



A COMMUNITY
THAT IS 'TWIN'
ELEGANT

A project by



Approved by



TWIN DIAMOND

LIMITLESS AND INFINITE

2 BHK PREMIUM APARTMENTS
@ GAJULARAMARAM



A LIVING
THAT'S 'TWIN'
DESIRABLE.



TYPICAL FLOOR PLAN



A RESIDENTIAL THAT'S 'TWIN' WELL-PLANNED.

One of the two communities is Twin Diamond, a tower with 2 BHK homes with 8 units on each floor. The best part of this is, the homes here have no common walls between each other and enable lots of ventilation, peace and privacy.



TWIN DIAMOND











LIMITLESS AND INFINITE

A LIFESTYLE THAT'S 'TWIN' ENCHANTING.

To complement the lifestyle expectation of its residents, Twin Diamond have a bunch of amazing amenities and features. They range all the way from a gymnasium and play area to a waking track. It's all the lifestyle you need.



AMENITIES & FEATURES

 <p>GYMNASIUM Modern equipments with air conditioners</p>	 <p>WAKING TRACK Walking track around the building</p>	 <p>SPACE FOR CULTURE CENTER Designed space for culture events</p>	 <p>PLAY AREA Ply area with equipments</p>	 <p>LANDSCAPING Individual aesthetically designed landscaping</p>
 <p>SECURITY Round-the-clock security</p>	 <p>BACK UP POWER 100% power backup for common areas and flats (Provision for all tube lights & fans in the flat)</p>	 <p>HARVESTING PIT Injuction harvesting pits to recharge the ground water</p>	 <p>SOLAR FENCING Compound wall shall be constructed with solar fencing.</p>	 <p>CCTV & INTERCOME Intercom Facility within the community CCTV Surveillance for common areas.</p>

SPECIFICATIONS



FOUNDATION & STRUCTURE

STRUCTURE : RCC framed structure to withstand the wind & seismic load.

SUPER STRUCTURE : Red brick 9" external and 4.5" internal walls.

PLASTERING

INTERNAL & EXTERNAL WALLS : 18mm Double coat cement plaster with smooth finishing.

CEILING : 12mm Double coat smooth cement plaster finishing.

EXTERNAL : 18 mm Double coat sand faced cement plastering.

JOINERY WORKS

MAIN DOOR : Teak wood frame & designer veneered shutter with reputed hardware fitting with both side PU polish finishing.

INTERNAL DOORS : M.T. Wood frame & solid core flush shutter with both sides veneer, polish of reputed make and standard hardware.

TOILET DOORS : M.T. Wood frame & solid core flush shutter with one sides veneer, polish and other side synthetic enamel paint of reputed make and standard hardware.

FRENCH DOOR : UPVC sliding door shutters.

WINDOWS : Three track UPVC window systems with clear glass of NCL Wintech / aperna or equivalent make, with mosquito mesh provision.

GRILLS : Aesthetically designed bright steel safety grills with enamel paint finish.

PAINTING

INTERNAL WALLS & CEILING : Water proof putty finish with two coats of premium emulsion paint of Asian make over a coat of primer.

EXTERNAL : Texture or putty finish with 2 coats of exterior emulsion paint of Asian make.

FLOORING

LIVING, MASTER BED ROOMS, CHILDREN BEDROOM, DINING, KITCHEN, BALCONY : Vitrified tiles (30" x 30") of reputed make.

BATHROOMS : Glazed ceramic tiles dado up to 7'-0" height & Anti-skid and acid resistant tiles of standard make.

STAIRCASE : Vitrified tiles \ Granite as per architectural design.

UTILITY : Anti-skid tiles of standard make.

KITCHEN

Granite platform and stainless steel sink, separate taps for municipal water and bore well water. Provision for fixing of water purifier, exhaust fan.

BATHROOMS

■ All Sanitary fixtures are of Hindwares, \ cera \ jagur or equivalent make.

■ All CP fittings are chrome plated of Cera \ Jagur / Roca or equivalent make.

DADOING

KITCHEN : Glazed tiles dado up to 2' height above kitchen platform.

BATHROOM : Glazed tiles of standard make upto door height

RAILING

■ SS Railing for staircases.

■ MS powder coated railing for Balconies.

ELECTRICAL

■ Concealed copper wiring of Polycab make and modular switches of Philips & L and T or equivalent make.

■ Power outlets for air conditioners in all bedrooms & living spaces.

■ Power outlets for geysers and exhaust fans in all bathrooms.

■ Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen. Washing machine and dishwasher in utility area.

■ Three phase power supply for each unit with individual meter boards.

■ Miniature circuit breakers (MCB) of reputed make for each distribution board.

COMMUNICATION SYSTEM

Telephone points & TV points in living space & master bedrooms. Intercom facility in all units connecting to security & amenities. Internet provision in master bedroom & living spaces.

WATER SUPPLY

Overhead tank.

PROJECT FEATURES

KPHB Metro Station : 6 kms
 HI-Tech City : 12 kms
 Dundigal ORR : 9 kms
 Tech Mahindra
 IT Park (Bahadurpally) : 7 kms
 Forum Mall : 9 Kms
 Manjeera Mall : 9 kms

HOSPITALS

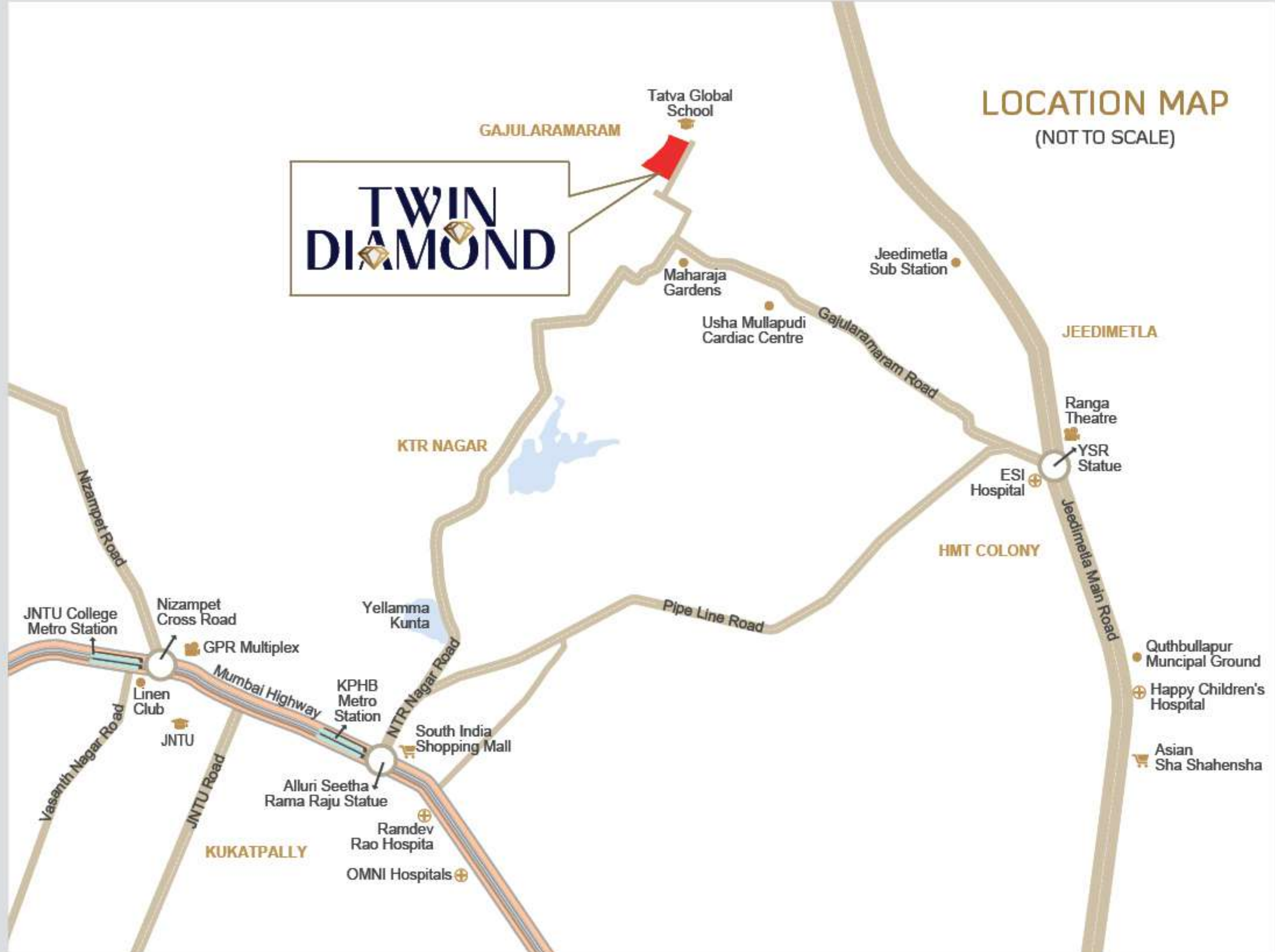
Usha Mullapaudi
 Cardiac Center : 1.4 kms
 Narayana
 Hrudayala : 5 kms
 Malla Reddy
 Multi-Speciality : 5 kms

SCHOOLS & COLLEGES

Tatva School : 0.1 kms
 DRS International
 School : 9 kms
 Montridge
 International School : 2.5 kms
 Malla Reddy Medical
 & Engineering Colleges : 6 kms

SUPER MARKET

More Super Market : 2 kms
 Reliance Smart : 1 km
 Heritage : 3 kms



SCAN TO WEBSITE



Office Address:
 Plot No. 53, 54 & 55, Ramoji Layout,
 Near The Future Kid's School,
 Puppalguda Village, Gandipet Mandal,
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NOTE: This brochure is only a conceptual presentation of the project and not a legal offering.
 The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.

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