

**PEACE
OF MIND IS
DEFINED HERE**

A project by



Gamut India Projects

SaRaa City

A VALUED ADDRESS

3 BHK | GATED COMMUNITY
LUXURY APARTMENTS @ ATTAPUR





SaRaa City

A VALUED ADDRESS

SALIENT FEATURES

- 24/7 Security Services
- CCTV Surveillance
- Sewerage Treatment Plant
- Water Treatment Plant
- Piped Gas



OUT DOOR SPORTS & ACTIVITIES

- Badminton Court
- Cricket Pitch
- Elders Seating Zones
- Children's & Toddler Play Areas
- Walking Track
- Half-Basket Ball Court
- Amphi Theater
- Skating Rink
- Out Door Gym
- Seating Areas & Work Pots
- Biophylic Garden
- Venerated Garden



CLUBHOUSE 17,500 sft

CLUBHOUSE AMENITIES

- MULTIPURPOSE HALL
- INDOOR GAMES
- FULLY EQUIPPED A.C. GYM
- AC GUEST ROOMS
- KITTY PARTY ROOM
- RECEPTION, LOUNGE
- COFFEE SHOP / LIBRARY & SALOON
- SWIMMING POOL & KIDS POOL WITH TERRACE SEATING DECK



2
CELLARS + STILT +

12
FLOORS

292
UNITS OF

3 BHK
APARTMENTS
& SKY VILLAS

3.06
ACRES

3
BLOCKS

**LOOKING FOR
A REAL
VALUE FOR
YOUR MONEY
FIND IT HERE.**

60' WIDE ROAD

LEGEND

- | | | |
|-----------------------------|--------------------------|-----------------------------|
| 1 ENTRANCE | 8 PLAZA | 16 OUTDOOR GYM |
| 2 SECURITY CABIN | 9 DRIVEWAY | 17 BIOPHYLIC GARDEN |
| 3 WATER FEATURE | 10 WALKING TRACK | 18 CRICKET PITCH |
| 4 DECK | 11 SEATING COURTS | 19 TEMPLE AREA |
| 5 LAWN WITH STEPPING STONES | 12 ZEN GARDEN | 20 DRIVEWAY IN GRASS PAVERS |
| 6 CHILDREN'S PLAY AREA | 13 SKATING RINK | 21 SCULPTURE |
| 7 AMPHITHEATRE | 14 HALF BASKETBALL COURT | 22 GAS BANK |
| | 15 BADMINTON COURT | 23 TRANSFORMER |

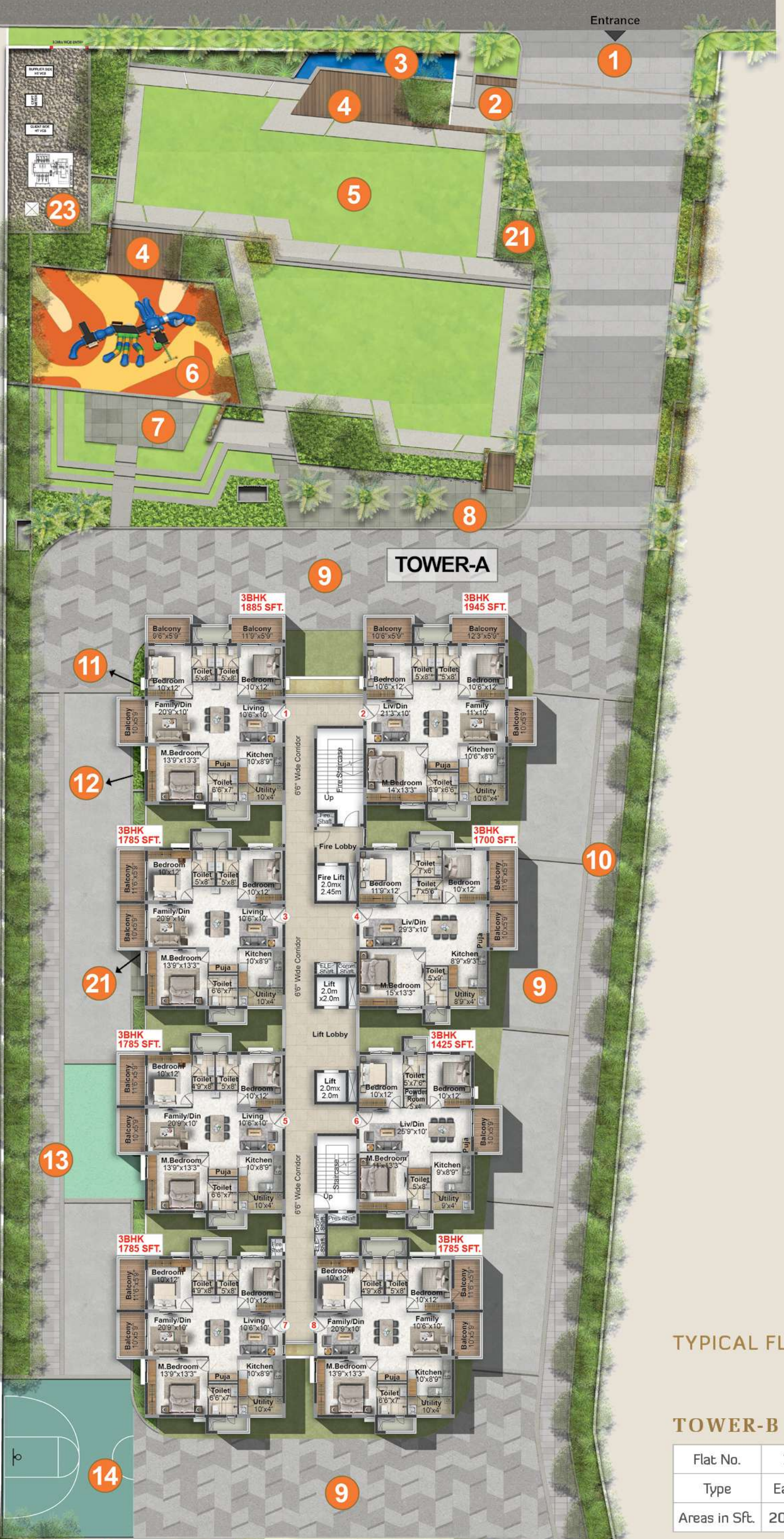
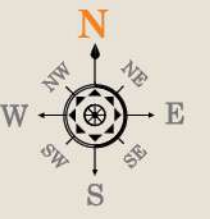


PROJECT HIGHLIGHTS

- All the flats are 100% vastu compliant.
- Fully furnished club house with all amenities including terrace pool.
- Centralised billing system for water supply & electricity with prepaid meter systems.
- WTP for domestic water & STP treated water for landscaping & flushing purpose.
- Seating /play areas suitable for different age groups.
- Centralized gas bank.
- Amphitheater & seating decks.
- Well designed landscaping along with biophylic & venerated gardens.
- Sufficient EV charging points at designated place.
- Car wash facility.
- 24x7 surveillance systems with security.
- Rainwater harvesting pits to recharge ground water levels.

**NEED CHOICES
AMONG THE BEST?
YOUR SEARCH
ENDS HERE.**

Crafted with utmost care Saara City, is the kind of home that will have you besotted. Spread wide across and delightfully set amidst blooming greenery, you can choose from 3 BHK homes that are designed in the area sizes of 1425 sft. to 2610 sft. So, if you're looking to choose even amongst the very best, your search will stop here.



TYPICAL FLOOR PLAN

TOWER-A

| Flat No. | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---------------|------|------|------|------|------|------|------|------|
| Facing | East | West | East | West | East | West | East | West |
| Areas in Sft. | 1885 | 1945 | 1785 | 1700 | 1785 | 1425 | 1785 | 1785 |

TOWER-B

| Flat No. | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
|---------------|------|------|------|-------|-------|------|------|------|------|------|------|
| Type | East | West | East | North | North | East | West | West | West | East | East |
| Areas in Sft. | 2000 | 1755 | 2000 | 1805 | 2020 | 1990 | 2035 | 1970 | 2010 | 1720 | 1735 |

TOWER-C

| Flat No. | 1 | 2 | 3 | 4 | 5 | 6 |
|---------------|------|------|------|------|------|------|
| Type | East | West | East | West | East | West |
| Areas in Sft. | 2590 | 2610 | 2190 | 2330 | 2230 | 2280 |



STRUCTURE

R.C.C framed structure to withstand wind & seismic loads

Super Structure: Walls with premium quality Cement Blocks.

PLASTERING & PAINTING

Internal Finish: Gypsum Plastering with Smooth Putty finish and 2 coats of premium Acrylic Emulsion paint of reputed make over a coat of Primer of ASIAN or equivalent.

External Finish: 2 Coats of Smooth Cement Plastering with Textured finish and two coats of exterior Emulsion paint of reputed make of ASIAN or equivalent.

DOORS, WINDOWS & RAILINGS

Main Door: Best quality teak wood frame & flush shutter with veneer of good quality polish and branded hardware

Internal Doors: Good quality WPC / Veneer Doors with wood finishing & branded Hardware fittings.

Sliding Doors: UPVC Door frame of reputed profile sections, glass paneled shutters with provision for mosquito mesh.

Windows: UPVC Windows with mosquito mesh and iron safety grills.

KITCHEN

Counter: Granite platform with Stainless Steel sink, with municipal and Bore well connections. Provision for water purifier and chimney point.

FLOORING

Drawing, Living, Dining, Pooja, kitchen & all Bed rooms: 800 x 800 mm size vitrified tiles of somany / AGL etc.

Entrance Lounge & staircase: Granite flooring with Marble inlays

Toilets: 600 x 1200 mm size Anti-skid vitrified tiles of reputed make

Corridors: Double charged vitrified tiles with 600 x 600 mm size of reputed make

All balconies & Utilities: Anti skid vitrified tiles with 600 x 600 mm size of reputed make

ELECTRICAL FIXTURES

Electrical Fixtures: Concealed copper wiring of ISI make Polycab / Havells or equivalent. MCB for each distribution boards of reputed make & Modular switches.

Telecommunications: One Telephone & Intercom point per unit.

Internet & Cable T.V: Provision for Cable / DTH connection in master bed room & living / drawing room.

Broad band / Wi-Fi internet connection provision in living / drawing .

SPECIFICATIONS

WTP & STP

Water Treatment Plant: Will be provided for domestic usage.

Sewage Treatment Plant: Treated water to be used for landscaping and flushing.

SAFETY & SECURITY

Power Backup: 100% DG set backup with acoustic enclosure & A.M.F (excluding air conditioners & Geysers)

Security / BMS: Sophisticated round the clock security / surveillance system at all important locations. Panic button and intercom is provided in the lifts connected to the security room.

Centralized Billing: Prepaid meter system for Electricity and Water.

Fire & Safety: Will be provided as per Norms.

PLUMBING

C.P. & Sanitary Fixtures: Wash basins in all bed room toilets, Wall hung WC with flush valve & all sanitary fittings are of reputed make.

Provision for Washing machine in Utility.

Water supply lines both internal and external are of CPVC.

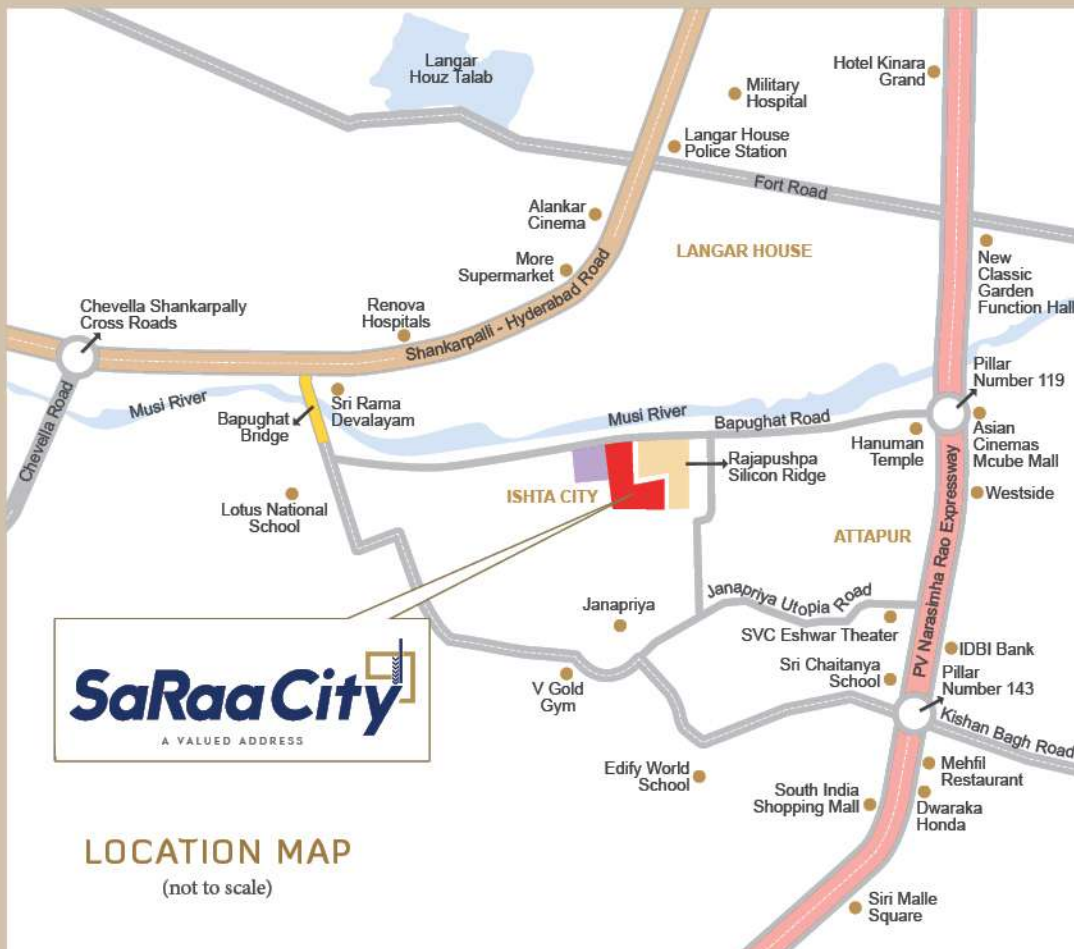
ELEVATORS

Passenger Lifts: High speed automatic passenger lifts of reputed make. Kone / Jhonson or equivalent with Panic Button & Intercom connected to security.

NOTE

Statutory Charges:

- 1) Registration charges, GST, and any other taxes applicable as per Government norms shall be borne by the Customers only.
- 2) Payments shall be payable as per the term sheet accepted at the time of Booking, For delayed payments 24% interest will be charged. Flat will be handed over for wood work / interiors after receiving 100% payment only.



Gamut India Projects

KNR GAMUT SQUARE

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Architects



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Jaihind Enclave, Madhapur,
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B DESIGN
STUDIOS

Phone: 040 48577181

SMEP Consultants



Landscape Architects



RRBUN
SHAPES PVT LTD











