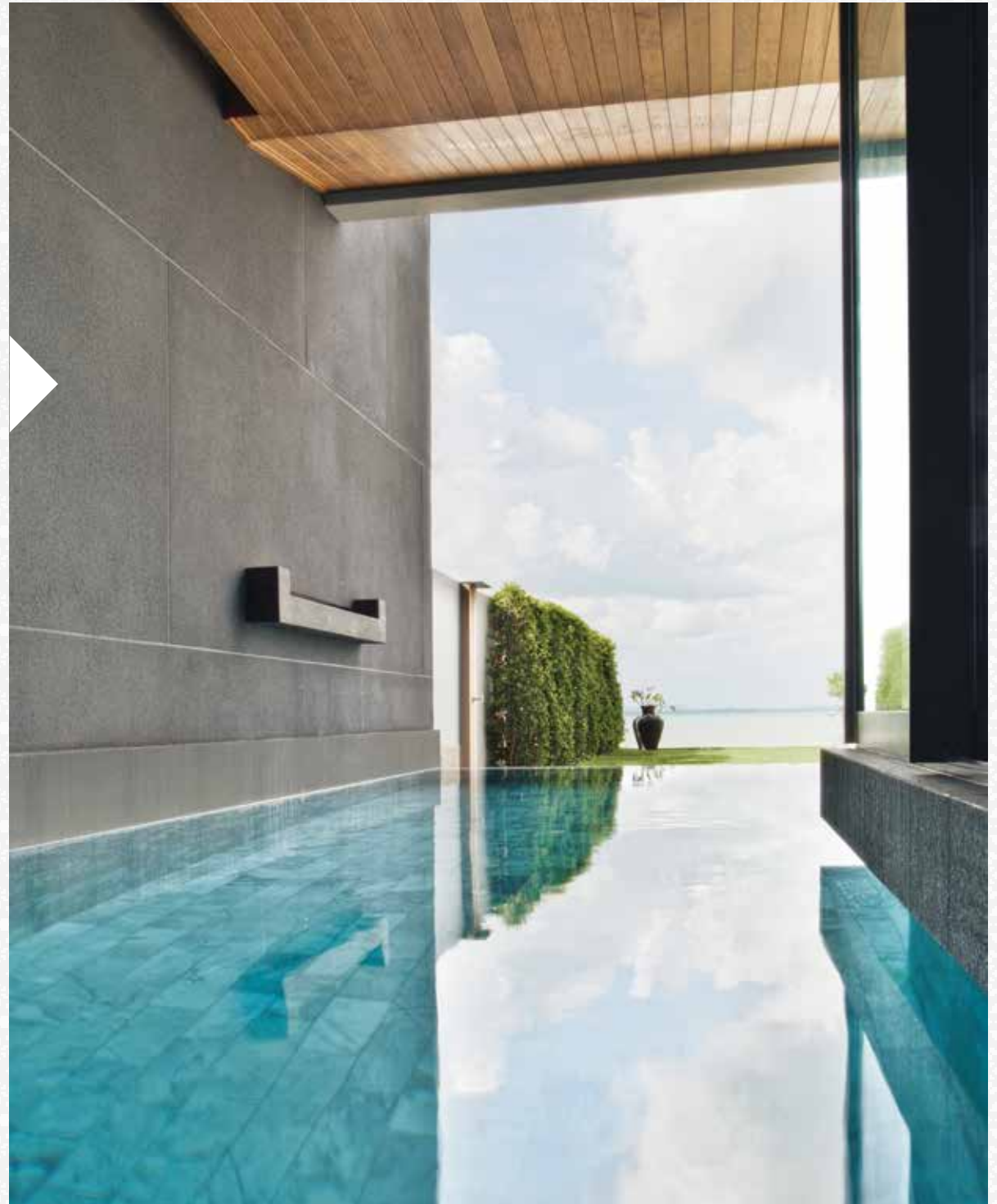
Saavan has been planned with special areas for senior citizens, where you can interact with like-minded people and rest assured that you will not be disturbed.



LIFESTYLE AMENITIES

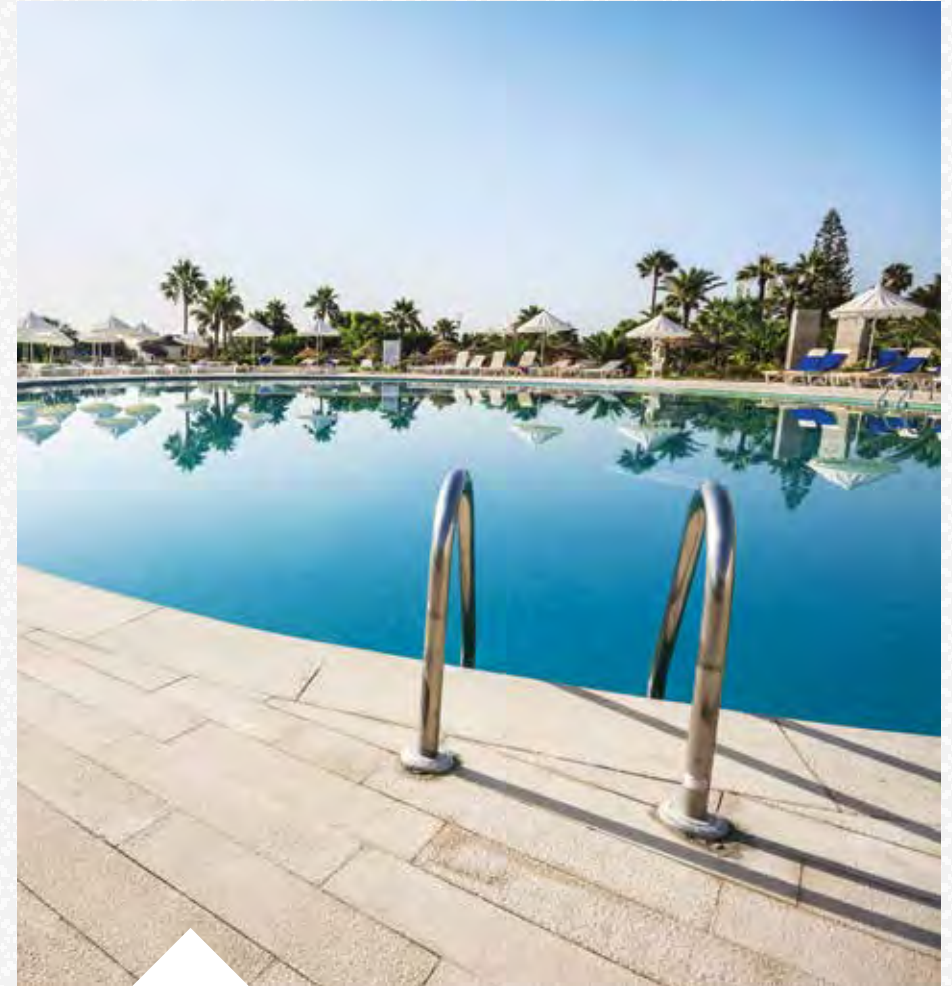
STATE-OF-THE-ART CLUBHOUSE

The Saavan clubhouse is equipped with a gymnasium, a party hall and a swimming pool to beat the heat!



GYM

The gym is exclusively for the residents of Saavan. Get in shape by running on the treadmill or increase your core strength over a range of different floor exercises under the watchful eye of a trainer, our residents can make that choice for themselves.



SWIMMING POOL

The swimming pool is designed keeping the families in mind. The pool is of ideal depth and has all the required safety features to ensure that adults and kids can enjoy the pool equally. The pool is kept completely clean and is maintained properly on a regular basis.

MULTI-PURPOSE COURT

Saavan is equipped with a multi-purpose court that can be used for a variety of different games. Apart from court games, games like Kho Kho and Kabaddi can also be played in this area. After all, coming up with new games everyday, some real, some imaginary, is the best part of being a kid!





The Army Golf Course is just a short drive away

HOMES THAT GROW: GREEN AMENITIES

One of the most important aspects of Saavan is sustainability. Each townhome and villa home here is planned with a backyard / terrace garden. We are also going to help our residents embrace organic farming by helping them with technical advice and expertise to create their very own kitchen garden. Today's world is becoming increasingly commercialized and everyday, we read horror stories about how the food we eat is becoming contaminated.

Our aim is simple. We want people to not only experience the luxury of eating the healthiest food, but we also want them to rediscover the joy of planting seeds and watching their plants grow.



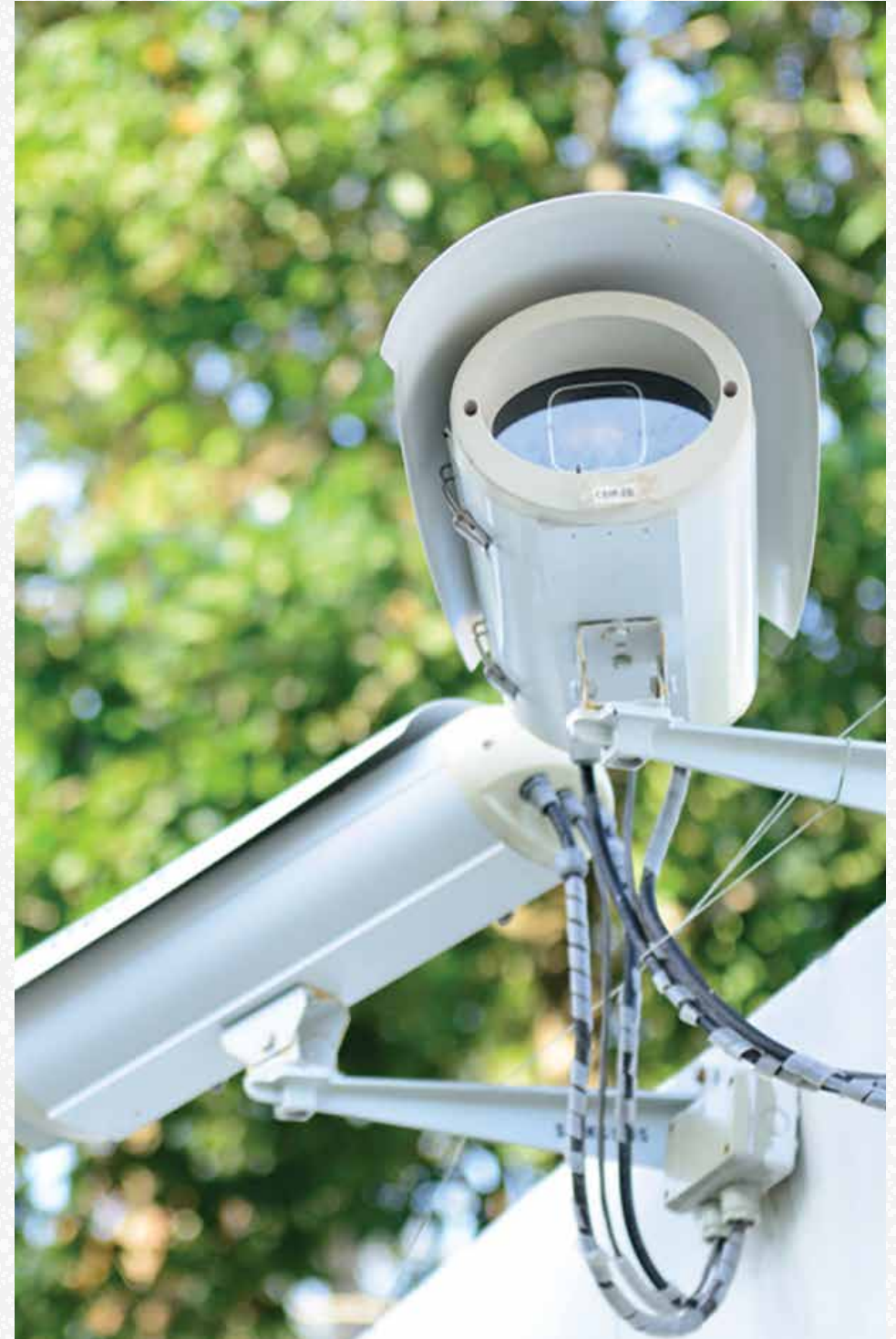
OTHER AMENITIES

COMMUNITY

All vehicular traffic restricted to below ground
Plenty of green spaces

SAFETY/SECURITY

Trained security personnel
CCTV cameras in specific areas
Dedicated security cabin
Central monitoring
24 hour security with intercom
Emergency numbers
Access for ambulance and fire tenders on podium level
All around solar fencing



Kids' play area



Image for representational purposes only

SPECIFICATIONS

■ **STRUCTURE**

RCC frame structure with 9" external walls and 4" internal walls with clay/cement blocks.

■ **WALL FINISHING**

Smooth finish for walls with Altek or Lappam over 2 coats of cement sponge finish.

■ **PAINTING**

Plastic emulsion paint for the interiors and Apex / Ace paint for the exteriors and oil based paint for the ceiling.

■ **FLOORING**

Drawing, living, dining, bedrooms and kitchen with vitrified tiles of reputed make and ceramic tiles in toilets. Master bedroom with wooden flooring.

■ **KITCHEN**

Granite platform with stainless steel sink with both municipal & bore water connection.

■ **UTILITY & WASH**

Provision for washing machine and dish washer, separate wet area for washing utensils for villas.

■ **BATHROOMS**

Ceramic glazed tiles dado on walls. Wash basin with hot & cold mixer tap, EWC with flush tank of Grohe or equivalent make. Hot and cold water wall mixer and shower with chrome plated fittings of Grohe or equivalent make.

■ **DADO**

Glazed ceramic tile dado upto 2ft. height above the kitchen counter and upto 3ft. height in the utility area. In bathrooms, dado upto 7ft. height in shower area. Tiles of NITCO or equivalent make.

■ **ELECTRICAL**

Miniature circuit breakers (M.C.B) & Earth Leakage Circuit Breaker(E.L.C.B) for each distribution board of Legrand or equivalent make. 20 amps 3 phase supply for each unit and individual meterboards. All electrical fittings of Legrand or equivalent make.

■ **TELECOM**

Telephone points in all bed rooms, living, drawing and upper living area. Intercom facility connecting the house to the security at the main gate will be provided.

■ **MAIN DOOR**

Medium teak wood door frame and aesthetically designed and polished teakwood shutter with hardware of reputed make.

■ **INTERNAL DOOR**

Medium pine wood frame and polished flush shutters or polished panel doors with standard fittings and locks.

■ **WINDOWS**

UPVC windows of reputed make and profile, with glass panels, mosquito mesh and M.S painted grills.

■ **AMENITIES**

Water supply through pneumatic water supply method. Asphalted roads with walkways and landscaping on either side of the road. Underground cabling for telephone and electrical lines.

■ **GENERATOR BACKUP**

Common area power backup, fan points and light points backup in villas and townhomes.



Image for representational purposes only

ABOUT ARD ESTATES

At ARD Estates, we pride ourselves in building long lasting relationships based on mutual trust and respect. For over 18 years, we have successfully built residential and commercial buildings that offer the best of comfort, security and utility, while being a close friend to the environment.

Headquartered in Hyderabad, we have completed projects in various areas of Hyderabad, Secunderabad and Mysore. We credit our success to our firm resolve towards delivering the best product and experience for the customer. Backed with a team of passionate experts and our determination to do development the right way, we pride ourselves in our sensitive, transparent, flexible and modern outlook that will help us shape the world for the better.



Built with heart

BUILT WITH HEART

Development is a beautiful process and in a world that is constantly criticized for becoming overly insensitive, we believe in doing things with sincerity. By diligently examining every aspect of every project, we ensure that there is no room for compromise. For us, it's about giving our customers much more than what they pay for. We combine our expertise with our love for building and by partnering with some of the best people in the industry, we guarantee that our projects do not just offer the best in quality, but are also harmonious with the environment. At ARD Estates, our projects are **Built with Heart**.



1.1 Lakh Square Feet Commercial Space.
Off Hi-tech City, Hyderabad.

COMPLETED PROJECTS

We are careful to commit to what we can deliver. Our aim is not to have the maximum number of buildings constructed; it is to have the maximum number of happy and satisfied customers.

Our guiding principles are:

- Complete the project exactly on time
- Pay close attention to minute detail
- Do not harm the environment in any way at all
- Provide superior quality structures to our clients

Some of our completed projects include ARD Mystic Hills (Hyderabad), ARD Sylvan Greens (Secunderabad), ARD Patel Enclave (Hyderabad), and ARD Royal Gardens (Kergalli).



Sylvan Greens, Yapral, Secunderabad.
Total area: 1.5 Lakh Square Feet.



Mystic Hills, Off Hi-tech City, Hyderabad.
Total area: 3.5 Lakh Square Feet. 112 Villas.

Disclaimer:

This brochure is conceptual in nature and is by no means a legal offering. The promoters have the right to change, alter, delete or add any specifications mentioned herein.



To book a villa or a townhome;
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