

a project of AMANA



happiness for life long luxurious living



AMANA
exotica

3 BHK LUXURY LIVING, MEHDIPATNAM, HYD

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Tucked away quietly in the heart of Hyderabad is Amana Exotica - an architectural marvel designed to become the habitat of the privileged few.

Amana Exotica is a four story, eight flats architecture with spacious and luxurious 3 BHK residential living spaces. With the best in structural support of Amana Constructions and best of steel and concrete meticulously assembled into what is being presented to you as a residential complex that is ahead of it's time.

The spacious indoors of your new home are complemented by large balconies that usher in bounties of fresh air and sunlight. Crafted with meticulous design and complete with premium finishes, a home at Amana Exotica is a retreat to bliss.

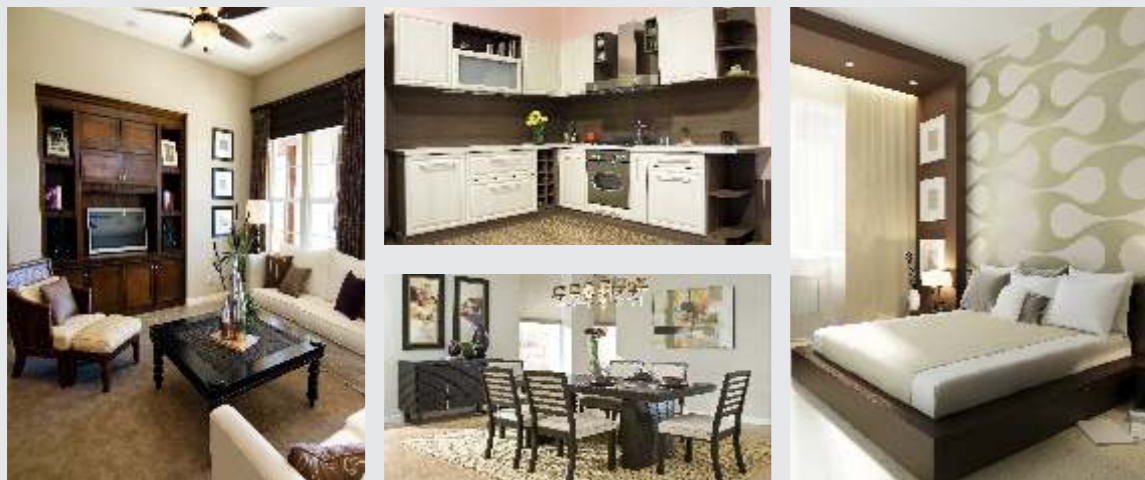
The promoters do not believe in compromising in quality. Electrical material used are branded and safe. Sanitary ware is carefully chosen to given durability, superior functionality, style and aesthetic appeal. Common areas are well-lighted and ventilated. Lifts used are of standard make. The ample parking garages with ease of access from all sides gives you the freedom of movement.

Amana Exotica is an epitome of affluence and comfort. Having spent time in the minutest of details, the architects at Amana Constructions have designed a masterpiece in time. No stone has been left unturned in preserving the privacy of the resident. The architecture is truly commendable, and the eco-inclusive design shows how one can harmoniously co-exist with the environment.

AMANA CONSTRUCTIONS Pvt. Ltd. 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 investors.

Amana Exotica - a first impression that lasts a lifetime.



happiness
for life long serene living

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"Where do you live?" This simple question is asked million times every day across the globe. But only very few feel a sense of joy in answering it. It is an address which will be proudly told to anyone asking for it. @ Mehdipatnam is a wonderful feeling to have. A beautiful locality where the neighbourhood is friendly, decent and enterprising.

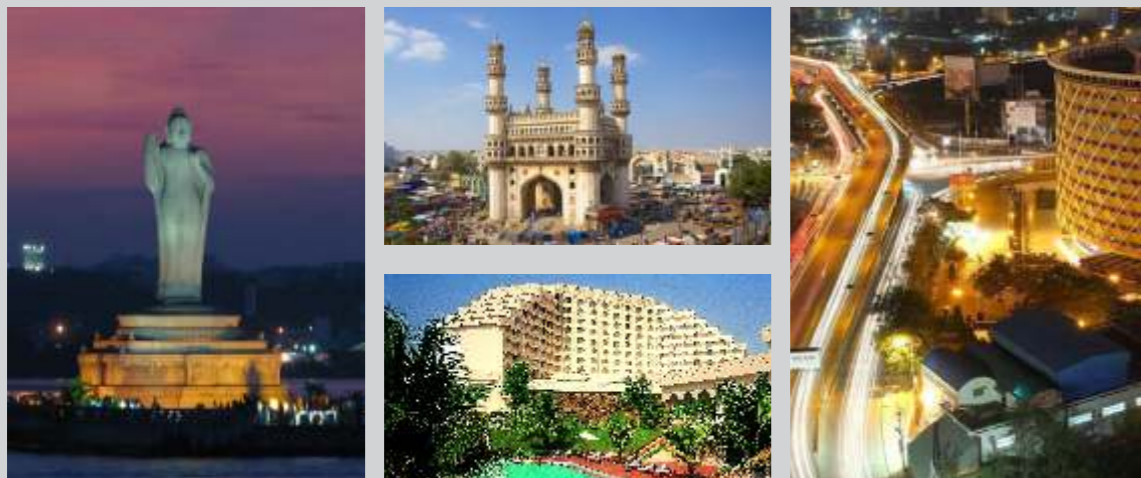
Mehdipatnam is one of the most premium suburbs of Hyderabad. It is so centrally located, that one has access to anything and everything in the daily demands of life.

A relatively serene locality before the advent of the IT boom, Mehdipatnam emerged as a major transit point between the new areas of development and the erstwhile city core. Adjacent to the PV Narasimha Rao Expressway, Mehdipatnam provides the much needed connectivity to the Rajiv Gandhi International Airport from the city's major suburbs like Banjara Hills, Ameerpet, Begumpet, Kukatpally, Nampally and Musheerabad. The IT corridor of Gachibowli and Madhapur is just 10 km away.

Very close proximity to bus, train and every other form of transport, along with the fact of being in walking distance of most of the needs; such as supermarkets, bakeries, vegetable and fruit shops, restaurants, clothing stores and every daily requirement. The local vegetable shopping market, Rythu Bazaar here is a heaven for your daily nutritious needs.

The vicinity is dotted with eminent educational institutions and prestigious residential projects, international schools, reputed hospitals and premium healthcare, prominent multiplexes and entertainment centres, etc. making Mehdipatnam, one of the most desired and sought after location.

Located in this superior neighbourhood is Amana Exotica, with a larger than life ambiance that exudes sophistication and class from each of its corners. Its coveted address invites you to lead a life of bliss and comfort.



PROXIMITY DETAILS

 30 min to International Airport	 20 min to Charminar	 10 min to Golkonda	 15 min to Hussain Sagar
 30 min to Hi-Tech City	 5 min to PVNR Express Way	 10 min to Metro Station	 15 min to IMAX
 20 min to Apollo Hospital	 10 min to GVK One	 25 min to Gachibowli	 10 min to Care Hospital

Specifications

- STRUCTURE** : RCC framed structure. Walls in brick work with light weight moulded clay bricks.
- PLASTERING** : Internal : Smooth finish with cement mortar.
External : Sand faced (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 doors : Teak wood frame with flush skin doors.
Windows : Aluminum/UPVC with safety grills fitting with glass.
- FLOORING** : Vitrified tiles with skirting.
- KITCHEN** : Granite top cooking platform with stainless steel sink with two taps and glazed ceramic tile dadoing upto 2'.0" ht. above the platform.
Storage Provision of loft at common Toilet.
- CHAJJA** : One chajja and rack shall be provided as per drawing in Master Bedroom.
- TOILETS** : Each toilet will have anti-skid ceramic tile flooring & designer ceramic tile dado up to ceiling height. European / Indian type water closet. Provision for Geyser will be given.
All taps and fittings shall be of chrome plated, standard fittings.
- PAINTING** : Internal : Two coats of emulsion paint over a luppum finished surface.
Ceiling : Two coats of emulsion paint over a luppum finished surface.
External : Premium quality texture painting / Snowcem for exteriors.
- ELECTRICAL** : Concealed copper wiring in conducts for lights, fan, plug and Power plug and power points of standard make wherever necessary.
Power outlets for Air Conditioners in master bedroom, children bedroom & 2 points in hall.
Power plug for cooking range / chimney / refrigerator / microwave / oven / mixer grinder / dishwasher & washing machine in kitchen / utility.
Plug points for refrigerator, T.V. & audio systems etc., wherever necessary.
3-phase supply for each unit and individual meter boards.
Miniature Circuit Breakers (MCB) & ELCB for each distribution board.
- WATER SUPPLY** : One bore well connected to over head tank directly and manjeera water connection, connected to sump & over head tank and supplies to flats.
- LIFT & GENERATOR** : 1 Lift of 6 passenger shall be provided.
Generator : Power back-up of 100% for lift, common areas & 10 point for Light & Fan for each flat.

All expenses towards electrical transformer, external electrification, panel board, lift, drainage system, generator & intercom to be borne by the flat purchasers only.

All taxes like VAT, Service Tax, Cost of Registration and Manjeera Water connection to be borne by the flat purchasers only.

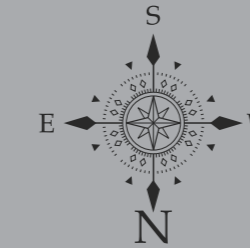


TYPICAL FLOOR PLAN

Area of Statement

Flat No. 1 1252 SFT

Flat No. 2 1225 SFT



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GUDDIMALKAPUR, MEHDIPATNAM



happiness for life long peaceful living

AMANA CONSTRUCTIONS Pvt. Ltd. - a conglomeration of high-end technologically skilled, focused, committed and above all to deliver high-ranking lifestyle on the quality radar.

The company's sheer effort to redefine the realistic success & philosophy of upholding the values of integrity & ethics and to achieve industry leadership. The company is embedded with core excellence in lieu of its cutting-edge processes & methodologies maintaining the highest design standards, space utilization and nevertheless its commitment for an unreserved client satisfaction & sensitivity.

The company regard for perfection, quality-oriented approach and a passion of inventiveness assures its clients of superior service and value at all times.

ONGOING PROJECT



PEARL RESIDENCY

COMPLETED PROJECT



VIZION HARMONY



TAHER HEIGHTS



AMANA CONSTRUCTIONS Pvt. Ltd.

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Architects :

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NOTE | This brochure is only a conceptual presentation of the project and not a legal offering.
The promoter reserves right to alter and make changes in elevation, specification and plans as deemed fit.