



FOR THE
LIFESTYLE
YOU ASPIRE,
AN ADDRESS
THAT BEFITS.



Much about how you live,
more about where you reside.

Svadha Suja Elysian. It's an address that gets you connecting with a locale that has been rapidly expanding in value and in demand. Arising on the linking road that connects Pragathi Nagar with Nizampet, it makes life easy for those travelling every day to the IT corridor and major corporates on this side of Hyderabad. The façade and layout are contemporary, and the space is designed for new-age living.

Gated Luxury 2 BHK and 3 BHK Apartments.

Crafted with care for quality, made with focus on amenities.

If quality is your priority, then Svadha Suja Elysian should be your pick of the home. The residential commune is crafted for new-age lifestyle, and is blessed with ultra-modern amenities that complement community living in today's constantly evolving era.



SPECIFICATIONS



FOUNDATION & STRUCTURE

Structure: RCC-framed structure.

Super Structure: CC brick/red brick of 9" external and 4 1/2" internal walls.



PLASTERING

Internal and External Walls: 18 mm coat cement plaster with smooth finishing.

Ceiling: 12 mm coat smooth cement plaster finishing.

External: 18 mm double-coat sand-faced cement plastering.



FLOORING

Living, Dining, Bedrooms and Kitchen: Premium vitrified tiles of size 800 x 800 mm.

Balconies: Premium vitrified tiles of reputed make.

Bathrooms: Anti-skid and acid-resistant tiles of standard make.

Utility: Designer anti-skid tiles.

Corridors and Staircase: Combination of granite/vitrified tiles as per design by architect.



JOINERY WORKS

Main Door: Designer teakwood frame with two sides veneered flush shutter with melamine polishing finish and hardware of reputed make.

Internal Doors: All internal frames are MT wood frame and flush shutter with painted white, fitted with reputed hardware.

Toilet Doors: MT wood frame and flush shutter with painted white, fitted with reputed hardware.

Windows: 2.5 track UPVC sliding shutter with clear glass panels.

Grills: Aesthetically-designed MS safety grills with enamel paint finish.

Railing: SS railing for staircases. MS power-coated railing for balconies.



KITCHEN

Granite platform with stainless steel sink of 2' height with glazed tiles, provision for fixing of water purifier.



PAINTING

Internal Walls and Ceiling: Water-proof base two coat putty, one coat primer and two coats of premium emulsion paint of Asian or equivalent make.

External: Combination of Asian texture / two-coat paint finish for all external walls.



DADOING

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

Bathroom: Glazed tiles of standard make up to door height.



SECURITY NETWORK

- CC TV cameras in identified common areas and clubhouse with monitoring and recording from security room.
- Solar-powered security fence on compound wall.



ELECTRICAL & COMMUNICATION

- Concealed copper wiring of Polycab make and modular switches of best brands.
- Power outlets for air-conditioners in all bedrooms.
- Power outlets for geysers and exhaust fans in all bathrooms.
- Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer/grinders in kitchen and washing machine in utility area.
- Washing machine in utility area.
- Three-phase power supply for each unit with individual meter boards.
- MCB of reputed make in all distribution boards.
- Telephone points in living and master bedroom.
- Wired internet provision in living room for wireless router connectivity.



LIFT

6/8-passenger high-speed passenger lift of Kone with front granite cladding.



POWER BACK UP

100% DG setup for common areas (lifts, corridors, lighting etc). 5 points in each flat (Living: fan and light; Master Bedroom: fan and light; Kitchen: light).

NOTE:

- Flat will be handed over for woodwork/interiors after receiving 100% payment only.
- Shelves, chajjas, lofts, arches or any kind of modifications and alterations works are allowed only after handover of the flat.
- GST and Registration Charges are applicable as per Government of India/Telangana State and has to be paid as per the agreed terms.



BATHROOMS & PLUMBING

- All internal and external waterlines are of CPVC Ashirvad.
- All drainage fittings and lines are of PVC Ashirvad.
- Wash basin in master bedroom toilet and dining area.
- All sanitary fixtures are of Kerovit / Hindware or equivalent make.
- Single-piece EWC in all toilets of Kerovit / Hindware or equivalent make.
- Best brand-make hot and cold wall mixer with shower. Provision for geysers in all bedrooms.

CLUBHOUSE AMENITIES:

Ground Floor:

- Waiting / Seating Lounge
- Multipurpose Hall
- Party Lawn

First Floor:

- Indoor Games
- Table Tennis
- Billiards

Second Floor:

- Air-conditioned Gym with Equipment
- Yoga/ Aerobics/ Meditation Hall
- Library

Third Floor:

- Guest Rooms: 2
- Suit Room: 1
- Preview Theatre
- Swimming Pool with Pool Deck
- Baby Pool



PROJECT HIGHLIGHTS AND FEATURES

- Grand Entry with Security Post
- Well-designed Landscape
- Children's Play Area
- Half basketball Court/ Badminton Court
- Elders' Seating Area
- Jogging / Walking Track
- Rainwater Harvesting Pits
- Intercom and Internet
- CCTV Surveillance in Parking Areas
- Round-the-clock Security
- Generator 100% DG Set back-up for common areas
- Solar Fencing
- Sewerage Treatment Plant Treated Water for Landscape



BLOCK - A



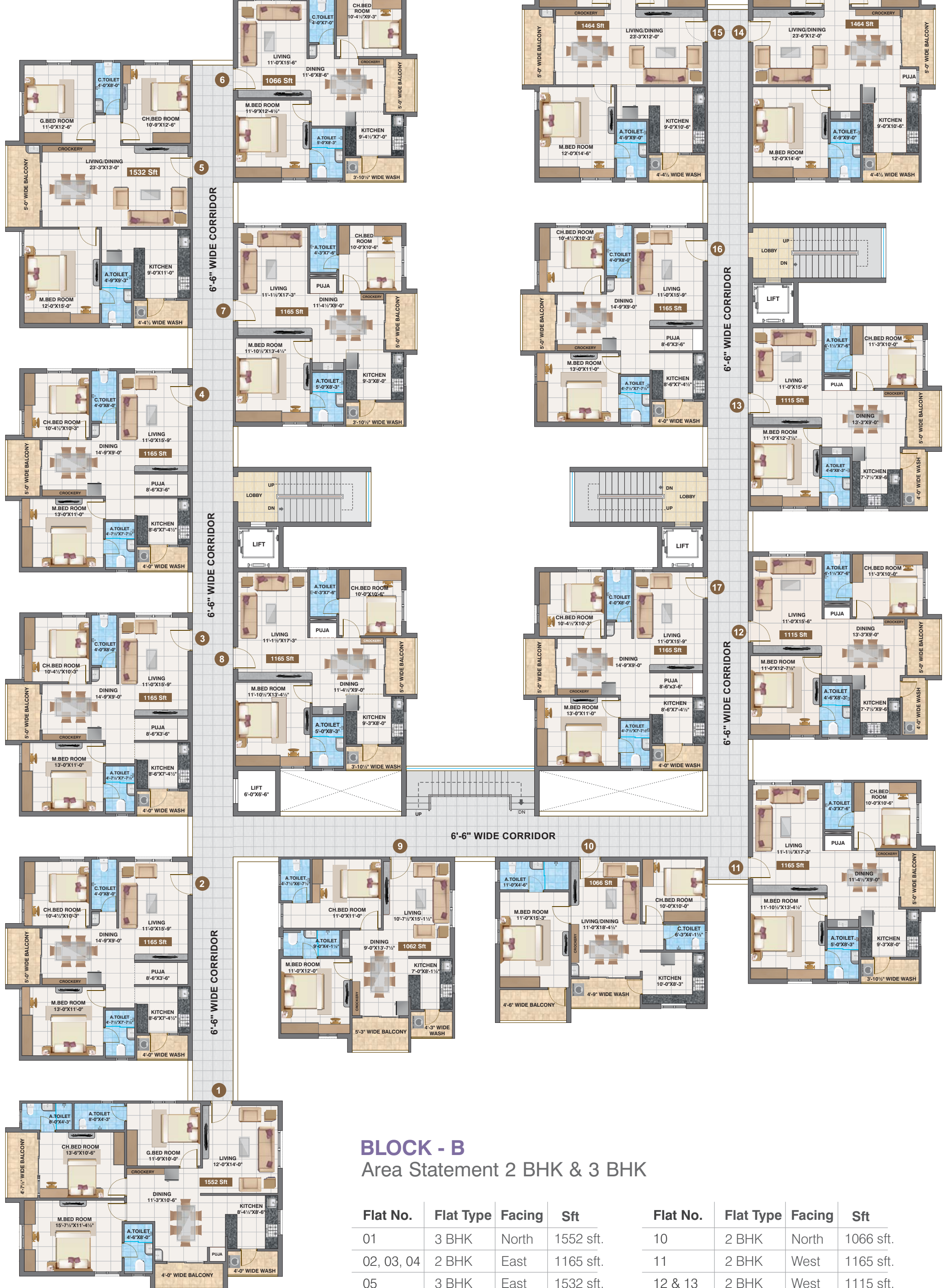
BLOCK - A
Area Statement 2 BHK & 3 BHK

Flat No.	Flat Type	Facing	Sft
01	3 BHK	North	1542 sft.
02	2 BHK	East	1238 sft.
03 & 04	2 BHK	East	1165 sft.
05	2 BHK	North	1115 sft.
06	3 BHK	North	1536 sft.
07	2 BHK	North	1115 sft.

Flat No.	Flat Type	Facing	Sft
08, 09, 10	2 BHK	West	1165 sft.
11	2 BHK	West	1165 sft.
12	3 BHK	West	1532 sft.
13	2 BHK	East	1165 sft.
14	2 BHK	East	1165 sft.
15	2 BHK	East	1165 sft.

TYPICAL FLOOR PLAN
Not to Scale

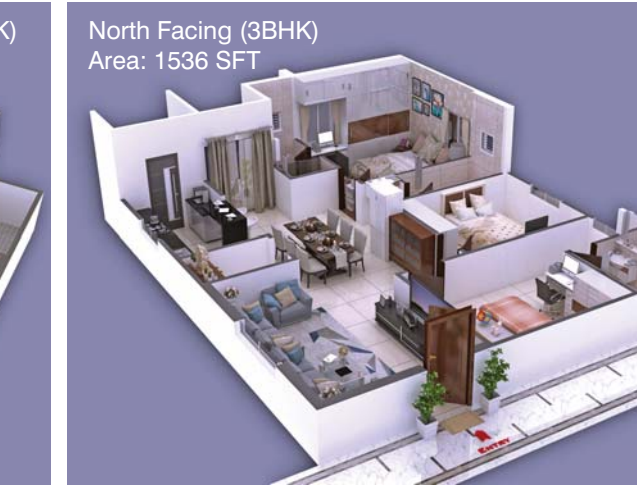
BLOCK - B



BLOCK - B
Area Statement 2 BHK & 3 BHK

Flat No.	Flat Type	Facing	Sft
01	3 BHK	North	1552 sft.
02, 03, 04	2 BHK	East	1165 sft.
05	3 BHK	East	1532 sft.
06	2 BHK	West	1066 sft.
07 & 08	2 BHK	West	1165 sft.
09	2 BHK	North	1062 sft.

Flat No.	Flat Type	Facing	Sft
10	2 BHK	North	1066 sft.
11	2 BHK	West	1165 sft.
12 & 13	2 BHK	West	1115 sft.
14	3 BHK	West	1464 sft.
15	3 BHK	East	1464 sft.
16 & 17	2 BHK	East	1165 sft.



So much space for nature,
full of space for bonding.

The hallmark of an ideal residential community is a layout design that lets its occupants live free, breathe free, and socialize freely. That's the kind of philosophy and intent Svadha Suja Elysian has been created with. It has generous open spaces between each flat, with a plethora of flats in different sizes for every strata of home-buyer.





Location Map
Not to Scale



A project by



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Architect



Landscape



Structural



MEP Consultant



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