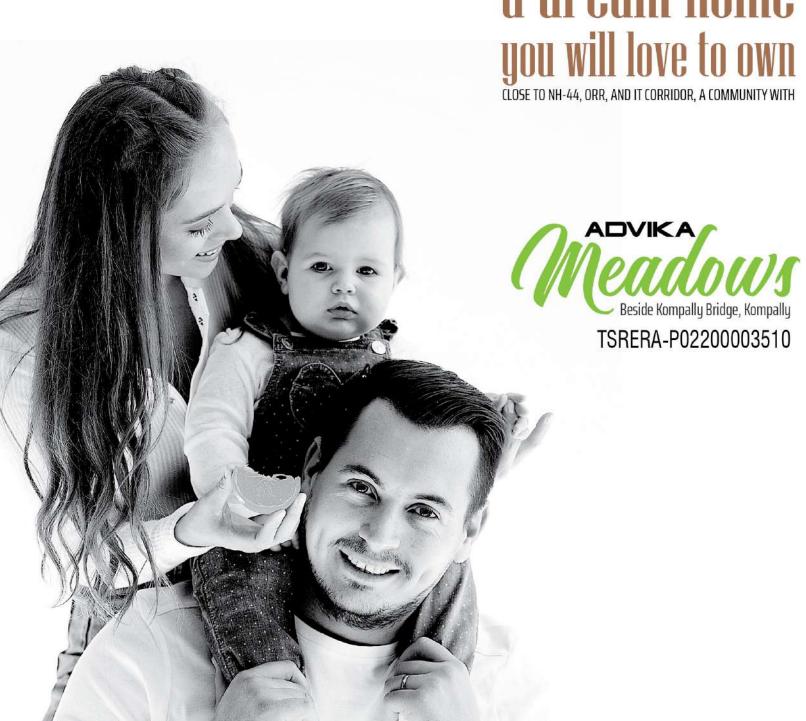




The epitome of a dream home uou will love to own





Advika Ventures is devoted to creating urban homes in well-connected, resourceful and established localities that are blessed with a slice of green goodness. With its every new project, the company aims to take up the challenge of creating stylish, spacious and serene homes that would suit a family needs at all stages of their lives. While functionality forms the essence of its every creation, the emphasis is also placed on delivering flair through futuristic features like home automation and so on.



Delivering exemplar homes in well-connected, growth potential localities Before embarking on any new project, Team Advika seeks to derive a rich and detailed understanding of the setting, through comprehensive research and visits. Next, the members ensure that the site is wrapped fully around urbanamenities and essential services, respecting the aspirations of all family members. Only after

consideration is given to the ideal location that the team sets out on delivering the

best possible living spaces with finest of features.



Brimming with spacious living spaces, novel recreational options and futuristic technologies

The overall arrangement at Advika Meadows presents you with everything you love about city living and much, much more. Apart from the privilege of living in premium 3 BHK apartment with all possible privacy and comfort of home automation facility, you can look forward to the easy vibe of close-knit community as well. What's more, an integrated infrastructure replete with choicest of lifestyle amenities, healthy living facilities, recreational options and futuristic technologies, such as home automation and an app that allows visitor parking, make it an urban oasis in every sense of the meaning.

- RCC Framed as per design by Architect / Engineer. Roof height leaving clear 10 feet from floor to ceiling and 9 feet in Cellars.

- External 9" and internal of 4 ½ " thick walls with light weight red bricks in cement mortar.
 Cement: OPC 53 Grade for Structure and PPC 43 Grade for
- Sand: Use good manufactured sand, as per requirement.



COMPOUND WALL & GATE

• With solid cement bricks, M.S gate (as per design).



PLASTERING

All surfaces shall be finished with plastering in two coats in cement mortar giving uniform sponge finish for internal walls with Birla, J.K or Laticrete wall care putty.

- DOORS AND WINDOWS
- Main Door: Teak wood door frame & Teak Veneered Shutter and Finished with melamine spray finish with all fittings.
- Internal Door: Engineered door frame and flush door shutter
- with all fixtures.

 French Door: UPVC door frames of VEKA or Equivalent with plain glass paneled sliding shutters with provision for mosquito mesh track
- Windows: UPVC window system of VEKA or Equivalent with plain glass and mosquito mesh track with MS grills.



- 800 x 800 mm Size Double Charges Vitrified Tiles in Living, Dining, Master Bed Room and other bed rooms (Brand: Somany ,Cera, Varmora or Equivalent).
- Bathroom: Anti skid tiles.
- · Corridor: Granite Slabs.
- Utility Balcony: Anti skid ceramic tiles.

- TILE CLADDING
- Dadooing in Kitchen: Glazed ceramic tiles dado up to 2" height above kitchen platform.
 Bathrooms: 600 x 300 mm Size Glazed ceramic tiles dado up
- Utilities/wash: Provision for washing machine and washing
- Title



Kitchen: Granite platform with Stainless Steel Single bowl sink with goose neck Faucet, provision for fixing exhaust fan, water purifier and chimney.



TOILETS & BATHROOMS

- Bathrooms: Plumbing and sanitary lines design as per professional MEP consultants design.
- Wall mounted EWC with concealed flush tank of Jaquar / Hindware or Equivalent.
- Plumbing work with CPVC pipeline Astral/Sudha kar / Ajay / Ashirvad/Prince with Jaquar or equivalent tap fittings and drainage pipe line with rigid PVC fittings.
- Single lever diverter with shower fixture of Jaquar / Plumber or Equivalent in the bathrooms.
- · Geyser provision for all bathrooms.



- Greatwhite, Fine Cab or equivalent IS multi stand copper wire with Crabtree, Great white or equivalent Modular White color switches with distribution board and three phase electrical
- Wire connections such as 2.5 mm wires or 7/20 wires, which is electrically equivalent to 12 gauge solid wire should be provided along with the required MCB and electrical switches.
- Provision for power outlets for air conditioners in all bed rooms
- · Power outlets for geysers in all bathrooms.
- Power plug for cooking range chimney, refrigerator, mixer / grinders in kitchen.

- Washing machine power outlet in utility area.
 Three phase supply for each unit and individual meter boards.
 One Miniature Circuit Boards (MCB) for each room at the main distribution box.
 CABLE TV: Provision in Living Room and all bedrooms for each apartment.
 INTERNET: Provision in Living room for each apartment.
 SECURITY/BMS: Sophisticated round the clock security system.
- system.
 Surveillance cameras at the main security, each entrance of the corridor to monitor.
 FIRE AND SAFETY: As per statutory norms.



GENERATOR



- External: Textured finish/Luppam finish and two coats of
- Exterior emulsion paint as per Architectural Design.

 Internal: Smooth putty finish with two coats of premium



LIFT6 Passenger lift of Johnson brand.



3 BHK East Flat no: 4

3 BHK North Flat no: 10





Classy clubhouse for driving out urban dreariness through unparalleled fun

As city chaos begins to weigh in today's competitive lifestyle, the many leisure amenities at Advika Meadows' exclusive club house provide the perfect opportunity to drive out urban dreariness through unparalleled fun. You and all of your family members can:

- Step right out of your apartment and on to the modern gym to workout at your own pace and in peace
- Catch up with friends and family while celebrating life's special moments at the splendid banquet hall
- Connect with nature at the open-air gazebos and leafy walking tracks
- Try your hand at many indoor and outdoor games to stay positive and active, and
- Let your children indulge in the dedicated kids area equipped with a plethora of playful indulgences

AMENITIES



nildren play area with rubber ground poring from a standard company like phound Ace India



Only thermal insulation will be given for 5th Floor.



Banquet Ha

Bar Wit

with AC.



24/7 CCTV Surveilland



with AC



raise Ceiling Will be given in Corridors and club house



Premium Lounge Room with Furniture



Walking Track



Badminto Court



Half Basketball Court



ndoor Games Facility Table Tennis table, Carom boards).



My Gate a Facility



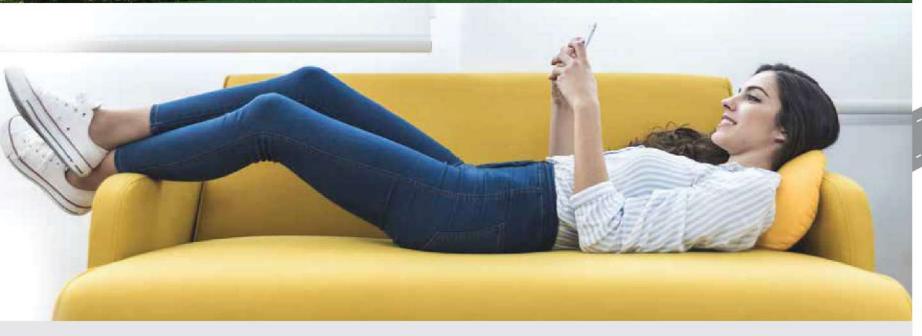
Seniors Assembly Area



🔑 Lush 🕥 Landscapin



Metered Gas Connection (optional)



A Site That's Primed for New Age Lifestyle:



WORK / IT HUBS

Tech Mahindra SEZ Tata Motors office Warehousing/Logistics hub Medchal Industrial Zone Kompally



EDUCATION

Pearson School Abhaya School Sri Chaitanya School Geethanjali Global School St. Martin's Engineering Delhi Public School



TIMELY HEALTHCARE

Aashrita Hospital Surekha Hospital Srikara Hospitals Konark Hospital Bloom Hospital Rush Hospital ARKE Hospitals

AVNI Hospitals



MALLS & MOVIE HALLS

Chennai Shopping Mall

D-Mart Metro Decathlon PVT Mall Big Bazaar Max Fashion Raichandani Mall



FOOD & BEVERAGE

Raidhani Dhaba Kabaasa Restaurant Ahoy Resto Delite Kitchen Palamuru Grill Malnadu Kitchen Sainma Restaurant



LOCAL / NATIONAL/ INTERNATIONAL CONNECTIVITY

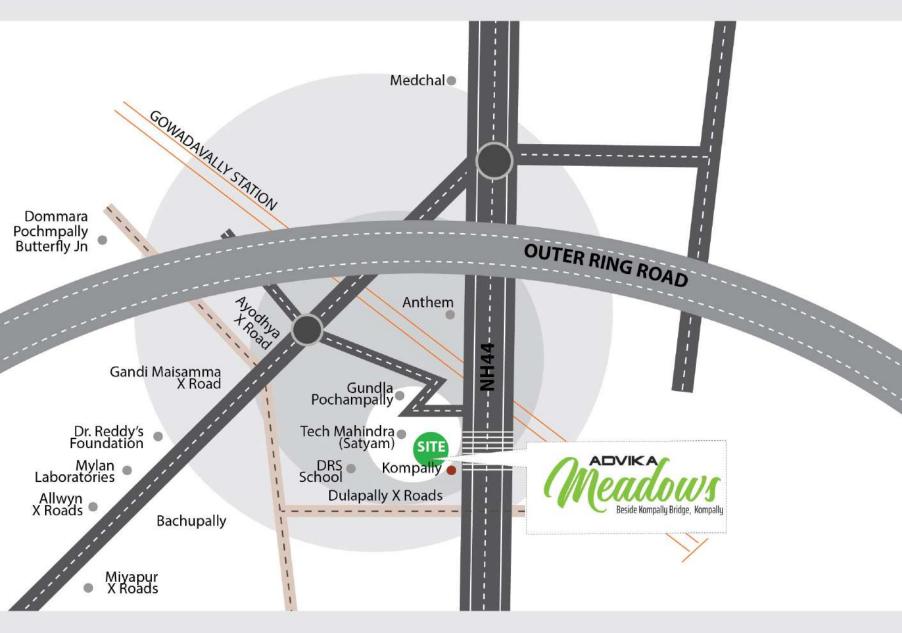
ORR Upcoming MMTS Station **Bollaram Railway Station** Hyderabad - Mancherial

A location blessed with established infrastructure for your blissful future



scan for location

Located on the energetic National Highway 44 and mere minutes from ORR, Advika Meadows is in the midst of a growing hub and blessed with established infrastructure and pollution-free ambience. While the presence of defence area here ensures continuity of greenery, the many civic amenities add to the delight of taking residence in this part of Hyderabad. The existence of institutional offices in the vicinity and commercial hub of Medchal, mere minutes away, assure work-life balance. Eminent educational institutions and modern healthcare facilities ensure quality lifestyle. For easy connectivity, apart from wide roads, Bollaram Railway Station is 4 km away, and a proposed MMTS station is coming up within walking distance from the site for citywide travel.



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





Beside Kompally Bridge Hyderabad - 500014