

SNR Avenues Pvt. Ltd.

Flat no-G-12, Ground floor, Magna's Lakeview Apartments, Khanamet, Shilpa Hill's, Hyderabad, Telangana, 500084.

APPROVED BY MAJOR BANKS

NOTE: This Brochure is Purely conceptual and not a legal offer. Area is tentative and Actual areas arrived at completion of the flat may differ. The Promoters reserve the right to make changes in elevation, Plans & Specifications as deemed fit.









TS RERA No:



SNR The LUXURY MEETS SERENITY

P02400003235 2 & 3 BHK Ultra Luxurious Apartments adjacent to Wipro @ GopanPally



















Welcome to **SNR Avenues & GIRIJA Builders**

We are one of the Most Reputed Real estate Group in Hyderabad With over 30 years of excellence and innovation in transforming living spaces beyond simple homes, it's a privilege to announce our upcoming THE ELITE residential spaces across Hyderabad for your luxurious future. No matter your budget, you are sure to find the perfect space with us and turn your dream home into a reality across Hyderabad. We deliver what we promise!













Vastu Compliant

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6.5 Acres

8 Blocks G+9 Floors 680 Units

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2&3 BHK

290 - 1890sft.

Clubhouse 35,000sft.

Swimming Pool with Deck

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Kids Play Areas

444

Designer Landscape

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Indoor Games



24/7 Secured Community



VISION

To be the supreme brand in construction recognized for very high calibre and innovation for our value minded clients and high performing employees.

We are committed towards sustainability, safety, quality excellence and value creation for all our customers. We establish partnerships with strategic players and deliver projects exceeding customers satisfaction.

VALUES

We dared to think beyond the convention of just homes. For close to three decades, we perfected the rare art of blending great homes with great lifestyle. We are SNR & GIRIJA Building quality homes, Creating happy communities.

OMISSION







M&STER PL&N

Pro	ject	Ove	rview
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Extent	: 6.50 Acres
Blocks	:8
Number of Floors	: G+9
Number of Units	:680
Type of Flats	:2 & 3 BHK
2BHK (Sft)	:1290
3BHK (Sft)	:1690, 1790 & 1890
Open Area	:62%



LEGEND:

01 Entrance And Exit (Cobbles Paving) 12 7.0m Wide Fire Driveway 02 Entrance Water Body with Feature Wall 03 7.0M Wide Driveway 14 Yoga under Gazebo 04 Portal Frames with Entrance 15 Fitness Station 05 Jogging Track/Pathway 16 Badminton Court 06 Portal Frames with Seating 17 Cricket Pitch 07 Lawn 19 Main Lap Pool 08 Seating Deck under Gazebo 09 Children's Play Area 20 Kid's Pool 10 Entrance Deck/Stage under Pergola 21 Infinity Pool 22 Party Lawn 11 Amphitheatre











SL.AREA:1300 BUA:1690 Sft

Block- \triangleright



SL.AREA:1455 BUA:1890 Sft











SL.AREA:1455

BUA:1890 Sft

Block-В









SL.AREA:1455 BUA:1890 Sft

SL.AREA:993 BUA:1290 Sft



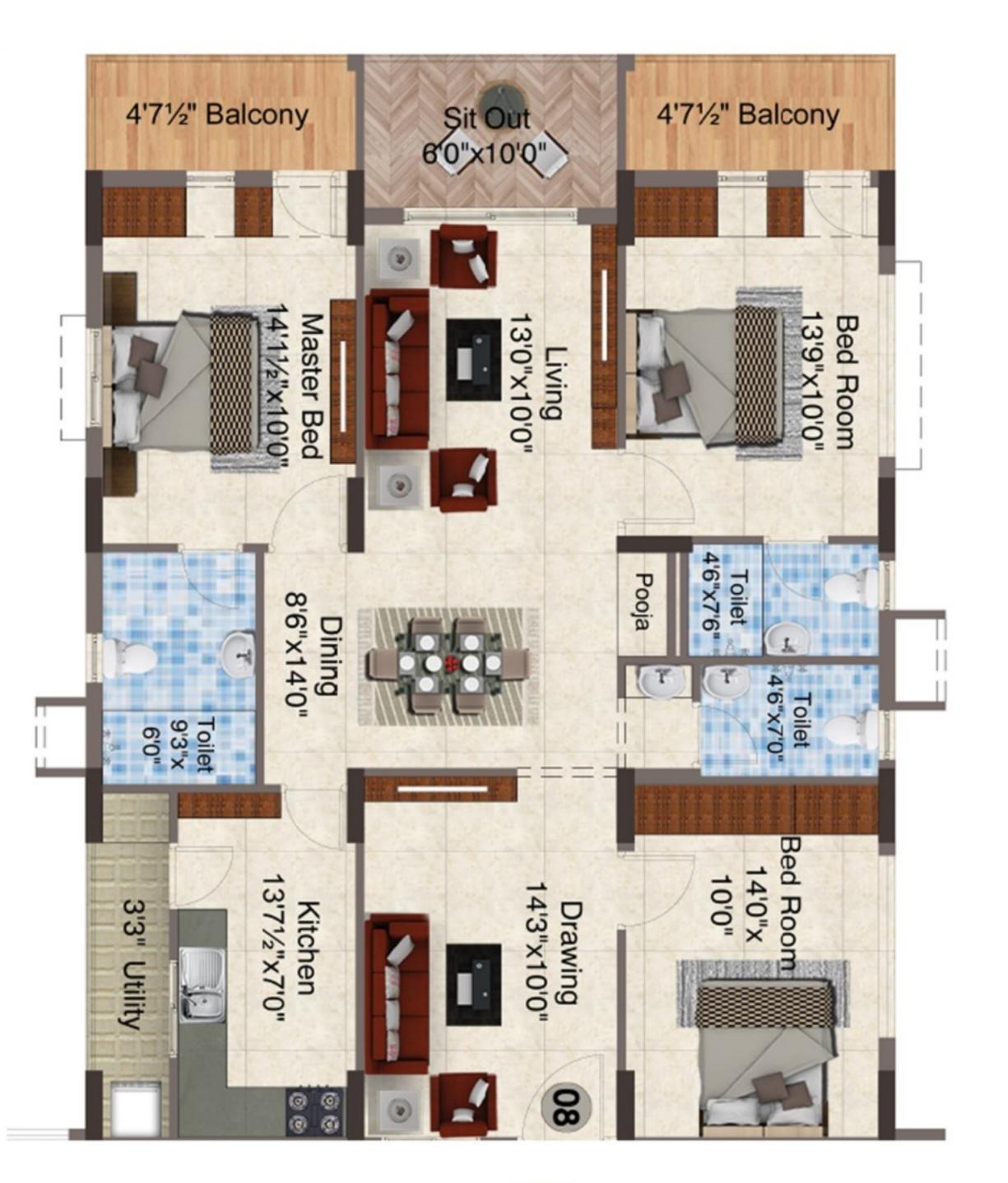
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SL.AREA:1455 BUA:1890 Sft

SL.AREA:993 BUA:1290 Sft





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SL.AREA:1455 BUA:1890 Sft





SL.AREA:1455 BUA:1890 Sft

SL.AREA:993 BUA:1290 Sft





SL.AREA:993 BUA:1290 Sft



Block-D Ø I

TYPICAL FLOOR PLAN



SL.AREA:993 BUA:1290 Sft





SL.AREA:993 BUA:1290 Sft

SL.AREA:993 BUA:1290 Sft

SL.AREA:993

BUA:1290 Sft

SL.AREA:1445 BUA:1890 Sft

SL.AREA:1445 BUA:1890 Sft

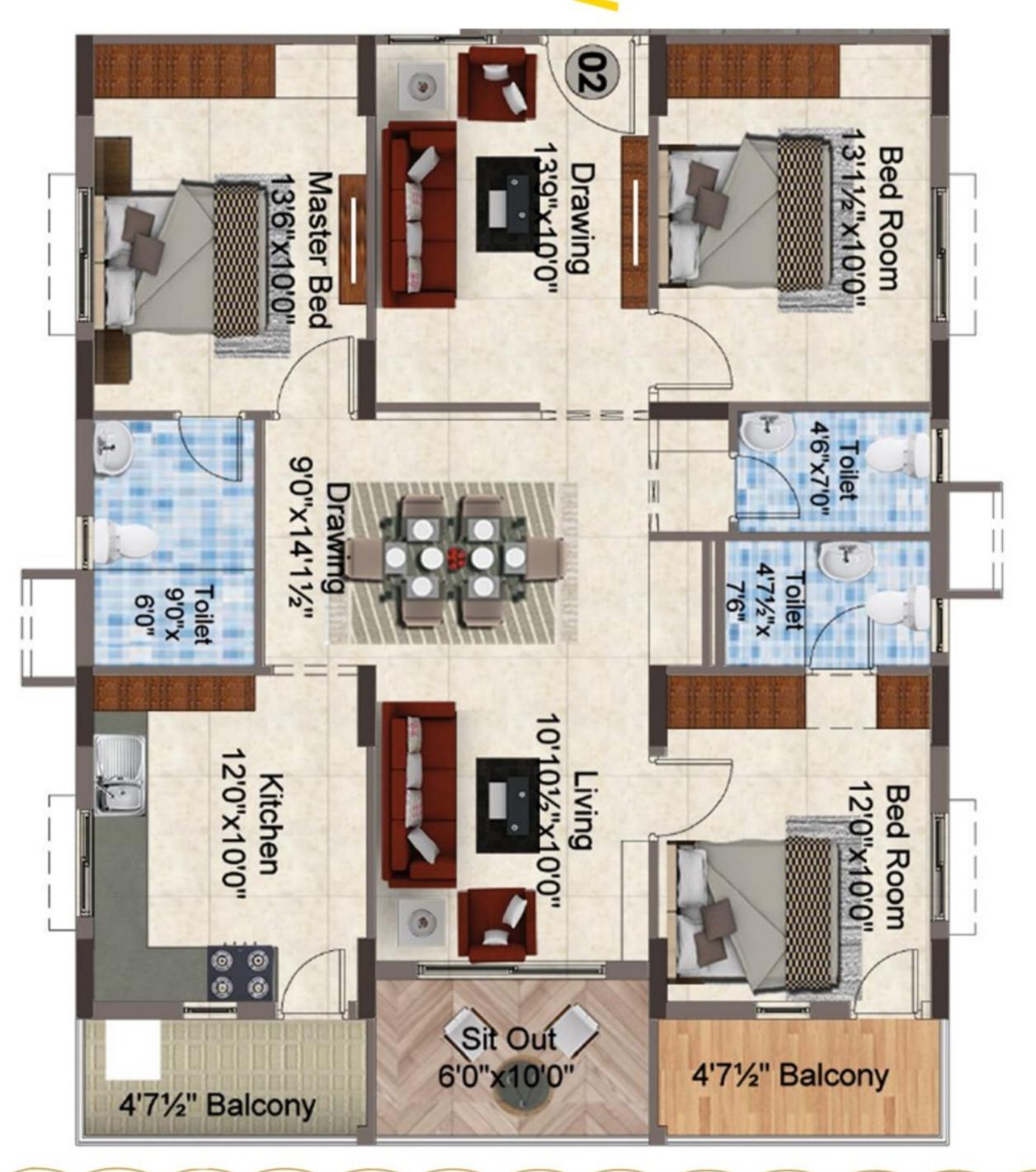
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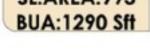


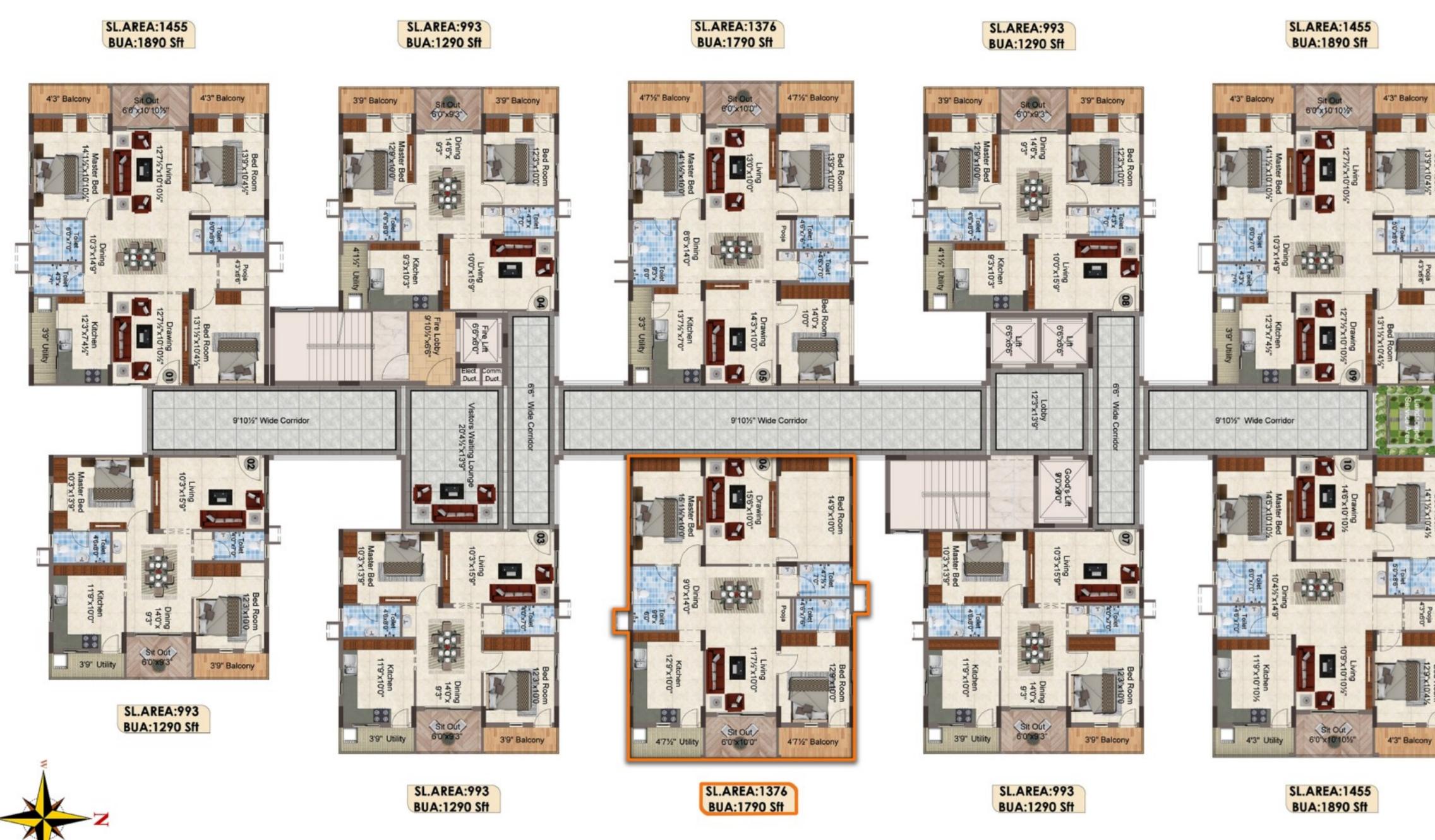






















SL.AREA:1455 BUA:1890 Sft

SL.AREA:993 BUA:1290 Sft





Block-

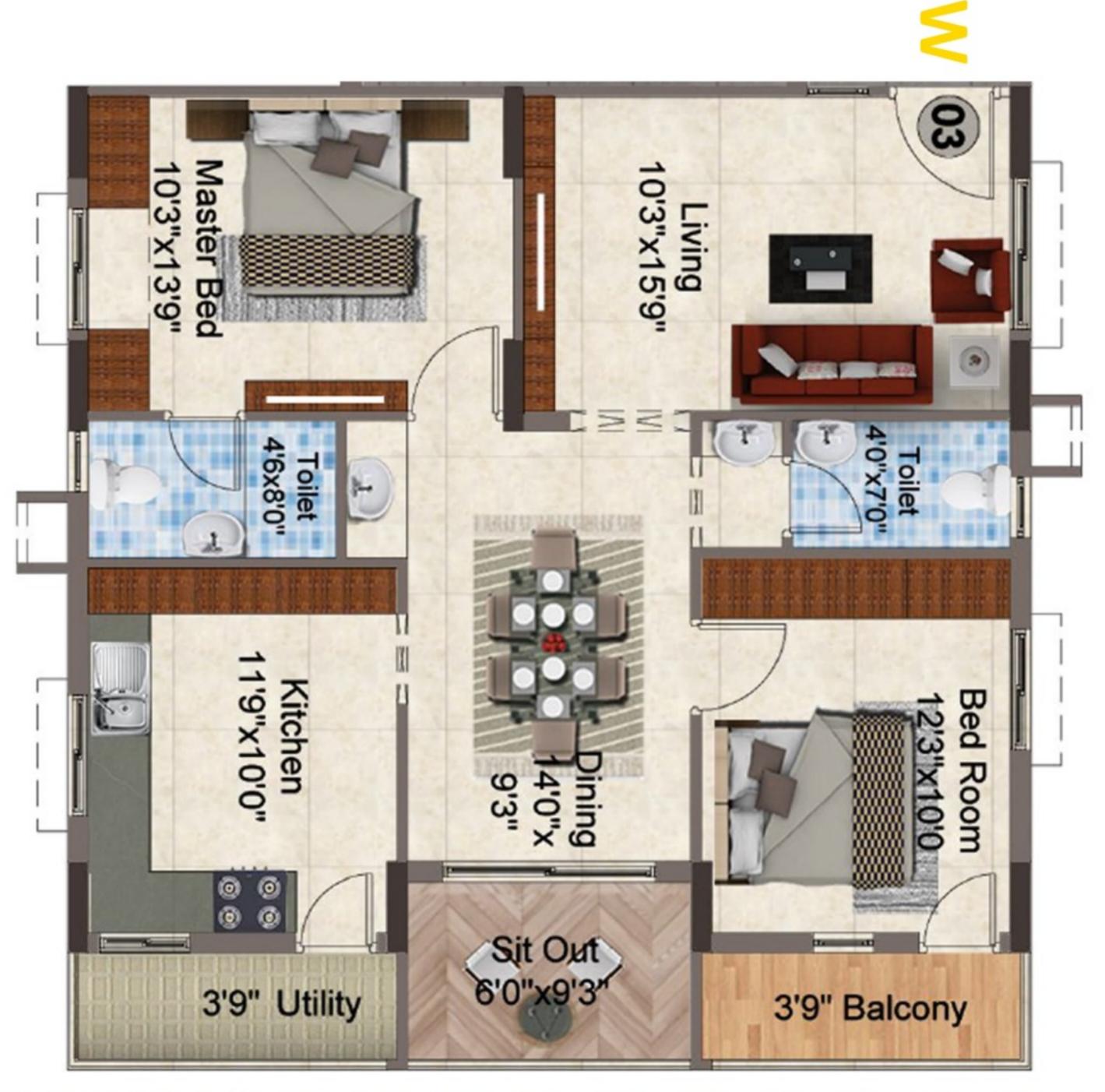
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SL.AREA:1445 BUA:1890 Sft

SL.AREA:993 BUA:1290 Sft







TYPICAL FLOOR PLAN





The 35000 Sft Magnificent G+4 CLUB-ELITE consists of Indoor courts for Badminton and Squash on par with International Standards. Guest Rooms available along with provision Lounge seating for small gatherings and family events, birthday parties etc.

-Luxury Amenities At CLUB THE ELITE

Ground Floor Club House

- Entrance Foyer Reception
- Super Market
- Coffee shop

1st Floor Club house

- Gym
- Aerobics /Yoga Meditation

2nd Floor Club House

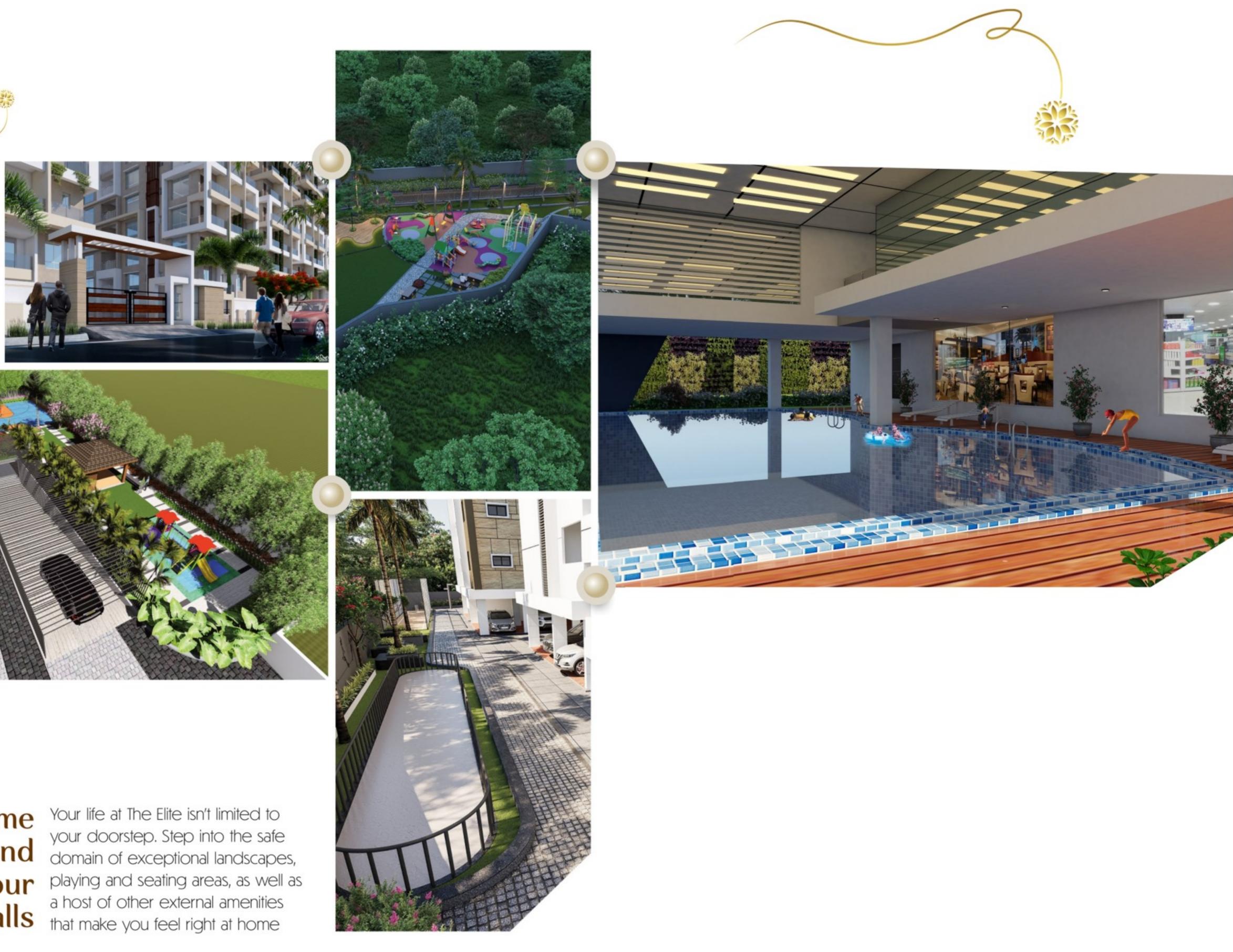
- Holding Area Double Height
- Multi Purpose Hall
- Dining Hall
- Pantry

3rd Floor Club House

- Holding Area
- Indoor Games
- Library
- REC /waiting
- Saloon
- Gents Spa
- Ladies Spa











Children's Play Area

Seating With Pergolas

Landscaped Garden

Lawn

Skating Ring

Out door Badmintion Court

Walking Track

Cricket Practice Nets

Water Harvesting

Swimming Pool

Amphi Theatre

STP

Sand Pit

CCTV



GYM

Library

Guest Rooms

Community

Office Room



FRAMED STRUCTURE

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

SUPER STRUCTURE

8" thick block work for external walls and 4" thick block work for internal walls.

PLASTERING

Internal - Two coats of plastering in CM 1:6 for walls and one coat of plastering for ceiling. External - Two coats of plastering in CM 1:6 for walls

DOORS & WINDOWS

Main door: Teak wood/machine made frame with moulded

panel. Internal doors: WPC (Frame & shutter) with painting and reputed make fittings. French doors: UPVC doors of 2.5 track with one mesh shutter. Windows: UPVC windows of 2.5 track with one mesh shutter and

MS grills fixed to walls up to Ground floor and first floor

PAINTING

External: Two coats exterior acrylic emulsion paint of reputed make over one coat on texture.

Internal: Smooth putty finish with acrylic emulsion paint of reputed make over a coat paint.

FLOORING/TILE CLADDING

Corridors: Granite flooring. Staircase: Granite from flooring. make up to 3' height from flooring

KITCHEN

Granite platform with stainless steel sink and treated water supply at one point. Provisions for fixing of water purifier, exhaust fan and chimney. Living, Dining, Bedroom, and Kitchen: ★ Lift entrance with vitrified tiles/Granite cladding. 800mm X 800mm vitrified tiles. WSP & STP Water softening plant and sewage treatment plant. **Bathrooms:** Acid resistance anti-skid ceramic tiles of reputed make. GENERATOR Set backup with acoustic enclosure and A.M.F for common areas. Bathroom: Glazed ceramic tiles dado of reputed make up to 7' height ★ 6 points in 2 BHK (2fans, 3 lights, and one 6 amp socket) Utilities/Wash: Glazed ceramic tiles dado of reputed



UTILITIES/WASH/BATHROOM

- ★ Provision for washing machine.
- ★ Vanity type wash basin.
- ★ EWC With Flush Tank of reputaed make
- ★ Hot and cold water mixer with shower.
- ★ Provision for geysers and exhaust fan in all bathrooms.
- ★ All C.P fittings are chrome plated of reputed make

ELECTRICAL

★ Concealed copper wiring of reputed make. ★ Power point for air conditioners in all bedrooms. ★ Power point for geysers and exhaust fan in all bathrooms. ★ Power point for refrigerator, chimney, and micro oven in kitchen. ★ Power point for TV in living room. ★ Three phase supply for each unit and individual meter boards. ★ Miniature circuit breakers (MCB) for each distribution boards of reputed make.

ELEVATORS (LIFTS)

★ Two elevators for passengers, two elevators for goods service and fire exit will be provided per each block.

★ 7 points in 3 BHK (3fans, 3 lights, and one 6 amp socket)

TELECOM/INTERNET

- ★ Telephone point in living hall.
- ★ Intercom facility to all the units connecting security.
- ★ Provision for internet connection in each apartment.

COMMON LIGHTING

- ★ LED lights for corridor and parking area.
- ★ LED lights with solar facility for tot lot area and around the building.
- ★ Solar electrical fencing wil be provided around the building







