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LIFE, REDEFINED



CENTRAL LIVING APARTMENTS @ MANIKONDA











## HAPPINESS, MAGNIFIED

What does it take to be happy? All you need is a home that your loved ones grow and glow in. Exclusive apartments that combine tradition with modernity. A layout that's beautiful inside out. Outdoors that connect to nature and urban amenities. And a location that will fetch attractive returns right away.

You have one destination that fits all your needs.  
Welcome to AVL's Samskruthi.



AVL'S  
**SAMSKRUTHI**





*an artistic rendering of avl's samskruthi entrance gate view*



## ARTISTRY, BREATHTAKING

The entrance is a piece of art. The filigree work at the gate interplays with splashes of greenery and lovely stone sculpture. The aesthetics is matched by the high level security at the entry points. Clearly, every inch of AVL's Samskruthi is a fantasy come true.



AVL'S  
**SAMSKRUTHI**





an artistic rendering of avl's samskruthi elevation view

## ARCHITECTURE, SPECTACULAR

The minimalist lines of the blocks and the elegant nuances speak of quiet luxury. There is a subtle aura of refinement which reflects the culture of the address, and the class of people living in it. The 10 floor blocks on green 3.6 acre grounds are like poetry in concrete.

**2**  
BLOCKS

**10**  
FLOORS

**4**  
LEVEL EXCLUSIVE  
CLUBHOUSE

**4**  
LEVEL AMENITIES  
BLOCK

**350**  
UNITS

**2, 2.5 & 3**  
APARTMENTS  
BHK

**1380** TO  
**2760** SFT AREAS







an artistic rendering of avl's samskruthi birds eye view

# BEAUTY, FOREVER

We have created AVL's Samskruthi as your happy place. During the day, it glows with sunshine. At night, it twinkles with lights. The imagery of the landscape, upscale amenities and aesthetics combine to redefine the art of living. Choose from 350 boutique apartments and celebrate forever.

## HIGHLIGHTS

- 3.6 - Acre Gated Community
- No common walls
- Vaastu Compliant
- Three Level Parking
- Extensive Designer Landscaping
- 24-hr Treated Water Supply

## AMENITIES

- 24-hr Security with Intercom & CC Cameras
- Sewage Treatment Plant
- 100% DG Backup
- Car Washing Area
- Funeral Freezer Room
- Family Swimming Pool
- Kids Pool with Mini Bubblers
- Fitness Zone for Kids
- Cricket Net
- Volley Ball Full Court
- Basket Ball Pole Half Court

## OUT DOOR ACTIVITIES

- All round Designer Walking Track
- Mini OAT with Lawns
- Aromatic Park
- Senior Citizen Space
- Mini Nursery Space



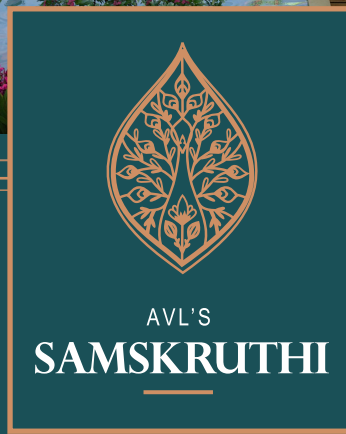
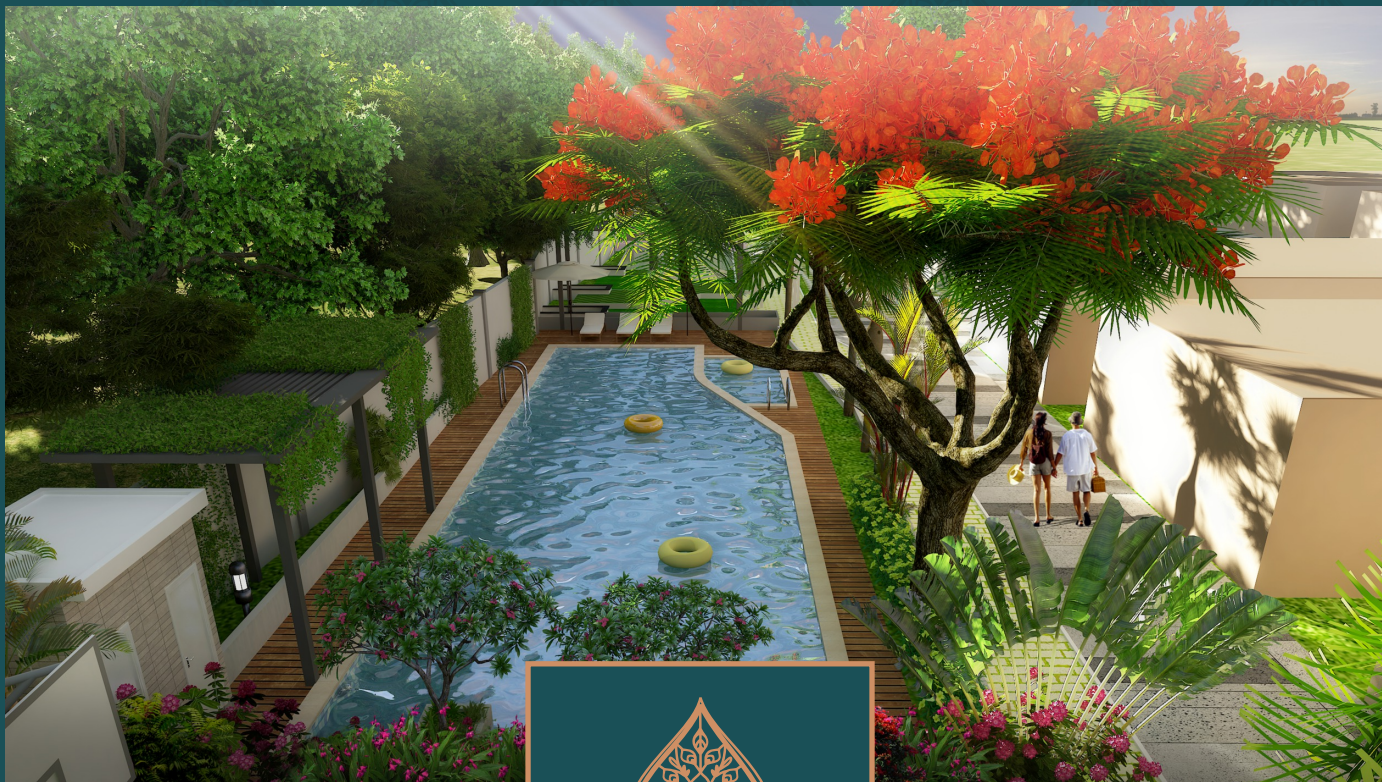




*an artistic rendering of avl's samskruthi clubhouse view*

# LEISURE, UNLIMITED

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### CLUB LUXURIES

- Welcome lounge
- Multipurpose Hall
- Family Swimming Pool
- Kids pool with Mini Bubblers
- Gymnasium
- Conference Hall
- Business Room
- 7 Guest Rooms

### OTHER AMENITIES

- Provisional Stores
- Creche / Kids Care
- Spa / Parlor
- Indoor Game Station



### PLACE FOR

- Lobbys
- Pharmacy
- Atm
- Drivers Rest Rooms
- Lounge with Cloak Room and Trolleys

### TERRACE

- Aerobics
- Yoga

## FACILITIES, EXTENSIVE

The Clubhouse offers active and passive facilities at different levels. There is a gym and indoor sports zone for fitness lovers. Yoga enthusiasts can use a separate space. The Banquet hall, conference room and guest rooms add to the convenience of daily life. And there's so much more.

We also have extensive sports areas for the residents, so that the facilities for playing popular sports are available right within the complex.







Outdoor fitness hub for residents to shape their body and gardens for their minds



Surrounded by greenery and colourful blooms, the Badminton court & the Volleyball practice court is the perfect place to play a friendly match.



## OUTDOORS, AMIDST NATURE



AVL'S  
SAMSKRUTHI



# TYPICAL FLOOR PLAN



N

BLOCK A, B

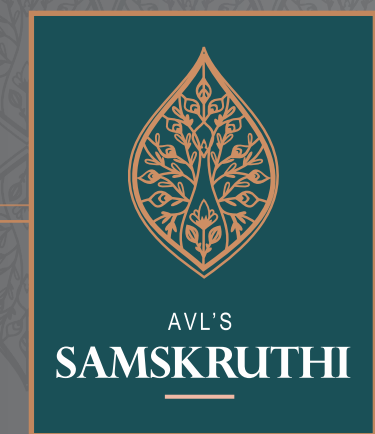




# TYPICAL FLOOR PLAN



## BLOCK B1



### LEGEND

- 1 Entry & Exit Gates
- 2 Security Cabin
- 3 Driveway with VDF Flooring
- 4 Jogging Track/Walk Way
- 5 Drop Off Areas
- 6 Temple
- 7 Cricket Practice Nets
- 8 Seating Deck Under Pergola
- 9 Badminton Court
- 10 Basketball Practice Court
- 11 Swimming Pool
- 12 OAT Lawns
- 13 Stage
- 14 Electric Yard
- 15 Fire Driveway with grass paver's / OAT Lawns
- 16 Seating decks with feature walls
- 17 Clubhouse
- 18 Cross Fit Zone for Training
- 19 Amenities Block
- 20 Green House
- 21 Children Play Area





### FRAMED STRUCTURE

Seismic Zone II compliance RCC framed Structure.

### SUPER STRUCTURES

8"/9" thick FLYASH bricks / blocks work for external walls & 4" thick bricks / blocks for internal walls.

### PLASTERING

Internal : One coat of plastering in CM 1:6 for wall & ceiling  
External : Two coats of plastering in CM 1:6 for external walls.

### FLOORING

2'x4' size designer tiles for Living & Dining, 2'x2' for Bedroom & Kitchen Vitrified double charged tiles  
Bathrooms : Anti-skid tiles.  
Corridors : Matt finish Tiles  
Utility/Balconies : Antiskid tiles  
Staircase : tiles specially designed for staircase

### TILE CLADDING

Dadoing in Kitchen : Glazed Ceramic Tiles dado up to 2' height above kitchen platform  
Bathrooms : Glazed ceramic tile dado up to 8' height.  
Utilities : Tile dado up to 4' height

### BATHROOMS

- Plumbing and Sanitary Lines design as per Professional MEP consultants design.
- EWC with concealed flush tank and washbasin.
- Wall mixer cum shower.
- Provision for geysers in all bathrooms.
- All C.P fittings are chrome plated.

### KITCHEN

Granite platform with Stainless Steel Sink Provision for fixing of exhaust fan & chimney

### UTILITIES/WASH

Provision for geyser for hot water, RO Water Purifier, Dish washer & washing provision in the utility area.

### TELECOM

Telephone points in all bedrooms, living room, family room & kitchen  
Intercom facility to all the units connecting Security

### CABLE TV

Provision for Cable Connection in all Bedrooms & Living room.

### INTERNET

Provision in Living Room for each apartment.

### SECURITY / BMS

- Sophisticated round-the-clock security system.
- The complete building shall be provided Building Management System with all facilities.
- Panic button & intercom is provided in the lifts connected to the security room.
- Surveillance cameras at the main security, corridors, entrance of each block to monitor.
- Video door Camera for each apartment for screening of visitors

## SPECIFICATIONS LUXURY DETAILS



### DOORS

Main Door : Manufactured Teak wood door frame & designer shutters with Veneer with melamine finish and magic eye.

Internal Door : Flush metal doors in wooden finish.

French Doors (if any) : UPVC door frames with plain/tinted float glass paneled shutters & designer hardware of best brands.

Windows : UPVC window system with plain/tinted float glass with suitable finishes as per design, with provision for mosquito mesh track .

Grills : Aesthetically designed Mild Steel (MS) grills with enamel paint finish.

### PAINTING

External : Textured finish & two coats of exterior premium emulsion paint with architectural features.  
Internal : Smooth Putty finish with two coats of acrylic emulsion paint of features. Best brands over a coat of primer.

### ELECTRICAL

- Concealed Copper Wiring as per Professional MEP consultants design.
- Power outlets for air conditioners in all bedrooms.
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine & dish washer in utility area.
- Power outlets for geysers in all bathrooms.
- Three phase supply for each unit & individual meter boards
- One Miniature Circuit breakers (MCB) for each room at the Main distribution box.
- Elegant designer modular electrical switches.
- Metered Connections for consumption of Electricity for each flat.

### PARKING MANAGEMENT

Entire parking is well designed to suit the number of car parks required. Parking signage and equipment at required places to improve driving comfort.

### FIRE & SAFETY

Fire hydrant & fire sprinkler system as per statutory norms.  
Fire alarm & Public address system in all floors & parking areas (basements).

### WTP & STP

Fully treated Water made available through an exclusive water softening unit.  
A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project; treated sewage water will be used for the landscaping & flushing purpose.

**GENERATOR** : 100% DG set backup.

**PHYSICALLY CHALLENGED** : Access ramps shall be provided for Physically Challenged at entrance.

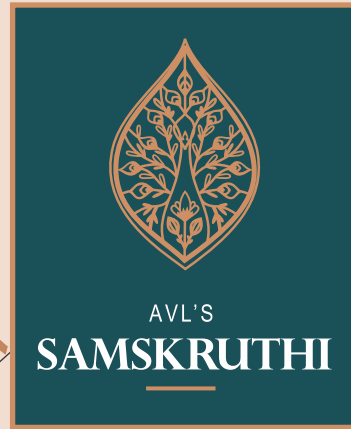
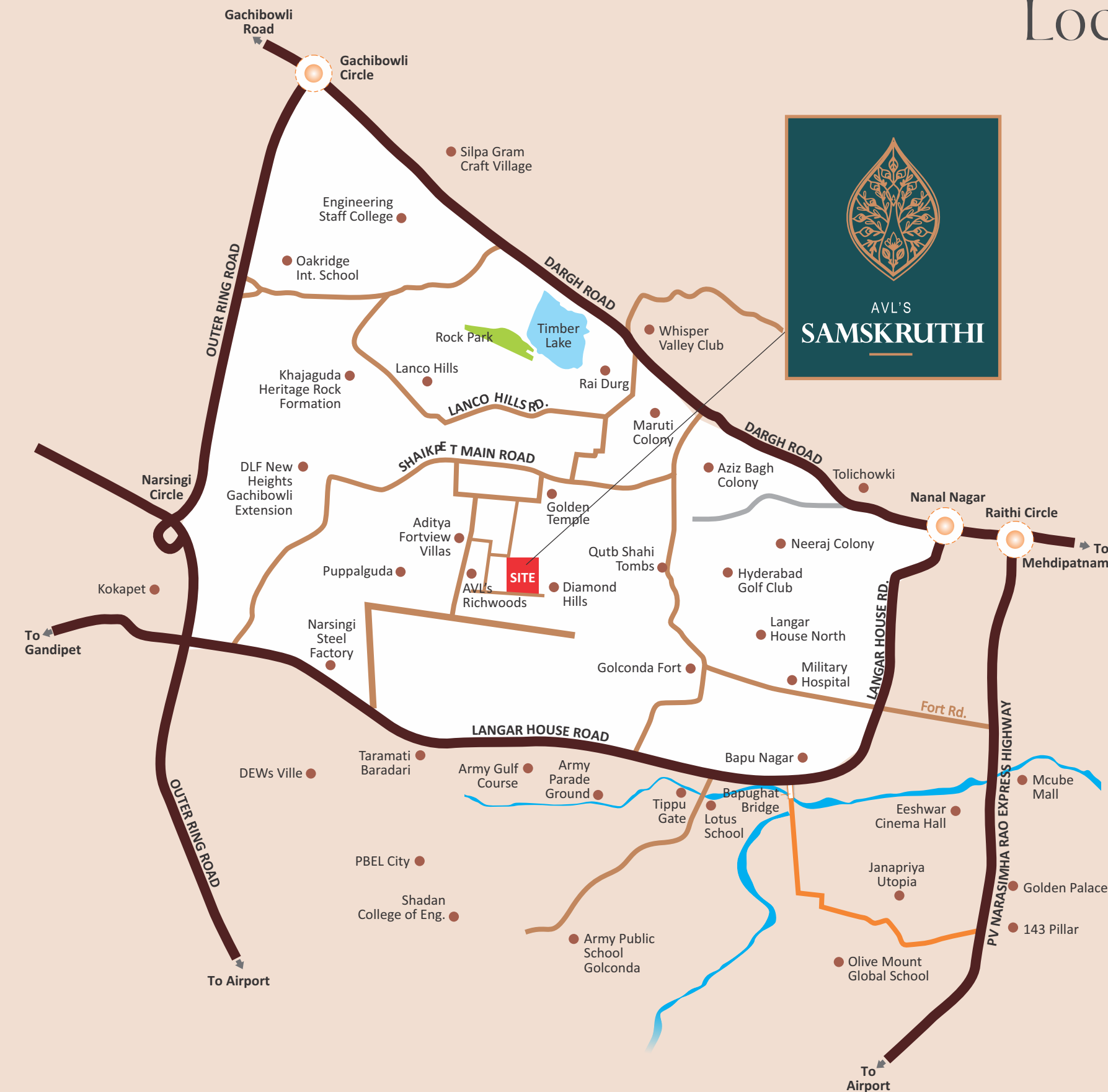
### LIFTS

9 high speed automatic passenger lifts with rescue device with V3F and 3 Service lift.



# Location Plan

(not to scale)



## LOCATION, FINEST

What can be better than living in the serene, green and developed stretch of Manikonda? Close to the ORR and blessed with Metro connectivity, the location is within easy access to Hitec City, Financial District and Gachibowli. So commuting to work is a breeze.

Reputed schools, retail establishments, hospitals and entertainment in the radius make this a lucrative investment and the perfect place to settle in.

5 mins

Narsingi Scholars Int. School  
Bhashyam Blooms  
Sri Chaitanya IIT Academy  
Heritage Fresh  
Artillery Centre  
Delhi Public School  
Oakridge International School

10 mins

Army Golf Course  
Taramati Baradari  
Masqati Dairy Product  
Golconda Fort  
Narayana College  
Padala Rama Reddi College  
CBIT Institute of Technology

15 mins

Golkonda Resorts  
Ocean Park  
Osman Sagar  
Satellite Radio Station Head Quarters  
Shadan Institute of Medical Sciences  
Qutb Shahi Tombs

20 mins

Wave Rock SEZ  
Indian School of Business  
Nanakram Guda  
Raheja Mindspace IT Park  
JRC Conventions & Trade Fairs  
Apollo Health City, Film Nagar  
University of Hyderabad



Location QR Code





# QUALITY ASSURED

Meet the AVL Constructions. Committed to building the finest spaces and bringing high quality residences to the people. the AVL Constructions has moved from strength to strength. Today, it has prominent projects across the city and is focused on new upcoming milestones.

Professional management and understanding of real estate trends make AVL Constructions the first name to trust when it comes to timely, superior construction.



AVL's Rich Woods



AVL's Ramya Residency



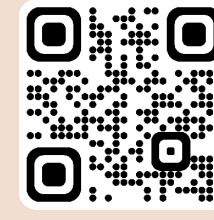
AVL's Aakruthi



AVL's Prakruthi



BROCHURE QR CODE



WEBSITE QR CODE

Corporate Office

#### AVL Constructions

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## T E A M

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