

a project of AMANA



happiness
for life long luxurious living





A Place Where You Are Made to Feel Royal, Loved and Happy.

A residential apartment becomes an irresistible package when amenities are packaged beautifully and presented in a stylish manner. And that is exactly the case with Pearl Residency, the visually appealing, lifestyle residential building coming up in one of the fastest developing zones of Hyderabad - Kondapur.

Pearl Residency is a five story, twenty flats structure with spacious & luxurious 2 BHK residential living spaces. 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 construction has a touch of appeal, added value and charm - The core of this beautifully designed Pearl Residency apartment.

Sanitaryware is carefully chosen to given durability, superior functionality, style and aesthetic appeal. The

promoters do not believe in compromising in quality. 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 customers.

Lifts used are of standard make. Electrical material used are branded and safe. Common areas are well-lighted and ventilated. The parking area is skilfully designed to make maximum utilization of space.

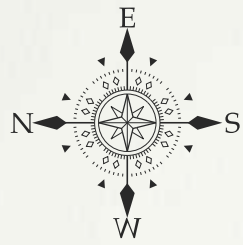
A lot of attention is given to ensure that there is ample light and air to make the apartment well-ventilated for a healthier living. A truly professional offering from the promoters. As always.



Typical Floor Plan

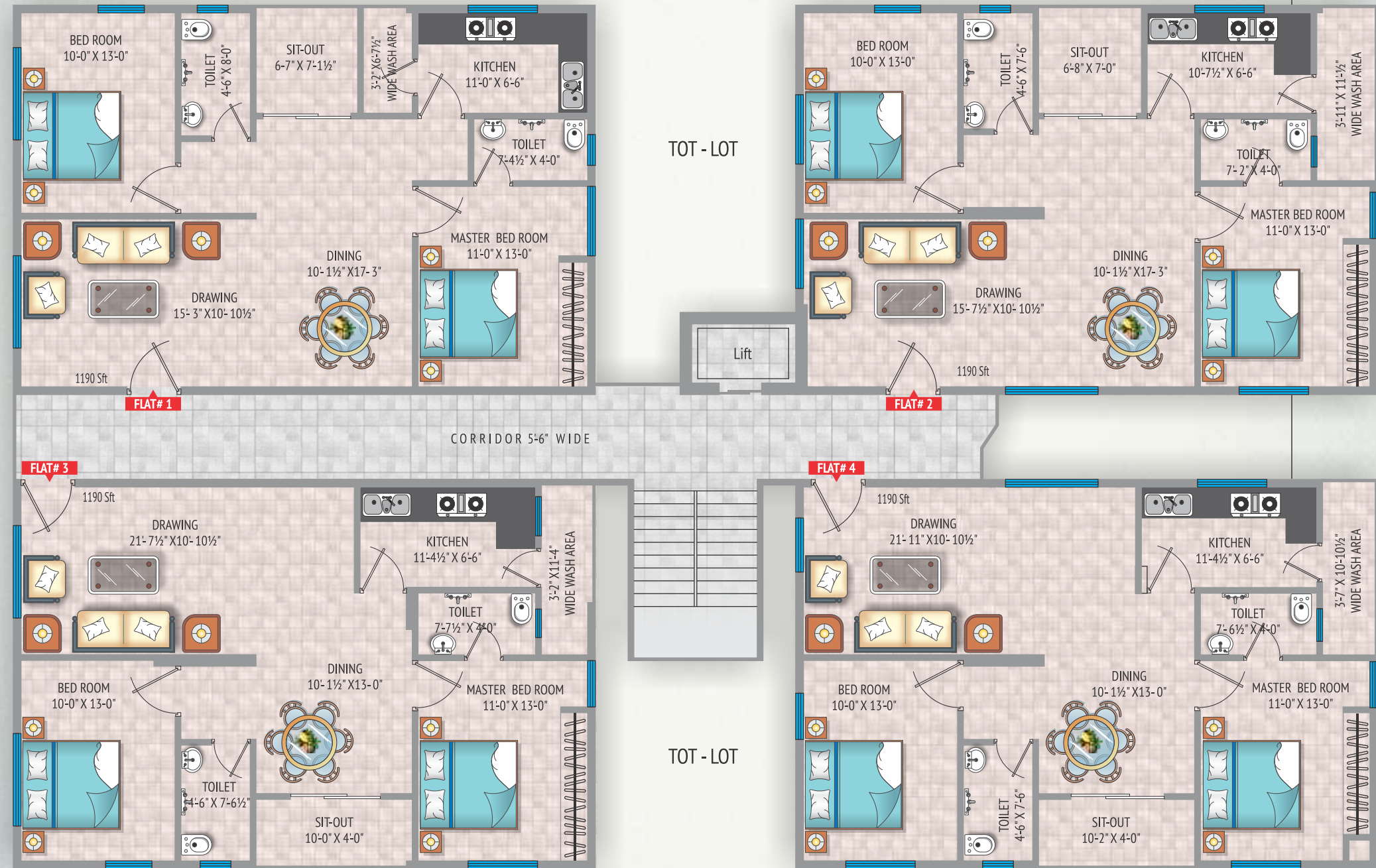
Area of Statement

Flat No. 1	1190 SFT
Flat No. 2	1190 SFT
Flat No. 3	1190 SFT
Flat No. 4	1190 SFT



SALIENT FEATURES

- Aesthetic Designed Elevation
- Vaastu Compliant
- No Common Walls
- Two level Parking
- 24/7 Security
- Well Decorated Common Area
- Totlot for Children
- Wide Driveways
- All Flat with Four Side Ventilation



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 and 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.



Gautami Enclave - Kondapur - The Prestigious Address Which Adds Value

Location does play a big role in defining the real worth of a real estate development. It is very important that a qualitatively superior neighborhood and development is in the vicinity of the layout. Kondapur is one such location. It is the fastest growing location in Hyderabad where many well known IT companies have their offices.

Kondapur, meaning a hill settlement, is a suburban area and falls in the Ranga Reddy district of Telangana State and located near the Kothaguda traffic signal, close to the HITEC Exhibition Center and is well connected by bus and auto to Miyapur, Mehdiptnam, Secunderabad, Ghatkesar, Koti, and Uppal. The railway station is located about 4 kms from Kondapur, in Hafizpet, HITEC City.

One of the major real estate developments in the area has been the HMDA approved, well planned layout of GAUTAMI ENCLAVE. Spread over many acres, it has got 82 big sized plots. Many luxurious residential apartment

complexes, Pearl Residency one among them, are coming up on these plots. Approved in 1992, Gautami Enclave is one of the oldest layouts in this area.

It has got a park spread over 3.5 acres and a playground on 2 acres of land. Residents can have the membership of a modern Club House located within the enclave. Good shopping, healthcare, transport and educational facilities are available within a 5kms radius. Many prestigious developments are within 30 mins drive from Gautami Enclave like Lanco Hills, HICC and major corporate offices.

Kondapur indeed is a happening place. And so is Gautami Enclave.

And Pearl Residency will be one more prestigious address within it.

CLOSE PROXIMITY





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.



AMANA CONSTRUCTIONS Pvt. Ltd.

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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.

COMPLETED PROJECT



VIZION HARMONY



TAHER HEIGHTS