



MIDDLE  
TOWN

MOVE INTO  
THE BEST  
PART OF TOWN!





## WELCOME TO THE BEST PART OF TOWN!

'Middle Town' is the latest project by Radiant Avenue Infra. Private Limited and SR Constructions. It's an amalgamation of comfort with connectivity. A place designed to suit the needs of the entire family.

## THE BEST PART OF MIDDLE TOWN!

Apart from the most ideal location, the greatest part of Middle Town is the array of uber amenities. Specified play areas for your children to bring out their mischievous side.

Poolside lawns for your parents to just relax and catch up on the chitchat. A multifunctional hall for a yoga session or a dance workout, it has everything your family needs and much more!



CRICKET NETS



CHILDREN'S PLAY AREA



PARTY LAWNS



SOLAR FENCING SYSTEM



VAASTU COMPLIANT HOMES



GRAND ENTRY AND EXIT WAYS



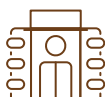
CC CAMERA SECURITY ALL-AROUND



24 X 7 SECURITY



ADEQUATE CAR PARKING



CLUBHOUSE



EARTHQUAKE-RESISTANT ARCHITECTURE



DESIGNER LANDSCAPING



EXCELLENT VENTILATION



HIGH-SPEED AUTOMATIC LIFTS

## SPECIFICATIONS

### STRUCTURE:

R.C.C. framed structure: footings columns, beams and slabs in R.C.C.

### SUPER STRUCTURE:

First-class red brickwork in cement mortar.

External: 9" thick walls

Internal: 4½" thick walls

### PLASTERING:

Internal & external plastering:

Double coat CM plastering with sponge finish.

### DOORS:

Main Door: Best Teakwood frame door as per the architectural plan and shutter of aesthetically designed with melamine polishing and designer hardware of reputed make.

Internal Door Frames: Ready-made door frame as per the architectural plan with flush shutters in the paint with standard fittings & locks.

### WINDOWS

UPVC Window frames and shutters with glass panels.

### PAINTING:

External: Putti of Birla Wall Care/equivalent & two coats with exterior paint of "Asian/equivalent make".

Internal: Putti of Birla Wall Care/equivalent & emulsion paints in all the rooms, toilets & balconies.

### TERRACE ROOF:

Finished terrace with cement mortar.

### PARKING AREA:

Parking area with tiled & pattern flooring

### POWER BACK-UP:

Super convenient 100% power back-up



## SOMETHING FOR EVERYONE!

A multifunctional 4-storey clubhouse at Middle Town provides a unique space, be it a small catch-up over coffee, peaceful yoga meditation, or even your big celebrations. You can swim away your stress, at the swimming pool or get a fresh look at the salon. There is something for everyone here!  
The Clubhouse has a built-up area of Approx 6000 Sq. FT. and many modern amenities such as...



PROVISIONAL STORE



MULTIPLE INDOOR GAMES



MULTI-PURPOSE ROOM FOR YOGA, SMALL PARTIES, ETC



GUEST ROOMS



BEAUTY SALON



WELL-EQUIPPED GYMNASIUM



SWIMMING POOL WITH GAZEBO



### CLUBHOUSE:

4-storey Clubhouse with a built-up area of over 6000 Sq. FT.

## IN THE VICINITY... GATEWAY IT PARK

Just five minutes away from Middle Town, the government is setting up the 'Gateway IT Park' project at Kandlakoya in the Medchal-Malkajgiri district as part of its GRID (growth in dispersion) strategy to diffuse IT sector growth across Hyderabad. It is located near ORR and has excellent connectivity as it will take just an hour to reach the Shamshabad International Airport as well as Gachibowli and Hi-Tec City. The MMTS project is also located very close to the Gateway IT Park and efforts are underway to develop the Gundlapochampally station.

## OXYGEN PARK

Two minutes away from Middle Town, Spread over 75 acres, the Oxygen Park is a natural treat for those desperate to escape, take a break from hectic city life, and enjoy a walk in the serene beauty of nature. The three-kilometre-long track inside this conserved forest is perfect for breathing fresh air and the best place for a morning walk. There is also a special butterfly park with a variety of flowering plants.



Gate Way IT Park, Kandlakoya



OXYGEN PARK, KANDLAKOYA





Tech Mahindra Campus



CMR MAIN CAMPUS



NALSAR UNIVERSITY



GENOME VALLEY

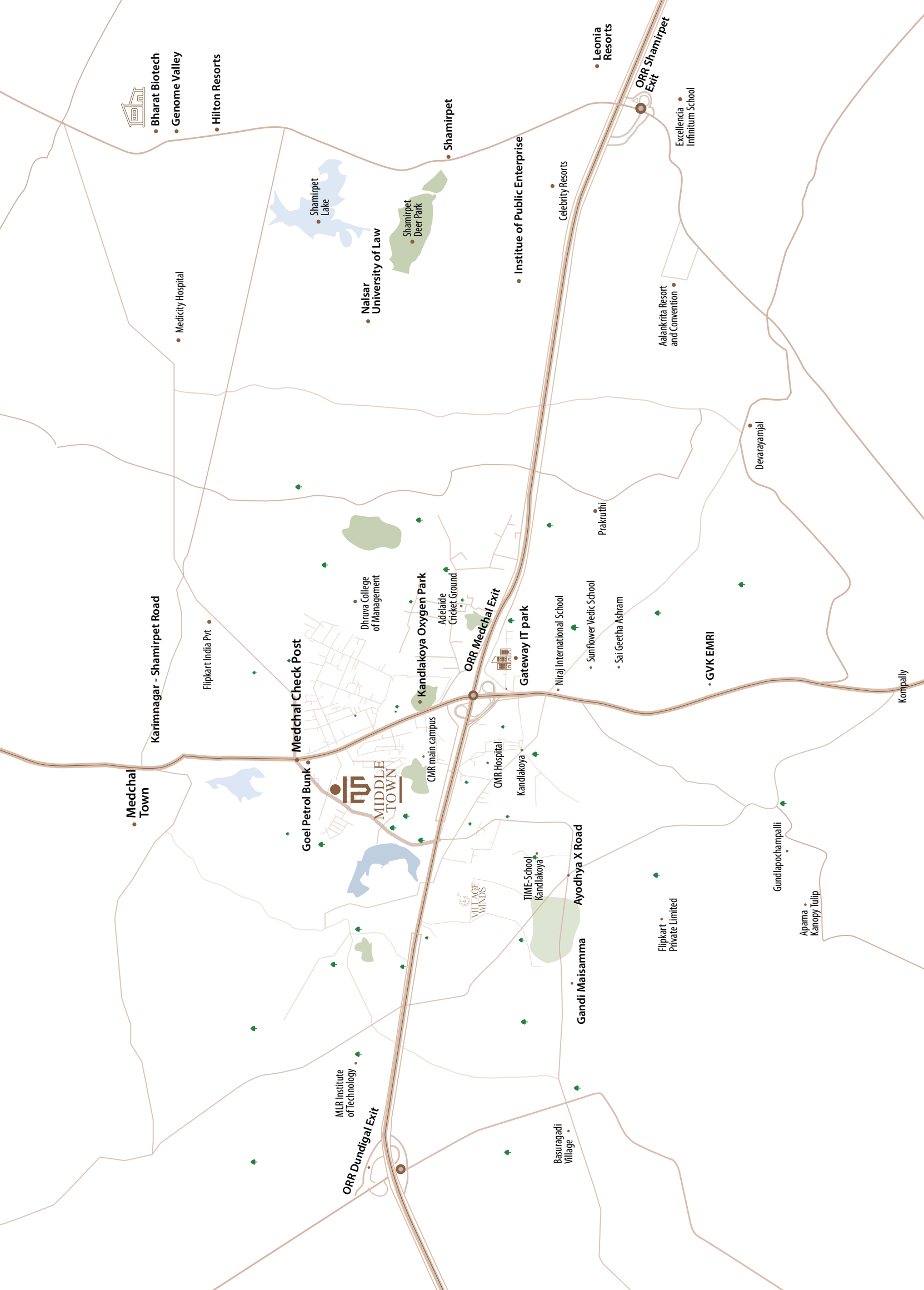
## **THE BEST WAY TO MIDDLE TOWN!**

Middle Town offers many advantages, such as quick connectivity, and multi-fold appreciation.

- 5 mins to Gateway IT park
- 5 mins to 'ORR' Exit 6 - an advantage for city commuters
- 2 mins to Kandlakoya Oxygen Park - for fresh air, always!
- Near CMR main campus
- Engineering, Medical & Management Institutions & Schools - in the near vicinity
- Set in the cluster of multiple Tech & Pharma Companies - a home near the office!
- Just off the Nagpur highway - easy connectivity

The ever-so-convenient location is the main reason Middletown got its name! In the vicinity and strategically placed in the middle of popular attractions and resorts like Leonia, Alakritha, Celebrity, the upcoming Hilton and many more, you are just a few kilometres away from a retreat! Also in close proximity to the great business district of Genome Valley, your workplace may basically be your neighbour!





- Bharat Biotech
- Genome Valley
- Hilton Resorts

• Medicity Hospital

• Medchal Town

Karimnagar - Shamirpet Road

Flipkart India Pvt

Goel Petrol Bunk

Medchal Check Post

MLR Institute of Technology

ORR Dundigal Exit

MIDDLE TOWN

Dhruva College of Management

Kandlakoya Oxygen Park

Adelaide Cricket Ground

CMR main campus

VILLAGE WINDS

TIME-School Kandlakoya

Ayodhya X Road

Gandi Maisamma

CMR Hospital Kandlakoya

Gateway IT park

Niraj International School

Sunflower Vedic School

Sai Geetha Ashram

Flipkart Private Limited

Gundlapochampalli

Aparna Kanopy Tulip

Nalsar University of Law

Shamirpet Lake

Shamirpet Deer Park

Shamirpet

Institute of Public Enterprise

Celebrity Resorts

• Leonia Resorts

ORR Shamirpet Exit

Alankrita Resort and Convention

Excellencia Infinitum School

Devarayamjal

Kompally





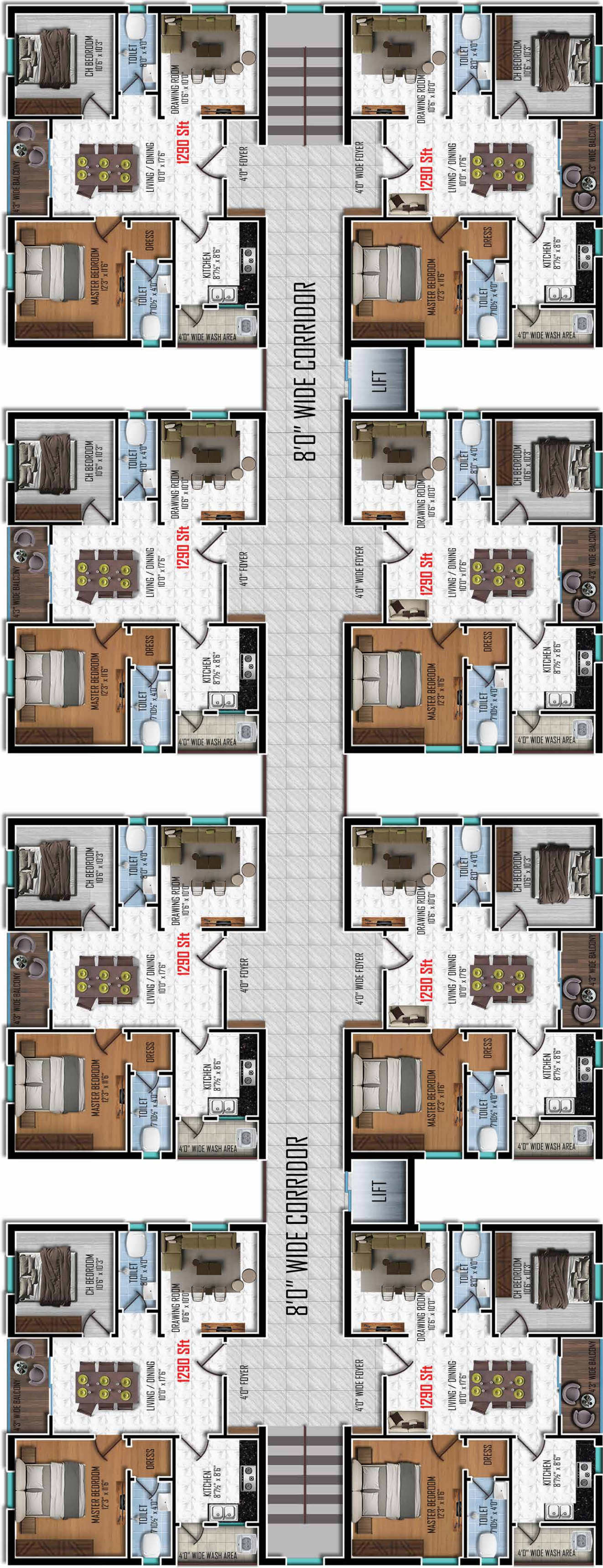
TOTAL OF  
**5** BLOCKS WITH  
**5** FLOORS EACH  
**A, B, C** BLOCKS  
 HAVE **2** BHK UNITS  
**D & E** BLOCKS EXCLUSIVELY  
 HAVE **3** BHK UNITS.

Amongst 180 Flats 120 would be 2 BHK and  
 60 would be 3 BHK.  
 2 BHK would be 1290 Sq. FT and  
 3 BHK would be 1635 Sq. FT

**LEGEND:**

1. ENTRANCE GATE
2. CLUB HOUSE
3. KIDS PLAY AREA
4. SEMI BASKET BALL COURT
5. BADMINTON
6. GAJEBRO
7. SWIMMING POOL
8. DRIVE WAY
9. PARK AREA
10. EXIT GATE





BLOCK A & B







BLOCK C







**BLOCK D & E**

