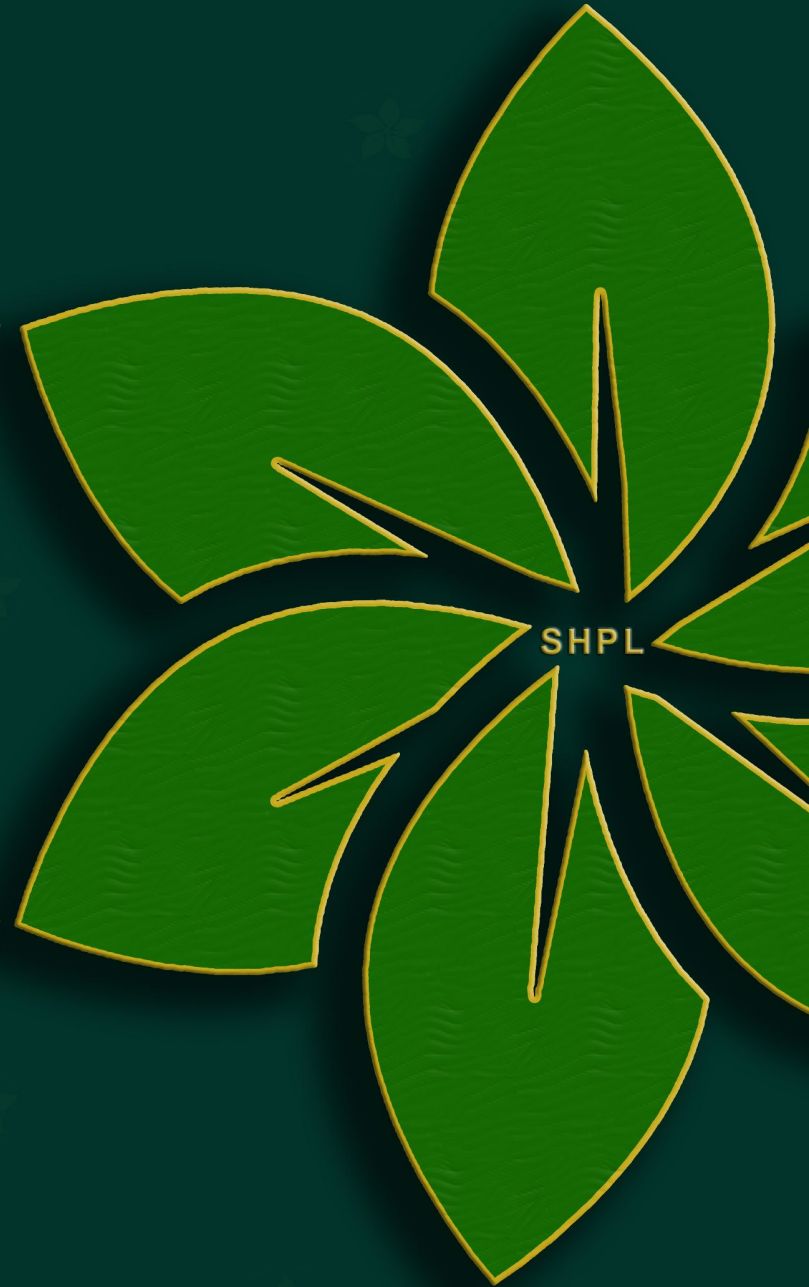




STERLING
GRANDEUR



Sterling Grandeur

We welcome you to the world class living with Sterling Grandeur that let's you perfect balance with nature leads to sustainable living.

Grandeur has been planned thoughtfully to accomidate 225 flats consisting of 2 & 3 BHK luxury apartments in an area of two acers with 76% open spaces. Grandeur is designed for 15 floors along with a four level club house with all world class aminites, where SHPL quality is visible at every step.

Sterling Grandeur is located in Bachupally facing Bachupally-Miyapur main road, Bachupally being the educational hub and near to IT offices you can experience a life close to nature & technology. Grandeur is very near to reputed international schools and offices.



Kitchen Garden

Kitchen Garden as vegetable garden can be just as creative and attractive as ornamental flower gardens. "Go with Nature."

Balcony garden is an excellent place to grow green of any Variety of herbs like mint, curry leaves, coriander, spinach and many more....

The other good news is that growing your own food can be extremely therapeutic. And of course, you are assured of a supply of chemical free, pesticide free, yummy vegetables along the way. vegetables that can be harvest such as radish, carrots, onions, cucumbers, cherry tomatoes and chilies and also Climbing beans.

Balconies with Party lawns:

With socializing, flash mobs, dancing, and exercising, now a days balconies are turning into venues of entertainment and get-togethers so you can utilize your Spacious balcony as party lawn also...



**The nature of
Meditation & yoga
is to shine the
light of awareness
into the darkest
corners of the
body**



SITE PLAN

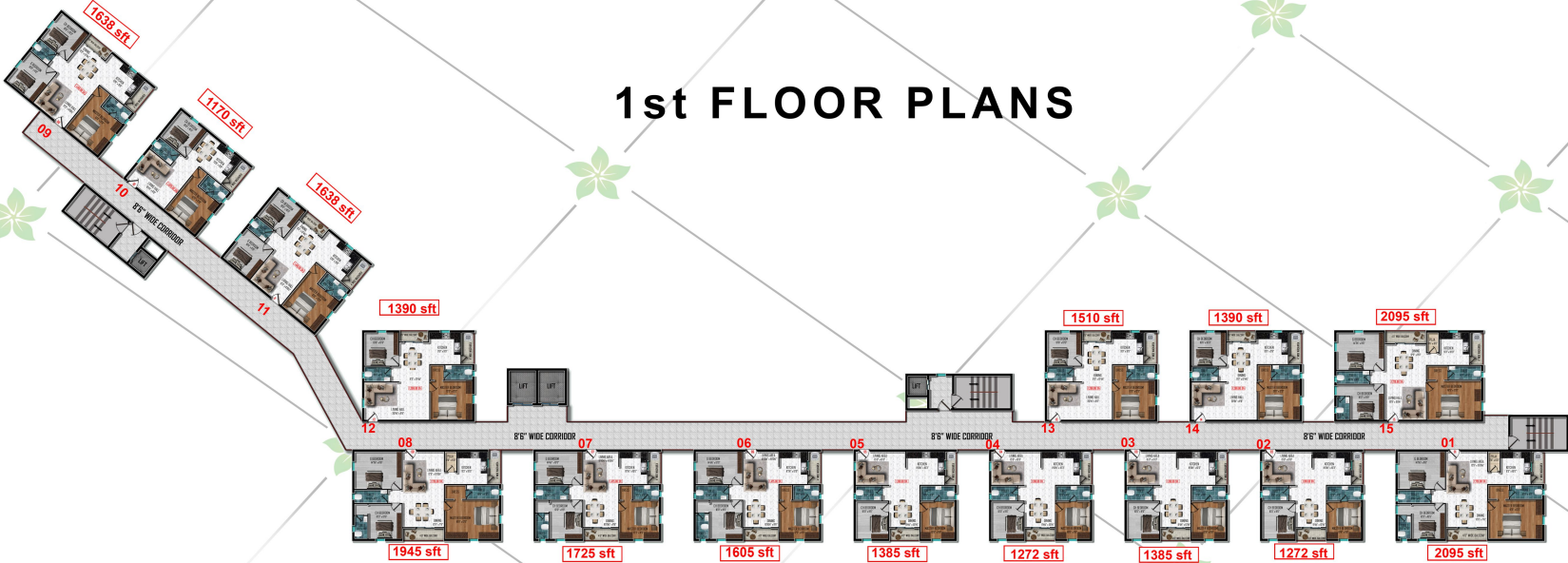


- CLUB HOUSE
- AMPHITHEATRE
- SWIMMING POOL
- BADMINTON COURT
- CRICKET NET
- MULTI PURPOSE COURT
- JOGGING TRACK
- SEATING
- PEDESTRIAN ENTRY
- PEDESTRIAN PATH

- WATER FOUNDATION
- KIDS PLAY AREA
- ASSEMBLY AREA
- MAIN ENTRANCE ARCH
- SECURITY CABIN
- ENTRY RAMP
- EXIT PAMP
- MURAL
- OUTDOOR SEATING AREA
- OUTDOOR PARTY AREA
- CANOPY FOR ENTRANCE

- SANDPIT
- SENIOR CITIZEN GARDEN
- TRANSFORMER AREA
- YOGA AREA
- GAZEBO
- OUTDOOR EXERCISE LAWN

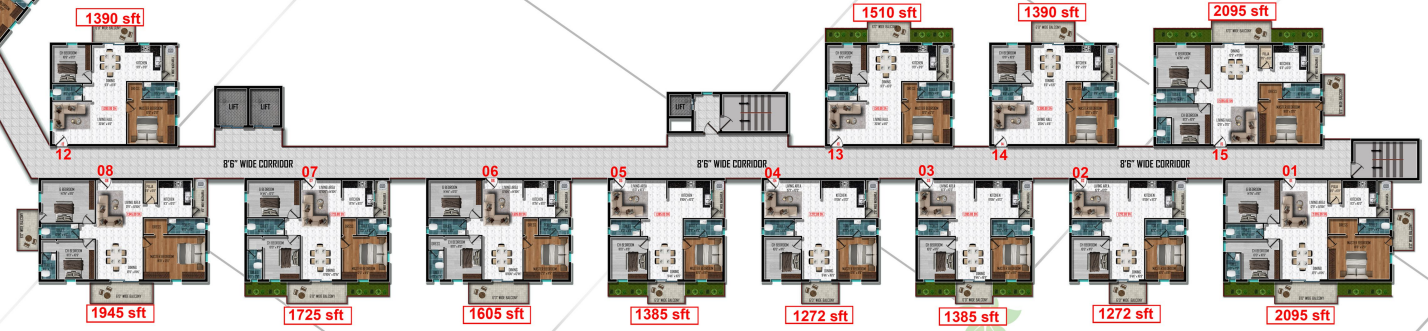
1st FLOOR PLANS



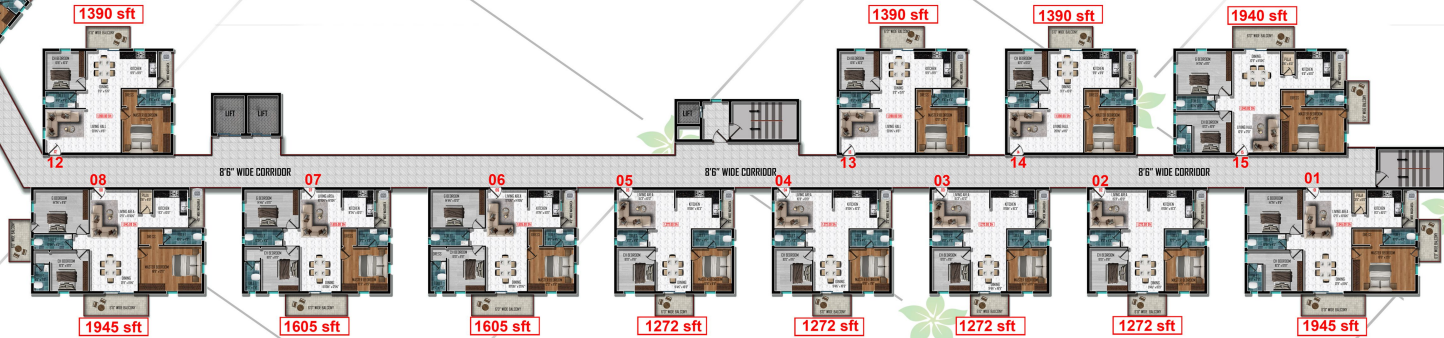
2nd, 5th, 8th, 11th, 14th FLOOR PLANS

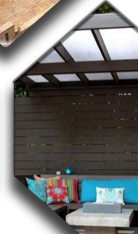


3rd, 6th, 9th, 12th, 15th FLOOR PLANS



4th, 7th, 10th, 13th FLOOR PLANS





Specifications

POWER BACKUP

- 100% D.G backup with Acoustic enclosure
- Power outlets for air conditioners in living, dining and bedrooms
- Power outlet for geysers in all bathrooms
- Power plug for Hob, chimney, refrigerator, microwave oven, mixer/grinder in kitchen, washing machine/dishwasher in utility area
- Three phase power supply for each unit and individual meters
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make
- Modular switches of reputed makers

BATHROOMS

- EWC with vertical stack flushing system
- Provision for geysers in all bathrooms
- All CP fittings by Kohler/Grohe/Equivalent
- Sanitary by Kohler/Duravit/Equivalent
- Exhaust fan provision

FIRE & SAFETY

- Fire hydrant and fire sprinkler system on all floors and basements
- Fire alarm and Public Address system on all floors and basements

LIFTS

- High speed automatic elevators of reputed make with rescue device and V3F for energy efficiency. Granite/tile cladding for lift entrance
- 1 service elevator of reputed make with rescue device and V3F for energy efficiency. Granite/tile cladding for lift entrance

WTP & STP

- Hydro-pneumatic system for even pressure water supply at all floors. A sewage treatment plant of adequate capacity shall be provided inside the project, treated sewage water will be used for the landscaping. Rain water harvesting shall be provided for recharging ground water Levels

STRUCTURE

- R.C.C. framed structure with solid or AAC blocks

SUPER STRUCTURE

- 6" thick solid block work for external walls & 4" thick solid block work for internal walls.

FLOORING

- Living & Dining: 800 x 800 mm Sized Double charged vitrified tiles of reputed make with Spacer Joints Bedrooms & Kitchen: 800 x 800 mm size Double charged vitrified tiles of reputed make with spacer joints Balconies: Anti-skid ceramic tiles of best brand

DOORS AND WINDOWS

- Main Door: Engineered/Hardwood frame finished with melamine sprayfinish on veneered flush shutters with reputed hardware
Internal Doors: Engineered/Hardwood door frame & laminate shutter and hardware of reputed make
- FRENCH DOORS: UPVC door frames with float glass panelled sliding with provision for mosquito mesh track shutters.
- WINDOWS: UPVC window glazing system with sliding/casement shutters with provision for mosquito mesh track.

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 2 coats of vexterior emulsion paint of reputed mak

KITCHEN

- Separate municipal water tap (manjeera or any other water provided by GHMC along with bore well water)
- Provision for fixing of water purifier, exhaust fan & chimney . Utility/wash area-provision for washing machine, dish washer & wet area for washing utensils etc.

TILE CLADDING & DADOING

- Bathrooms: Glazed/Matt finish ceramic tiles dado up to 7' height Dadoing

TELECOM

- Intercom facility to all the units connecting security and neighbourhood Telephone points in living room and master bedroom.

INTERNET

- Provision for internet connection in living room and master/all bedrooms

LPG/PNG

- Supply of LPG/ PNG with piped gas system

SECURITY/BMS

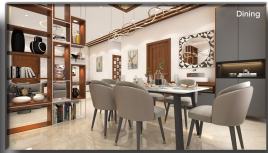
- Surveillance cameras at the main security and entrance of each block as well as inside the lifts security room
- Panic button and intercom in the lifts connected to the Security room
- Solar power fencing around the compound

WASTE MANAGEMENT

- Dedicated garbage chutes will be provided, on each floor level and is centrally collected at the basement in the garbage room

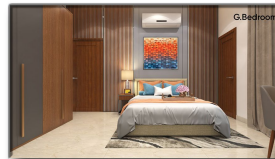
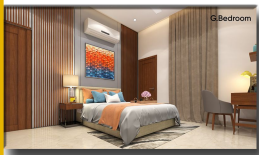
CABLE TV

- Provision for cable connection in living room and in all bedrooms



The essence of interior design will always be about people and how they live. It is about the realities of what makes for an attractive, civilized, meaningful environment.

Design your home the way you want it, live with us and experience the beauty of kitchen gardens and more.



CLUB HOUSE



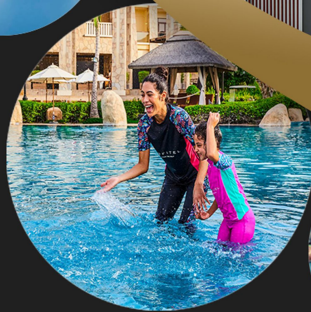
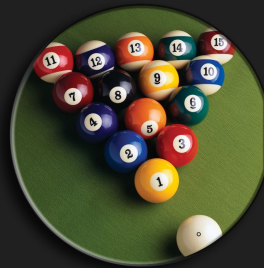
Indoor GYM



Guest Rooms



Swimming pool



party Lawn



Super market



Snooker Table



Aerobics



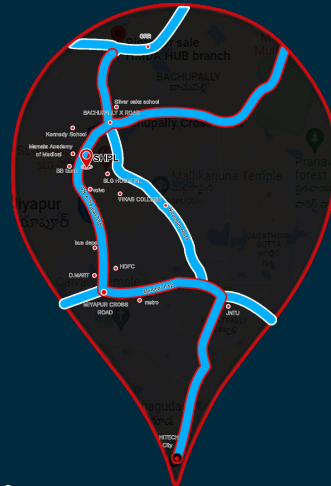
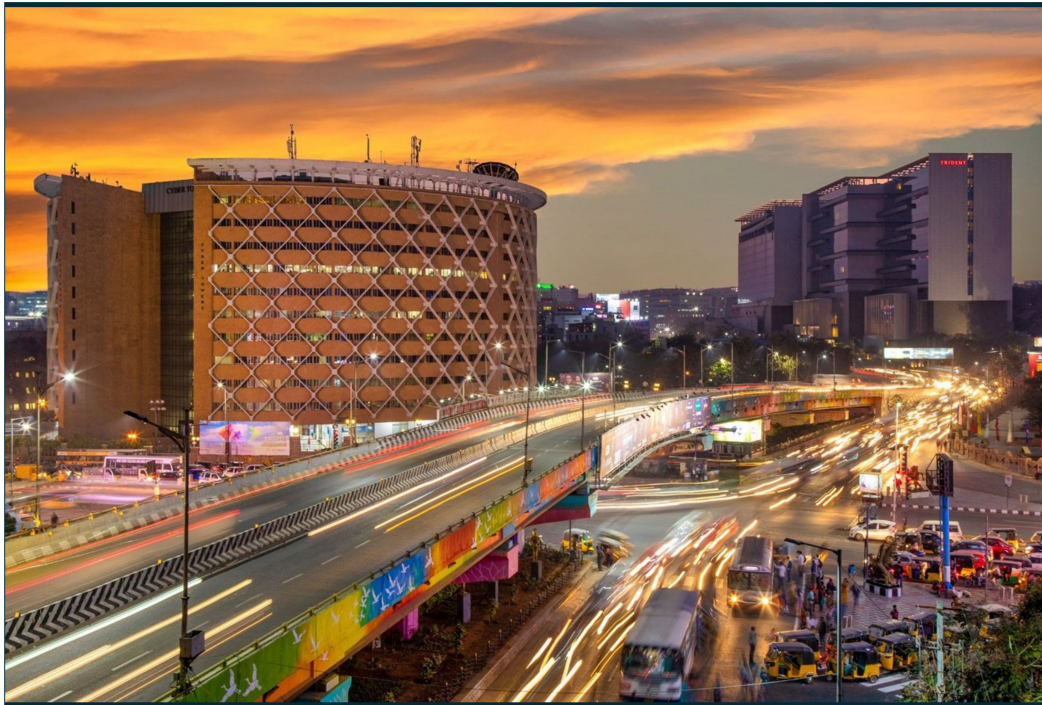
multi-level
Banquet Hall



Children's play
Area



CLUB
HOUSE



Kondapur ; 20 Minutes
HITECH City ; 25 Minutes
Gachibowli ; 30 Minutes



Metro : 6 Minutes
Bus depo 5 Minutes



Kennedy Global School ; 1 minute
silver oaks school ; 2 minutes
Creek School ; 9 minutes
Ganges Valley School ; 10 minutes
Oakridge International School ; 12 minutes
Unicent School ; 12 minutes
JNTU ; 15 minutes



Mamata Academics Hospitals
1 minutes
SLG Hospital ; 5 minutes
Rainbow Hospital ; 15 minutes
Apollo Hospital ; 20 minutes
Care Hospital ; 20 minutes



Airport : 20 minutes
ORR : 6 minutes



Manjeera Mall ; 15minutes
Asian GPR Mall ; 15minutes
Sujana Forum Mall ; 20 Minutes
AMB Mall ; 20 Minutes
In Orbit Mall ; 30 Minutes
Ikea Mall ; 30 Minutes



Sterling Homes

Your desire is our commitment



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Tel: 040 - 4856 5444 | **Mob: +91 9100 565 444 / 111**
E-mail: sterlinghomeshyd@gmail.com | www.sterlingbuilders.in

Site Address:

Opp. Bharat Petrol Pump
Bachupally Miyapur Main Road
Bachupally, Hyderabad - 500 090



Architects :



8-2-703/4/1, Road No. 12,
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Tel : +91 9848 47 11 55

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.