

PROJECT HIGHLIGHTS

GHMC-Approved project
9-Floors, 4 Blocks
Premium quality construction
Contemporary architecture
261 Two & Three BHK apartments
1259 Sft – 1879 Sft areas
Vastu compliant
No common walls

Spacious balconies
Adequate water supply with overhead tank
24-hr Security with Intercom & CC Cameras
2-Level parking
Generator back up
Rainwater harvesting



OUTDOORS

Well planned green spaces
Pergolas
Sprinklers for landscaped area
Water fountain in the courtyard
Jogging track
Children play area
Seating areas
Designer landscaping

EXPECT EVERY MOMENT IS EXCITING!

The club features keep you engaged round the clock. Take to jogging, pump up iron and swim everyday to keep fit. Indoor games are a great way to stay connected with neighbors. Flex your muscles over an outdoor game. Senior citizens have niche seating areas to talk in comfort. There are plenty of outdoor options for your children to play and grow healthy. The multi purpose hall is the perfect venue to celebrate parties in luxury. Live a proactive life at Saffron Sanathan.



CLUBHOUSE

Covered swimming pool
Fully equipped Gymnasium
Multi-purpose hall
Indoor Games enclave (Table Tennis, Billiards etc)
Reading Room
Store provision

LIVE IN A HAPPENING LOCATION!

Abutting Kanchi Gachibowli Highway and located next to Citizens' Corporate Hospital at Nalagandla, Saffron Sanathan is emerging as a new age home to a cosmopolitan community who work in IT establishment in Gachibowli, Kondapur and Madhapur. Excellent connectivity, swanky malls, fine dining and reputed schools around, Saffron Sanathan lets you explore and enjoy life fully as you work in nearby MNCs.

LOCATION MAP (NOT TO SCALE)



DISTANCES FROM SITE

Chirec Public School - 6.5 Kms	SLN Terminus Mall - 8 Kms
Open Minds School - 8.5 Kms	Inorbit Mall - 13 Kms
Oakridge Intl. School - 10 Kms	Citizens' Hospital - 2 Mins distance
DPS - 11 Kms	Wipro X Roads - 7.5 Kms
Meridian School - 11 Kms	Botanical Gardens - 8 Kms
	HITEC City - 11 Kms

PROMOTERS



TRISHALA INFRASTRUCTURE PVT LTD
(A subsidiary of M/s Namishree Infrastructure & Projects Pvt Ltd)
#6-3-1090/B/4, 3rd Floor, "The Grand"
Raj Bhavan Road, Somajiguda
Hyderabad - 500 082, Telangana
Ph: +91 99127 47744, +91 98488 85871
Email: trishalainfra7@gmail.com
www.trishalainfra.com

SITE ADDRESS

SURVEY NO: 298, 299 & 300
BESIDE CITIZEN HOSPITAL
NALLAGANDLA, HYDERABAD - 500 019

Note: This folder is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in plans, specifications, elevations and any other details as deemed fit.

A PROJECT BY TRISHALA INFRASTRUCTURE PVT LTD



Come home to the joy of living. Saffron Sanathan is set to rise and redefine the luxury living in a cosmopolitan location like Nalagandla. Built with meticulous attention for luxury lifestyle, Saffron Sanathan promises to be the finest address inspired by your passion for family living.

Saffron
SANATHAN
NALLAGANDLA

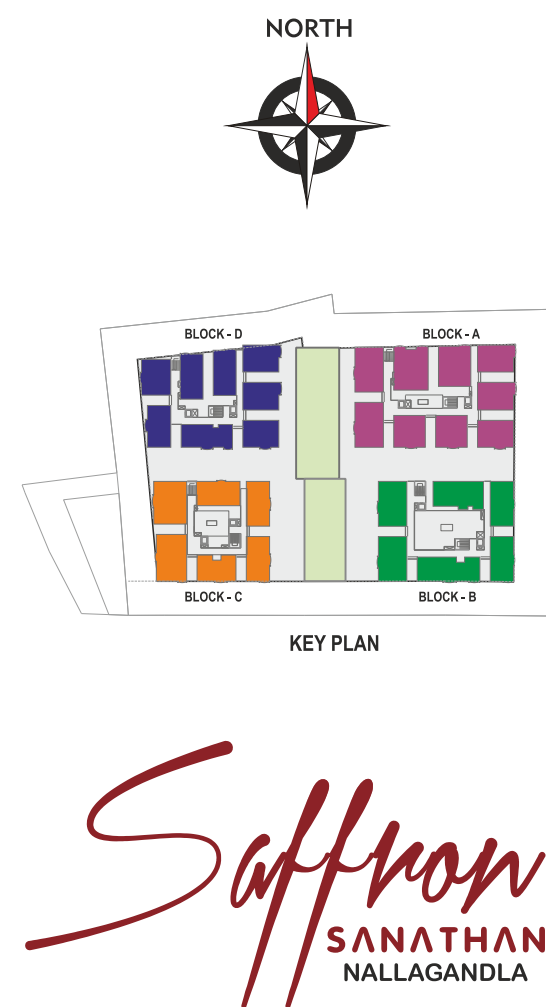
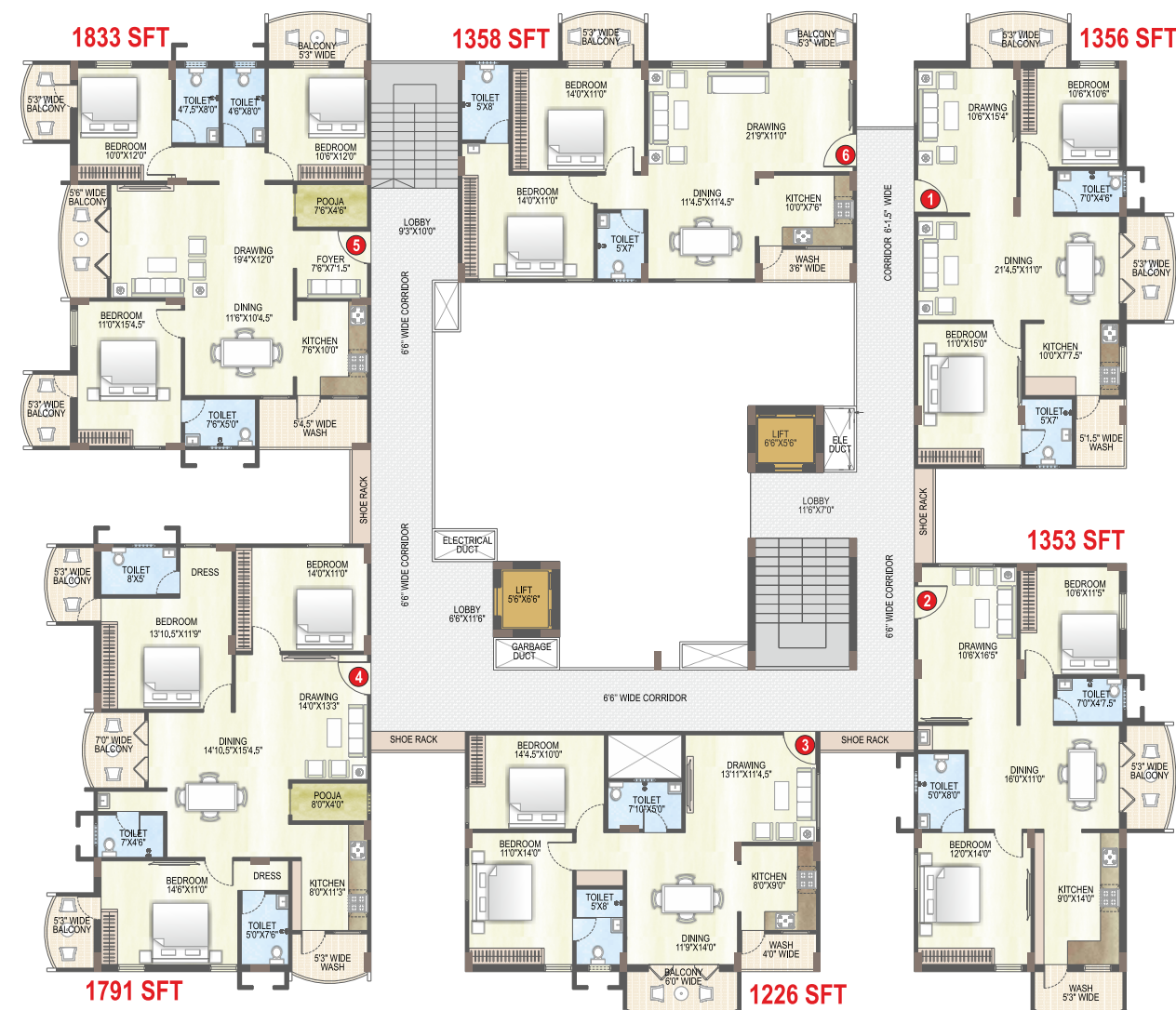
Saffron
SANATHAN
NALLAGANDLA



HI-END QUALITY AT EVERY STEP!

The 4-block, 9 floor towers showcase contemporary architecture blending with well defined outdoors creating a magical ambience. Choose from two and three bedroom apartments measuring from 1259 Sft to 1879 Sft areas. While the entrance, corridors, lift lobbies have a stately aura, your apartments display large living room, cozy bedrooms, ergonomic and airy kitchens. Every step is defined by chosen material, shining floors and brand fixtures. Excellent cross ventilation and large balconies connect you with endless good times.

DISCOVER
A NEW FRONTIER
OF LUXURY!



SPECIFICATIONS

Foundation & Structure
RCC framed structure
Ready mix concrete for slabs

Super Structure
Outer wall is of 9" & inner walls are of 4 1/2" thick lightweight fly ash brick, with cement mortar (1:6 prop) / if light weight cement blocks are used then outer walls shall be 6" thick and all internal walls are shall be 4" thick.

Doors & Shutters
Main door shutter and door frames are of Teak wood.
All internal door shutters shall be made of designer flush doors.
All internal door frames are of Teak wood.

Windows: UPVC windows shall be of NCL/Aparna/Imported - Window grills of Iron decorative

Hardware: Locks shall be of Godrej/Dorset/Europa for main doors & SS fittings.

Kitchen
Platform will be provided with granite along with wall cladding up to 2' ft above platform with Johnson/Varmora/Imported tiles.
provision for exhaust fan - provision for hob & chimney
loft shall be provided.
Nirali/Imported kitchen sinks.

Toilets
All toilets shall be of non-slippery ceramic tile flooring with Johnson/Varmora/Imported tiles.
Wall cladding with ceramic tiles up to 7' height. Concept tiles Johnson/Varmora/Imported.
One wall mixture, shower of Mar/Jacquar/Grohe. All bath fittings inclusive of health faucets to be of Jaquar/Marc/Grohe.
Hindware/Cera/Roca/imported sanitary ware.
Water proofing with proper sealants
Granite counter top washbasin in master toilets wherever possible
Pedestal wash basin in all toilets
PP-R/CPVC pipes to be used. Ashirwad make

Flooring: Vitrified tiles of Johnson/Varmora/Imported or equivalent - 605X605 or 800X800.

Staircase & corridors: Aesthetically designed tiles/marble/granite or combination of both.

Lift wall cladding: Aesthetically designed granite cladding or any natural stone as per Architect design

Painting
Internal walls are finished smoothly (cement based) lappam and painted with plastic emulsion paint
External walls are with 2 coats of cement plaster in textured finish as per elevation design along with 2 coats of Weather Coat paint
Main door shall be neatly polished.

Electrical & Communication
Concealed copper wiring of Finolex/Polycab/Havell's. Modular switches of Legrand, Gold Medal or equivalent.
Geyser power points in all bathrooms
Three-phase supply with all circuits breakers (MCBS) - Legrand make
T.V. point (bedrooms & hall)
A.C. points in all rooms and hall
Telephone points in master bedroom and sitting/dining area 4Pair TP cable - 2 points.
Internet/Broadband -1 point.
Video intercom facility to all units between and with Security.
Power plug for cooking range, microwave ovens, mixer/grinder in kitchen - Min 3 points or more.
Power plug for refrigerator.

Standby power: Generator backup for all common areas, lifts, motor pumps & single phase power backup for all flats

Security: Solar fencing

Water
Municipal water supply subject to availability of HMWSSB lines in the area
Bore well water
Separate sumps for Municipal/Manjeera and bore well water.

For Bookings call:
99127 47744, 81210 03939, 81210 09393