



SL CONSTRUCTIONS
YOUR SEARCH FOR BEAUTIFUL HOME ENDS HERE

the life story

The Journey of Luxury Living



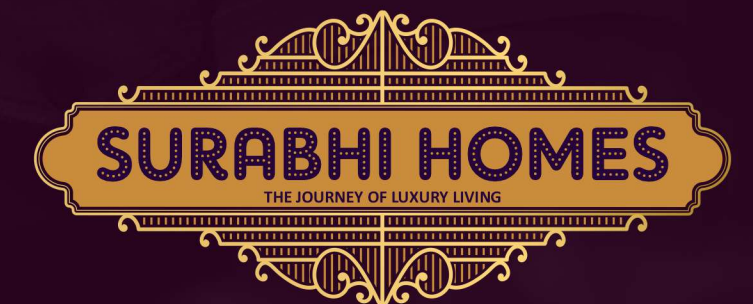
A PREMIUM 3BHK FLATS
@OUT COLONY, SAINIKPUR, HYDERABAD-50000094.

live on the edge



In the heart of a bustling metropolis stood an old, dilapidated building, once a proud emblem of urban architecture. Yet, time had weathered its facade, leaving behind a shell of its former grandeur. This was where our story begins, with a visionary named Alexander Hartman. Born into modest means, Alexander always harbored dreams of grandeur. Armed with ambition and a keen eye for opportunity, he envisioned transforming this decrepit structure into something magnificent—a beacon of luxury amidst the concrete jungle.

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100% VASTHU



STRATEGIC LOCATION



CLEAR TITLE



PLEASANT LIVING SPACE



UPS BACKUP



ROUND THE CLOCK SECURITY

PROJECT HIGHLIGHTS

Indulge in the epitome of urban chic with our meticulously designed apartment homes



CCTV SURVEILLANCE



COVERED CAR PARKING



24HRS WATER SUPPLY



RAINWATER HARVESTING



BRANDED ELEVATOR





ROAD



TYPICAL FLOOR PLAN

Where modern aesthetics blend seamlessly with timeless elegance





SPACIOUS PARKING PLAN

Experience the pinnacle of luxury living at Surabhi Homes



TERRACE KIDS PLAY AREA



MODERN GYM



LUXURY AMENITIES

Surabhi Homes, like many luxury residential apartment, typically offers a range of upscale amenities designed to enhance residents' lifestyles and provide a sense of exclusivity and comfort.



STRUCTURE

R.C.C.1:2:4 for slab, Columns, Beams, Stair case, TMT steel with Robo Silicon sand.

WALLS

Outer 9" and Inner 4.6" thick walls with cement Mortar sing red mud light weight of Karimnagar/Maharashtra/Karnataka brick with Robo Silicon sand.

FINISHING

Finishing for internal and external walls in 2 coats with sponge finish. We will be using Reckon (Reliance Industries) fiber in the 1st coat of wall finish to avoid cracks.

FLOORING

Vitrified tiles (size 1 meter/1 meter or 6'4' or 5'6" / 2'6") flooring in all rooms and Vitrified tiles (size 2'4' or 4/1 or 3/1 or 2/2) in bath rooms, wash areas and balconies with epoxy filling and Robo Sand shall be used.

STEEL

Vizag / Jairaj steel or equivalent steel shall be used.

WINDOWS

UPVC Windows 3 track with mesh for sliding windows and safety grills.

FABRICATION

Staircase with SS FRAME, balconies, wash areas and Elevation side SS Railing with glass.

DOORS

Main door teak wood frame (5"/4" Height 8') (ASPER DRAWINGS) with teak wood shutter / Laminated shutter/Veneer shutter, other doors teak wood frame / Granite Cladding with Green tinch or Sadarali cladding (4"/3" Height 8') with Laminated door and EUROPA Lock Shutters for main door EUROPA ONE lock. VIDEO DOOR PHONE provides for the main door of the Flat for security purposes.

TOILETS

Glazed tiles (size 2x2) dado of false ceiling height with Vitrified flooring.

KITCHEN

Black Granite Marble platform 2'3"/ 4'dado glazed tiles with provision for exhaust fan and chimney.

PAINTING

Birla wall putty with emulsion paint for all internal walls and Asian APEX/ Ultima or Dr. Fixit raincoat exterior paint for external walls, Polish with PU cote for main door.

ELECTRICAL

Standard concealed copper wiring of CRI, HAVELLS, Separate MCB's in each flat adequate light points in all rooms and A/C points in bed rooms using HAVELLS / LEGRAND / Gold Medal/GM/Anchor or equivalent make modular switches for fittings.

TELEPHONE / CC CAMERA

TV, Telephone & internet points provided in Hall & Bed rooms. CC Cameras will be provide in the common area (CORRIDOR) of the entire building & PARKING AREA

LIFT & UPS

Providing required (8 Passenger) capacity lift of JOHNSON make. UPS will be provided for Lift, common area and all flats one light and one Fan will be provided in ALL ROOMS.

GREENERY

Greenery will be provided in specified area.

SANITARY

Standard CPVC / UPVC / SWR fittings are CRI / Prince / Ashirwad / Nandi/Sudhakar for water supply standard fittings are JAQUAR / TITA / CERA / HIND WARE or equivalent for sanitary and CP fittings are only JAQUAR. All bath rooms with wall mount WC with soft closing seat cover with concealed tank with push plates of Grohe/Jaquar/Hind ware OR equivalent make

CEMENT

Ultratech / BIRLA A1 / BIRLA GOLD / BIRLA SHAKTI / ACC / RAMCO / RAASI GOLD / SHREE CEMENT / Nagarjuna Cement or equivalent cement will be used.

WATERPROOF

Waterproofing will be done in all Toilets, balcony, wash area & entire area of Terrace as per technical method.

SPECIAL PROVISINS ON TERRACE:

Tiles shall be provide entire terrace area
Children Play Area
GYM for the residents
Lift till Terrace

GEOPATHIC

Geopathic stress free rods will be provided in the Ground in required Plot areas to remove negative energies.

TRANSFORMER

Transformer & Electrical meters will be provided for the building

WATER SUPPLY

Municipal water connection will be provided for the building

KITCHEN PLATFORM

Kitchen Platform shall be with Granite if customer requires

FALSE CEILING

False ceiling done in flats, wash area, balconies, using Saint Gobain Gypsum Board with ceiling lights.

CHARGING POINT

Provision for Electrical Charging point (15 AMPS) for Electric Vehicles in parking area.

PREMIUM SPECIFICATIONS

The design let's
in more air and more light



LOCATION MAP
(Not For Scale)



NESTLED IN OSMANIA UNIVERSITY TEACHERS COLONY SAINIKPURI OFFERS A UNIQUE BLEND OF HERITAGE AND MODERNITY. ITS TREE-LINED STREETS LEAD TO BUSTLING MARKETS, CULTURAL LANDMARKS, AND SERENE PARKS, CREATING A CAPTIVATING MOSAIC OF EXPERIENCES. DISCOVER A DYNAMIC AND INCLUSIVE COMMUNITY WHERE RICH HISTORY, THRIVING ARTS, AND CULINARY DELIGHTS AWAIT AT EVERY CORNER.



OUR MILESTONE PROJECTS



DESIRABLE LOCATION MAP

Nestled amidst
the vibrant heart of the city



DISCERNMENT BUILT ON EXPERIENCE

NESTLED IN (OSMANIA UNIVERSITY TEACHERS COLONY SAINIKPURI HYDERABAD) OFFERS A UNIQUE BLEND OF HERITAGE AND MODERNITY. ITS TREE-LINED STREETS LEAD TO BUSTLING MARKETS, CULTURAL LANDMARKS, AND SERENE PARKS, CREATING A CAPTIVATING MOSAIC OF EXPERIENCES. DISCOVER A DYNAMIC AND INCLUSIVE COMMUNITY WHERE RICH HISTORY, THRIVING ARTS, AND CULINARY DELIGHTS AWAIT AT EVERY CORNER.



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For More Details



Corporate Office

#35-31/7/1/A, Prem Nagar Colony,
Neredmet X Roads, Secunderabad - 500 094.



Site Address:

Out Colony, Sainikpuri, Secunderabad, Telangana- 500 000 94.

Architect & Engineers



#8-2-541/A, 3rd floor,
Chandra Complex, Road No. 7,
Banjara Hills, Hyderabad - 500 034.



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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 the elevation, plans and specifications as deemed fit.

Brochure
Design By **CE** CREATIVE ETHICS.COM
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