

**ALPINE  
SQUARE**



2 & 3 BHK LUXURY GATED COMMUNITY APARTMENTS AT PATANCHERU



# THE PRIDE OF OWNING A HOME OF YOUR OWN



A home close to IT and Industrial hub of Hyderabad is a possession you can feel proud of. With Alpine Square you can take pride of living in a home and that too bang in Patancheru. Welcome to Alpine Square. A home that will truly be your pride and joy.

- A QUALITY HOME AT A REASONABLE PRICE IN A PRIME LOCATION IN PATANCHERU
- LIVE RIGHT - CLOSE TO IT & INDUSTRIAL CORRIDOR OF HYDERABAD
- HIGH POTENTIAL FOR RENTAL RETURNS
- A GATED COMMUNITY FOR SAFE & SECURE LIVING



# THE PRIDE OF LIVING IN HIGH QUALITY HOME

Are you looking out for a home that fits your budget & at the same time meets all the quality standards? Your search has ended with Alpine Square. Built using the revolutionary technology you are assured of top quality finishes with leak proof joints & faster delivery.

- NO COMPROMISE ON CONSTRUCTION QUALITY
- SMOOTH AESTHETIC FINISH
- LEAK-PROOF JOINTS
- FAST CONSTRUCTION ENSURING TIMELY DELIVERY

Antilla Block

Carina Block

Gemini Block

Indus Block

Club House

Orion Block

Pegasus





THE  
PRIDE OF  
A LIVING SPACE  
SURROUNDED  
BY  
OPPORTUNITIES

**5 Minutes**  
drive from SULTANPUR  
MEDICAL DEVICES PARK

**20 Minutes**  
drive from GACHIBOWLI  
Financial District

**25 Minutes**  
drive from  
HITEC CITY



For working professionals, living close to office saves a lot of time in travelling and you will have more time to spend with family. Alpine Square makes this possible for you as it is located close to IT and Industrial Corridor, just minutes away from Gachibowli IT Park, Patancheru Industrial Corridor and is surrounded by a host of reputed schools, colleges & hospitals, shopping malls etc.

- 10 MINS AWAY FROM GACHIBOWLI IT PARK
- 5 MINS AWAY FROM MEDICAL DEVICES PARK
- CLOSE PROXIMITY TO EXCELLENT SOCIAL INFRASTRUCTURE LIKE SHOPPING MALLS, HOSPITALS ETC.
- TOP SCHOOLS AND EDUCATIONAL INSTITUTIONS ARE CLOSE BY

THE  
PRIDE OF  
LIVING IN  
GATED  
COMMUNITY



As parents, raising your kids in a healthy environment is most important. Alpine Square offers you a safe and secure experience of living in a gated community. There are varied amenities for your kids to play & enjoy. Most importantly it gives you a quality lifestyle at very reasonable pricing.

- OPEN SPACES FOR REFRESHING ENVIRONMENT
- A GYM, PARTY HALL & INDOOR GAMES TO INDULGE IN
- 24/7 MANNED SECURITY WITH CCTV CAMERA SURVEILLANCE
- POWER BACK-UP FOR COMMON AREAS



# THE PRIDE OF ELEGANT LIFESTYLE



At Alpine Square, you are instantly connected to a highly satisfying and ultra modern lifestyle.

What more, we had your entire family in consideration while designing the exclusive amenities that provide quality leisure times which in turn go a long way in encouraging a healthy fitness regimen and sound social equations.



- CLUB HOUSE
- SWIMMING POOL
- GYM
- MULTI-PURPOSE HALL
- INDOOR GAMES
- READING AREA
- JOGGING PATH
- HALF BASKET BALL COURT

# MASTER PLAN

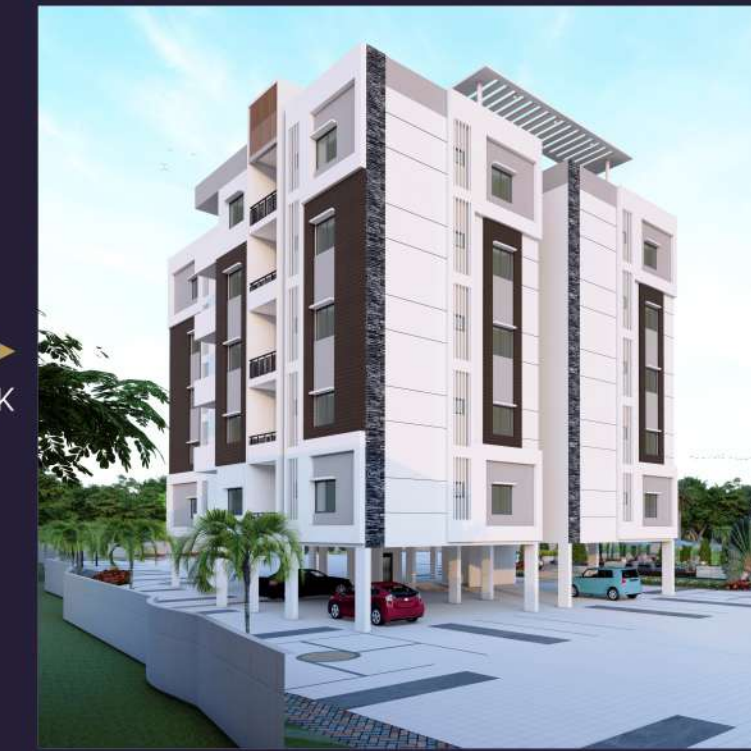


ANTILLA BLOCK

**ALPINE SQUARE**



CLUB HOUSE



INDUS BLOCK



ORION BLOCK



CARINA BLOCK

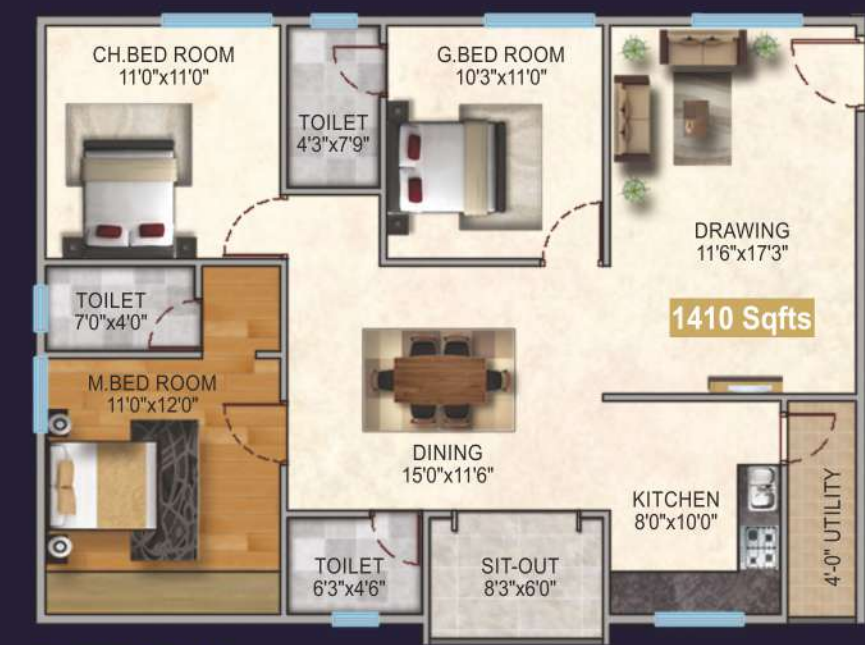


GEMINI BLOCK

3 BHK  
EAST FACING  
1410 SFT (Type 1)



FLAT LOCATION - KEY PLAN



FLOOR PLAN

ALPINE  
SQUARE

3 BHK  
EAST FACING  
1410 SFT (Type 2)



FLAT LOCATION - KEY PLAN



FLOOR PLAN

3 BHK  
EAST FACING  
1350 SFT



FLAT LOCATION - KEY PLAN



FLOOR PLAN

ALPINE  
SQUARE

2 BHK  
WEST FACING  
1100 SFT



FLAT LOCATION - KEY PLAN

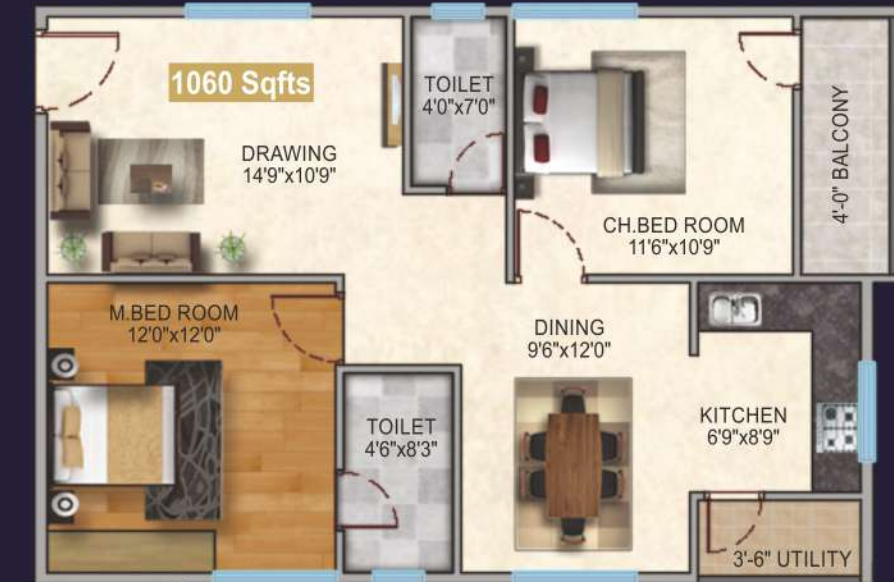


FLOOR PLAN

2 BHK  
WEST FACING  
1060 SFT



FLAT LOCATION - KEY PLAN



FLOOR PLAN

ALPINE  
SQUARE

2 BHK  
WEST FACING  
950 SFT



FLAT LOCATION - KEY PLAN



FLOOR PLAN

2 BHK  
EAST FACING  
940 SFT



FLAT LOCATION - KEY PLAN



FLOOR PLAN

ALPINE  
SQUARE

2 BHK  
WEST FACING  
930 SFT



FLAT LOCATION - KEY PLAN



FLOOR PLAN

# OUR PRIDE OUR HOME



**STRUCTURE:**  
RCC-framed structure. Light weight red brick or solid cement blocks for brick walls of internal 4" and external 6" and internal and external double-coat cement plastering.



**STAIRCASE & CORRIDORS:**  
Granite flooring and M S powder coated railing for staircase. Granite flooring for corridors.



**FLOORING:**  
600mm x 600mm vitrified tile flooring for hall, bedrooms, dining and kitchen, rustic ceramic tiles in balconies and anti-skid tiles in toilets.



**ELECTRICAL:**  
3-phase power supply for each flat. Concealed conduits with good quality copper wire of HPL or equivalent, Modular electrical switches Anchor, Legrand or equivalent.



**LIFTS:**  
Lifts with V3f panel and ARD of kone or equivalent make. Entrance with granite cladding.



**GENERATOR BACKUP:**  
100% power backup for common areas, lighting & lifts.



**TILE CLADDING & DADOING:**  
**TOILETS:** Somany or equivalent designer matt/Glazed ceramic tile dado upto 7" Height.  
**KITCHEN:** Glazed ceramic tile dado up to 2' height above kitchen platform.  
**UTILITY/ WASH:** Glazed ceramic tiles dado up to 3' height.



**PAINTING:**  
**INTERNAL:** Two coats of putty and Asian premium emulsion paint over a base coat of primer in all rooms  
**EXTERNAL:** Asian apex painting with wall care putty and texture as per elevation design.  
**COMMON AREA:** Asian tractor emulsion



**DOORS & WINDOWS:**  
**MAIN DOOR:** Teak frame with designer teak veneer shutter with melamine polish with brass/SS fitting.  
**INTERNAL DOORS:** Teak frame with designer teak veneer shutter with melamine polish and SS Brass (coated) fittings.  
**WINDOWS:** UPVC: Sliding shutters and designer MS painted grills. Painted railings for balcony.



**TOILETS:**  
All toilets consist of  
A) EWC with flush tank in M B Room and IWC in C B Room with flush tank.  
B) Single lever concealed hot and cold - water mixer with shower.  
C) Provision for geyser exhaust fan in all toilets.  
D) All sanitary fittings are of Cera, Hindware or equivalent make.  
E) All CP fitting are Camy/ESSESS or equivalent make.  
F) Health faucet for all toilets.



## SPECIFICATIONS

**NOTE :**

- a) Shelves, chajjas, lofts, arches or any kind of modifications / alterations are not allowed.
- b) Flat will be handed over for wood work / interiors only after receiving 100% payment, subject to payment of facilitating cost as may be decided by the builder.
- c) Registration charge, GST and any other taxes applicable as per government norms to be borne by customers only.

## LOCATION PLAN



## LOCATION ADVANTAGES

- > 5 mins drive from Narayana IIT Academy, Patl
- > 5 mins drive from RRS College of Engineering & Technology
- > 5 mins drive from Muthangi Church
- > 5 mins drive from BHEL
- > 5 mins drive from Nehru Outer Ring Road
- > 5 mins drive from Sultanpur Medical Devices Park
- > 10 mins drive from IIT, Kandi
- > 20 mins drive from Infosys, Gachibowli
- > 20 mins drive from Gachibowli Stadium
- > 25 mins drive from Shilparamam, Hitec City
- > 25 mins drive from Sri Kolla Vijayabhaskara Reddy Botanical Garden

COMMITTED TO  
ENRICHING YOU WITH  
MAXIMUM VALUE



We are AR ANMOL DEVELOPERS, a dynamic, focus-driven and goal-directed organisation that considers itself as a creator of lifestyles than just a builder of homes. We are led by the best, excited by the innovative and steered by values that build human relationships. AR ANMOL DEVELOPERS is always looking to set milestones for itself and surpassing them quickly – not to prove a point to anyone.

So when you invest in AR ANMOL DEVELOPERS, what you also get back is commitment, not just homes.

## OUR PROJECTS

- TANVI HILLS - Miyapur X Roads, Opp. Volvo
- ANMOL 4TH AVENUE - Sultanpur Junction
- ANMOL LAKE SPRINGS - Near Sultanpur Medical Devices Park, Sultanpur
- PVR-ANMOL - Miyapur
- ALPINE VISTAS - Rameshwaram Banda



VARMA\_9545457424

Architects:



Engineering:



Structural and MEP:



Project Management Consultants:



## AR ANMOL DEVELOPERS

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NOTE: This brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the flat may differ. The promoters reserve the right to make changes in elevation, plans & specifications as demed fit.