

Boutique 2 Bedroom Living Units @ Uppal Bhagyat, Hyderabad







We, Alterra Projects are a group of home owners turned to home developers. Buying a home is such a wonderful joy but our own personal journey of buying homes was painful – late handing over, hidden charges, too many silly rules, false promises; compromise on quality, bad workmanship, undue efforts to get small things redone made the experience of owning our homes painful.

These experiences triggered the start of our journey. We promised ourselves that other new home buyers should not experience what we have experienced. We want you to enjoy the experience of buying a new home and make them beautiful with you living in them with zero hassles.

We are a passionate team of professionals with a vision to create living spaces where families become part of delightful communities. The communities in which the families will live; thrive; prosper; grow; enjoy; laugh; bond with each other. With this vision we strive to deliver homes that you would love and cherish.

No wonder, when something is done with so much passion it is going to be a wonderful long-term investment for your family and you.

# We present to you



## HARSHAM noun: Joy

#### A feeling of great pleasure and happiness

@ Harsham we are offering a living space that will translocate you closer to the nature and true to its name, will strive to provide you great pleasure and happiness – unbridled Joy-delivered as promised.



# WE PRESENT TO YOU OUR **TOP 10 REASONS**WHY YOU SHOULD MAKE HARSHAM YOUR NEW HOME



# 1 Smart & Clean Flat Layout

- Excellent Ventilation
- Full Utilisation of available space
- Clean Elevation

# 2 Zero Legal Risks

- Land Title absolutely clear
- Layout developed by HMDA

# 3 Excellent Location

- 80 Feet Road Facing
- Near to Nagole metro station
- Well laid out Housing Layout
- Street lighting common gardens
- Upcoming commercial malls

# 4 Value Appreciation

- Poised to grow in the near future
- Limited supply of quality layouts in Uppal Area
- Upcoming large IT companies

# 5 Boutique Apartment

- Good Quality Material
- Best Workmanship
- Clean finishing
- Excellent Elevation

# 6 100% Compliance

- With all applicable Government Regulations
- Vaastu Compliant
- RERA Approved

# 7 Roof Top Garden & Open Gym

- · First of its kind in the Locality
- Excellently curated Landscaping
- Well utilised Tot lot area

# 8 Uncompromised Service

- Great buying experience
- · Hassel free ownership

# 9 Close to Several Weekend Destinations

- Shilparamam@Uppal
- Yadadri
- Bhongir Fort
- Astha Lakshmi Devalayam
- Cricket Stadium
- Mahavir Harini Vanasthali

# 1 Several Exclusive Features

- Water saving Faucets
- Glass partition in Master Bedroom Bathroom
- Sliding collapsible mesh door in Kitchen
- · Provisions for gardening in Balcony
- AC Duct Holes in Hall and Bedroom
- Prefixed anchors fasteners for AC Condenser
- Hanger for Drying Clothes in Utility
- Hydro Pneumatic Water supply for uniform pressure in all flats

# I can be your New Home!!





# TYPICAL FLOOR PLAN





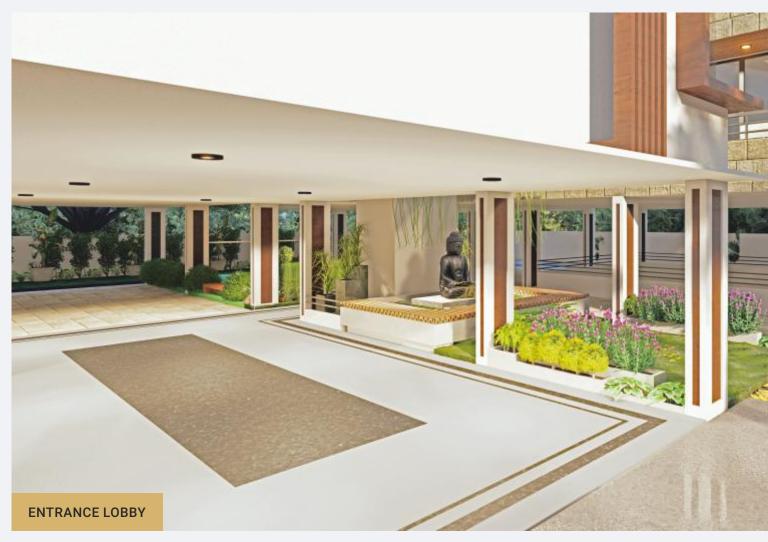




We want every feature to be beautiful Take a Look!

















### SPECIFICATIONS



#### **STRUCTURE**

RCC framed structure to withstand wind & seismic loads



#### **SUPER STRUCTURE**

Outer wall 9", inner walls 4.5" with light weight bricks



#### **PLASTERING**

All internal walls will be smooth finish.

External plastering will be sponge finish



#### **PAINTING**

Internal: Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer

External: Textured finish and two coats of exterior emulsion paint of reputed make (Asian/Berger/Equivalent)



#### **DOORS & WINDOWS**

Main Door: Manufactured teak wood door frame and veneered door shutter finished with good quality melamine polish with hardware of reputed make.

Internal Doors: Manufactured hard wood melamine finished door frame & laminated shutter fixed with hardware of reputed make.

Windows: UPVC / aluminium door frame with toughened glass & mosquito mesh.

Windows Grills: Aesthetically designed, mild steel (M.S.) window grills with enamel paint finish shall be provided for all windows in all floors.



#### **FLOORING**

Drawing, Living, Dining, , Master Bedroom, other bedroom & Kitchen:  $600 \times 600 \text{ mm}$  size double charged vitrified"

Bathroom: Acid resistant, antic-skid ceramic tiles of reputed make.

Corridors: Vitrified tile of reputed make / natural stone

Balconies: Rustic ceramic tile of reputed make

Utility: Rustic ceramic tile of reputed make

Staircase: Natural stone



#### **TILE CLADDING**

Kitchen: Glazed Ceramic Tiles dado up to 2'-0" height above kitchen platform of reputed make

Bathrooms: Glazed ceramic tile dado up to 7' height of reputed make

Utilities: Glazed ceramic tiles dado up to 3' height of reputed make



#### WATERTAPS

Kitchen: Granite platform with stainless steel sink separate municipal water tap along with bore well water.

Provision for fixing of water purifier, exhaust fan & chimney.

 $\label{thm:continuous} \mbox{ Utilities / Wash: Provision for Washing Machine \& Wet Area for Washing Utensils etc.}$ 

Bathrooms:

• Vanity type Wash Basin / Counter Top

- EWC with concealed flush tank of reputed make
- Single lever fixtures with wall mixer cum shower of reputed make
- Provision for geysers in all bathrooms



#### **ELECTRICAL**

- Concealed Copper Wiring of reputed make.
- Power outlets for Air Conditioners in all Bedrooms
- Power outlets for Geysers in all Bathrooms
- Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen, Washing Machine and dish washer in Utility Area.
- Plug points for T.V. & audio systems etc. 3 phase supply for each unit with individual meter boards
- Miniature Circuit Breakers (MCB) for each distribution boards of reputed make Switches of reputed make



#### COMMUNICATION

- Telephone points in all bedrooms, drawing / living rooms
- Intercom facility to all the units connecting security.
- Provision for cable connection in all bedrooms, drawing/living rooms.
- One internet connection provision in each apartments.



#### **LIFTS**

High speed automatic Passenger cum Service Lift per with rescue device with V3F for energy efficiency of reputed make. Entrance with granite cladding.



#### WATER MANAGEMENT

- Domestic Water made available through an exclusive Water Softening Plant
- Rain Water Harvesting at regular intervals provided for recharging ground water levels.



#### **POWER BACKUP**

DG Set backup with Acoustic enclosure with A.M.F



#### SECURITY/BMS

- Sophisticated round-the-clock security / surveillance system.
- Complete building shall be provided Building Management System with all facilities.
- Centralized billing system for water consumption shall be provided.
- Panic button and intercom is provided in the lifts connected to the security room.
- Surveillance cameras at the main security and entrance of each block to monitor.



#### PARKING

Entire parking is well designed to suit the number of Car parks provided with parking signage's and equipment at required places to ease the driving.





Our Address



**Project Details** 



# Peaceful Living Environment

Alterra's Harsham is located near Uppal cross road. we understand the importance of having an ease connectivity so we are located between the city life and the town or village. Uppal is a developed area with all the amenities required like park, theaters, shopping mall etc... On the other hand it is peaceful place filled with a lot of positive energies like greenery, fresh air, sunlight etc... So what are you waiting for? come check out Alterra Harsham





Site Address

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