



sterling
homes
Luxury Villas
Gundla Pochampally
Hyderabad





Sterling Homes is the latest gated community from Modi Builders, a leading player in the residential segment in Hyderabad.

The project has 91 Villas with luxury specifications, located in a fully developed layout with several amenities at Gundla pochampally.

Salient Features

- Purely residential gated community with luxury specifications and amenities.
- Well planned layout approved by HMDA.
- Design as per vaasthu.
- Approved by leading banks and financial institutions.
- Located near Kompally at Gundla Pochampally close to the new Outer Ring Road. In the vicinity of several sophisticated residential communities, international schools & colleges.



Amenities

- Landscaped gardens
- Fully equipped children's playground
- Sports facilities including
 - Tennis
 - Badminton
 - Squash
- Generator backup facility for common areas & houses
- Cement concrete roads and lighting
- Complete underground electrical cabling

Club house

- Air-conditioned TV room with mini theatre / conference room
- Air-conditioned gym
- Steam bath and sauna
- Separate games room, table tennis room and pool room
- A/c Business center
- Swimming pool
- Air-conditioned library
- Super Market / Grocery
- Coffee Shop
- Pharmacy

- Laundry
- Guest Rooms
- Yoga / Aerobic Center
- Ladies / Gents Saloon
- Jacuzzi

Security

- Completely compounded
- CCTV for effective surveillance
- 24 hrs security
- Panic Buzzer

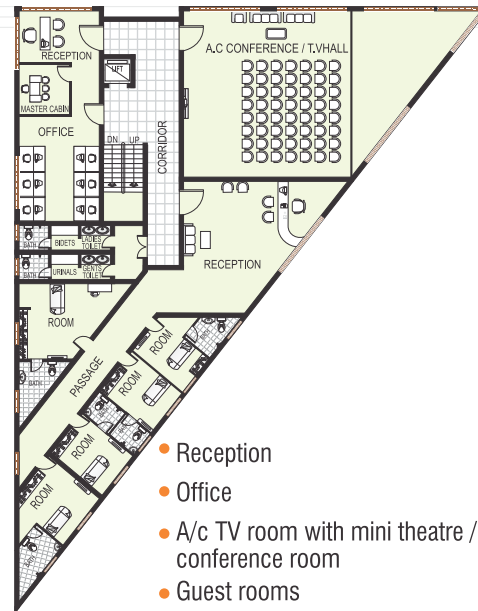


GROUND FLOOR PLAN



- Super Market / Grocery
- Pharmacy & Laundry
- Cafeteria

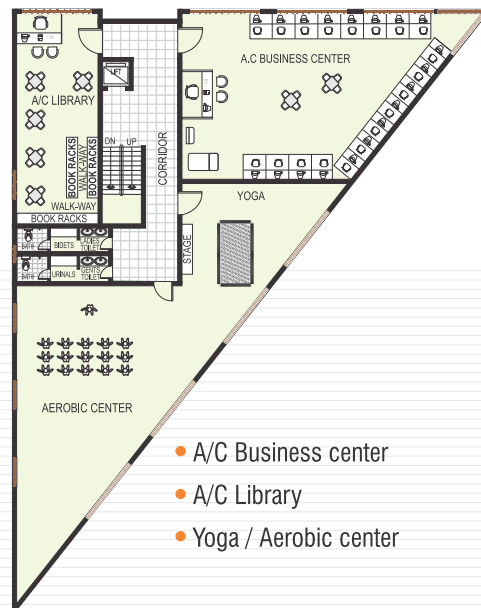
FIRST FLOOR PLAN



- Reception
- Office
- A/c TV room with mini theatre / conference room
- Guest rooms

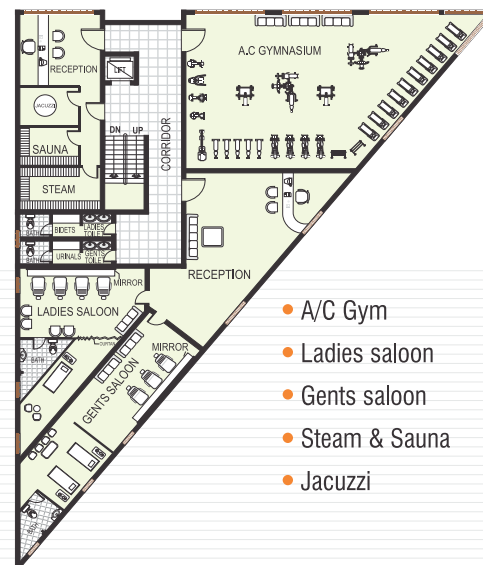


SECOND FLOOR PLAN



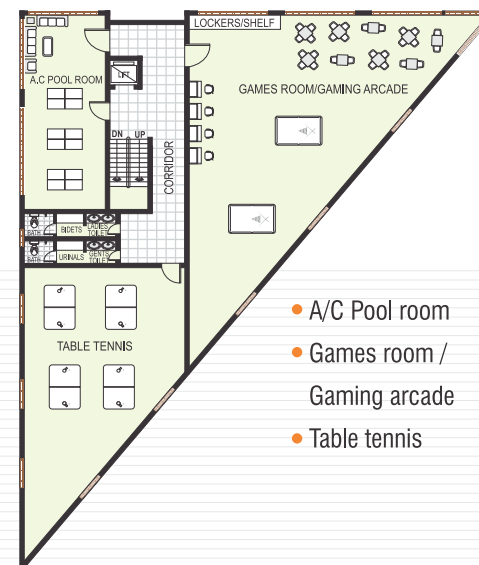
- A/C Business center
- A/C Library
- Yoga / Aerobic center

THIRD FLOOR PLAN



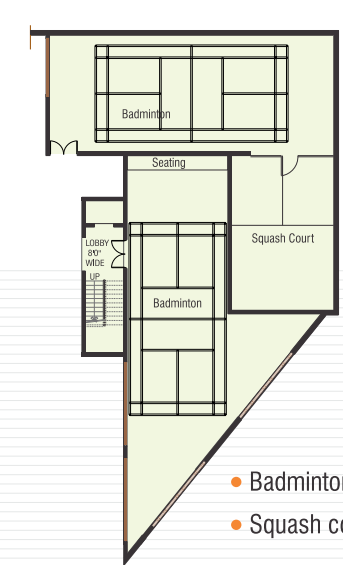
- A/C Gym
- Ladies saloon
- Gents saloon
- Steam & Sauna
- Jacuzzi

FOURTH FLOOR PLAN



- A/C Pool room
- Games room / Gaming arcade
- Table tennis

CELLAR FLOOR PLAN*

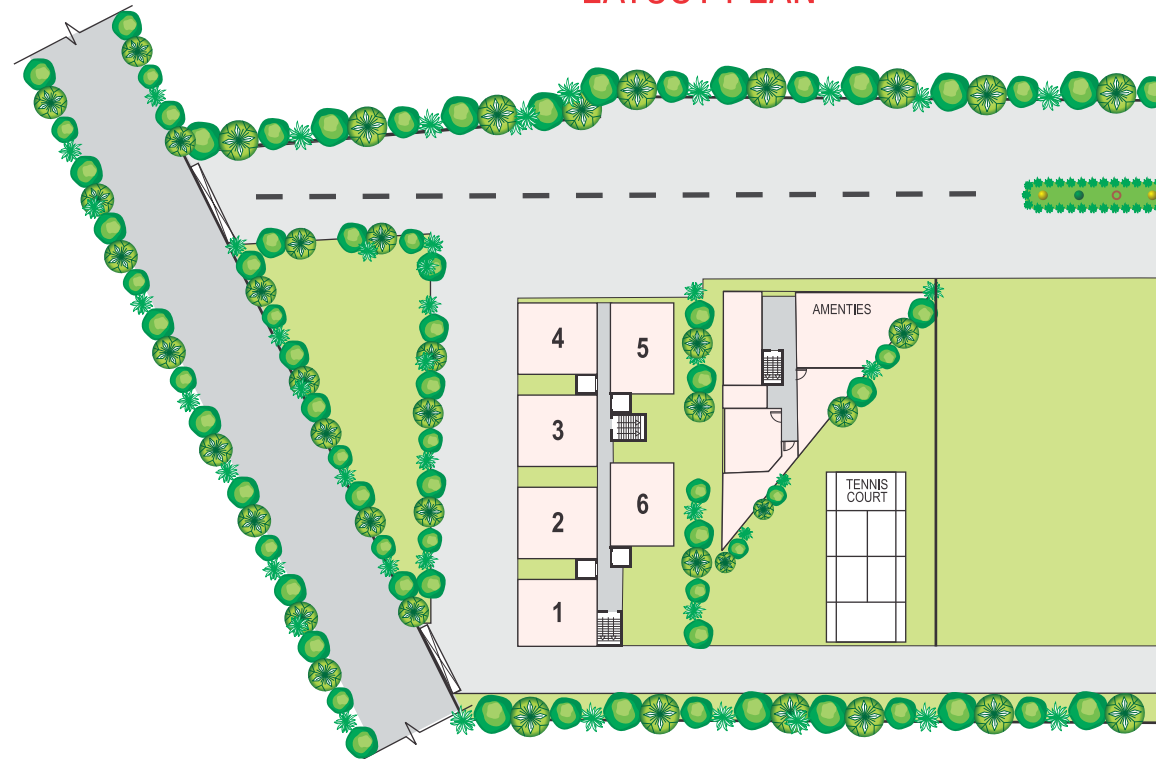


- Badminton courts
- Squash courts

* Not to scale

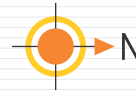


LAYOUT PLAN

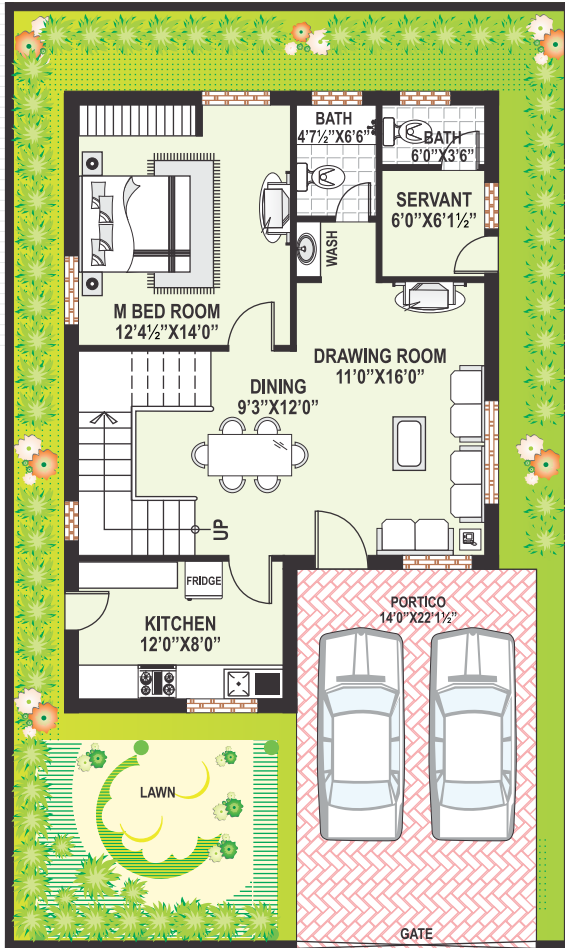




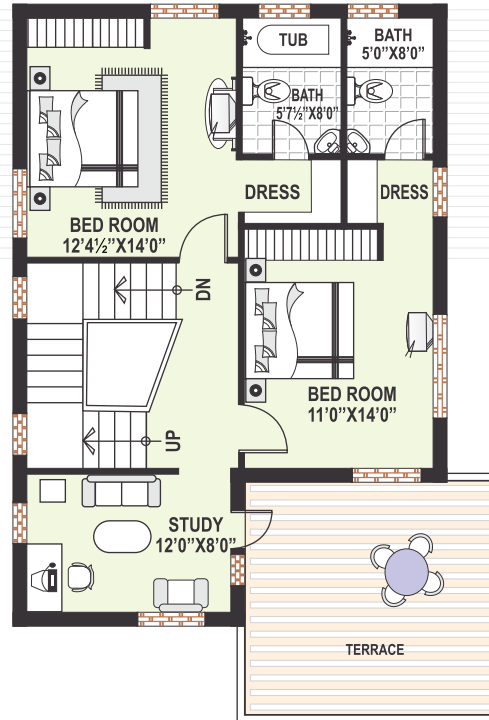
Plot Nos	Area (Sq.Yds.)	Plot Nos	Area (Sq.Yds.)
1	224	47	202
2	220	48	202
3	218	49	202
4	215	50	202
5	213	51	202
6	210	52	202
7	209	53	202
8	202	54	202
9	202	55	202
10	202	56	202
11	202	57	202
12	202	58	202
13	202	59	202
14	202	60	202
15	202	61	202
16	202	62	202
17	202	63	202
18	202	64	202
19	202	65	202
20	202	66	202
21	202	67	202
22	202	68	202
23	202	69	202
24	202	70	202
25	202	71	202
26	202	72	202
27	202	73	202
28	202	74	202
29	202	75	202
30	202	76	202
31	202	77	202
32	202	78	202
33	202	79	202
34	202	80	202
35	202	81	202
36	202	82	221
37	202	83	273
38	202	84	319
39	202	85	316
40	202	86	314
41	202	87	310
42	202	88	306
43	202	89	304
44	202	90	300
45	202	91	297
46	202		



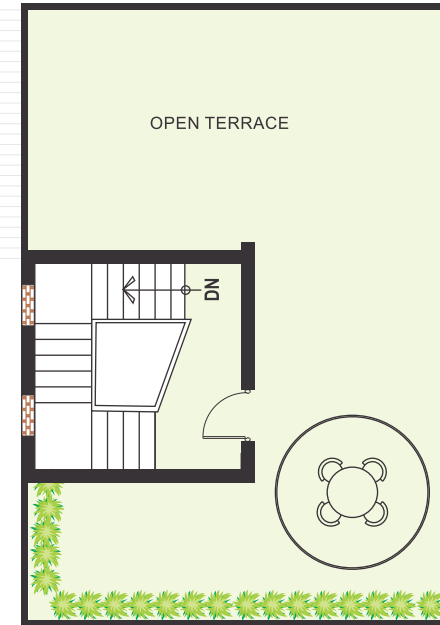
EAST DUPLEX PLAN



Ground Floor - 979 Sft.



First Floor - 914 Sft.



Terrace Floor - 182 Sft.



EAST FACING DUPLEX

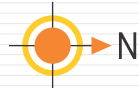
Total Built up Area - 2075 Sft.

Ground Floor (Including Portico Area) - 979 Sft.

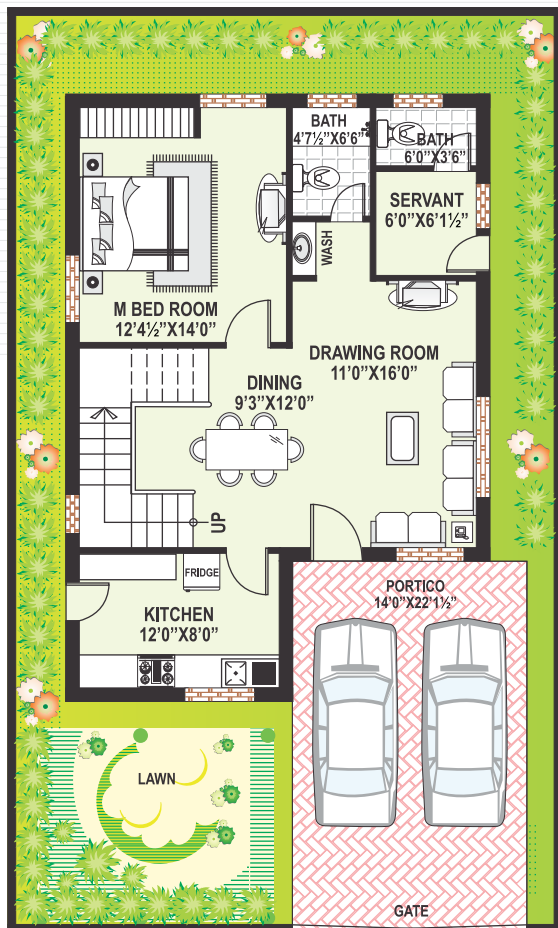
First Floor - 914 Sft.

Terrace Floor - 182 Sft.

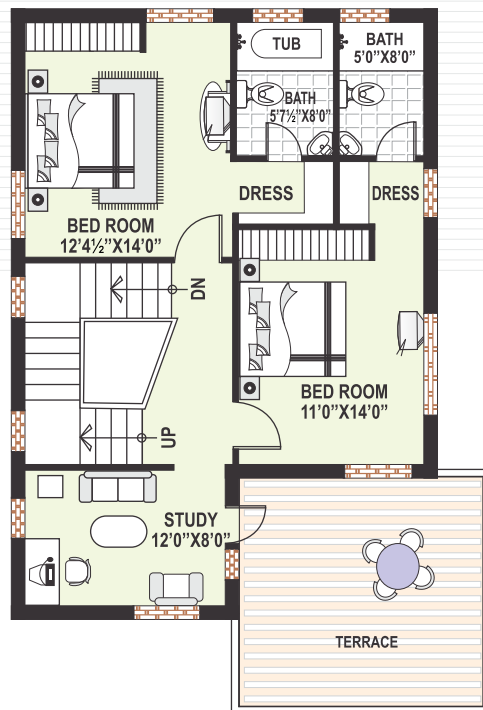
*Option to extend to Triplex House as per plan @ extra cost



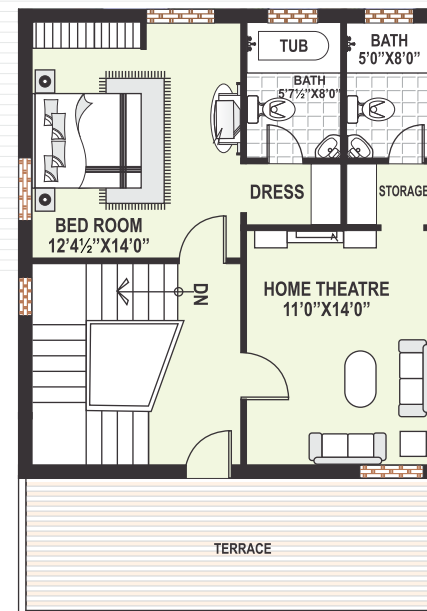
EAST TRIPLEX PLAN



Ground Floor - 979 Sft.



First Floor - 914 Sft.



Second Floor - 700 Sft.

EAST FACING TRIPLEX

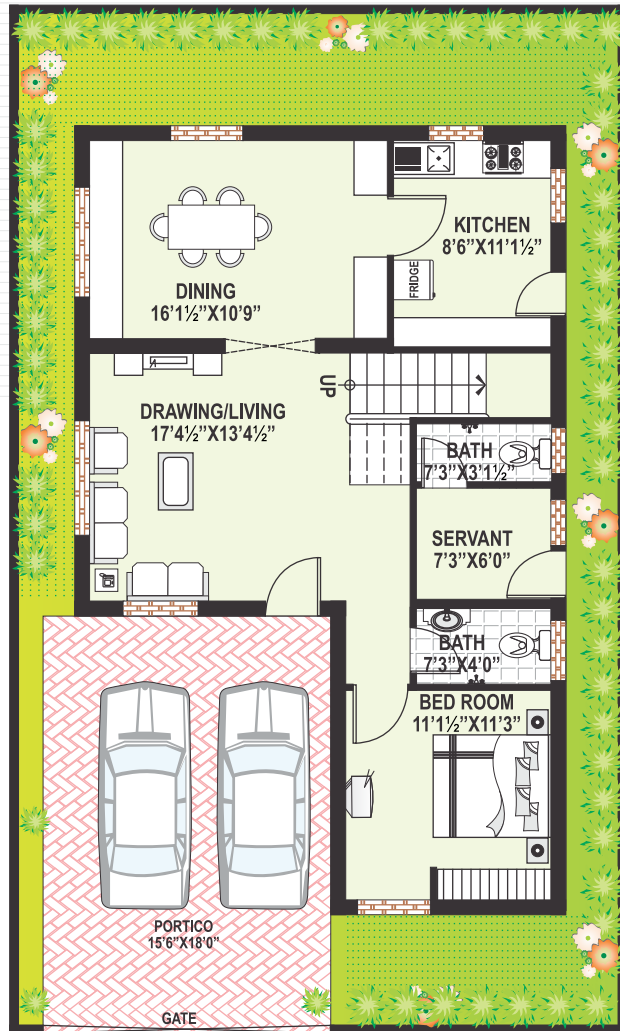
Total Built up Area - 2593 Sft.

Ground Floor - 979 Sft.
(Including Portico Area)

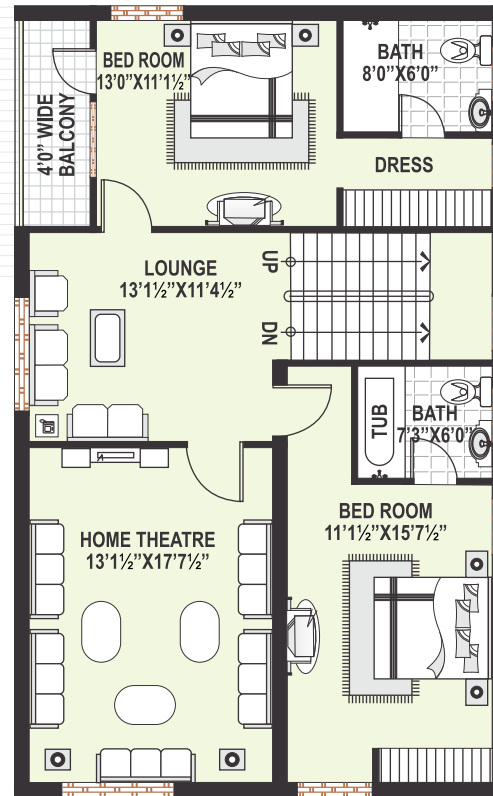
First Floor - 914 Sft.
Second Floor - 700 Sft.



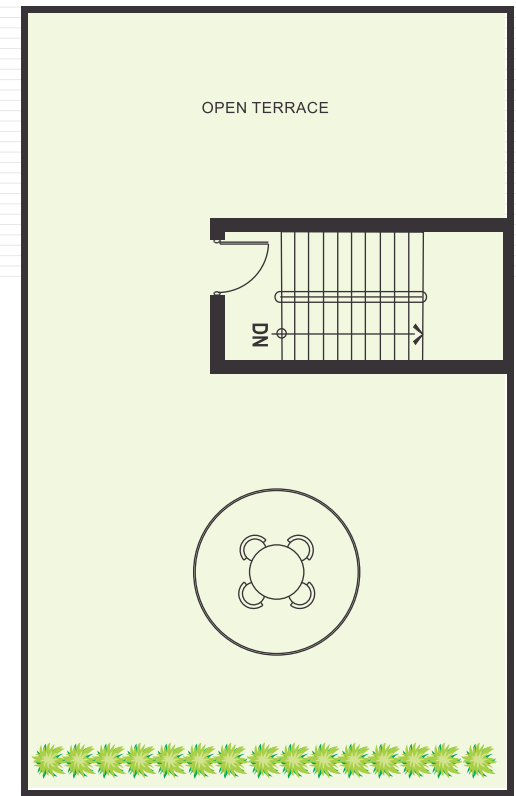
WEST DUPLEX PLAN



Ground Floor - 1119 Sft.



First Floor - 1119 Sft.



Terrace Floor - 139 Sft.



WEST FACING DUPLEX

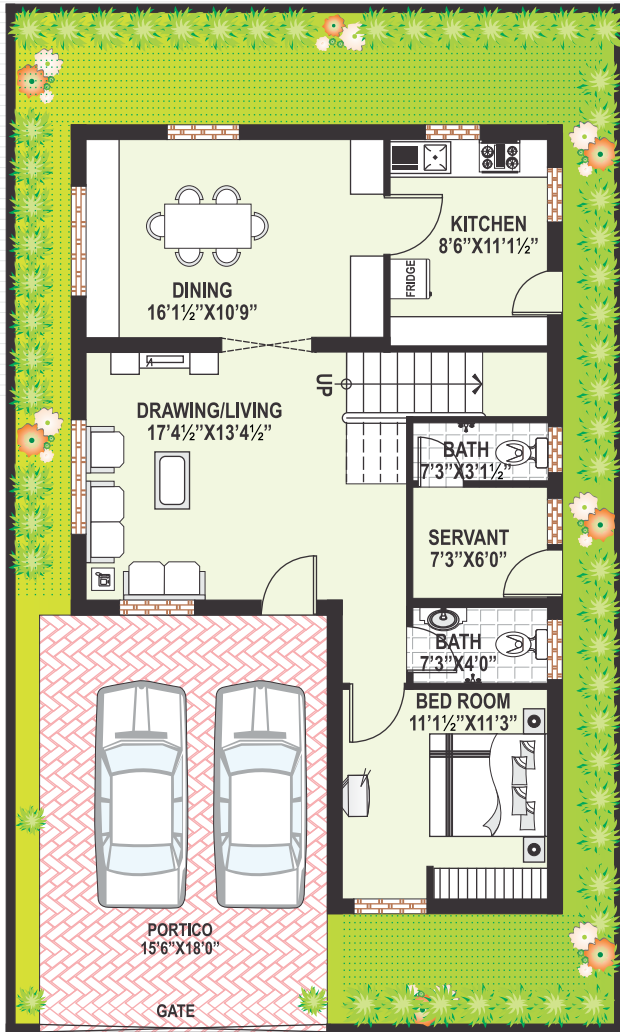
Total Built up Area - 2377 Sft.

Ground Floor (Including Portico Area) - 1119 Sft.

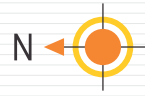
First Floor - 1119 Sft.

Terrace Floor - 139 Sft.

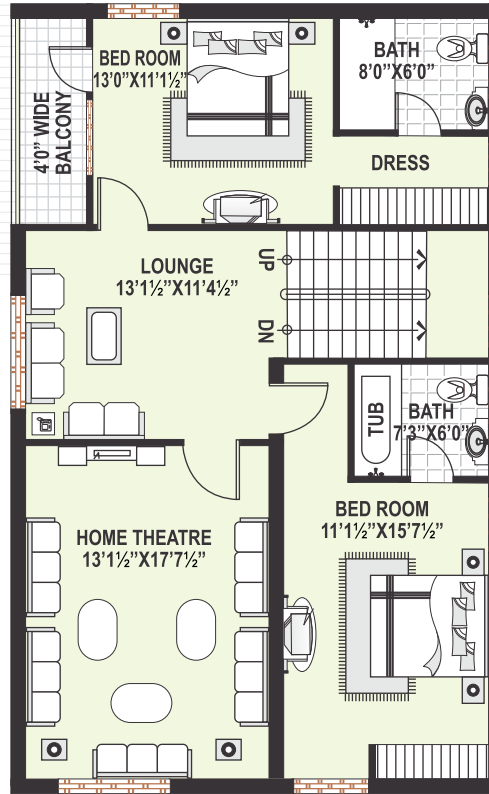
*Option to extend to Triplex House as per plan @ extra cost



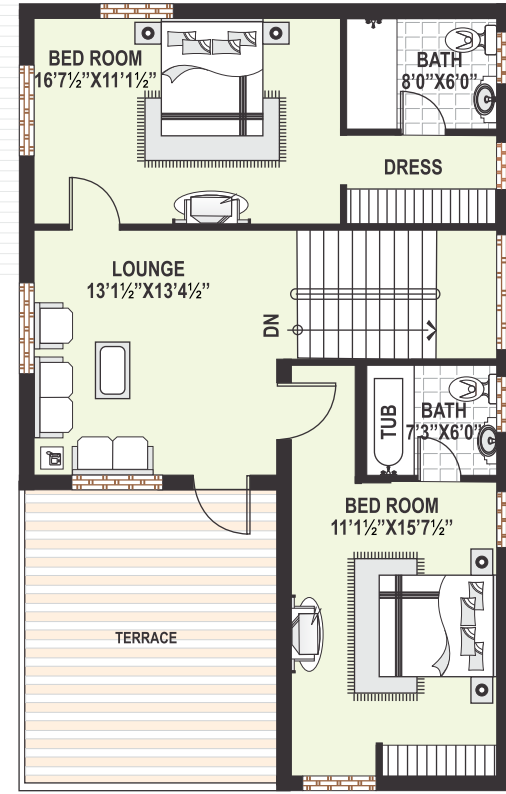
Ground Floor - 1119 Sft.



WEST TRIPLEX PLAN



First Floor - 1119 Sft.



Second Floor - 893 Sft.

WEST FACING TRIPLEX

Total Built up Area - 3131 Sft.

Ground Floor - 1119 Sft.
(Including Portico Area)

First Floor - 1119 Sft.
Second Floor - 893 Sft.



SPECIFICATIONS



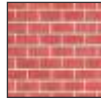
Bungalows

Structure



RCC Framed Structure

Walls



Solid Blocks

Lofts



Lofts provided in kitchen and bedrooms

Flooring



Vitrified tiles

Windows



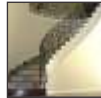
Powder coated aluminium windows with Mosquito Mesh and MS grills

Doors



Teak wood frames
All doors - Moulded skin doors

Staircase



SS Railing with wood

Toilets



Designer tiles upto door height
C.P. Fittings of Marc/Jaquar quality
Provision for washing machine
Sanitary - Parryware / Hindware or equivalent
Bath tub in master bed room

Kitchen



Granite Slabs platform with matching granite tiles dado, Stainless steel sink with drain board

Painting



OBD with lappum - internal walls
Texture finish for exterior walls
Enamel Paint for all woodwork

Electrical



Concealed wiring with A/c Point in All Bedrooms, Modular Switches
Concealed TV & Telephone points
DB's with MCB's Isolators

Plumbing



Concealed CPVC/GI pipes of good quality

Water Supply



Bore well water
R.O. plant in each kitchen
Water recycling plant for flushing and gardening

Generator



Generator backup of 1.5KVA per house and for all common lighting and pumps

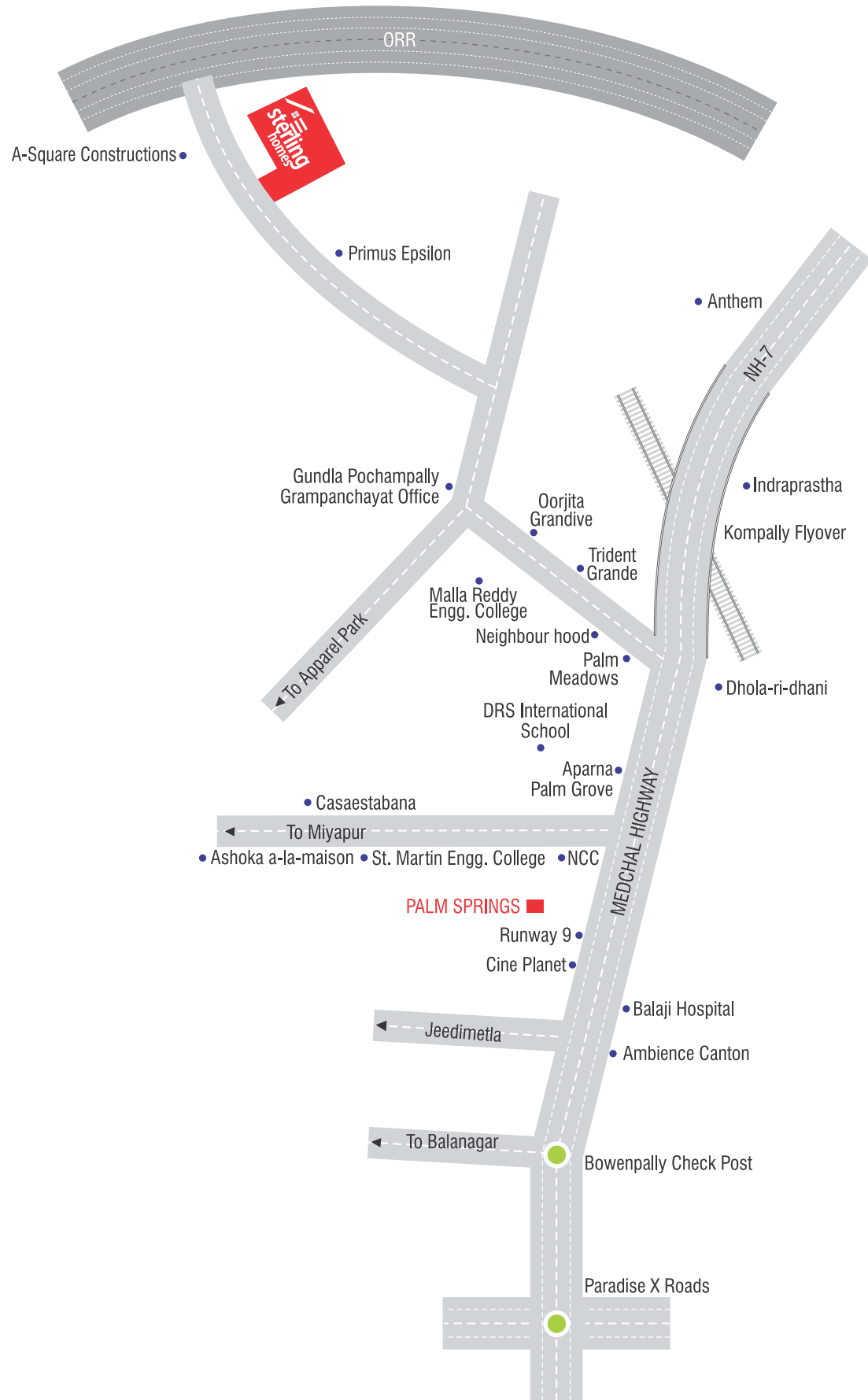
Fire Safety



Smoke detectors and fire extinguishers in each house

*NOTE: Final specifications & plans may be subject to minor changes.

LOCATION PLAN



Our Other Residential Projects

Apartments

'SPLENDOUR' is a luxury apartment project with 480 apartments located at Gajularamaram, near Kukatpally.

'EMERALD HEIGHTS' is a luxury apartments project with 876 apartments located at Pocharam (near Singapore Town Ship) & Infosys SEZ.

'LOTUS HOMES' 533 apartments located at Bandlaguda, near Nagaram

'PARADISE' 520 apartments located at Hayatnagar, L.B.Nagar.

'ELEGANCE' 800 luxury apartments at Gajularamaram, Kukatally.

'SERENE PARK' 800 luxury apartments at Ghatkesar, near Singapore Township & Infosys SEZ.

'EDIFICE' 2000 luxury apartments located at Shambupur, near Bachupally, close to Miyapur, Hi-tech City.

'ROCK HEIGHTS' 1100 luxury apartments at Laxmiguda, near Chandrayangutta & Shamshabad International Airport .

Plots / Villas

'GREENVILLE' 198 residential open plots located at Kongarkalan, near Adibatla, TCS,SEZ, Shamshabad Airport.

'PINWOOD HOMES' 686 residential open plots, at Aushapur, near Singapore Town Ship, Ghatkesar.

'SUNSHINE PARK' located at Ghatkesar (near Singapore Township), Infosys has about 184 luxury independent homes.

'HARMONY HOMES' located at Lalgadi Malakpet, near Ratnalayam Temple, Shamirpet has 68 luxury villas.

'GREENWOODS' located at Dindigul is a gated community of 68 luxury villas.

'GOLDEN COUNTY' 350 luxury villas located at Rampally, near Singapore Township and Infosys SEZ.

'GOLDEN MEADOWS' open plots located at Bibinagar, Ghatkesar.

Please visit our website www.modibuilders.com for latest information.



Modi Builders & Infrastructures Pvt. Ltd.

4th Floor, Ashoka HiTech Chambers, 8-2-120/76/1/B/16,17,18,
Road No. 2, Banjara Hills, Hyderabad – 500034.
Ph : 040-66336633, 66333111. Fax : 040- 2354 1452
E-mail: sales@modibuilders.com
Web: www.modibuilders.com

Site Office



Sy.No. 14, 15, 16 & 17,

Gundla Pochampally, Near Kompally, Hyderabad.

Architects :
C-CON Consultants

Structural Engineers :
ZAKI & ASSOCIATES