

Corporate Office:



Lakshmi Infra Projects LLP

Sri Ganesh Nilayam, H.No. 7-1-636/23,
3rd Floor, Model Colony, Beside ESI Hospital
Erragadda, Hyderabad-38
www.lakshmiinfra.com

Site Address:



Beside Srila Gardens Layout, Near HDFC Bank
Miyapur-Bachupally Road, Miyapur, 500049

Ph.: +91 91777 77430

Architects & Engineers



S'N'S ASSOCIATES
ARCHITECTS & ENGINEERS

Hyderabad - Head Off: Gyani Commercial Complex,
Vidyanagar Ph. +91 40 27666972
Branch Off: SnS House, 100' Road, Kavuri Hills
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designed by APPROACH Communications | 9701 428 800

**BLOOMING
A NEW ERA OF
LUXURY LIVING**



LAKSHMI'S
EMPERIA

Where joy blossoms naturally

2 & 3 BHK Apartment Community @ Miyapur, Hyderabad

Housing Loans approved by:

TS RERA Number: P02400002086

A pure living experience



LAKSHMI'S
EMPERIA
Where joy blossoms naturally



STEP INTO YOUR DREAM COMMUNITY

3.6 Acres of Plot

450 Exclusive
Apartments

Sizes ranging from
999sft to 2243sft

Exclusive Club House
of 24,000 sft

Designer Landscapes

Exclusive
Tot-lot Area

24/7 Security

Highly Deserved
Location

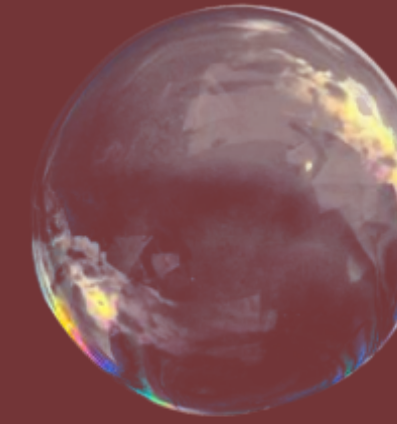


LAKSHMI'S
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Privileged Lifestyle, Perfect setup

Lakshmi Infra offers an exclusive community - Lakshmi's Emperia. Come home to your dream community and bloom in the new era of luxury living.

Lakshmi's Emperia is located in the most exclusive locality, Miyapur, Hyderabad. With excellent connectivity to a myriad of vibrant work & lifestyle experiences and beyond, almost everything you want and need is just minutes away.



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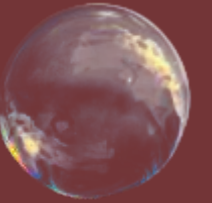
A World Connected to Your Dreams

Lakshmi's Emperia - imagine living
in a haven of serene abode.

An abode encompassed in 3.6 acres
offers a unique fusion of lifestyle and
comfort in high rise apartments
comprising 450 exclusive units set in
4 blocks of 10 floors each. A host of
modern amenities, connectivity and
convenience sets this community apart.

The entire stretch on eastern side of
the community is blessed with Srila
Gardens, a green park, infusing fresh
breath and adding serenity.

Imagine breathing fresh air every day!





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Live in tune
with the nature

At Lakshmi's Emperia, spark a conversation with inmates, enjoy a joyous laughter in the evening. At the elegant community, meticulously planned amenities and features make your life more effortless and more luxurious. Relax your body, mind and soul at yoga studio, sweat it out at the state-of-the-art gym, celebrate every occasion at the multi-purpose hall. Kids would love to have a gala of time at an exclusive children play area while the elderly may socialize in the park.





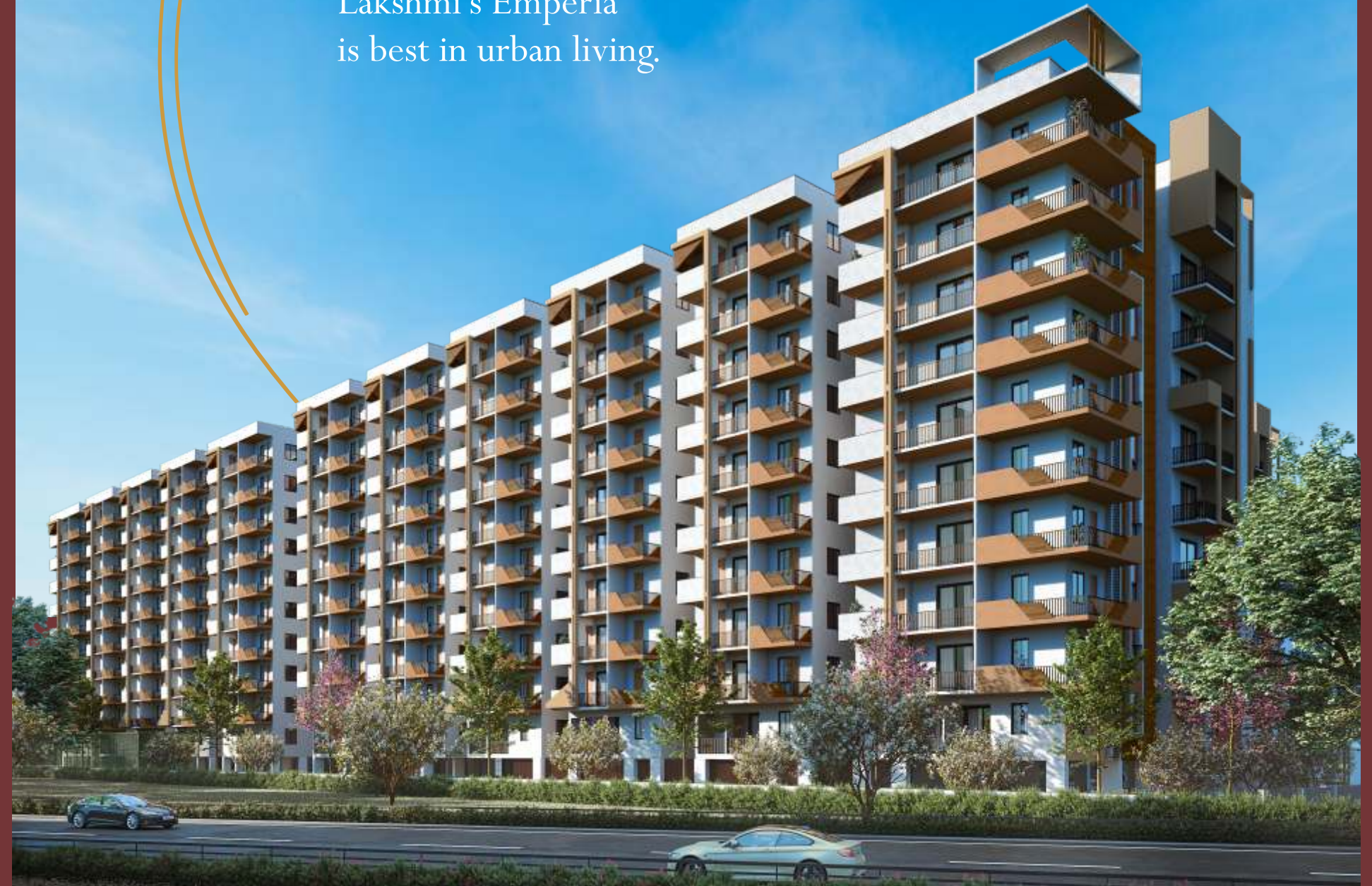
Fresh expression

With its lush planting, cascading greenery and contemporary design, Lakshmi's Emperia expresses everything that's about green life.



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Designed to inspire.
A beacon of modern design set in the residential hub of Hyderabad, Lakshmi's Emperia is best in urban living.





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Emperia is punctuated by vast green spaces and sparkling water bodies. Live a lifestyle, one with nature.

Project Hi-lights:

SPORTS:

- + Jogging Track
- + Billiards
- + Table Tennis

HEALTH:

- + Roof-top Pool
- + Gymnasium
- + Meditation/Yoga area

ENTERTAINMENT:

- + Club House
- + Tot lot
- + Party Lawn
- + Designer Landscape
- + Library
- + Water Features

SECURITY & SAFETY:

- + Power Backup for Lifts & Common Areas
- + Intercom Facility

ECO-FRIENDLY SYSTEM:

- + Rain Water Harvesting
- + Sewage Treatment Plant

ROOF-TOP POOL



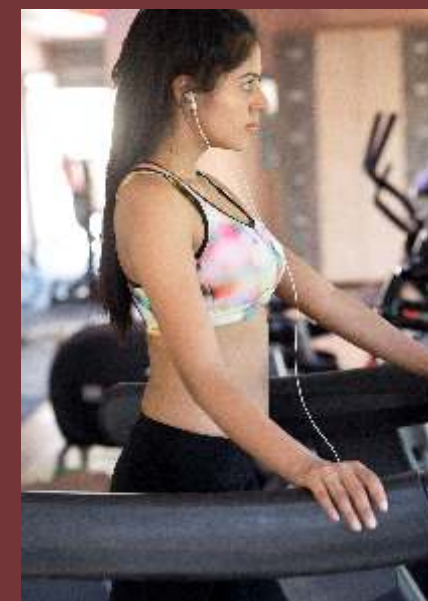
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A lifestyle of many indulgences

Your own private world awaits you at Lakshmi's Emperia. The community is designed to maximize views and perspective from the roof top.

Exclusively designed club house will pamper you and your family with lavish facilities and offer a whole new world of leisure activities. Whenever you want to take time out from your busy life, you will end up feeling naturally relaxed and rejuvenated at the club house.



Club House Facilities

- + Provision For Supermarket
- + Provision For Kids Daycare
- + Multi Purpose Hall
- + Gym Room
- + Indoor Games
- + Provision For Association Room/Salon/Spa
- + Guest Rooms
- + RoofTop Swimming Pool
- + Provision For Library
- + Dance Studio
- + Yoga/Meditation Hall



First Floor Plan - BLOCK A

First Floor Plan - BLOCK D

BLOCK A D



Typical Floor Plan - BLOCK A
(FLOOR 2 TO FLOOR 10)

Typical Floor Plan - BLOCK D
(FLOOR 2 TO FLOOR 10)

BLOCK A D



S.No.	Plinth Area	Comm Area	Total Area	Type of Flats
A01	1597	399	1996	3 BHK
A02	1414	354	1768	3 BHK
A03	1223	306	1529	3 BHK
A04	799	200	999	2 BHK
A05	893	233	1116	2 BHK
A06	893	233	1116	2 BHK
A07	893	233	1116	2 BHK
A08	915	229	1144	2 BHK
A09	905	226	1131	2 BHK
A10	1418	355	1773	3 BHK
A11	1603	401	2004	3 BHK

S.No.	Plinth Area	Comm Area	Total Area	Type of Flats
D01	915	229	1144	2 BHK
D02	859	215	1074	2 BHK
D03	1181	295	1476	3 BHK
D04	1468	367	1835	3 BHK
D05	1174	294	1468	2 BHK
D06	1503	376	1879	3 BHK
D07	1381	345	1726	3 BHK
D08	1381	345	1726	3 BHK
D09	909	227	1136	2 BHK
D10	1374	344	1718	3 BHK
D11	947	237	1184	2 BHK

S.No.	Plinth Area	Comm Area	Total Area	Type of Flats
A01	1597	399	1996	3 BHK
A02	1632	408	2040	3 BHK
A03	1525	381	1906	3 BHK
A04	937	234	1171	2 BHK
A05	1042	261	1303	2 BHK
A06	1042	261	1303	2 BHK
A07	1042	261	1303	2 BHK
A08	1116	279	1395	2 BHK
A09	1016	254	1270	2 BHK
A10	1555	389	1944	3 BHK
A11	1603	401	2004	3 BHK

S.No.	Plinth Area	Comm Area	Total Area	Type of Flats
D01	999	250	1249	2 BHK
D02	945	236	1181	2 BHK
D03	1369	342	1711	2 BHK
D04	1468	367	1835	3 BHK
D05	1174	293	1468	2 BHK
D06	1503	376	1879	3 BHK
D07	1518	379	1898	3 BHK
D08	1520	380	1900	3 BHK
D09	983	246	1229	2 BHK
D10	1605	401	2006	3 BHK
D11	1027	257	1284	3 BHK





BLOCK B



First Floor Plan - BLOCK B

S.No.	Plinth Area	Comm Area	Total Area	Type of Flats
B01	953	238	1191	2 BHK
B02	1576	394	1970	3 BHK
B03	1134	284	1418	3 BHK
B04	896	224	1120	2 BHK
B05	874	218	1093	2 BHK
B06	889	222	1111	2 BHK
B07	1224	306	1530	2 BHK
B08	1198	300	1498	3 BHK
B09	966	242	1208	2 BHK
B10	1066	267	1333	3 BHK
B11	1066	267	1333	3 BHK



BLOCK B



Typical Floor Plan - BLOCK B (FLOOR 2 TO FLOOR 10)

S.No.	Plinth Area	Comm Area	Total Area	Type of Flats
B01	1031	258	1289	2 BHK
B02	1790	448	2238	3 NHK
B03	1332	333	1665	3 BHK
B04	1038	260	1298	2 BHK
B05	1020	255	1275	2 BHK
B06	1038	260	1298	2 BHK
B07	1415	354	1769	3 BHK
B08	1381	345	1726	3 BHK
B09	1036	259	1295	2 BHK
B10	1126	282	1408	3 BHK
B11	1126	282	1408	3 BHK

First Floor Plan - BLOCK C

S.No.	Plinth Area	Comm Area	Total Area	Type of Flats
C01	1220	305	1525	3 BHK
C02	1549	387	1936	3 BHK
C03	911	228	1139	2 BHK
C04	911	228	1139	2 BHK
C05	911	228	1139	2 BHK
C06	1394	349	1743	2.5 BHK
C07	1441	360	1801	3 BHK
C08	1212	303	1515	3 BHK
C09	1212	303	1515	3 BHK
C10	1450	363	1813	3 BHK
C11	1400	350	1750	3 BHK
C12	1284	321	1605	3 BHK

Typical Floor Plan - BLOCK C
(FLOOR 2 TO FLOOR 10)

S.No.	Plinth Area	Comm Area	Total Area	Type of Flats
C01	1361	340	1701	3 BHK
C02	1794	449	2243	3 BHK
C03	1064	266	1330	2 BHK
C04	1064	266	1330	2 BHK
C05	1064	266	1330	2 BHK
C06	1600	400	2000	2.5 BHK
C07	1770	443	2213	3 BHK
C08	1341	335	1676	3 BHK
C09	1341	335	1676	3 BHK
C10	1595	399	1994	3 BHK
C11	1655	414	2069	3 BHK
C12	1344	336	1680	3 BHK





AMAZING CONNECTIONS

Hyderabad has grown and expanded beyond recognition with lofty skyscrapers and worldclass communities defining the skyline of Hyderabad's fastest growing city in India.

In recent times, Miyapur has grown up as a residential hub. The locality offers a plethora of conveniences to make it most livable locality. Lakshmi's Emperia is situated in the heart of Miyapur, just beside Sirila Garden Park, that allows you to breath fresh everyday! Unrivalled proximity to day to day needs is amazing. With Metro Station minutes away, you are connected to the world of Hyderabad.

REACH OUT TO THE MOST HAPPENING PLACES IN HYDERABAD

DISTANCES ARE APPROXIMATE:

- + Sanford School 100 Mtrs
- + Vijeta Supermarket 100 Mtrs
- + D-Mart 900 Mtrs
- + Divya Dental Clinic 2 Kms
- + Metro Station 2 Kms
- + Mirra Multispeciality Hospital 2 Kms
- + SV Pooja Hospital 3 Kms
- + Pranam Hospital 3 Kms
- + Shopping Malls in Kukatpally 5 Kms
- + Mamata Academy of Medical Sciences Hospital 5 Kms
- + Remedy Hospital 6 Kms
- + JNTU 6 Kms
- + Sarat City Capital Mall 6 Kms
- + Forum Mall 8 Kms
- + Gachibowli 9 Kms
- + Cyber Towers 10 Kms
- + Raheja Mindspace 11 Kms
- + Inorbit Mall 11 Kms
- + Care Hospital 11 Kms
- + Financial District 15 Kms
- + RGI Airport 35 Kms

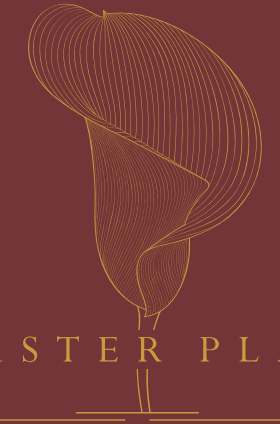
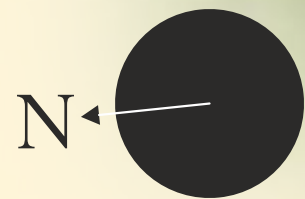
PROXIMITY TO:

Hospitals:

- + SV Pooja Hospital
- + Care n Cure Hospital
- + Healix Hospital
- + Anupama Hospital
- + Prasad Hospital
- + Apollo Spectra Hospital
- + Nandi Hospital
- + SLG Hospitals
- + Sri Sri Holistic Hospitals

Schools:

- + Joy School
- + Unicent School
- + Vignan School
- + Ganges Valley School
- + Medha Int. School
- + Bachpan Play School
- + Shells Int. School



MASTER PLAN

LAKSHMI'S
EMPERIA

Where joy blossoms naturally

- 1 Tot-lot
- 2 Walking Track
- 3 Amenities Block
- 4 Stair Case
- 5 Elevator
- 6 Entrance
- 7 Fountain
- 8 Play Area
- 9 Skating Rink

SPECIFICATIONS

STRUCTURE:

RCC Framed Structure designed for wind and seismic forces

SUPER STRUCTURE:

Autoclaved Aerated Concrete (AAC) / Cellular Concrete Blocks/ Clay Bricks of Good Quality with cement mortar, outer wall of 9" thick and other walls of 4" thick

MAIN DOORS:

Polished Teakwood frames and Designed Veneer Shutters and standard hardware fittings

INTERNAL DOORS:

Painted Medium Teakwood Frame with laminated flush door shutters and hardware fittings

WINDOWS:

Sliding UPVC windows with Mosquito Mesh Shutters fitted with Glass & Standard Hardware fittings

VENTILATORS:

UPVC / Aluminium for Toilets

WALL FINISHES:

Internal : Cement based Wall Putty with Plastic Emulsion Paint of reputed make for internal walls and ceiling over Plastered Surface

External : Combination of textured & non-textured surfaces with Exterior Weather-proof Acrylic emulsion paint on plastered surfaces of reputed make

FLOORING:

Living, Dining, Bedrooms and Kitchen : Living, Dining, Bedroom & Kitchen: 800 X 800 size Vitrified Tiles of reputed make

Balconies, Toilets and Wash Area : Anti-skid Vitrified Tiles

Corridor : Anti-skid Vitrified Tiles / Granite

Staircase : Granite

DADOING:

Kitchen : Glazed Ceramic tile size 300 X 450 dadoing up to 2 feet height above platform

Bathrooms : Glazed Ceramic Tile dadoing up to 7 feet height

Wash Area : Glazed Ceramic Tile dadoing up to 3 feet height

LIFT WALL FASCIA:

Granite / Marble / Vitrified Tile

KITCHEN:

Polished Granite with SS Sink, Provision for Chimney and Exhaust Fan

GRILLS:

Enamel Painted MS Grill for windows

RAILING:

Enamel Painted MS/ SS Railing with MS/ SS Top Rail for Balconies

LIFTS FOR EACH BLOCK:

Automatic Elevators of Johnson/ Kone/ Schildler make

ELECTRICAL:

+ AC points in Bedrooms and Living rooms

+ Geyser points in Toilets

+ Points for Aqua Guard, Chimney, Exhaust, Mixer & Grinder in Kitchen

+ PVC Insulated Fire Retardant Wires of Standard make

+ Modular Electrical Switches of reputed make

+ Lightning Protection System

+ Provision for washing machine in wash area

TV & TELECOM:

Provision for Cable TV / DTH and Telephone in the Master Bedroom & Living Room

INTERCOM:

Intercom Connection Facility to Security from all the flats

INTERNET:

Provision for Internet Point in living room

PLUMBING & SANITARY:

+ Wall mounted white colour Wash Basins & EWCs with Flush Tank in all Toilets

+ Hot & Cold Mixer with Concealed Diverter in all toilets

+ Treated water supply through Over Head Water Tank (OTH)

+ One Drinking Water Connection (Municipal) in Kitchen

FIRE PROTECTION:

Fire Tanks, Automatic Sprinklers in basements, hose pipe boxes, Fire Alarm etc. as per DGFS norms

POWER BACKUP:

DG Generator for all flats & common areas except AC, Geysers and Mixer / Grinder Points

SAJJAS:

No loft provision in the flats

Disclaimer: *The above specifications may vary in case of authority requirements/Architect choice without alerting the intent of design and with equivalent or better quality.*



AN INSPIRED VISION

Lakshmi Infra is one of the leading Real Estate companies in Telangana and Andhra Pradesh. Company was initiated 13 years ago. Ever since, company has been developing projects in Hyderabad, Tenali and Guntur. So far Lakshmi Infra has developed one million sft of residential and commercial spaces. The company has adapted to innovative building methods, eco-friendly initiatives and best practices of the Industry. Our motto is to Turning the Dreams into Reality.

