



FLORA



a life of fine flair
magnificent apartments @ manikonda



Sadguna
Properties
We Create Wealth for future

a life without a care

Anchored in Manikonda, the nerve center of magnificence, Flora by Abinandana is full of modern flair. So you can live without a care!

FLORA



a life of superior air

Flora by Sadguna presents a flourishing opportunity to the millennial homeseekers to own not merely a resplendent residence but a resourceful address for lifetime.

As urban scenario demands more flexibility today than ever before, the exquisitely crafted project enables comfort in its every aspect. The clean lines and geometrical patterns of the design allow natural freshness while providing scenic views.

PROJECT HIGHLIGHTS

- 100% Vaastu
- Common Areas
- Corridors
- Lift
- Grand Entrance
- Elevation & Luxury Internal Finish
- Balconies

10 Units Flora 1
10 Units Flora 2
15 Units Flora 3

5 FLOORS
3 BHK LUXURIOUS RESIDENCES

FLORA

NORTH FACING ROAD

Flora - 3

Flora - 2



East - 1656 sq. ft.

North - 1636 sq. ft.

West - 1550 sq. ft.



East - 1609 sq. ft.

West - 1609 sq. ft.



East - 1609 sq. ft.

West - 1609 sq. ft.

Flora - 1

SOUTH FACING ROAD

EAST FACING ROAD

typical floor plan



a life that's truly rare

Independently planned to enhance exclusivity to every apartment.

FLORA



a life extraordinaire

Spacious yet secure layout ensure a certain lifestyle ease.

FLORA



3 BLOCKS



Stilt +
5 Floors



3 BHK
Flats



100%
Vaastu



Available Sizes
**1550, 1609,
1636, 1656** sft.



24/7
Security

a life of great fanfare



STRUCTURE

R.C.C. Structure with Grade FE 500 quality steel and M25/M40 grade concrete.



SUPERSTRUCTURE

Red Brick masonry with good quality blocks in cement mortar.



PLASTERING

External : Cement plastering with combination of texture and smooth finish.

Internal : Cement plaster with smooth finish.



DOOR

Main Door : Wood frame & Veneer shutter of good quality hardware of reputed make.

French Doors : UPVC door frame with glass paneled shutters.



WINDOWS : UPVC Windows with float glass & provision for mosquito net.



FLOORING & WALL TILING

600mmX600mm size vitrified tiles of reputed brand in all rooms.

Toilets

Flooring : Acid Resistant anti-skid ceramic tiles of reputed brand.

Utility / Wash

Wall : Glazed Ceramic tiles up to 3' Height.

Flooring : Rustic ceramic tiles of reputed brand.

KITCHEN

Dadoing : Glazed Ceramic tiles dado up to 2' height above kitchen platform.

Platform : Black Granite platform with stainless steel sink with drainboard.



CORRIDORS

Granite



STAIRCASE

Granite



PLUMBING & SANITARY

Water Supply : ISI mark GI/CPVC/PPR Piping.

Drainage : ISI Mark standard PVC/SWR Sanitary piping of Ashirwad/Astral or equivalent make.

Rain Water : Well-designed Rain water harvesting System provided.



ELECTRICAL

Wiring & Switches :

- + Concealed copper wiring of Finolex or equivalent make.
- + Modular switches of Legrand/Havells/Schneider or equivalent make.
- + Power Outlets for Air Conditioners in all Bedrooms.
- + Power Outlets for geysers in all Bathrooms.
- + Plug points for Chimney, Refrigerator, Microwave ovens, Mixer/grinders in Kitchen.
- + Plug points for Television in Drawing, Master Bed rooms & Telephone points in Drawing and Master Bedroom.
- + 3 Phase supply with individual meters. Separate Residential Circuit Breaker (RCBO) will be provided for light and power circuits at main distribution box within each flat.



PAINTING

External : Asian Paint finish and two coats of weather proof paints of asianapex ultima or equivalent

Internal : Two coats of Birla Patti and Two coats of acrylic emulsion Asian paint over a coat of cement primer of reputed make.



TOILETS

Sanitary Fittings : All Toilets will consist of

- + One piece of EWC, wall mounted gabrit or equivalent, Wash basin of Cera/Hindware or equivalent make.
- + Thermostat single lever diverter with overhead shower.
- + Provision for geysers in all toilets.
- + All C.P. Fittings of Jaguar or equivalent make.



GRILLS

MS enamel painted grills for windows.



ELEVATOR

- + Lifts of suitable capacity in every block.
- + Entrance lobby with Granite.



specifications

Flora by Abinandana offers the energy of living in a thriving world within. Soothing colours and best brands make this community appear more elegant. The beauty of skilled craftsmanship lends a distinctive style of its own.



LOCATION PLAN (Not to Scale)



a site beyond compare

ORR and easy connectivity apart, the vicinity offers IT/work hubs, educational institutions, healthcare services and refreshing avenues.

5mins.

Triveni Talent School
Gitanjali Vedika School
Scholars Academy
Netaji Park
Myra Indoor Swimming Pool
Little Millennium Preschool
Swami Vivekananda Park
Narsingi
Bhashyam Blooms
Sri Chaitanya IIT Academy
Ratnadeep
Artillery Centre

10mins.

Army Golf Course
Taramati Baradari
Masqati Dairy Product
Golkonda Fort
Narayana College
Padala Rama Reddi College

15mins.

Golkonda Resorts
Ocean Park
Osman Sagar
Satellite Radio Station Head Quarters
Shadan Institute of Medical Sciences
Qutb Shahi Tombs

20mins.

Wave Rock SEZ
Indian School of Business
Nanakram Guda
Raheja Mindspace IT Park
JRC Conventions & Trade Fairs
Apollo Health City, Film Nagar
University of Hyderabad

