

## a life of fine flair

magnificent apartments @ manikonda







# 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

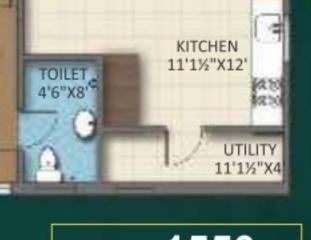
3 BHK LUXURIOUS RESIDENCES











West - **1550**sft.

M.BEDROOM 11'9"X13'4½"

East - 1609 sft.

North - 1636sft.

typical floor plan







a life that's truly rare Independently planned to enhance exclusivity to every apartment.



**SOUTH FACING ROAD** 

West - 1609 sft.





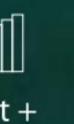
# a life extraordinaire

Spacious yet secure layout ensure a certain lifestyle ease.













100% Vaastu

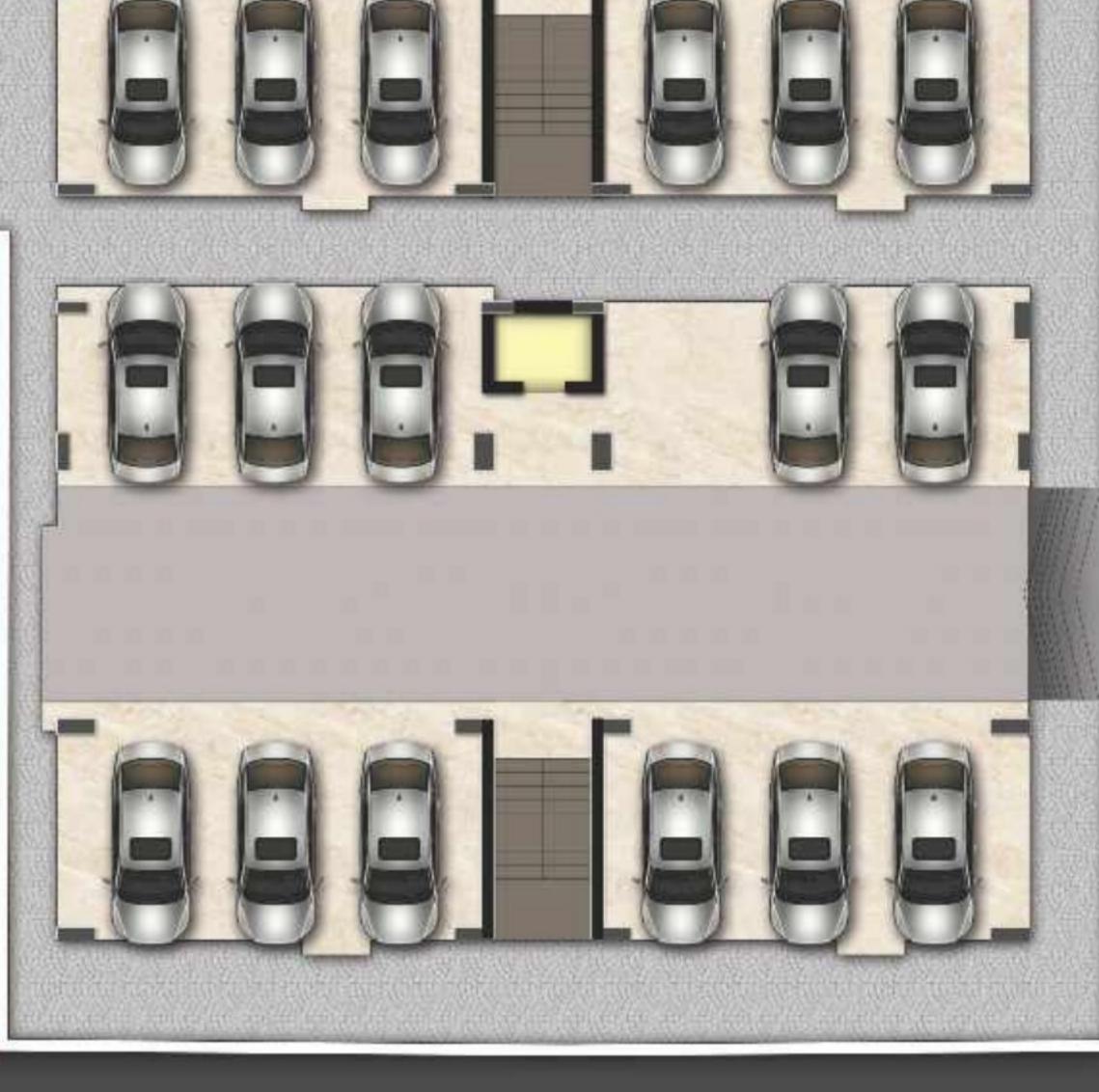


Available Sizes 1550, 1609, 1636,1656 sft.



24/7

Security



# a life of great fanfare

# <u>alala,</u>

### **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

<u>Main Door</u>: Wood frame & Veneer shutter of good quality hardware of reputed make. <u>French Doors</u>: 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

<u>Dadoing</u>: Glazed Ceramic tiles dado up to 2' height above kitchen platform. <u>Platform</u>: Black Granite platform with stainless steel sink with drainboard.



### **CORRIDORS**

Granite



### STAIRCASE

Granite



### **PLUMBING & SANITARY**

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

<u>Drainage</u>: ISI Mark standard PVC/SWR Sanitary piping of Ashirwad/Astral or equivalent make. <u>Rain Water:</u> 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

<u>Internal</u>: 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.



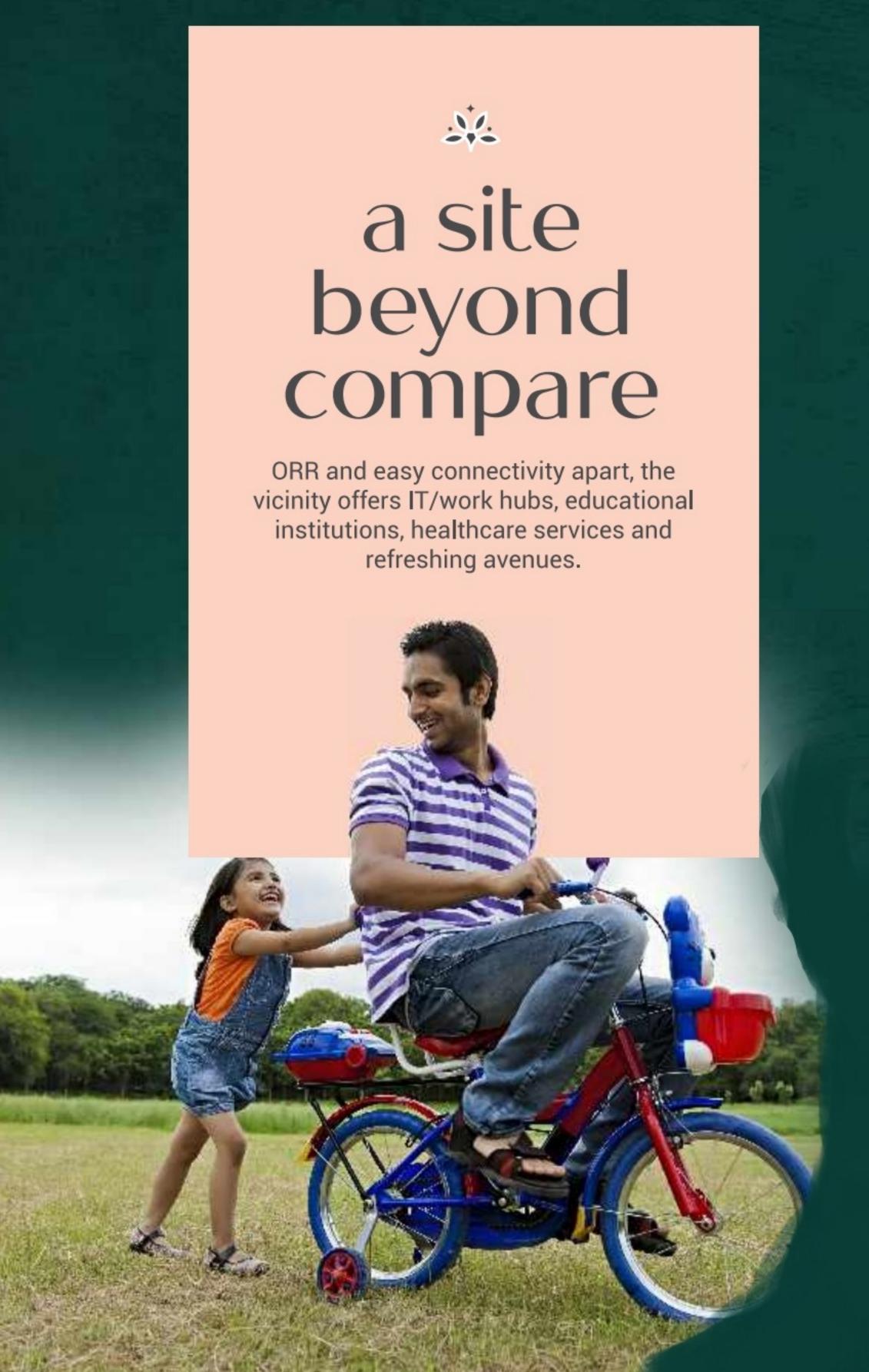
### ELEVATOR

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



specífications

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.



### 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 Centrel

### 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

