



GARUDA BUILDERS

GARUDA GRANDEUR

83

2&3 BHK Flats

An ultra Luxurious
semi gated community



Rera No :
P02200004949

83 Luxurious 2&3 BHK Flats

Your gateway to the



The background of the advertisement is a photograph of a modern, multi-story residential building with a mix of grey, white, and brown tones. The building has large windows and decorative panels. In the foreground, there is a paved road with a few cars driving away. The sky is a mix of blue and orange, suggesting a sunset or sunrise. The overall atmosphere is clean, modern, and luxurious.

**GARUDA
GRANDEUR**

the ultimate luxury.

GARUDA BUILDERS is a reputed real estate development and construction company in Hyderabad. Known for its transparency, accountability, affordability, technology and client-centric business nature, **GARUDA BUILDERS** emerging as one of the most trusted construction company.

Our new ultra-luxurious semi gated community project **GARUDA GRANDEUR** is creating a sensation in the housing arena of the metropolis, thanks to its luxurious amenities, excellent connectivity, prime location and surprisingly affordable prices.

Master Plan - Ground Floor



Amenities

- 1. Ganesh Statue | 2. Beautifully Crafted Mini Park | 3. Kids Play
- 6. Half Basket Ball Post | 7. Pergola Seating and Park | 8. Outdoor
- 12. Tulip Outdoor Lounge & Seating Area | 13. Lotus Outdoor Lou
- 15. Lounge & Library | 16. Walking/Jogging Track

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3. Yoga Area | 4. Mini Shuttle Court | 5. Mini Cricket Practice Net
 6. Outdoor Gym | 7. Zen Garden | 8. Senior Citizen Seating Area | 9. Outdoor Gym
 10. Yoga Area | 11. Mini Shuttle Court | 12. Mini Cricket Practice Net
 13. Outdoor Gym | 14. Jasmine Outdoor Lounge & Seating Area

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 elevations as deemed fit.

Master Plan - Typical Floor



Flat Sizes

1	1637 Sft
2	1139 Sft
3	1139 Sft
4	1139 Sft
5	1139 Sft
6	1637 Sft
7	1249 Sft
8	1502 Sft
9	1502 Sft
10	1502 Sft
11	1502 Sft
12	1502 Sft
13	1502 Sft
14	1249 Sft

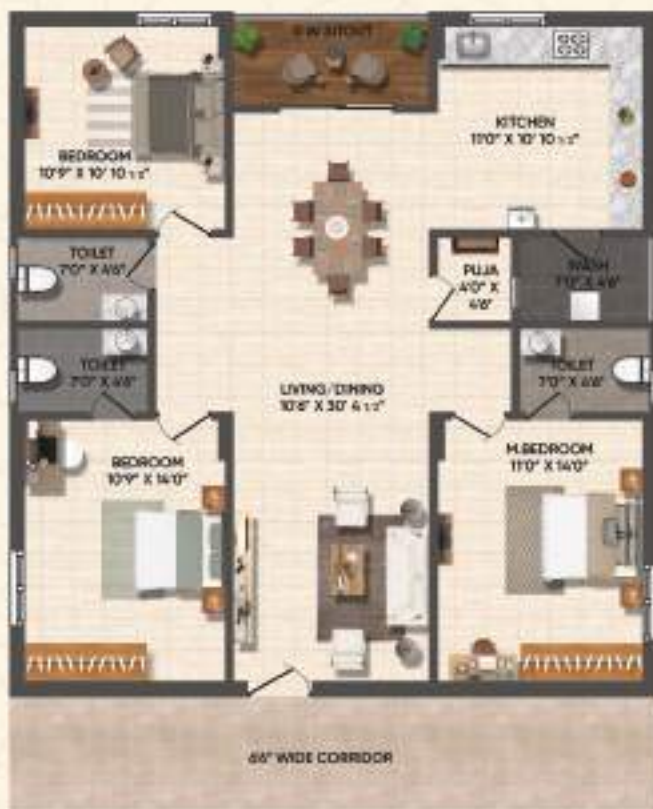


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3 BHK | Flat No. 1 & 6 | West Facing | 1637 SFT



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2 BHK | Flat No. 2 to 5 | West Facing | 1139 SFT

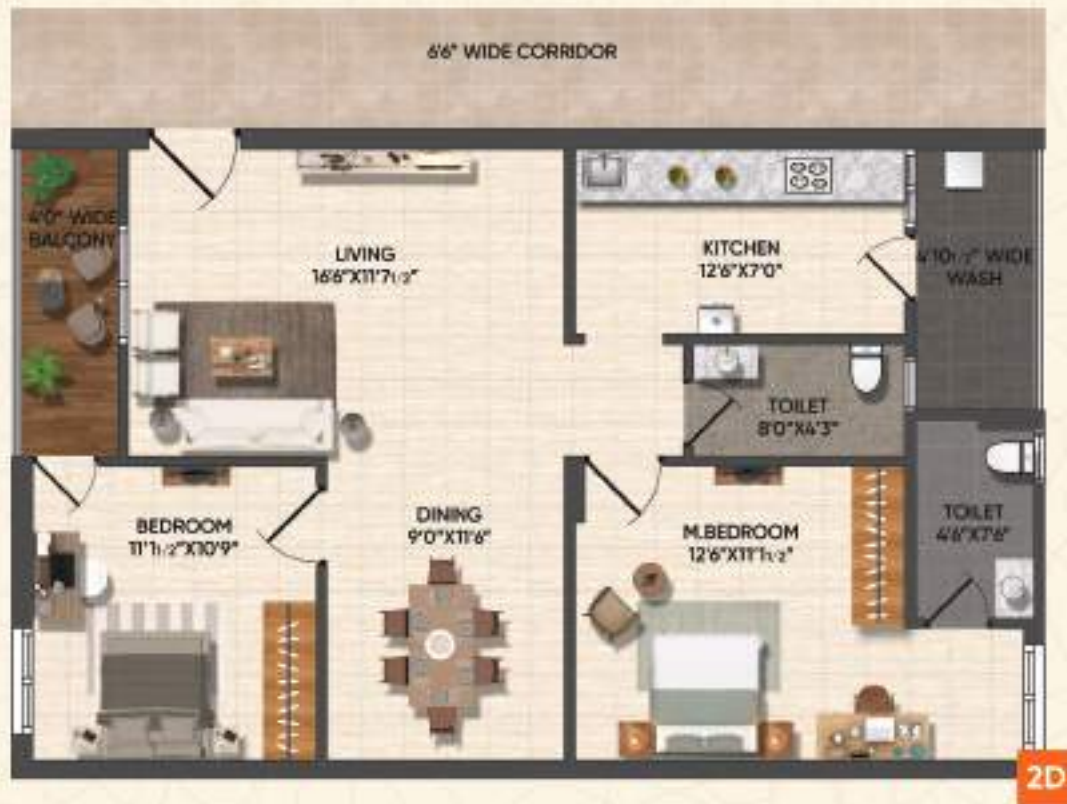


3 BHK | Flat No. 8 to 13 | East Facing | 1502 SFT



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2 BHK | Flat No. 7 & 14 | East Facing | 1249 SFT



Pergola 




Amenities

 Park Seating



 Basket Ball Court



 Cricket Net

World-class amenities for the luxury lover in you!

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Zen Garden



Kids PlayArea



Badminton Court



Walking/Jogging track





Buddha Statue



Ganesh Statue 



Tulip Outdoor Lounge



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Open GYM 



Amenities Aerial View



Jasmine Outdoor Lounge



Lotus Outdoor Lounge 

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Key Attractions

- Located in the lively location of Bowrampet
- Beautiful, scenic views in all directions
- Fully Vaasthu compliant floor plans
- Wide range of amenities catering to all ages

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GRANDEUR

*Engineering to
last beyond a lifetime*

- Vehicle-free podium and ground area for a safe and peaceful environment
- Pollution-free green surroundings
- Proximity to several reputed schools
- Convenient access to 60' ft main road
- Secure gated community with CCTV surveillance



SPECIFICATIONS



STRUCTURE

RCC framed structure, 9" thick outer walls and 4.0" thick internal walls



PLASTERING

Cement plaster coat with smooth finish for internal and external walls & ceiling.



PAINTING

Internal Walls: Two coats putty, one coat primer and two coats of emulsion paint of Asian Paints brand or equivalent.

External Walls: Combination of texture/smooth finish as per architectural specifications and two coats of exterior paint of Asian Paints brand or equivalent.



FLOORING

800mm X 800mm premium vitrified tiles in Living, Dining, Kitchen and Bedrooms. Premium ceramic tiles in Toilets with dado up to 7' height.



DOORS

Main Doors: Hardwood frame with veneer finished flush shutters fitted with hardware of reputed make

Internal Doors: Hardwood frame with flush shutters fitted with hardware of reputed make



WINDOWS

Branded UPVC windows with safety grills



KITCHEN

Granite platform with stainless steel sink and provision for municipal water and borewell water. Provision for fixing water purifier Premium ceramic tile dado up to 3' height above Kitchen platform.



SANITARY AND CP FIXTURES

Sanitary and CP fittings of reputed make in Dining Area and Bedroom Toilets. CPVC pipes for plumbing Provision for geyser and exhaust.



ELECTRICAL

- » Three phase supply for each unit.
- » Individual meters boards, distribution boards and MCBs of premium make.
- » Concealed wiring of Polycab or equivalent make.
- » Premium modular switches.
- » Power Outlets provision for chimney, Microwave, Refrigerator
- » Power Outlets provision for split AC in bedrooms
- » Power Outlets provision for geysers in all bathrooms



WATER PROOFING

For all Toilets and wash areas.



RAILING

MS railing for staircases and balconies



CABLE TV

Provision for cable connection in Living and Master Bedroom.



INTERCOM FACILITY

Intercom facility giving in living area



INTERNET

Provision for Wifi internet connection.



ELEVATORS

3 Elevators of 6 passengers capacity of reputed make.



PARKING

One assigned car parking space for each unit.



POWER BACKUP

DG power backup for common areas and Lifts



SECURITY

Security post at the entrance & CCTV cameras for Parking and Common Areas.



ELECTRICAL FENCING

Powered fencing all along the compound wall.



WATER METERS

Water meters providing for each flat



SOLAR FENCING

Trouble-free user friendly system and unaffected by sun, wind, rain, snow, birds or wild animals



LANDSCAPE AND HARDSCAPE

Aesthetically designed landscape and hardscape along with walking path, activity zones, children play area etc.

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*Contemporary interiors
that suit your taste*



Interiors



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Location map



ORR Dundigal Exit No.5	5 Mins
All International Schools From Our Project	5 To 10 Mins
Super Speciality Hospitals	10 To 15 Mins
Reputed Engineering Colleges	10 Mins
Metro Station	15 Mins
Mumbai Highway	20 Mins

Scan for location



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