



SVS
ORACLE





Amenities

- Childrens play area
- Gymnasium
- Indoor games
- CCTV at the entrance
- Power back-up
- Round the clock security
- Intercom





UTMOST PRIVACY

SVS ORACLE has been planned, designed and built to exude privacy and exclusivity in every nook, every corner. Unbelievably spacious homes on every floor, your space and luxury have been carefully woven to be perfectly balanced.

Think of **SVS ORACLE** as a select sanctuary, where the crowd gets filtered to just the crème of the city and you live among the elite, stylish and extremely classy.





SVS ORACLE

At a time when a home in a great neighbourhood is one of the most difficult things to find, **SVS ORACLE** is located in a prime slice of real estate, supported by expansive views and modern infrastructure both.

SVS ORACLE is located on at a place which is free from pollution, away from city traffic and yet has fantastic connectivity to **ORR** and **Uppal**. Close proximity to the city's top **educational institutes** as well as the **IT hub** and movie **theatres** makes this one of the most prime locations in the city.





Typical Floor Plan



Area Statement

S.No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	TOTAL
FACING	WEST	WEST	WEST	NORTH	NORTH	NORTH	NORTH	EAST	EAST	EAST	WEST	WEST	EAST	WEST	EAST	EAST	
CARPET AREA	777 sft.	815 sft.	1016 sft.	779 sft.	869 sft.	899 sft.	804 sft.	1026 sft.	801 sft.	1007 sft.	737 sft.	778 sft.	797 sft.	798 sft.	785 sft.	706 sft.	13,194 sft.
BAL & WASH	70 sft.	71 sft.	76 sft.	74 sft.	74 sft.	69 sft.	67 sft.	88 sft.	70 sft.	86 sft.	76 sft.	88 sft.	77 sft.	75 sft.	88 sft.	110 sft.	1,259 sft.
WALLS AREA	91 sft.	84 sft.	109 sft.	87 sft.	89 sft.	83 sft.	81 sft.	112 sft.	79 sft.	108 sft.	80 sft.	83 sft.	82 sft.	83 sft.	81 sft.	97 sft.	1,429 sft.
COMMON (25%)	235 sft.	243 sft.	300 sft.	235 sft.	233 sft.	236 sft.	238 sft.	307 sft.	238 sft.	300 sft.	223 sft.	237 sft.	239 sft.	239 sft.	239 sft.	228 sft.	3,972 sft.
UNIT SALABLE	1173 sft.	1213 sft.	1501 sft.	1175 sft.	1165 sft.	1189 sft.	1190 sft.	1533 sft.	1188 sft.	1501 sft.	1116 sft.	1186 sft.	1195 sft.	1195 sft.	1193 sft.	1141 sft.	19,854 sft.

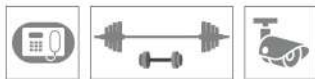


Isometric view of flat no.5 (2BHK)



Isometric view of flat no.13 (2BHK)

Isometric view of flat no.14 (2BHK)



Isometric view of flat no.10 (3BHK)

Isometric view of flat no.03 (3BHK)



Specifications

- STRUCTURE**
RCC framed structure with seismic compliance as per IS 1893-2002.
- WALLS**
6" cement solid blocks for exterior walls & 4" cement solid blocks, for internal walls.
- PLASTERING**
External walls with double-coat sponge finish. Internal walls smoothly plastered with lime rendering.



- TOILETS**
Ceramic tiled flooring & glazed tile dado upto door height.
- LIFT**
Lift of 6 passenger capacity.
- TV & TELEPHONE**
Individual TV & telephone points in hall & TV point in master bedroom.



- FLOORING**
Vitrified tiles for entire flooring & ceramic tiles for balconies.
- Common Areas**
Granite flooring for common areas like staircase, lobbies etc..
- ELECTRICALS**
Concealed copper wiring with Anchor Rider/ equivalent switches & sockets.

- PAINTING**
Tractor emulsion paint for internal walls and exterior with Asian Apex paint.
- WATER SUPPLY**
Water supply from borewell with the overhead tank and sump.
- PLUMBING**
Hindware CP fittings and Hindware white colour sanitary or equivalent.



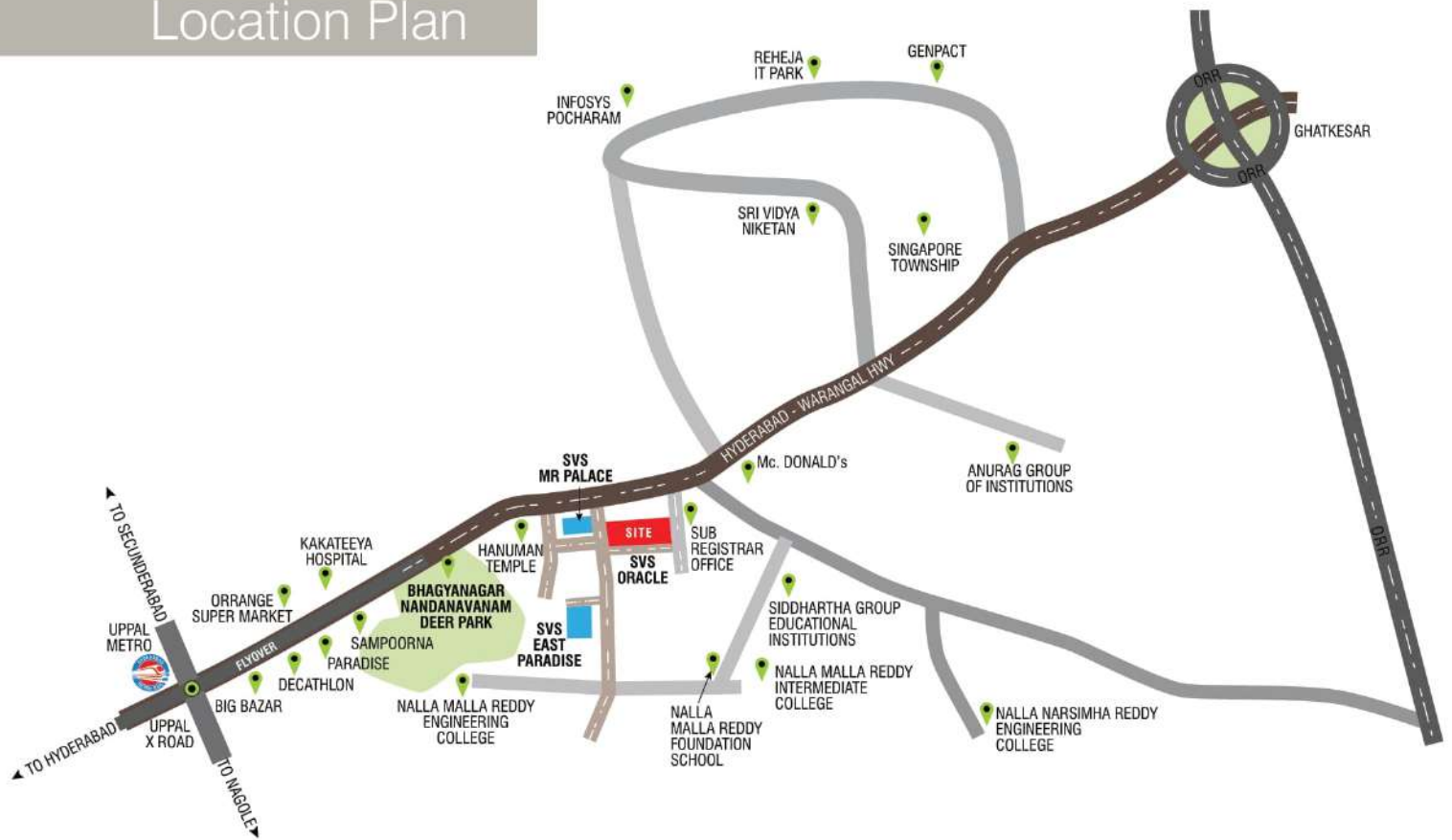
- MAIN DOOR**
Teak frame with OST shutter.
- OTHER DOORS**
Good quality hard wood frames with skin shutters.
- WINDOWS**
3 track powder coated aluminum windows with safety grills & glazed glass shutters.
- KITCHEN**
30 mm granite platform with stainless steel sink.



- INTERCOM**
Intercom will be provided for all flats from security.
- POWER BACKUP**
Generator for common area, lift & 0.5 KVA power for each flat.
- SECURITY SYSTEM**
CCTV 24hrs.

DISCLAIMER: The information herein i.e. specifications, designs, dimensions etc. are subject to change without notifications as may be required by the relevant authorities or the assigned architect and cannot form a part of an offer or contract unless specially covered in the contract. Whilst every care is taken in providing this information the owner, the developer and the managers cannot be held liable for variations. All illustrations and pictures are artists impressions only.

Location Plan



LOCATION HIGHLIGHTS

Areas

- Bhagyanagar Nandanavanam - 0.3 km
- Uppal - 7.0 km
- Nagole - 13 km
- Secunderabad - 16 km

Mall's

- Sree Hemadurga Mall - 4.0 km
- Saree Niketan - 4.2 km
- Decathlon - 5.1 km
- Big Bazar - 5.2 km

School's

- Sree Chaithanya School - 4.9 km
- Sage International School - 1.7 km
- Nalla Malla Reddy Foundation School - 1.4 km
- Bhashyam Public School - 4.9 km
- Ravindra Bharati School - 3.4 km

IT

- Infosys, Pocharam - 2.7 km
- Mindspace, Pocharam - 5.6 km
- Genpact - 5.7 Km
- Tech-Mahindra - 2.7 km

Restaurants

- Paradise world's favorite biriyani - 3.4 km
- Sampoorna restaurant - 2.5 km
- Tulip Grand - 4 km
- McDonald's - 0.5 km

Hospital's

- Supraja Hospitals - 10.2 km
- Apex Hospitals - 3.6 km
- Apollo Clinic - 5.3 km
- Aditya Hospitals - 6.2 km
- Spark Hospitals - 5.7 km



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