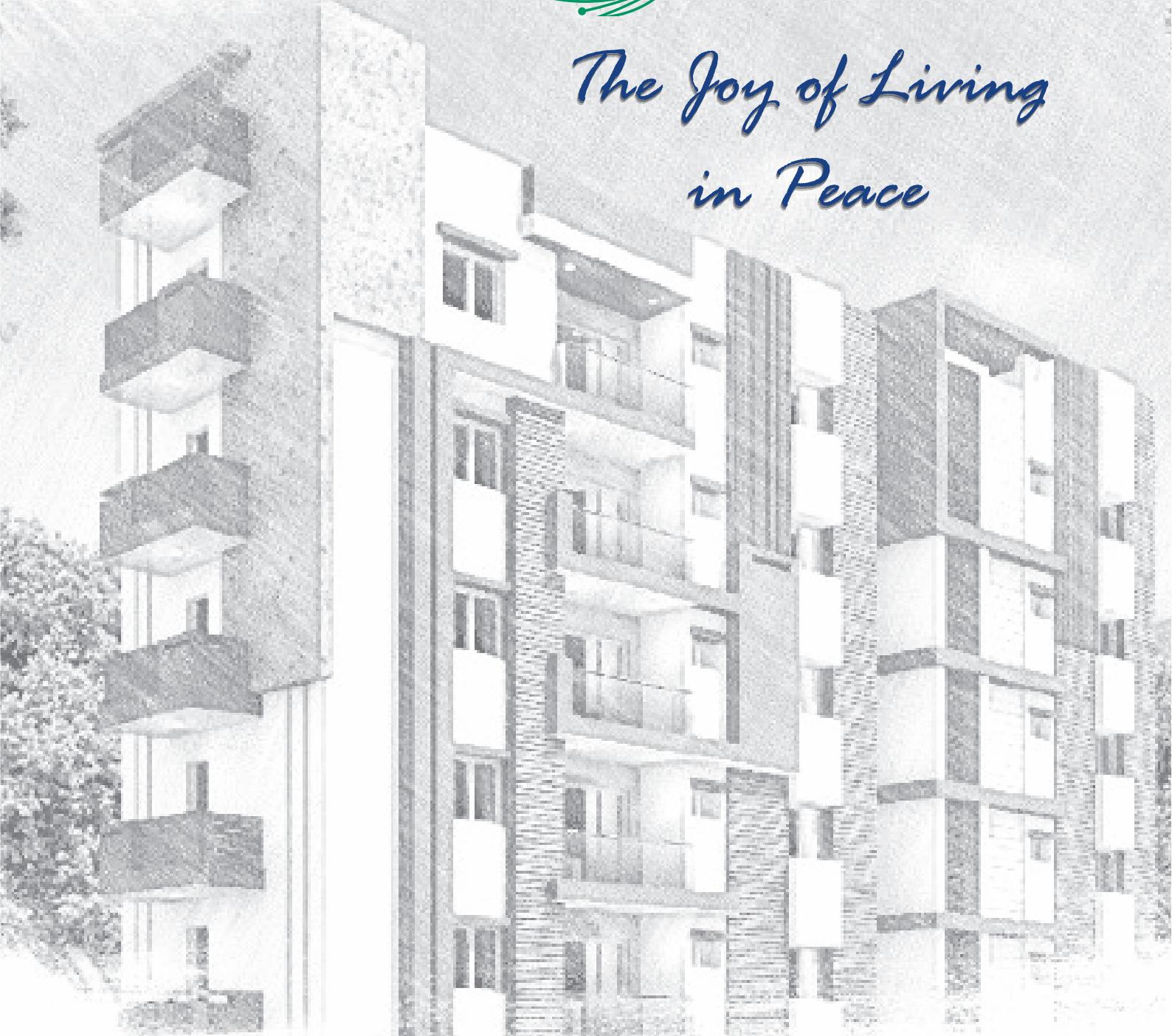




*The Joy of Living
in Peace*



Luxury 2 & 3 BHK Flats @Anita Nagar, Mansoorabad, LB.Nagar



STRUCTURE:

RCC Structure with Grade FE550 RFE500 Quality Steel and Ultra Tech Company made M25 grade concrete.

SUPER STRUCTURE:

Block masonry with good quality red bricks in cement mortar.

PLASTERING: Double coat cement plastering with combination of texture and smooth finish.

FLOORING & WALL TILING:

Rooms Flooring: 800mm x 800mm size vitrified tiles of reputed brand in all rooms.

Toilets Flooring & Wall: Acid resistant & Anti Skid vitrified tiles of reputed brand.

Utility/Wash: Glazed ceramic tiles up to 3' height.

Kitchen Dadoing: Glazed vitrified tiles upto 2' height. And Black Granite Kitchen Platform with stainless steel sink with 1 water & 1 borewell tap

ELECTRICAL:

Wiring & Switches: Concealed copper wiring of Flnolex or equivalent make. Modular switched of LeGrand or equivalent make.

AC & Geyser: Power Outlet for air conditioners in all bedrooms. Power outlets for Geysers in all bathrooms.

Kitchen: Plug points for Chimney, Refrigerator, Microwave, Oven, Grinder, Mixer in Kitchen.

DOORS:

Main Door: Teak wood frame & designer DST doors and hardware of reputed make.

Internal Door: Teak woodframe with moulded doors and hardware of reputed make.

French Door: UPVC Door frame with glass panelled shutters.

Windows: UPVC windows with float glass and mosquito net MS safety grills as per design.



PAINTINGS:

External: Two coat Birla Wall Care putty finish and two coats Asian Apex paint of reputed make as per design.

Internal: Two coats of Birla Wall Care putty and two coats of Asian Premium Emulsion paint over a coat of water base primer of reputed make.

Parking: Two coats of waterproof cement paint over a base coat of primer.

PLUMBING & SANITARY:

Water Supply: ISI mark CPVC/Ashirwad pipes.

Drainage: ISI mark standard PVC/SWR sanitary pipes of Ashirwad (or) Equivalent make.

Rainwater Disposal: Well-designed Rainwater Harvesting System is provided.

CORRIDOR:

Vitrified tiles / Natural Stone.

TOILETS:

Sanitary Fittings: All toilets will consist of Single piece WC, & Wash Basin. Hot & cool single level diverter with overhead shower. Provision of Geysers in all toilets.

Bathroom Fittings:

All CP fittings of Jaguar (or) Equivalent make. Wall mounted WC with Flush wall, wash basin etc., of Jaguar (or) equivalent make.

GENERATOR:

Acoustic enclosed D.G. Set back up for common areas and 1.0 KVA per flat.

ELEVATOR:

Reputed make lift (6 passengers capacity) 3F system for energy efficient from Johnson or Kane.

Entrance lobby with granite cladding at all levels



Typical Floor Plan

East



North →

← West

AREA STATEMENT		
FLAT	TOTAL AREA	FACING
FLAT:-1	1175 SFT	WEST
FLAT:-2	1500 SFT	EAST
FLAT:-3	1700 SFT	NORTH EAST

3D Floor Plans



FLAT 1: 2 BHK - 1175 SFT



FLAT 2: 3 BHK - 1500 SFT

3D Floor Plans



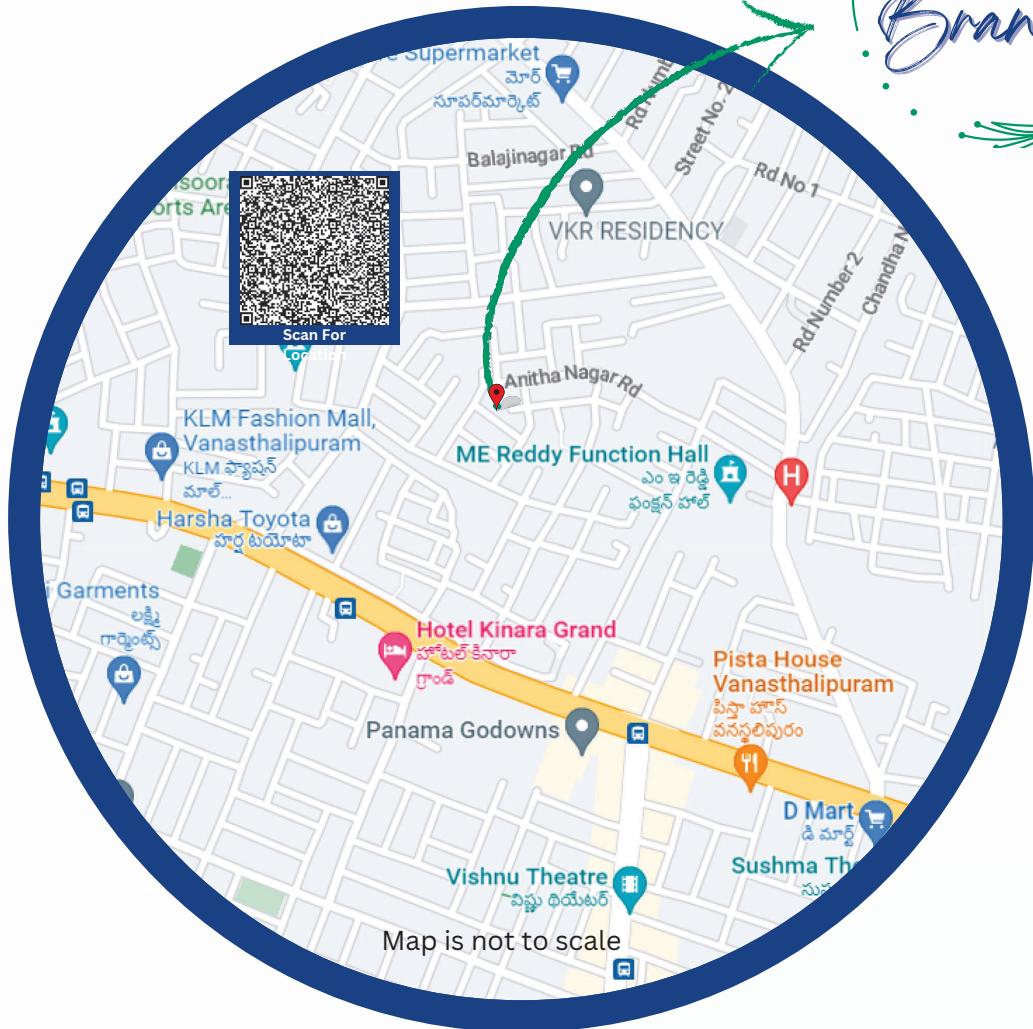
FLAT 3: 3 BHK - 1700 SFT

Amenities & Highlights

- Water & Sewerage
- Rainwater Harvesting Pit
- 6 Passenger Lift
- No Common Walls
- Car parking
- Excellent Ventilation
- 2 Balconies for each Flat
- CCTV Cameras
- Land Scaping
- 100% Vaastu
- Solar Fencing
- Kid's Play Area

PROXIMITY

- LB Nagar Junction
- Kamineni Hospital
- Panama Godowns
- Dmart
- Vishnu Theatre
- SHLOKA -A Birla School
- Rainbow Children Hospital
- Sushma Theatre
- ME Reddy Function Hall
- LB.Nagar Metro Station



Olive Branch

Project by
SPECTRA CONSTRUCTIONS

Behind Heavenly Homes Apartment, Anitha Nagar, Near M.E.Reddy Function Hall, Mansoorabad, L.B.Nagar, Hyderabad, Telangana - 500070.



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NOTE: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to change plans, specifications, and elevation, as deemed fit.