



SNR
The **Elite**
LUXURY MEETS SERENITY

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.

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TS RERA No:
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!





SNR
The Elite
LUXURY MEETS SERENITY

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An Aristocracy In Gopanpally





SNR
The **Elite**
LUXURY MEETS SERENITY

-  Vastu Compliant
-  6.5 Acres
-  8 Blocks
G+9 Floors
680 Units
-  2 & 3
BHK
-  1290 - 1890sqft.
-  Clubhouse
35,000sqft.
-  Swimming Pool
with Deck
-  Kids Play
Areas
-  Designer
Landscape
-  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.

MISSION

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.



MASTER PLAN

Project Overview

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 | 13 Half Basket Ball Court |
| 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 | 18 Swimming Pool Deck with Recliners |
| 08 Seating Deck under Gazebo | 19 Main Lap Pool |
| 09 Children's Play Area | 20 Kid's Pool |
| 10 Entrance Deck/Stage under Pergola | 21 Infinity Pool |
| 11 Amphitheatre | 22 Party Lawn |



18.0m Wide Road
3.00m Wide Road Widening Area 817.85

18.0m Wide Road
3.00m Wide Road Widening Area 779.28 Sq. M





Block-A

SL.AREA:1455
BUA:1890 Sft



E

SL.AREA:1300
BUA:1690 Sft



SL.AREA:1455
BUA:1890 Sft

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:1455
BUA:1890 Sft



SL.AREA:1455
BUA:1890 Sft





SL.AREA:1455
BUA:1890 Sft

W

SL.AREA:1455
BUA:1890 Sft



SL.AREA:993
BUA:1290 Sft



SL.AREA:1380
BUA:1790 Sft



SL.AREA:993
BUA:1290 Sft



SL.AREA:1380
BUA:1790 Sft



Block-B



SL.AREA:1455
BUA:1890 Sft



SL.AREA:993
BUA:1290 Sft



SL.AREA:1380
BUA:1790 Sft



SL.AREA:993
BUA:1290 Sft



SL.AREA:1455
BUA:1890 Sft





SL.AREA:1380
BUA:1790 Sft

Block-C



E

SL.AREA:1380
BUA:1790 Sft



SL.AREA:1455
BUA:1890 Sft

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:1455
BUA:1890 Sft



SL.AREA:1455
BUA:1890 Sft





SL.AREA:1455
BUA:1890 Sft

SL.AREA:993
BUA:1290 Sft

SL.AREA:993
BUA:1290 Sft

SL.AREA:1455
BUA:1890 Sft

SL.AREA:993
BUA:1290 Sft



Block-D & H



SL.AREA:1455
BUA:1890 Sft

SL.AREA:993
BUA:1290 Sft

SL.AREA:993
BUA:1290 Sft

SL.AREA:1455
BUA:1890 Sft



E



Block-E

SL.AREA: 1300
BUA:1690 Sft



SL.AREA:1445
BUA:1890 Sft



SL.AREA:1445
BUA:1890 Sft

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: 1300
BUA:1690 Sft





SL.AREA:1376
BUA:1790 Sft

W

Block-F



SL.AREA:1455
BUA:1890 Sft



SL.AREA:1455
BUA:1890 Sft

SL.AREA:993
BUA:1290 Sft



SL.AREA:993
BUA:1290 Sft

SL.AREA:1376
BUA:1790 Sft



SL.AREA:1376
BUA:1790 Sft

SL.AREA:993
BUA:1290 Sft



SL.AREA:993
BUA:1290 Sft

SL.AREA:1455
BUA:1890 Sft



SL.AREA:993
BUA:1290 Sft



SL.AREA:1455
BUA:1890 Sft

SL.AREA:993
BUA:1290 Sft

SL.AREA:993
BUA:1290 Sft

SL.AREA:1445
BUA:1890 Sft

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

Block-G





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

- | | | |
|--|--|---|
| <p>Ground Floor Club House</p> <ul style="list-style-type: none"> • Entrance Foyer Reception • Super Market • Coffee shop <p>1st Floor Club house</p> <ul style="list-style-type: none"> • Gym • Aerobics /Yoga Meditation | <p>2nd Floor Club House</p> <ul style="list-style-type: none"> • Holding Area Double Height • Multi Purpose Hall • Dining Hall • Pantry <p>3rd Floor Club House</p> <ul style="list-style-type: none"> • Holding Area • Indoor Games • Library • REC /waiting • Saloon • Gents Spa • Ladies Spa | <p>4th Floor Club House</p> <ul style="list-style-type: none"> • Holding Area • Preview theatre • Waiting Lounge • Guest Bed Rooms (10) |
|--|--|---|





**A Home
Beyond
Your Four
Walls**

Your life at The Elite isn't limited to your doorstep. Step into the safe domain of exceptional landscapes, playing and seating areas, as well as a host of other external amenities that make you feel right at home

**EXTERNAL
AMENITIES**

- Children's Play Area
- Seating With Pergolas
- Landscaped Garden
- Lawn
- Skating Ring
- Out door Badminton Court
- Walking Track
- Cricket Practice Nets
- Water Harvesting
- Swimming Pool
- Amphi Theatre
- STP
- Sand Pit
- CCTV Surveillance
- 24x7 Security

- GYM
- Library
- Guest Rooms
- Community Office Room
- Indoor Games
- Waiting Lounge

**CLUBHOUSE
AMENITIES**

FRAMED STRUCTURE

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

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

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.

KITCHEN

Granite platform with stainless steel sink and treated water supply at one point. Provisions for fixing of water purifier, exhaust fan and chimney.

SUPER STRUCTURE

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

FLOORING/TILE CLADDING

Living, Dining, Bedroom, and Kitchen: 800mm X 800mm vitrified tiles.

Corridors: Granite flooring.

Bathrooms: Acid resistance anti-skid ceramic tiles of reputed make.

Staircase: Granite

Bathroom: Glazed ceramic tiles dado of reputed make up to 7' height from flooring.

Utilities/Wash: Glazed ceramic tiles dado of reputed make up to 3' height from flooring

**UTILITIES/WASH/BATHROOM**

- ★ Provision for washing machine.
- ★ Vanity type wash basin.
- ★ EWC With Flush Tank of reputed 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.
- ★ Lift entrance with vitrified tiles/Granite cladding.

GENERATOR

Set backup with acoustic enclosure and A.M.F for common areas.

- ★ 6 points in 2 BHK (2fans, 3 lights, and one 6 amp socket)
- ★ 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.

WSP & STP

Water softening plant and sewage treatment plant.

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 will be provided around the building

Flourishing Locality &

Superlative Connectivity

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