

space of luxury living







Step into a green paradise in Santosh Nagar that is absolutely perfect for living. Discover the grand panorama of luxury, aesthetics and wide open spaces. Nature is in full bloom here, with full grown trees and lush greenery soothing the eye and making the air pleasant and healthy. Your family deserves the best and Shiva Reddy Residency provides the perfect setting for a healthy and prosperous future.



942 Sft.

Promoted by reputed developers and builder M/s Nivas Construction, Shiva Reddy Residency is designed with all modern amenities to provide maximum living space and luxury for a happy life. Choose from a range of Two/Three Bedroom Flats in various sizes to suit your needs and budget. Indus has taken a lot of care to offer its customers the best in modern construction techniques, concealed pipelines, quality control and facilities for customer satisfaction. Shiva Reddy Residency is a dream come true, for it is a harmony of ideal project in ideal location at a very attractive price.

more

and

comfort

more

value,

Get more

square

every

uxury







ROAD

STILT FLOOR PLAN









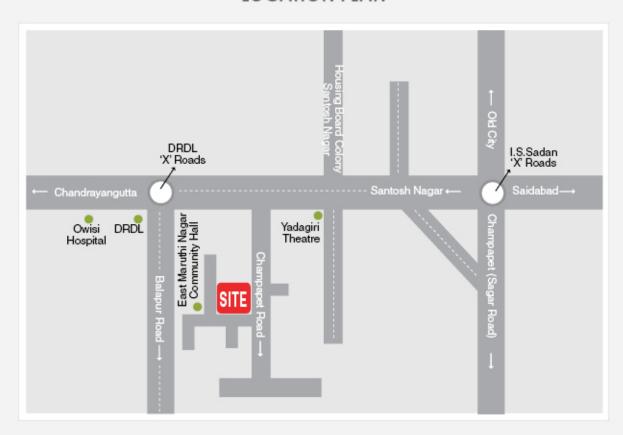




SPECIFICATIONS

1	STRUCTURE	RCC Framed Structure.
5	SUPER STRUCTURE	First class brick masonry in cement mortar.
\	PLASTERING	Internal double coat cement plaster with smooth luppam finishing in entire flat except toilets & balconies. External double coat and sand faced cement plastering.
	DOORS AND WINDOWS	Main door best teak wood frame and 2 panelled skin door shutter with teak veneer with melamine polish Internal doors: teak wood frame and flush doors of reputed make windows: powder coated aluminium windows with glass panels with safety grills/teak wood frames with teak shutters
1	PAINTING	External: premium texture paint with premium emulsion paints Internal: premium emulsion paint with roller finishing for both walls and ceilings
	FLOORING:	2'X2' Vitrified tiles, Acid resistance anti skid ceramic tiles for toilets & utility.
1	KITCHEN	Polished block granite over kitchen plat form and stainless steel sink will be provided.
6 0 0	CLADDING & DADOING	Dadoing upto 6' height in toilets designer tiles upto 2' height above kitchen platform. Glazed ceramic tiles upto 3' height in wash areas.
	COMMUNICATION	Telephone points in all bedrooms and halls. Cable TV provision for master bedroom hall and liviing rooms
(b)	ELECTRICAL AND COMMUNICATION	Concealed copper wiring in conducts of poly cab make for lights, fans and power plug points a) Power outlets for airconditioning in master bedroom. b) power outlets for geysers and exhaust in toilets.
2	Power back up	Back up power for common lighting and lift
	Lift	6 passengers lift of standard make with V3f
3	Sanitary	ISI make ashirvad CPVC pipes and ISI make prince PVC pipes.
7	Toilet	All toilets will consist of Rassi / JP sanitary ware a) EWC with PVC flush tank. b) Hot and cold water mix with shower of reputed make. c) Wash basin will provided in M. Toilet & dining area.
4	Miscellanecous charges	Car parking municipal water charges, APSEB transformer charges, stand by generator and any additional work to be borne by the purchaser

LOCATION PLAN





PROMOTERS

NIVAS CONSTRUCTIONS

Flat No. 101, 'Gurunivas' #18-83, Lane Adj. Vinayaka Automobiles, Kamalanagar, Dilsukhnagar, Hyderabad.

Cell No: +91-9246559119, 9246538465 e-mail: nivasconstructions@yahoo.co.in

SITE ADDRESS

SHIVA REDDY RESIDENCY

Santosh Nagar, Hyderabad.

ARCHITECTS



PR ASSOCIATES

ARCHITECTS & INTERIOR DESIGNERS
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