



A Project by
HIMAJATM
CONSTRUCTIONS
— Trust . Value . Happiness —

Yukta *Avenue*

2 BHK Luxury Apartments

WHERE
WISHES
COME
TRUE





Luxury Flats at Affordable Prices



YUKTA AVENUE is a world in itself and every square inch of the development has been designed to make your life complete.

YUKTA AVENUE spread over 5 floors with 70 stunning units designed with elegance to redefine the quality of city living, with perfectly finished materials, detailed design and competent amenities, you are ensured a balanced life of luxury midst the city.





Specifications



Foundation & Structure: R.C.C. framed Structure.
Super Structure: External walls 9" thick Red Brick walls
 Internal walls 4" Thick Red Brick walls
 Inside single coat sponge plastering
 ½" thick Outside 2 coats sponge plastering



Flooring : 2'x2' Vitrified Tiles flooring with skirting



Doors & Windows:
 a) 4'x3" Size Teakwood frames will be provided for all doors.
 b) Main Door: Designed Factory made molded shatter of reputed make.
 c) Other Doors: Water proof flush shutters.
 d) Windows: UPVC sliding windows with M.S safety grills.



Wall Finishes & Paints
 a) Internal Walls:- Wall putty (Lappam) finish with White Emulsion paints over a coat of cement primer
 b) External walls:- Exterior emulsion paints over a coat of cement primer (Colors as per Architect's choice only)
 c) Other door Frames & window grills will be painted with synthetic enamel paints.



Kitchen
 a) Granite kitchen platform with stainless steel sink, dado with ceramic designer tiles up to Door height above platform.
 b) LOFT (Sajja): One loft shall be provided in the kitchen



Electrical
 Concealed Standard make copper Wiring with MCB'S & Standard make modular Switches, shall be provided.

Wardrobes:
 (Max-210 Sft) semi furnished cupboards (cement planks) are provided

Hardware:
 Medium Aluminum powder coated (Or) S.S. fixtures shall be provided.

Customer Cost

Agreement of sale, Sale deed, Registration Expenses, GST, Amenities, Electrical Service & Association Corpus Fund at Customer Cost.
 (If any other taxes imposed by the government before handing over the project would be borne by the customer).



Toilets, Plumbing & Drainage:
 a) Toilets flooring are made using Anti Skid Ceramic tiles.
 b) Dado with ceramic tiles up to Door level.
 c) One white color floor mounted E.W.C will be provided with PVC flush tank for each toilet.
 d) One head shower is provided with wall mixer set for each toilet.
 e) 3 Nos White medium size wall mounted wash basins will be provided with necessary fittings.
 f) All water lines are laid with CPVC pipes.
 g) Whole Drainage system would be laid with

Typical Floor Plan



Area Statement

Unit No.	Facing	Plinth Area In Sft.	Common Area In Sft.	Parking Area In Sft.	Carpet Area In Sft.	Outer Wall Area In Sft.	Total Area In Sft.	UDS In Sq.Yrds.
1 to 8	East	840	213.77	121	769.07	70.84	1174.68	48.53
9,10,13,14	West (Type-1)	853	217.06	121	781.54	71.28	1190.88	49.27
11,12	West (Type-2)	877	223.12	121	804.78	71.87	1220.78	50.65



Project Highlights

- AP CRDA Approved Plan
- Solar power for common Area Lighting
- Solar Fencing to compound wall
- Solar Hot Water to Master Bathroom
- 24/7 CC Camera's surveillance
- Intercom Facility
- 2 no's 8 Passenger Lifts
- 100% Vaastu
- Common Sitting Lobby For Each Floor
- Common RO Plant for Drinking Water
- Rain water Harvesting Pits
- Generator Back up to 6 lights, 3 Fans for Each flat
- Play area in Tot - Lot
- Elegant Landscaping



Your Wishes Fulfilled

Location map

(Not to Scale)

Connect with the world



Location Highlights

- 📍 Medha IT Park - 5 mins
- ✈️ International Airport - 5 mins
- 📍 HCL Technologies - 7 mins
- 🎓 Delhi Public School - 10 mins
- 🎓 ST.Johns School - 10 mins
- 🛒 Walmart Best Price - 11 mins
- 📍 Pinnamaneni Medical College - 13 mins
- 📍 Outer Ring Road - 13 mins
- 🏥 Kamineni Hospital - 15 mins
- 📍 Ramavarapadu Ring - 18 mins
- 📍 Benz Circle - 25 mins
- 🚏 Bus Stand - 33 mins
- 🚉 Railway Station - 35 mins

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Note: This brochure is purely a conceptual presentation of the project details and is not a legal offering. All the plans, specifications, elevations, designs and any other details shown in this brochure are provisional and the same are subject to change as may be required by the sanctioning/approval authority and other similar exigencies by the Architect and the Company.