



STERLING  
**Orchids**

@ Mallampet, Close to Bachupally

WE BUILD YOUR  
**DREAM HOME**



A perfect balance  
of Nature, beauty & Concert

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Welcome to  
World Class Living ...



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Sterling Orchids gated community apartments, with all amenities and facilities. SHPL quality are visible at every step.

The two blocks of **Sterling Orchids** is a home to 140 families together. The space planing is top notch where interiors are airy, sun-drenched and blends with designer outdoors.

The views of outdoors through large windows and balconies ensure never a dull moment.

The proportionately laid out spaces are not only aesthetic but functional to the core in a congenial location.

[www.sterlingbuilders.in](http://www.sterlingbuilders.in)



Enter into a world of dramatic  
landscapes with cluster of  
fresh greens

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A home with  
complete  
peace of mind



# LIVE SMARTER LIVE BETTER

At Sterling Orchids Apartments, we are redefining the future of living by developing apartment communities that are customer-centric, design focused, technologically-advanced, amenity-rich and environmentally-compatible. Locations designed to take advantage of the prevailing population and corporate shifts from suburban to urban. We are building an internationally recognized and respected brand of apartment communities and a private entity that encourages and rewards innovation, originality and superior customer service as defined within our Values.



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**LEGEND:**

- 1) ENTRANCE
- 2) EXIT
- 3) VISITORS VEHICLE PARKING
- 4) WATER FOUNTAIN
- 5) ENTRY / EXIT RAMPS
- 6) CYCLING & JOGGING TRACK
- 7) AMPHITHEATRE
- 8) APARTMENT BLOCK - A
- 9) APARTMENT BLOCK - B
- 10) KIDS PLAY AREA
- 11) PARTY LAWN
- 12) SHUTTLE COURT
- 13) MULTIPURPOSE COURT
- 14) GATHERING SPACE
- 15) LANDSCAPE
- 16) CLUB HOUSE
- 17) SWIMMING POOL
- 18) ACTIVITY LAWN



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Site Plan





## FLOOR PLANS (BLOCK - A)

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Flat - 8 & 9 Sizes

CARPET AREA (SFT)	BALC/VER AREA (SFT)	PLINTH AREA (SFT)	SALEABLE AREA (SFT)
698.37	48.41	822.10	1045

Flat - 1, 2 & 3 Sizes

CARPET AREA (SFT)	BALC/VER AREA (SFT)	PLINTH AREA (SFT)	SALEABLE AREA (SFT)
862.38	124.89	1058.63	1345

Flat - 4 Sizes

CARPET AREA (SFT)	BALC/VER AREA (SFT)	PLINTH AREA (SFT)	SALEABLE AREA (SFT)
789.50	84.46	946.57	1202

Flat - 5 & 6 Sizes

CARPET AREA (SFT)	BALC/VER AREA (SFT)	PLINTH AREA (SFT)	SALEABLE AREA (SFT)
767.10	104.86	938.49	1192

Flat - 7 Sizes

CARPET AREA (SFT)	BALC/VER AREA (SFT)	PLINTH AREA (SFT)	SALEABLE AREA (SFT)
836.54	110.73	1017.27	1292



Flat - 15 Sizes

CARPET AREA (SFT)	BALC/VER AREA (SFT)	PLINTH AREA (SFT)	SALEABLE AREA (SFT)
2871.34	236.96	3255.80	4135

Flat - 13 & 14 Sizes

CARPET AREA (SFT)	BALC/VER AREA (SFT)	PLINTH AREA (SFT)	SALEABLE AREA (SFT)
1274.39	109.44	1479.83	1880

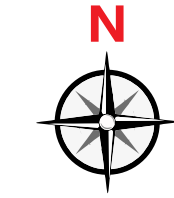
Flat - 11 & 12 Sizes

CARPET AREA (SFT)	BALC/VER AREA (SFT)	PLINTH AREA (SFT)	SALEABLE AREA (SFT)
1127.80	55.62	1279.02	1625

Flat - 10 Sizes

CARPET AREA (SFT)	BALC/VER AREA (SFT)	PLINTH AREA (SFT)	SALEABLE AREA (SFT)
1356.51	85.49	1535.62	1950

## FLOOR PLANS (BLOCK - B)



### Flat - 1 Sizes

CARPET AREA (SFT)	BALC/VER AREA (SFT)	PLINTH AREA (SFT)	SALEABLE AREA (SFT)
861.17	92.70	1031.03	1310

### Flat - 2 Sizes

CARPET AREA (SFT)	BALC/VER AREA (SFT)	PLINTH AREA (SFT)	SALEABLE AREA (SFT)
824.24	100.94	996.64	1265

### Flat - 3 Sizes

CARPET AREA (SFT)	BALC/VER AREA (SFT)	PLINTH AREA (SFT)	SALEABLE AREA (SFT)
749.80	82.46	901.30	1145

### Flat - 4 & 5 Sizes

CARPET AREA (SFT)	BALC/VER AREA (SFT)	PLINTH AREA (SFT)	SALEABLE AREA (SFT)
803.89	85.94	960.90	1220

### Flat - 6, 7 & 8 Sizes

CARPET AREA (SFT)	BALC/VER AREA (SFT)	PLINTH AREA (SFT)	SALEABLE AREA (SFT)
684.71	139.99	885.15	1125

## STERLING ORCHIDS HOMES WITH EXCEPTIONAL FEATURES

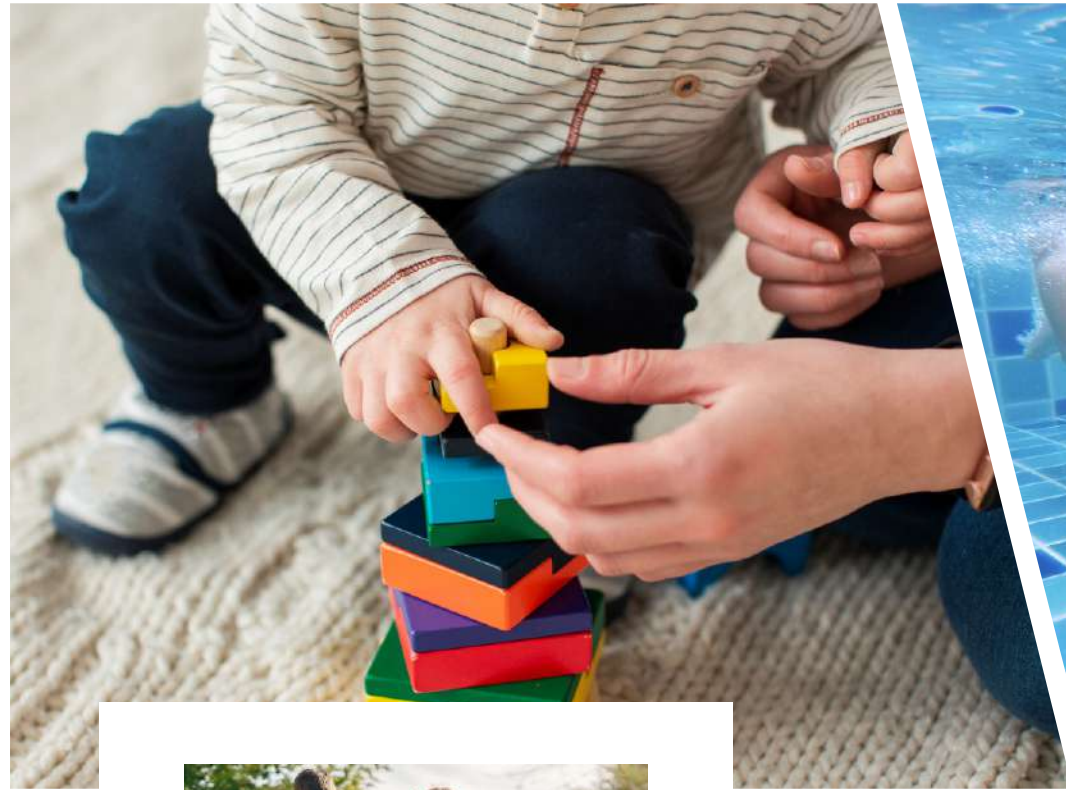


It's more than the evolution of an idea. It's having the experience, expertise, reputation and creativity to bring the vision to life. At Sterling Orchids Apartments, we call it "Live for You" and it includes concepts that redefine the accepted paradigm of apartment living. By providing 24/7 boutique hotel-style concierge service, a person who knows our customers by name, greets guests, find hard-to-get tickets or reservations, and assumes a host of luxury services like, exciting social programs, all in an amenity-rich environment.

This is just the beginning. We continue to brainstorm and evaluate ways to improve ways that will keep Sterling Orchids Apartments the industry leader for residential living.



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LIVE LIFE ....  
CLOSE TO NATURE



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**CLUB HOUSE**  
THE ROOFTOP POOL



A Beautiful Fountain &  
Lavish Greenery

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- + Designer Landscapes & Hardscapes
- + Dedicated Walkways
- + Outdoor Seating Areas
- + Parks & Play Areas
- + Jogging Track
- + Cycle Track
- + Multipurpose Court
- + Water Fountains
- + Basketball Court
- + Tennis Court
- + Gathering Space
- + Activity Lawn
- + Amphi Theatre



Shuttle Court



Cycling Track



Kids Play Area



Jogging Track



Basketball Court

## outdoor features



Badminton Court



Multipurpose Hall



Party Lawn

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Luxury

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## SPECIFICATIONS



### STRUCTURE

R.C.C framed structure to withstand wind & seismic loads

### SUPER STRUCTURE

6" Thick solid / ACC block work for external walls  
4" thick solid / ACC block work for internal walls.



### WALL FINISHES

a) INTERNAL WALL FINISHES: Smooth plastered surface treated with putty and painted with emulsion.

b) EXTERNAL WALL FINISHES: Sponge finished sand faced cement plaster and painted with exterior paint.



### DOORS

a) MAIN DOOR: Engineered wood / Teak wood frame & Teak veneered shutter aesthetically designed and finished with melamine polish fixed with reputed make hardware of the best brand.

b) INTERNAL DOOR: Engineered wood / Sal wood frame & flush shutter / UPVC frame & shutter with reputed make hardware of the best brand.

c) FRENCH DOORS: UPVC / High density Aluminum door frames with glass paneled sliding shutters with provision for mosquito mesh track.

d) WINDOWS: UPVC / High density Aluminum window system with glass with provision for mosquito mesh track



### FLOORING

a) Living, Dining: 600 x 600mm, Bedrooms & Kitchen: 600 x 600/800 x 800mm size Vitrified/PGVT tiles.

b) ALL BALCONIES: Anti skid ceramic tiles

c) BATHROOMS: Vitrified tiles

d) CORRIDORS: Granite / Vitrified tiles

e) STAIRCASE: Natural stone / Tile Icon/ Simero tiles or equivalent.



### TILE CLADDING

a) Dado in kitchen: Ceramic tiles dado up to 2'0" height above kitchen platform

b) BATHROOMS: Glazed / Matt finish / Vitrified tiles dado up to 7'0" height

c) Utility Area: Ceramic tile dado to sill height Icon/ Simero tiles or equivalent



### KITCHEN

Adequate kitchen space designed to enable easily fit in modular kitchen available in the market

b) Provision for fixing of RO system, exhaust fan & Chimney

c) Drainage point for sink shall be provided.



### UTILITY / WASH AREA

Provision for washing machine & wet area for washing utensils etc



### BATHROOMS

a) Good quality ceramic washbasins

b) Good quality single lever C.P. fittings



### ELECTRICAL

a) Concealed copper wiring of reputed make

b) Power outlets for air conditioners in living and bedrooms

c) Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine / dish washer in Utility area

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

e) Modular switches of reputed make

f) '3- phase' power supply in each unit at Cost



### TELECOM

Telephone points in living room and master bedroom



### LIFTS

High speed automatic elevators with V3F for energy efficiency with granite / marble / tile cladding



### WTP & STP

a) Separate pipe line for drinking water - non drinking water

b) Sewage treatment plant of adequate capacity



### SECURITY

Surveillance cameras for all common areas in ground floor & cellar

Security outpost at the entrance



### SOLAR FENCING

Solar fencing on the outer compound wall



### GENERATOR

Limited D.G. backup with Acoustic enclosure for common areas



### CAR PARKING

Car parking slots in Cellar



### CLUBHOUSE & AMENITIES

Grand entrance lounge,  
Provision for supermarket,  
multipurpose hall and  
well equipped Gym, Table Tennis,  
shuttle court, swimming pool on terrace

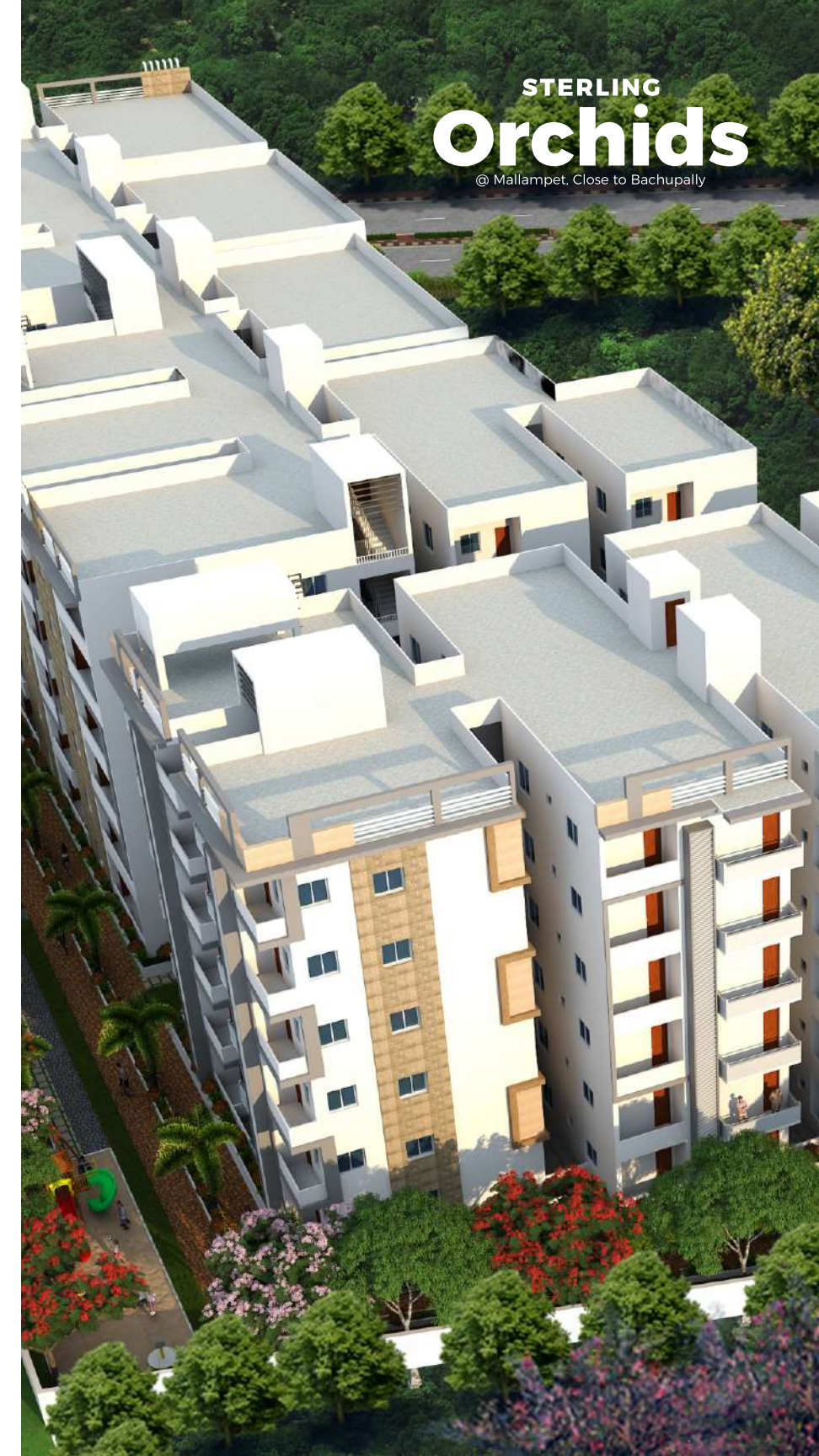


### OUTSIDE ACTIVITIES

Children play zone  
Jogging/ walking track, Tennis court  
multipurpose court, and  
cycle track, Amphi theatre

### Note

1. All electrical fittings should be purchased by the owner at his own cost, only provision for the above electrical fixtures will be made by the Builder.
2. Shifting of outdoor and indoor AC units are not allowed. Erection of any type of structure for AC outdoor unit and others are not allowed.
3. All dimensions indicated are excluding finishes / plastering. Columns and walls subject to minor changes based on structural design
4. Furniture shown are indicative only and do not form the part of the contract
5. Architectural features shown are indicative and subject to change





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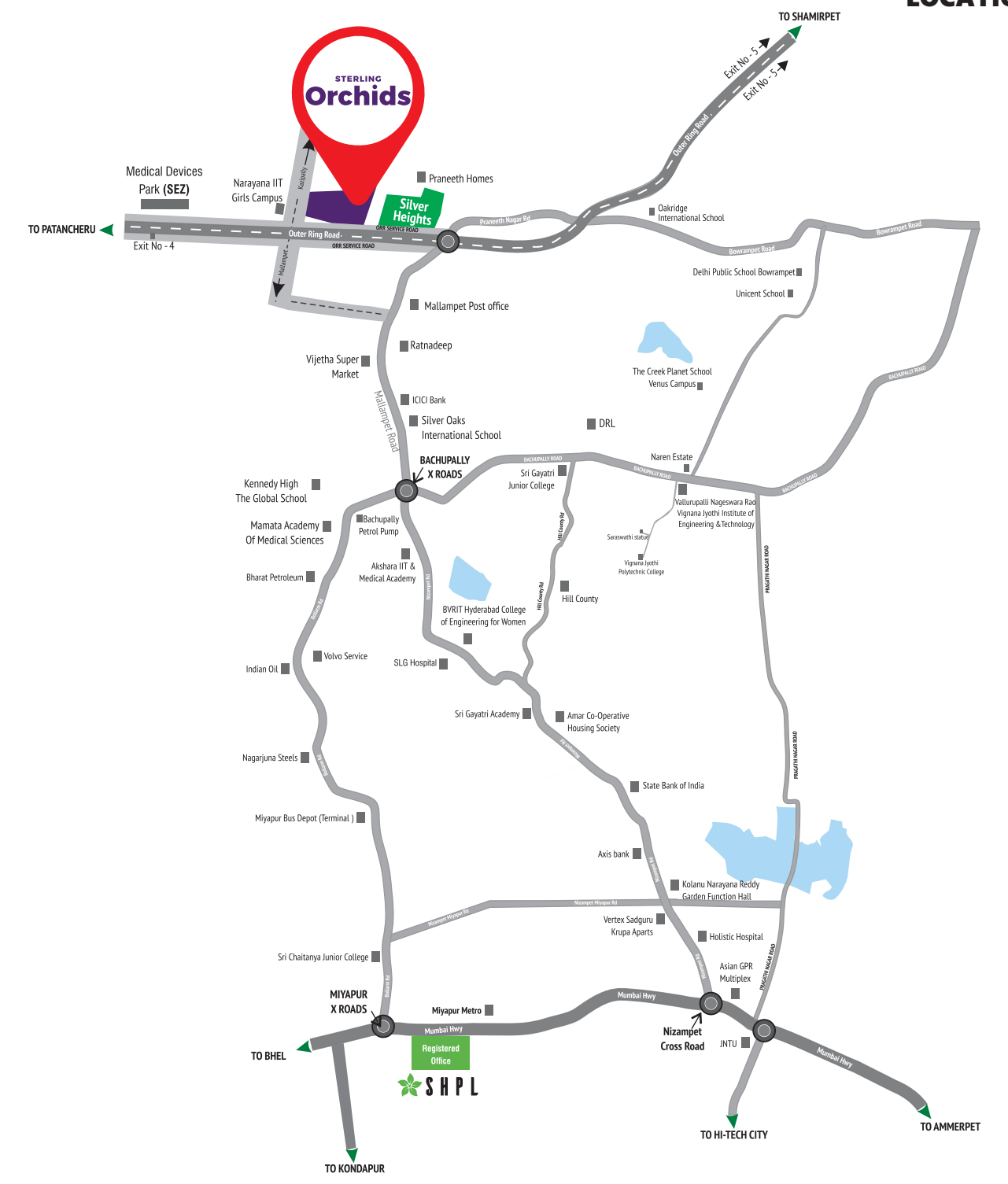
## PROJECT HIGHLIGHTS

- ✦ 2 acre Gated Community
- ✦ Two Blocks, C+6 Floors
- ✦ 140 Hi-end 2, 3&4 BHK Apartments
- ✦ 1045 Sq. ft. - 4135 Sq. ft. areas
- ✦ No Common Walls
- ✦ Vaastu Complaint
- ✦ Designer Landscaping
- ✦ 4-Level Exclusive Clubhouse
- ✦ 24-hrs Water Supply
- ✦ 24-hrs Security
- ✦ CC Camers
- ✦ Sewage Treatment Plant
- ✦ Solar fencing

## LOCATION HIGHLIGHTS

- ✦ Adj. to Outer Ring Road
- ✦ 7 kms from ICBT, Miyapur
- ✦ 9 kms from Nizampet X Roads and Miyapur Metro
- ✦ 15 kms from HITEC City
- ✦ Close to ATMs, Banks, Market, Fuel Stations.
- ✦ Close to Mamata Academy of Medical Sciences, SLG Hospital
- ✦ Close to reputed educational Institutions like Oakridge Einstein Campus, Unicent School, Silver Oaks, Creek, DPS, Ambitus, VJIT Engg College

## LOCATION MAP



## ONGOING PROJECT



### SILVERHEIGHTS

The lavish secured Gated community nestled in the heart of Mallampet Close to Bachupally. The luxurious ambiance takes life to a new elegance. You can't help but wonder at this project transforming engineering into a work of art. Stunning elevations, shining common area, well defined spaces and large flats- more than you can ask for. Here, intelligent design fuses with breathtaking natural vistas to ensure ample cross ventilation, lots of natural lights and impressive aesthetics.

Every detail about **SILVER HEIGHTS** gated community apartments is thoughtfully crafted and designed with you in mind. A collection of 1 bedroom, 2 bedroom & 3 Bedroom units, are available for your indulgence.

**SILVER HEIGHTS..** a seamless integration of quality, style and space, where you feel relaxed and rejuvenated with all the best things life has to offer. A tranquil place that lets you live in ways of illuminating and nurturing you. The interiors are designed keeping in mind, the optimum utilization of space in every apartment.

Our highly motivated team uses skills, energy and creative spirit to bring novelty into real estate and other social assets.

[www.sterlingbuilders.in](http://www.sterlingbuilders.in)







## Sterling Homes Pvt. Ltd.,

Your desire is our commitment

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Tel: 040 - 4856 5444 | **Mob: +91 9100 565 111 / 444**

E-mail: sterlinghomeshyd@gmail.com | www.sterlingbuilders.in

Site Address:

Survey No. 237, Mallampet,  
Opp. Narayana IIT Girls Campus,  
Beside ORR, Gandimaisamma Mandal,  
Bachupally, Hyderabad - 500 090



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.

**Architects :**



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