



**IMPERIAL**  
AVENUE

@ Czech Colony, Sanath Nagar



**LIVE LIKE A KING**

**A prestigious project by ALLIED INFRA AND DEVELOPERS**



  
**IMPERIAL**  
AVENUE



**Your Home. Your World**

A towering landmark of architectural ingenuity, unconventional design and dedicated excellence, Imperial Avenue, is a unique limited edition chateau of 127 spacious apartments crafted to deliver the finest that life has to offer to the choicest few. A home that understands you and lives your way of life.

Traditional Values  
Contemporary Living



127 Units | 3 & 4 BHK





## Modern Amenities

GRAND ENTRANCE LOBBY

MULTIPURPOSE HALL  
• YOGA/ MEDITATION ROOM

INDOOR GAMES  
• TABLE TENNIS  
• BILLIARDS LOUNGE

GYMNASIUM  
• LOCKERS IN GYM

LIBRARY & CONFERENCE ROOM

MAINTENANCE OFFICE ROOM

SENIOR CITIZENS LOUNGE

KIDS PLAY AREA

VISITORS WAITING AREA





ENTERTAIN, ENJOY, RELAX



----- ROAD -----



HAPPY LIVING

Ground Floor Plan

----- ROAD -----

----- ROAD -----



7' WIDE CORRIDOR

7' WIDE CORRIDOR

7' WIDE CORRIDOR



7' WIDE CORRIDOR



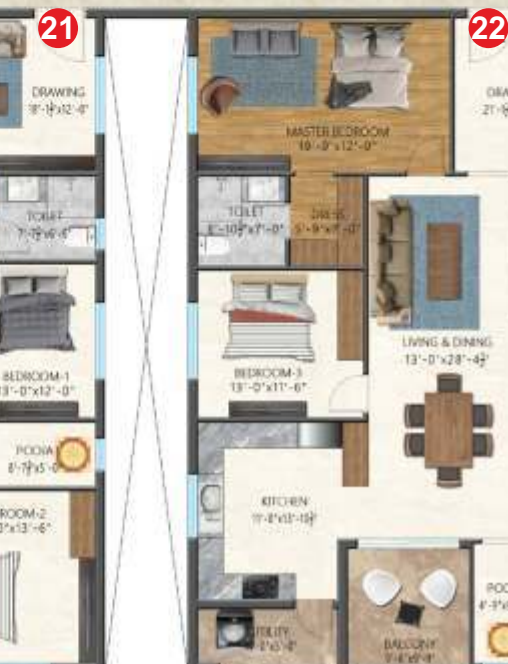
7' WIDE CORRIDOR



7' WIDE CORRIDOR

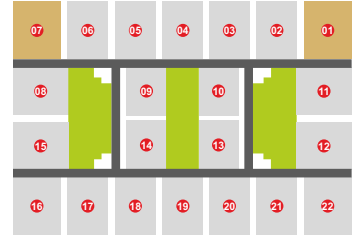
7' WIDE CORRIDOR

7' WIDE CORRIDOR

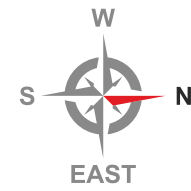


**FLAT NO:  
1 & 7  
4 BHK**

**FACING: East**



AREA STATEMENT	
Super Built-up Area(Sft)	2800
Carpet Area(Sft)	1985
Balcony Area(Sft)	120
Common Area & External Wall Thickness(Sft)	695

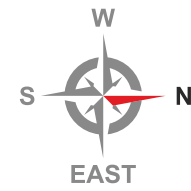


**FLAT NO:  
2, 3, 4, 5 & 6  
3 BHK**

**FACING: East**

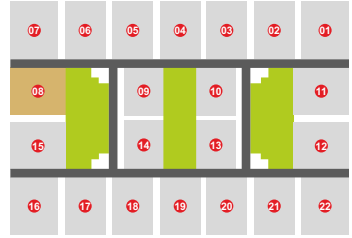


AREA STATEMENT	
Super Built-up Area(Sft)	2350
Carpet Area(Sft)	1675
Balcony Area(Sft)	80
Common Area & External Wall Thickness(Sft)	595

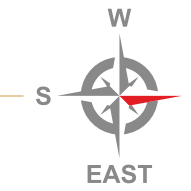
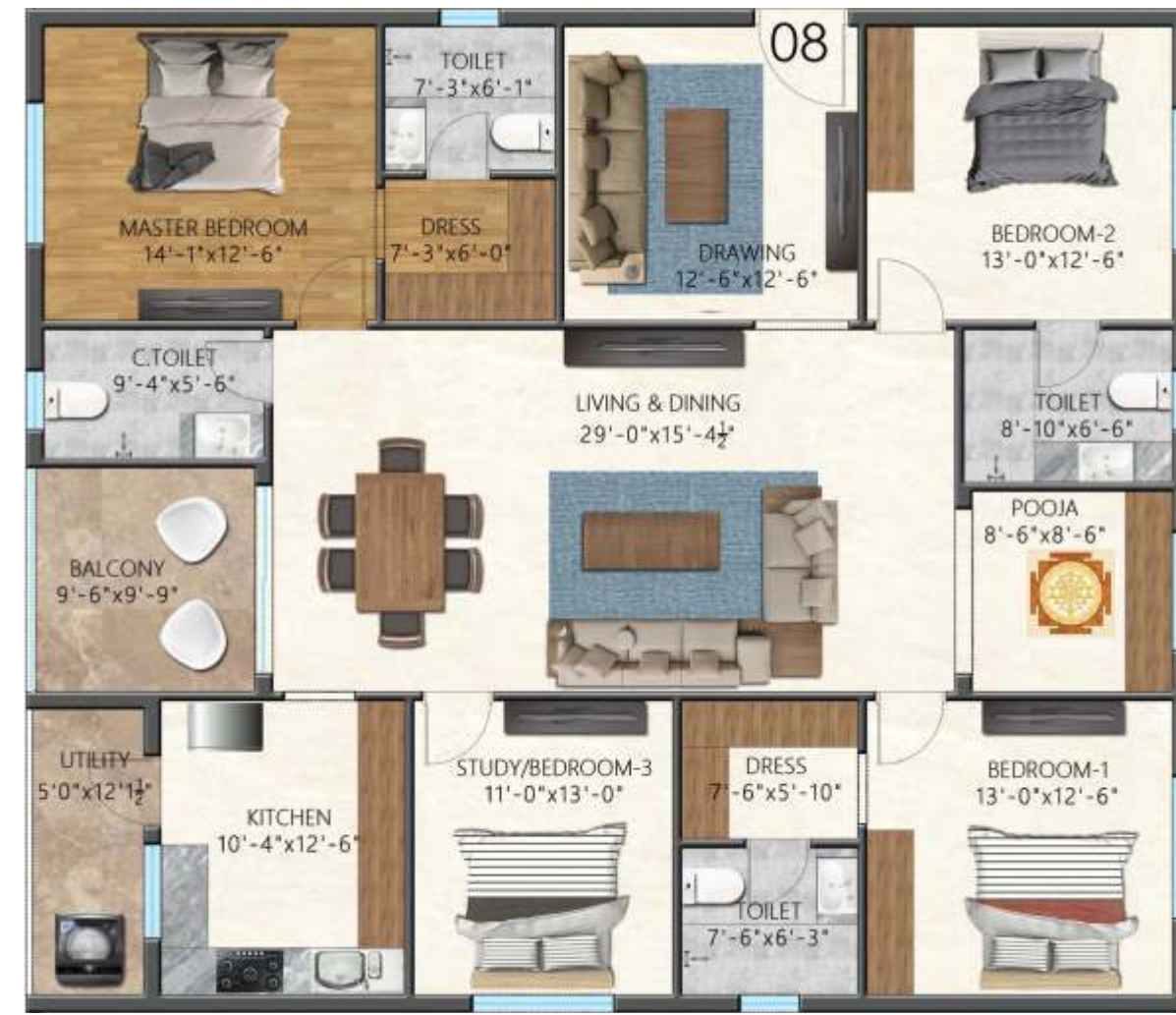


**FLAT NO:  
8  
4 BHK**

**FACING: West**



AREA STATEMENT	
Super Built-up Area(Sft)	2650
Carpet Area(Sft)	1895
Balcony Area(Sft)	95
Common Area & External Wall Thickness(Sft)	660

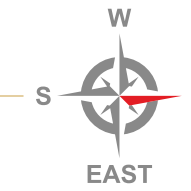


**FLAT NO:  
9  
3 BHK**

**FACING: West**



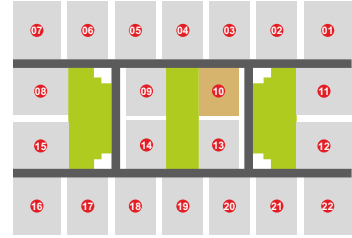
AREA STATEMENT	
Super Built-up Area(Sft)	1900
Carpet Area(Sft)	1355
Balcony Area(Sft)	55
Common Area & External Wall Thickness(Sft)	490





FLAT NO:  
10  
3 BHK

FACING: West

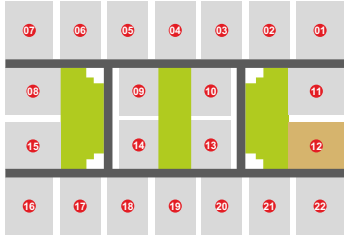


AREA STATEMENT	
Super Built-up Area(Sft)	1900
Carpet Area(Sft)	1335
Balcony Area(Sft)	75
Common Area & External Wall Thickness(Sft)	490

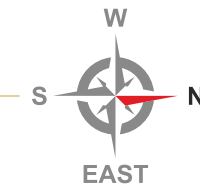


FLAT NO:  
12  
4 BHK

FACING: East



AREA STATEMENT	
Super Built-up Area(Sft)	2650
Carpet Area(Sft)	1895
Balcony Area(Sft)	95
Common Area & External Wall Thickness(Sft)	660



FLAT NO:  
11  
3 BHK

FACING: West



AREA STATEMENT	
Super Built-up Area(Sft)	2650
Carpet Area(Sft)	1857
Balcony Area(Sft)	138
Common Area & External Wall Thickness(Sft)	655

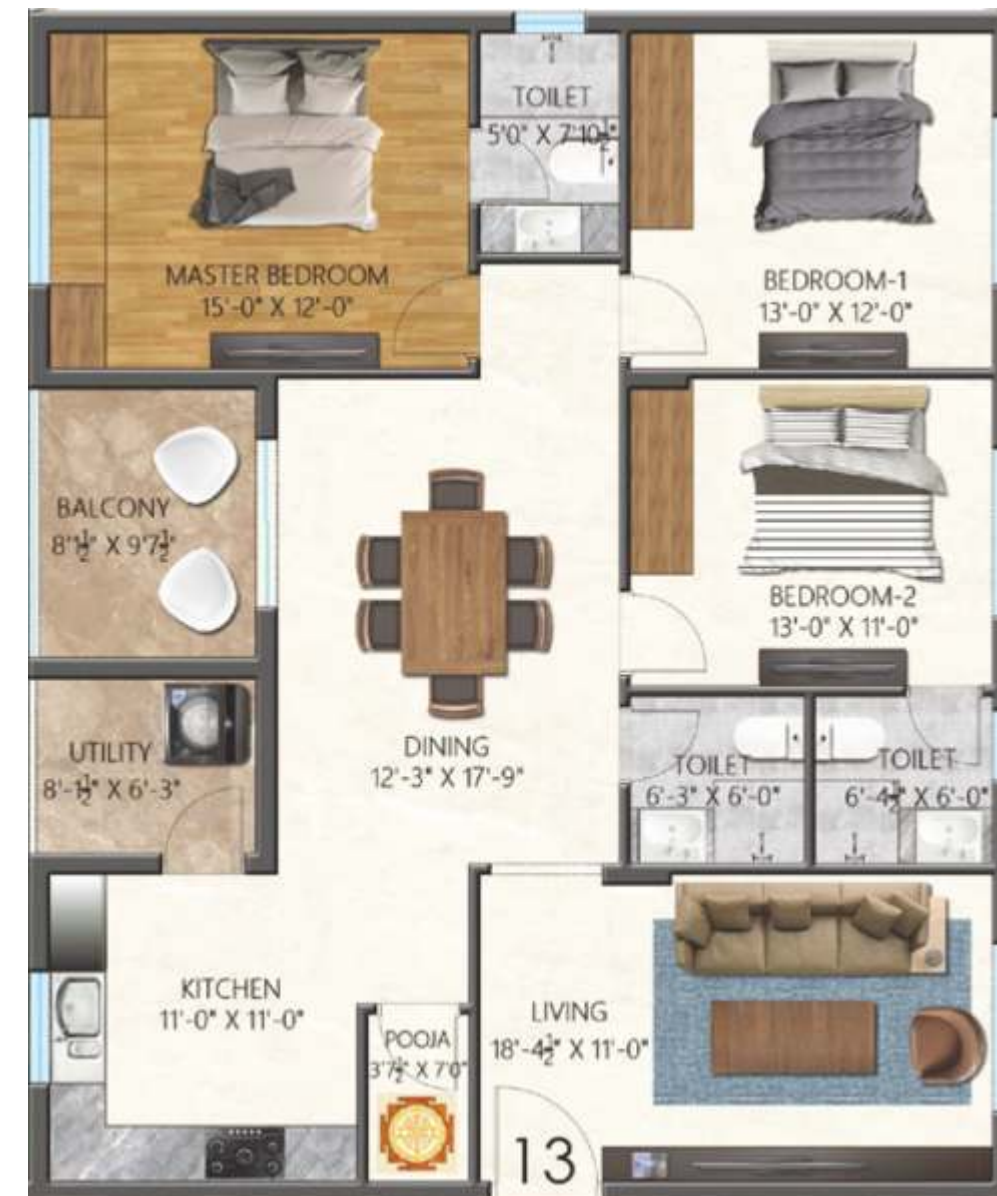


FLAT NO:  
13  
3 BHK

FACING: East



AREA STATEMENT	
Super Built-up Area(Sft)	1900
Carpet Area(Sft)	1330
Balcony Area(Sft)	80
Common Area & External Wall Thickness(Sft)	490



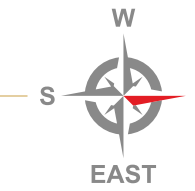
13

**FLAT NO:  
14**  
**3 BHK**

**FACING: East**

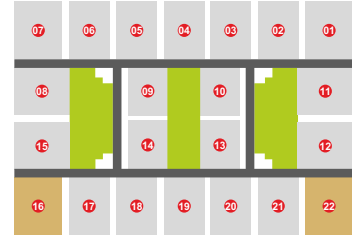


AREA STATEMENT	
Super Built-up Area(Sft)	1900
Carpet Area(Sft)	1345
Balcony Area(Sft)	65
Common Area & External Wall Thickness(Sft)	490



**FLAT NO:  
16 & 22**  
**4 BHK**

**FACING: West**



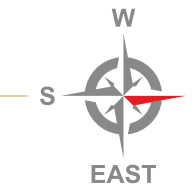
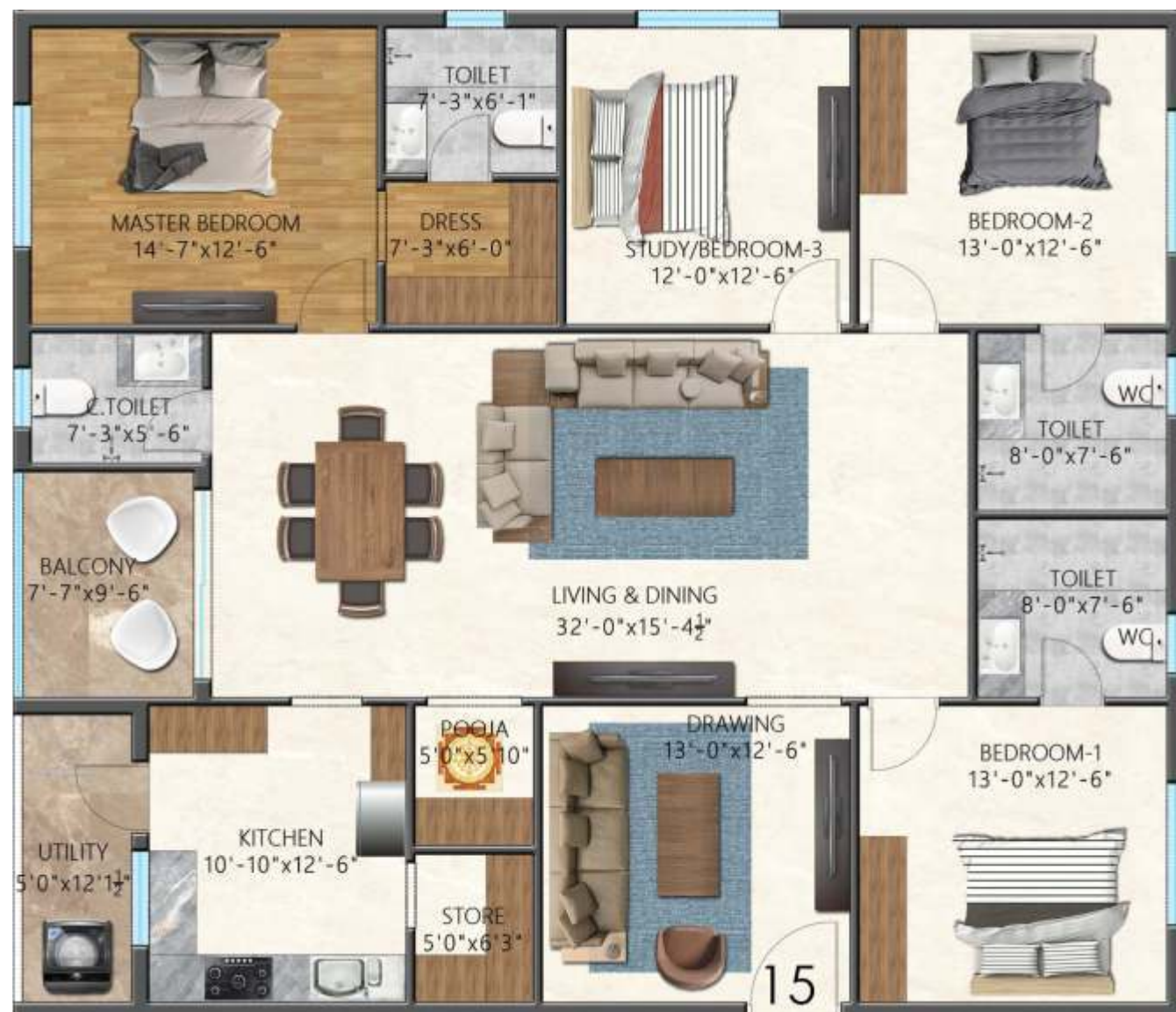
AREA STATEMENT	
Super Built-up Area(Sft)	2800
Carpet Area(Sft)	1985
Balcony Area(Sft)	120
Common Area & External Wall Thickness(Sft)	695

**FLAT NO:  
15**  
**4 BHK**

**FACING: East**



AREA STATEMENT	
Super Built-up Area(Sft)	2650
Carpet Area(Sft)	1915
Balcony Area(Sft)	75
Common Area & External Wall Thickness(Sft)	660



**FLAT NO:  
17, 18, 19,  
20 & 21**  
**3 BHK**

**FACING: West**



AREA STATEMENT	
Super Built-up Area(Sft)	2350
Carpet Area(Sft)	1675
Balcony Area(Sft)	80
Common Area & External Wall Thickness(Sft)	595



Erragadda Metro Station

# IN HEART OF SANATH NAGAR CHOOSE A HOME THAT SUITS YOUR STYLE OF LIVING

Imperial Avenue besides occupying a special place in your heart, occupies a vantage location that is seamlessly connected with the major destinations of Hyderabad city.



ESI Hospital



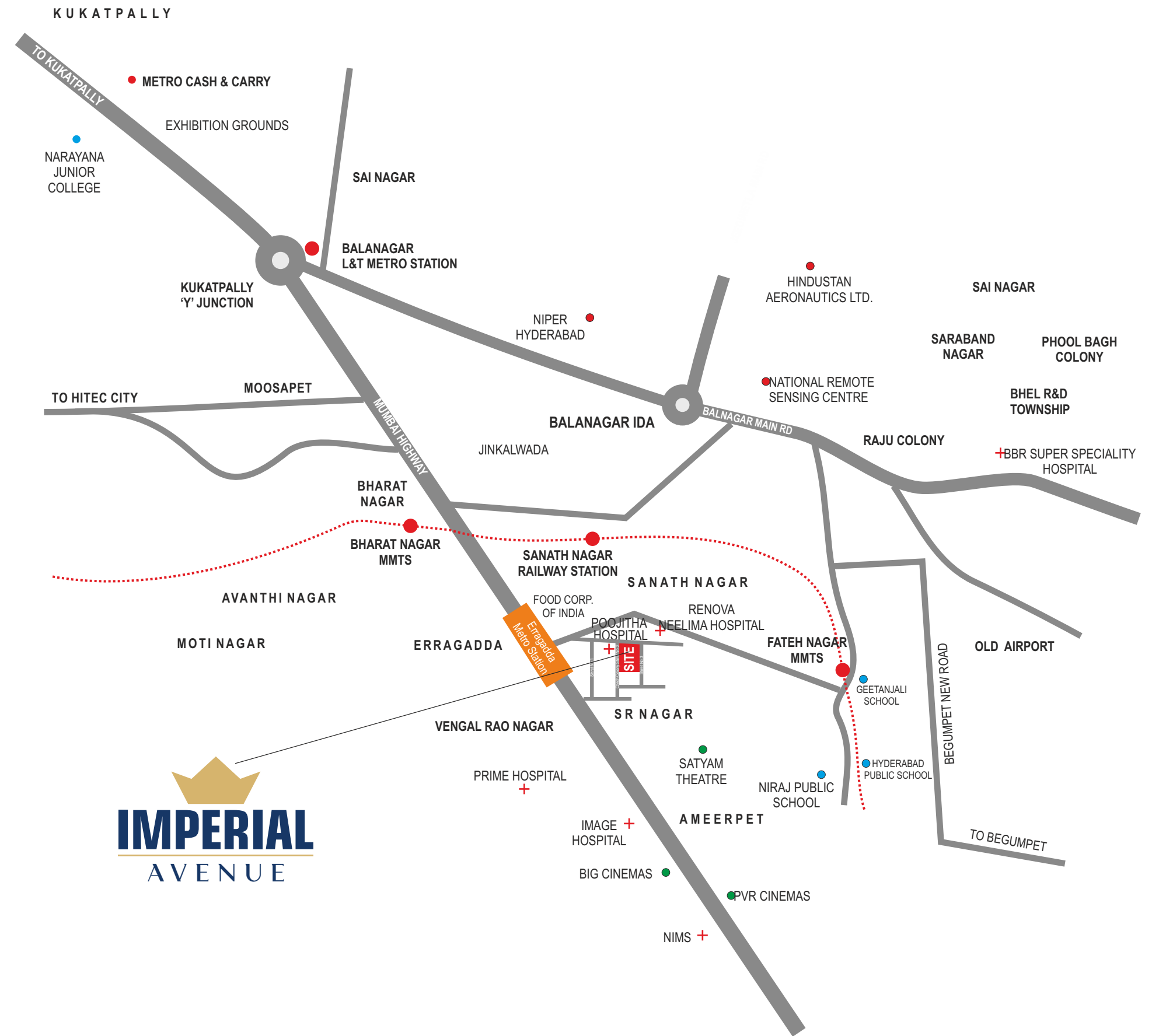
D-Mart, Sanatnagar



Mythrivanam

## Location

(Not to scale)



8 mins

AMEERPET

15 mins

PANJAGUTTA CIRCLE

20 mins

JNTU

25 mins

HITECH CITY



## STURCTURE

### FRAMED STURCTURE

R.C.C Framed Structure resistant to wind and Seismic loads.

### SUPER STURCTURE

Brick masonry with Red clay bricks in cement mortar (1:6)Prop.

## PLASTERING

### INTERNAL

Double Coat Cement plaster of with smooth finishing.

### EXTERNAL

Double Coat sand faced cement plaster.

## DOORS

### MAIN DOOR

Teak wood frame with both sides veneer flush shutters with melamine polish with reputed make hardware.

### INTERNAL DOORS

Teak wood frame with both sides veneer flush shutters with melamine polish/paint with reputed make hardware.

### FRENCH DOORS (if any)

UPVC/powder coated aluminium frame sliding door with float glass shutters with mosquito mesh provision of reputed make.

### WINDOWS/VENTILATORS

UPVC/powder coated aluminium frame sliding window with float glass shutters with mosquito mesh shutters provision of reputed make. (MS Grills of Standard approved design will be provided at an additional cost.)

### BALCONY RAILING

Toughened clear glass with SS Balustrade/Brackets.

## FLOORING

### LIVING, DINING,DRAWING

600X1200 mm size double charged vitrified tiles of reputed make.

### MASTER BEDROOM & HOME THEATRE

Wooden pattern design double charged vitrified tiles of reputed make.

### OTHER BED ROOMS & KITCHEN

800 X 800mm size double charged vitrified tiles of reputed make.

**BATHROOMS:** Antiskid Ceramic tiles of reputed make.

**CORRIDORS:** Granite/Tiles

**UTILITY/BALCONIES:** Antiskid vitrified tiles of reputed make.

**STAIRCASE:** Granite

## TILE CLADDING

### UTILITY

Glazed Ceramic Tile up to 3'-0 height of reputed make.

### BATHROOMS

Glazed Ceramic Tile up to 7'-0 height of reputed make.

### LIFT ENTRANCE

Granite or Vitrified tile or combination of both as per design.

## KITCHEN

Provision for Modular Kitchen. (Kitchen Platform and sink will not be provided)Provision for water purifier, Exhaust fan & Chimney.

Provision for municipal water along with bore well water.

Provision for dishwasher in utility area.

## BATHROOMS

Granite counter wash basin with hot & cold basin mixer of Grohe/ TOTO/ Kohler/ Jaquar or its equivalent make.

Wall mounted EWC with concealed flush tank of Grohe/ TOTO/ Kohler/ Jaquar or its equivalent make.

Single lever diverter with overhead shower in all bath rooms.

provision for geysers in all bathrooms.

All C.P. fittings are reputed make of Grohe/ TOTO/ Kohler/ Jaquar or equivalent make.

## EXTERNAL PAINTING

Textured/ putty finish with two coats of exterior emulsion paint of Asian/ ICI or equivalent make over coat of primer.

## INTERNAL PAINTING

Smooth Putty finish with two coats of premium Acrylic emulsion paint of Asian/ ICI or equivalent make over coat of primer.

## ELECTRICAL

Three phase supply for each unit & individual meter boards.

Concealed Copper Wiring in conduits for lights, fans, and power plug points wherever necessary of standard make.

Provision for Power outlets for air conditioners in all bedrooms Power outlets for geysers in all bathrooms

Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen.

Power outlet for Washing machine in utility area.

Miniature circuit breaker (MCB) of reputed make for distribution boards.

Elegant designer modular electrical switches of Legrand / Schneider / North West or equivalent make.

Plug points for T.V & audio systems etc., where ever necessary.

Clubhouse with WI-FI Connectivity.

## CABLE TV

Provision in Drawing, Living and all Bed Rooms for each apartment.

## INTERNET

Provision in Living Room and Master bed room.

## SECURITY

Sophisticated Multi Apartment Video Door Phone.

Intercom facility in all units connecting to the security and club house.

Panic button & intercom is provided in the lifts

connected to the security room

CCTV cameras all around the building for surveillance.

## LIFTS

Automatic lifts with Auto rescue device with V3F for

energy efficiency of Kone / Otis / Schindler make.

## FIRE & SAFETY

Fire hydrant & fire sprinkler systems in basements as per fire norms.

## LPG

Supply of gas from a centralized gas bank to all individual flats with meters. Gas leak detector in kitchen.

## GENERATOR

100% DG backup for fans, lights for all flats with AMF

Panel except for ACs and Geysers.

## WATER SUPPLY

Bore well and Municipal Water Supply.

## LANDSCAPE

Aesthetically designed landscape.

## COMMON AREAS

### PARKING AREA

VDF flooring with smooth/ broom finish for driveways.

### UTILITIES

Space for gas bank, seating for drivers, housekeeping and security staff with toilets and maintenance office etc.

## PARKING MANAGEMENT

Parking Signage boards installed at strategic locations for ease of driving.

Comprehensive security system with cameras at necessary locations



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ARCHITECT



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The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.