



LUXURY LANDMARK IS HERE!

ADITYA
LANDMARK
OFF RAJ BHAVAN ROAD

A PROJECT BY SRI ADITYA HOMES PRIVATE LIMITED



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LIFE LONG LUXURY!

Celebrate an exclusive lifestyle scripted on lakeside. Live in a regal home in the city centre, and enjoy an unfair advantage of quiet living. A few steps from the bustle of Raj Bhavan Road, a signature project rises to connect you with quality lifestyle. Caressed by breeze and sunshine, live in a home built by Aditya, who are known for exclusive habitats enriching Hyderabad skyline.



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SCORING THE PERFECT 10!

- 01 Quality** - Supreme
- 02 Elevation** - Futuristic
- 03 Units** - Spacious & Functional
- 04 Landscaping** - Ecstatic
- 05 Address** - Central
- 06 Promoters** - Elite
- 07 Recreation** - Indulgent
- 08 Security** - Fortress like
- 09 Appreciation** - You never want to sell
- 10 Reputation** - Only Raj Bhavan is more prestigious to live in Somajiguda

BRING SPACE INTO YOUR LIFESTYLE!

Aditya Landmark is a 10-storeyed building offering 4-bedroom apartments for elevated living. You will find Aditya benchmark features at every step to cater to a select clientele who expect things for themselves. Your home will be the extension of your personality. The project scores high on each aspect to shine as one-of-a-kind residential destination in Hyderabad.

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Landmark actually feels like sky villas. They are big enough to accommodate your largest fantasies.

Ranging from 3450 Sft to 4412 Sft areas with spacious bedrooms, balconies and sit-outs, your home caters to every whim and fancy of family members. Each apartment has a large landscaped space to sit and relax. Home Theater is a reason to spend quality time with family over a favorite movie. Freedom indeed attains a new meaning at Landmark.

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CALL THEM SKY VILLAS, IF YOU LIKE

Landmark is passionate effort to redefine spaces for a new era. The unit designs are functional and beautifully carved to fulfill your spatial needs. Open to breeze and sunshine, your apartment is a magical blend of luxurious indoors and refreshing outdoors to host countless celebrations. With every detail thoughtfully done, Landmark is built to span generations and fulfill dreams.

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PROJECT HIGHLIGHTS

- GHMC-approved project**
- 10-level High-rise building**
- 3 & 4 Bedroom apartments**
- 3450 Sft - 4412 Sft areas**
- Panoramic views of Hussain Sagar**
- Deluxe quality apartments**
- No common walls**
- Vastu compliant**
- Extensive landscaping & water body**
- Grand designer entry lounge**
- Totlots & Children play area**
- Club facilities**
- 24-hr Water supply**
- 24-hr Security with Intercom**
- 2-Level parking**
- Generator back-up**



CLUB FACILITIES

- Swimming pool**
- Gymnasium**
- Lounge bar**
- Amphi-theater**
- Indoor games enclave**
- Pergolas with seating**

SPENDING LEISURE IN REGAL STYLE

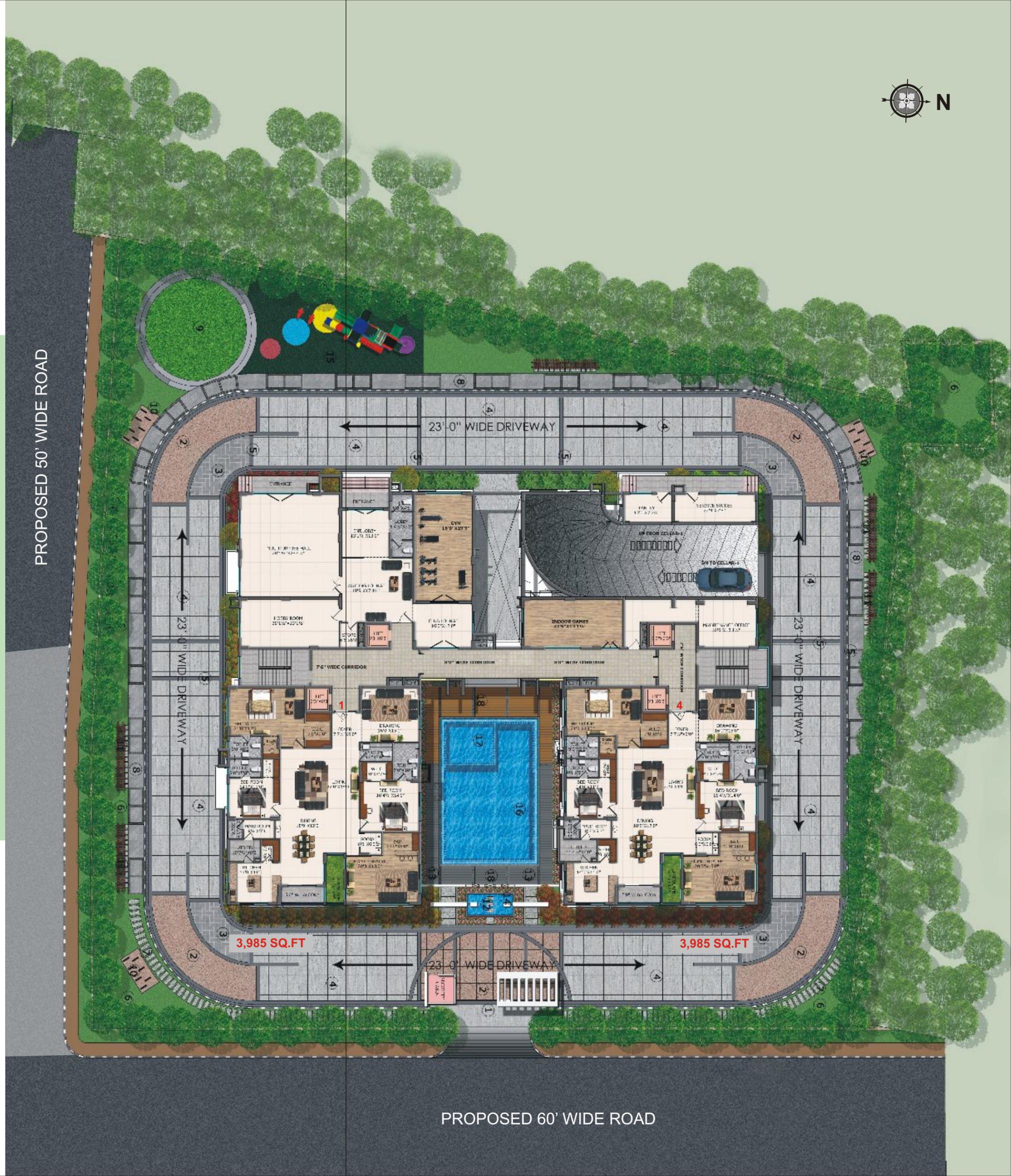
Life is eventful at Aditya Landmark. Enjoy swimming in the pool and laze in deck area blissfully. Spend good times with friends at lounge bar everyday. Go for a long walk and work out at ultra-modern gymnasium. Flawless park and play areas are a treat for children. Community events and creative talents find amphi-theater a worthy platform. You will discover that family and community bonding are at their best at Aditya Landmark.

GROUND FLOOR PLAN

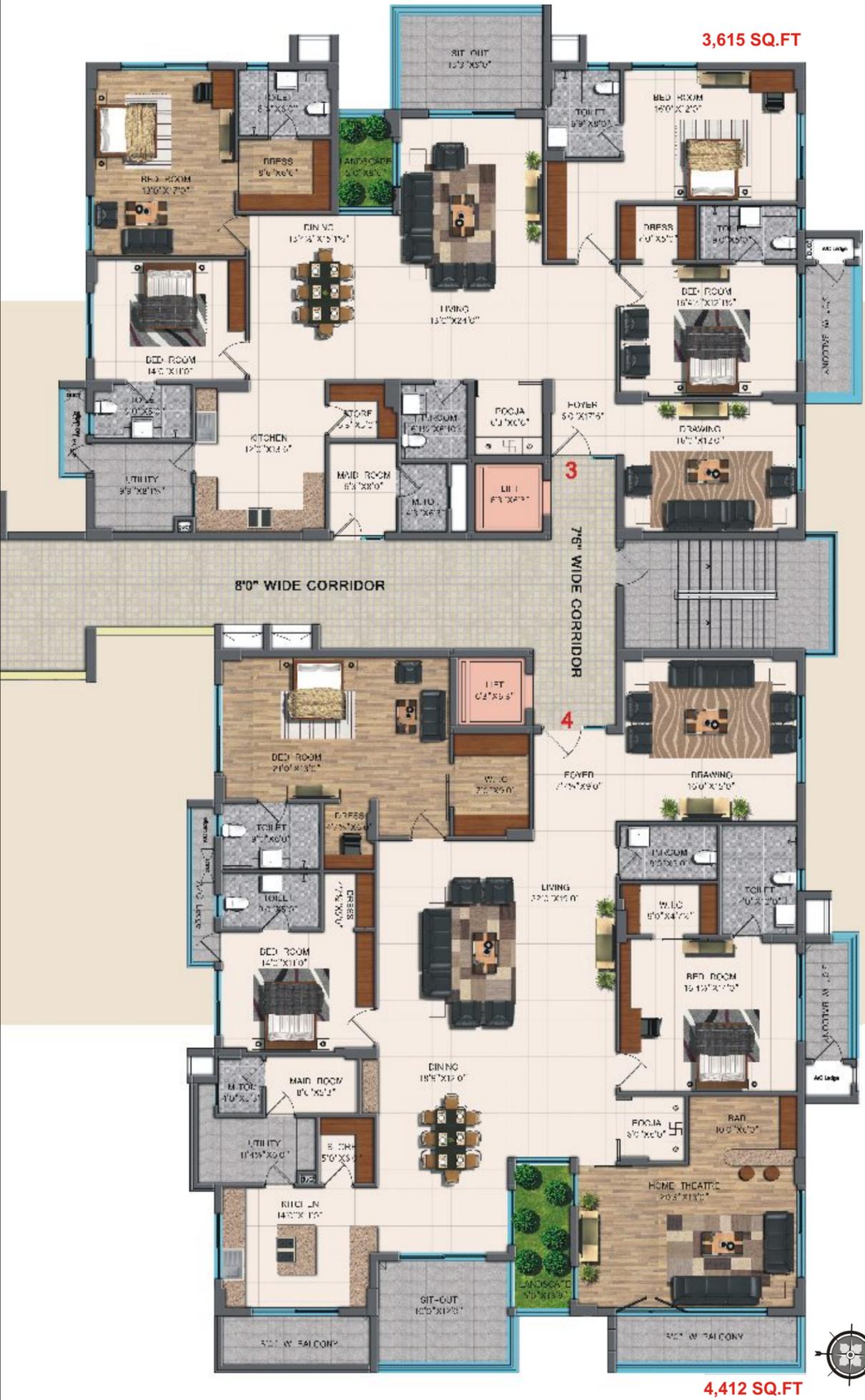


HIGHLIGHTS

1. MAIN ENTRANCE & EXIT GATE
2. WASH CONCRETE
3. INTERLOCKING PAVERS
4. V.D.F. FLOORING
5. TILE BAND
6. LAWN
7. STEPPING STONES AS PATHWAY
8. 4'-6" WIDE PATHWAY
9. AMPHITHEATRE
10. FITNESS STATION
11. SEATING UNDER PERGOLA
12. WATER BODY WITH SPOUTS
13. PAVED DECK
14. PORTAL DECK
15. CHILDRENS PLAY AREA
16. SWIMMING POOL
17. KIDS POOL
18. POOL DECK



TYPICAL FLOOR PLAN



4,396 SQ.FT

4,412 SQ.FT





SPECIFICATIONS

FOUNDATION & STRUCTURE

R.C.C framed structure to withstand the wind & seismic load

SUPER STRUCTURE

Brick masonry with first class moulded clay bricks in cement mortar (1:6) proportion

PLASTERING

Double coat sponge finished plastering to internal & external walls

DOORS

MAIN DOOR: B.T. wood door frame & shutter with aesthetically designed with melamine polishing and designer hardware of reputed make

INTERNAL DOOR: M.T. wood frame & solid core flush shutter with both sides veneer, polish of reputed make and standard hardware.

TOILET DOOR: M.T. wood frame & solid core flush shutter with one side veneer, polish and other side synthetic enamel paint of reputed make and standard hardware

FRENCH DOOR: UPVC sliding door shutters with mosquito net provision

WINDOWS

UPVC sliding windows with mosquito net provision

AIR CONDITIONING

Split A/c provision for all bedrooms and halls

PAINTINGS

EXTERNAL: Combination of texture and Birlawall care putty over a coat of primer and two coats of emulsion paint (Asian or equivalent make)

INTERNAL: Two coats of Alltek luppam finish over a coat of primer and two coats of plastic emulsion (Asian or equivalent make)

FLOORING

DRAWING & HOME THEATER: Wooden flooring of reputed make

FOYER, LOBBY, LIVING, DINING, KITCHEN, POOJA, & ALL BEDROOMS: Vitrified tiles of reputed make

TOILETS: Good quality acid resistant, anti-skid ceramic tiles of reputed make

UTILITY: Good quality acid resistant, anti-skid ceramic tiles of reputed make

BALCONIES: Good quality rustic series ceramic tiles of reputed make

TILES CLADDING & DADOING

KITCHEN PLATFORM: Glazed ceramic tile dado up to 2'-0" height above kitchen platform

UTILITY / WASH: Glazed ceramic tile dado up to 3'-0" height

KITCHEN

Granite platform with stainless steel sink and both Municipal & borewell water connection & provision for fixing Aqua guard. Provision for exhaust fan & chimney

WATER SUPPLY & SANITARY SYSTEMS

Water supply points in kitchen / toilets as required

Water supply is through hydro-pneumatic system

UTILITY / WASH

Provision for washing machine & wet area for washing utensils etc

TOILETS

All the toilets will consist of

- Granite countertop wash basin with hot and cold basin mixture
 - Cascade EWC with health faucet
 - Hot and Cold diverter mixer with shower
 - Provision for geysers in all toilets
 - All C.P fittings are chrome plated of reputed make
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ELECTRICAL SYSTEM

- Concealed copper wiring in conduits for lights, fan, plug and power plug points wherever necessary of Finolex / Anchor or equivalent make
 - Power outlet for Air conditioners in all bedrooms
 - Power outlets for geysers in all toilets
 - Power plug for cooking range, refrigerator, microwave ovens, mixer & grinder in kitchen
 - Plug points for TV & audio system etc., wherever necessary
 - 3-phase supply for each unit and individual meter board
 - Miniature Circuit Breakers (MCB) & ELCB for each distribution board of standard make
 - All electrical fittings of Crabtree / Legrand or equivalent make
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COMMUNICATION SYSTEM

- Telephone points & TV points in drawing, dining & all bedrooms
 - Telephone cable with high speed CAT 6 cable
 - Provision for DTH TV service
 - Intercom facility in all units connecting to Security & amenities
 - Internet provision in master bedroom using CAT 6 cable
 - Wi-Fi near Clubhouse and park
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GENERATOR

100% power back up except air-conditioners.



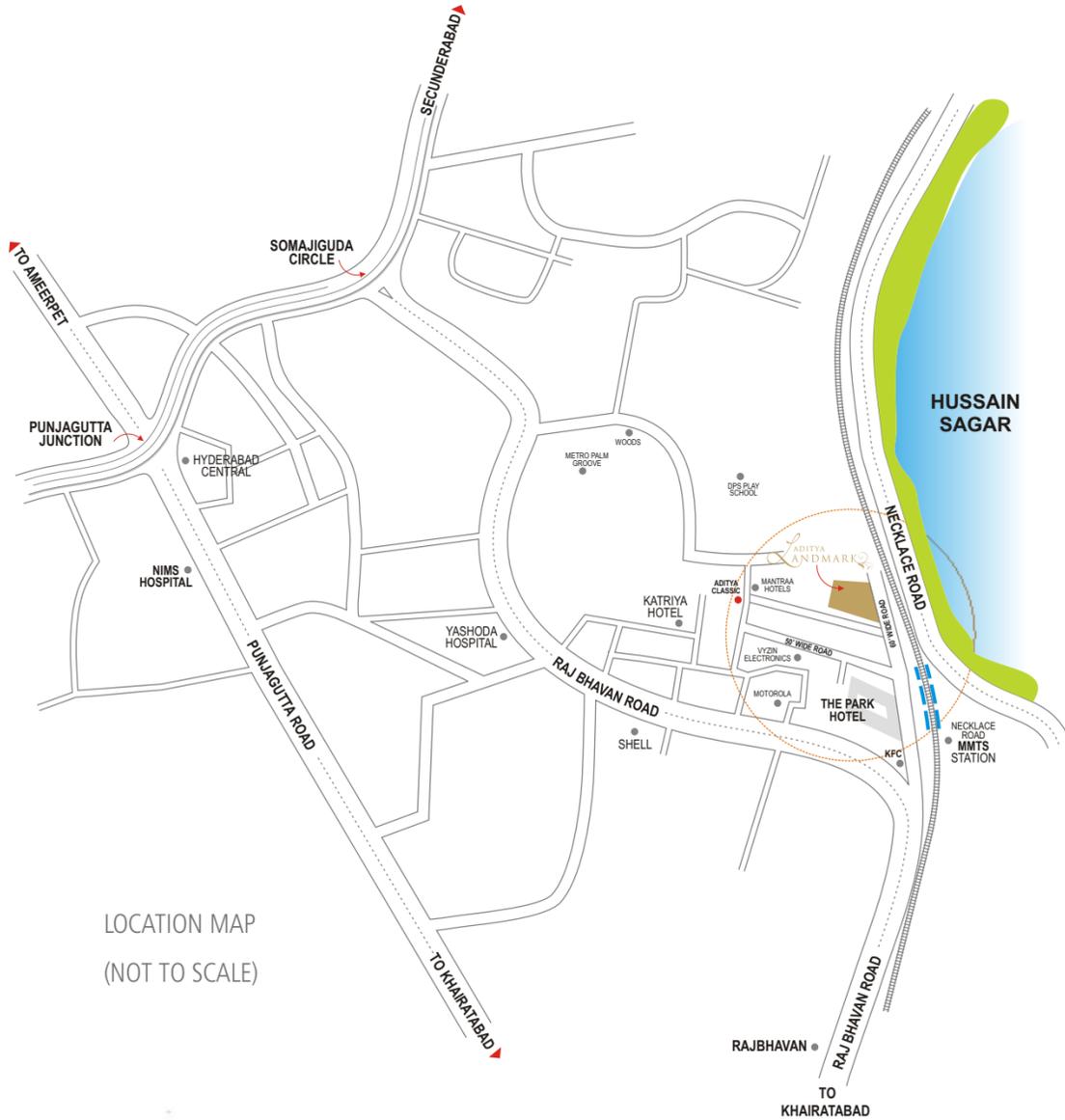
Necklace Road MMTS Station



Prasad ImaX



The Park Hotel



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IN THE ELITE LOCATION

Located adjacent to the Park Hotel and walking distance from Necklace MMTS Station, Aditya Landmark is the most sought after address in Somajiguda. Just off the Raj Bhavan Road, Landmark enjoys both connectivity of highway and a quiet enclave for peaceful life. The shopping and fine dining of Somajiguda, proximity to prominent schools, elite neighborhood are all inviting features for you to settle in Aditya Landmark. It is a remarkable address you would be proud to associate and spend the rest of your life.





TAKING LIVES FORWARD



Aditya Summit



Aditya Ellen Plaza

UPCOMING PROJECTS

Aditya Heritage at Golconda Fort
Aditya Towers at Kondapur



Aditya Sunshine



Aditya Splendor



Aditya Fort View



Aditya Habitat



Aditya Haven



Nitya House



Aditya Royal Palms



Aditya Hill Top

Sri Aditya Homes has built a string of upper crest residences in sought after localities for over 20 years. Their ventures are benchmarked to high quality, symbolize lifestyles and offer supreme value for investment. They are known for ontime delivery, excellent pricing, contemporary designs and believe in providing the total gamut of modern, environment-friendly features and facilities. Professional to the core and passionate about lifestyles, the company is keeping pace with the future, TAKING LIVES FORWARD.

ONGOING PROJECTS

- Aditya Avalon at Nandagiri Hills
- Aditya Royal Palms at Shaikpet
- Aditya Ellen Plaza at Shaikpet (COMMERCIAL COMPLEX)
- Aditya Lagoon at Nizampet
- Aditya Summit at Shaikpet



Aditya Avalon



Taking Lives Forward

ADITYA HOUSE

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