



Live the grand Life..



VILLA
VILLAS | PLOTS

A green vine graphic with several leaves, positioned horizontally below the text "VILLAS | PLOTS".



YOU DREAM!
WE DELIVER!

AFFORDABLE
TODAY,
PRICELESS
TOMORROW!

Welcome to Grupe Builders and Developers LLP

With two decades of unparalleled experience in the real estate realm,
Grupe has become synonymous with trust, quality, and innovation in south Hyderabad.
Our journey, Woven into the city's skyline, showcases a commitment to not just building homes,
but also developing Premium Commercial & Residential plots crafting lifestyle also.

Ongoing Projects



Located in the next big
residential hub of
Srisailem Highway Road
up to Kandukur



One of the most lifestyle loaded
with Villas & plotted developments
in South Hyderabad.



Already 1000+ existing
Villas & Plotted development
companies filled
with happy customers



Walk into the Land of your Dreams



- 1) Luxurious living awaits you at KANDUKURU X Road.
- 2) Broaden your horizons
- 3) Live your dream life by owning a villa/villa plot
- 4) Expansive areas with the finest facilities and superior design.

Greetings from SRINIVASAPURAM

Very close to Srisaillam Highway @ Kandukuru X Road

VILLA
VILLAS | PLOTS



Your Choice!
We Offer!





SRINIVASAPURAM

The Finest Design
The Best Location
And The Most Luxurious
Lifestyle Villas@ Kandukur

A PROJECT BY
 **GRUPE**
BUILDERS & DEVELOPERS LLP
WE BUILD WEALTH

Presenting
Exclusive Limited
Edition Villas

Live the grand Life..





The Villa Lifestyle. **EAST FACE**



200 Sq yds (36'X50')
Ground Floor : Built-up Area - 1290 Sft
G+1 : Built-up Area - 2500 Sft

167 Sq yds (30'X50')
Ground Floor : Built-up Area - 1017 Sft
G+1 : Built-up Area - 2000 Sft



PharmaCity
X Road

Kandukuru
X Road

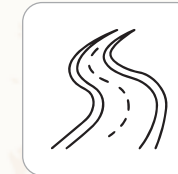
SRISAILAM HIGHWAY

<<< To Hyderabad

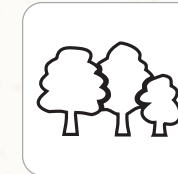


Proceeding No: G/RKKA/002207/2020
Dt: 19-1-2024

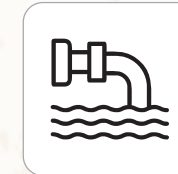
PROJECT HIGHLIGHTS



40 & 30 Ft wide
BT Roads



Avenue
Plantation



Under ground
Drainage



Parks



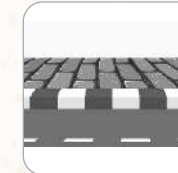
Electricity with
Street Lights



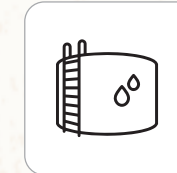
Water supply for
Each plot



Rain water
Harvesting
Pits



Footpath
with Curbing
Stone



Over
Head Tank



Play Area



SRINIVASAPURAM

Premium Villas & Villa Plots @ Kandukur X Road





The Villa Lifestyle. WEST FACE



200 Sq yds (36'X50')
Ground Floor : Built-up Area - 1290 Sft
G+1 : Built-up Area - 2500 Sft

167 Sq yds (30'X50')
Ground Floor : Built-up Area - 1017 Sft
G+1 : Built-up Area - 2000 Sft

SPECIFICATIONS



STRUCTURAL WORK:

- RCC framed (G + 1) or Ground Floor structure is designed for both Seismic and wind forces as per Indian standard codes.
- Steel usage: SREE TMT / Equalnt
- Cement usage: OPC 53 grade for concrete works & PPC 43 grade all civil works.



KITCHEN:

- Kitchen platform with granite slab and steel sink.
- Ceramic tile dado up to 2 feet.
- Utility: ceramic tiles dado up to 3' near wash area.



FLOORING:

- Premium vitrified tiles flooring size of 2' x 2'
- Anti-skid ceramic tiles in utility areas.
- Designer tiles will be provided in the parking area
- Steps with granite flooring and stainless steel railing.



ASIAN PAINTING & FINISHES:

- External finishing of 3 sides with external premium paint and front elevation with texture.
- Internal walls and ceiling shall be coated with two coats of cement based putty, and shall be painted with emulsion paint.



NOTES:

- GST, registration charges and if any applicable govt. Taxes as per government rules should be borne by the customer.
- Persons desirous to alter/modify their villas within the prescribed slab area shall inform the same before the commencement of work and shall sign in the construction book.



WALLS:

9" External wall and 4" thickness internal walls with red bricks and plastering smooth finish with river sand.



DOORS

- Main door: door frame indian teak of 5" x 3" size & teak wood veneer shutter with eye hawk.
- Bed rooms: engineered wood door frame -4" x 3" & flush doors veneer shutter on both sides.
- Wash rooms - wpc door frame -4" x 3" & wpc shutter out side veneer and inside laminated.
- Hardware - premium brand hardware will be provided.



WINDOWS:

- MS grill will be provided inside the window for safety any protection.
- Premium make uPVC windows provided with plain glass with mosquito mesh.



TOILETS:

- Premium make of CP fittings and sanitary ware
- Premium make of ewc in all wash rooms.
- Geyser points in all bathrooms.
- Sintex – 1000 lts of capacity shall be provided.
- All bathrooms shall have ceramic tiles dado up to 7' height with concept laying.
- Two Wash basins – will be provided.



ELECTRICALS:

- Copper wires premium make with adequate points for power and lighting.
- Premium make of modular switches.
- Television points shall be provided in living room and master bed room.



A SECURED

GATED COMMUNITY
WITH VILLAS & VILLA PLOTS

GRAND ENTRANCE

WELL DESIGNED ARCH
WITH SECURITY ROOMS

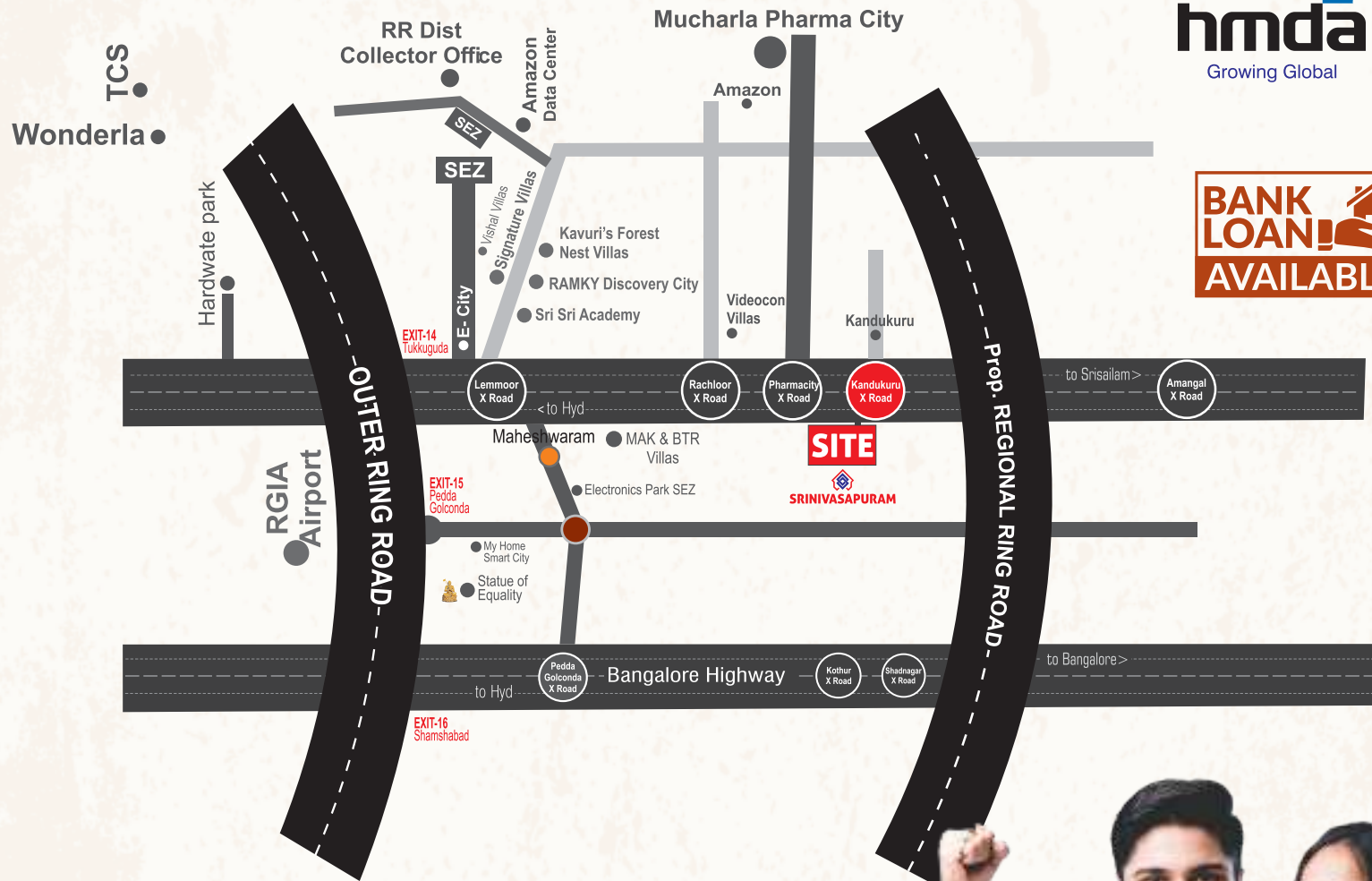
WELL PLANNED

ROAD NETWORK
GARDENS & PATHWAYS





**BANK
LOAN!
AVAILABLE**



Projector - 9866 40 4000



SRINIVASAPURAM

Close to SriSailam Highway @ Kandukur X Road

Proceeding No: G/RKKA/002207/2020

Dt: 19-1-2024

Scan this QR CODE
for Location Map

