

A DESTINATION FOR LUXURY LIVING

APR Praveen's
CRYSTAL
AVENUE

154 Premium 4 BHK Triplex Villas at Saheb Nagar,
Vanasthalipuram



A Destination for Luxury Living

Welcome to the world of architectural epitome that enhances the elegance of your lifestyle. The exceptional richness of 154 villas showcases the crystal beauty along with world-class amenities. Perfectly developed on 10 acres of prime land approved by GHMC.

Built on a grand scale at Vanasthalipuram location, it aligns your swift connectivity to the city. Reflect the magnificence of your lavish lifestyle by residing at the APR Praveen's CRYSTAL AVENUE.



Amenities:

- 24x7 Security • Swimming Pool • Gym
- CC Cameras at Main Entrance • Super Market
- Power backup in Common Area
- Underground Electricity • Children Play Area
- Shuttle Court • Landscaping • Banquet Hall
- Solar Fencing • Guest Rooms • Indoor Games

SPECIFICATIONS

- RCC Works** : M20 (1:1.5:3) grade of concrete, Steel TMT with ISI brand.
- Super Structure** : All external walls of 9" thick cc blocks & internal walls of 4" thick cc blocks. INTERNAL: Single coat of plastering with sponge finish. EXTERNAL: Double coat plastering.
- Flooring** : Vitrified tiles of (2'0"x2'0" / 2'0"x4'0" / 2'6"x2'6") in all rooms except toilets. Antiskid tiles in toilets. Parking area: Cement tiles / Vitrified tiles / Thandoor stone.
- Kitchen** : Glazed ceramic tiles dado of 2' height from platform level. Granite platform with stainless steel sink. Provision for exhaust.
- Sanitary** : All Hind ware / jaguar / polar or equivalent sanitary fittings with CPVC pipelines. Washbasins in house: one in MBR, one in GBR, one in CBR & provision only in dining area. Chromium plating (CP) and sanitary ware fixtures.
- Compound Wall** : Common compound wall.
- Water Proofing** : Toilets and open terrace, balcony.
- Staircase Railings** : Stainless steel railings for internal staircase.
- Painting** : EXTERNAL: Texture finish with two coats of ASIAN / BERGER / TECHNO / AKZO emulsion. INTERNAL: Two coats of putty along with ASIAN / BERGER / TECHNO / AKZO emulsion.
- Woodwork** : FRAMES: Imported teak wood / hard wood frame with PU polish. SHUTTER: Both sides decorative veneer shutter with PU polish. INTERNAL FRAMES: Imported teak wood / hard wood with PU polish. SHUTTER: Both side decorative veneer with PU polish. TOILET, UTILITY DOOR SHUTTER: One side decorative veneer polish and another side with laminate. WINDOWS: UPVC Windows with clear glass with mosquito mesh for sliding windows.
- Toilets** : Shower: Single lever diverter with spout & overhead shower with geyser provision. Floor mounted / Wall mounted EWC in all bathrooms. BATHROOMS: Glazed ceramic tiles up to lintel level.
- Electrical** : Concealed copper wiring in conduits. Power outlets for AC provisions in all bedrooms. Power outlets for geyser provisions in all bathrooms. Power points for cooking range, refrigerator, microwave, mixer & grinder in kitchen. 3 phase power supply with 5 KVA for each house. MCB provision with meter and boards. All electrical fittings of Anchor/ROMA/Havells or equivalent. Inverter wiring for one fan and light in all rooms and kitchen. Power supply for washing machine at backside of villa.
- Water Supply** : Overhead tank 1000 litres P V C tank for every villa.

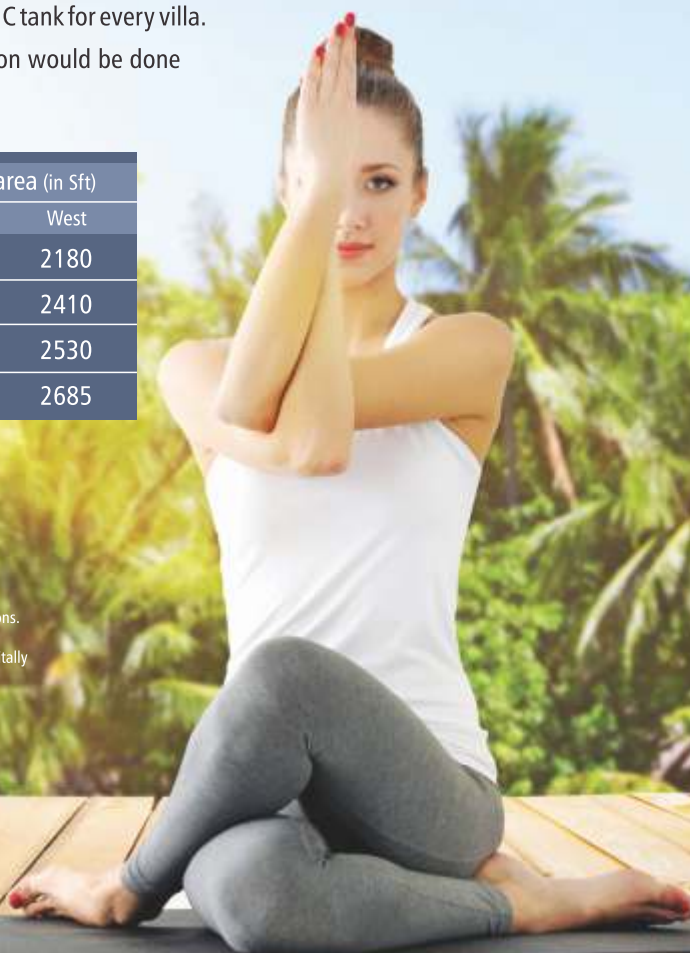
No modifications would be entertained. Construction would be done as per GHMC approved drawings only

Plot Size (in Syds)		Built up area (in Sft)	
		East	West
150	4 BHK - (30' x 45')	2200	2180
165	4 BHK - (33' x 45')	2405	2410
166.6	4 BHK - (30' x 50')	2525	2530
180	4 BHK - (36' x 45')	-	2685

Bank Loans Available



NOTE: The content depicted in the presentation is indicative only "APR GROUP" reserves the right for any alteration in plans, elevations and specifications. The imaginary used in the brochure is indicative of style only. The photographs of the interiors, surrounding views and location may have been digitally enriched or altered and do not represent actual views of surrounding views.



LAYOUT

