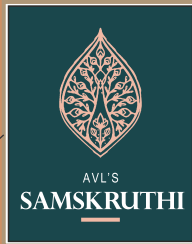




Location QR Code

# LOCATION, FINEST

## Location Plan (not to scale)



**5 mins**  
 Narsingi  
 Scholars Int. School  
 Bhashyam Blooms  
 Sri Chaitanya IIT Academy  
 Heritage Fresh  
 Artillery Centre  
 Delhi Public School  
 Oakridge International School

**10 mins**  
 Army Golf Course  
 Taramati Baradari  
 Masqati Dairy Product  
 Golkonda Fort  
 Narayana College  
 Padala Rama Reddi College  
 CBIT Institute of Technology

**15 mins**  
 Golkonda Resorts  
 Ocean Park  
 Osman Sagar  
 Satellite Radio Station Head Quarters  
 Shadan Institute of Medical Sciences  
 Qutb Shahi Tombs

**20 mins**  
 Wave Rock SEZ  
 Indian School of Business  
 Nanakram Guda  
 Raheja Mindspace IT Park  
 JRC Conventions & Trade Fairs  
 Apollo Health City, Film Nagar  
 University of Hyderabad



# LIFE, REDEFINED



Corporate Office

**AVL Constructions**  
Plot No. 8-2-686/8/B/55/1, 2nd Floor,  
Mansingh Square, Banjara Hills,  
Road No. 12, Hyderabad - 500 034.

Site Address

Behind lane to  
Sri Gayatri Etchno School,  
Secretariat Colony,  
Manikonda, Hyderabad-500089.



Architects

Shree BHAVANA  
Architectural House  
Hyderabad.  
Email: bhavanarchitects@gmail.com



BROCHURE QR CODE



WEBSITE QR CODE

a concept of [d3] +91 98491 92657

Mob.: **+91 98665 55929**, Email : [avlconstructions@yahoo.co.in](mailto:avlconstructions@yahoo.co.in) [www.avlconstructions.in](http://www.avlconstructions.in)

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CENTRAL LIVING APARTMENTS @ MANIKONDA



# BEAUTY, FOREVER

We have created AVL's Samskruthi as your happy place. During the day, it glows with sunshine. At night, it twinkles with lights. The imagery of the landscape, upscale amenities and aesthetics combine to redefine the art of living. Choose from 350 boutique apartments and celebrate forever.



**2**  
BLOCKS

**10**  
FLOORS

**4**  
LEVEL EXCLUSIVE  
CLUBHOUSE

**4**  
LEVEL AMENITIES  
BLOCK

**350**  
UNITS

**2,2.5 & 3<sup>BHK</sup>**  
APARTMENTS

**1380 TO**  
**2760** SFT AREAS

# ARCHITECTURE, SPECTACULAR



The minimalist lines of the blocks and the elegant nuances speak of quiet luxury. There is a subtle aura of refinement which reflects the culture of the address, and the class of people living in it. The 10-floor blocks on green 3.6-acre grounds are like poetry in concrete.



## LEGEND

- 1 Entry & Exit Gates
- 2 Security Cabin
- 3 Driveway with VDF Flooring
- 4 Jogging Track/Walk Way
- 5 Drop Off Areas
- 6 Temple
- 7 Cricket Practice Nets
- 8 Seating Deck Under Pergola
- 9 Badminton Court
- 10 Basketball Practice Court
- 11 Swimming Pool
- 12 OAT Lawns
- 13 Stage
- 14 Electric Yard
- 15 Fire Driveway with grass paver's / OAT Lawns
- 16 Seating decks with feature walls
- 17 Clubhouse
- 18 Cross Fit Zone for Training
- 19 Amenities Block
- 20 Green House
- 21 Children Play Area

## HIGHLIGHTS

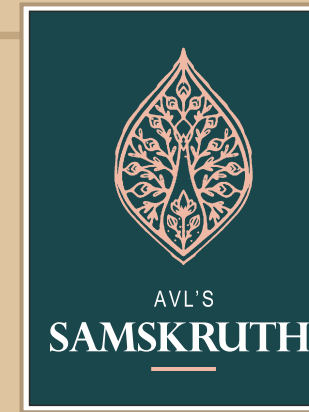
- 3.6 - Acre Gated Community
- No common walls
- Vaastu Compliant
- Three Level Parking
- Extensive Designer Landscaping
- 24-hr Treated Water Supply

## AMENITIES

- 24-hr Security with Intercom & CC Cameras
- Sewage Treatment Plant
- 100% DG Backup
- Car Washing Area
- Funeral Freezer Room
- Family Swimming Pool
- Kids Pool with Mini Bubbler's
- Fitness Zone for Kids
- Cricket Net
- Volley Ball Full Court
- Basket Ball Pole Half Court

## OUT DOOR ACTIVITIES

- All round Designer Walking Track
- Mini OAT with Lawns
- Aromatic Park
- Senior Citizen Space
- Mini Nursery Space



# HAPPINESS, MAGNIFIED



What does it take to be happy? All you need is a home that your loved ones grow and glow in. Exclusive apartments that combine tradition with modernity. A layout that's beautiful inside out. Outdoors that connect to nature and urban amenities. And a location that will fetch attractive returns right away.

You have one destination that fits all your needs. Welcome to AVL'S Samskruthi.

## TYPICAL FLOOR PLAN BLOCK A, B



## TYPICAL FLOOR PLAN BLOCK B1



## SPECIFICATIONS

**FRAMED STRUCTURE**  
Seismic Zone II compliance RCC framed Structure.

**SUPER STRUCTURES**  
8'9\"/>

**PLASTERING**  
Internal: One coat of plastering in CM 1:6 for wall & ceiling  
External: Two coats of plastering in CM 1:6 for external walls.

**FLOORING**  
2'x4\"/>

**TILE CLADDING**  
Dadoing in Kitchen: Glazed Ceramic Tiles dado up to 2' height above kitchen platform  
Bathrooms: Glazed ceramic tile dado up to 8' height.  
Utilities: Tile dado up to 4' height

**PAINTING**  
External: Textured finish & two coats of exterior premium emulsion paint with architectural features.  
Internal: Smooth Putty finish with two coats of acrylic emulsion paint of features. Best brands over a coat of primer.

**DOORS**  
Main Door: Manufactured Teak wood door frame & designer shutters with Veneer with melamine finish and magic eye.  
Internal Door: Flush metal doors in wooden finish.  
French Doors (if any): UPVC door frames with plain/tinted float glass paneled shutters & designer hardware of best brands.  
Windows: UPVC window system with plain/tinted float glass with suitable finishes as per design, with provision for mosquito mesh track.  
Grills: Aesthetically designed Mild Steel (MS) grills with enamel paint finish.

**KITCHEN**  
Granite platform with Stainless Steel Sink Provision for fixing of exhaust fan & chimney

**UTILITIES/WASH**  
Provision for geyser for hot water, RO Water Purifier, Dish washer & washing provision in the utility area.

**ELECTRICAL**  
Concealed Copper Wiring as per Professional MEP consultants design.  
Power outlets for air conditioners in all bedrooms.  
Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine & dish washer in utility area.  
Power outlets for geysers in all bathrooms.  
Three phase supply for each unit & individual meter boards

One Miniature Circuit breakers (MCB) for each room at the Main distribution box.  
Elegant designer modular electrical switches.  
Metered Connections for consumption of Electricity for each flat.

**BATHROOMS**  
Plumbing and Sanitary Lines design as per Professional MEP consultants design.  
Vanity type wash basin/counter top in master bedroom.  
EWC with concealed flush tank.  
Wall mixer cum shower.  
Provision for geysers in all bathrooms.  
All C.P fittings are chrome plated.

**TELECOM**  
Telephone points in all bedrooms, living room, family room & kitchen  
Intercom facility to all the units connecting Security

**CABLE TV**  
Provision for Cable Connection in all Bedrooms & Living room.

**INTERNET**  
Provision in Living Room for each apartment.

**LIFTS**  
9 high speed automatic passenger lifts with rescue device with V3F and 3 Service lift.

**SECURITY / BMS**  
Sophisticated round-the-clock security system.  
The complete building shall be provided Building Management System with all facilities.  
Panic button & intercom is provided in the lifts connected to the security room.  
Surveillance cameras at the main security, corridors, entrance of each block to monitor.  
Video door Camera for each apartment for screening of visitors

**PARKING MANAGEMENT**  
Entire parking is well designed to suit the number of car parks required. Parking signage and equipment at required places to improve driving comfort.

**FIRE & SAFETY**  
Fire hydrant & fire sprinkler system as per statutory norms.  
Fire alarm & Public address system in all floors & parking areas (basements).

**WTP & STP**  
Fully treated Water made available through an exclusive water softening unit.  
A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project; treated sewage water will be used for the landscaping & flushing purpose.

**GENERATOR**  
100% DG set backup.

**PHYSICALLY CHALLENGED**  
Access ramps will be provided for Physically Challenged at entrance.



## LEISURE, UNLIMITED

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- Welcome lounge
- Multipurpose hall
- Family Swimming Pool
- Kids pool with Mini Bubbler
- Gymnasium
- Conference Hall
- Business Room
- 7 Guest Rooms

- TERRACE**
- Aerobics
  - Yoga

- OTHER AMENITIES**
- Provisional Stores
  - Creche / Kids Care
  - Spa / Parlor
  - Indoor Game Station

- Place for**
- Lobbys
  - Pharmacy
  - ATM
  - Drivers Rest Rooms
  - Lounge with Cloak Room and Trolleys

