



# LUXURY APARTMENTS



## Salient Features

- Luxury apartments on 1.67 acres of land, with luxury specifications and facilities
- Approved by HUDA
- Well planned layout with good lighting and ventilation
- Design as per Vaasthu
- Project approved by leading financial institutions
- Clear title
- High structural safety and quality of construction
- Builders with sound track record
- Purely residential, no shops or offices within the site
- Project located in Kompally, which is a short distance from Secunderabad, (about 12km from Paradise), and is close to several reputed schools and institutions

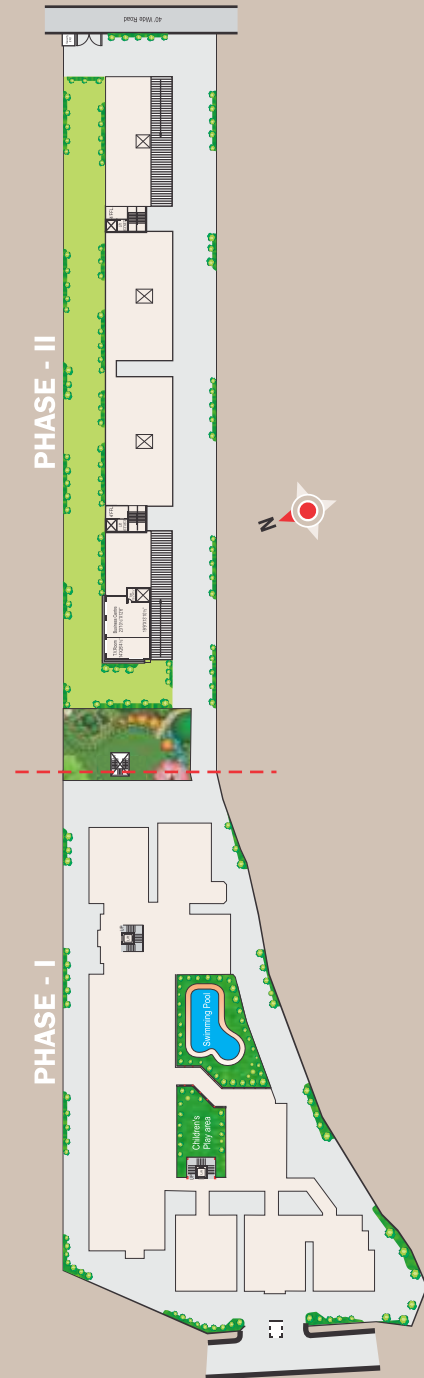
## Common Amenities

- Landscaped gardens
- Childrens' playground
- Swimming pool with jacuzzi
- International quality Badminton & Squash court
- Cement concrete roads and lighting
- Club House
  - Air-Conditioned TV room with mini theater
  - Landscaped terrace gardens
  - Air-Conditioned study room and library
  - Business center with computers, high speed internet connection, fax machine, laser printer, photocopier and STD/ISD facilities
  - Air-Conditioned gymnasium
  - Steam bath & Sauna
  - Games room, table tennis and pool tables
- Security
  - Completely compounded with solar fencing
  - CCTV to security room for effective surveillance
  - Intercom facilities between each flat and security area through centrix system on paid basis
  - Panic buzzer from each flat to security room
- Fire Safety
  - Smoke detectors in each house
  - Fire fighting equipment (for Phase II)
- Two cellar car parking with atleast two car parking for each flat (for Phase II)

## Surrounding Developments

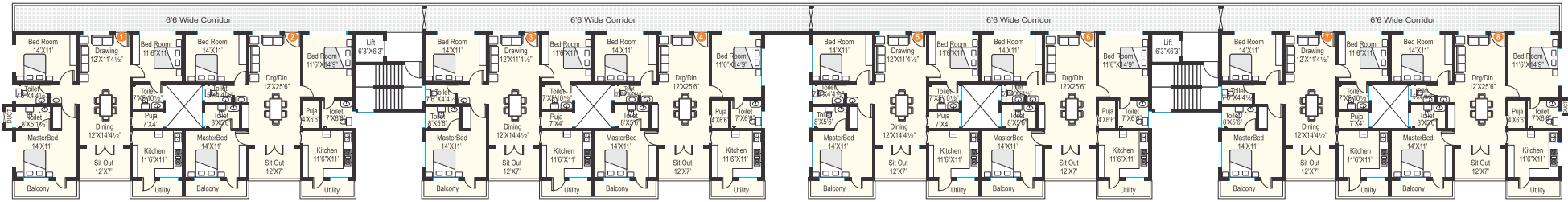
- Near Cine Planet
- At Kompally, on 6 Lane Highway Nh7
- Close to Schools & Colleges such as
  - DRS International School
  - Shiv Shivani High School
  - Malla Reddy Engineering College
  - Narayana College

## Layout Plan

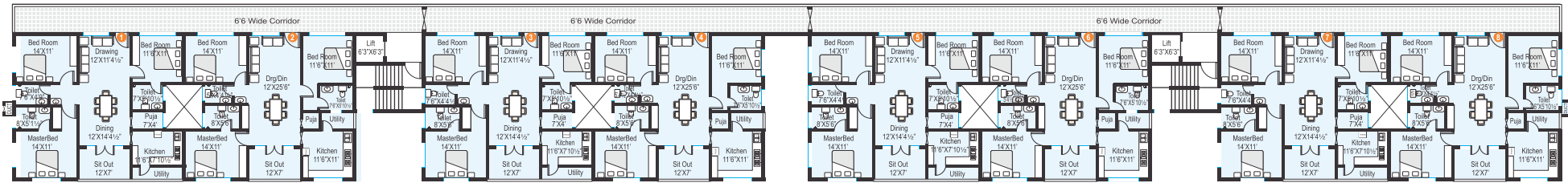


Floor Plans

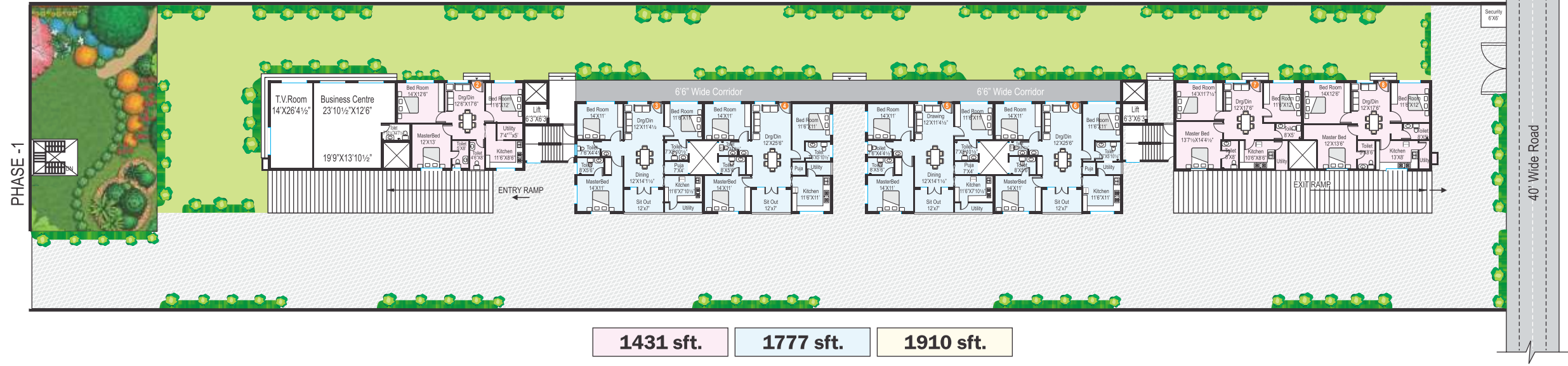
Typical Floor Plan (1910sft.)



First Floor Plan (1777sft.)



Ground Floor Plan



1431 sft.

1777 sft.

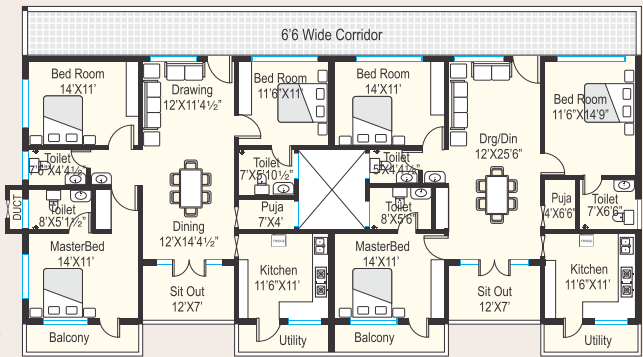
1910 sft.

Actual Site Photographs



Flats Floor Plans

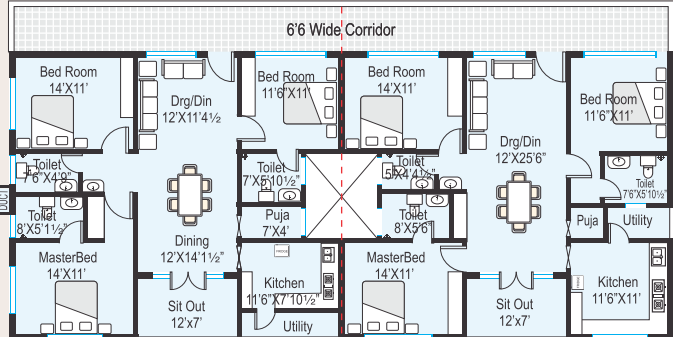
Typical Floor Plan (1910 Sft.) - 2nd to 7th Floor



Flat Nos. 1, 3, 5, 7

Flat Nos. 2, 4, 6, 8

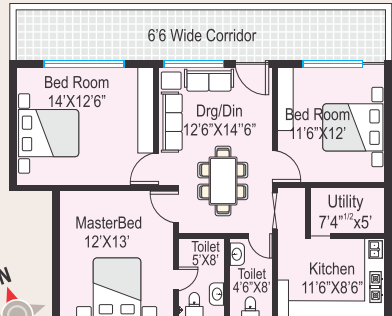
Ground & First Floor Plan (1777 Sft.)



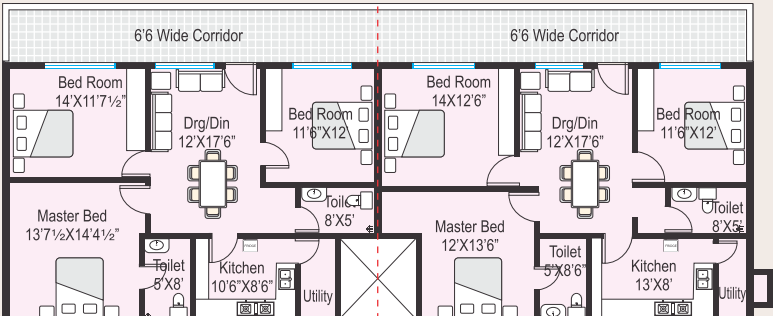
Ground Floor 3, 5  
First Floor 1, 3, 5, 7

Ground Floor 4, 6  
First Floor 2, 4, 6, 8

Ground Floor Plan (1431 Sft.)



Flat No. 2



Flat No.7 & 8

Club House (Phase- I & II)



- Swimming pool with jacuzzi
- Steam bath & Sauna
- Games room, table tennis and pool tables
- Landscaped gardens
- Childrens’ play area
- Air-Conditioned gymnasium
- Air-Conditioned library and study room|Air-Conditioned TV room with mini-theatre
- Business center with computers, high speed internet connection, fax machine, laser printer, photo copier and STD/ISD facilities.
- Squash court of International quality.
- Badminton court of International quality.

Specifications

SPECIFICATIONS

|                       |    |                                                                                                                                                                                                                                     |
|-----------------------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Structure             | ◄► | RCC                                                                                                                                                                                                                                 |
| Walls                 | ◄► | Solid cement blocks / table brick with two coat sponge finish                                                                                                                                                                       |
| Flooring              | ◄► | Marble (slabs) flooring with tin oxide polish / Vitrified Ceramic in kitchen / bathrooms / utility areas                                                                                                                            |
| Corridors / Staircase | ◄► | Marble flooring                                                                                                                                                                                                                     |
| Windows               | ◄► | Powder coated aluminium with mosquito mesh and M.S. grills                                                                                                                                                                          |
| Doors                 | ◄► | Teak wood frames with flush doors<br>Main door - Polished skin door                                                                                                                                                                 |
| Kitchen               | ◄► | Kitchen platform with granite slabs. Stainless Steel sinks with drainboard<br>Granite tiles dado above kitchen platform<br>Separate drinking water connection in kitchen<br>Individual water tank in each kitchen for emergency use |
| Painting              | ◄► | Internal finish - Lappum (smooth), External finish - Birla wall putty<br>Emulsion paint on exterior, OBD on interior walls, Enamel paint on doors<br>Polished main door                                                             |
| Electrical            | ◄► | Concealed copper / aluminium wiring<br>DBs with MCBs and isolators<br>Modular switches<br>Concealed telephone and TV points                                                                                                         |
| Toilets               | ◄► | Matching designer ceramic tiles up to door height<br>Good quality sanitary and CP fittings (Marc-Jaquar or similar)<br>Bath tub in master bedroom<br>Provision for washing machine                                                  |
| Plumbing              | ◄► | Good quality PVC pipes<br>Solar water heater reducing electricity costs<br>Separate plumbing for flushing                                                                                                                           |
| Water Supply          | ◄► | Water recycling plant for gardening and flushing<br>Water supply through filtered bore well water<br>R/O plant to provide pure drinking water                                                                                       |
| Lifts                 | ◄► | Two automatic lifts                                                                                                                                                                                                                 |
| Generator             | ◄► | Generator back up for lifts, pumps and common areas lighting<br>Generator back up for each apartment (1.5 KVA)                                                                                                                      |

\*Specifications subject to minor changes.

## Location Plan



## Our Other Residential Projects

### CURRENT PROJECTS

'EMERALD HEIGHTS' is a Luxury apartment project with 876 apartments located at Pocharam (Near Singapore City).

'EMERALD PARK' is a large integrated township located at Pocharam (Near Singapore City) comprising of 252 luxury independent houses.

'GREENWOODS' located at Dindigul is a gated community of 68 luxury villas.

'HARMONY HOMES' located at Lagadi Malakpet, Near Ratnalayam Temple, Shamirpet has 68 luxury villas.

'STERLING' is a 756 Luxury Apartments & 91 Villas project located at Gundla Pochampally.

'SUNSHINE PARK' located at Ghatkesar (Near Singapore City), has about 184 luxury independent homes.

'SPLENDOUR' is a luxury apartment project with 480 luxury apartments located at Gajularamaram, near Kukatpally.

### NEW LAUNCHES

'EDIFICE' 2000 Luxury apartments located at Shambupur, near Bachupally.

'LOTUS HOMES' 460 apartments located at Bandlaguda, near Nagaram.

'GOLDEN COUNTY' 400 Luxury villas at Rampally, near Singapore Township & Infosys SEZ.

'SERENE PARK' 880 apartments at Ghatkesar, near Singapore City (Sanskruithi) and Raheja Mind Space IT Park & Infosys SEZ.

'GREENVILLE HOMES' 220 Luxury villas & 390 apartments located at Kongar Kalan, near the International Airport.

'PARADISE' 520 apartments located at Hayathnagar, L.B.Nagar.

### PROPOSED PROJECTS

'ELEGANCE' 800 Luxury apartments at Gajularamaram, Kukatpally.

'PINWOOD HOMES' 645 Independent homes at Aushapur, near Ghatkesar.

'GOLDEN MEADOWS' 360 weekend homes located at Bibinagar, Ghatkesar.

'ROCK HEIGHTS' 1000 apartments at Laxmiguda, near Chandrayangutta/ near Samshabad International Airport.

\* New projects also planned at various other areas in and around Hyderabad. Please visit our website [www.modibuilders.com](http://www.modibuilders.com) for latest information.

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