



No. 1/C22/02429/2020



No. P01100001773

APR
Praveen's
Grandio

Duplex & Triplex Premium Villas @ APR Nagar



The lifestyle YOU deserve

Praveen's Grandio is an inspiration for those who aspire to live a grand life. The GHMC and RERA approved project is lavishly spread across 30 prime acres and features 433 magnificent 3BHK Duplex and 4 BHK Triplex Villas. The villas are surrounded by thoughtfully designed landscape and outdoor amenities which are crafted to please every member of your family. The ultra-modern Clubhouse is the perfect place to relax and rejuvenate with your family and friends from the community.

Come to Praveen's Grandio and embrace a lifestyle YOU deserve.



22,000 Sft. Clubhouse with life enhancing amenities



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EAST VILLAS



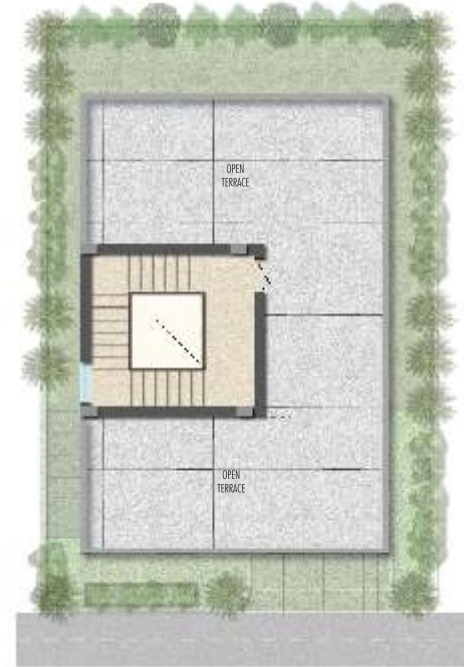
150 Sq. Yds.
Build up Area - 1780



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

165 Sq. Yds.
Build up Area - 1960



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

180 Sq. Yds.
Build up Area - 2520



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

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WEST VILLAS



150 Sq. Yds.
Build up Area - 1770



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

165 Sq. Yds.
Build up Area - 1960



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

180 Sq. Yds.
Build up Area - 2510



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

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SPECIFICATIONS

RCC Works

M20 (1:1.5:3) grade of concrete.
Steel TMT with ISI brand.

Super Structure

All external walls of 9" thick cc blocks & internal walls of 4" thick cc blocks.
INTERNAL: Single coat of plastering with sponge finish.
EXTERNAL: Double coat plastering.

Flooring

Vitrified tiles of (2'0"x2'0" / 2'0"x4'0" / 2'6"x2'6") in all rooms except toilets.
Antiskid tiles in toilets.
Parking area: Cement tiles/Vitrified tiles/Thandoor stone.

Kitchen

Glazed ceramic tiles dado of 2' height from platform level.
Granite platform with stainless steel sink.
Provision for exhaust.

Sanitary

All Hind ware/jaguar/polar or equivalent sanitary fittings with CPVC pipelines.
Washbasins in house: one in MBR, one in GBR, one in CBR& provision only in dining area.
Chromium plating (CP) and sanitary ware fixtures.

Compound Wall

Common compound wall.

Water Proofing

Toilets and open terrace, balcony.

Staircase Railings

Stainless steel railings for internal staircase.

Painting

EXTERNAL: Texture finish with two coats of ASIAN/BERGER/TECHNO/AKZO emulsion.
INTERNAL: Two coats of putty along with ASIAN/BERGER/TECHNO/AKZO emulsion.

Woodwork

FRAMES: Imported teak wood/hard wood frame with PU polish.
SHUTTER: Both sides decorative veneer shutter with PU polish.
INTERNAL FRAMES: Imported teak wood/hard wood with PU polish.
SHUTTER: Both side decorative veneer with PU polish.
TOILET, UTILITY DOOR SHUTTER: One side decorative veneer polish and another side with laminate.
WINDOWS: UPVC Windows with clear glass with mosquito mesh for sliding windows.

Toilets

Shower: Single lever diverter with spout & overhead shower with geyser provision.
Floor mounted /Wall mounted EWC in all bathrooms.
BATHROOMS: Glazed ceramic tiles up to lintel level.

Electrical

Concealed copper wiring in conduits
Power outlets for AC provisions in all bedrooms
Power outlets for geyser provisions in all bathrooms
Power points for cooking range, refrigerator, microwave, mixer & grinder in kitchen
3 phase power supply with 5 KVA for each house
MCB provision with meter and boards
All electrical fittings of Anchor/ROMA/Havells or equivalent
Inverter wiring for one fan and light in all rooms and kitchen
Power supply for washing machine at backside of villa

Water Supply

Overhead tank
1000 litres P V C tank for every villa.

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OUTER RING ROAD



120' WIDE ROAD AS PER MASTER PLAN

MASTER PLAN



AMENITIES

- 24X7 SECURITY
- SOLAR FENCING
- LANDSCAPING
- POWER BACKUP IN COMMON AREA
- UNDERGROUND ELECTRICITY
- SUPER MARKET
- CHILDREN PLAY AREA
- SWIMMING POOL
- BANQUET HALL
- GUEST ROOMS
- GYM
- INDOOR GAMES
- WALKING TRACK
- TENNIS COURT
- SHUTTLE COURT
- BASKETBALL PRACTICE COURT
- CRICKET PRACTICE NET

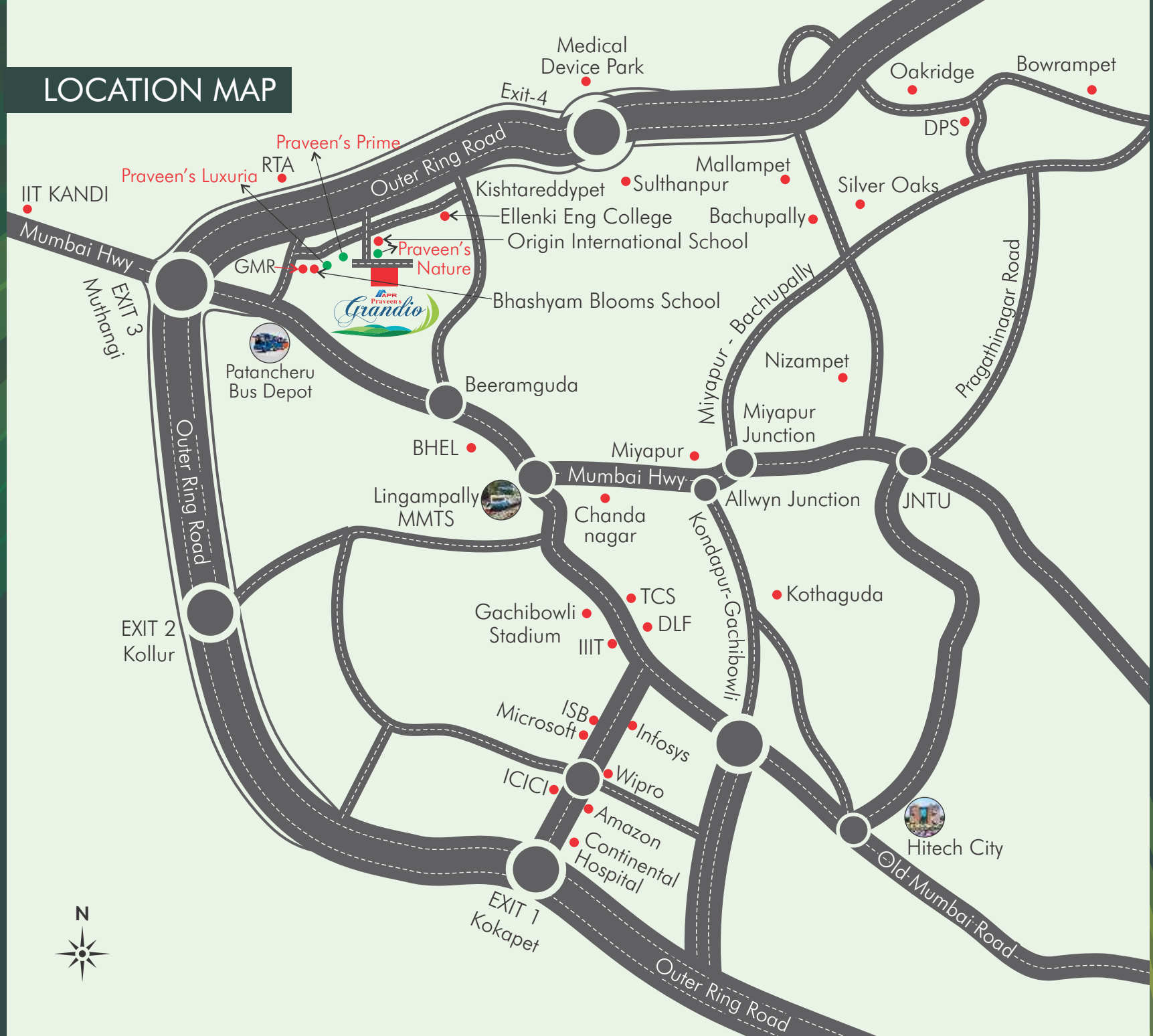


30 X 45	150 SQ. YDS
31.7 X 45	158 SQ. YDS
33 X 45	165 SQ. YDS
36 X 45	180 SQ. YDS
37.8 X 45	188 SQ. YDS
30 X 60 & 36 X 50	200 SQ. YDS
	Others

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100' WIDE ROAD AS PER MASTER PLAN

LOCATION MAP



- Approximately 30 Mins drive from Financial District
- Approximately 40 Mins drive from International Airport
- All services which are needed for possession enabled
- Round the clock Security in place and Neighborhood residential township

- Adjacent to School
- Easy Accessibility to IT corridors, Offices and Shopping Areas
- Easy Accessibility to Bus and Train routes
- And above all, Proximity to Nature that ensures long life, health and peace of mind.

FEW OF OUR OTHER PROJECTS



APR Nagar, Beside GMR Convention Center, Near ORR, Patancheru, Sangareddy Dist, Telangana 502319



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