

WHERE
LIFE
MEETS
STYLE

A project from
Ashraya Associates



BEHOLDING
PURE BLISS



KVR
ASHRAYA
AWAS

'KVR Ashraya Awas' at Hyderabad combines picturesque location with premium and spacious apartments. The community offers high value and convenience with the advantages of affordable price, better value and an easy commute to all your destinations- A designer home of great value awaiting your grace.

The State-of-the-Art construction ensures great exteriors and the sprawling floor plans announce exclusivity with opulent interiors, outstanding amenities and soothing views. Truly impressive!



Be a proud owner, of a home that speaks class
and a location that spells brilliance.

Ashraya Associates

Ashraya Associates

KVR
ASHRAYA
AWAS



OVERWHELMING WITH FINESSE

'KVR Ashraya Awas' is luxuriously conceived, contemporary residential project extending across three blocks in a serene, pollution free setting. Innovatively conceptualized, perfectly designed, carefully crafted and dedicatedly built, 'KVR Ashraya Awas' leaves you thriving in comfort, convenience and cheer.

ON THE ROAD TO EVERYWHERE

LOCATION PLAN NOT TO SCALE



KVR ASHRAYA AWAS



THE CENTER OF ATTRACTION



'KVR Ashraya Awas' is the password to accessibility. Located in a fast developing zone in Hyderabad, bustling with life, thronging with all facilities, and very close to the LB Nagar Metro Station and National Highway-65, its only minutes away from the core of action radiating to all directions.

The project is surrounded by shopping centers, entertainment venues, a host of restaurants and cafes. An array of schools and colleges, banks and ATMs, hospitals and clinics, parlors and spas are in easy distance. Being on a busy rapid transit corridor, work zones are commutable close and so is the network of access ways to the Metro/Railway Station/Bus station and the RGI Airport.

Ashraya Associates

KVR
ASHRAYA
AWAS

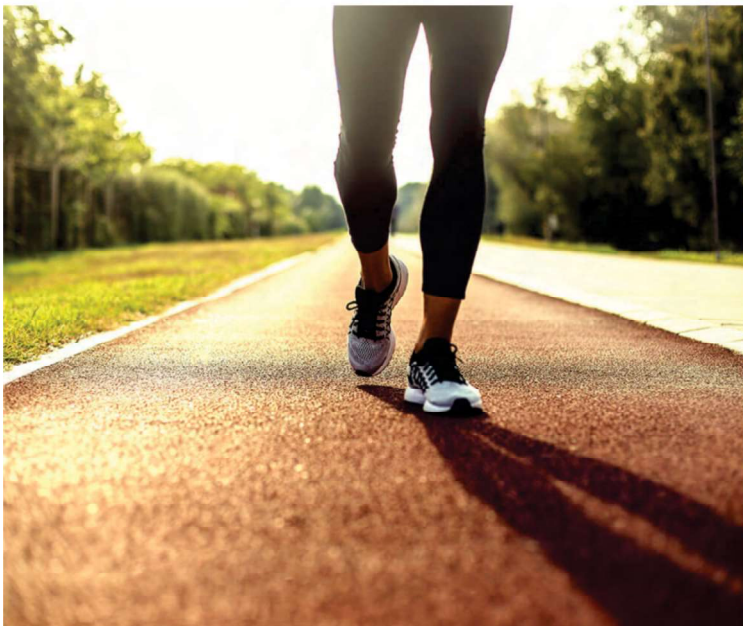
A Package of Goodness

Surprises galore, there are several elements at 'KVR Ashraya Awas' flushing you with joy and happiness. The spacious interiors, abundant ventilation, superior finishes, luxury fittings apart, the complementing family amenities and conveniences overwhelm one.



Joy, Health & Play

Gymnasium
A Multi Purpose Party Hall With Indoor Games
Library & Reading room



Amenities that Mark Affinity

- Out Door Landscaping In Open Areas.
- Children Play Area
- Automatic Lifts.
- Rainwater Harvesting.
- Intercom.
- Back-up Generator.
- STP



TYPICAL FLOOR PLAN



KVR
ASHRAYA
AWAS

Be a proud owner, of a home that speaks class and a location that spells brilliance.

Area Statement

AREA IN SFT.	1917	1282	1282	1228	1974	1593	1151	1128	1124	1146	1590	2106	2026	2026	1982
FLAT NO:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15



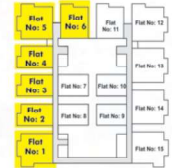
WARMING
HEARTS &
HEARTHES



KVR
**ASHRAYA
AWAS**



Key Plan

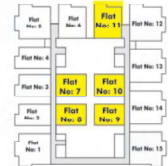


KVR
ASHRAYA
AWAS

TRANQUIL
& YET
LIVELY



Key Plan

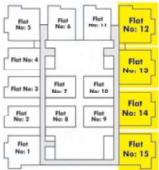


ARCHITECTURE
AT ITS
CREATIVE
BEST

KVR
ASHRAYA
AWAS

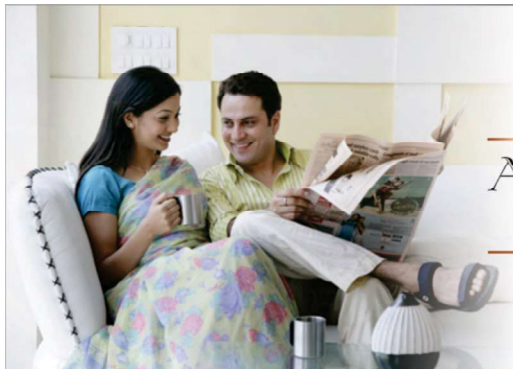


Key Plan



Be a proud owner, of a home that speaks class and a location that spells brilliance.





KVR ASHRAYA AWAS

YOU REALLY MATTER

'KVR Ashraya Awas' gives a personality to the home you would live in. Inspired by your character the elements of the house are rendered with utilities, conveniences, and preferences that bespeak your presence and articulate your expectations?

Yes, we have all the answers.

Specifications

Framed Structure

R.C.C. Framed structure with standard Ready Mix Concrete.

Super Structure

All External Wall 9" Thick and all Internal & Corridor walls are 4 1/2" thick with Red Brick.
Double coated cement plastering for all Internal & External Walls.

Doors & Windows

Main Doors: Natural Teak wood frame with designer Teak Veneer Shutter & Teak Wood Beading with melamine Polish with Brass/S.S. fitting with Godrej or Equivalent Lock and Handle.
Internal Doors: Teak wood frames with Laminated flush shutters, with Godrej or Equivalent Lock.

Windows: UPVC sliding shutters with Mosquito mesh and designed MS painted grills for balconies, UPVC French door with mesh. MS railing for Balconys.

FLOORING

Living and Dining: Premium Quality Double Charged Vetrified tiles of Size 800 X 800mm.

Bed Room & Kitchens: Premium quality Double Charged Vetrified tiles of Size 600 X 600mm.

Toilets: Antiskid ceramic tiles for flooring and Glazed Ceramic tiles Dado upto 7 feet height.

Balconies and Utility areas: Anti skid Floor tiles dado upto 3 feet height with Ceramic Glazed tiles.

Stair Case & Corridors: Granite Staircase & Granite Flooring. SS Railing with Jindal or Equivalent.

PAINTING

Internal: Two coats lappam and two coats of Asian premium Emulsion paint over a base coat of premier in all rooms.

External: Asian Apex painting with wall care putty (Texture of all sides)

Common Areas: Two coats Lappam and two coats of Asian Premium Emulsion paint.

KITCHEN

Black Granite platform with stainless steel Sink (Frankie) or Equivalent provision for Chimney, Water purifier Micro Oven and Washing Machine in utility area.
Providing loft and KCM Shelves in kitchen.

WATER SUPPLY

All pipelines will run from overhead Tank to toilets and kitchen and wherever the wash basins are provided. Provision for municipal water in kitchen.

TOILETS

All the toilets consist of

- E.W.C. Wall Mounted with internal Flush Tank of White Colours, Hindware or Equivalent make.
- Diverter Model single lever Jaquar brand with Mixer cum shower, provision for Geysers in all bathrooms.
- Half Pedestal washbasins in all bathrooms counter top wash basin (ceramic or Granite) in Dining with wall tiles.
- All fixtures C.P. coated Hindware or Equivalent make.
- Health faucet for all toilets.

ELECTRICAL

Concealed copper wiring of standard makes as per professional MEP consultant design. power plugs in all necessary areas.

Provision for power outlets for Air Conditioner in all Bedrooms, power outlets for geysers in all bathrooms, power plugs for cooking range chimney, Refrigerator, Mixer/Grinder in the kitchen and washing machine in utility area, 3 phase supply for each unit and individual meter boards.

Electrical switches and fixtures of Havells/Legrand or equivalent make one miniature circuit breakers (MCB) for each room.

Lightening Aerator on top of building.

BACKUP GENERATOR

power back-up for only lights and fans for entire flat, lifts and motors (Water pumping)

LIFTS: 3 Nos. passengers lift with V3f of (JOHNSON / KONEY) Auto 1 service lift, SS mat finish with polish granite cladding main gates with granites (Polish) cladding.

SECURITY

Intercom Facility from flat to flat to security and CCTV security.

NOTE

- Any kind of modifications / alterations will not be allowed.
- Flat will be handed over after Completion of 100% payment for wood work / Interior. Only subject to payment facilitating cost as may be decided by builder.
- GST, Registration and any other taxes etc., applicable as per Government norms shall be borne by customer.

CLUB HOUSE

Gymnasium

A Modern Gymnasium shall be provided in the club house and within ceiling of Rs.5,00,000/-

Library and Indoor games.

A separate halls will be provided for Library and Indoor games.

Multipurpose Hall: A multipurpose hall with toilet facility will be provide for conducting small get-together kitty parties and yoga/Meditation classes etc., The chairs for the hall is not in the scope of the promoter.

Children's Play area: Children's play Ground is provided in the open space with the minimum required equipment for the entertainment of the children.

Outdoor landscaping: Landscaping and greenery shall be developed in the premises wherever feasible.

STP: A sewerage treatment plant is provided in the cellar of the apartment complex to treat the sewerage.

