



avantika

finding the happiness...you desire



Experience Premium Living
DISCOVER EXQUISITE HOMES
IN PRIME LOCATION
BANDLAGUDA JAGIR

ARUDRA

BANDLAGUDA JAGIR

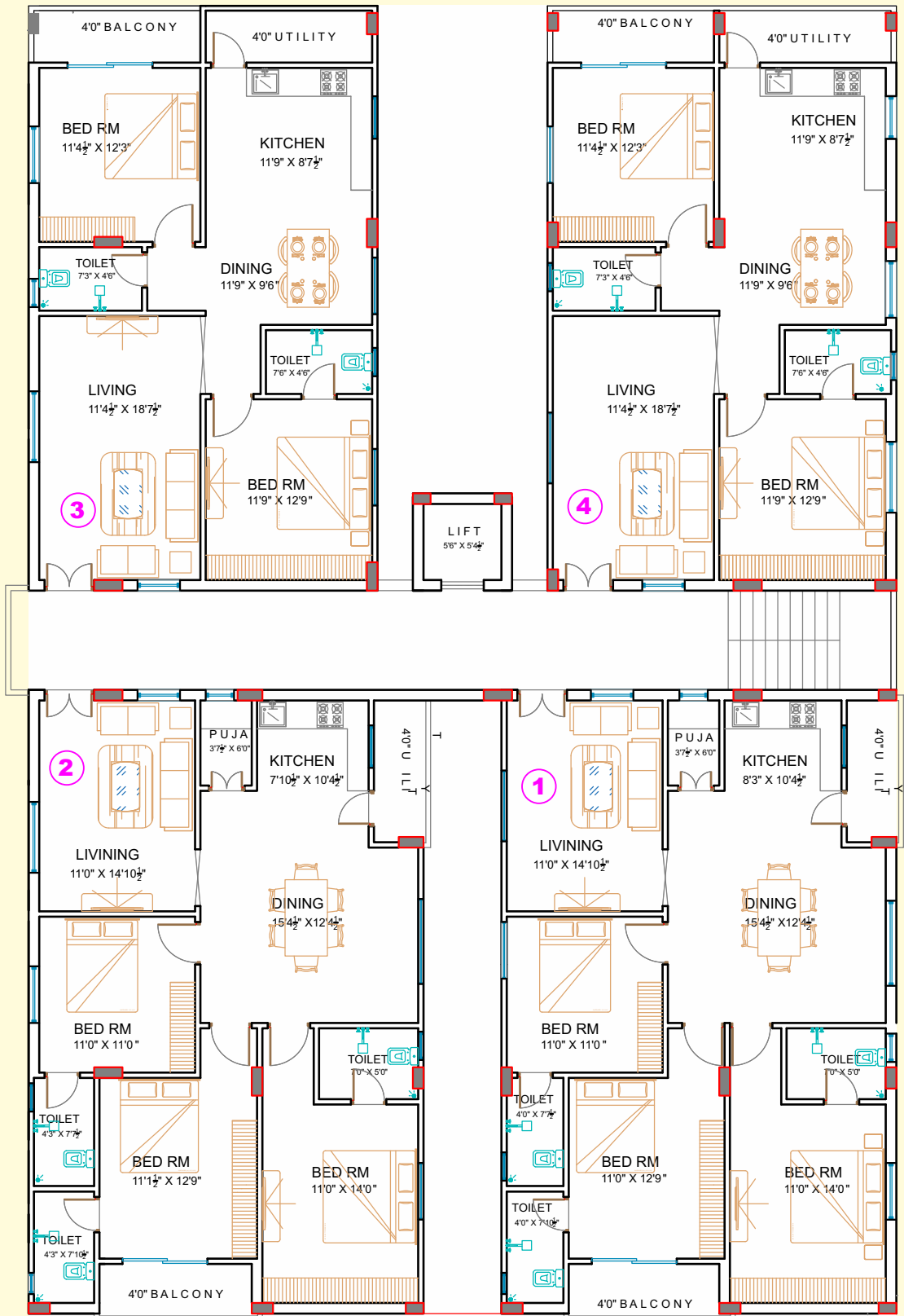
Avantika Constructions welcomes you to experience star-studded living in its opulent residential enclave. Here, homes radiate exuberance and elegance making it as starry as the ones in the constellation. Come, make home!

ARUDRA, a gem in celestial living offers luxurious 2 & 3BHK apartments at the heart of Bandlaguda Jagir, Hyderabad. Every detail in these apartments radiates brilliance in design and planning for you to enjoy an opulent lifestyle. Nestled strategically, Arudra invites you to an abode that mirrors the celestial charm of its namesake.

Unwind, rejuvenate, and dwell in a celestial haven where serenity swings with sophistication. For life to illuminate with a brightness that is a joy to experience.

RERA No: P02400007457





1 & 2 FLATS

3 BHK

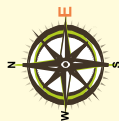
1545 SFT

Carpet Area: **1152** Sq.ft

Balcony: **43.25** Sq.ft

Utility: **40.25** Sq.ft

Plinth: **1236** Sq.ft



3 & 4 FLATS

2 BHK

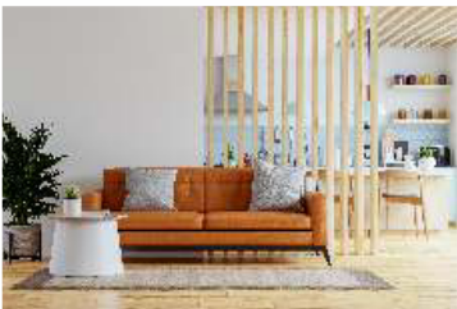
1270 SFT

Carpet Area: **919** Sq.ft

Balcony: **47.00** Sq.ft

Utility: **50.00** Sq.ft

Plinth: **1016** Sq.ft



Project Features

- HMDA-Approved
- 2 & 3 BHK Apartments
- Spacious Living Areas: 1235 sq ft to 1545 sq ft
- Premium Quality Construction
- Vastu Compliant
- Continuous Water Supply
- 24-hour security Measures:
- Intercom system & CCTV surveillance
- 24-hour power backup

SPECIFICATIONS

FOUNDATION & STRUCTURE

RCC Framed Structure : RCC framed Structure to withstand Wind & Seismic Loads

Super Structure : 9" Thick Red Brick work for External Walls & 4.5 " Thick Red Brick Work for Internal Walls

PLASTERING

Internal : 2 Coat of Plastering with sponge finish for Walls and Ceiling with Cement Mortar

External : 2 Coats of Plastering for Walls with Cement Mortar

DOORS & WINDOWS

Main Door : M.T. Wood / Manufactured Hard Wood Door Frame & Veneered Flush Door Shutter finished with good Quality Melamine Polish & Hardware of Reputed make

Internal Doors : M. T. Wood / Manufactured Hard Wood Door Frame & Veneered Flush Door Shutter finished with good Quality Melamine Polish & Hardware of Reputed make

Bathroom & utility Doors : M. T wood / Manufactured hard Wood Door Frame & Flush Door Shutters with one side good Quality Melamine Polish and another side Enamel Paint & Hardware of Reputed make

French Doors : uPVC Door frame with Plain Glass Paneled Shutters of Reputed make

Windows : uPVC Window Frame with Plain Glass Shutter of Reputed make with provision for Mosquito Net/Mesh

PAINTING

External : Combination of Texture and Cement based Putty with a coat of Primer and two coats of Emulsion Paint

Internal : Two coats of Cement based Putty with a coat of Primer and two coats of Plastic Emulsion Paint

Flooring : Drawing, Dining, All Bedrooms & Kitchen : 800 x 800 mm size double charged Vitrified Tiles of Reputed make

Bathrooms : Anti-Skid Ceramic Tiles of Reputed make

Corridors : Marble / Granite flooring

Balconies : Rustic Ceramic Tiles of Reputed make

Utility : Rustic Ceramic Tiles of Reputed make

Staircase : Granite Stone

Parking & Driveways : Parking Tiles as per Design

TILE CLADDING :

Bathrooms : Glazed Ceramic tiles dado up to 7ft. Height of Reputed make

Utilities : Glazed Ceramic tiles dado up to 3ft. Height of Reputed make

Utility / Wash Area : Provision for Washing Machine & wet area for Washing Utensils etc.

Kitchen : Provision for Water Purifier, HOB & Chimney. Provision for Municipal Water (HMWSSB) and underground Water connection. Kitchen Platform with Granite topping, Tiles dado upto 4ft. with Taps & Sink

Bathrooms : Medium size Washbasin of Reputed make, Hot & Cold Diverter Mixer with Overhead Shower of Reputed make, Provision for Geysers in all Bathrooms, Concealed Flush tank with Wall Mounted W.C of Reputed make and Chrome Plated Fittings of Reputed make.

ELECTRICAL

Concealed Copper wiring in Conduits for Lights, Fans, Power Plugs of Reputed make, Power Outlets for Geysers & Exhaust fans, Power Plugs for Cooking range, Chimney, Refrigerator, Mixer / Grinders, Microwave Oven in Kitchen. Washing Machine in utility Area, Plug Points for TV & Audio System in Living & Bedrooms, 3-Phase Supply for each Apartment & Individual Modular Switches of Reputed make. Miniature Circuit Breakers (MCB) for each Distribution Boards of Reputed make and Power Outlets for Air Conditioners in all Bedrooms.

COMMUNICATION SYSTEM

Providing Telephone Points in Living & Master Bedroom, TV Points in Living & all Bedrooms. Intercom Facility connecting the Security and Internet Provision in Living room

LIFTS

Passenger Lifts of Reputed make with Rescue Device and V3F for Energy Efficiency of reputed make. Granite / Marble cladding at the Lift Entrances



Location Map

(Not to Scale)



ARUDRA



PUSHYAMI



Punarvasu



Project near by

Transportation

- TSPA Circle ORR Exit Toll Booth 4.3 Km
- Mehidipatnam 8 Km
- Rajiv Gandhi International Airport 24 Km

Hospitals

- Cryons Hospital 0.65Km
- Apollo Hospital, Jubilee Hills 11 Km
- Butterfly Hospital 7.1 Km

Educational Institutes

- Don Bosco School 1.5 Km
- Pine Grove Junior College (Girls) 2.5 Km
- Kendra Vidyalaya 6 Km
- K.L. University, Hyderabad 7.7 Km
- Sreenidhi International School 8.6 Km
- Vidya Jyothi Institute of Technology 9.3 Km
- MGIT 13.6 Km

Leisure&entertainment

- Kalimata Mandir (Aramaisamma) 1.1 Km
- Mrugavani National Park 8.2 Km
- Osman Sagar 10 Km
- Nalanda Park 6.8 Km
- M.S Indoor Cricket Academy 3.5 Km
- Charminar 13.1 Km
- IKEA 17 km



AVANTIKA PROJECTS

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WEBSITE

Home Loans Approved By



Note : This folder is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the flat may differ. The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.