

www.sreedurgaestates.com



# BOPPANA'S PEARL



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*Find the tune  
of perfection*

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.

2 & 3 BHK LUXURY HOMES @ INDRESHAM

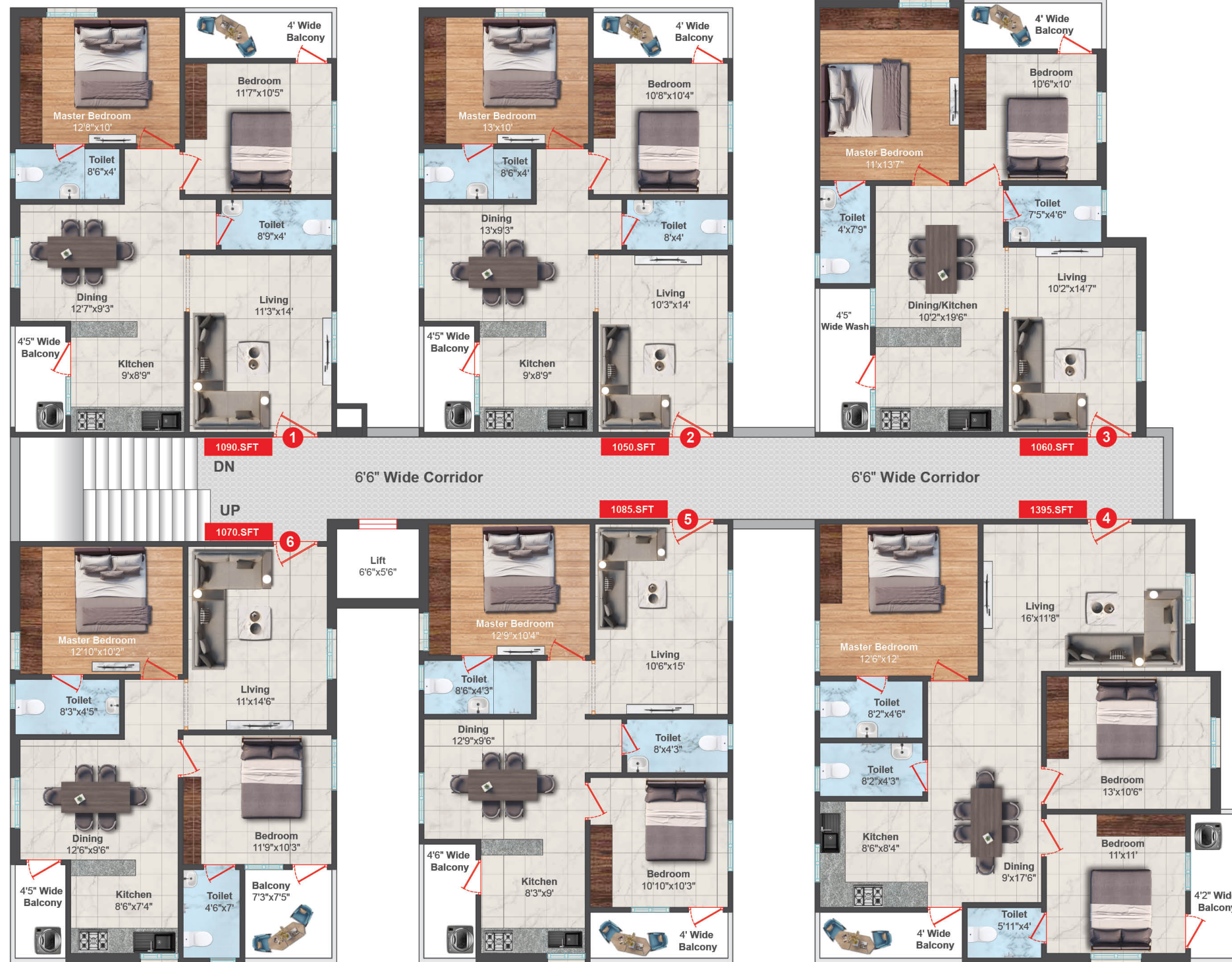


**BOPPANA'S**  
**PEARL**  
Your vision, our reality

*Find your note  
of luxury*

Imagine waking up each day in a home that perfectly balances contemporary design with classic sophistication. Our residences are crafted to meet the needs of discerning homeowners who appreciate the finer things in life. From the moment you step inside, you'll be greeted by an ambiance of opulence and serenity, designed to provide a sanctuary from the hustle and bustle of city life.





**TYPICAL FLOOR PLAN**

Flat No.	1	2	3	4	5	6
Flat type	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK
Facing	East	East	East	West	West	West
Sft.	1090	1050	1060	1395	1085	1070



**BOPPANA'S PEARL**  
Your vision, our reality

*Find a symphony of Joy*

Our community is designed with your lifestyle in mind, offering a unique blend of urban excitement and tranquil retreat. The surrounding neighborhood is vibrant and full of life, yet Bopanna's Pearl provides a serene oasis where you can unwind and relax. With excellent connectivity to major entertainment centers and educational institutions, you can enjoy a seamless work-life balance, making Bopanna's Pearl the perfect home for families.



## AMENITIES & FEATURES

- 100% Vaasthu
- CC Cameras
- Intercom for all Flats
- Tot lot with Landscaping
- Good Cross Ventilation
- Pollution free Environment
- Solar Fencing
- 24 Hours Security
- Well Developed and Designed Common Areas like Corridors, Lifts, Car Parking, Plantation.



**BOPPANNA'S  
PEARL**  
Your vision, our reality

The real estate market in Hyderabad is known for its stability and steady growth, making it a reliable investment option. By choosing Bopanna's Pearl, you are making a wise decision that not only enhances your lifestyle today but also secures your financial future. Whether you plan to live here or lease your property, you can expect strong returns and consistent demand.

*Find your oasis  
of serenity*



# SPECIFICATIONS



## FOUNDATION / STRUCTURE

Earthquake resistant RCC frame work,



## WALLS

9" thick external walls and 4½" thick inner wall molded clay red bricks.



## WALL FINISHES

- 1) Internal walls: smooth plastered surface treated with luppam/putty (NCL Alltek or Equivalent) & with plastic emulsion.
- 2) External walls: smooth plaster surface treated with luppam/putty (BIRLA or Equivalent) and painted with waterproof weather shield paint of approved make and color.
- 3) Ceiling smooth plastered surface treated with luppam/putty (NCL Alltek or Equivalent) and with plastic emulsion.
- 4) Texture paint @ designated areas.
- 5) Glazed ceramic tiles dado upto lintel level height in bathrooms.
- 6) O.T.S walls (ducts) weather proof primer with water proof weather shield paint of approved make.



## DOORS & WINDOWS

Main door: 40mm Teak or Laminated Door with teak wood frame finished melamine polish with Godrej or Equivalent good quality hardware & suitable arrangement.  
Internal doors: Bed room doors of 32mm thick one side teak veneer flush shutters with teak wood frame fixed with good quality.  
Bath room & wash area doors of 30mm thick WPC doors with WPC frame fixed with good quality.  
Windows: NCL or Equivalent UPVC with M.S.rod grills, with 4mm thick glass.



## KITCHEN

Granite slab platform with Standard Stainless Steel sink.  
Ceramic tile dado up to 2' above the platform.



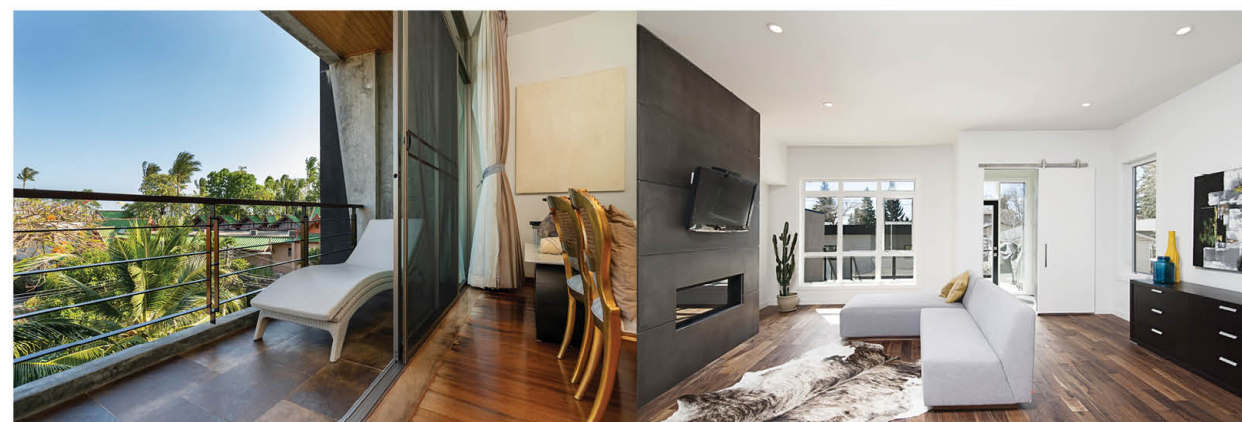
## ELECTRICAL

Concealed piping with copper wires of Polycab/RR cables/Finolex brand and modular switches of Schneider/Legrand/GM brand or Equivalent with adequate points for power and light. Television & Telephone points in living/M.B Room/Study Room. Hi-Speed internet provision for hall.



## SANITARY & RAIN WATER PIPING

Ashirvad/Astral/Hindware/Sudhakar quality PVC & CPVC with special fittings as per relevant specifications.



## STAIRCASE RAILING

30" height Stainless Steel Railing for staircase.



## LIFT

6 Passenger Automatic lifts (Johnson/Otis/Kone or Equivalent).



## COMPOUND WALL

Aesthetically designed 5' high wall with plaster and painted with weather proof paint at rear and sides of the building.



## AMENITIES

CCTV Cameras for entrance, exit & surrounding areas.  
Solar fencing for compound wall.  
Intercom provision for all flats.



## GENERATOR

Generator of Kirloskar/Mahendra/Ashok Leyland or Equivalent is provided for all common areas And Sump Motors, Borewell Motor And Lift.



## FLOORING

Living, dining, kitchen, bed rooms, balcony  
600mm x 1200mm or 800mm x 800mm vitrified tiles of Govt. standard Gujarat make.  
Toilets: 600mm x 600mm vitrified tiles of Govt. standard Gujarat make.  
Staircase and landing: Granite flooring  
Parking area: Parking tiles.  
Corridors: Granite or Vitrified.



## NOTE

1. Registration charges, GST and any other taxes are applicable as per government norms to be borne by customer only.
2. People desiring to alter/modify their flat can do so by prior request and additional payment
3. Flat will be handed over for wood work / interiors after receiving 100% payment only.

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### Other Ongoing Projects



**Boppana's Square,**  
Sree Durga Estates, Tadapalli



**Boppana's Sentral,**  
Chandanagar, Hyderabad



**Boppana's Lake Wood,**  
Hyderabad

### Other Completed Projects



**Lake view villas,**  
Thadepally



**Boppana's Valluru Empire,**  
Vijayawada



**River side,**  
Thadepally



**Boppana's Sankalp Casa,**  
Prasadampadu, Vijayawada



**Boppana's A4 Lounge,**  
Kondapur, Hyderabad



**Boppana's KVR Paradise,**  
Bachupally, Hyderabad



**Boppana's PVR Meadows,**  
Mallampet, Hyderabad



**Boppana's Sairam Residency,**  
Gudivada

# PROXIMITY

## CONNECTIVITY

ORR Exit-4 Sultanpur  
SMT Cardiovascular Pvt. Ltd.  
Bharat Heavy Electricals Limited  
International Crops Research Institute  
Lingampalli Railway Station  
Patancheru Bus Terminal  
Mumbai Highway NH-65  
ORR Exit-3 Muthangi  
Financial District

## EDUCATION

Indian Institute of Technology  
GITAM University  
Goldcrest School  
Akshara Bhasya School  
Ushodaya High School  
Mount Carmel School  
VRS Vignana Jyothi School  
Santosh Reddy International School  
Ellenki College of Engineering and Technology  
TRR Engineering and Medical College  
Aurora's Seethaiah College of Engineering  
RRS College of Engineering and Technology  
Maheshwara Medical College  
Narayana IIIT Collage

## SHOPPING & MALLS

Big Bazaar  
D-Mart, Metro  
Heritage  
GSM Mall & Multiplex  
CMR Family Mall  
Miyapur Central  
Reliance Digital (RC puram)

## HOTELS

Radisson  
Hotel the Conclave  
Holiday Inn Express  
Lime Boutique Suites  
Casa Hotel and  
Ella Hotel  
Trident Hotel

## HOSPITALS

MEDISTAR Hospital  
Shree Hospital  
Indira Hospital  
Kakatiya Hospital  
Sri Harinya Hospital  
SLG Hospital

*Living is an Art form and  
Luxury is the Address*



Scan QR code  
for location

# LOCATION MAP

(not to scale)

