

SANALI PINE CREST



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Redefining life away from the city
@ PATI-KOLLUR

LOCATION MAP

COORDINATE
17.502254,78.238586
G62Q+WC4



SANALI PINE CREST PROJECT HIGHLIGHTS:

- The finest premium Gated community-with 80+ Triplex villas on a sprawling 6 acres of land
- 5 -mins drive from ORR
- Close connectivity to growing IT Corridor and SEZ
- High-end smart home specifications ensuring grandness & comfort
- All units designed with 100% Vaastu compliance & good outdoor space
- Premium clubhouse amenitieslike- gym, multipurpose courts, yoga deck, etc
- 65% open space for undisturbed light & ventilation
- Every Villa is planned with 40% of Green & open space
- Designed to be a Kids & Senior-Citizens friendly community



Club House & Amenities

- ◆ Grand Entrance Lounge
- ◆ Multipurpose hall
- ◆ Guest Rooms
- ◆ Restaurant
- ◆ Super Market
- ◆ Swimming pool & Kids pool
- ◆ Fully equipped gymnasium and yoga studio
- ◆ Indoor Games Room
- ◆ Work station for work from home
- ◆ Salon and Spa.
- ◆ Pharmacy
- ◆ ATM



CHILDREN'S PLAY AREA



SWIMMING POOL



MASTER LAYOUT

An Elite Community of 80+ exclusive opulent triplex premium villas, featuring state-of-the-art clubhouse, a rejuvenating swimming pool, and ample of open spaces.

Sanali pine crest villas are designed for high life, with sustainable features and tranquil surroundings, these ultra-premium villas truly live up to the Sanali group legacy.

Everything about your Home at Sanali pine crest exudes class and elegance. These ultra-premium triplex villas offer a spacious living room with double-height ceilings and a sundeck that allows for excellent light and ventilation so the morning sun and the cool evening breeze can play around the house. Spread across 6 acres each of 2 types of modern villas offer a bespoke living experience. Cutting-edge sustainability features appear throughout the master plan and each villa design ensures your healthy living and welcomes you to a life of elegance and exclusivity.

Our ultra-modern villas are well planned and thoughtfully designed as per Vastu.



East Facing Villa



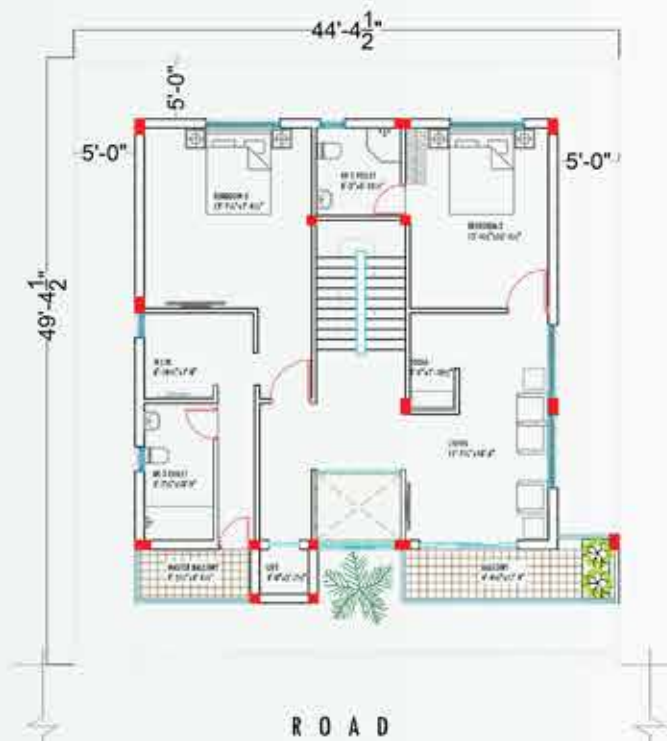
West Facing Villa



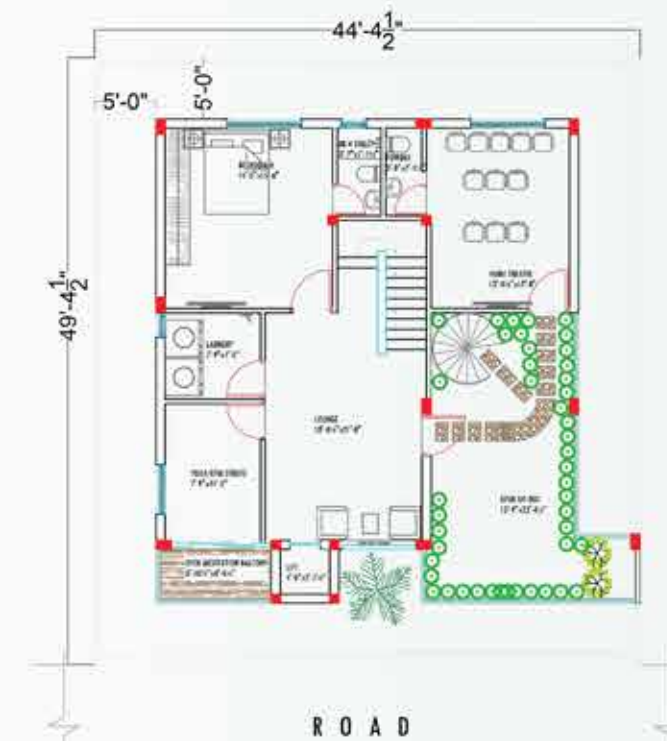
EAST FACING TRIPLEX VILLA-244 SQ.YDS.(3700sft.)



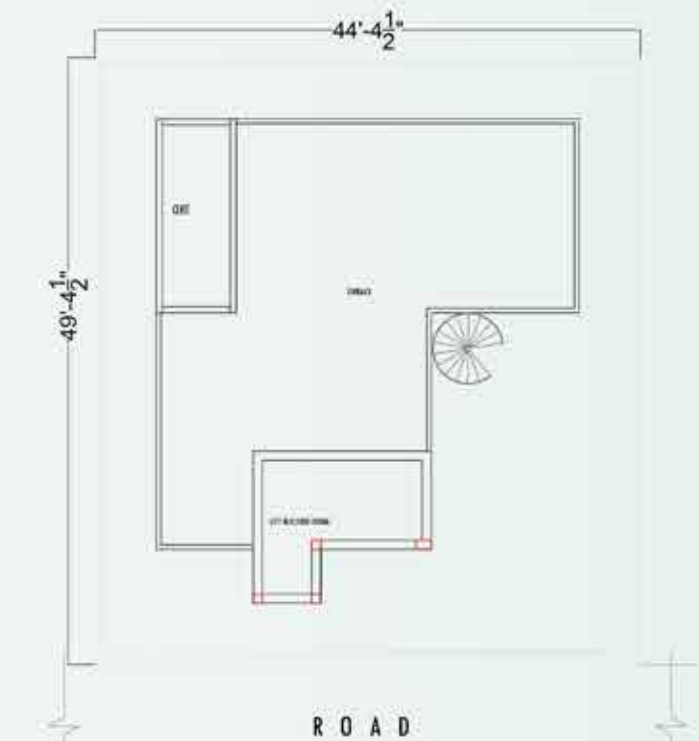
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



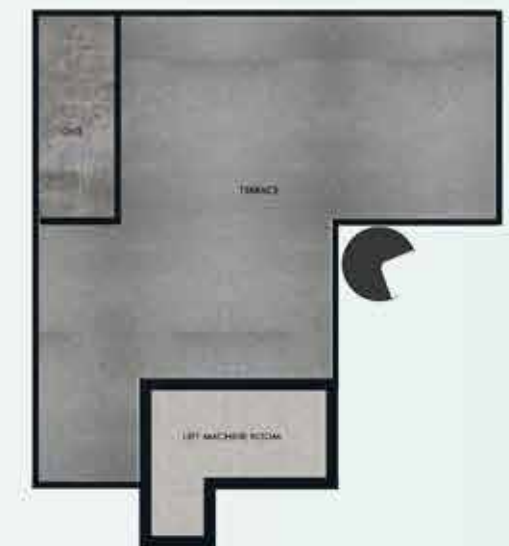
GROUND FLOOR PLAN



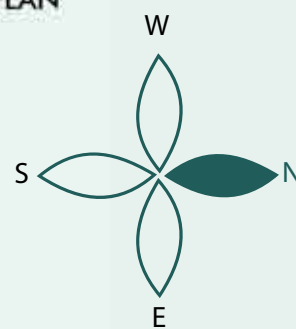
FIRST FLOOR PLAN



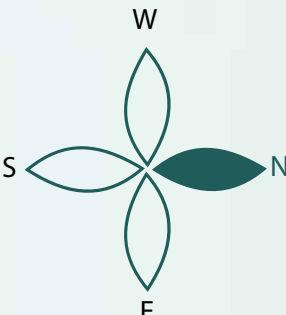
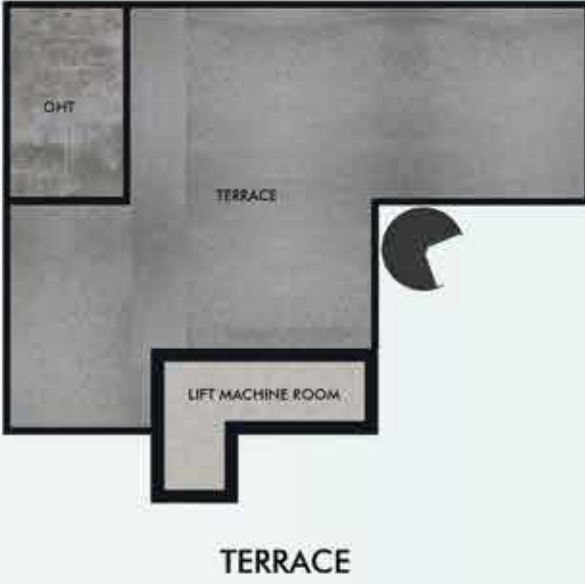
SECOND FLOOR PLAN



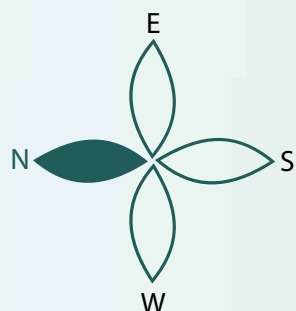
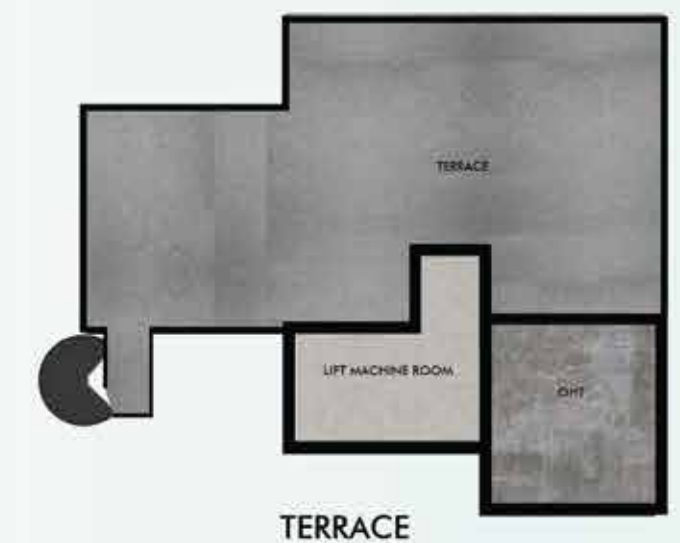
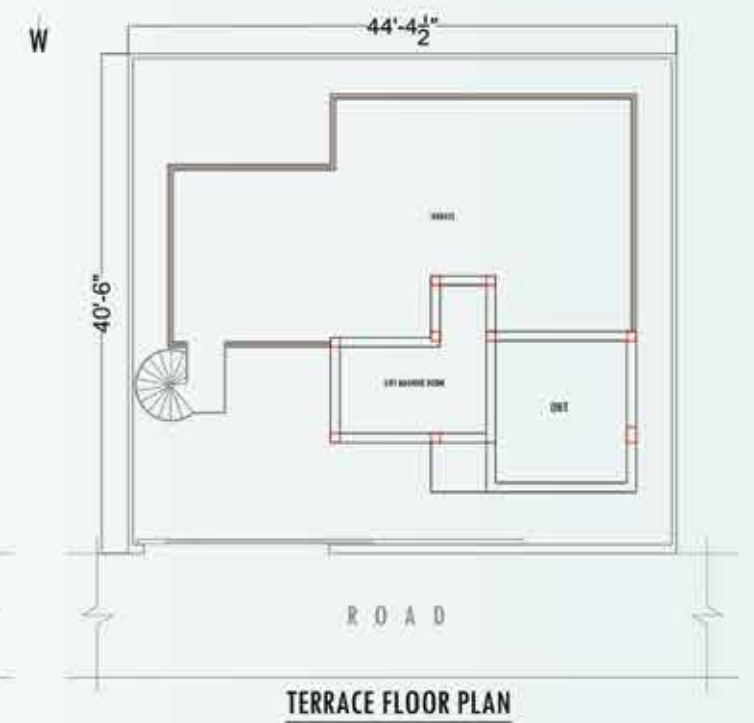
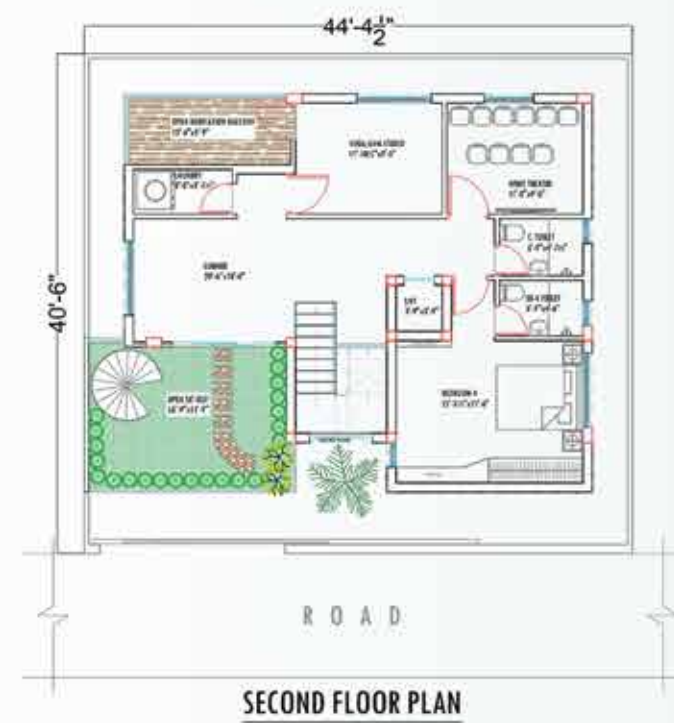
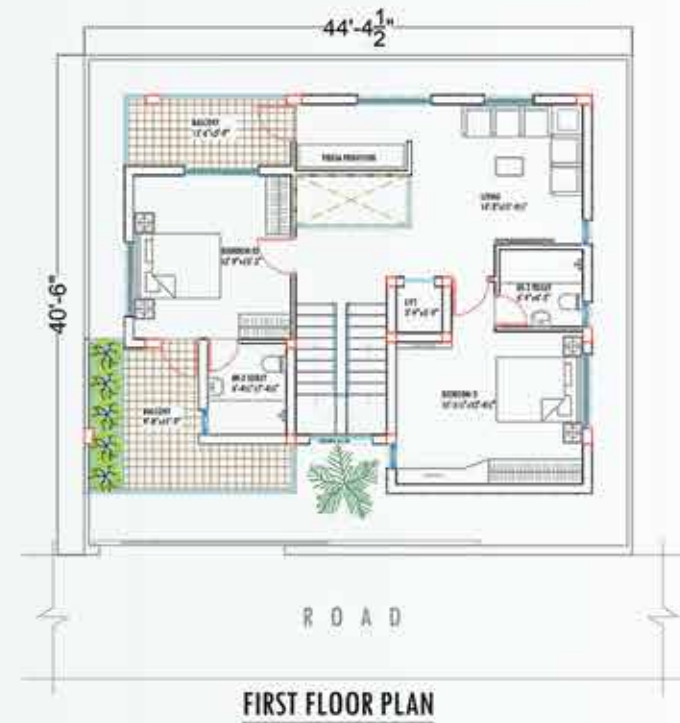
TERRACE FLOOR PLAN



EAST FACING TRIPLEX VILLA-200 SQ.YDS.(3284sft.)

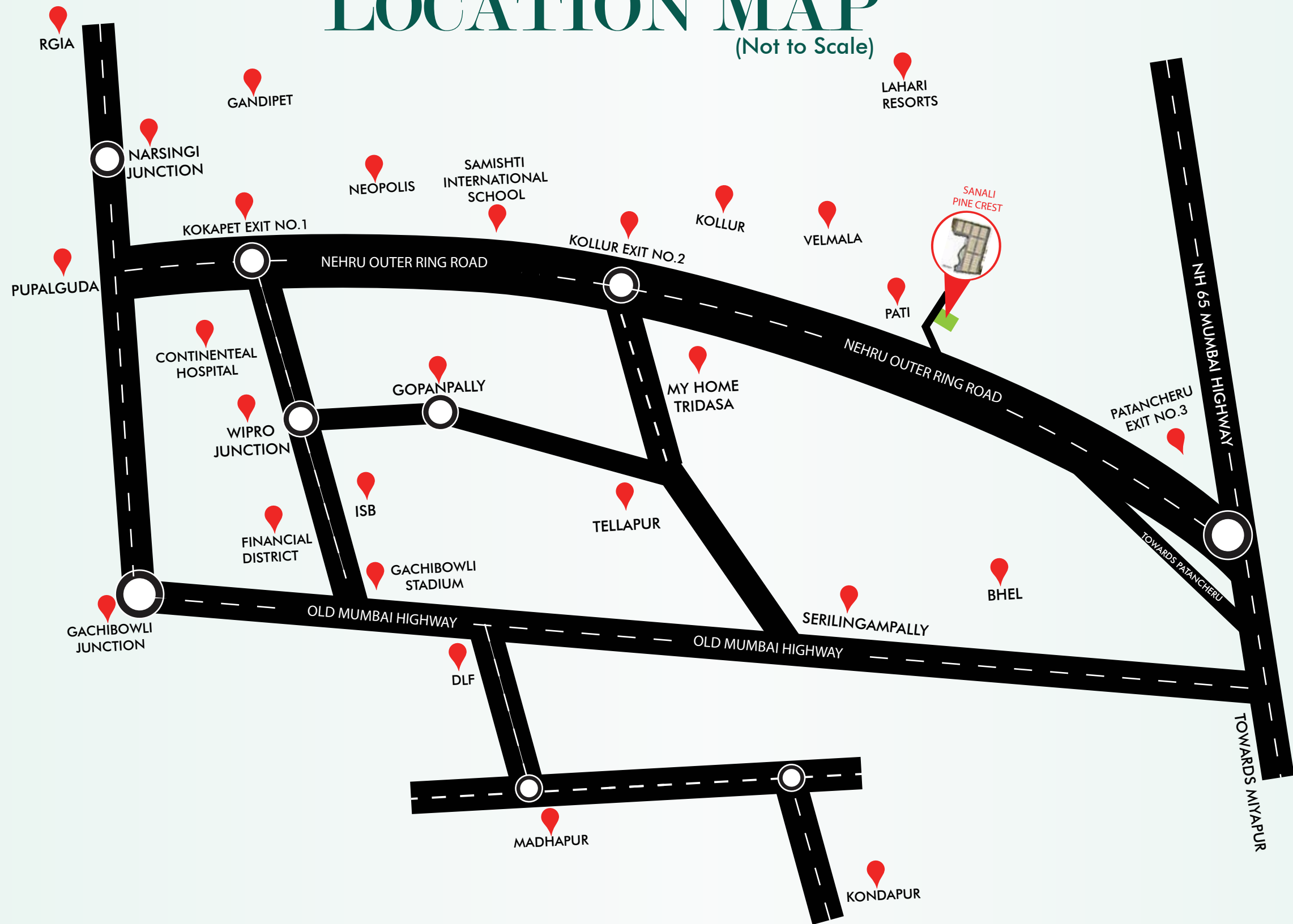


WEST FACING TRIPLEX VILLA-200 SQ.YDS.(3420sft.)



LOCATION MAP

(Not to Scale)



LOCATION HIGHLIGHTS

Drive from Bus Stop

Hospitals, Schools,
Shopping Malls,
Petrol Pump etc.

5 – 10 Minutes

ORR, Kollur, Velmala,
Tellapur, Osman Nagar

10 – 20 Minutes

Kokapet, Financial District,
Microsoft, Wipro, Gachibowli
E-Park, Narsinghi.

20 – 40 Minutes

Hitech City, Airport,
Madhapur,
Kukatpally, Jubilee Hills.

PROJECT SPECIFICATIONS

STRUCTURE

Reinforced Cement Concrete framed structure to withstand Wind & Seismic loads.

SUPER STRUCTURE

Solid/ AAC Blocks, External Walls 8 Inch, Corridors & Ducts 6 Ft and Internal Walls 4 Inch.

PLASTERING

Internal & External : 2 Coats of Cement Plastering with Sponge Finish.

WALL FINISHES

Internal : Treated with Putty/ Lappam and Painted with Emulsion Paints of Asian or Equivalent make.

External : Painted with Weather Proof Paints of Asian or Equivalent make. Elevation as per Architectural Design.

FLOORING

Living, Drawing & Dining Areas: 800*800 mm Double Charged Vitrified Tiles.

Bed Rooms & Kitchen Area: 600*600 mm Double Charged Vitrified Tiles.

Sit Outs/ Balcony : Anti-Skid Ceramic Matte Finished Tiles.

Toilets : Anti-skid, Acid Resistant Ceramic Tiles.

Corridors & Stair : Polished Natural Stone Kota/tandoor.

Master Bedroom with Laminated wooden Flooring

ELECTRICAL

3 Phase Power Supply with MCB's of Reputed make.

Concealed Copper Wiring (in Conduits) of Finolex/ Polycab/ Havells or Equivalent make.

Modular Switches of Anchor/ Legrand/ Crabtree or Equivalent make.

Power Outlets for Air Conditioners in Living & Bedrooms with Conduits.

Power Points for Geysers and Exhaust Fans in all Bath Rooms

UTILITY & WASH AREA

Glazed Ceramic Tiles up to 3 Ft height. Flooring with Anti-Skid Acid Resistant Ceramic Tiles.

Provision for Washing Machine.

WATER SUPPLY

Underground Storage Sumps with Pumping System and Overhead Tanks for both Municipal and Bore Well Water.

Rain Water Harvesting Pits for Natural Recharge of Ground Water.

KITCHEN

Granite Platform with SS Sink.

Glazed Ceramic Tile dado up to 2'-0" Height above the Platform.

Power Points provision for Cooking Range (2 nos. Of 16 Amps), Water Purifier, Exhaust Fan / Chimney.

TOILETS

Tile Dado: Glazed Ceramic Tile dado upto 7Ft Height of Reputed make.

Sanitary Ware: Western Style Water Closet with Health Faucet.

Wash Basin in all Toilets of Hindware / Parryware or Equivalent make

CP Fittings: Wall Mixture with Overhead Shower and othe Taps of Jaguar/ Cera or Equivalent make

Provision for Geyser and Exhaust Fan Fitting in all Bathrooms

JOINERY WORKS

Main Door : Teak Wood Frame & Aesthetically Designed Teak Veneered Shutter and Finished with Melamine Polish Fitted with Reputed make hardware.

Internal Door : Teak Wood Frame, Flush Doors with Teak Veneer and Polish/ Designed Skin Doors of Reputed make

Windows and French Door : UPVC Window System of Reputed make with Float Glass,

Provision for Mosquito Net Track and MS Fabricated Safety Grills. UPVC French Door with Float Glass Panelled Sliding Shutters

TELECOM & INTERNET

T.V. Points in Living, Dinning & Master Bed Room. Intercom Facility for each Flat.

Telephone Point in Living Room & Master Bed Room. Provision for Internet Connection in each Flat.

BACKUP GENERATOR

100% Power Backup.

SALIENT FEATURES

Ground and terrace Deck.

Dedicated private parking.

Electric car charging station.

Round the clock Integrated security with intercom.

100% Generator Backup.

Designer Landscape.



SANALI GROUP

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