

# Embrace The Villa Experience



Ultra Luxury Boutique Villa Community  
In The Heart Of Bhanur, Shankarpally

Project By



**SUNNY RIDGE**  
H O M E S

**imark**  
— DEVELOPERS —



# A Grand Life Awaits You @Bhanur, Shankarpally

Welcome to 32 Springs, an exceptional villa community that gives you and your loved ones a home full of opulence, comfort and everything in between. Located in the serene environs of Shankarpally, 32 Springs is an exclusive and luxurious space built to make you fall in love with life every day.



[www.sunnyridgehomes.co](http://www.sunnyridgehomes.co)





32  
Springs



## Your Own Piece Of Paradise

Spread over **2.24 acres**, the luxurious gated community of **32 exclusive 4 BHK** villas give your family the space, convenience and luxury they need to grow and thrive to their potential. Begin a new chapter in your life in the ideal environment for growth, wellness and prosperity at **32 Springs**.





# A Gift That Keeps On Giving







So Much More  
Than Just A Few  
Square Feet

183  
Sq. Yds.

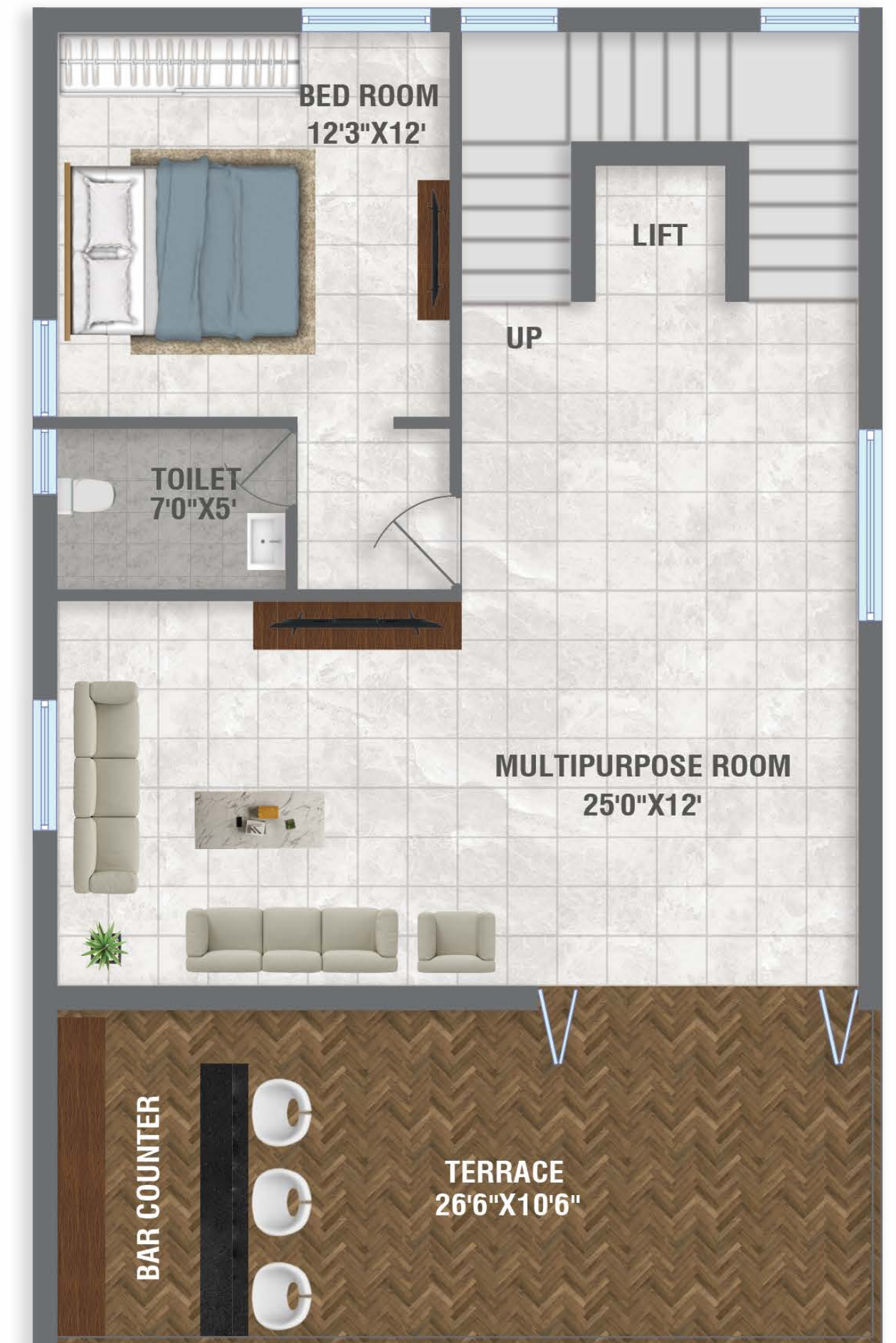


[www.sunnyridgehomes.co](http://www.sunnyridgehomes.co)

EAST FACING VILLA



East Facing  
3040 Sft.



# FLOOR PLAN





# Living That's Synonymous With Growth





Purpose-Built   
For Your Future



 32  
Springs





Simply  
Exceptional  
From The  
Inside-Out

183  
Sq. Yds.



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WEST FACING VILLA



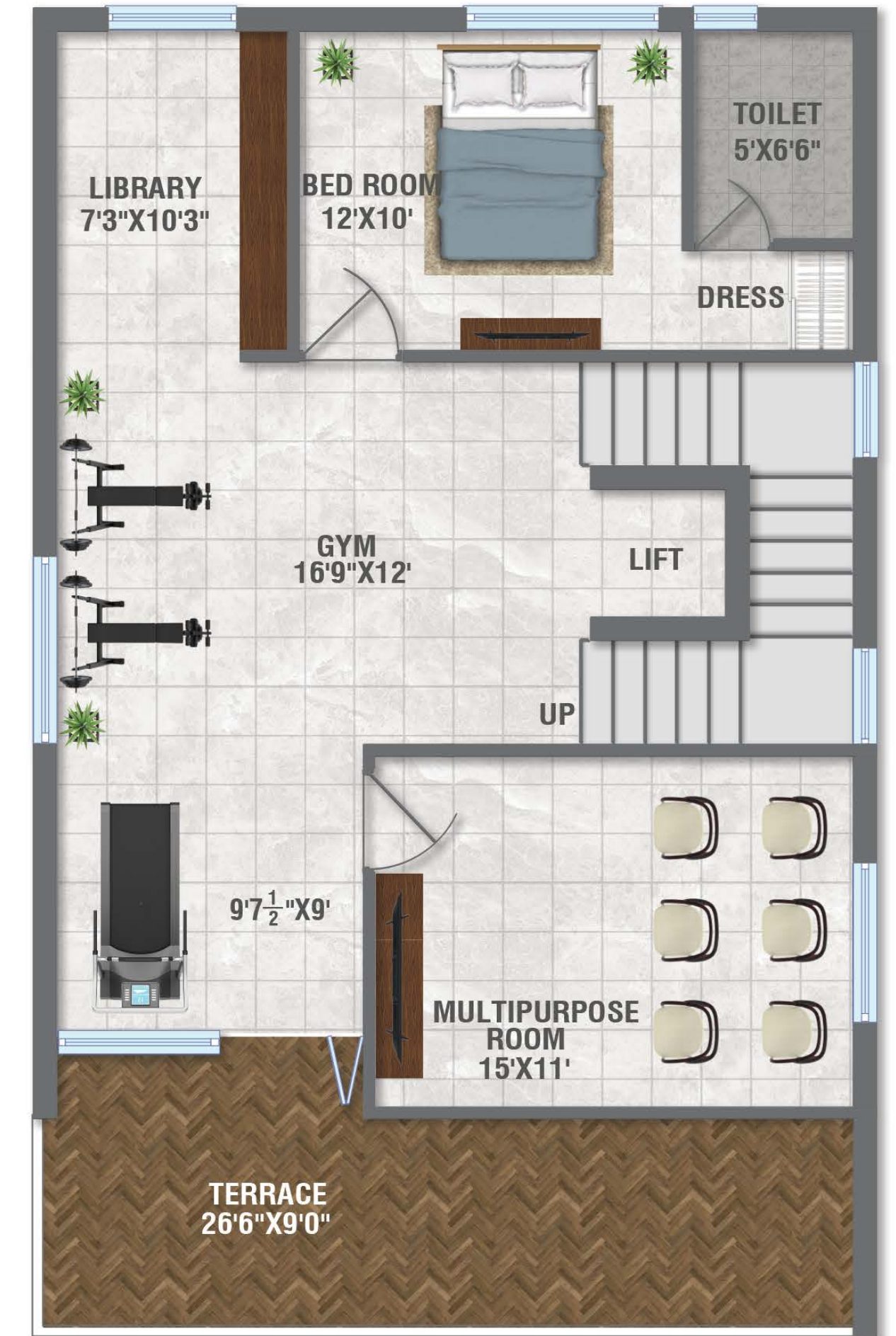
West Facing  
3040 Sft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# FLOOR PLAN





# Soar On The Highs Of Divine Experiences





# MASTER PLAN

100' WIDE ROAD

100' WIDE ROAD



9.14 [30']



32  
Springs

Beyond Your Home  
Lies Your World



CLUBHOUSE



# Amenities



Gym



Multipurpose  
Function Hall



Conference  
Room



Indoor Games



Yoga Room



**LOCATION MAP**  
(Not To Scale)



TAP FOR LOCATION



d Water Resort

# Location Highlights

## 5 mins

- ◆ Bhanur Bus Stand
- ◆ MNR Homeopathic Medical College

## 10 mins

- ◆ Lahari Resorts
- ◆ Shankarpalle Railway Station

## 15 mins

- ◆ Golkonda Resorts & Spa
- ◆ Wild Water Resorts

## 20 mins

- ◆ CBIT ◆ MGIT ◆ Financial District
- ◆ Hitec City

## 25 mins

- ◆ Gachibowli Stadium ◆ Amazon
- ◆ Google Campus ◆ Wipro

## 30 mins

- ◆ IKEA ◆ Decathlon ◆ Sunshine Hospitals
- ◆ AIG Hospitals

## 45 mins

- ◆ Rajiv Gandhi International Airport
- ◆ Inorbit Mall





## **SPECIFICATIONS**

### **ENTRANCE GATE**

Construction Of A Gateway To A World Of Ultimate Luxury Design.

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### **ELECTRIFICATION & STREET LIGHTS:**

Underground Electrification With CC Electrical Cable Trench And Required Distribution Boards For Villas And Common Lighting. Along The Roads Decorative Street Lights As Per Requirements.

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### **WATER LINE TO EACH VILLA**

Laying Of 2 No's Of 110 mm - 90 mm Dia Hdpe Pipe Line To Each Villa For Supply Municipal Water And Bore Water Separately From Underground Sumps.

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### **STRUCTURE & SUPER STRUCTURE**

10' Height Floor Rise (FFL To FFL) And Rcc Framed Structure With Cement Blocks/Red Bricks For All Walls With Cement Plastering.

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### **FLOORING**

#### **Living, Dining / Kitchen, Staircase And Landing Areas:**

800 mm X 800 mm Vitrified Tiles Of Nitco/Rak Or Equivalent.

#### **Bedrooms/ Media Room:**

600 mm X 600 mm Tiles.



### **Balconies And Accessible Terraces:**

Antisxid Tiles Of Asian Make Or Equivalent.

### **Parking Area:**

Inter Locking Pavers Flooring Or Natural Stone Material (Tandur)  
As Approved.

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## **DOORS**

### **Main Door:**

7 Height With Brahma Teak Frame & Shutter With Melamine  
Polishing With Standard Hardware.

### **Internal Doors:**

7 Height With Teak Wood Frame And Flush Doors/Skin.

### **French Doors:**

7' Height Upvc Doors With Float Glass And Panelled Shutters LG  
Make Or Equivalent As Per Drawing.

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## **WINDOWS**

Upvc Windows With Float Glass Of LG Make Or Equivalent As Per  
Drawing.

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## **KITCHEN**

Granite Platform With Stainless Steel Sink And Dado Upto 2 Feet  
Height.





## **TOILETS**

Imported Tiles For Flooring And Wall Tiles Up To Door Height. Cpvc Primary Fixtures Along With Sanitary Fixtures Of Toto/ Kohler/Parryware Or Equivalent. Piping Provision For The Solar Water Heating System.

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## **PAINTING**

Two Coats Of Cement Based Smooth Finish Wall Putty With One Coat Of Primer And Two Coats Of Paint Internally In Villa.

External Painting Will Be A Combination Of Putty And Texture With One Coat Primer And Two Coats Of Paint And Other Elevation Materials As Per Drawing.

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## **ELEVATION**

Texture Paint, Wall Putty With Two Coats Of Paints, Glass Railings, Planter Boxes, Iron Structures, Etc., Will Use As Per The Approved Elevation Design.

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## **ELECTRICAL**

Electrical Wiring Is Concealed With PVC Insulated Copper Wire With Modular Switches And Power Points As Per Architectural Drawing. Miniatures From Schneider/Legrand Make Or Equivalent.





## **POWER SUPPLY**

- 3 Phase Electrical Meter Provided For Each Villa.
  - Up To 5KW Of Power For Each Villa
  - Changeover Will Provide
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## **TV & TELEPHONE CABLE**

TV Point Will Be Provided In Living Room. Family Living Room, Media Room And In All Bed Rooms (Rg 6 Cable For Tv And Cat 6 Cable For Data). Telephone Point Provided In Living Room.

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## **PEST CONTROL TREATMENT**

Pre & Post Construction Anti-Termite Treatment For All Structures Landscaped Area.

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## **WATER TREATMENT PLANT**

Bore Water Will Pass Through Water Softener To Remove The Hardness In The Water And Supplied To The Villas

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## **HYDRO PNEUMATIC WATER SUPPLY**

- "6" Dia Piped Water Supply From Hmwssb/Municipality
  - 2 No's 6 1/2' Bore Wells With Submersible Pumps
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## **RAIN WATER HARVESTING**

All The Rain Water From The Villas And Landscape Areas Shall Be Used For Proper & Efficient Rain Water Harvesting





# It's Time To Enjoy The Sunny Side





Project By



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H O M E S

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