



C.S

Vintage Heights

living excellence

2 BHK LIFESTYLE @ GURRAM GUDA

Opulent. Imperial. Inspiring.





Project by

GRUPE
BUILDERS & DEVELOPERS LLP
WE BUILD WEALTH



24/7
SECURITY

C+S+5
FLOORS

LIFT
& STAIRCASES

TOTAL 30
FLATS

POWER BACKUP
GENERATOR





ISOMETRIC
VIEWS



Typical Floor Plan

AREA STATEMENT



Flat Nos.	1	2	3	4	5	6
Facing	EAST	EAST	EAST	WEST	WEST	WEST
Built Up Area	840	840	840	925	925	925
Saleable Area (in Sft)	1050	1050	1050	1156	1156	1156

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PROJECT KEY FEATURES

- HMDA approved
- Ideal location
- Designed as per Vasthu
- Premium quality construction
- Excellent ventilation
- No common walls
- Power back-up
- Rain water harvesting
- 24 X 7 security
- CCTV cameras surveillance
- Car parking space in two levels
- 120 feet Wide Road
- Landscaping with avenue plantations
- Municipal Water
- Limited flats
- Earthquake-resistant design

STRUCTURE

R.C.C Framed structure with seismic resistant design. Jayaraj / kamdhenu or equivalent make.

FLOORING

2'x4' Vitrified flooring in living, kitchen, dining, 2'x2' wooden finished Vitrified flooring in bedrooms, Toilets, utility and balconies with anti-skid finish tiles. Qutone / Nitco or equivalent make.

ELECTRICAL

Adequate electrical points with concealed copper wiring and modular switches (Wipro North west series or equivalent make). 3 phase power supply for each flat. Individual TV & telephone points in hall & M.B.

SUPER STRUCTURE

Red brick in cement mortar all external walls in 9" thick and internal walls in 4.5" thick.

PAINTING

Interior walls: One coat of primer & two coats of emulsion paint with smooth finish & oil bound distemper for common areas.

Exterior walls: One coat of primer & two coats of Apex paints or equivalent make.

LIFT

6 Passengers capacity of automatic lift.

GENERATOR

Generator backup for bore well, lift and common areas.



PLASTERING

Internal: Double coat cement plastering finish with Birla / JK wall putty or equivalent make. External: Double coat cement plastering putty or texture as per elevation design.



AMENITIES

Generator, lift, transformer with three phase meter, Municipal water & Sewerage, Car parking to be borne by the customers only.

RAINWATER

Soak wells and bore wells along the storm harvesting system drain at regular interval for recharging the ground water table.

SPECIFICATIONS

DOORS

Main Door: M.Teak Wood frame /with designer door shutter polished with melamine spray polish, with reputed make hardware.

Internal Doors: M. Teak Wood frame with flush shutter and reputed hardware.

Toilet Doors: WPC frame & shutter.

WINDOWS

All windows are UPVC with safety iron grills & sliding glass doors. Glen / TNR or equivalent make.

TOILETS

All toilets with non slip ceramic tile flooring & 7" wall cladding with ceramic tiles WB & EWC in attached toilet and Indian WC in common toilet Hindware or equivalent, hot & cold wall mixture with shower Jaquar or equivalent make.

KITCHEN

Black granite slab for kitchen platform with tile dado up to 2' height and S.S sink. 2 taps for bore well water & drinking water.

NOTE

1) Registration Charges, GST applicable as per Govt. norms to be borne by the customers only.

2) Persons desirous to alter / modify their flat by prior request and additional payment to be borne by the customers only.

3) Cement racks, arch, etc optional with extra cost.

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2 BHK
FLATS

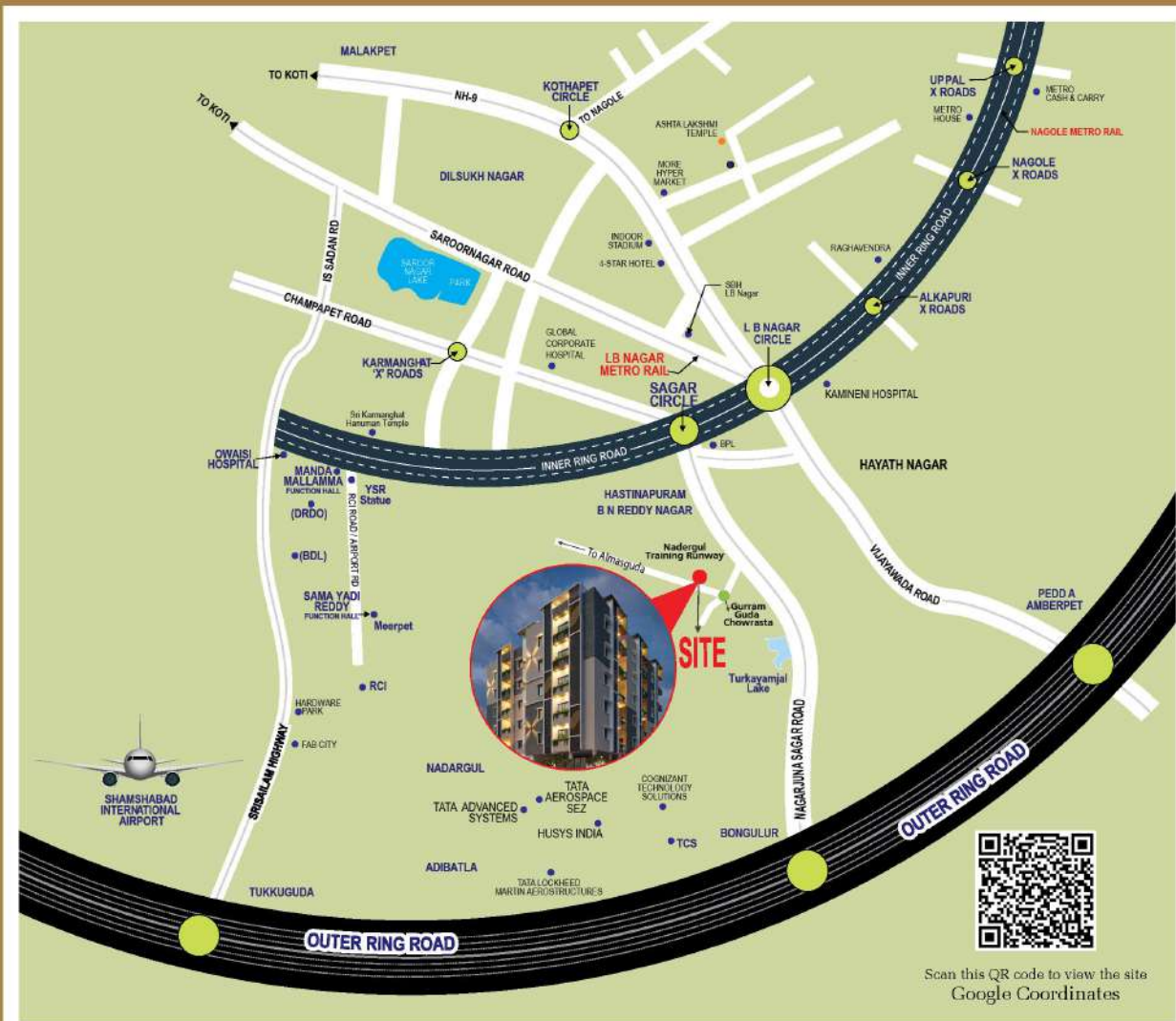
EXCELLENT
VENTILATION

100%
VASTHU

CAR PARKING
WITH WIDE DRIVEWAY

RAIN-WATER
HARVESTING PITS





LOCATION MAP

Sagar Highway 2 Mins
 Hasthinapuram Central 10 Mins
 LB Nagar Metro 15 Mins

ORR 15 Mins
 Tata Aerospace 17 Mins
 TCS 20 Mins
 Wonderla 25 Mins

RR collector office 25 Mins
 Shashabab Airport 25 Mins
 HITEC City 55 Mins



LOCATION HIGHLIGHTS

Project by



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BROCHURE DESIGN BY



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