



## Plans & Views



Pristine  
estates  
Luxury for the soul







Club House



# Begonia







### East Facing 720 Sq. Yards

|                  |                     |
|------------------|---------------------|
| Ground floor     | 3035.853 sft        |
| First floor      | 2695.498 sft        |
| Top floor        | 295.792 sft         |
| <b>Total BUA</b> | <b>6027.144 sft</b> |

## Begonia at Pristine Estates



# Water Lily







**East Facing 720 Sq. Yards**

|                  |                     |
|------------------|---------------------|
| Ground floor     | 2941.131 sft        |
| First floor      | 2797.002 sft        |
| Top floor        | 305.587 sft         |
| <b>Total BUA</b> | <b>6043.720 sft</b> |

Water Lily at Pristine Estates



Pine







### West Facing 720 Sq. Yards

|                  |                     |
|------------------|---------------------|
| Ground floor     | 2961.690 sft        |
| First floor      | 2627.040 sft        |
| Top floor        | 190.521 sft         |
| <b>Total BUA</b> | <b>5779.251 sft</b> |

Pine at Pristine Estates



# Dandelion









Tulip







### West Facing 600 Sq. Yards

|                  |                     |
|------------------|---------------------|
| Ground floor     | 2802.922 sft        |
| First floor      | 2534.901 sft        |
| Top floor        | 229.271 sft         |
| <b>Total BUA</b> | <b>5567.094 sft</b> |

**Tulip** at Pristine Estates



Daisy







**West Facing 720 Sq. Yards**

|                  |                     |
|------------------|---------------------|
| Ground floor     | 2898.613 sft        |
| First floor      | 2749.533 sft        |
| Top floor        | 219.584 sft         |
| <b>Total BUA</b> | <b>5867.730 sft</b> |

**Daisy** at Pristine Estates



# Preliminary Specification

|                                |                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FOUNDATION                     | : RCC framed structure                                                                                                                                                                                                                                                                                                                                                                                                        |
| WALLS                          | : Concrete blocks                                                                                                                                                                                                                                                                                                                                                                                                             |
| WALLFINISHES                   | : Internal walls: Plastered surface finished with POP punning and royal emulsion paint.<br>: External walls: Weather proof textured paint.<br>: Cladding: Natural stone cladding at designated areas.                                                                                                                                                                                                                         |
| THE FLOORING                   | : Italian Marble/ imported Engineered wooden flooring (Unilin or Equivalent) for drawing, living, dining, informal kitchen, formal kitchen, puja, bedrooms, Utility and store. Glass Mosaic tiles (Bisazza or Equivalent) for all toilets. Ceramic tile flooring for servant room and toilet. Natural stone for balconies, open terraces, hardwood flooring for decks.                                                        |
| WATERPROOFINGDOORS AND WINDOWS | : Integral proofing for all water exposed areas such as open terraces, balconies and toilets.<br><br>: Main door: Teak wood frame with paneled shutter finish, melamine polish using good quality hardware<br>: Internal door: Teak wood frame and flush shutter finish with veneer on both sides, using good quality hardware.<br>: Windows: UPVC windows with sliding / casement shutter, with louvers at designated areas. |
| KITCHEN                        | : Designer German modular kitchen (Nolte or Equivalent) with storage cabinets, Korean stone platforms, stainless sinks, and Hob, Chimney, Dishwasher, Fridge, Microwave and Oven. (Siemens or Equivalent)                                                                                                                                                                                                                     |
| WARDROBES (OPTIONAL)           | : Designer (Santarossa or Equivalent) Italian wardrobes for all bedrooms with colored glass / lacquered paint finish                                                                                                                                                                                                                                                                                                          |
| ELECTRICAL INSTALLATION        | : Concealed fire retardant wiring with modular switches. (Legrand/Schneider)                                                                                                                                                                                                                                                                                                                                                  |
| FALSE CEILING                  | : Designer False Ceiling with combination of Fabric, Veneer and POP.                                                                                                                                                                                                                                                                                                                                                          |
| LIGHTING                       | : Led Lighting. (Corvi or Equivalent)                                                                                                                                                                                                                                                                                                                                                                                         |
| SECURITY                       | : Round the clock security service with CCTV surveillance for all the streets, clubhouse and swimming pool. Electrical fencing on compound walls. Video door phones, panic switches for bedrooms and glass breaking detectors for all ground floor windows, Door movement detectors & CCTV Cameras for every villa                                                                                                            |
| SANITARYAND PLUMBING           | : All ceramics and water fixtures are of imported make and use Villeroy & Boch, Danielle & Trremme or an equivalent along with shower enclosures from Saint Gobin with Ozone Hardware.                                                                                                                                                                                                                                        |
| BATHROOM CABINETRY             | : All cabinetry with Waterproof Plywood and Veneer and Laminate with Hardware                                                                                                                                                                                                                                                                                                                                                 |
| STAIRCASERAILING               | : SS steel railing with 10mmthicktoughened glass for all staircases.                                                                                                                                                                                                                                                                                                                                                          |
| AIR CONDITIONING               | : Fully centralized VRF system except for Bathrooms & Servant areas. (Daikin or Toshiba)                                                                                                                                                                                                                                                                                                                                      |
| DGBACKUP                       | : 100% DG back up including central air-conditioning.                                                                                                                                                                                                                                                                                                                                                                         |
| LIFT                           | : Mitsubishi Imported Japanese Home Elevator.                                                                                                                                                                                                                                                                                                                                                                                 |
| HOME AUTOMATION (OPTIONAL)     | : Full automation with smart home facilities such as lighting, curtain, HVAC, Audio Visual Control.                                                                                                                                                                                                                                                                                                                           |
| LANDSCAPING                    | : Designer landscaping for all the Villas.                                                                                                                                                                                                                                                                                                                                                                                    |
| SWIMMING POOL                  | : Private Swimming Pool.                                                                                                                                                                                                                                                                                                                                                                                                      |
| TELECOM                        | : Telephone points for areas with intercom facility in the Villas, security and clubhouse. Provision for broadband and DTH facility for all areas.                                                                                                                                                                                                                                                                            |



SPECIFICATIONS

| FINISHING                                                                                                                                 | MATERIAL                                    | FINISHING                                    | MATERIAL                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FLOORING</b>                                                                                                                           |                                             | <b>VANITY COUNTER TOPS &amp; KITCHENTOPS</b> |                                                                                                                                                                                                                                           |
| → All Living areas i.e. (Drawing, living & Dining, Lounge, Pooja, Show Kitchen, Wet kitchen, Utility, Store, Stair case, Foyer, Verandah) | Italian marble                              | → All Vanity counter tops                    | Onyx Marble                                                                                                                                                                                                                               |
| → All bedrooms                                                                                                                            | Italian marble                              | → Kitchen counter tops                       | Korean Stone                                                                                                                                                                                                                              |
| → All bathrooms                                                                                                                           | Glass Mosaic Tiles (Bisazza or Equivalent)  | <b>MODULAR KITCHEN</b>                       | Designer German modular kitchen (Nolte or Equivalent) with storage cabinets consisting double bowl sink, sink mixture, Pull out trolley, Grain trolley with Hob, Chimney, Dishwasher, Fridge, Microwave and Oven. (Siemens or Equivalent) |
| → All Balcony/Covered Terraces                                                                                                            | Natural stone                               | <b>SANITARY FIXTURES</b>                     |                                                                                                                                                                                                                                           |
| → Swimming pool                                                                                                                           | Mosaic tiles                                | → Powder Room                                |                                                                                                                                                                                                                                           |
| → External deck                                                                                                                           | Natural stone                               | → Commode                                    | Villeroy & Boch or equivalent                                                                                                                                                                                                             |
| → External steps                                                                                                                          | Granite                                     | → Washbasin                                  | Villeroy & Boch or equivalent                                                                                                                                                                                                             |
| → Servant room                                                                                                                            | Indian Ceramic tiles                        | → Master Bathroom                            |                                                                                                                                                                                                                                           |
| → Servant toilet                                                                                                                          | Antiskid ceramic tiles                      | → Commode                                    | Villeroy & Boch or equivalent                                                                                                                                                                                                             |
| → Driveways/Parking                                                                                                                       | Stone flooring                              | → Washbasin                                  | Villeroy & Boch or equivalent                                                                                                                                                                                                             |
|                                                                                                                                           |                                             | → Shower Enclosure                           | Shower Enclosure using 8mm toughened glass                                                                                                                                                                                                |
| <b>SKIRTING</b>                                                                                                                           | 4" Flush skirting same as flooring          | → Bathtub                                    | Option to provide                                                                                                                                                                                                                         |
| <b>INTERNAL STAIRCASE</b>                                                                                                                 |                                             | <b>All Other Bathroom</b>                    |                                                                                                                                                                                                                                           |
| → Tread                                                                                                                                   | Italian marble                              | → Commode                                    | Villeroy & Boch or equivalent                                                                                                                                                                                                             |
| → Raiser                                                                                                                                  | Italian marble                              | → Washbasin                                  | Villeroy & Boch or equivalent                                                                                                                                                                                                             |
| <b>DADO&amp;LEDGEWALLS</b>                                                                                                                |                                             | → Shower Enclosure                           | Shower Enclosure using 8mm toughened glass                                                                                                                                                                                                |
| → Master Bathroom Walls                                                                                                                   | Glass Mosaic Tiles. (Bisazza or Equivalent) | <b>Servant Bathroom</b>                      |                                                                                                                                                                                                                                           |
| → Master Bathroom Ledge Wall                                                                                                              | Glass Mosaic Tiles. (Bisazza or Equivalent) | → Commode                                    | Indian make                                                                                                                                                                                                                               |
| → Powder Room Walls                                                                                                                       | Glass Mosaic Tiles. (Bisazza or Equivalent) | → Washbasin                                  | Indian make                                                                                                                                                                                                                               |
| → Powder Room Ledge Wall                                                                                                                  | Glass Mosaic Tiles. (Bisazza or Equivalent) |                                              |                                                                                                                                                                                                                                           |
| → All other Bathroom                                                                                                                      | Glass Mosaic Tiles. (Bisazza or Equivalent) |                                              |                                                                                                                                                                                                                                           |
| → All other Bathroom Ledge wall                                                                                                           | Glass Mosaic Tiles. (Bisazza or Equivalent) |                                              |                                                                                                                                                                                                                                           |
| → Kitchen                                                                                                                                 | 2' height designer tile dado above platform |                                              |                                                                                                                                                                                                                                           |



SPECIFICATIONS

| FINISHING                                    | MATERIAL                                                                                 | FINISHING                                                                               | MATERIAL                                                                                                    |
|----------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| CP FITTINGS                                  |                                                                                          |                                                                                         | DOORHARDWARES                                                                                               |
| → Master Bathroom                            | Danielle & Tremme or equivalent.                                                         | → Main door                                                                             | Brass / SS hardware with night latch, safety chain of superior brands like Hafele, Dorset or equivalent.    |
| → Powder Bathroom                            | Danielle & Tremme or equivalent                                                          |                                                                                         |                                                                                                             |
| → Other Bathrooms                            | Danielle & Tremme or equivalent                                                          | → Internal doors                                                                        | Cylindrical locks with handle with tower bolts                                                              |
| → Kitchen                                    | Danielle & Tremme or equivalent                                                          | → Master bathroom,                                                                      |                                                                                                             |
| → Utility                                    | Indian make                                                                              | Powder room & Kitchen                                                                   | Cylindrical locks with handle with tower bolts                                                              |
| → Servant Bathroom                           | Indian make                                                                              | → Other Bathroom doors                                                                  | Cylindrical locks with handle with tower bolts                                                              |
|                                              |                                                                                          | → Maid's room & Utility door                                                            | Cylindrical locks with handle with tower bolts                                                              |
| DOORS                                        |                                                                                          |                                                                                         |                                                                                                             |
| → Main door                                  | Teak wood frame with designer door shutters finished with melamine polish on both sides  | WINDOWS                                                                                 | UPCV windows with openable / sliding shutter (German Profile Kommerling), with louvers at designated areas. |
| → Internal doors                             | Teak wood frame with flush shutters finished with self veneer finish on both sides       |                                                                                         |                                                                                                             |
| → Master bathroom, other bathrooms & Kitchen | Flush doors finished with 4mm thick veneer on one side and laminate finish on other side | WALLS                                                                                   |                                                                                                             |
|                                              |                                                                                          | → All Living areas i.e. (Drawing,, living & Dining Lounge, Utility, Stair case, Foyer ) | POP punning with royal emulsion paint                                                                       |
| → Maid's room & Utility door                 | Flush doors finished with laminate on both sides                                         | → Master bedroom                                                                        | POP punning with royal emulsion paint                                                                       |
|                                              |                                                                                          | → All other bedrooms                                                                    | POP punning with royal emulsion paint                                                                       |
| → All External doors                         | Anodized aluminum/ UPVC, openable/sliding French doors with shutter                      | → Kitchen                                                                               | POP punning with royal emulsion paint                                                                       |
|                                              |                                                                                          | → Puja                                                                                  | POP punning with royal emulsion paint                                                                       |
| DOORFRAME                                    |                                                                                          | → Store                                                                                 | POP punning with royal emulsion paint                                                                       |
| → Main door                                  | Teak wood frame                                                                          | → All Terrace/Balcony                                                                   | Plaster finish with weather proof exterior emulsion.                                                        |
| → Other doors                                | Teak wood frame                                                                          |                                                                                         |                                                                                                             |
| → Sub frame                                  | Hard wood sub frame                                                                      | → Internal staircase                                                                    | POP punning with royal emulsion paint                                                                       |
|                                              |                                                                                          |                                                                                         |                                                                                                             |
| TW ARCHITRAVE                                | TW Architecture for all doors                                                            |                                                                                         |                                                                                                             |



SPECIFICATIONS

| FINISHING                                                                                                        | MATERIAL                                                             | FINISHING                       | MATERIAL                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| → Servant room                                                                                                   | POP punning with royal emulsion paint                                | LIFTS                           |                                                                                                                                                 |
| → Driveways/Parking                                                                                              | POP punning with royal emulsion paint                                | → Passenger lift                | Mechanical Passenger elevator from Mitsubishi                                                                                                   |
| → Exterior paints                                                                                                | Exterior weather proof Two tone texture paint                        | PLASTERING                      |                                                                                                                                                 |
| → Exterior cladding                                                                                              | Natural stone cladding                                               | → Internal plastering           | 12 to 15mm thick                                                                                                                                |
| → Stone coping                                                                                                   | Sand blasted stone / Precast RCC coping on external parapet walls    | → External plastering           | 20 to 25mm thick                                                                                                                                |
| CEILING FINISH                                                                                                   |                                                                      | ELECTRICAL & HVAC SERVICES      |                                                                                                                                                 |
| → All Living areas i.e. (Foyer, Verandah, Drawing, Living & Dining, Lounge, kitchen, Utility, Store, Stair case) | Wall putty with acrylic emulsion paint                               | → Air Conditioning              | Central VRF system for all Living and bedroom areas except Toilet & servant areas. (Daikin or Toshiba)                                          |
| → Master bedroom                                                                                                 | Wall putty with acrylic emulsion paint                               | → Switches                      | Modular Switches. (Legrand/Schneider)                                                                                                           |
| → All other bedrooms                                                                                             | Wall putty with acrylic emulsion paint                               | MIRROR WORKS                    | 6mm thick mirror with wooden frame fixed with 12mm thick water proof ply wood                                                                   |
| → Master Bathroom & Powder room                                                                                  | Wall putty with acrylic emulsion paint                               | Backup facility                 | 100% DG back up including central air-conditioning                                                                                              |
| → All other Bathrooms                                                                                            | Calcium Silicate false ceiling                                       | Home Automation                 | Full automation with smart home facilities such as lighting, curtain, HVAC, Audio Visual Control.                                               |
| → Kitchen                                                                                                        | Wall putty with acrylic emulsion paint                               | Telephone & Internet (Optional) | Telephone points for areas with intercom facility in the Villas, security and clubhouse. Provision for broadband and DTH facility for all areas |
| → Pooja                                                                                                          | Wall putty with acrylic emulsion paint                               |                                 |                                                                                                                                                 |
| → Store                                                                                                          | Wall putty with acrylic emulsion paint                               |                                 |                                                                                                                                                 |
| → All Terrace/Balcony                                                                                            | Wall putty with acrylic emulsion paint                               |                                 |                                                                                                                                                 |
| → Servant room                                                                                                   | Wall putty with acrylic emulsion paint                               |                                 |                                                                                                                                                 |
| → Servant toilet                                                                                                 | Wall putty with acrylic emulsion paint                               |                                 |                                                                                                                                                 |
| → Driveways/ Parking                                                                                             | Wall putty with acrylic emulsion paint                               |                                 |                                                                                                                                                 |
| RAILING                                                                                                          |                                                                      |                                 |                                                                                                                                                 |
| → Internal stair case railing                                                                                    | Stain less steel glass/Wooden handrail                               |                                 |                                                                                                                                                 |
| → Balcony Railing                                                                                                | MS powder coated railing finished with duco paint/ Cast Iron railing |                                 |                                                                                                                                                 |



**Corporate Office:**

PlotNo213, RoadNo1, Filmnagar,  
Jubilee Hills, Hyderabad -500 096

P: +91-40-23554125

email: [info@prathimagroup.net](mailto:info@prathimagroup.net)

[www.prathimagroup.net](http://www.prathimagroup.net)

**Marketing (Site) Office:**

Sy.No.159&162 (P),Gopanpalli (V)

Serilingampally Mandal,  
Hyderabad

**Riki Samaddar**

+91-9885439718

email: [riki.samaddar@pristineestates.in](mailto:riki.samaddar@pristineestates.in)

[www.pristineestates.in](http://www.pristineestates.in)



**LOCATION MAP**  
NOT TO SCALE

