



AASTHA
GREEN HOMES

AASTHA
gardenia

2 & 3 BHK
GATED COMMUNITY LUXURY APARTMENTS

@OSMAN NAGAR

TS RERA No: P01100006408





EXPERIENCE the epitome of luxury living at Gardenia. Our homes are designed to provide the perfect blend of elegance and comfort, where every detail has been thoughtfully considered to create an extraordinary living experience.



LUXURY GATED COMMUNITY IN
02 - ACRES



FLOORS
2C+S+13 - UNITS 247



CLOUBHOUSE
11000 SQ FT



2 & 3 BHK
1258 - 1979SFT



CLUBHOUSE AMENITIES & FEATURES



Banquet Hall & Party Hall



Gentlemen's Room



Yoga/Aerobics/
Meditation Room



Amphitheatre



Gazebos



Creche



Guest Rooms – 03



Swimming Pool
with Deck



Open Badminton court



Solar fencing



Utility Office



Carroms / Chess



Grand Entry with
security post



Elders sitting area



Skating arena



Reading Lounge



Billiards



Reception lounge



Children play area with
sand pits



CCTV surveillance in
common areas



Gym



Co-working spaces



Party Lawn with Deck



Half basketball court



Jogging/Walking track &
MANY MORE





AASTHA gardenia

LUXURY LIVING at its Finest - Showcase the high end finished and top notch amenities that make our community stand out as the ultimate in luxury living



AASTHA gardenia

AT OUR COMMUNITY, you'll find a sanctuary that combines unparalleled elegance, modern amenities, and a vibrant community, making it the ideal place to call home for those with refined tastes and a desire for the extraordinary. Come and discover a life of luxury and embrace the epitome of upscale living



LEGEND

- 1) GRAND ENTRY WITH SECURITY POST
- 2) RECEPTION LOUNGE
- 3) AMPITHEATER
- 4) ELDERS SEATING PLAZA
- 5) SKATING ARENA
- 6) GAZEBOS
- 7) CENTRAL COURTYARD
- 8) OUTDOOR PARTY LAWN
- 9) BATMINTON COURT
- 10) HALF BASKETBALL COURT
- 11) CHILDREN PLAY AREA
- 12) CELLAR ENTRY & EXIT

NO. FLOORS:
2 CELLARS + STILT + 13 FLOORS



FLAT NO : 01
3 BHK- 1979 Sft



FLAT NO : 02
3 BHK- 1921 Sft





FLAT NO : 03
3 BHK-1979 Sft

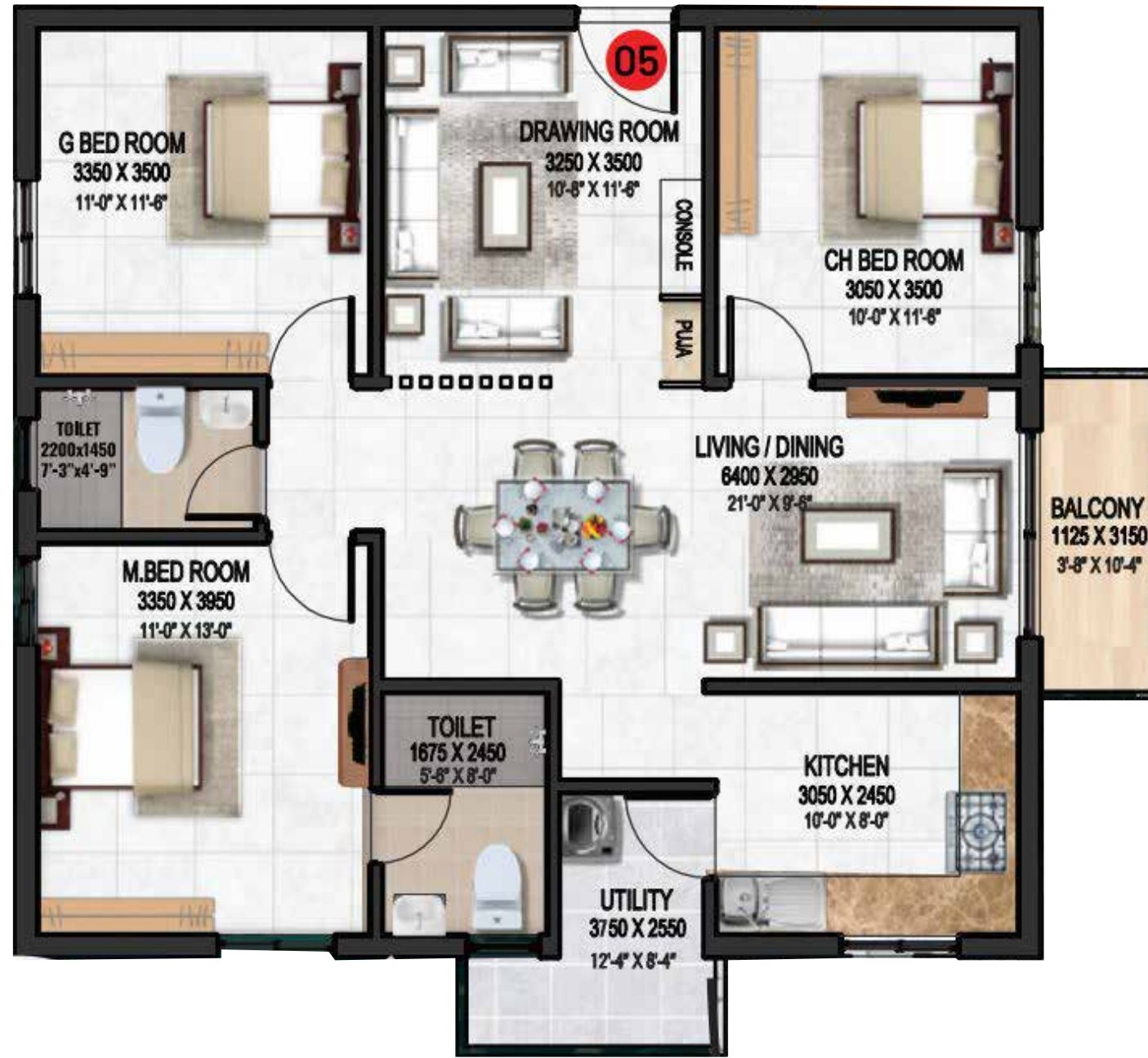


FLAT NO : 04
2 BHK-1295 Sft





FLAT NO : 05
3 BHK-1471 Sft



FLAT NO : 06
3 BHK-1709 Sft





FLAT NO : 07
3 BHK-1675 Sft



FLAT NO : 08
1 BHK-736 Sft





FLAT NO : 09

2 BHK-1365 Sft



FLAT NO : 10

2 BHK-1343 Sft





FLAT NO : 11

2 BHK-1365 Sft



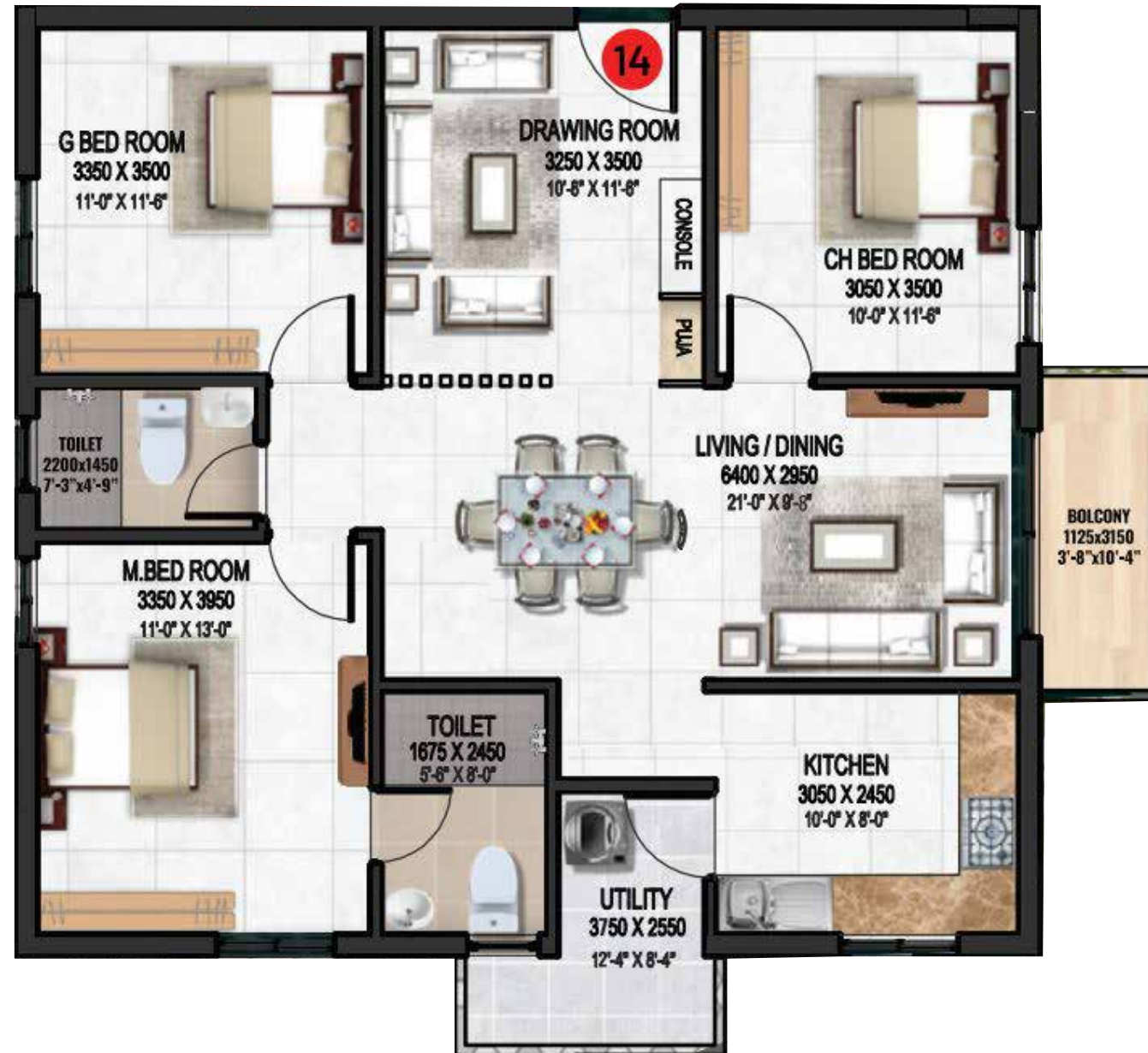
FLAT NO : 12

2 BHK-1343 Sft





FLAT NO : 14
3 BHK-1471 Sft



FLAT NO : 15
2 BHK-1258 Sft





FLAT NO : 16
2 BHK-1258 Sft



FLAT NO : 17
3 BHK-1923 Sft



FLAT NO : 18

3 BHK-1923 Sft



FLAT NO : 19

2 BHK-1343 Sft



FLAT NO : 20

3 BHK-1708 Sft



STRUCTURE & SUPER STRUCTURE:

RCC framed structure to withstand Wind & Seismic Loads.

8" brick work for external walls and 4" brick work for internal walls.

Two coats of Plastering for both internal and external walls.

PAINTING

External

Texture finish with two coats of exterior emulsion paint of Asian/NCL or equivalent make

Internal

Smooth putty finish with two coats of premium emulsion paint of Asian/NCL or equivalent over a coat of primer

KITCHEN

Granite Platform, Glazed ceramic tiles dado up to 2'0" height and Stainless-Steel sink of reputed make (Provided at extra cost)

Provision for fixing water purifier, exhaust fan or chimney vent

Provision for municipal water along with borewell water

BATHROOMS

Sanitary fixtures of Kohler / American Standard or equivalent make.

EWC with concealed flush tank of Kohler / American Standard or equivalent make.

All CP fittings are chrome-plated of Kohler / American Standard or equivalent make.

Ventilator and Bathroom door jams are finished with granite.

Power outlet for Geyser and exhaust fan.

Glazed ceramic tiles dado up to 8'0" height of reputed make.

ELECTRICAL

Three phase power supply for each unit with individual meter boards.

Concealed copper wiring of Havells or equivalent make, modular switches of Legrand/GM or equivalent make.

Miniature Circuit Breakers (MCB) for each distribution board of reputed make.

Power outlets for Air Conditioners in all Bedrooms and Living area.

CAR PARKING

1 car parking for 2BHK and 2 car parking's for 3BHK

Charging point for electrical cars shall be provided for each flat (at extra cost)

Designated car washing facility will be provided.

Entire parking area is well designed with proper signages at required places to ease traffic flow.

SPECIFICATIONS

DOORS, WINDOWS & RAILINGS:

Main Door

Teak wood frame with two-sided veneered flush shutter with melamine polish and hardware of reputed make.

Internal Doors

Teak wood frame and HDF Skin door shutter with paint and hardware of reputed make

French Door & Windows

UPVC door/window with clear glass of APARNA/NCL VEKA or equivalent make with provision for mosquito mesh.

Grills for Windows

Aesthetically designed Mild Steel (M.S) safety grill with powder coated paint finish for all windows (shall be provided at extra cost).

Balcony & Staircase Railings

MS Railing in enamel paint finish.



FLOORING

Living, Dining, Bedrooms, Kitchen

Vitrified tiles (800x800mm) of reputed make

Balcony

Vitrified tiles (600x600mm) of reputed make

Bathrooms / Utility

Anti-Skid and acid-resistant tiles of reputed make

Entrance Lounge

Marble/Granite flooring with designer false ceiling.

Corridors

Vitrified tiles (600x600mm) of reputed make

Staircase

Tandur/Kota Stone flooring

INTERNET & CABLE TV

Provision for Cable TV in Master Bedroom and Living Room.

Provision for one internet connection in Master Bedroom.

Provision for Wi-Fi router in Living/Dining area.

WSP & STP

Domestic water made available through an exclusive Water Softener Plant.

A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping purpose.

Separate water meters for each unit.

LIFTS

Four High speed automatic passenger lifts of MITSUBISHI/OTIS or equivalent make.

One High speed automatic service / fire lift of MITSUBISHI/OTIS or equivalent make.

All Lift entrances finished in combination of Marble/Granite/Vitrified tiles.

POWER BACKUP

100% power backup for club house, lifts and common areas

100% power backup for all lights and fans inside the apartment

SECURITY

Solar power fencing around the compound.

Surveillance cameras at main security, entrance lobby and parking areas.

UTILITY

Provision for Washing machine and Wet area for washing utensils.

Glazed ceramic tiles dado upto 3'0" height of reputed make.

FIRE SAFETY

Fire hydrant and fire sprinkler system in all floors and basements as per NBC norms.

LOCATION MAP

Not to Scale



PROXIMITY

Educational institutes:

- Birla Open Minds International School**
(6 mins Drive, 1.9 Kms)
- Green Gables International School**
(7 mins Drive, 2.5kms)
- Samashti International School** (8mins Drive, 4kms)
- Glendale International School** (10 mins Drive, 5 Kms)
- Manthan International school** (12 mins Drive, 6 Kms)
- Meru International School** (10 mins Drive, 6.5 kms)
- Delhi Public School** (12 mins Drive, 5kms)
- The Gaudium School** (14mins Drive, 7.5 kms)
- ICFAI Business School** (18min Drive, 10kms)
- Indian School of Business** (22 Mins drive, 13 Kms)

Corporate & MNC's

- Capgemini Kokapet:** (15 Mins Drive, 9Kms)
- GAR Infoban IT SEZ:** (15 Mins Drive, 9Kms)
- Neopolis Kokapet IT SEZ:** (14 Mins Drive, 7.5 Kms)
- Wipro Circle:** (20 Mins Drive - 11.5 Kms)
- Microsoft:** (20 Mins Drive -12 kms)
- Infosys:** (22 Mins Drive, 13 Kms)
- Google Campus Financial Dist**
(25 Mins Drive, 12 kms)
- Amazon Development Center**
(25 Mins Drive, 12 Kms)
- Waverock SEZ :** (25 Mins Drive, 12 Kms)
- DLF Cyber City:** 30 Mins -15 Kms

HealthCare:

- Citizens Hospital:** (15 mins Drive - 8 kms)
- Continental Hospital:** (20 mins Drive - 11 kms)
- Care Hospital:** (30 Mins Drive - 17 Kms)
- AIG Hospital:** (32 Mins Drive - 17.5 Kms)
- KIMS Hospitals:** (32 Mins Drive - 17.5 Kms)

Entertainment & Recreation:

- The Fisherman's Wharf:** (15 Mins Drive - 9 Kms)
- ORO Sports Village:** (15 Mins Drive - 10 Kms)
- Ocean Park:** (18 Mins Drive - 12 Kms)
- Emaar Boulder Hills Golf:** (20 Mins Drive - 12 Kms)
- Sky Zone:** (15 Mins Drive - 9 Kms)
- Sarath City Capital Mall:** (35 Mins Drive - 15.6 Kms)
- Inorbit Mall:** (35 Mins Drive - 20 Kms)



2nd Floor, GV Pride,
Beside Rockwell International school,
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Hyderabad – 500075.

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APPROVED BY
TS RERA No: P01100006408

NOTE: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.