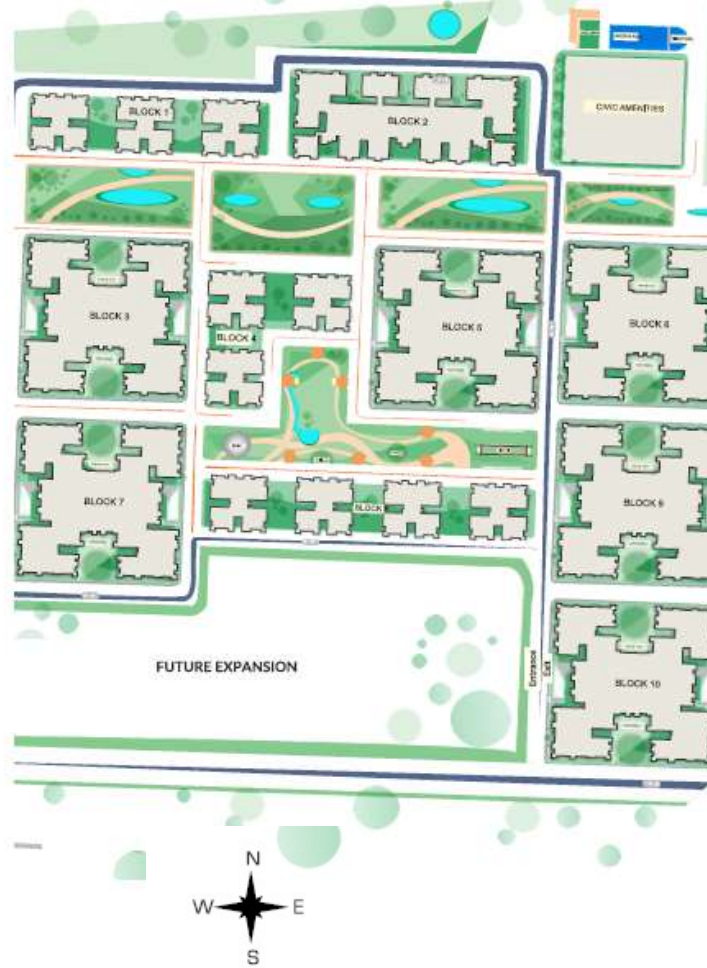
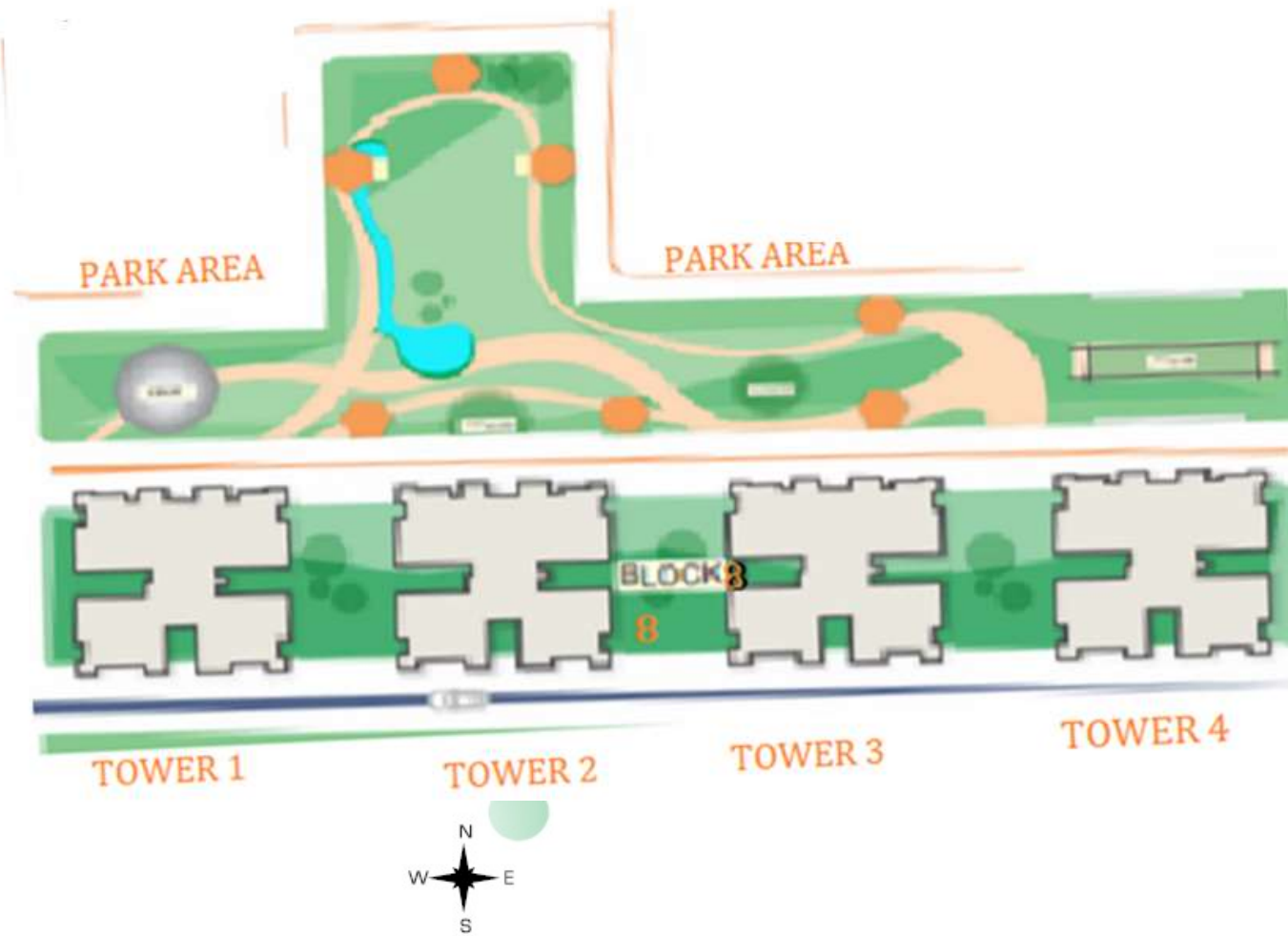
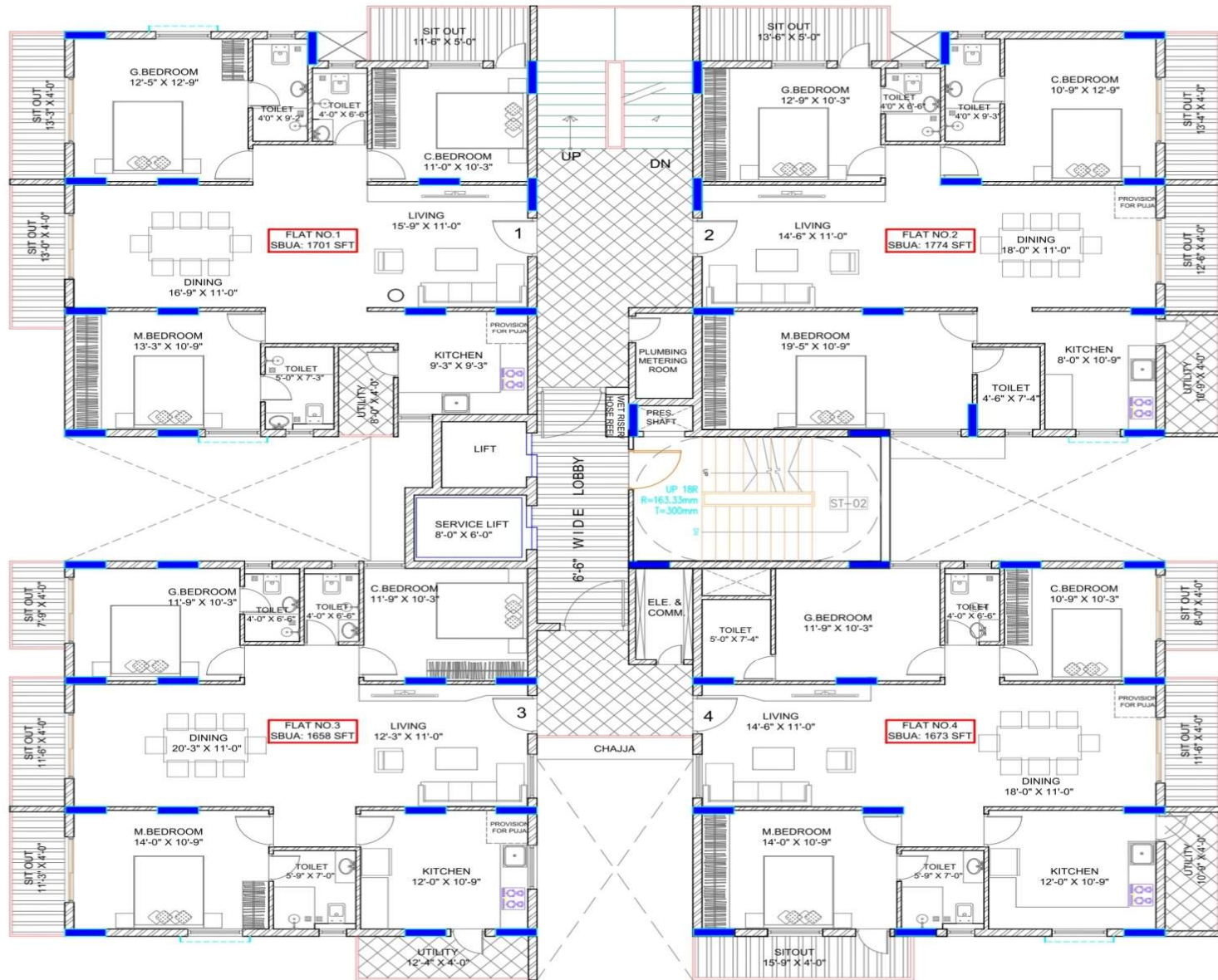


## SITE LAYOUT



# HILTON HEIGHTS





## **SPECIFICATIONS AND AMINITIES**

### **Super Structure**

- ✚ Earthquake resistant with R.C.C. FRAMED STRUCTURE with high yield TMT Steel bars of ISI.
- ✚ 8" AAC blocks work for external walls & 4" AAC blocks work for Internal walls.

### **Plastering**

- ✚ **INTERNAL:** Double Coat Cement Plaster of 12 mm thick with Smooth Finishing.
- ✚ **EXTERNAL:** Double Coat Sand Faced Cement Plastering Of 20 mm Thickness.

### **Painting**

- ✚ **INTERNAL:** 2 coats of good quality Luxury emulsion paint over putty finished surface / primer coat
- ✚ **EXTERNAL:** Texture finish and weather-proof emulsion paints based on the finalized elevation.



### **Flooring**

- ✚ **Drawing, Dining, living** : 800 x 800 mm size double charged vitrified tiles of reputed make with spacer joint.
- ✚ **Bedroom, Kitchen** : 600 X 600 mm size double charged vitrified tiles of reputed make with spacer joint
- ✚ **Bathrooms** : Ceramic tiles cladding up to lintel height
- ✚ **Balcony/Bathroom/Utility** : Anti-skid vitrified/ceramic tiles. of reputed brand
- ✚ **Corridors** : Aesthetically Vitrified tiles / Granite
- ✚ **Staircase** : Natural stone/Granite

### **Windows / Grills**

- ✚ All windows are of aluminum alloy UPVC glazed sliding openable shutters with EPDM gaskets necessary hardware with MS grill and provision for mosquito shutter

### **Elevation**

- ✚ Super premium Elevation with Glass fitting balconies





## **Doors**

- ✚ **Main Door :** Best Teak wood Door and frame fitted with reputed hardware.
- ✚ **Internal Door :** Hard wood frame or factory made wooden frame with both sides laminated flush shutter with reputed hardware.
- ✚ **Bathrooms/Utility door :** Granite frame with both sides laminated flush shutter with reputed hardware.
- ✚ **Balconies :** Aluminum/UPVC glazed French sliding doors with mosquito mesh provision.

## **Bathrooms**

- ✚ Premium quality ceramic Wash Basins of reputed brand ( Jaquar, Hindware, ROCA are Equalent)
- ✚ Premium quality wall mounted EWC of reputed brand
- ✚ Premium quality Concealed Flush Tank of reputed brand
- ✚ Premium quality single lever C.P fittings of reputed brand
- ✚ Provision for geysers in all Bathrooms

### **Kitchen/Utility**

- ✦ Granite platform with stainless steel sink with both municipal and bore water connection .
- ✦ Provision for water purifier.
- ✦ Provision for exhaust Fan.
- ✦ Provision for washing machine / drier, wet area for washing utensils etc.

### **Water**

- ✦ Adequate Bore wells in project and provide water supply to all Flats 24 Hours.
- ✦ Dedicated Municipal water pipelines to entire project and Municipal water connection to every flat with 24 Hours Supply

### **Electrical**

- ✦ Concealed copper wiring of reputed make.
- ✦ Power outlet for air conditioner in all bedrooms and living.
- ✦ Power outlets for geysers in all bathrooms.
- ✦ Power outlets for chimney, Hob, refrigerator, microwave oven, mixer/grinder in kitchen.
- ✦ Washing machine point in Utility area.
- ✦ 03 phase supply for each unit and individual prepaid meters.
- ✦ Miniature Circuit Breakers (MCB) ( Legrand) for each distribution board of reputed make.
- ✦ Modular switches of reputed make. ( Legrand/Havells/GM)

### **Lifts**

- ✦ High speed automatic elevators with V3F for energy efficiency of Reputed make. ( Johnson/OTIS/KONE)
- ✦ Lift lobby cladding with vitrified tiles/granite

### **TV / Telephone /Internet**

- ✦ Fiber to the home with Wi-Fi, Internet, DTH, telephone and Intercom.
- ✦ Telephone point Drawing & master bedroom (with CAT6)
- ✦ Television points & Internet: All bedrooms, drawing & living (with CAT6 & RG 6).





### **Water Proofing**

- ✦ Waterproofing shall be provided for bathrooms, roof terrace and utility area.

### **Security**

- ✦ Intercom facility to all units connecting Security
- ✦ Comprehensive security system with cameras in appropriate locations

### **Power Backup**

- ✦ 100% Metered DG backup .
- ✦ Backup/Redundancy for lifts in all 4 individual Towers.

### **WTP / STP**

- ✦ Water treatment plant for bore-well water and water meter for each Unit.
- ✦ A Sewage Treatment Plant of adequate capacity, as per norms will be provided inside the project.
- ✦ Treated sewage water will be used or the landscaping and flushing purpose.



## **Amenities**

- Multipurpose club house
- Children's Play area
- Gymnasium
- Swimming Pool
- Cafeteria
- Sports Facility
- Jogging Track
- Intercom
- 24X7 Security
- Landscaped Gardens
- Power Backup
- Car Parking
- Indoor Games : Billiards, Carrom, Table Tennis, Squash Courts, Shuttle Courts etc.
- Reception
- Creche
- Banquet Hall
- ATM
- Unisex Salon
- Library
- Crickets Nets



### **Location Highlights**

- + Less than 1.5 KM proximity from main road
- + All are premium 3BHK with high ventilation and all flats are corner flats with 3 side open area with park and road side view
- + Highly elevated area
- + Nearby schools, Colleges and Hospitals
- + 20 to 30 Min Drive to Hi-Tech city/Gachibowli and Financial district
- + 10 Min Drive to Miyapur Metro Station and Lingampally Railway station
- + Future Metro Rail expansion till BHEL
- + School Buses from Phoenix Greens, Ambitus, Global Edge, Delhi Public School, Epistemo Global, Geetanjali, etc.

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