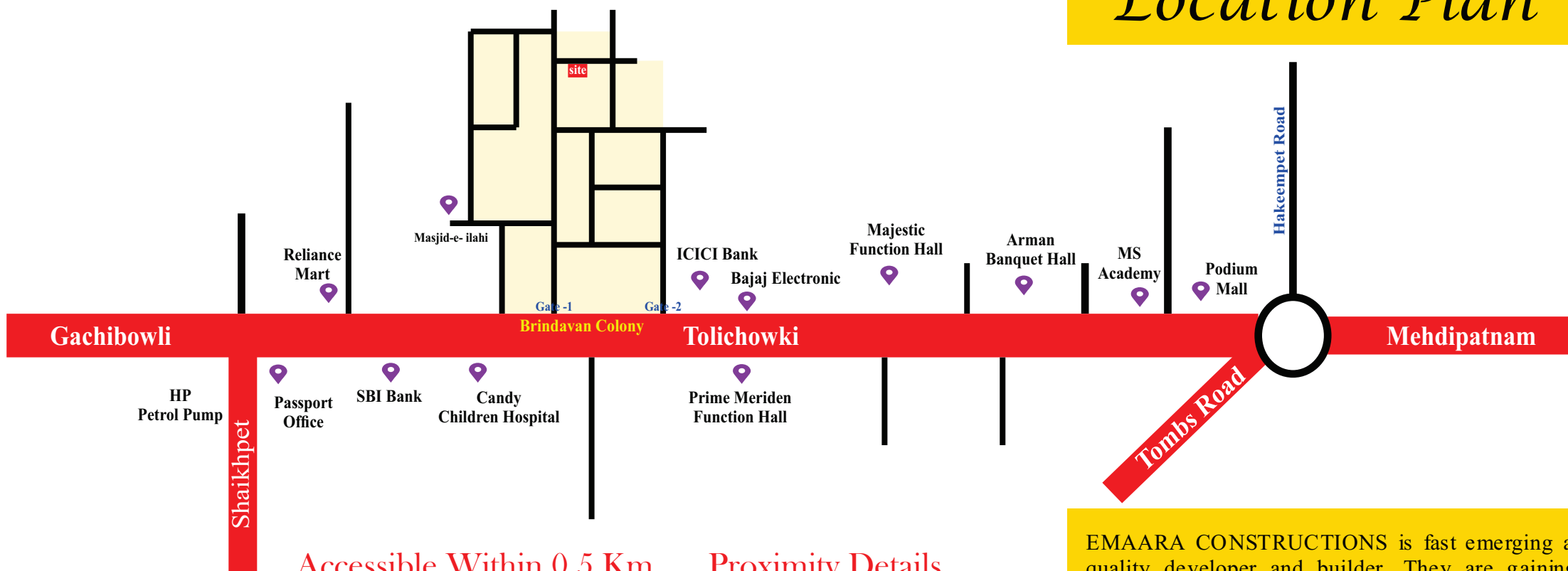


SB EMAARA HEIGHTS

An Attractive Landmark Setting Benchmarks



Location Plan



Accessible Within 0.5 Km

1. Nationalized Banks
2. Super Speciality Hospital
3. Marriage Hall
4. 2 & 4 Wheeler Showroom
5. International Food Outlets
6. Hyper Markets
7. Schools
8. Parks & Garden

Proximity Details

- 3 Km to Golf Club
- 3 Km to Film Nagar
- 4 Km to Golkonda Fort
- 6 Km to Ring Road
- 8 Km to Hi -Tech City
- 9 Km to Railway Station
- 10 Km to Outer Ring Road
- 14 Km to Chairminar
- 30 Km to Airport

EMAARA CONSTRUCTIONS is fast emerging as a quality developer and builder. They are gaining a reputation of a company which does not compromise on quality, strategically location their structures and functional superiority of their edifices.

Having been in this construction business for close to a decade they have some worthy projects in their portfolio which dot different parts of the twins cities of Hyderabad and Secunderabad.

They possess a very committed and highly experienced top management. the management is well supported by a team of Engineers, Architects, Supervisor, Workers and Executives who have experience and commitment to ensure that plans conceived by management are well executed on the ground.

EMAARA CONSTRUCTIONS,
a company on the move!

Mohammed Imam Uddin

☎ 040-23561922 - 9700161922 - 9030061922

✉ E-mail : emaaradevelopers868@gmail.com

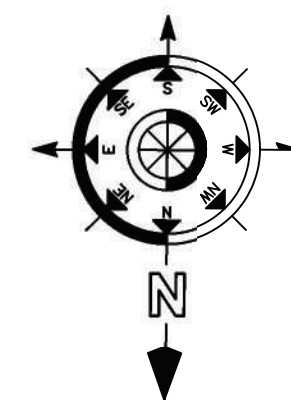
📍 # 8-1-523/279/3, Brindavan Colony, Shaikhpet, Tolichowki, Hyd-08



Typical Floor Plan

A residential apartment becomes an irresistible package when amenities are packaged beautiful and presented in a stylist manner. And that is exactly the case with EMAARA RESIDENCY, the visually appealing , lifestyle , residential building coming up in one of the fastest developing zones of Hyderabad- Tolichowki. EMAARA RESIDENCY is five story, 20 flats structure with spacious and luxurious 2 & 3 BHK Residential living space. Architects have taken a great care in planning the interiors in a highly professional manner, creatively utilizing every inch of space available to give your everyday living an exciting, peaceful and organized feel.

Every element that has gone in its constrictions has a touch of appeal, added value and charm- the core of this beautifully designed EMAARA RESIDENCY apartment. sanitary ware is carefully chosen to given durability, superior, style and aesthetic appeal. the promoters do not believe in compromising in quality. EMAARA CONSTRUCTIONS has progressed because it has maintained the highest design standards, masterful space utilization and making use of cutting edge techniques, processes and material. the attention to detail reflects company's focus, commitment and desire to always give full satisfaction to its esteemed customers.



Area Statement

Flat No.1 1150 sft

Flat No.3 1210 sft

Flat No.2 1150 sft

Flat No.4 1210 sft

ROAD

OPEN TO SKY 2'-0" WIDE

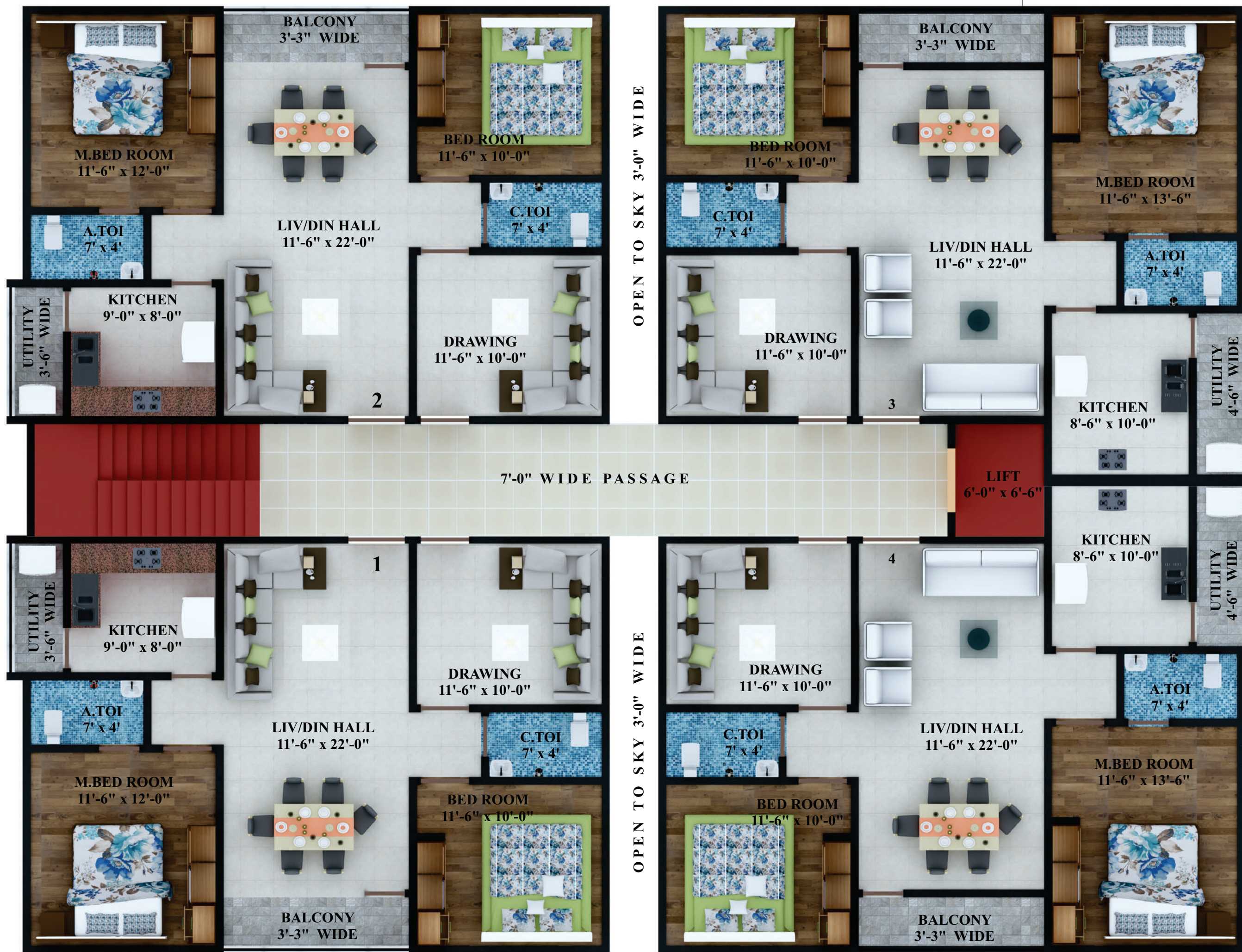
OPEN TO SKY 3'-0" WIDE

OPEN TO SKY 2'-0" WIDE

OPEN TO SKY 3'-0" WIDE

ROAD

7'-0" WIDE PASSAGE



Perspective View
Flat No. 1 & 2



Perspective View
Flat No. 3 & 4



Specifications

STRUCTURE

R.C.C Framed structure. wall in brick work with light weight moulded clay bricks.

MASONRY

External - 6" Light weight molded clay bricks.
Internal - 4.5" Light weight molded clay bricks.

PLASTERING

Internal - Double Coat Smooth Sponge Finish with cement mortar.
External - Double Coat Smooth Sponge Finish with cement mortar.

WOOD WORK

Main Door - Teak wood frame with teak wood shutter esthetically Designed with melamine polishing with designer hardware of reputed make.
Internal Door - Teak wood frame with flush skin doors.
Windows - Powder Coated Aluminum with safety grill fitting with glass

FLOORING

Premium Quality Vitrified Tiles 800mm x 800mm with skirting.

KITCHEN

Granite top cooking platform with stainless steel sink with two tap and glazed ceramic tile dado upto 2'-0" ht. above the platform.
Storage provision of loft in the kitchen.

TOILET

Each toilet will have anti-skid ceramic tile flooring & designer ceramic tile dado upto door height. EWS with flush tank (Single Piece) Alexar Make. Hot & Cold Wall Mixer with shower. Pedestal Mounted wash basin. All CP Fitting chrome plated of standard ISI make.

PAINTING

Internal - Two Coats of emulsion paint over a luppum finished surface.
Ceiling - Two Coats of emulsion paint over a luppam finished surface.
External - Premium quality texture painting/cement based paint.

WATER SUPPLY

24 hours tube well water supply through overhead water tank and one point municipal water connection in kitchen.
One point for washing machine in utility etc.,

ELECTRICAL

Concealed copper wiring in conduits for lights, fan, and power Plug and power points of standard make wherever necessary. Power outlets for air conditioner in master bed rooms. Power plug for cooking range/chimney/refrigerator/microwave/ovenmixer grinder/dishwasher & washing machine in kitchen utility.Plug point for refrigerator, tv, & audio system etc., wherever necessary. Single-phase supply for each unit and individual meter board (For 2 BHK Flat). All electrical fittings will be in MARU make. Telecom, Internet, and Cable Point will be provided wherever necessary.

AMENITIES

6 Passengers lift shall be provided.
Inverter Point separate for individual flats.
Standby Inverter For Lift and Common Area.
Provision for CC Camera's



* All taxes like GST, Cost of registration, Loan, and interior design are to be borne by the purchasers only