Project by: MB

# Lotus Homes

## Luxury Apartments



Lotus Homes
Luxury Apartments

**LOTUS HOMES** is a premium apartment project with state of the art amenities and recreational facilities spread over an area of about 4 acres. The project consists of luxury apartments with superior specifications. Situated at Ahmedguda, near Nagaram & Kushaiguda, **'LOTUS HOMES'** is extremely well located

The project is being constructed by Modi Builders a company with an excellent reputation for maintaining high standards and delivering quality housing at affordable pricing.

## SALIENT FEATURES

- 522 apartments with luxury specifications
- Excellent amenities and sports facilities
- Approved by HMDA
- Well planned layout with good lighting and ventilation and vaasthu.
- Project approved by leading financial institutions
- Builders with an exemplary track record

## Amenities

- Landscaped gardens
- Childrens playground
- Clubhouse
- 24 hrs security, CCTV
- Fire fighting equipment
- STP
- Solar Lighting for common areas and LED's
- Parking
- Sports facilities
  - Cricket
  - Tennis
  - Badminton

## CLUB HOUSE

- Super Market/Grocery
- Cafeteria
- Laundry
- Business centre/Conference rooms
- Library
- Yoga/Aerobics
- Gymnasium
- Saloon
- Indoor games/Pool room
- Guest rooms
- TV room
- Swimming pool



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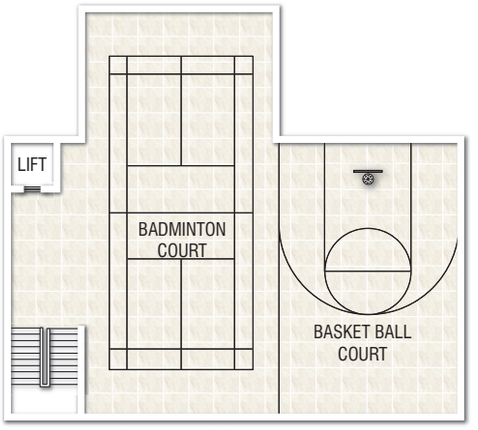
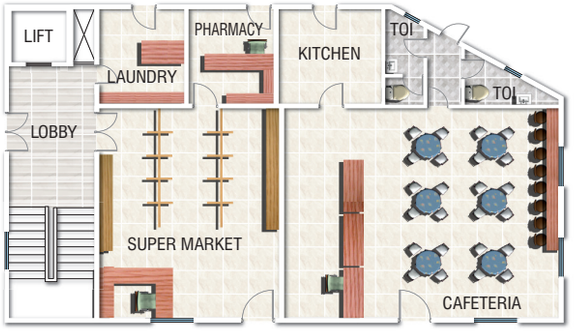
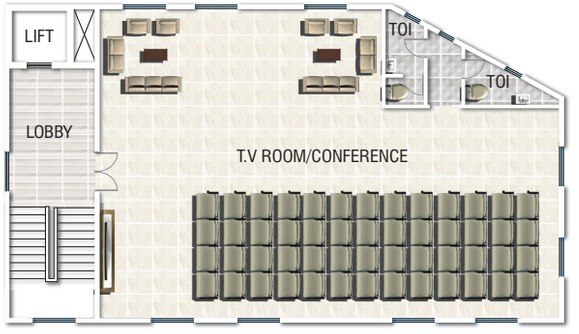
# CLUB HOUSE FLOOR PLANS



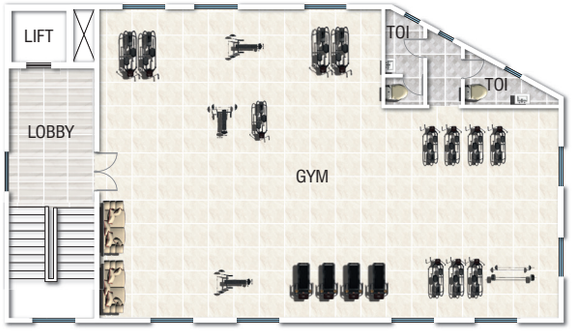

CELLAR FLOOR PLAN



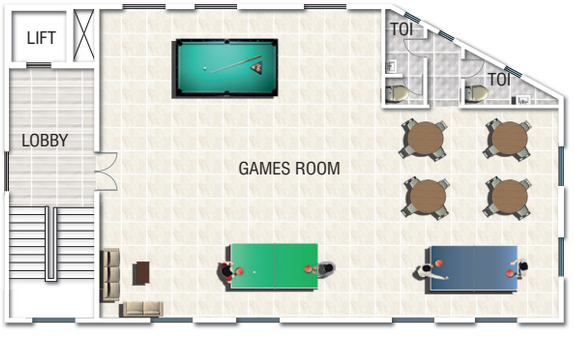

GROUND FLOOR PLAN



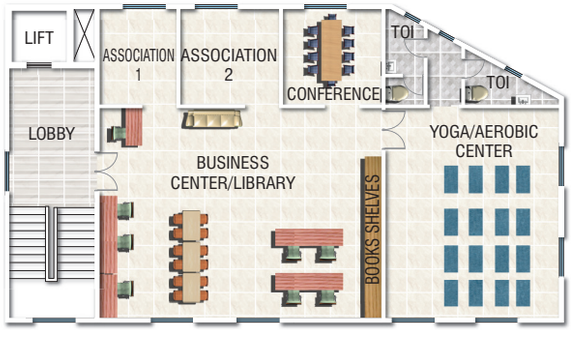

FIRST FLOOR PLAN



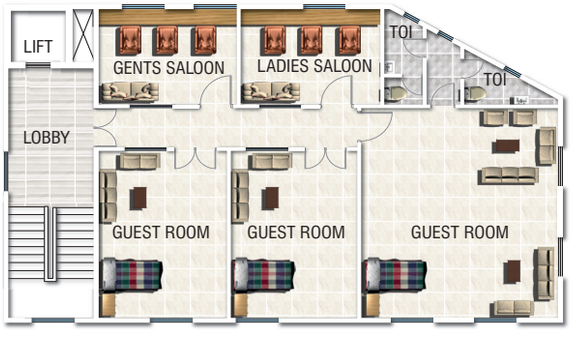

SECOND FLOOR PLAN




THIRD FLOOR PLAN




FOURTH FLOOR PLAN




FIFTH FLOOR PLAN

# Lay-out plan




* Plans may be subject to alterations

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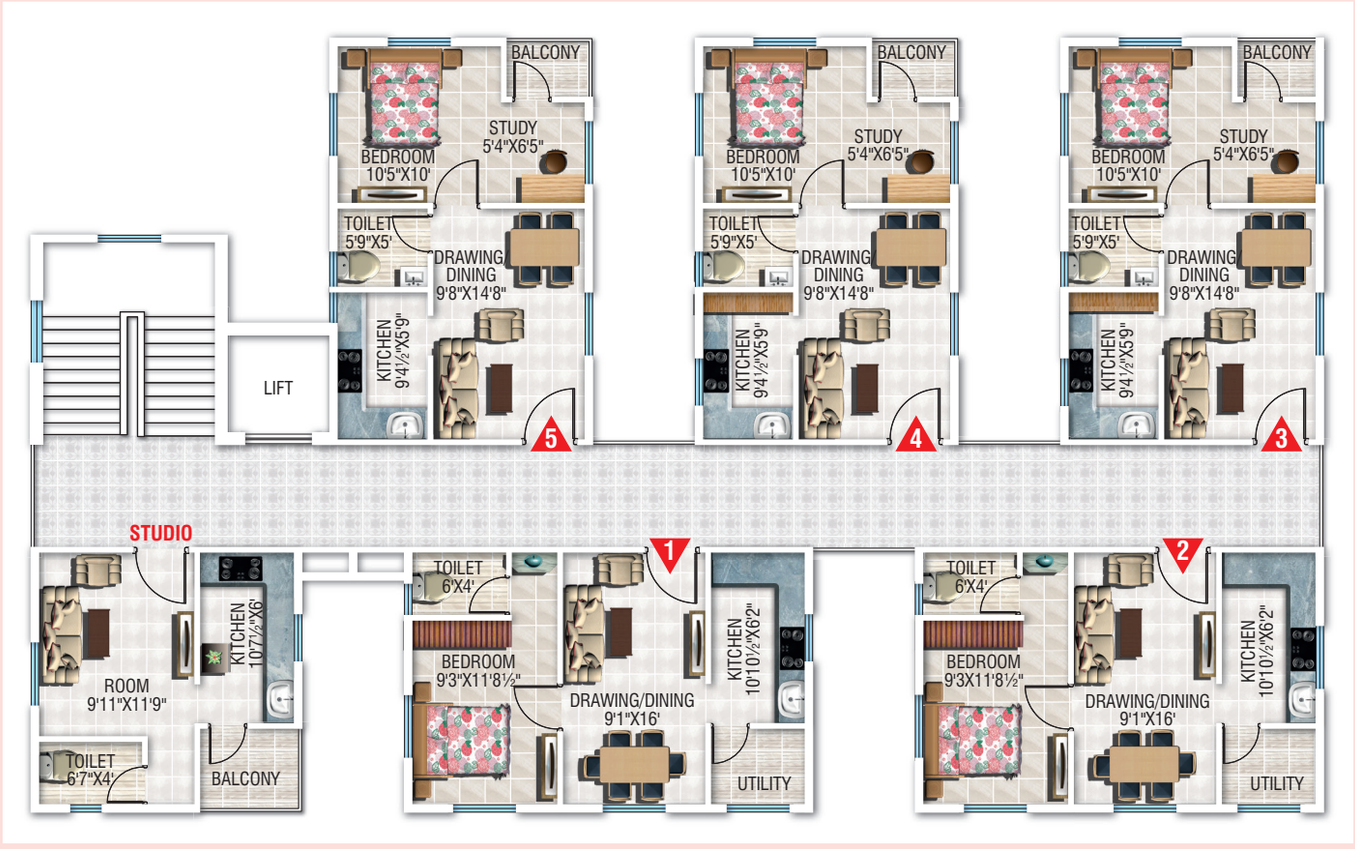
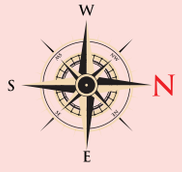
# Block-A

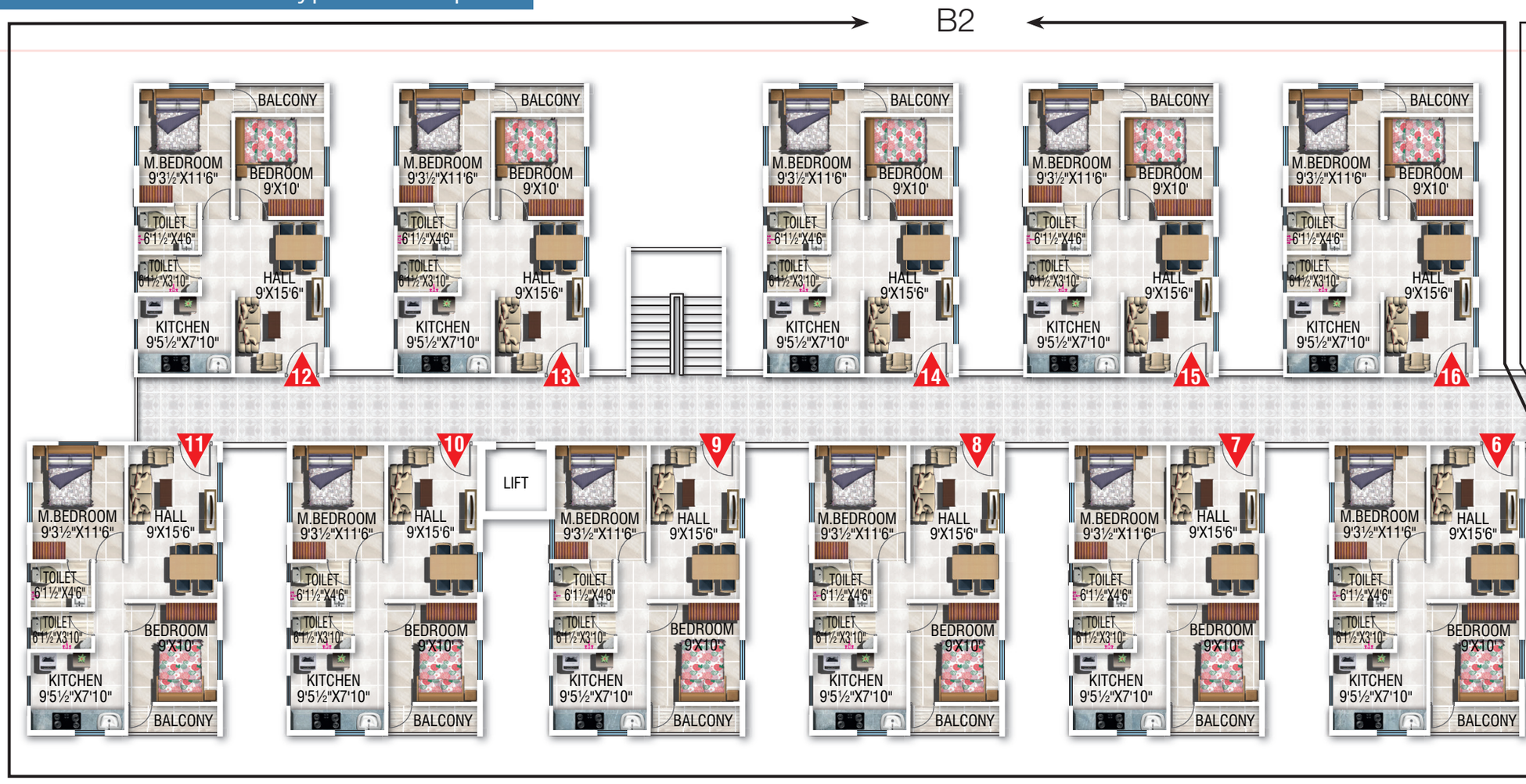
## Typical floor plan




| Flat No. | 1,2 | 3,4,5 | STUDIO |
|---|---|---|---|
| Type | West 1BHK | East 1BHK | West |
| Built up area | 439 Sft. | 433 Sft. | 291 Sft. |
| Common area | 123 Sft. | 121 Sft. | 81 Sft. |
| Super Built up area | 562 Sft. | 554 Sft. | 372 Sft. |
| No. of flats | 12 | 18 | 6 |
| Flats | G1 to 501<br>G2 to 502 | G3 to 503<br>G4 to 504<br>G5 to 505 | STUDIO |



## **Block-B** Typical floor plan




| Flat No. | 1,2,4,5,6,7,8,9,10,11 | 12,13,14,15,16,17,18,19,20,21 |
|---|---|---|
| Type | West 2BHK | East 2BHK |
| Built up area | 579 Sft. | 579 Sft. |
| Common area | 162 Sft. | 162 Sft. |
| Super Built up area | 741 Sft. | 741 Sft. |
| No. of flats | 66 | 60 |

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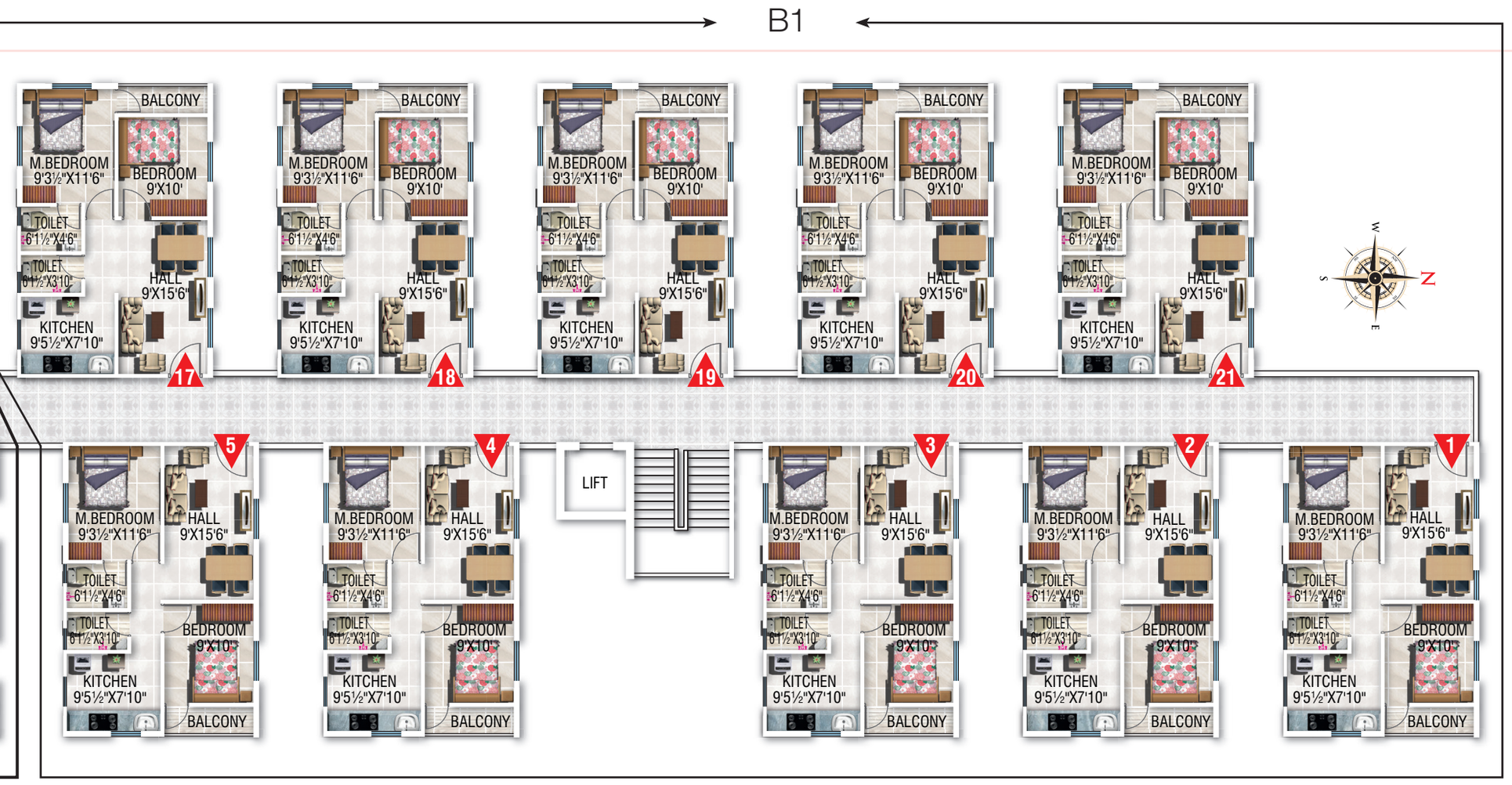


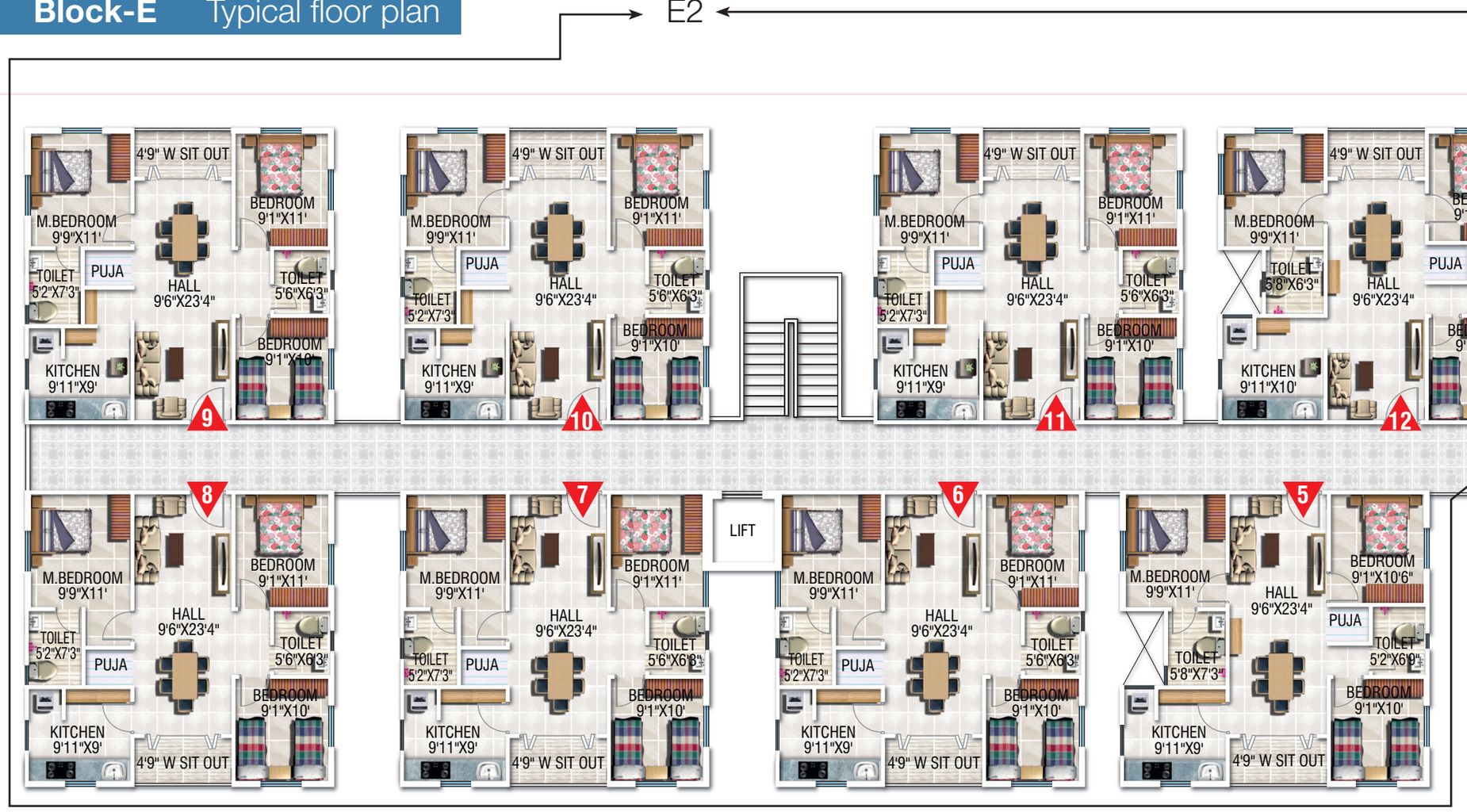









## Block-E Typical floor plan




| Flat No. | 1,2,4,6,7,8 | 3,5 | 9,10,11,13,15,16 | 12,14 |
|---|---|---|---|---|
| Type | West 3BHK | West 3BHK | East 3BHK | East 3BHK |
| Built up area | 863 Sft. | 836 Sft. | 863 Sft. | 836 Sft. |
| Common area | 242 Sft. | 234 Sft. | 242 Sft. | 234 Sft. |
| Super Built up area | 1105 Sft. | 1070 Sft. | 1105 Sft. | 1070 Sft. |
| No. of flats | 35 | 12 | 35 | 12 |

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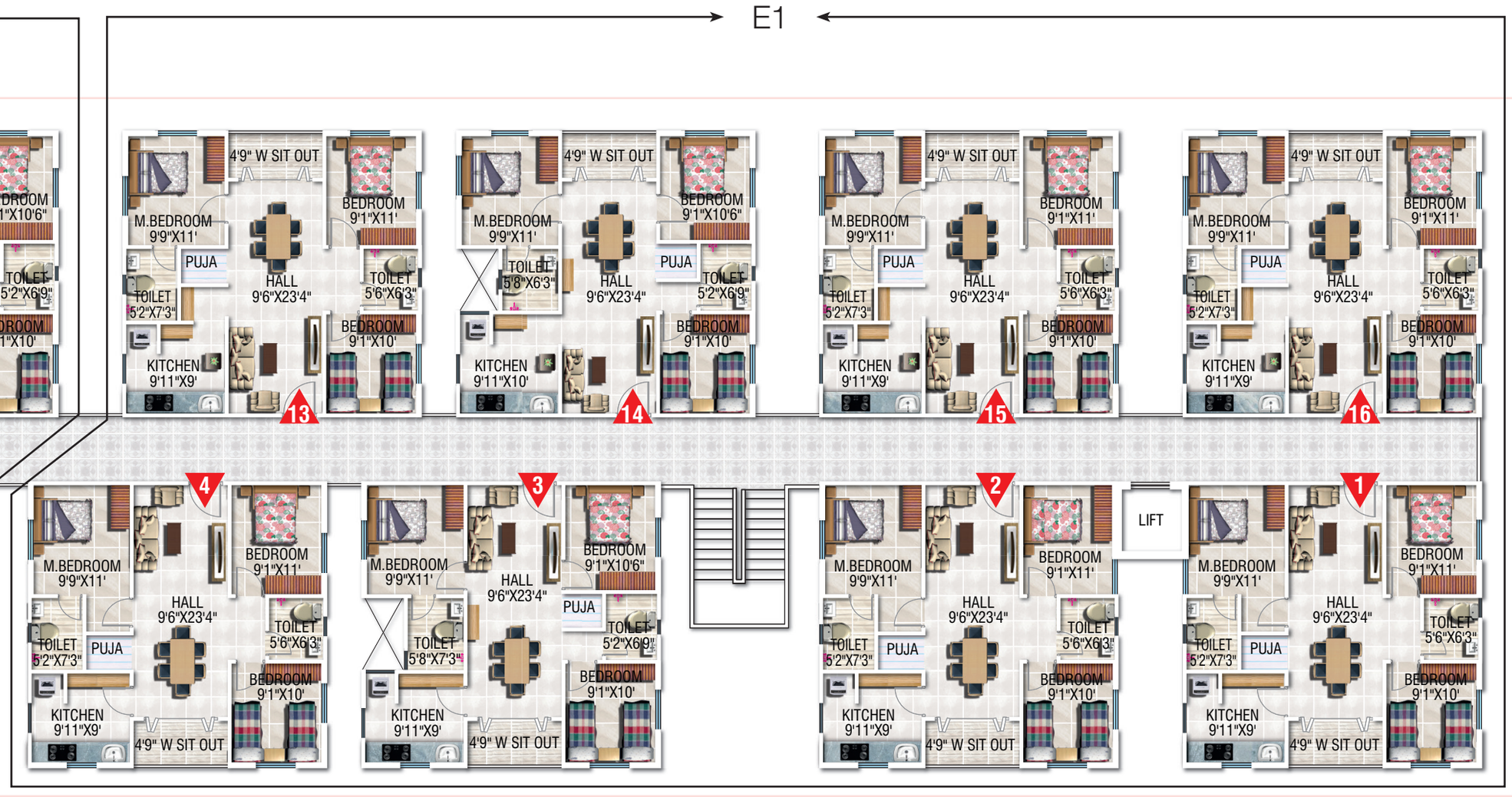








## WHY MODI BUILDERS

***Price : For same quality, amenities and specifications, prices are lower***

- We have no investors and none of our projects are on development. All land is owned by the company, eliminating landowner/ Investor profits.
- Construction is directly carried out by us thereby keeping construction costs under control.
- Purchase input materials cheaper due to multiple projects and economies of scale.
- Purchase of larger tracts of land at reasonable prices.

***Quality : Best quality of construction for specifications promised***

- Management is involved in planning and execution.
- Products used are made by reputed companies.
- Experience in managing large projects and delivering good quality

***Amenities : All projects have excellent amenities***

- Pioneers in Hyderabad in introducing the concept of amenities in housing projects of all cost categories.
- Projects are always planned over vast land areas giving space for providing facilities such as playgrounds, gardens and open spaces.
- Amenities ensure a great quality of life for entire family and especially children. Clubhouses are always planned in every project.

***Permissions &Title : Correct permissions and sales are done after sanction***

- Title is perfect with no litigation of any nature.
- All projects are sanctioned by HMDA/ GHMC and have all other clearances.
- Projects are registered with the RERA authorities as per requirements.
- Strict adherence to sanction plans and without any deviations.

***Timely Delivery &Customer Service***

- Delivery as per dates mentioned in agreements and committed at the time of sale
- Assurance on transparency and professional customer service

## SPECIFICATIONS

**STRUCTURE**:
RCC framed structure.

**WALLS**:
Solid cement blocks.

**FLOORING**:
Vitrified flooring.

**WINDOWS**:
Powder coated aluminium with mosquito mesh and M.S. grills.

**DOORS**:
Teak wood frames with skin doors.

**KITCHEN**:
Granite slabs on kitchen platform. Stainless steel sink.

**PAINTING**:
Internal finish lappam with OBD. External texture finish. Enamel paint on doors.

**ELECTRICAL**:
Concealed wiring. Modular switches.

**TOILETS**:
Ceramic tiles up to door height. Good quality sanitary / CP fittings. Provision for washing machine.

**PLUMBING**:
Good quality PVC / CPVC pipes.

**WATER SUPPLY**:
Bore well water. Individual R.O in kitchen.

**GENERATOR**:
Generator backup for lift, pumps and common areas lighting. Generator backup for each apartment for lights & fans.

**SECURITY**:
24 hours security service. CCTV surveillance.

**FIRE SAFETY**:
Smoke detectors in each flat. Fire fighting equipment.

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

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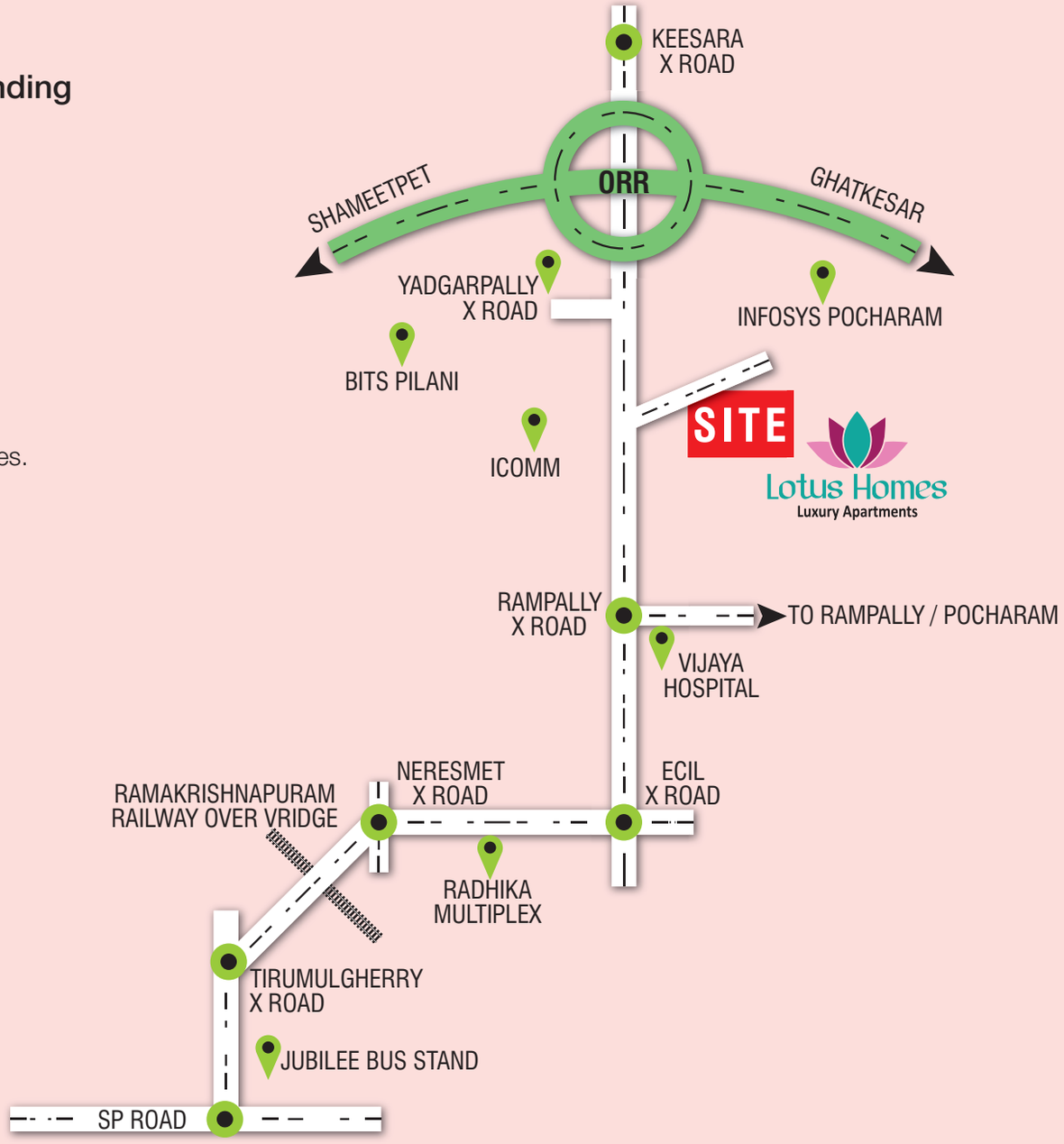
# Location plan

## Location Advantages / Surrounding Developments :

- 3 kms from ORR
- 7 kms from Kushaiguda x roads
- Close to BITS PILANI/ Educational hub
- Near INFOSYS, Pocharam
- Close to quality Engineering colleges, Hospitals, theaters & Residential colonies.



## Other Projects

### Apartments

- 'EMERALD HEIGHTS' is a luxury apartment project with 895 apartments located at Pocharam (near Singapore township) & Infosys SEZ.
- 'PARADISE' 427 luxury apartments located at Hayathnagar, near L.B. Nagar.
- 'STERLING HEIGHTS' is a 648 luxury apartments project located at Gundla Pochampally, near Kompally.
- 'ELEGANCE'777 premium apartments at Kukatpally.
- 'SERENE PARK' 1200 apartments at Ghatkesar, near Singapore township & Infosys SEZ.
- 'EDIFCE' 2000 luxury apartments located at Shambupur, near Bachupally, close to Miyapur, Hi-tech city.
- 'LAKEVIEW' 1100 luxury apartments, Shopping center and Commercial development at Laxmiguda, near Chandrayangutta & Shamshabad International Airport.

### Plots / Villas

- 'GOLDEN COUNTY' 413 luxury villas at Rampally, near Singapore township & Infosys SEZ.
- 'PINEWOOD HOMES' 560 open plots located at Aushapur, near Ghatkesar.
- 'GOLDEN MEADOWS' 500 open plots located at Bibinagar, Ghatkesar.

- **New projects planned across Hyderabad**


Project by:

**Modi Builders**

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Scan QR code for details:

Web link: http://www.modibuilders.com/current-projects-modi-builders/lotus/

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