for those who prefer the heights of exclusivity

Pearl Celestial

Premium Luxury Apartments

AT KOKAPET

A PROJECT BY **BPR** INFRASTRUCTURE LIMITED



The Best Place for Work, Play & Rest

Pearl Celestial is an epitome of luxury and convenience in a globally distinct location. Rising a few minutes from ORR, Pearl Celestial presents two and three bedroom apartments with quality spaces, refined finishes integrated with enticing club features meant for contemporary living.

Class, Comfort & Connectivity?

Look no further

Kokapet has been one of Hyderabad's most cherished destinations. It will be richer by the addition of **Pearl Celestial**. The latest residential icon offers a privileged lifestyle in stunningly landscaped premises. The swanky shopping malls, prestigious schools, MNCs and IT companies are located in a few minutes drive from your home through ORR.

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Crafting a Landmark

The promoters drew their inspiration from customers who work hard and party hard. It's conceived with a refreshing outlook on design, built in unrivaled quality blending with club facilities on a picturesque canvas. The project encompasses the most desirable amenities the customers aspire for.

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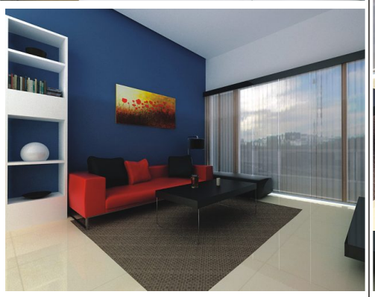


The luxury of choice





Pearl Celestial comprises 107 luxuriously appointed apartments ranging from **1206 Sft to 2466 Sft** areas. The apartments are built to reflect residents' expectations. Be it a nuclear family or a three-generation joint family, the apartments spread spaces which are functional and elegant. These spaces let you explore the many hues of colorful life. Open up to warm relationships and countless joys at Pearl Celestial.







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Project Highlights

HMDA-approved project
G+9 Floors block
Deluxe quality construction
107 Two & Three BHK apartments
1206 Sft - 2466 Sft areas
100% Vaastu
Futuristic location
Grand entrance gate
No common walls
Designer landscaping
Water bodies & lawns

Play areas & Tot-lots
Central courtyard
Seating areas
Wide driveways
Adequate water supply
Two-level parking
24-hr Security with Intercom
Controlled entry & exit

Visitors' parking
Generator for power back-up
Solar street lighting
Water harvesting pits
Abuts 120' wide road
Strategic location

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Be it quiet mornings or exhausted evenings, the clubhouse at Pearl Celestial keeps you engaged and energetic. Reinvent yourself with a strict regimen of jogging, swimming everyday. The evenings are more eventful with social interaction in clubhouse. Play an indoor game with neighbors, withdraw into a book at library or celebrate parties in multi-purpose hall. Stroll in the lawns, watch children play and blend in with senior citizens. The clubhouse keeps you entertained and vigorous for the next day.

Club Features

Swimming pool with Toddlers' pool
Gymnasium
Indoor games
Multi-purpose hall
Library
Space for provision store

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Ground Floor Plan

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Area Statement

FLAT No.	AREA IN SFT	TYPE	FACING
1	2063	3 BHK	East
2	1608	3 BHK	North
3	1510	3 BHK	North
4	1510	3 BHK	North
5	1510	3 BHK	North
6	1510	3 BHK	North
7	1510	3 BHK	North
8	1206	2 BHK	North

N

First Floor Plan

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Area Statement

FLAT No.	AREA IN SFT	TYPE	FACING
1	2063	3 BHK	East
2	1608	3 BHK	North
3	1510	3 BHK	North
4	1510	3 BHK	North
5	1510	3 BHK	North
6	1510	3 BHK	North
7	1510	3 BHK	North
8	1206	2 BHK	North
9	1323	2 BHK	West
10	1821	3 BHK	East
11	2209	3 BHK	West

N

Typical Floor Plan

2nd to 9th

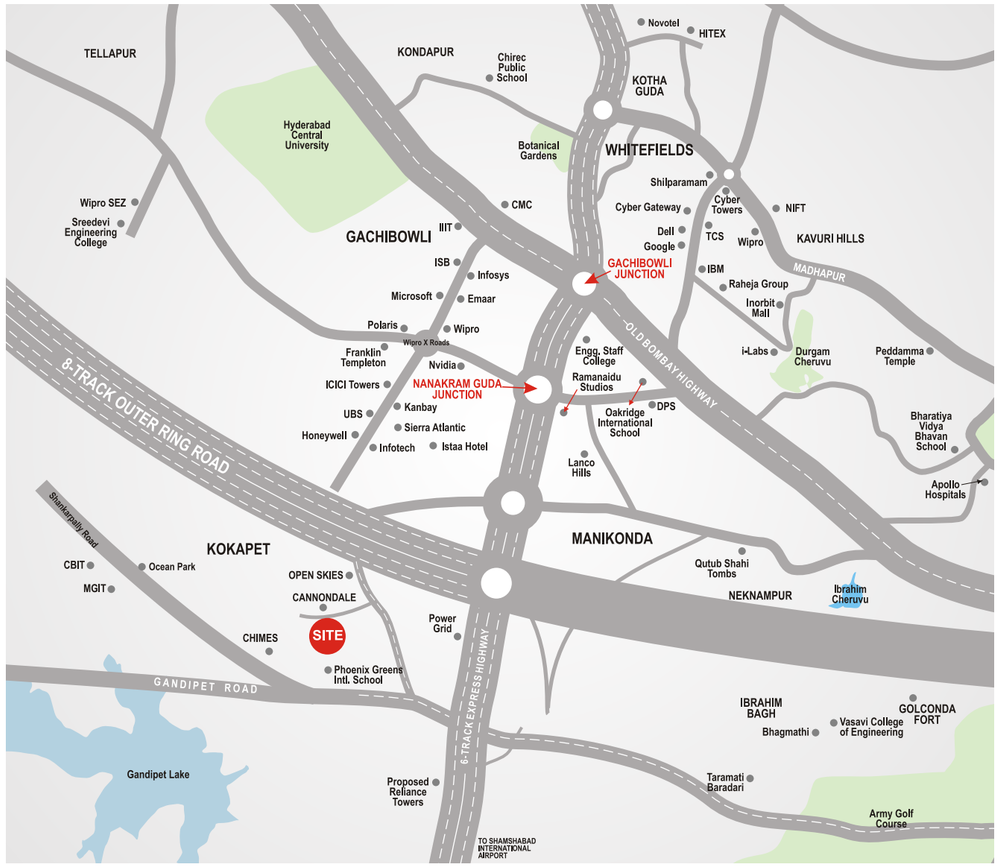
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Area Statement

FLAT No.	AREA IN SFT	TYPE	FACING
1	2466	3 BHK	East
2	1900	3 BHK	North
3	1784	3 BHK	North
4	1784	3 BHK	North
5	1784	3 BHK	North
6	1784	3 BHK	North
7	1784	3 BHK	North
8	1517	2 BHK	North
9	1502	2 BHK	West
10	2003	3 BHK	East
11	2358	3 BHK	West



The Future at Your Doorstep

Location Highlights

Located in the Growth Corridor of ORR	
Located in the prime potential area	
Phoenix Greens Intl. School	- Walking distance
Outer Ring Road	- 2 Kms
Financial District	- 3 Kms
Wipro X Roads	- 3 Kms
Continental Hospital	- 3 Kms
Madhapur	- 14 Kms

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Specifications

STRUCTURE
RCC framed structure.

Super Structure
8'' thick AAC blocks for external walls and 4'' thick AAC blocks for Internal walls.

Plastering
Internal: Two coats of cement plastering with sponge finish.

External: Two coats of cement plastering with sponge finish.

WOOD WORK
Main Door
Teak wood frame and shutter with melamine polishing with SS hardware of reputed make.

Internal Doors
Teak wood frame with moulded panel doors with SS hardware of reputed make.

Windows
Teak wood/UPVC frame with float glass paneled shutters and hardware of reputed make.

FLOORING
Vitrified tiles flooring of reputed make.
Common areas granite/marble flooring.

KITCHEN
Granite top and 2' height glazed tiles .

UTILITIES
Washing glazed ceramic tiles dado upto 4' height. Provision for washing machine & wet area for washing utensils etc.

TOILETS
CPVC pipe for Internal water supply lines.
Glazed ceramic tiles dado upto 7' height of reputed make. Granite counter wash basin with hot and cold basin mixer of reputed make in master bedroom and standard wash basins in other toilets. EWC with flush tank of reputed make.

PAINTING
External
Two coats of cement based water proof paint over one coat of primer. Texture paint will be provided as per architect design.

Internal
Plastic emulsion for walls and ceiling over Altek lappam finish.

ELECTRICAL
Concealed copper wiring for lights, fan, and plug points.

Power outlets for air-conditioners in all bedrooms.
Power outlets for geysers in all toilets.
Power plug for chimney, refrigerator in kitchen.
Plug points for TV and audio system etc.,

20 Amps 3-Phase energy meter for each unit and individual meter boards.

Miniature Circuit Breakers (MCB) & ELCB for each distribution board.

TELECOM
Telephone points in living areas and Master bedroom.

Intercom facility in all the units connected to Security.

CABLE TV
Cable TV provision in living areas and Master bedroom.

INTERNET
One Internet provision in each flat.

LIFT
2 Automatic passenger lifts and 1 automatic service lift.

GENERATOR
DG set back-up for lifts and common areas.

BPR Infrastructure Ltd has three decades of experience in civil, structural, Infrastructure and electrical engineering services. BPRIL is passionate about sound engineering practices, excellence and sticking to time schedules. Under the dynamic leadership of Sri B. Prabhakar Reddy, BPRIL spread its wings in Andhra Pradesh, Telangana, Maharashtra, Karnataka, Uttar Pradesh and Madhya Pradesh.

A professional team of project managers, engineers and quantity surveyors with modern construction equipment render the highest standards to all projects. BPRIL's foray into Real Estate is aimed at delivering the finest habitats to discerning clientele.

Some of our Previous Ventures
Govt. Medical College, Nellore
Govt. Sainik School, Kalikiri, Chittoor
High Rise Apartments, Indore
Govt. Medical Hospital, Nizamabad
High Rise Apartments for Rajiv Swagruha, Pocharam
Gandhi Hospital, Musheerabad
Haj House, Nampally
RIMS - Rajiv Gandhi Medical College, Kadapa
Singareni Collieries residential housing, Kothagudem

Ongoing Projects
Govt. Hospital to Sri Padmavathi Medical College, Tirupati
Library, SAC & other buildings at IIIT, Nuziveedu

BPR INFRATECH


Pearl County at Attapur, Hyderabad


Pearl Heights at Attapur, Hyderabad

PROMOTERS

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Note : This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.