

Location Map

(Not to Scale)



Spaces for perfect living

bliss KARTHIKEYA
... Life beyond Luxury

2 & 3 BHK PREMIUM APARTMENTS @ BACHUPALLY

TS-RERA Regd. Number : P02200002927



Sales Office :

Ground Floor, Narendra Complex,
Praneeth Antilia Road, Bachupally,
Hyderabad - 500090.

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Note: This Brochure is purely a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make any changes in plans, elevations and specification as deemed fit.

D'sign: Kalakruti - 98855 28866



WHEN EXPERIENCE, SKILL AND DEDICATION
TEAM UP WITH LUXURY, BLISS IS THE ONLY OUTCOME.

*We believe to have been delivering eternal bliss every time we handover the key to every dream home come true. Since inception in 2016, **Sri Karthikeya Constructions** has emerged to be one of the leading and fast growing realty companies in Hyderabad. Luxury villas, premium apartments in carefully planned and effortlessly crafted gated communities is what we promise beyond a service that's second to none. Quality construction, state of the art execution and a comprehensive mastery is put to work for your utmost contentment and sophistication. Take pride in a home that's sure to leave you head over heels in joy!*



2.6 Acres 269 Flats 2 & 3 Bhk Flats 20,000 sft. Clubhouse

- 3 Floors Club House Approx. 20000 Sqft. • AC Gymnasium • Yoga & Meditation
- Indoor Games • Library • Open Cafeteria • 3 Multi-Purpose Halls • Guest Rooms
- Convenience Store • Jogging track • Children Play Area • Half Basket Ball Court
- Street Lights for internal pathway • CCTVs at required Locations • Power back-up for common areas
- Half Cricket / Half Badminton Courts • Car wash bay • Senior citizens space



PERFECTION IN EXPERTISE & EXECUTION

For the next level of homes you deserve, we thrive in all our expertise and dedication while executing the project. Not just perfection in construction, sticking to the delivery time-lines makes us stand out from the competition. You'll discover, a home at **Karthikeya Bliss** is nothing less than experiencing the most splendid moments of your life. The view from the balcony. The morning sunrise. The wait in the portico. The times spent in the greens. The whispers in the air. There is so much this place will take you through. So look forward to a living that's independent, yet has the best of the world's amenities around you.







Flat No. 5
2 BHK | East Facing



Flat No. 22
2 BHK | West Facing



Flat No. 29
2 BHK | West Facing



Flat No. 43
2 BHK | East Facing



Flat No. 2
3 BHK | East Facing



Flat No. 23
3 BHK | West Facing



- Extensive Landscaping
- Solar Power for common areas
- Rain water harvesting pits
- Power backup for common areas
- Superior Quality Construction
- Vasthu Compliant
- 9 Elevators
- Sewage treatment plant (STP)

FRAMED STRUCTURE

RCC framed structure to withstand wind and seismic loads Zone II.

SUPER STRUCTURE

Machine made CC blocks in cement mortar; external walls of 8" thick and internal walls of 4" thick.

KITCHEN

Provision of Water IN & Out Points, electrical points for exhaust fan, electrical appliances & Water Purifier. Remaining appurtenances in Owners Scope.

PLASTERING & PAINTING

Rich cement mortar plaster for both external and internal walls & ceiling. Premium emulsion paint with Putty finish for both internal walls and ceiling. 2 coats of premium brand antifungal paint with Textured finish on elevation and remaining 3 sides, plain finish on other external surfaces. Synthetic enamel paint for MS railings.

DOORS & WINDOWS

Main Door: Engineered wood Frame, Best quality Flush door shutter with teak veneer aesthetically finished with melamine spray polish and designer hardware of reputed make.

Internal Doors: Engineered wood frame and best quality flush door shutters with standard hardware.

French Doors: UPVC glazed sliding doors with mosquito mesh provision.

Windows: UPVC windows with plain glass along with Provision of mosquito mesh and M.S. Grills.

Railings: Staircase & Balcony will be provided with Mild Steel.



FLOORING

For Hall, Kitchen, Dining & Bed Rooms: Double charged premium quality Vitrified tiles. Toilets & Utility: Designer tiles, Corridor& Balconies: Matt finished premium quality Tiles.

CLADDING & DADOING

Dadoing up to 7' Height with designer tiles in all toilets, Ceramic Tiles up to 3' height in Utility / Wash area.

SPECIFICATIONS

TOILETS

All Toilets consists of EWC with flush valve Hot and cold point with shower Plumbing provision for Geyser in all toilets.

WATER SUPPLY / SANITARY

CPVC / UPVC piping conforming to BIS. All sanitary and plumbing fixtures of premium quality.

DRAINAGE

All PVC sanitary piping conforming to BIS. STP treated flushing water in toilets to reduce the fresh water requirement.

POWER BACK-UP

100% Power backup through Generator for common areas, Club-house, lifts, water pumps and security checkpoints.

LIFTS

Passenger lifts as per NBC norms with collapsible shutters.

COMMUNICATION

Telephone, TV, Internet point provision in living and all bedrooms

ELECTRICAL

Concealed conducting with copper fire retardant low smoke (FRLS) wiring with modular switches conforming to BIS. Standard number of electrical points in all rooms of Anchor / Panasonic / Legrand make.

Power outlets for air conditioners in all bedrooms. Power outlets for Geysers in all bathrooms. Power plug for cooking range chimney / microwave / mixer grinder and plug point for RO unit in kitchen. Plug point for refrigerator. 3 Phase power supply for each apartment unit with Invertor provision for Lights & Fans.

CABLE TV & INTERNET

Cable TV/INTERNET/ INTERCOM / TELEPHONE Ready network provision. CCTV at required locations.

SOLAR POWER PLANT

Solar panel power plant on terrace connected with Electricity Board Grid (Net metering) for common areas.

All specifications shall be conforming to the National Building Code.