

# ADITYA ELEGANCE

The name says it all

Homes that  
personify grace.

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2 & 3 BHK

luxury Apartments in Contemporary Gated Community  
@ NALLAGANDLA





Everything  
about it is inviting.

Aditya Elegance. If it is in the name, it is present  
much everywhere. In the philosophy, in the  
construction, in the design, and in the quality.  
Come own a piece of elegance, for life.





<p><b>STRUCTURE</b> RCC-framed structure.</p> <p><b>SUPERSTRUCTURE</b> Aerocon/Red brick work in cement mortar.</p>	<p><b>MAIN DOOR</b> Balharshah Indian teakwood door frame section 5" x 3" and teak wood door, single teak shutter with melamine polish and brass fittings with Godrej Locking System.</p>	<p><b>SANITARY</b> Hindware or equivalent (single-piece white) sanitary fittings. EWC for master toilet, Indian for common toilet. Black granite counter-top wash basin in master toilet and dining area.</p> <p><b>ELECTRICAL</b> Concealed PVC pipes and copper Finolex/Havells or equivalent wiring, Legrand modular switches and Legrand or equivalent MCBs. Provision of adequate points of AC in bedrooms, geyser provision in toilets, 15AMPS sockets for chimney, microwave oven, mixer grinder, refrigerator in kitchen, lights, fans, calling bell, TV, telephone, internet and intercom facility. Inverter wiring for total flat for fans and lights, TV and mobile phone charging socket.</p>
<b>SPECIFICATIONS</b>		
<p><b>FLOORING</b> Nitco/Rak make 800mm x 800mm vitrified tiles for hall, bedrooms, dining, kitchen and balcony. Anti-skid tiles in toilets.</p>	<p><b>INTERNAL DOORS</b> Balharshah Indian teakwood door frames section of 4"x3" with teakwood and water-proof flush shutters of 32 mm thickness (both sides teak veneer with polish for bedrooms) for toilets. One side veneer, another side PVC sheet with enamel painting with Europa cylindrical locks.</p>	
<p><b>KITCHEN</b> Khammam black granite counter-top with stainless steel sink. 3' height wall tile dado above counter top.</p> <p><b>PLASTERING</b> Two coats of smooth internal plastering and two coats of external plastering with water-proof cement compound.</p>	<p><b>TOILET</b> Anti-skid concept ceramic tiles for flooring and walls concept ceramic tiles up to 7'0" (door-top level) Fosroc water-proofing liquids for toilet, with water-proofing with two coats.</p> <p><b>WATER SUPPLY</b> Bore water for general purpose will be supplied through sump and overhead tanks. Hot water supply for master and children's room toilets through geyser provision. Water purifier provision above kitchen sink.</p>	<p><b>COMMON EXTRAS</b> Kirloskar or equivalent sound-proof generator, transformer, 3-phase power connection panel board, drainage and car parking area with designer paving tiles. Solar-fencing system all around the compound wall with Bangalore granite stone claddings. Railing at balconies and staircase. Granite flooring with corridors and staircase.</p>
<p><b>WINDOWS</b> UPVC sliding shutters with mosquito mesh with three-track provision and designer MS painted grills of 10mm square rod.</p> <p><b>PLUMBING</b> All water pipelines with CPVC pipes. Sudhakar/Prince PVC pipes for waste water and CP fittings of Plumber make or equivalent, diverters with health faucets in the bathrooms.</p>	<p><b>PAINTING</b> Asian Premier Emulsion for inner walls with Birla Putty finish, elevation sides with texture, Apex Paint and Rain Guard for other exterior walls.</p> <p><b>LIFT</b> Kone lift of 6-passenger capacity with auto-closer doors with rescue device featuring granite cladding.</p>	<p><b>NOTE:</b></p> <ol style="list-style-type: none"> <li>1. Registration charges, GST and any other taxes applicable as per government norms to be borne by customers only.</li> <li>2. People desiring to alter/modify their flat can do so by prior request and additional payment.</li> <li>3. Flat will be handed over for wood work/interiors after receiving 100% payment only.</li> </ol>

# ADITYA ELEGANCE

The name says it all

## Leisure moments get bubblier.

Who will deny that a good set of amenities and facilities make a residential community's supreme assets! Which is why, **Aditya Elegance** has an amazing bouquet of features encompassing a range of interests and hobbies— from sports to facets that take care of the environment. To top them all, the materials, fittings and fixtures used are of commendable quality and brand, to create a home that you would appreciate.



### AMENITIES & FEATURES

- A/C GYMNASIUM
- SHUTTLE COURT
- LANDSCAPING
- CHILDREN'S PLAY AREA
- NO COMMON WALLS
- SS RAILING ON STAIRCASE
- CC CAMERAS
- TWO-LEVEL CAR PARKING
- 100% VAASTU
- RAIN-HARVESTING PIT
- INTERCOM FACILITY
- POWER BACK-UP GENERATOR
- SOLAR-FENCING COMPOUND WALL



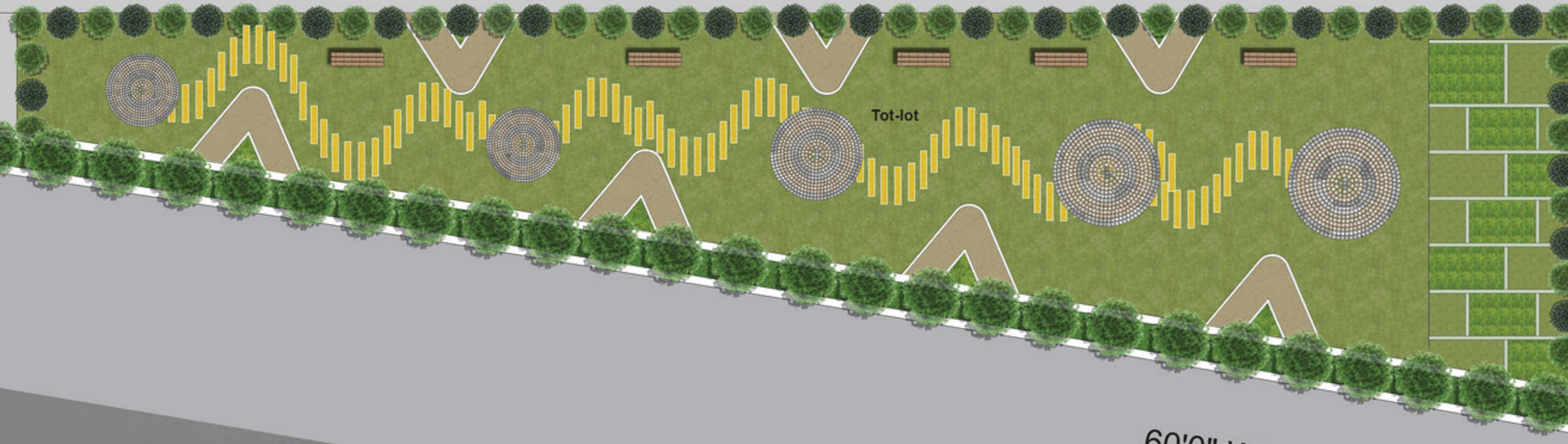
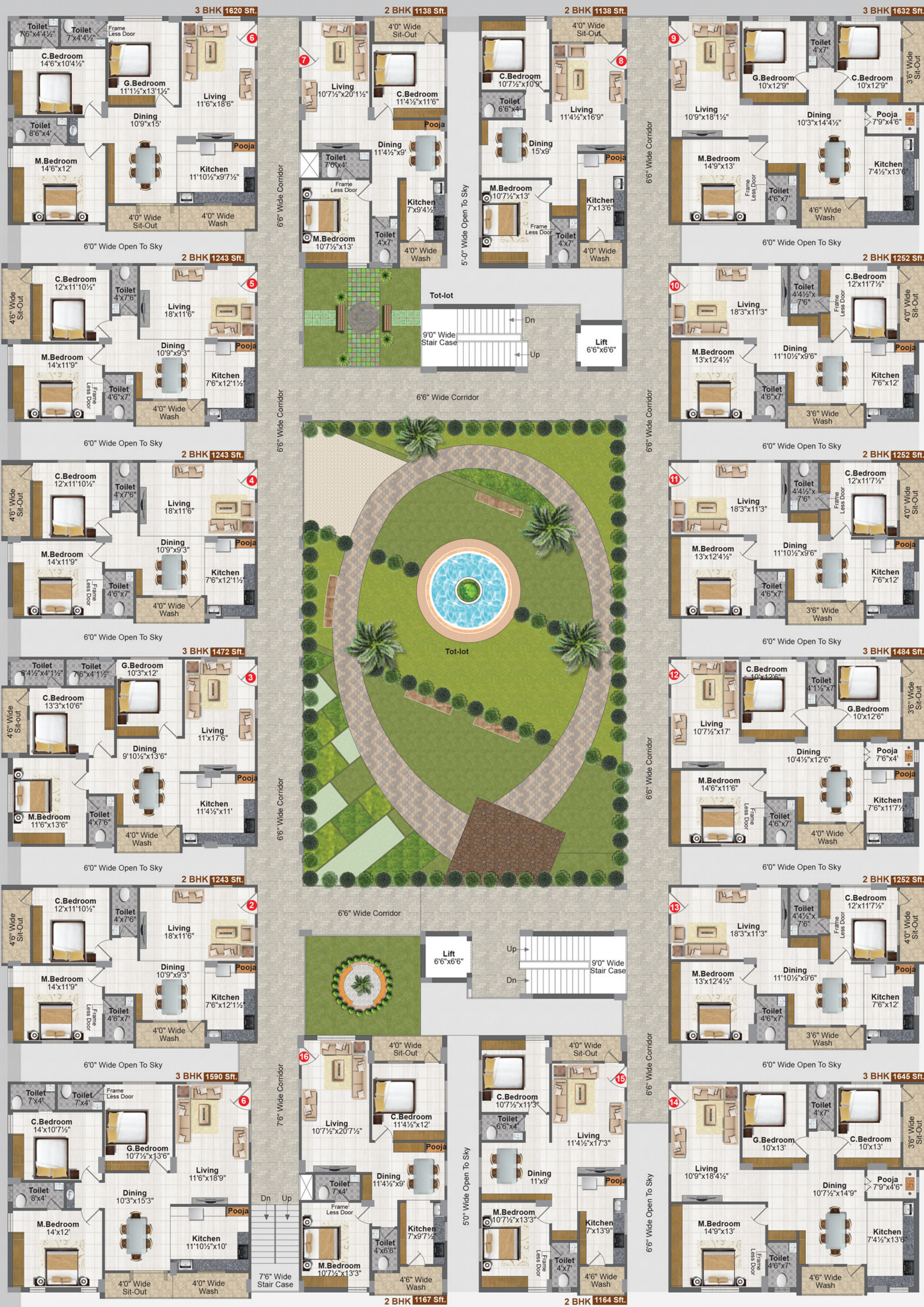
You are in good company with elite brands





BLOCK-A

BLOCK-B







## The place you imagined to be.

Nallagandla is the go-to destination for those looking to invest in a place that's lucrative and worthy. Which is why we have chosen a potentially profitable location like this, to create a complete community called Aditya Elegance. Above all, there are several landmarks around, like Gachibowli, HITEC City, Gopanapally that make this a worthy address. It would only be apt to say that there's everything around here: education, healthcare, leisure and much more.

### LOCATION MAP (Not to Scale)





## Bringing homes that usher pride.

**Aditya Elegance** is a presentation of Aditya Developers. The team that specializes in bringing homes that are the need of today's transforming times. With a focus on making living complete, offering wonderful lifestyles and building homes that emerge into brilliant communities – at Aditya we are building relationships with every single square foot we create for you.



### Aditya Developers

No.17/A, Opp: Jawahar Navodaya Vidyalaya, Sai Sriram Nagar,  
Nallagandla, Serilingampally (M), Hyderabad - 500019.

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Home loans arranged subject to eligibility of buyers.



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.