


LE GRANDIOSE


GRAND LIVING @ JUBILEE HILLS

FOR THE TRULY UNCOMPROMISING



GRAND LIVING @ JUBILEE HILLS



A Project by Sri Aditya Homes Private Limited



LIVE THE GRAND LIFE

Curtains rise on the kind of lifestyle fairy tales are made of. It's where the stars twinkle brighter and the leaves seem to be a fresher shade of green. Sri Aditya Le Grandiose is a truly magnificent place to be in, by any stretch of the imagination.

Imagine. It will happen.


SRI ADITYA
LE GRANDIOSE




INSPIRED BY THE RARE BREED

Success inspires a lifestyle! It's the unending zest to scale new peaks, to stretch the limits, and create a platform where your presence makes an identity statement. To that unique signature style of yours, we offer the tribute as Le Grandiose.

The awe inspiring homes



Sri Aditya Le Grandiose is an exclusive, passionately crafted world of very, very upscale apartments that conjures up the magic. There you are, it's got your signature on it.



LE GRANDIOSE



GREEN IS THE LUXURY

Ah yes, these flats open out to a landscaped riot of greens peeping out to the skies. So you can serenade the moon from your flat. And that's for real.








LE GRANDIOSE


LIFE EXTRAVAGANT

The majestic spaces are large that are showcased in innovative designs and built in sophistication. Sun-lit and breezy, the apartments admeasuring 2804 Sft to 4318 Sft unfold awe at every step. Stretch your fantasies and live life grandiose.




LE GRANDIOSE




**AWE-INSPIRING
FROM EVERY CORNER**

The subtle lines, the neat modern facade and the avant-garde architecture spell refined taste. It starts from the manicured grounds, spills into the Grand Reception Lobby, takes you through exclusive elevators and envelops every corner of your bejewelled home.

Get the feel



BREATHTAKING IN EVERY GLIMPSE

Move through the riot of flowers and inviting landscapes, relaxing with the elements, feeling at ease at every step and pampered as the spread of greens soothe your senses.


LE GRANDIOSE






RESPLENDENCE IN EVERY MOMENT


LE GRANDIOSE




EXTRAVAGANT ON EVERY SCALE





A SILENCE THAT SPEAKS LOUD


LE GRANDIOSE




PROJECT HIGHLIGHTS

GHMC - Approved Luxury Project

Ground + 20-Floor High Rise Apartments

All Three BHK + Home theatre

2804 Sft to 4318 Sft Areas

100% Vaastu

Passenger & Goods Lifts

Designer Landscaping

24-hr Treated Water Supply

100% Power Backup with Separate Meters

2-Level Car Parking

Strategic Location

SECURITY

24-hr Professional Security

Access Controlled Boom Barrier Entry

Intercom to Security

CC TV Cameras





LE GRANDIOSE



MAGNIFICENT AT EVERY STEP

CLUBHOUSE

Entrance Lounge/Reception
Swimming Pool with Deck
Multi-purpose Hall
Fully Equipped A/C Gymnasium
Indoor Games
Yoga & Meditation Hall
Library
Guest Rooms
Office Room



The mega clubhouse can put a 5-star resort to shame. The ambience, the decor, the services are comparable to the best in the world, and you actually have it all at your fingertips.


LE GRANDIOSE



LE GRANDIOSE




A GREEN BUILDING THAT BREATHES

GROUND FLOOR PLAN

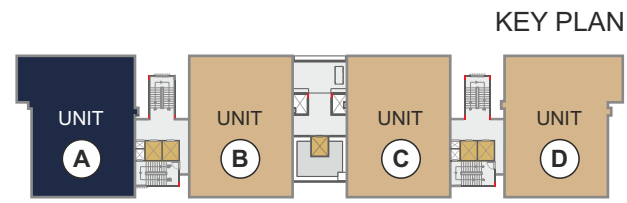


LEGEND

- | | |
|---|-----------------------------------|
| 1. HALF-BASKETBALL COURT | 10. SKATING RINK WITH GRASS MOUND |
| 2. LILY POND | 11, 17 & 19. SEATING PLAZA |
| 3. FEATURE WALL BEHIND THE POND | 12. VISITORS PARKING |
| 4. FEATURE WALL FOR DRIVEWAY | 13. JOGGING TRACK |
| 5. TROPICAL JUNGLE WITH STEPPING STONES & SEATING | 14 & 21. LAWN |
| 6, 15 & 18. GAZEBO | 16. KIDS PLAY AREA |
| 7. ENTRANCE PORTAL | 20. GRASS & STONE STRIPS |
| 8. OPEN-AIR THEATER | 22. STEPPED YOGA DECK |
| 9. STEPPED PLANTER BOXES | |



UNIT TYPE - A EAST FACING

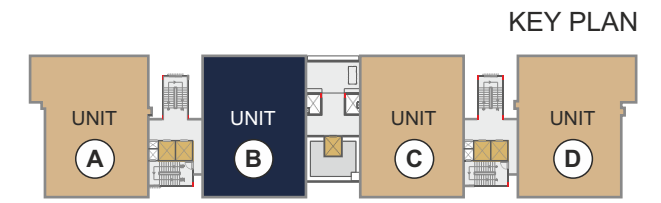


FLOOR-WISE AREAS

FLOOR	SALEABLE AREA	CARPET AREA WITH BALCONY	FLOOR	SALEABLE AREA	CARPET AREA WITH BALCONY
GROUND	2,804	2,094	ELEVENTH	3,461	2,627
FIRST	2,804	2,094	TWELFTH	3,718	2,832
SECOND	3,718	2,832	THIRTEENTH	3,461	2,627
THIRD	3,461	2,627	FOURTEENTH	3,718	2,832
FOURTH	3,718	2,832	FIFTEENTH	3,461	2,627
FIFTH	3,461	2,627	SIXTEENTH	3,601	2,739
SIXTH	3,601	2,739	SEVENTEENTH	3,461	2,627
SEVENTH	3,461	2,627	EIGHTEENTH	3,718	2,832
EIGHTH	3,718	2,832	NINETEENTH	3,461	2,627
NINTH	3,461	2,627	TWENTIETH	3,461	2,627
TENTH	3,601	2,739			



UNIT TYPE - B EAST FACING

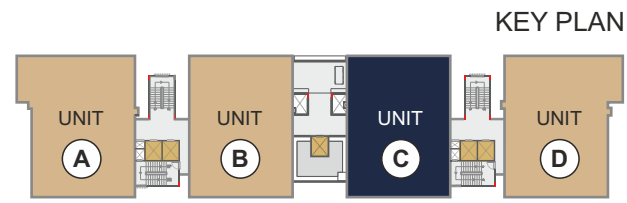


FLOOR-WISE AREAS

FLOOR	SALEABLE AREA	CARPET AREA WITH BALCONY	FLOOR	SALEABLE AREA	CARPET AREA WITH BALCONY
GROUND	AMENITIES	AMENITIES	ELEVENTH	3,552	2,700
FIRST	AMENITIES	AMENITIES	TWELFTH	3,299	2,497
SECOND	4,318	3,312	THIRTEENTH	3,439	2,609
THIRD	3,758	2,864	FOURTEENTH	3,299	2,497
FOURTH	3,439	2,609	FIFTEENTH	3,552	2,700
FIFTH	3,758	2,865	SIXTEENTH	3,758	2,865
SIXTH	3,552	2,700	SEVENTEENTH	3,552	2,700
SEVENTH	3,758	2,865	EIGHTEENTH	3,299	2,497
EIGHTH	3,299	2,497	NINETEENTH	3,552	2,700
NINTH	3,552	2,700	TWENTIETH	3,758	2,865
TENTH	3,758	2,865			



UNIT TYPE - C EAST FACING



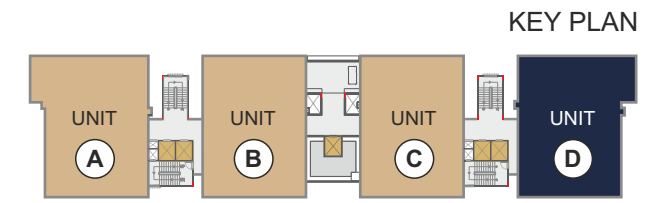
FLOOR-WISE AREAS

FLOOR	SALEABLE AREA	CARPET AREA WITH BALCONY
GROUND	AMENITIES	AMENITIES
FIRST	AMENITIES	AMENITIES
SECOND	3,552	2,700
THIRD	3,299	2,497
FOURTH	3,439	2,609
FIFTH	3,299	2,497
SIXTH	3,552	2,700
SEVENTH	3,299	2,497
EIGHTH	3,299	2,497
NINTH	3,552	2,700
TENTH	3,299	2,497

FLOOR	SALEABLE AREA	CARPET AREA WITH BALCONY
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TWELFTH	3,299	2,497
THIRTEENTH	3,439	2,609
FOURTEENTH	3,299	2,497
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SIXTEENTH	3,299	2,497
SEVENTEENTH	3,552	2,700
EIGHTEENTH	3,299	2,497
NINETEENTH	3,552	2,700
TWENTIETH	3,299	2,497



UNIT TYPE - D WEST FACING



FLOOR-WISE AREAS

FLOOR	SALEABLE AREA	CARPET AREA WITH BALCONY
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FIRST	2,804	2,094
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SPECIFICATIONS

STRUCTURE

- a Super Structure: R.C.C framed structure to withstand wind & seismic loads
- b Walls: 8" thick solid block / ACC block work for external walls & 4" thick solid block work of Internal walls

PLASTERING

- a Internal: 2 Coats of plastering in CM 1:6 for walls and ceiling
- b External: 2 Coats of plastering in CM 1:6 for external walls



DOORS & WINDOWS

- a Main Door: M.T wood / Manufactured hard wood door frame & veneered flush door shutter finished with melamine polish & hardware of reputed make
- b Internal Doors: M.T wood / Manufactured hard wood door frame & flush door shutters with melamine polish & hardware of reputed make
- c Bath Room & Utility Doors: M.T wood / Manufactured hard wood door frame & flush door shutters with one side good quality melamine polish and one side enamel paint & hardware of reputed make
- d French Door: UPVC Door frame with plain glass paneled shutters of reputed make
- e Windows: UPVC Window frame with plain glass shutters of reputed make
Provision for mosquito mesh. Mesh if needed shall be provided at extra cost

PAINTING

- a External: Combination of textured and luppam finish over a coat of primer and two coats of emulsion paint
- b Internal: Two coats of Birla luppam finish over a coat of primer and two coats of plastic emulsion paint

FLOORING

- a Drawing, Living, Dining & Pooja: Botticino / Crema Marfil Italian marble flooring
- b Master Bed Room & Home Theater: Laminated wooden flooring of reputed make
- c Bedrooms & Kitchen: 800 x 800 mm sized Double charged vitrified tiles of reputed make
- d Bathrooms: Anti-skid vitrified tiles of reputed make
- e Corridors: Marble / Granite flooring
- f All Balconies: Rustic vitrified tiles of reputed make
- g Utility: Rustic vitrified tiles of reputed make
- h Staircase: Tandur / Kota stone of export quality
- i Parking & Driveways: V.D.F flooring.

TILE CLADDING

- a Bathrooms: Glazed vitrified tiles dado up to 7'-0" height of reputed make
- b Utilities: Glazed vitrified tiles dado up to 3'-0" height of reputed make
- c Maid Bathroom: Glazed ceramic tiles dado up to 7'-0" height of reputed make.

KITCHEN

1. HMWSSB water connection, electricity connections for Hob & Chimney
2. Provision for modular kitchen with municipal water and bore well water connection (Manjeera or any other water provided by HMWSSB along with bore well water)
3. Kitchen platform, sink, taps & tile dado are not in our scope

UTILITY / WASH AREA

Provision for washing machine & wet area for washing utensils etc

BATHROOMS

1. Counter wash basin of Kohler / Grohe / Toto or equivalent make
2. Hot & Cold divertor mixer with overhead shower of reputed make
3. Provision for geysers and exhaust fans in all bathrooms
4. Concealed flush tank with wall mounted W.C of Kohler / Grohe / Toto or equivalent make
5. C.P fittings with chrome plating of Kohler / Grohe / Toto or equivalent make

ELECTRICAL: All Flats consist of

1. Concealed copper wiring in conduits for lights, fans, power plugs where ever necessary of Finolex / Lapp or equivalent make
2. Power outlets for geysers & exhaust fans
3. Power points for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine in utility area
4. Plug outlets for T.V & audio systems in living & Bedrooms
5. 3-Phase supply for each apartment & individual Pre-paid meter boards
6. All electrical switches are modular switches of Legrand / Schneider or equivalent make
7. Miniature Circuit Breakers (MCB) for all distribution points of MDS or equivalent make.



COMMUNICATION SYSTEM

1. Providing Telephone point in living & Master bedroom
2. Providing T.V points in living & All bedrooms
3. Intercom facility to all the apartments connecting to the Security
4. Internet provision in Hall only

AIR-CONDITIONING

VRV air-conditioning system of Daikin / Samsung or equivalent make in drawing, living, dining & all bedrooms

FALSE CEILING

P.O.P false ceiling in all rooms, corridors & grid ceiling in toilets of reputed make.

LIFTS

1. High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make. Entrance with marble / granite cladding
2. High speed automatic passenger-cum-service lift with rescue device with V3F for energy efficiency of reputed make. Entrance with marble / granite cladding

WTP & STP

1. Domestic water through an exclusive Water Softening Plant with water meters for each unit. (Not RO Plant)
2. Sewage Treatment Plant of adequate capacity with arrangement for facilitating the treated water to be used for landscaping.
3. Rain water harvesting at regular intervals provided for recharging ground water levels

GENERATOR

D.G. set with 100% power backup with Acoustic enclosure & A.M.F panel.



CAR PARKING

2-Level car parking with three number of car parking spaces per each apartment.

FACILITIES FOR DIFFERENTLY ABLED

Access ramps at all Entrances for Differently Abled

SECURITY / BMS

1. Sophisticated round-the-clock security / Surveillance system
2. Individual separate meters for water, electricity & gas consumption (centralised billing)
3. Panic button, C.C cameras & Intercom in the lifts, with connection to the Security room
4. Power fencing around the compound
5. Surveillance cameras at the main Security & entrance areas

CLUBHOUSE AMENITIES

A well designed Clubhouse with facilities like

1. Entrance Lobby / Reception
2. Swimming Pool
3. Multipurpose Hall
4. Fully equipped A/c Gym
5. Office Room
6. Indoor Games
7. Yoga Room
8. Library
9. Guest Rooms

PARKING MANAGEMENT

Parking signage at required places to ease driving

UTILITIES

Gas Bank, Car wash, Seating for drivers with toilets, Maintenance Office etc.

FIRE & SAFETY

1. Fire Hydrant & Fire sprinkler system as per NBC (National Building Code) Norms
2. Fire alarm & Public address system as per NBC Norms

LPG

Supply of gas from a centralised Gas bank to all individual apartments with pre-paid gas meters

LANDSCAPE

Aesthetically designed landscape



NOTE: We strongly discourage any customization. However where in exceptional cases and subject to our management approval, any materials are substituted by the customer, the cost of such materials shall solely be borne by the customer and in no case will any credit be issued for such replaced items.



IMPOSING ON EVERY SCALE

Welcome to Jubilee Hills! Just where the shimmering lights of Jubilee Hills merge with the neon brightness of Gachibowli stands Sri Aditya Le Grandiose - your precious cocoon in a priceless locale.



DISTANCES FROM SITE

Filmnagar	- 2 Kms
Apollo Hospitals	- 1.5 Kms
Mehdipatnam	- 5 Kms
Delhi Public School	- 5 Kms
Oakridge Intl. School	- 6 Kms
Inorbit Mall	- 6.5 Kms
HITEC City	- 7 Kms
Wipro X Roads	- 8 Kms
RGIA, Shamshabad	- 29 Kms



Sri Aditya Homes has built a string of upper crest residences in sought after localities for over 27 years. Their ventures are benchmarked to high quality, symbolize lifestyle and offer supreme value for investment. The Builders are known for on time delivery, excellent pricing, contemporary designs and believe in providing the total gamut of modern, environment-friendly living. Professional to the core and passionate about lifestyles, the company is keeping pace with the future.



ADITYA HILL TOP ADITYA AVALON ADITYA LANDMARK ADITYA SUMMIT ADITYA LIFESTYLE



ADITYA SUNSHINE ADITYA SPLENDOR ADITYA JALA KRISHNA ADITYA LAGOON ADITYA HABITAT

ADITYA ROYAL PALMS



ADITYA CASA GRANDE



ADITYA HOUSE

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ONGOING PROJECTS

Casa Grande at Gandipet
Lifestyle at Banjara Hills
Athena at O.U. Colony

UPCOMING PROJECTS

Heritage at Golconda Fort
Woodside at Dulapally



**TAKING
LIVES
FORWARD**

Note: This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.

