



SYAMANTAKA

AURUM

An Aura of Opulent Living
@ PragathiNagar



SYAMANTAKA

AURUM

Premium 2 & 3 BHK Apartments

An Aura of Opulent Living

An aesthetic abode with a living experience that is lavish beyond expectations is everyone's desire. Bespoke features, opulent interiors with the highly sought-after exclusivity make it an aspired home.

Welcome to Syamantaka Aurum- an aura of opulent living @ Bowrampet.



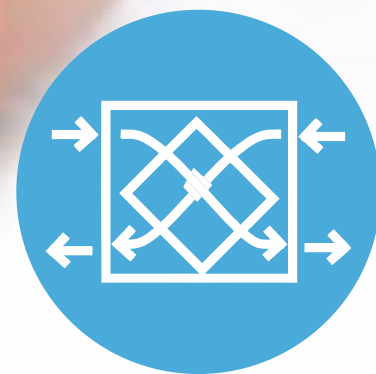


SYAMANTAKA

AURUM



High End Features for
a Unique Home Experience



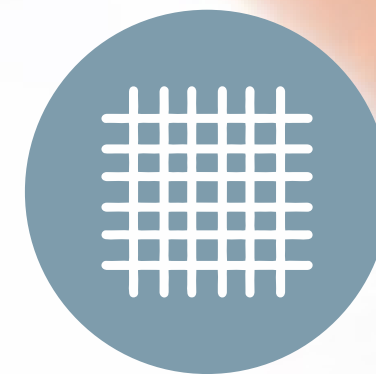
Fresh Air System
for Cleaner Air
in all Homes



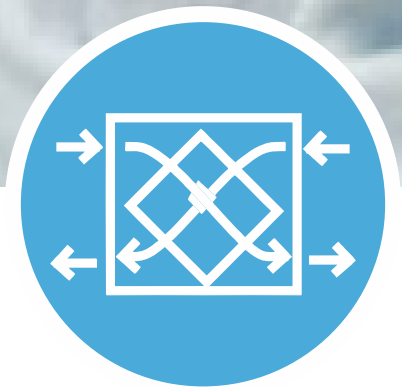
Alkaline
Drinking Water
for all Units



Pre Installed
Modular Kitchen
in all Homes



Invisible Grills
in Balconies
for Extra Safety



Fresh Air System for Cleaner Air in all Homes

Experience homes that are healthy, comfortable and energy efficient. Fresh Air System in every apartment at Aurum ensures that the quality of the air inside is healthy and free from harmful pollutants.



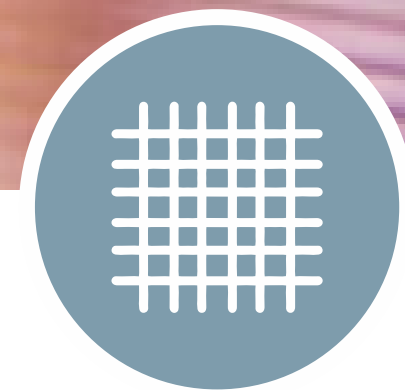
Alkaline Drinking Water for all Units

Enjoy the benefits of Alkaline Water that increases energy levels, keeps you hydrated easily, helps you lose weight and reduces your risk of developing a number of diseases, including cancer and arthritis and a host of other health benefits.



Pre Installed Modular Kitchen in all Apartments

Rejoice in modern, sleek modular kitchens that are as delightful as the meals you prepare in it. Every apartment at Aurum is designed with a stylish and aesthetic kitchen that has a layout for all the storage, cooking and washing.



Invisible Grills in Balconies for Extra Safety

Enjoy the serene scenic view in a safe way and also enjoy security for your family, especially children from falling from high places. The super-advanced invisible grill system at Aurum gives you an unspoilt view without compromising on your safety.

Experience the Gold Standard of Living

Syamantaka Aurum is a one-of-its-kind premium luxury residence project in Hyderabad. With luxurious finishes and rich details, every home is thoughtfully designed to inspire your life. Just like the name, Aurum, every nook and corner of your home reflects sophistication, elegance and vibrancy.





SYAMANTAKA

AURUM

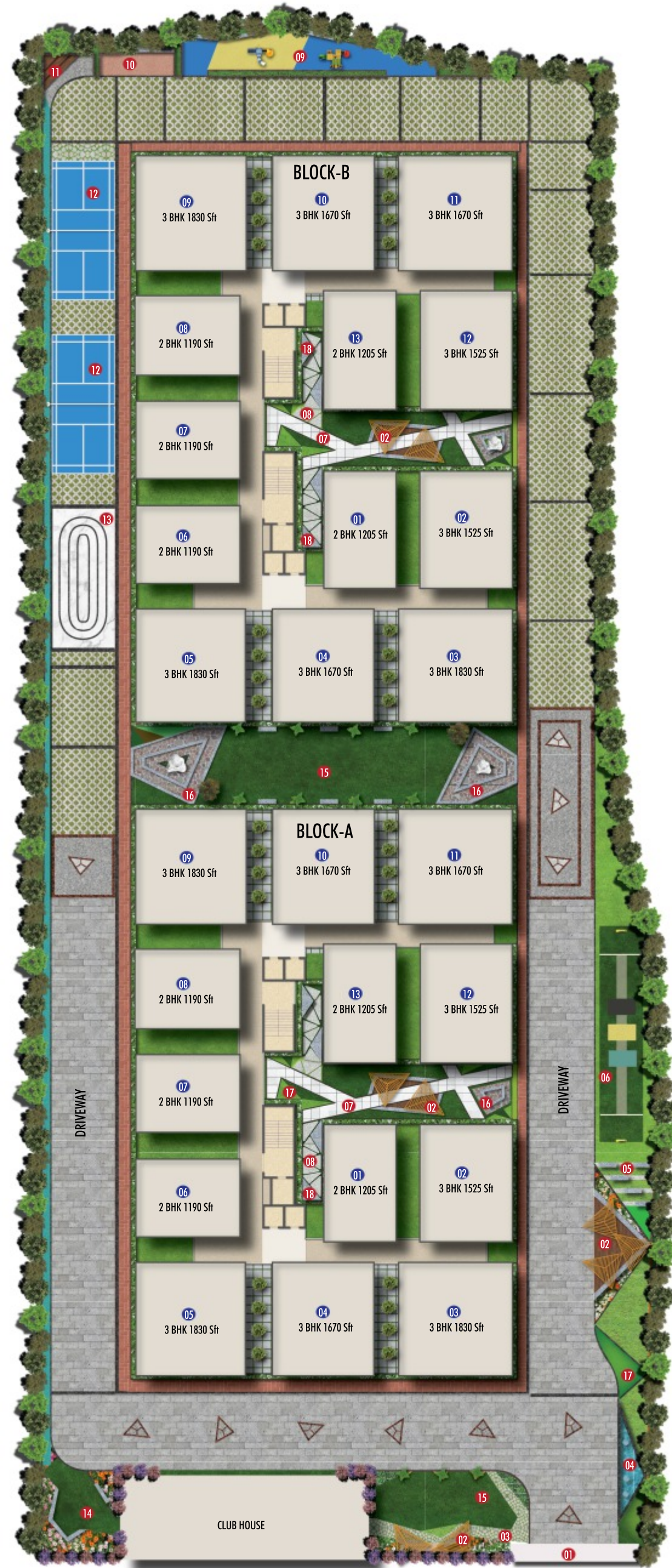
OVERVIEW

No. of Towers: 2 | Structure Details: C + 2 Podiums + 15 Floors | Clubhouse: 20,000 Sft. | Type of Units : 2, 3 & 4 BHK

2 BHK Built-UP Area: 1190 - 1205 Sft. | 3 BHK Built-UP Area: 1535 - 1830 Sft. | 4 BHK Duplex Apartments: Ground + First Floor (Apart Villas)

4 BHK Duplex Apartments: 14th + 15th Floor (Sky Villas) | 4 BHK Duplex Apartments: 2380 - 3660 Sft. (Built-Up Area)

MASTER PLAN



LEGEND

1. ENTRY
2. SEATING PAVILION
3. GRASS PAVERS PATHWAY
4. WATER BODY
5. VIEWING GALLERY
6. CRICKET NET
7. PATHWAY
8. STEPPING STONE
9. CHILDREN PLAY AREA
10. FITNESS STATION
11. STEPPED SEATING
12. BADMINTON COURT
13. SKATING RINK
14. ELDERLY SEATING ZONE
15. MULTIPURPOSE LAWN
16. FEATURE PAVING
17. MOUND
18. SEATING ZONE



Welcome to a Bright, More Inviting World

Feel welcomed with a gateway that's both cozy and pleasing to the eye. Give your guests a "wow" feel even before they step into your home with a welcoming and elegant entrance.



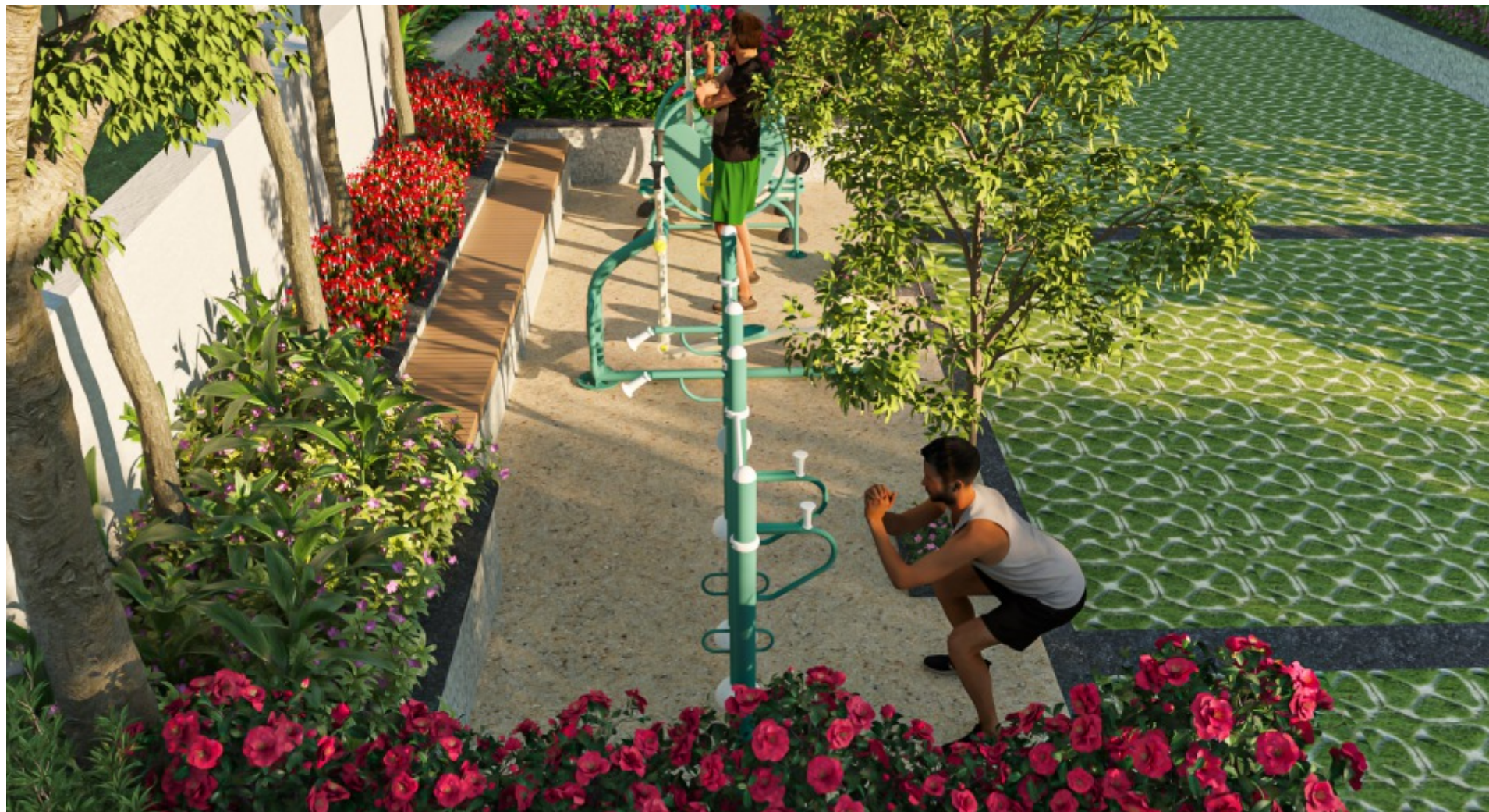
Reconnect with Friends-and Yourself

Take a leisurely walk through the neighborhood, meet friends, get involved in conversations and entertaining activities. Do things that make you happy and bring contentment to your life.



Go for Gold

Get active playing sports, boost your fitness and have fun while doing so. Explore the world of sports at Aurum, learn a new skill, build your confidence and enjoy the time spent with your friends.



Workout in the Fresh Air

Exercise in the fresh air, in pairs or with groups of friends or families. Creating the gateway to a healthier lifestyle for people of all ages, the outdoor fitness zone is free, convenient and accessible to all.



Give your Kids a Space to Learn and Grow

Spare a still moment with your kids every once in a while. Relish the loving sight of children having fun, skipping feet and carefree voices under the setting sun.



Experience Nature More Intensively

Bring the tired mind, body and soul into the heart of pristine nature. Enjoy the lovely scene of a floating butterfly, graceful flight and happy tweets of a bird flying up high.



Come Home to Bespoke Living Spaces

Rejoice in homes that are in harmony with the aesthetic details. Unique features like fresh air system, pre- installed modular kitchen, wooden flooring in master bedroom make Aurum a one of its kind in the vicinity. Giving you a choice between 2, 3 & 4 BHK units, every apartment is curated with a keen eye for detail.



Luxuriate in Sleep

Enjoy opulent living spaces that stimulate the senses and solace the soul. Experience luxury in its purest form and the warmth of a contemporary home with an eccentric modern spirit.



Let your Food Do the Talking

Savour fresh, tasty, healthy home made food with your loved ones. Involve kids in the cooking process, connect over food, share stories, be a role model by eating healthy yourself.

Pursue a Lifestyle as Good as Gold

Take a step towards an ideal lifestyle and a new start to build a healthy and better life. Experience the Syamantaka Aurum difference in the Clubhouse, where a radiant lifestyle and health & wellness go hand in hand.


CLUB
AURUM





Get Immersed in the Opulent Lifestyle

Feel on top of the world at the exclusive rooftop swimming pool where you can relax or freshen up. Experience poolside lounging on a whole new level of cool with dedicated pool decks.



Make Happy Plans

Experience opulence at its very best. Celebrate your special days in the basking glory of absolute magnificence and unwind with your loved ones in the spacious multipurpose hall.



Get your Golden Ticket to Fun

Beat the indoor blues with fun indoor games to play. Find a game that everyone will enjoy, entertain your family, bond with friends in exciting, new ways at home.



Give the Precious Little Ones the Joy of Childhood

Give your little children a safe and nurturing environment where they can play and express themselves freely. The Creche in the community is an ideal place for the children to have fun and learn at the same time.



Surround Yourself with Books!

Fit reading into your life, read everything among the endless unread books we have here. Join reading groups, find happiness in a good book, seek more knowledge, get smarter.



Take in an Indulgent Experience

Relax, replenish and discover complete rejuvenation with an indulgent spa within the community. Pamper yourself with the bespoke range of beauty and wellness treatments and luxuriate in some much-deserved me time.



Elevate Every Guest Experience

Treat your guests to a vibrant, inviting space. With a cozy and welcoming atmosphere, the spacious guest rooms let them experience an unforgettable stay.

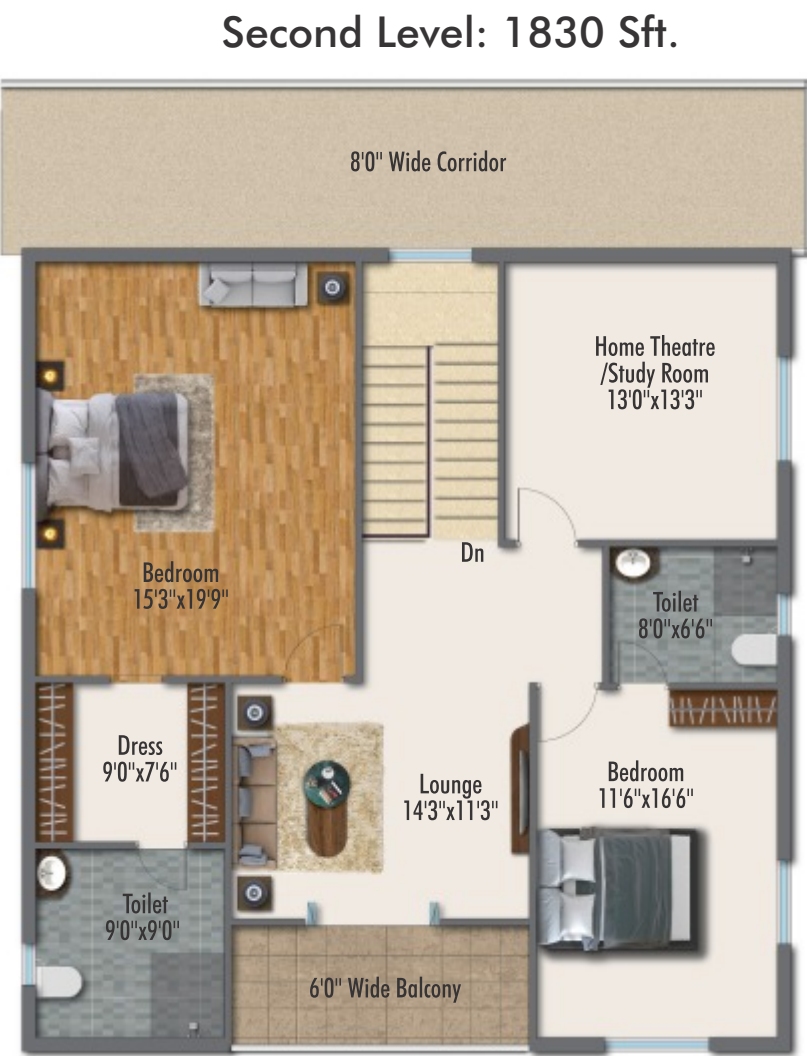
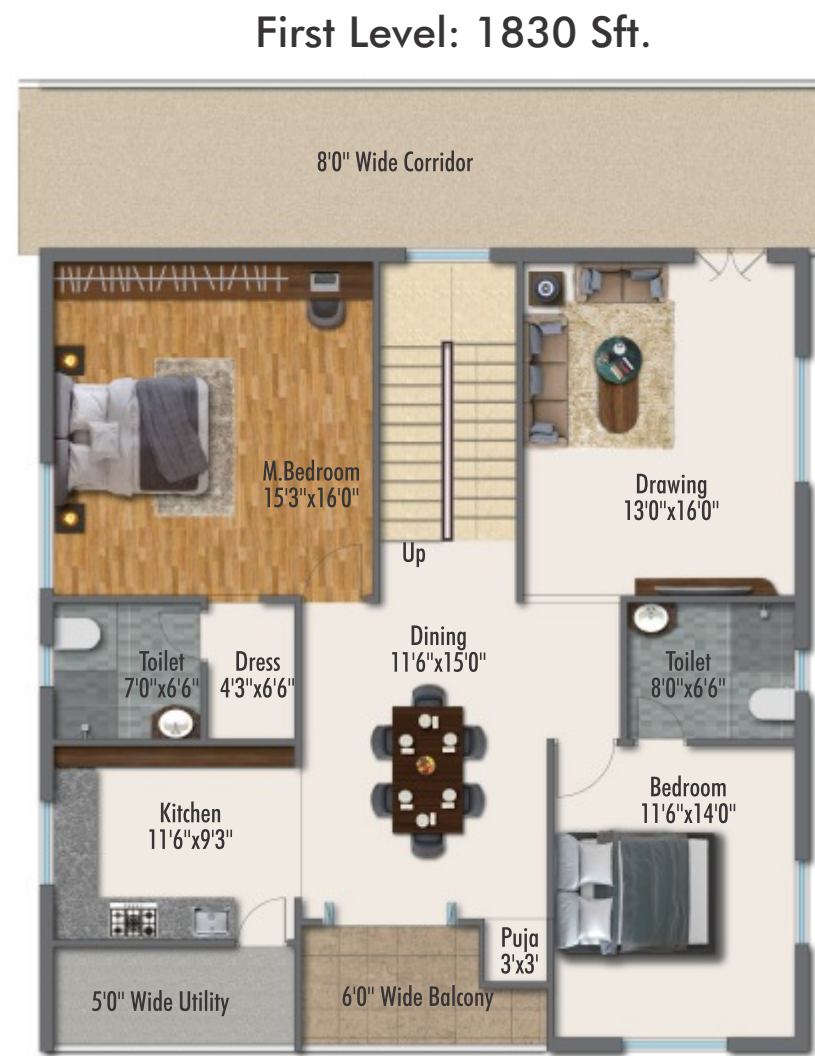
TYPICAL PLAN - BLOCK A & B



DUPLEX FLAT NO. 02



DUPLEX FLAT NO. 03



DUPLEX FLAT NO. 04 

First Level: 1670 Sft.

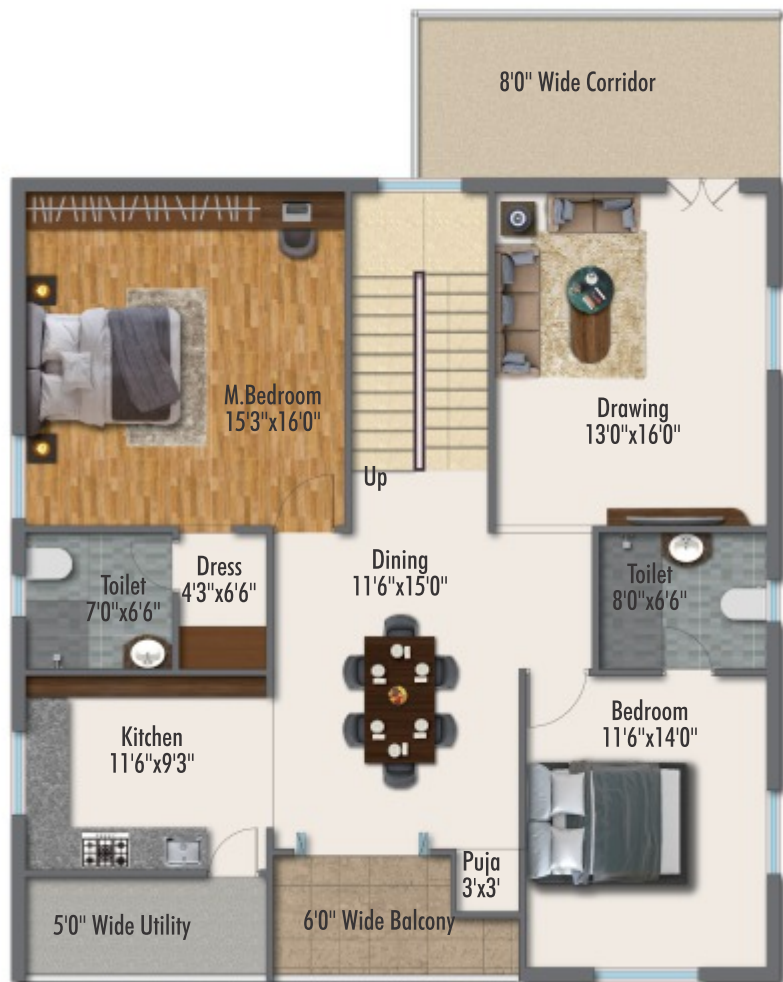


Second Level: 1670 Sft.

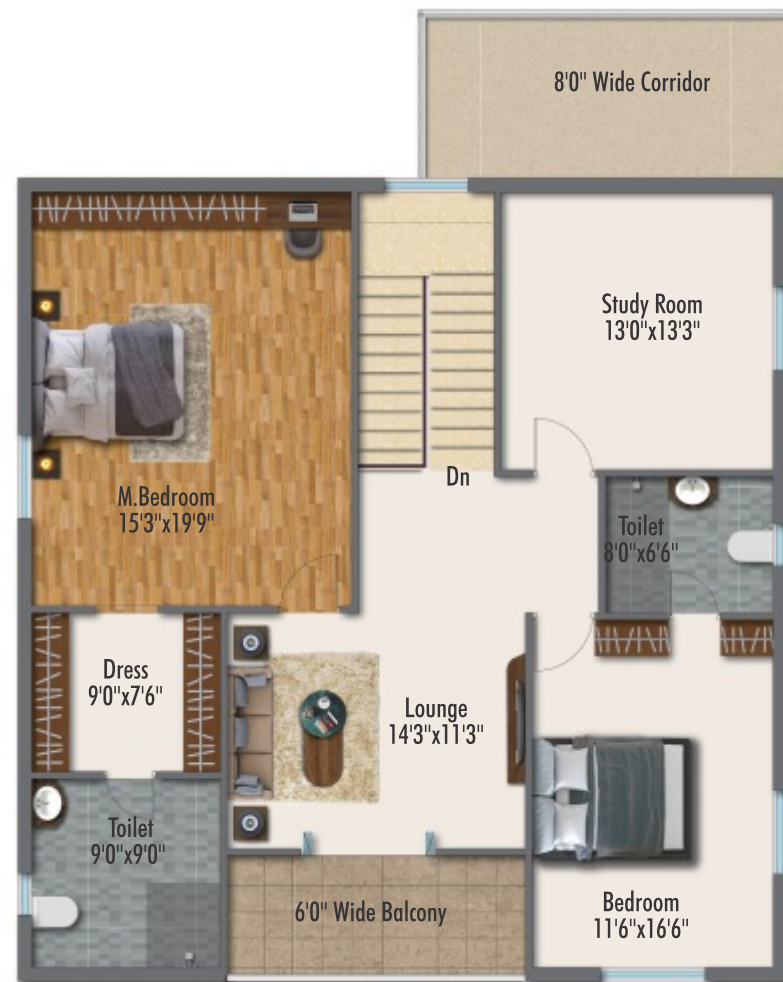


DUPLEX FLAT NO. 05 

First Level: 1830 Sft.



Second Level: 1830 Sft.

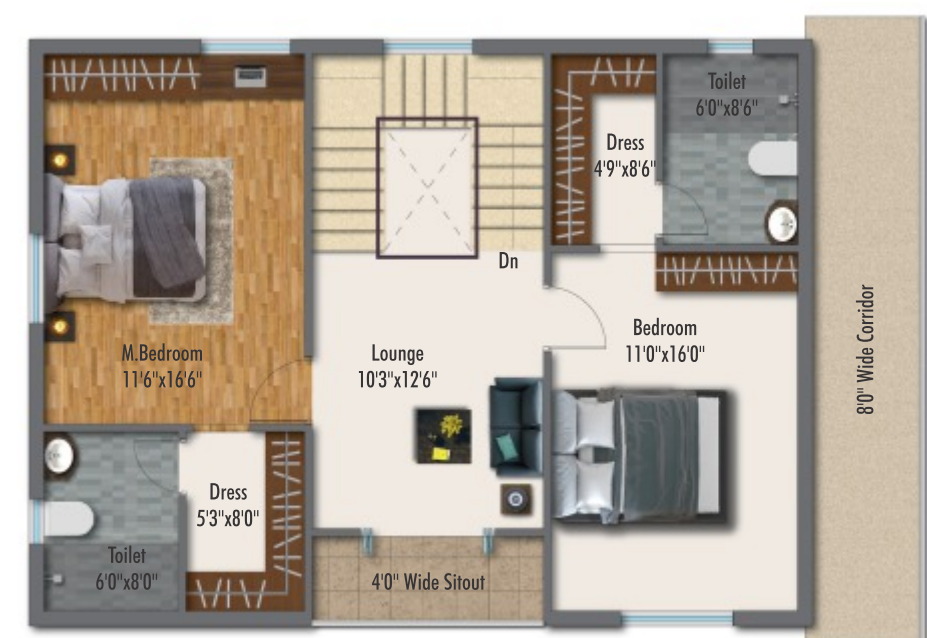


DUPLEX FLAT NO. 06 

First Level: 1190 Sft.



Second Level: 1190 Sft.

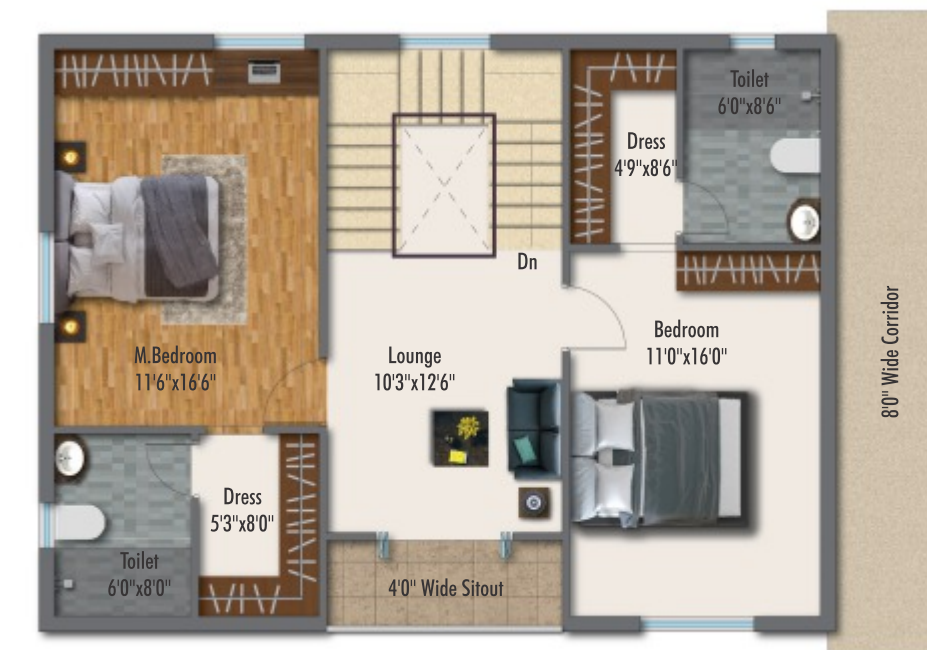


DUPLEX FLAT NO. 07 

First Level: 1190 Sft.

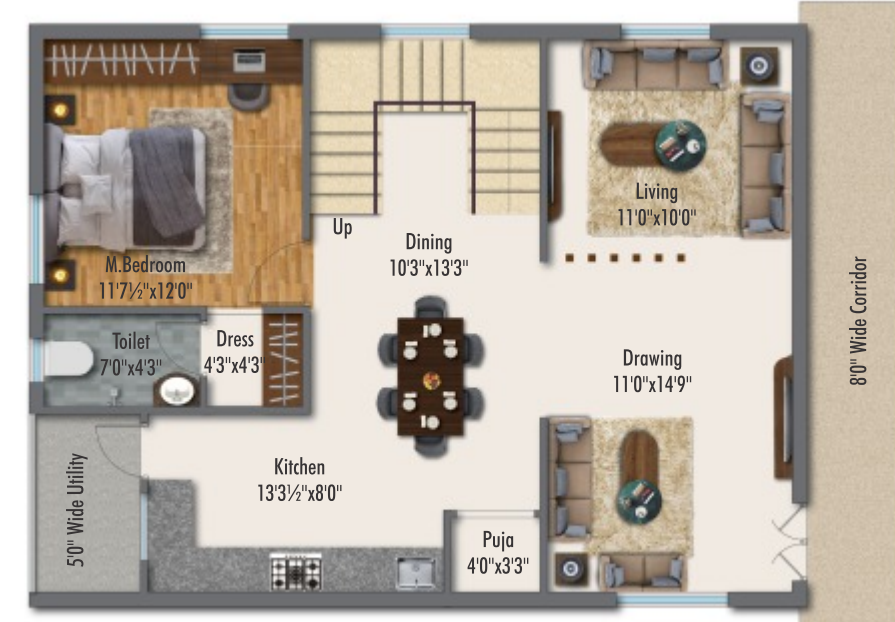


Second Level: 1190 Sft.



DUPLEX FLAT NO. 08 

First Level: 1190 Sft.

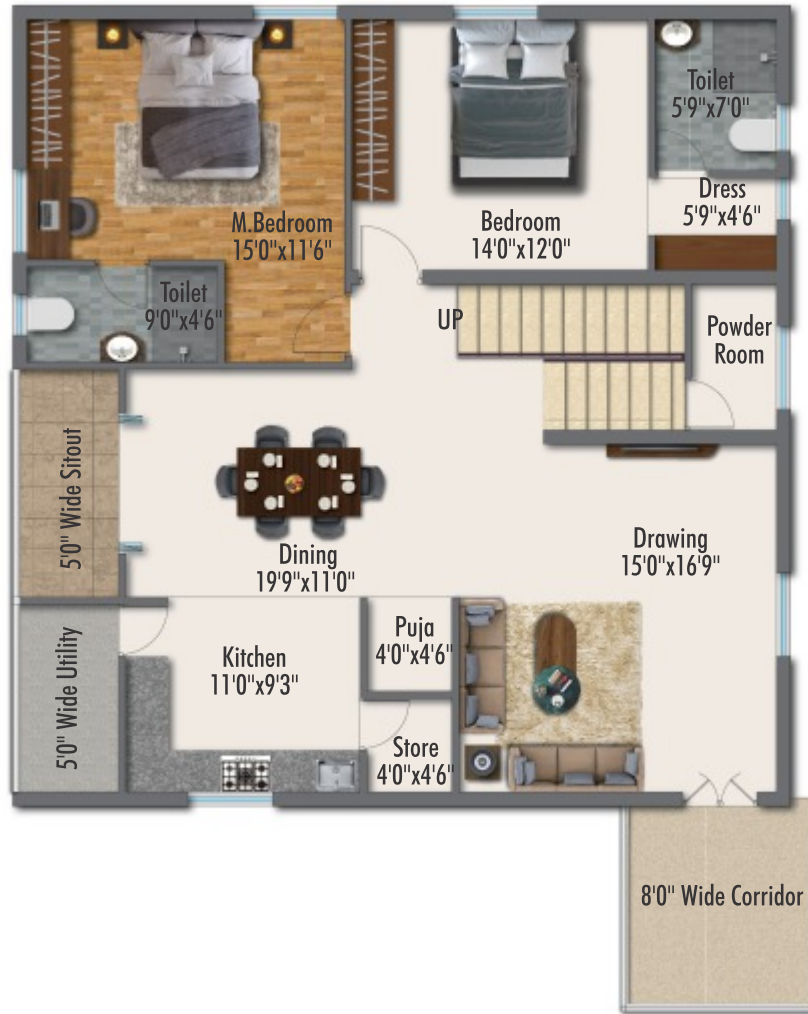


Second Level: 1190 Sft.



DUPLEX FLAT NO. 09 

First Level: 1830 Sft.



Second Level: 1830 Sft.

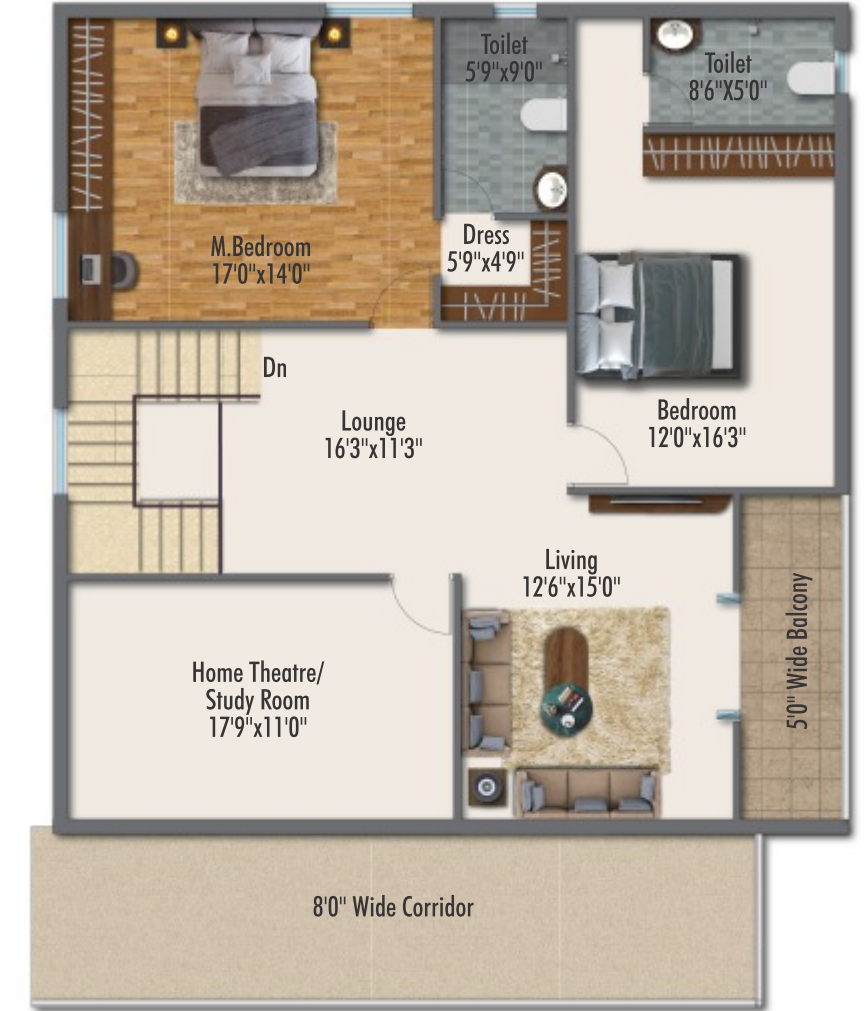


DUPLEX FLAT NO. 11 

First Level: 1830 Sft.



Second Level: 1830 Sft.



DUPLEX FLAT NO. 10 

First Level: 1670 Sft.



Second Level: 1670 Sft.

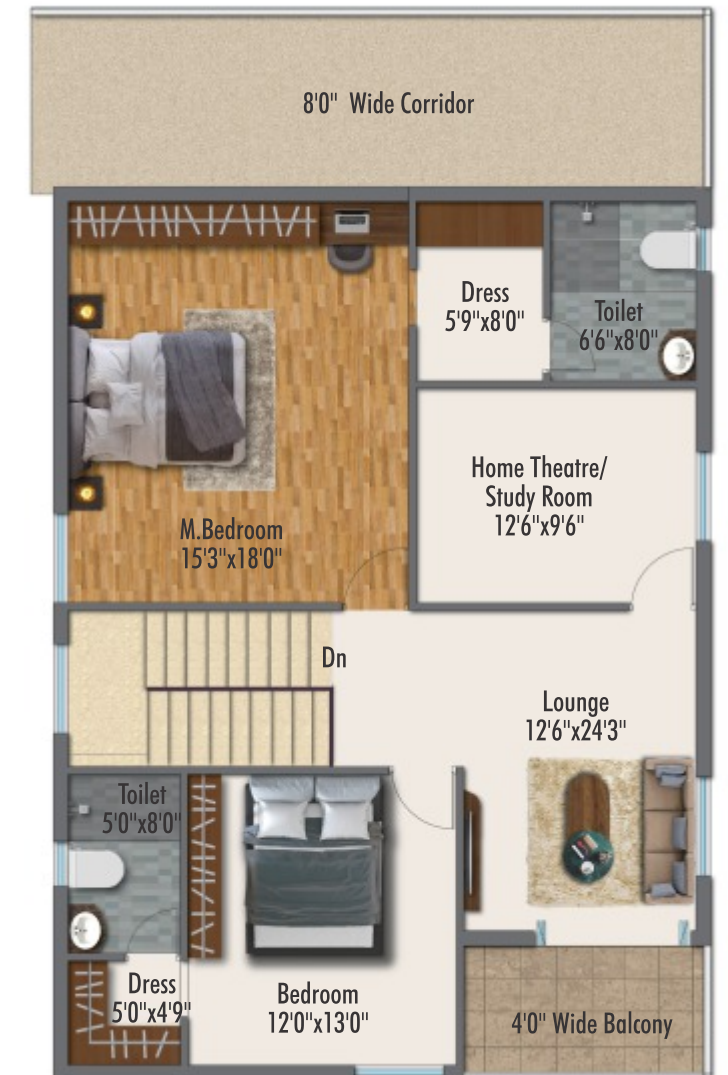


DUPLEX FLAT NO. 12 

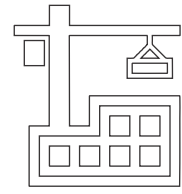
First Level: 1160 Sft.



Second Level: 1160 Sft.



SPECIFICATIONS



STRUCTURE

R.C.C. Shear wall framed structure to withstand wind & seismic loads
Concrete blocks for non-structural members (wherever needed)

DOORS

Main Door: Manufactured teak veneered door frame and shutter finished with good quality of melamine polish and hardware of reputed make

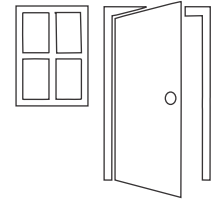
Internal Doors: Manufactured hard wood door frame & laminate shutter and hardware of reputed make

Utility Doors: UPVC door frame of reputed profile sections with combination of float glass & laminated MDF panel

French Doors: UPVC door frame of reputed profile sections, with float glass paneled shutters and designer Hardware of reputed make with provision for Mosquito mesh track

Windows: UPVC Window of reputed profile sections with float glass with suitable finishes as per design with provision for mosquito mesh track (Provision of track for mosquito mesh will be as per window type and feasibility. Mosquito Mesh* & Installation for windows and French doors shall be at extra cost

Grills: Aesthetically designed, M.S grills with enamel paint finish (shall be provided at extra cost)



PAINTING

Internal: Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer
External: Textured finish and two coats of exterior emulsion paint of reputed make

FLOORING

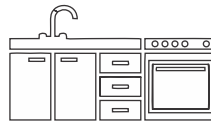
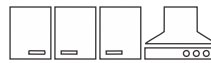
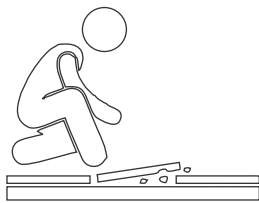
Living, Dining, Master bedroom & other Bedrooms, Kitchen areas: 600X600 / 800X800 MM / 600X1200 MM size Vitrified Tiles of reputed make

Balcony: Rustic ceramic tiles of reputed make

Utility: Anti-Skid ceramic tile of reputed make

Corridors: Vitrified tiles of reputed make

Staircase: Kota / Tandoor stone



KITCHEN

Granite Platform* with Stainless Steel Sink*, CP Fittings with 2'0 Height Ceramic Tile Dado* over Granite Countertop (Items mentioned here are optional at extra cost to Customer)

Provision for fixing of Water Purifier, Exhaust Fan/Chimney

Separate Municipal Water Tap (Manjeera or any other water provided by HMWSSB along with bore well water)

Provision for washing machine in the utility area

BATH ROOMS

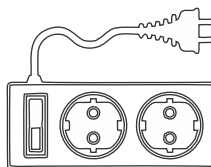
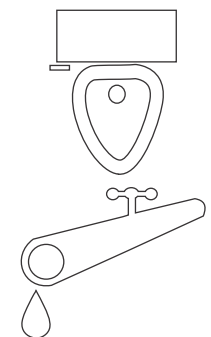
Wash Basin / Counter Top

EWC with concealed flush tank of reputed make

Single lever fixtures with wall mixer cum shower

Provision for geysers in all bathrooms

All CP and sanitary fittings of reputed make



ELECTRICAL

Power plug for cooking range chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen, Washing machine in utility area

Power plug for geysers in all bathrooms

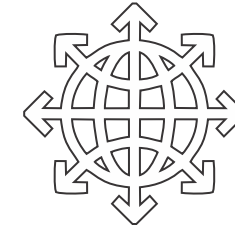
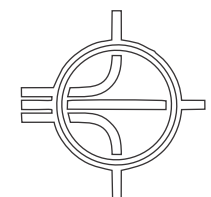
3 Phase supply for each unit and individual meter box

Miniature circuit breakers (MCB) for each distribution boards of reputed make

Elegant modular electrical switches of reputed make

Power outlets for Air Conditioners in living and all bedrooms

LED Light Fixtures for common areas in towers



DADOING

All toilets glazed / matt finish ceramic tiles up to 7'0" height of reputed brand

Utility glazed / matt ceramic tiles of reputed brand up to 3'-0" height

TELECOM / INTERNET / CABLE TV

Provision for Internet connection in each flat

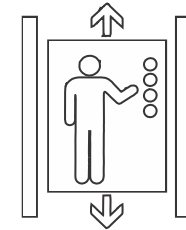
Telephone provision in MBR & drawing area

TV provision in master bedroom, drawing room

LIFTS

High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make, entrance with granite / tile cladding

High speed automatic service lift with rescue device with V3F for energy efficiency of reputed make, entrance with granite / tile cladding



SECURITY / BMS

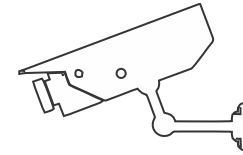
Solar powered security fence around the compound wall

Sophisticated round-the-clock Security / Surveillance system

Surveillance cameras at the main security and entrance of each block

Boom barrier at the entrance

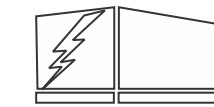
BMS for electricity consumption with prepaid card system will be provided



WTP & STP

Domestic water made available through an exclusive water softening plant (Not RO plant)

A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage Water will be used for the landscaping and flushing purpose.



GENERATOR

100% D.G set backup with acoustic enclosure & A.M.F

PARKING

One car park for 2 BHK & two car park (Back to Back) for 3 BHK apartments

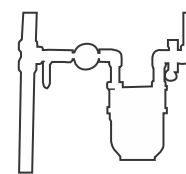
Parking shall be in Basements (Additional parking requests may be considered subject to availability)



FIRE SAFETY

Fire Hydrant System (F.H.S) & Fire Sprinkler in all floors and basement

Fire alarm and public address system in all floors and parking areas



LPG RETICULATION

Providing piped gas from centralised gas bank to all Individual units with prepaid gas meters



WASTE MANAGEMENT

Garbage chutes will be provided for all towers

CAR WASH FACILITY

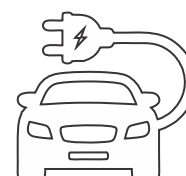
Car Wash facility will be provided in the parking floor level at designated area

ELECTRICAL CAR / TWO WHEELER CHARGING FACILITY

Car / Two wheeler charging points will be provided in the parking floor Level at designated area

* Optional items and installations to be provided on payments of extra cost.

All features specified above are indicative in nature. Specifications may be subject to change from time to time.



Disclaimer: This Leaflet/Folder on conceptual and not a legal offering for sale / Agreement.

All Images are artist's impressions and for illustrative purpose only.

Enjoy the Delights of Connected Living

Stay easily connected to the city yet enjoy a quiet space when you are back home. The ORR, IT Corridor, metro station, hospitals, educational institutions and recreation centres are within minutes from Bowrampet. The scenic atmosphere, the laid-back ambience, the pristine surroundings and the proximity to all lifestyle amenities transforms Bowrampet into an address of choice in the city.



Mamata Medical College



Silver Oaks School



Gokaraju School



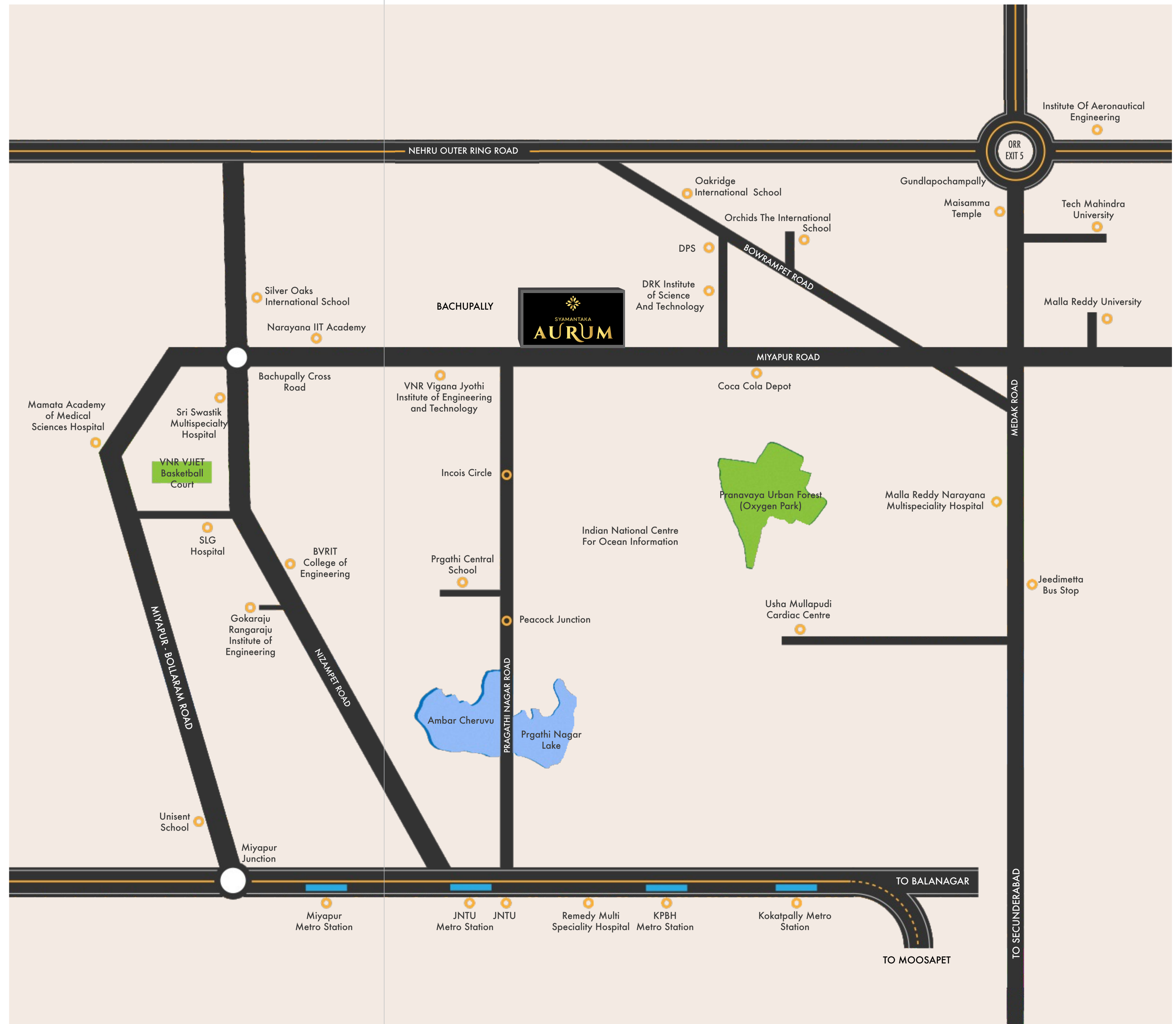
SLG Hospitals



Miyapur-Metro-Station



Oakridge International School





SYAMANTAKA DEVELOPERS

With over three decades of experience in real estate and construction industry, our Syamantaka Infra team is ever-ready to cater to all your needs and dreams.

By taking advantage of the latest technological advancements in construction and management, we are always a step ahead of our market competition, and on a path to become the industry leaders.

We are committed to delivering possession on-time and at a reasonable cost, unmatched by anyone else in the industry; Because we strive for customer satisfaction above all. We understand and value the importance of a life-long dream of owning your dream home and the trust you are placing on us.



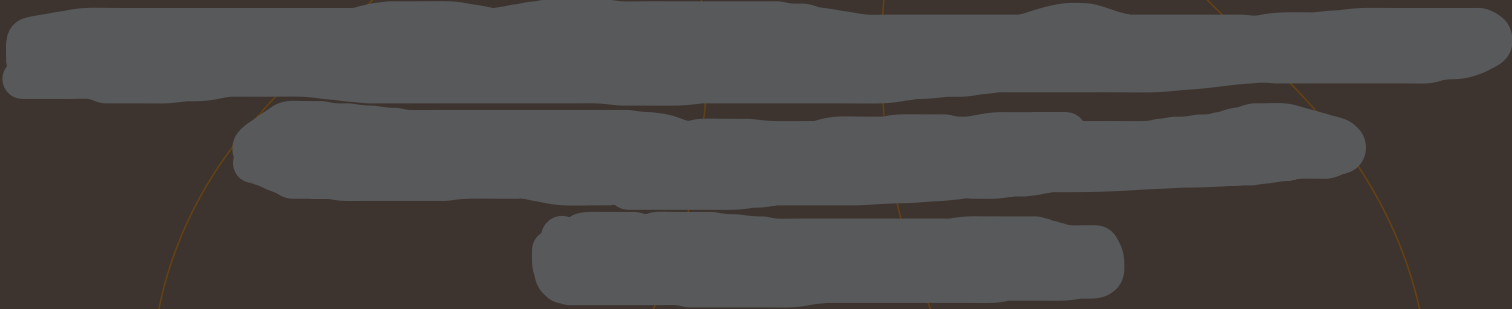
OUR ANOTHER PROJECT



EMERALD HEIGHTS

Residential Apartment @ Bachupally, Hyderabad

Exclusive Marketing Partner:



DISCLAIMER: All dimensions are in Square Feet, and measured from finish to finish excluding construction tolerances. All materials, dimensions, and drawings are approximate only. Information is subject to change without notice, at developer's absolute discretion. Actual area may vary from the stated area. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.