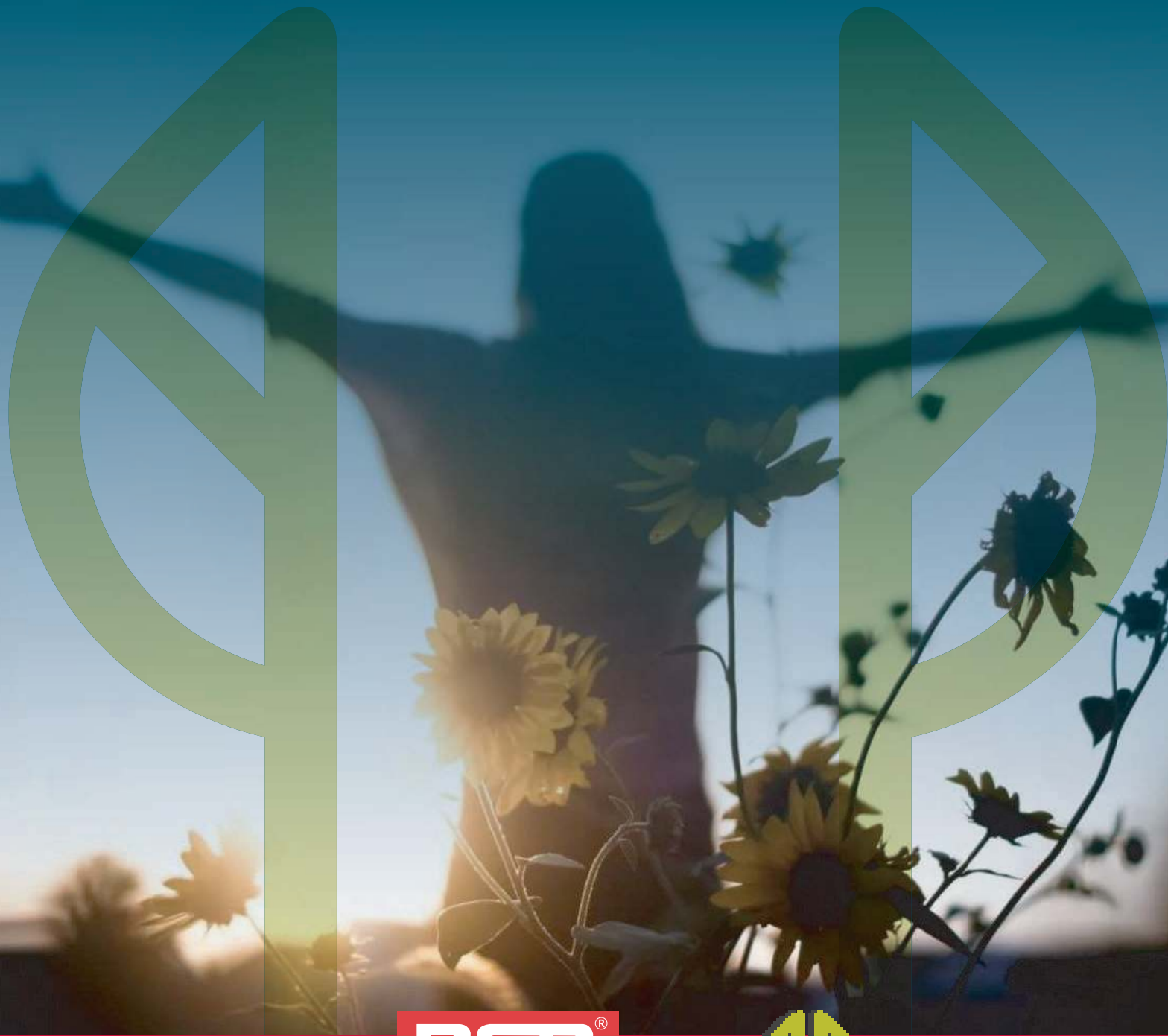




RERA No.:P02400005205

The Connected Life



Park 
Ridge
Happy Living!

@ Nallagandla, HYDERABAD, TS



DSR
Park Ridge
 Happy Living!

@ Nallagandla
 HYDERABAD, TS

redefined

ARCHITECTURE SPIRITED A PAMPERED LIFESTYLE

SPOILED ALIVE

LUXURY REFINED

BEAUTY *elegant* PULSE

effortless design *seamless design* INSPIRED

MEMORABLE *scene* LOCATION *strong* *effortless chic*

access





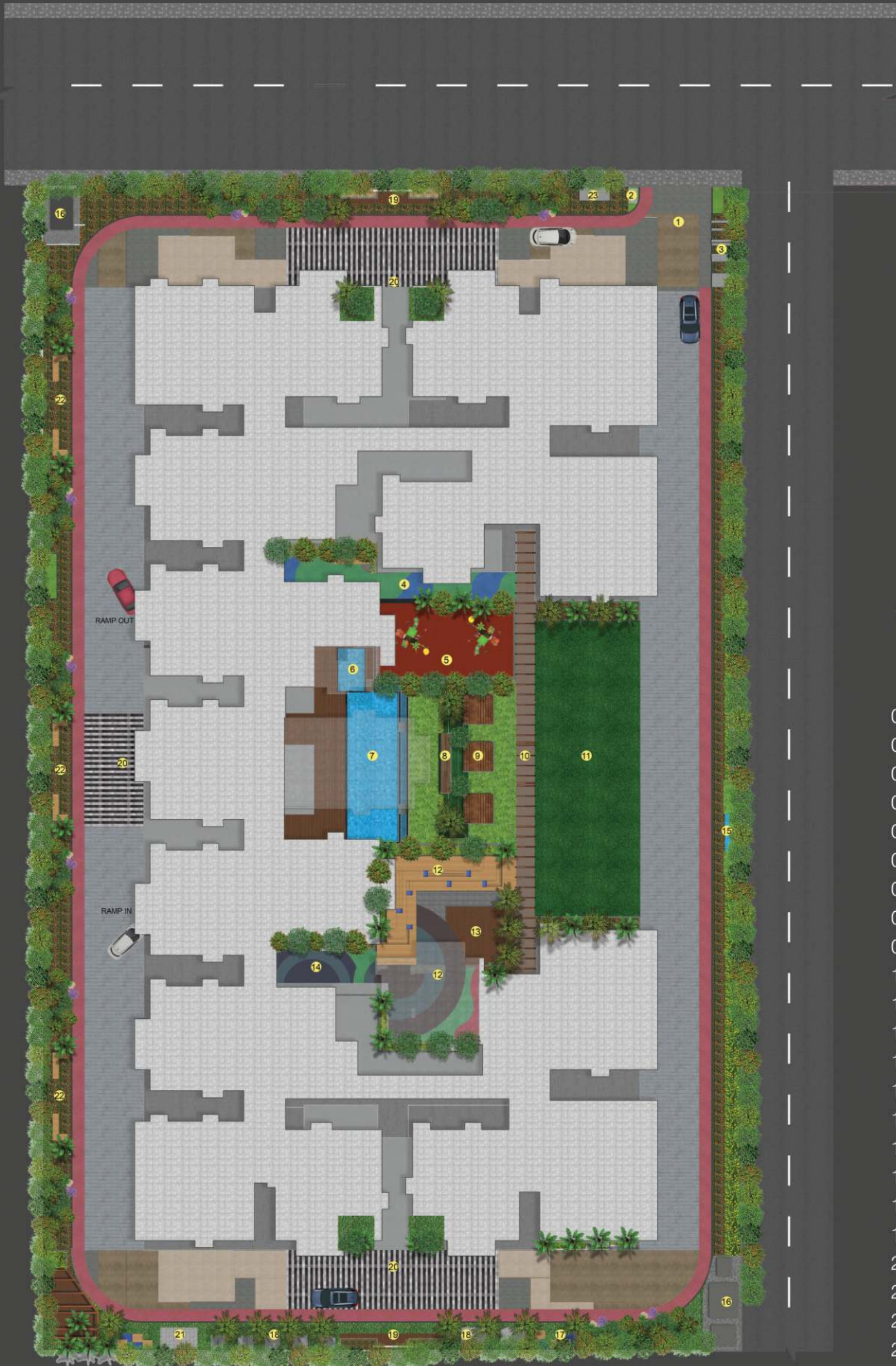
Your journey to an enduring life of luxury begins right here



The wish list for your dream home comes true

Overview

Location	: Nallagandla, Hyderabad
Total Land Area	: 1.96 Acres
Total No. of Units	: 232
No. of 2 BHK Units	: 35
No. of 3 BHK Units	: 197
Area of 2 BHK	: 1290 sft
Area of 3 BHK	: 1580 - 2210 sft
Structure Details	: 2 Basements+ Stilt +12 Floors



- 01. Entrance
- 02. Security Cabin
- 03. Waiting Lounge
- 04. Tone Zone
- 05. Childrens Play Area
- 06. Kids Pool Area
- 07. Swimming Pool
- 08. Sculpture
- 09. Decks
- 10. Trellis Walk
- 11. Lawn
- 12. Seating Area
- 13. Amphitheater
- 14. Courtyard Entry
- 15. Feature Wall
- 16. Service Yard
- 17. Seating Plaza
- 18. Outdoor Gym
- 19. Feature Wall-2
- 20. Drop Off
- 21. Excerise Yard
- 22. Plaza
- 23. Children waiting area

A fine synergy of location and luxury



DSR Park Ridge is an exquisitely Designed 2 & 3 BHK Apartment project located in one of Hyderabad city's most sought after and best- connected zones.

Thoughtfully designed to harness the bounties of nature, each Park Ridge home is naturally well-lit and airy. Another unique feature is that no home shares common walls, ensuring complete privacy to residents. There is sufficient space between buildings and each home is 100% Vaastu compliant. Spacious interiors and wide balconies with pleasant views accentuate the lifestyle quotient,taking luxury to a new level.



Modern amenities for a global lifestyle



Recondition your body and soul in a clubhouse, fully equipped with majestic amenities such as fitness center, children crèche, multipurpose hall, swimming pool.

A residential community that aspires to be the best around its vicinity with many lifestyle amenities and leisure features.

15,000 Sft
CLUB HOUSE AREA

Amenities

 Gymnasium	 Co-working Spaces	 Children's play area	 Swimming pool
 Supermarket	 Meditation zone	 Amphi theater	 Party lawn
 Jogging track	 Indoor badminton court	 Landscape garden	 Indoor games
 Multi purpose hall	 Library	 Creche	 Sewage treatment plant

A LANDMARK
IN THE MAKING



OSR
PARKHIDGE



N

THE SITE PLAN



Enjoy the mosaic of shades & sunshine.

DSR park ridge is not just planned with functional amenities but with the most thoughtful ones for you to step up to a leisurely and comfortable lifestyle.

AREA STARTMENT

UNIT TYPE	FACING	No.of Unit	SALEABLE AREA in Sft	Total Units
3 BHK - A	WEST	4	2210	48
3 BHK - B	EAST	2	1920	24
3 BHK - C	EAST	3	1690	35
3 BHK - C	WEST	2	1690	24
3 BHK - D	EAST	4	1580	44
3 BHK - D	WEST	2	1580	22
<hr/>				
2 BHK - A	EAST	2	1290	24
2 BHK - A	WEST	1	1290	11

THE UNIT PLANS

Type A
Unit -1,2,14 &15

2210 Sft
3BHK | West



Type B
 Unit - 18

1920 Sft
 3BHK | East



Type B
 Unit - 9

1920 Sft
 3BHK | East



Type C
 Unit - 6

1690 Sft
 3BHK | East



Type C
 Unit - 11

1690 Sft
 3BHK | East



THE UNIT PLANS

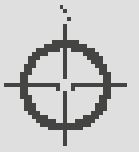
Type C
Unit - 16

1690 Sft
3BHK | East



Type C
Unit - 17

1690 Sft
3BHK | West



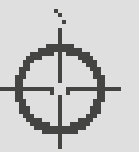
Type C
Unit - 10

1690 Sft
3BHK | West



Type D
Unit - 7, 8, 19 & 20

1580 Sft
3BHK | East



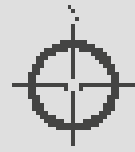
Type D
 Unit - 4 & 12

1580 Sft
 3BHK | West



Type D
 Unit - 5

1290 Sft
 2BHK | West



Type A
 Unit - 3

1290 Sft
 2BHK | East



Type A
 Unit - 13

1290 Sft
 2BHK | East



Luxury in a different light



Nature designed us to live free in connect with the elements.

At DSR Park Ridge you can experience such proximity
to nature and you will be able to expand your wings
and feel free, away from the shackles of concrete.

At DSR Park Ridge you can have a life of happiness,
good health, joy and prosperity.

Welcome Peace...Welcome Progress!

SPECIFICATIONS



STRUCTURE

1. FRAMED STRUCTURE: RCC Framed structure to withstand Wind and Seismic loads
2. SUPER STRUCTURE: 8" Thick Solid Brick Masonry for External Walls and 4" thick Solid Brick Masonry for Internal Walls
3. PLASTERING: Internal and External Two Coats of plastering in (1:6) and CM (1:4) respectively.



DOORS AND WINDOWS MAIN DOOR

1. MAIN DOOR: Molded Acacia wood (Engineered Wood) door frame and both sides laminated designed flush shutter S.S hardware of reputed make.
2. INTERNAL DOOR: Molded Acacia wood (Engineered Wood) door frame and both sides laminated designed flush struts and S.S hardware of reputed make.
3. TOILET AND UTILITY DOORS: Molded Acacia wood (Engineered Wood) door frame and flush shutter with water weed proofed phenol bonded resin of one side, laminated on other side with enamel finish over resin coat and S.S hardware of reputed make.
4. FRENCH DOORS (IF ANY): UPVC door frame with Glass Sliding shutters with mosquito mesh without safety grill.
5. WINDOWS: UPVC sliding doors with Glass and mosquito mesh shutter and safety grills.
6. VENTILATORS: UPVC/Aluminum Powder coated with fixed glass. exhaust provision, without safety grills.



PAINTING

1. EXTERNAL: Textured finish & Two Coats of exterior Emulsion Paint of reputed brand.
2. INTERNAL: Smooth water proof putty finish with two coats of Premium acrylic emulsion paint of reputed brand over a coat of primer.



FLOORING

1. ALL BED ROOMS, LIVING, DINING & KITCHEN: Vitrified tiles size 800 X 800mm reputed make.
2. BATHROOMS: Acid resistant, Anti-skid Ceramic tiles 300 X 300mm or reputed make.
3. BALCONIES : Acid resistant, Anti-skid Ceramic tiles 200 X 1200mm or reputed make.
4. UTILITIES/WASH: Acid resistant, Anti-skid Ceramic tiles 300 X 300mm or reputed make.
5. CORRIDORS: Telex combination of Full Body Vitrified tiles with inlay sizes 600 X 1200mm
6. STAIRCASES: Polished Tandoor stone for fire stair case and Granite for service stair case.



TOILET WALL CLADDING AND DADOING

1. BATHROOM: Glazed ceramic tiles dado Size of 300 X 600mm up to door height or equivalent make.
2. UTILITY/WASH: Glazed ceramic tiles dado up to 3 ft height of Size of 300 X 600 mm or equivalent make.



KITCHEN AND UTILITY

1. KITCHEN: Provision for treated water connection, Municipal water connection, water purifier and inlet, outlet for kitchen sink.
2. UTILITY: Provision for Washing machine. Providing S.S single bowl sink with Granite counter.



BATHROOMS

All Bathrooms shall consist of:

1. Wash basin with half pedestal Vitra/American Standards or equivalent
2. Dining Wash basin Counter top with granite platform
3. EWC with concealed flush tank or flush valve of Vitra/American Standard/Sirius or equivalent make
4. Hot and Cold concealed single lever diverter with head shower Provision for geyser in all bathrooms
5. All C.P fittings are chrome plated Vitra/American Standard/Sirius or equivalent brand.



ELECTRICAL

1. Concealed copper wiring reputed make
2. Power outlets for Air-Conditioners in all the bedrooms
3. Power outlets for geysers in all bathrooms
4. Power plug for cooking range chimney, refrigerator, microwave oven, mixer grinders in kitchen & Dishwasher point
5. Plug points for television in Living and Master bed room
6. Miniature Circuit Breakers (MCB) & ELCB for each distribution boards of Havells or equivalent make.
7. Elegant designer modular electrical switches of Anchor/Schneider or equivalent make
8. ACs: Provision in living/bed rooms with core cutting where ever necessary. Provision for outdoor units (high end) with access to installation/maintenance.



TELECOMMUNICATION AND INTERNET

Telephone point in Master Bedroom and living room.
DTH / Cable TV : Provision for cable connection in Master Bed room and Living room.
Internet point in Living and all bed rooms.



SECURITY Intercom facility to all the units connecting security, club house and other common areas.
Standalone video door phone for every unit of reputed brand. CCTV surveillance at protect entry, exit and landscaping.



ELEVATORS Johnson / Toshiba or Kone make automatic elevators with Granite / Vitrified cladding.



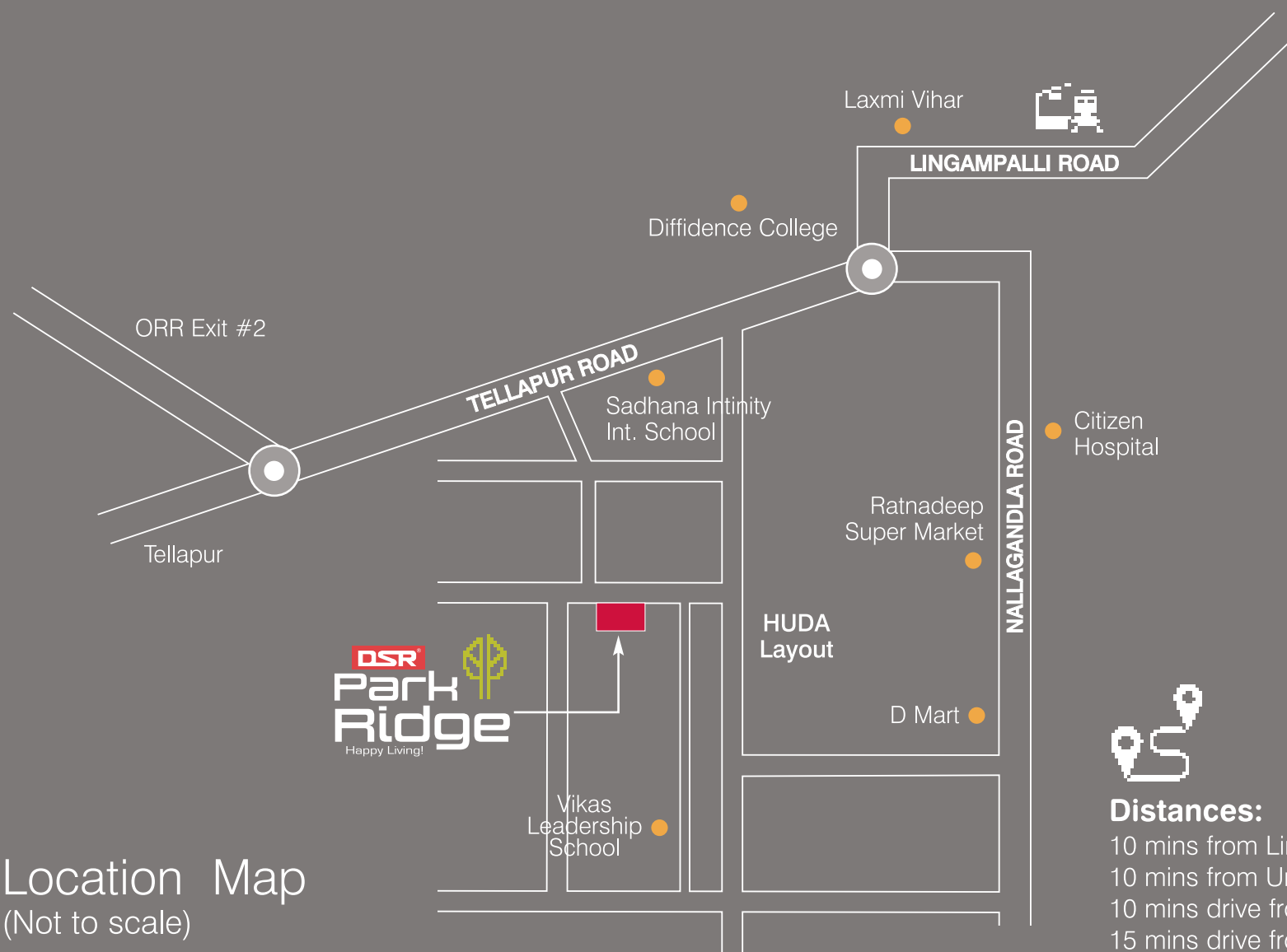
GENERATOR 100% DG set backup with acoustic enclosure & AMF Panel for all flats & common areas.

OTHER AMENITIES Pressurized water supply system, Rain water harvesting, Water Softener plant, Solar fencing for compound wall.
Intercom connectivity security, Landscaping and more, indoor badminton court Walking Track, and Pet Parks.

Life brings people together.

AN ICONIC ADDRESS IN NALLGANDLA

DSR Park Ridge is like the thread that has brought many individuals closer woven like a garland. It is indeed a classic example of how a team of like-minded individuals from diverse professional backgrounds can come together and build magic. Each one of them bring to the table their enthusiasm, ideals and their dreams with a common thread called commitment, determination, dedication and discipline to make 'DSR Park Ridge' a dream home for some like minded families.



A Project by: **DSR** Prime Spaces

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