A CRISIL RATED PROJECT

# LOOK, FEEL AND TOUCH



## YOUR FUTURE HOME **TODAY!**






Empire
MEADOWS

*Secure & Comfortable Yet Affordable*

# Introducing and Welcoming You to Empire Meadows



## Greetings!

Empire Meadows is a township spread across 7.5 acre located in idyllic surroundings. It is 4km from Miyapur X-Roads and less than 10 km from heart of Hightech City (prime job hubs).

The project was commenced after obtaining all statutory permissions. We also tied up with major financial institutions to help our customers for home loans.

Till date we have completed more than 300 apartments and delivered around 250 to our customers. Next phase of work to construct another 350 apartments is in progress.



We bought a flat in Empire Meadows. When we buy something we should feel good about going through the experience till the end in the same sprit and thrill from both parties the seller and the buyer. We felt it here at Empire Meadows. All promises made were kept and demands satisfied. It was a joy to deal with Sales Staff and the management of Empire Meadows. It makes a big difference to the buyers

**Sandeep Kumar**
*(Pharmacovigilance Scientist-Novartis)*



Our expert team will be glad to assist you in making decision for buying or investing in your dream home. Our offering is just right balance of comfort, security, quality and affordability. We have un-failed track record of delivering our promise on time.

We are here for you to see, feel, touch and make a clear decision.

**NAGENDER RAO**
CEO, EMPIRE MEADOWS

# Evolution of

# a Value Proposition




Promoters have unwavering commitment to delivering a quality home that meets or exceeds expectations.

- Manjeera water for drinking purpose
- Reticulated gas pipeline for all apartments
- Secure Intercom between all apartments
- Daycare center within the township
- Power backup
- Shuttle service from complex to Main Road round the clock
- Solar fence for security & boundary protection of the township
- Elevated podium slab with state of the art landscaping
- No common wall across apartments
- All apartments are well lit and ventilated
- Rain water harvesting system in place







When we came to Empire Meadows for a sight visit, we went into Iris Tower and saw the view from 5th floor. It looked so picturesque and beautiful from there, I told my wife "this is where I want to raise our family". I told myself "look at the view and scenery, it projects serenity & purity all around". How many flats in Hyderabad can boast that? I am very happy with my decision and look forward to many more years

**K. Sujeendran**

*(Manager HR Trans Story India Ltd)*

# Floor Plan


5' WIDE BALCONY
PUJA ROOM 4' X 7'
KITCHEN 9'6" X 7'
CH. BEDROOM 10'6" X 11'6"
TOILET 6'6" X 4'
DRAWING/ LIVING 11' X 26'9"
DINING 10' X 5'6"
UTILITY 4'6" W
TOILET 6' X 4'3"
GUEST BED 10'6" X 11'3"
3W- 1
1460 SFT
MASTER BED 14' X 11'
LIFT
VERANDAH
GUEST BED 10'9" X 11'4"
TOILET 4' X 7'7"
KITCHEN 11' X 7'7"
UTILITY 4' W
TOILET 7'3" X 4'
DRAWING/ LIVING 10'6" X 11'4"
MASTER BED 11'3 X 11'4"
2W -2
900 SFT
CH. BEDROOM 10' X 11'6"
TOILET 6'3" X 4'
TOILET 6'3" X 4'3"
GUEST BED 10' X 11'
5' WIDE BALCONY
PUJA ROOM 4' X 7'
KITCHEN 6'6" X 7'
UTILITY 4' W
DINING 9'6" X 8'6"
DRAWING/ LIVING 10' X 26'3"
TOILET 6' X 4'3"
MASTER BED 13' X 11'
3W- 3
1360 SFT
6'6" WIDE CORRIDOR
3E- 10
1460 SFT
CH. BEDROOM 10'6" X 11'6"
PUJA ROOM 4' X 7'
KITCHEN 9'6" X 7'
TOILET 6'6" X 4'
DRAWING/ LIVING 11'4" X 26'
DINING 10' X 5'6"
UTILITY 4'6" W
TOILET 6' X 4'3"
GUEST BED 10'6" X 11'
MASTER BED 14' X 11'
5' WIDE BALCONY
2E- 9
1230 SFT
DRAWING/ LIVING 17'4" X 12'7"
KITCHEN 8'9" X 12'7"
UTILITY 4' W
TOILET 7' X 4'6"
TOILET 10'6" X 4'6"
CH. BEDROOM 10' X 14'
DINING 9'1" X 13'10"
MASTER BED 10'6" X 14'
5' WIDE BALCONY
3E- 8
1360 SFT
CH. BEDROOM 10' X 11'6"
PUJA ROOM 4' X 7'
KITCHEN 8'10" X 7'
TOILET 6'3" X 4'
DRAWING/ LIVING 10' X 26'3"
DINING 9'6" X 8'6"
UTILITY
TOILET 6'3" X 4'3"
TOILET 8' X 4'7"
GUEST BED 10' X 11'
MASTER BED 13' X 11'
5' WIDE BALCONY




This is my second home buying experience. I can tell you that this experience was far superior to the previous one. Empire Meadows partners were available and walked me through various procedures to get me settled. They are very responsive to our needs & issues, so they get resolved quick. Now the management has arranged a free shuttle service from here to the main road, this has alleviated the residents problems.

**H. K. Moorthy**
*(Retired Sr. V.P. Reliance Ind.)*



I have lived at Empire Meadows for nearly two years now and I can tell we have a very nice community here. We play cricket and badminton on weekends; celebrate Independence Day, Ganesh Pooja, Diwali festival as one community. It brings all parents together and brings in the feeling of belonging to a very nice place. I look forward to spending many more years of enjoyable future with my neighbors and friends at Empire Meadows.

**Vinayak Mishra**
*Operation Manager - Freyr Solutions*



# Floor Plan

## Designed to Perfection





From
the moment I inked
the deal to purchase two flats
at Empire Meadows, everything
moved with clock work like precision,
where loan approval & disbursement,
construction completed to our satisfaction
and registration completed on time without
a single hitch or hassle. I never knew it would
this easy to invest in India.

**Rao Nidamarti**
*Senior Vice President at Citi,*
*New York.*





# Technical Specifications

**FOUNDATION & STRUCTURE :**
Earthquake resistant RCC framework in accordance with IS: 456:2000 & 1893: 2002.

**SUPER STRUCTURE :**
External walls 6" thick & Internal walls 4" thick, Table molded Cellular light weight Concrete Solid bricks.

**DOORS & WINDOWS :**
MAIN DOOR Teak wood frame with OST paneled shutter, finished with melamine polish. Good quality hardware and suitable locking arrangement.

**INTERNAL DOOR:**
Teak wood frame w/ 30MM thick waterproof Flush door shutter fixed with good quality hardware.

**WINDOWS:**
All Sliding / three tack upvc windows with Misquotes Mesh.

**KITCHEN :**
Black Granite top cooking platform with stainless steel single bowl sink and provision for modular kitchen.

**FLOORING :**
**2' x 2' Vitrified tiles for Living, Dining , Bed rooms and kitchen , Vitrified tiles Ceramic tiles 1'X 1' flooring for Bath rooms & Balconies.**

**WALL FINISHES :**
**INTERNAL WALLS / CEILING**
**Lappam finished plaster and painted with approved make and color.**

**EXTERNAL WALLS**

Sponge finished plaster admixed with water proofing compound and painted with snowcem cement paint of approved make and color.

**ELECTRICAL INSTALLATIONS :**
100% backup for Lift & Common areas only. Flame retardant, low smoke medium duty PVC conduit with superior quality copper wiring and modular switches of salzer make.

**TELEPHONE / DATA CONNECTIONS:**
RJ45 Outlet in family and all bedrooms for internet connection.
RJ11 outlets in drawing, living and all bedrooms for telephone connection, TV outlets in living, family and all bedrooms

**SANITARY & PLUMBING WORKS :**
**SANITARY FITTINGS**
Ceramic ware of superior brands as per relevant IS specification in toilets.
CP fittings of superior range as per relevant IS specification in toilets and kitchen.

**WATER SUPPLY PIPING:**
Superior quality PVC piping with fittings as per relevant IS specification.

**SANITARY AND RAIN WATER PIPING:**
Superior quality PVC with special fittings as per relevant ISI specification.

**SECURITY :**
Site Boundary.



# The Location

## Everything in Proximity




When we return from work in the evening, we feel very good returning home. It is very calm and quiet all around. No noise and pollution, you only hear children play outsideexcitedly with friends. Reminds me of my childhood days and carefree life. We feel safe tolet children go outside and play. It is very secure and lots of people are watching over the children. The community is very nice here. Good people and young working couple, so it is very nice for the children.

**Sreenath M.**
(SrSoftware Engg. - Mutual Mobile)



- **Many renowned schools & hospitals in close proximity**
- **Miyapur X-Roads - 4 km**
- **Metro station -5 km**
- **Hitech City -10 km**
- **Financial district -14 km**

# For Lavish Lifestyle



## THE AMENITIES

- Club House
- Banquet/Multi purpose Hall
- Gym
- Yoga Center
- Indoor games hall
- Children play area
- Swimming pool
- Shopping area

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**Call**
99590 22580 | 99590 22585 | 99590 22587

**Email**
contact@empiremeadows.in

**www.empiremeadows.in**


PROJECT APPROVED BY

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State Bank of India

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ICICI Bank Home Loans


Note: This Brochure is only a conceptual presentation and not a legal offering.