



LOCATION MAP



Promoters
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NOT: This brochure is only a conceptual presentation of the project and not a legal offering.
 The promoter reserves the right to make changes in plan, specifications and construction as deemed fit.

50 meters - 1/4" = 100 feet 1:4000

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 PRIDE**
 make life colorful

3 BHK Luxury Apartments @ East Marredpally

For those among the chosen few.
 For those among the chosen few.

A prestigious project from Ludhani Estates Pvt. Ltd.



Project by  **Ludhani Estates Pvt. Ltd.**



Innovative thinking,
Progressive
perspective on design

Imagine a beautiful home in a great location with all the premium amenities. Imagine a spacious, well designed flat with ample room for enjoying comfortable life. Imagine a neighbourhood where elite people share living with your family. Imagine a hassle free complex with sufficient common areas, sufficient car parking and a pleasant environment to live in.



3 BHK lifestyle living space

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UNIQUE FEATURES



- Multipurpose (party) Hall
- Fully equipped multi-gym
- Landscaping
- Perfect vastu
- False ceiling in common corridors and specific areas in car parking
- Standby generator for lift, common lighting and a few points in each flat
- Cable TV and telephone connection provided in all bedrooms and drawings area
- Video door phone security system will be provided
- Provision for internet connection in drawing area
- Wall paper in master bedroom will be pasted on one of the walls
- Wooden flooring shall be provided in the guest bedroom
- Decorative pillars in car parking area
- Red granite will be provided for the kitchen platform

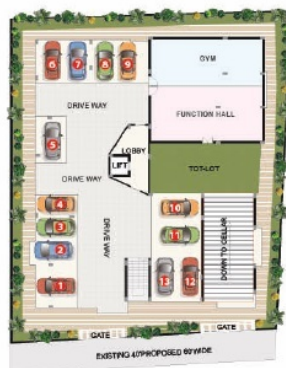


- STRUCTURE**
Reinforced cement concrete (R.C.C) framed structure.
- SUPER STRUCTURE**
Light weight red table moulded clay bricks.
- DOORS**
Main door and internal door frames in polished teakwood with commercial flush doors with veneer
- WINDOWS**
Three track UPVC windows with two sliding shutters fitted with glass, and safety grills.
- FLOORING**
Italian marble in hall and vitrified tiles in bedrooms
- RAILINGS**
Stainless steel railings shall be provided as per design



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STILT FLOOR PLAN



CELLAR FLOOR PLAN



- PLASTERING**
2 coats with sponge finish
- PAINTINGS**
Cement putty with plastic emulsion for internal walls and good quality paints for external walls.
- KITCHEN**
2ft wide granite platform provided with Nirali or equivalent SS sink, glazed ceramic tiles dadoing up to 4ft height.
- TOILETS**
Glazed tiles up to door height with white color Kohler / Jaquar or equivalent and Porcelainware potteryware or equivalent sanitary ware.
- ELECTRICAL**
Concealed copper wiring with modular switches.
A/c provision in all bedrooms.
provision of geyser points in all toilets.
refrigerator / TV / phone sockets in appropriate locations .
DB with miniature circuit breakers MCB's.
- LIFT**
Lift with 55 cabins of 8 passengers lift Jhonson / schindler or equivalent make will be provided
- PARKING**
Adequate car parking facility.
- WATER**
Provision for municipal and bore water
- NOTE**
 - a) Registration, VAT, Service tax and other taxes to be borne by the purchaser as per Govt. norms.
 - b) Brands mentioned in this leaflet are indicative only. The developer reserves the right to use Indian / imported materials of equivalent quality.
 - c) The developer reserves the right for any alterations in plans, elevations and specifications

