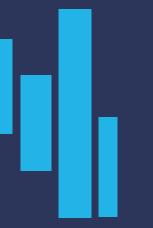


epitome
of luxury



CANNY
— Life Spaces Pvt.Ltd —

G2, Plot #118, 1st Floor, Sri Sai Silicon Heights,
Sri Swamy Ayyappa Society, Madhapur,
Hyderabad-500081.

Email: cannylifespaces@gmail.com

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elite lifestyle has a new address



MNR
elite
BOUTIQUE LIFESTYLE APARTMENTS

With the finest designed residences to choose from, Canny's Elite introduces you to a luxurious way of living. The sprawling residential complex is strategically located amidst every urban convenience. Carefully crafted keeping your every need in mind, the 2, and 3 BHK residences are a perfect delight. With an abundance of greenery spread across, the complex, boasts of a range of fine amenities like a gymnasium, small party hall, public spaces to relax etc., that indulge your every need.

12 MTS WIDE ROAD

area statement (in sft.)

G01 to 601	3BHK	1560
G02 to 602	2BHK	1100
G03 to 603	2BHK	1100
G04 to 604	2BHK	1100
105 to 605	2BHK	1000
106 to 606	2BHK	1000
G07 to 607	2BHK	1000
G08 to 608	2BHK	1000
G09 to 609	2BHK	1040
G10 to 610	1BHK	610



ground floor plan

**East Facing
3BHK**



**West Facing
2BHK**



**East Facing
2BHK**



Project Features

- 100% vaastu
- 58 units community
- Landscape at central courtyard
- Mini basketball court
- Cricket practice pitch with protection net
- Dedicated children play area
- Senior citizens sitting area
- Jogging track around the building
- Multipurpose hall for celebrating functions
- Fully Equipped Gym and Indoor games
- Grand entrance with security post
- No common walls
- Excellent ventilation throughout the flats
- 24/7 Security (CCTV Cameras all around building)
- 100% generator back up excluding power outlets
- 100% back up for common area, lifts and pumps

play leisure and shape your body

With carefully crafted spaces Canny's Elite gives you the better life you have always dreamt of. You'll love coming home to well designed landscape spaces, where you can enjoy a quiet moment and let your kids roam and play. Shaded pergola is a special place designed for elders to gather in the landscaped environment.

The amenities like Gymnasium are there to take care of your health and small party spaces designed to host small gatherings with in the community.



Specifications

perfect details
for a quality lifestyle



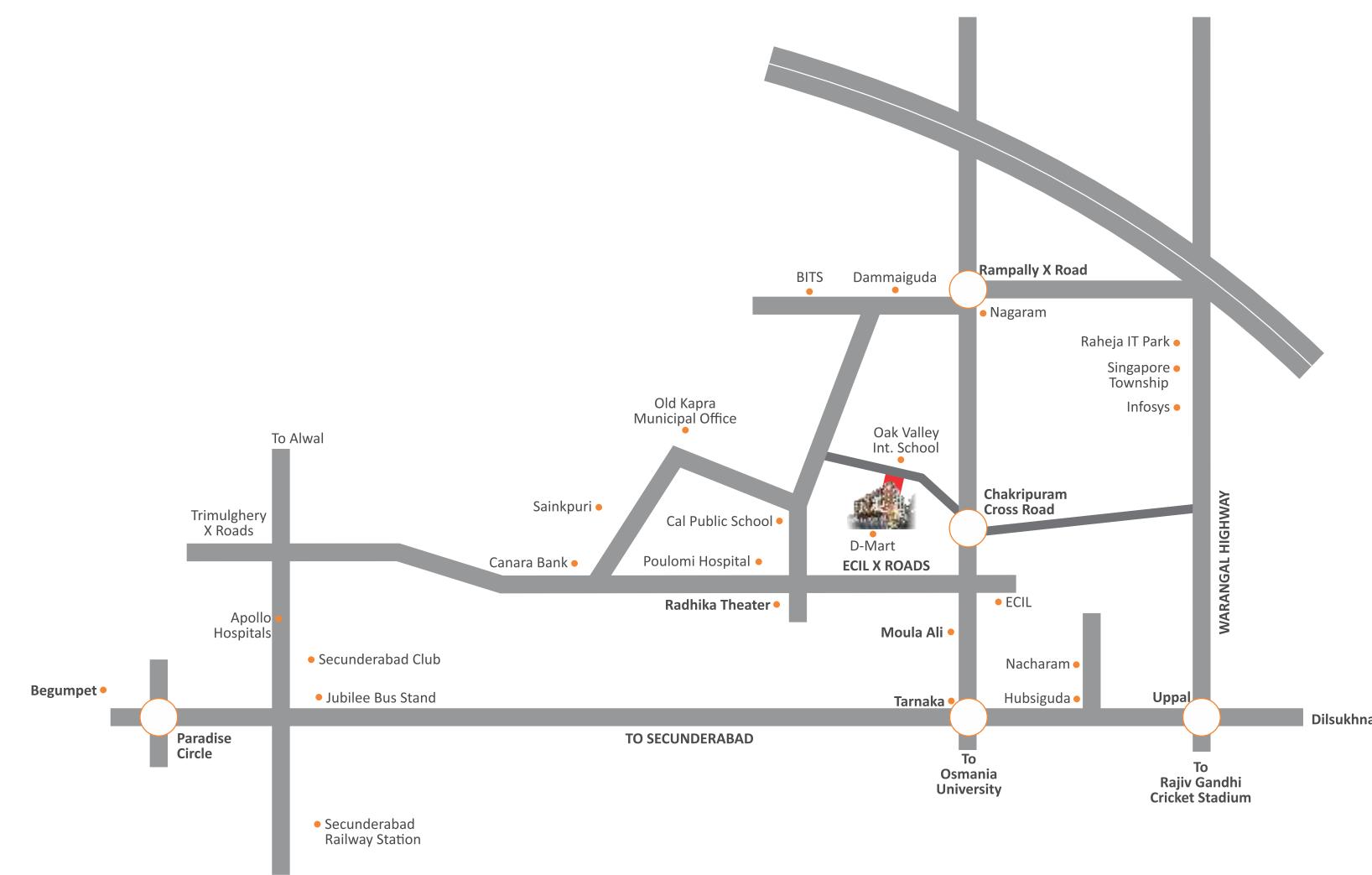
MNR
elite

- STRUCTURE** : RCC Framed Structure to withstand wind and seismic loads.
- SUPER STRUCTURE** : 6" thick solid AAC block work for external walls and 4" thick solid AAC block work for internal walls.
- PLASTERING** : Double coat plastering in cement mortar 1:6 for external walls, Gypsum/Ready mix plaster for internal walls and ceiling.
- FLOORING** :
- Bedrooms, Living, Dining and Kitchen - 600 x 600 mm double charged vitrified tiles.
 - Bathrooms and utility - Acid resistant, anti-skid vitrified tiles 450x300 mm /300mmx300mm.
 - Corridors and lift cladding - Designer Vitrified tiles
- DOORS**
- Main Door : Frame made with teak wood , shutters made of engineered wood with both sides veneer finish fixed with reputed make hardware and locking system of reputed make.
- Bedroom Doors : Frame made with teak wood , flush shutters with premium hardware.
- Bathrooms & Utility : Frames made of wood and Flush shutters with premium hardware.
- Windows : UPVC windows with floating glass with mosquito mesh and safety grills.
- Balcony Door : Teak wood frame with Flush shutter / UPVC sliding doors with floating glass with provision for mosquito mesh.
- KITCHEN** : Finished with polished granite platform and wall dado up to 2'0" height with ceramic tiles.
- TOILETS & PLUMBING** :
- Acid resistant, anti-skid vitrified tiles dado up to door height. All bath rooms equipped with EWC with Parryware or equivalent CP & Sanitary Fittings. Provision for geysers.
 - Concealed piping with ISI quality fittings and water supply from Over head tank. Provision for fixing aqua guard in kitchen will be made.
- ELECTRICAL** :
- Concealed PVC conduits and ISI quality copper wiring with adequate power and light points, one TV, one Telephone, one net point connection in hall & Great white or equivalent Modular switches for entire flat will be provided.
 - All bedrooms with AC power outlets, 3phase power supply with ELCB/RCCB.
- WATER PROOFING** : Water proofing will be done for toilets, OHT, Terrace, Sump & utility areas.
- LIFT** : 2 Lifts with capacity of 8 Passengers will be provided.
- GENERATOR** : Power back up for common lighting, lift, pumps, all lights, fans and tv points in each unit.
- PAINTING**
- Internal Walls : Smooth Putty finish with two coats of paints.
- External Walls : Textured finish with weather proof exterior paints.
- SECURITY** : CCTV camera will be provided around building, entrance and exit.
- FALSE CEILING** : All toilets with Grid board false ceiling to cover plumbing pipes.

location plan (not to scale)

center of connectivity

Nothing is out of reach for those who reside at Canny's Elite. A great location makes sure that you're always close to your heart's desires. You'll find many outlets to satisfy your every small need ; while the other shopping zones at ECIL are close by. For the foodie and connoisseur in you, there's everything from famous local eat streets to fine dining experiences to treat your palette. Schools and other education centers are accessible in minutes of drive. Health and beauty parlors are just around the corner, you're all set for an exceptionally balanced life.



Close to

- Walkable distance to Oak valley international school
- 4 Minutes drive to D Mart - Kushtaguda - 1.5 KMS
- 6 Minutes drive to ECIL X road - 2.5 KMS
- 10 Minutes drive to Radhika X Road - 3.5 KMS
- 12 Minutes drive to Poulomi Hospital - 5 KMS



CANNY
Life Spaces Pvt.Ltd

Canny Life Spaces Private Limited was founded by passionate individuals aiming to curate flats, and commercial buildings with perfection. Our sole focus lies on infusing life to living spaces with lot of planning and precision catering to the lifestyle of the millennial. We design living spaces that blend innovation, luxury and sustainability.

Office Address
G2, Plot #118, 1st floor, Sri Sai Silicon Heights,
Sri Swamy Ayyappa Society, Madhapur,
Hyderabad-500081.
Google Maps: 17.448206, 78.391360

Site Address
Plot Nos. 214/P, 215, 216, 217, 218, 219 & 220,
Opp. Oak Valley International School,
Beside MNR Badminton Court,
Sri Vasavi Siva Nagar Colony,
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Architecture
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boutique
and private
lifestyle
for selective
few only

a project of

