

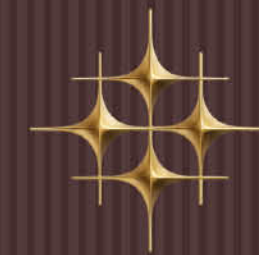
A Project Approved by:



A Project by



www.sripavanproperties.com



PAVAN'S

SPARK

LIVE THE EXTRAORDINARY

@ ISNAPUR, HYDERABAD.

A Spark of
New Beginnings



Extraordinary Living, Everyday

Welcome to Pavan's Spark – where spaces inspire dreams and lifestyles rise above the ordinary. Strategically designed for today's families, every corner shines with comfort, community, and class.





Where Families Grow & Moments Glow.

At Sri Pavan Properties, we believe in homes that don't just shelter, but inspire. Pavan's Spark is built on this belief – an extraordinary residential community crafted for families to flourish, friendships to thrive, and lifestyles to shine brighter than ever before. Step into a world where comfort meets community, where design blends seamlessly with functionality, and where every day feels like a celebration.



10 floors of Joyful Living.

A landmark address redefining lifestyle with 2 & 3 BHK luxury residences, spread across 1.26 acres. Pavan's Spark is more than a home – it's an address, a statement, and a community for life.

Project Highlights

♦ **10 Floors**
Elevated living with panoramic views.

♦ **174 Units**
A close-knit community awaits.

♦ **1.26 Acres**
Well designed gated community.

♦ **12,000+ Sq. ft.**
Amenities & Landscape Areas

♦ **2&3 BHK**
Thoughtfully designed spaces to suit your family

♦ **2 Entrances**
Well designed entrances with security room.

♦ **24x7 Security**
with CCTV surveillance



Pavan's Spark is thoughtfully designed to maximize natural air circulation and daylight in every room, complemented by intelligent space planning that offers expansive layouts for comfortable living. The facade combines contemporary design with timeless elegance, establishing it as a distinctive architectural presence in the neighborhood.





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a symbol of
progress, pride,
& passion.

5 Min to ORR EXIT-3

NH-03

SBI





Master Plan



First Floor Plan



Legend

- | | | | |
|-----------------------|---------------------|------------------------|------------------|
| 01. 40 Feet Wide Road | 06. Basketball Ring | 11. Supermarket | 16. Restrooms |
| 02. Entrance-1 | 07. Kids Play Area | 12. Beauty Parlour | 17. Indoor Games |
| 03. Landscape Area | 08. Water Feature | 13. Community Office | 18. Gym |
| 04. Driveways | 09. Entrance-2 | 14. Multi Purpose Hall | |
| 05. Residential Block | 10. South Road | 15. Lobby | |



9	10	11	12	13	14	15	16	17	18
2 BHK NORTH	3 BHK EAST	3 BHK EAST	3 BHK EAST	2 BHK WEST	2 BHK WEST	2 BHK WEST	2 BHK WEST	2 BHK WEST	3 BHK WEST
760.55	913.60	1063.56	1016.98	782.41	782.41	782.41	782.41	782.41	1060.22
107.72	88.54	108.90	249.88	110.52	110.52	110.52	110.52	110.52	146.87
926.12	1072.43	1257.31	1349.12	956.36	956.36	956.36	956.36	956.36	1281.42
1205.00	1395.00	1635.00	1755.00	1245.00	1245.00	1245.00	1245.00	1245.00	1665.00



More Than Homes, It's A Lifestyle Upgrade.

Wake up every day to spacious, sunlit homes where every element is designed to make life easier and more enjoyable. With thoughtfully crafted 2 & 3 BHK apartments, you get not just a house, but a home that nurtures your family's aspirations and dreams.





Type: 3 BHK-East
Unit No: 01
Area: 1660 Sft.

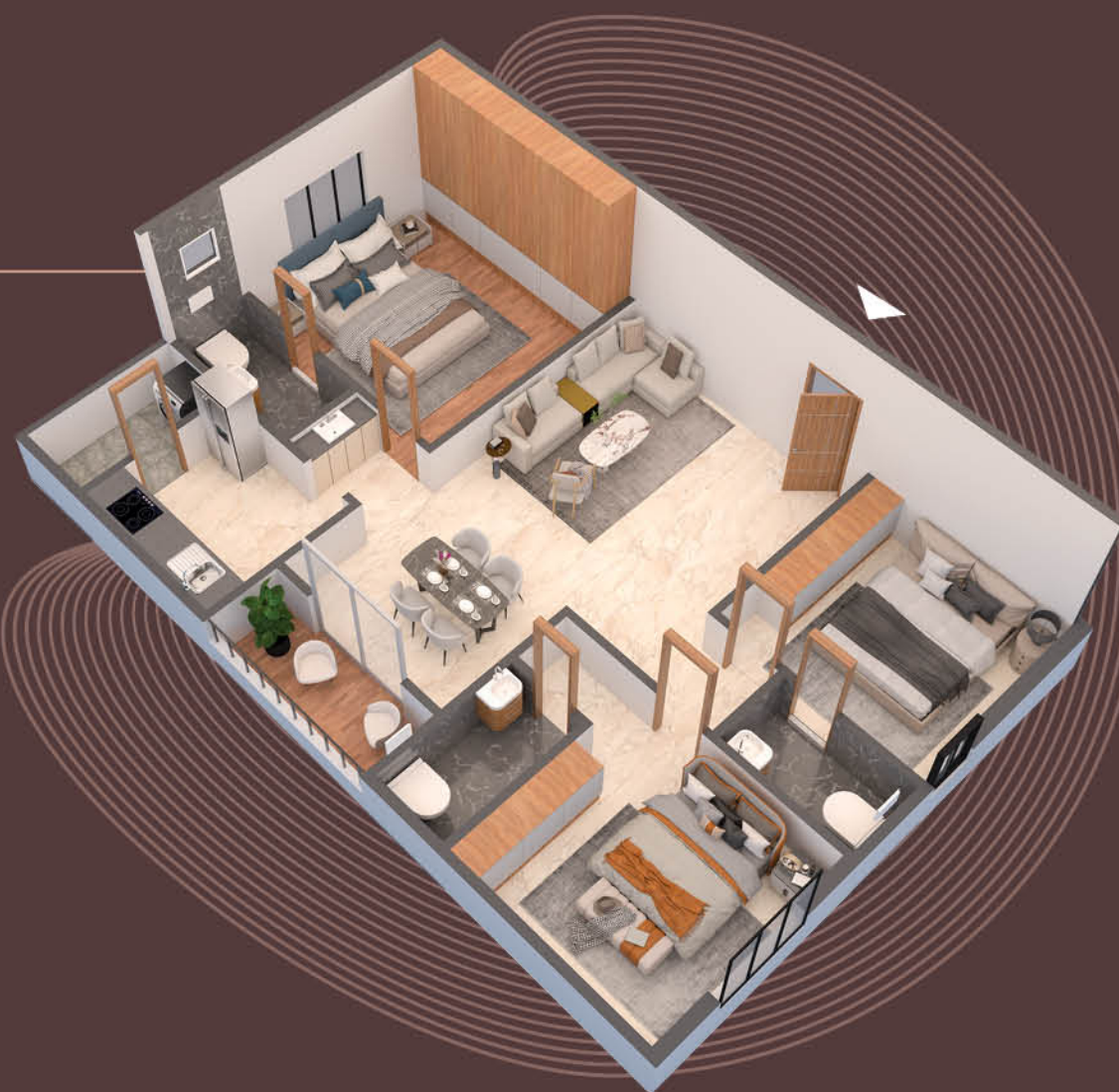


Type: 2 BHK-East
Unit No: 02-06
Area: 1240 Sft.

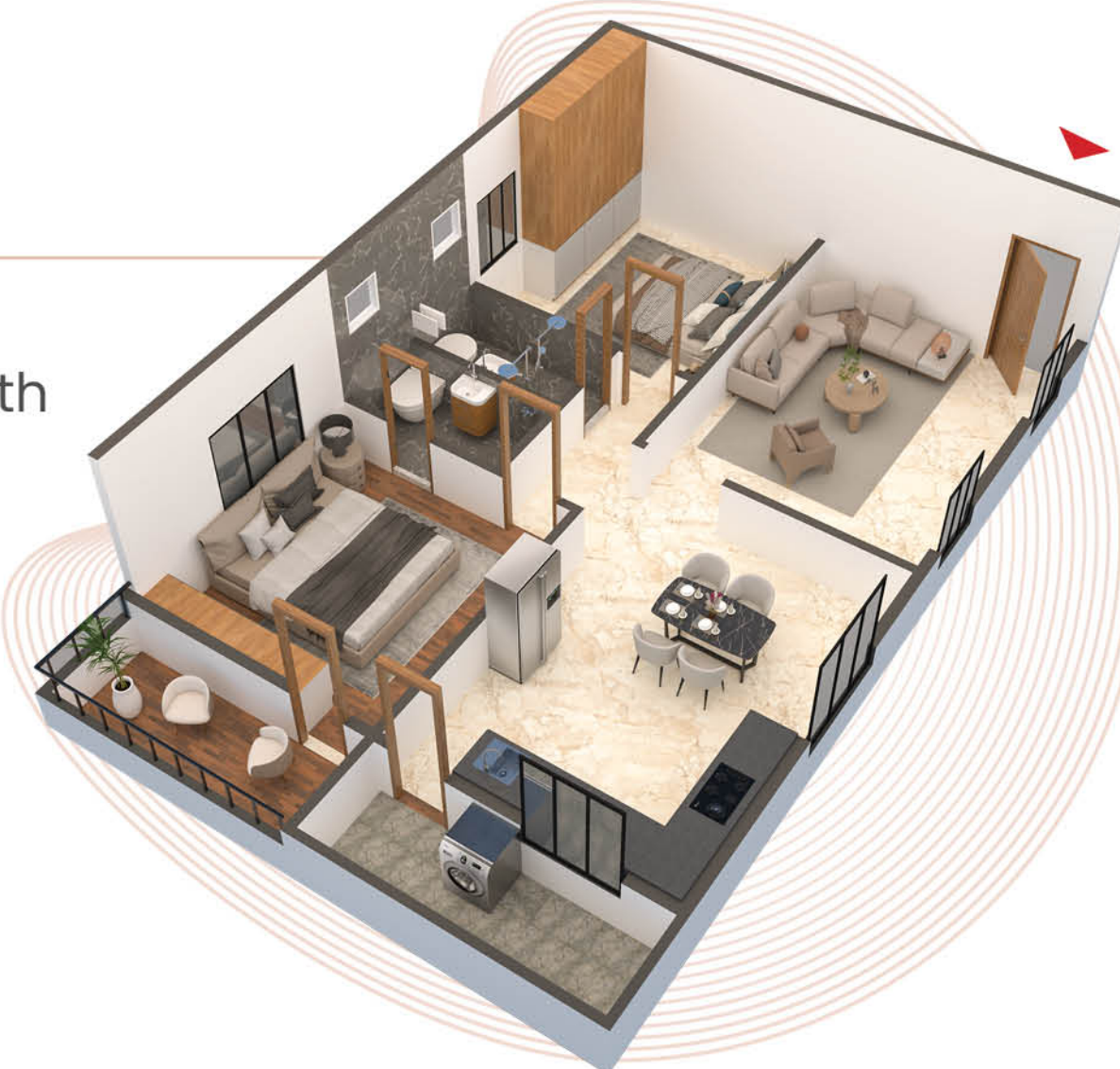
isometrics

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Type: 3 BHK-West
Unit No: 07
Area: 1400 Sft.



Type: 2 BHK-North
Unit No: 08,09
Area: 1210 Sft.
1205 Sft.





Type: 3 BHK-East
Unit No: 10
Area: 1395 Sft.



Type: 3 BHK-East
Unit No: 12
Area: 1755 Sft.



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Type: 2 BHK-West
Unit No: 13-17
Area: 1245 Sft.



Type: 3 BHK-West
Unit No: 18
Area: 1665 Sft.





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Your Best Chapter Begins Here

At Pavan's Spark, life is designed to go beyond the ordinary bringing you a lifestyle that perfectly blends comfort, convenience, and community. Thoughtfully created for modern families, this residential haven combines the vibrance of urban living with the calm of a natural escape.





Absolute Ease of Access

Two grand entrance points ensure comfortable access for residents, guests, and visitors. One community, two pathways, zero hassle.





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Cultivating Peace, Inspiring Joy

Discover a new way of living at Pavan's Spark, where every home is crafted to enhance your lifestyle. Surrounded by lush greenery, these elegant residences blend modern comfort with nature's tranquility, creating a perfect harmony of sophistication and community.






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Green, Serene
& Extraordinary.



Happiness finds its way at spark

At Spark, every balcony opens to more than just a view it overlooks laughter, play and celebration. With landscaped pathways, children's play zones and vibrant community spaces, life here is always alive with connection.


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Because Life
Deserves Brilliance.

Amenities & Features

◆ Lawn Areas

Green havens for relaxation and rejuvenation.

◆ Big Driveways

Four sides of the apartment.

◆ Kids Play Area

Embrace the health and active lifestyle.

◆ Indoor Games

Fun and engagement for all ages.

◆ Beauty Parlour

Beauty begins the moment you decide to be yourself.

◆ Basketball Ring

Persistence will make you achieve anything.

◆ Multi Purpose Hall

A space for celebrations and community gatherings.

◆ Gym

The body achieves what the mind believes.

◆ Supermarket

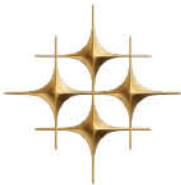
Always at your best convenience.

◆ Community Office

Hold the vision, trust the process.






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Play, Connect, Celebrate at Spark

Your children will have access to safe, well-designed corners where they can explore their curiosity freely. These areas foster creative play, support experiential learning and encourage the development of lasting social connections, all within a safe and nurturing environment





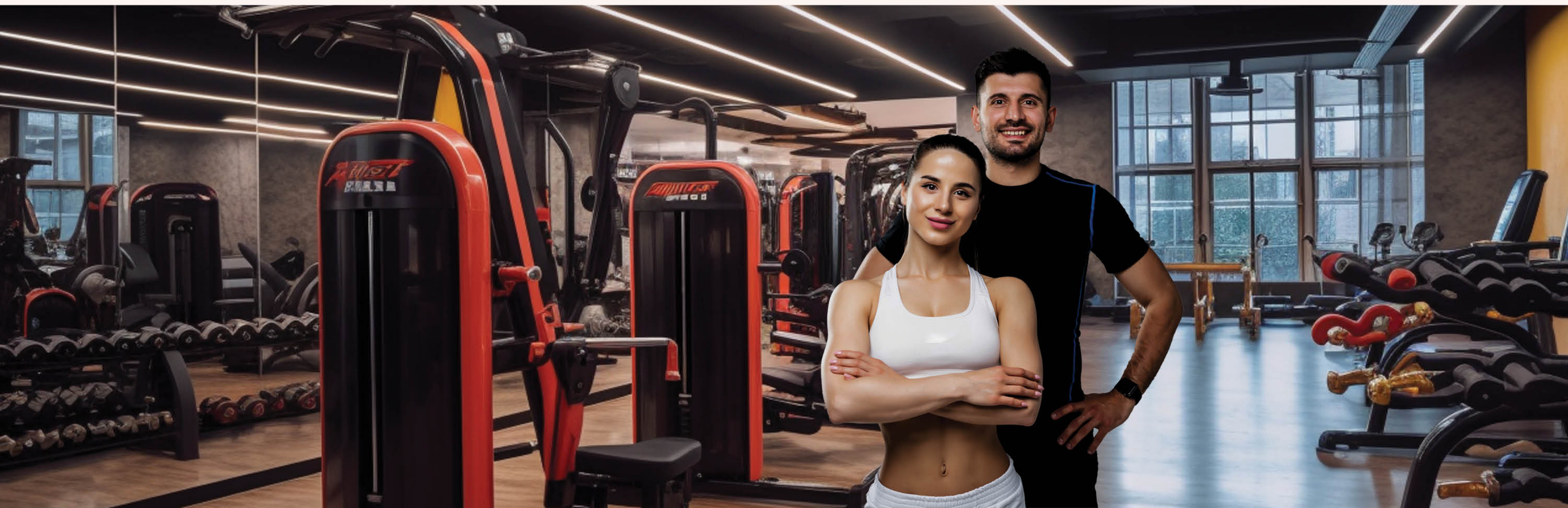
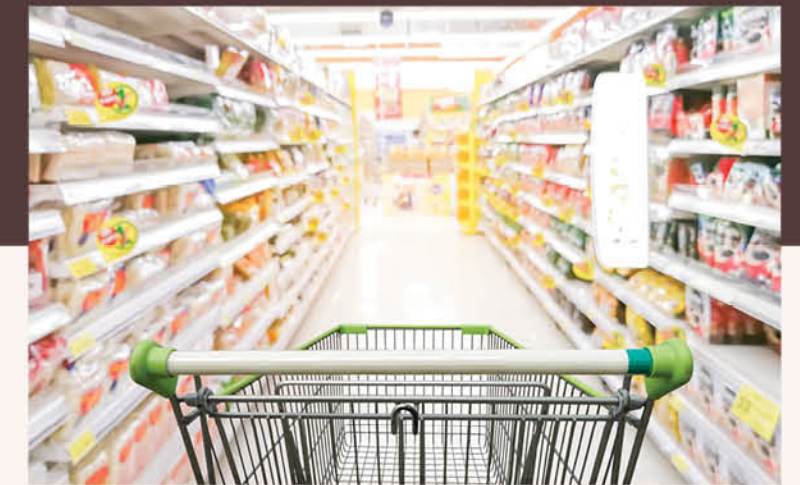
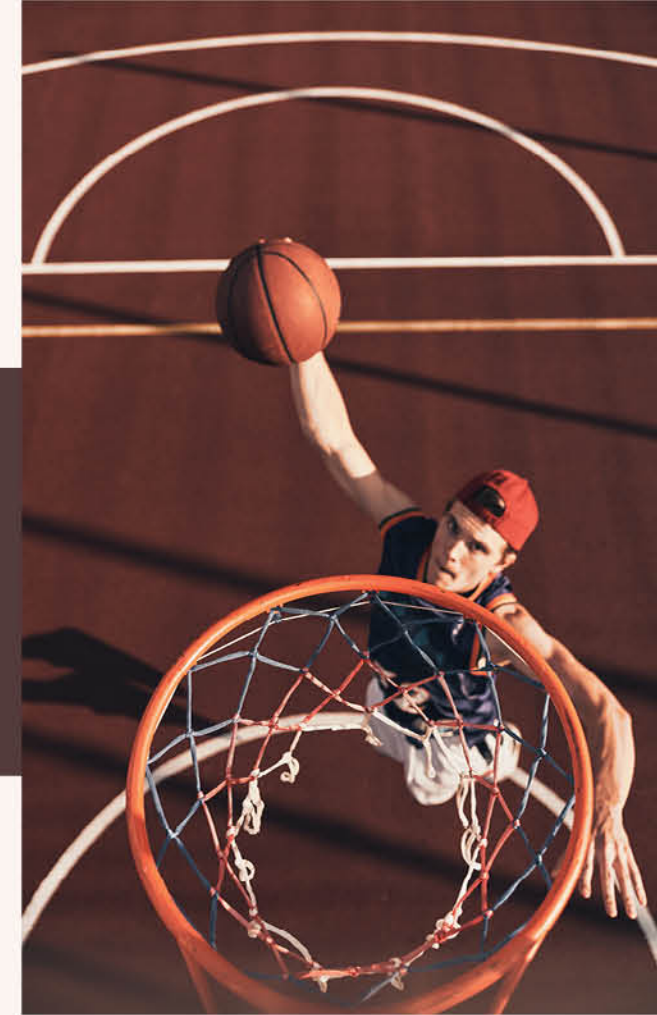

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In the Heart of Connectivity

Pavan's Spark is strategically located with schools, colleges, healthcare, shopping, and transport hubs just minutes away. Whether for work or leisure, the world stays close.





Specifications



FOUNDATION STRUCTURE:

Cellar+Stilt + 10 Upper Floors.



SHELL :

RCC framed structure design as per Indian Building Code



SUPER STRUCTURE :

All external walls 6" and internal walls 5" thick with AAC Blocks/ solid blocks or fly ash bricks



DOORS :

Main Door: Hard wood frame or factory made wooden frames with both sides laminated flush shutter with reputed make.

Internal Door: Engineered wood / Hardwood frame with flush shutter fitted with Hardware from Dorset/ Godrej/ Yale/ equivalent brand as per builder's choice



WINDOWS:

All windows are UPVC glazed sliding /Openable shutters with MS Grill and provision for mosquito shutter.



FLOORING:

600mm x 600mm double charged vitrified tile flooring with 4" skirting or above.



KITCHEN:

Polished Granite platform with stainless steel sink, 2 feet wall dado with tiles above the counter CP fittings of reputed make, provision for exhaust fan. Water purifier power point for drinking water.



UTILITY:

Provision for washing machine



PLUMBING:

CPVC and UPVC with Astral/ Hindware/ Sudhakar/ Finolex/ equivalent make.



STP:

Sewage treatment plant will be provided.



ELECTRICAL:

Concealed copper wiring of Finolex/ Finecap/ GM/ Goldmedal/ RR/ Havells or equivalent make Modular switches of Salzar / GM/ Legrand/ Anchor and Havells or equivalent make for modern living.



LIFTS:

Four high speed automatic passenger lifts with rescue device with V3F for energy efficiency of Johnson/ Kone/ Otis or equivalent brand with CCTV surveillance inside the lifts. One high speed service lift with rescue device V3F for energy efficiency of Johnson/ Kone/ Otis or equivalent brand.



TELECOM:

Provision for telephone points in the living room. Intercom facility to all the units connecting security.



TELEVISION:

Provision for cable connection in each flat.



INTERNET:

Provision for internet connection in each flat.



PAINTING:

Internal: Emulsion paints with Asian/ Berger or equivalent make for interior with 2 coat Laticrete/ JK/ Birla or equivalent make putty.

External: Combination of texture and exterior emulsion paint for Asian / Berger or equivalent make.



GENERATOR:

100% DG set backup with acoustic enclosures & AMF backup will be provided, excluding for A/C, Geysers & Washing Machines points.



SECURITY:

Round the clock security system. Boom barrier at Entry and Exit. Surveillance Cameras at designated locations.



FIRE & SAFETY:

Fire Sprinkler System in Cellar, Single Headed Hydrant Valves in all floors, fire alarms and public addressing system and lighting protection.

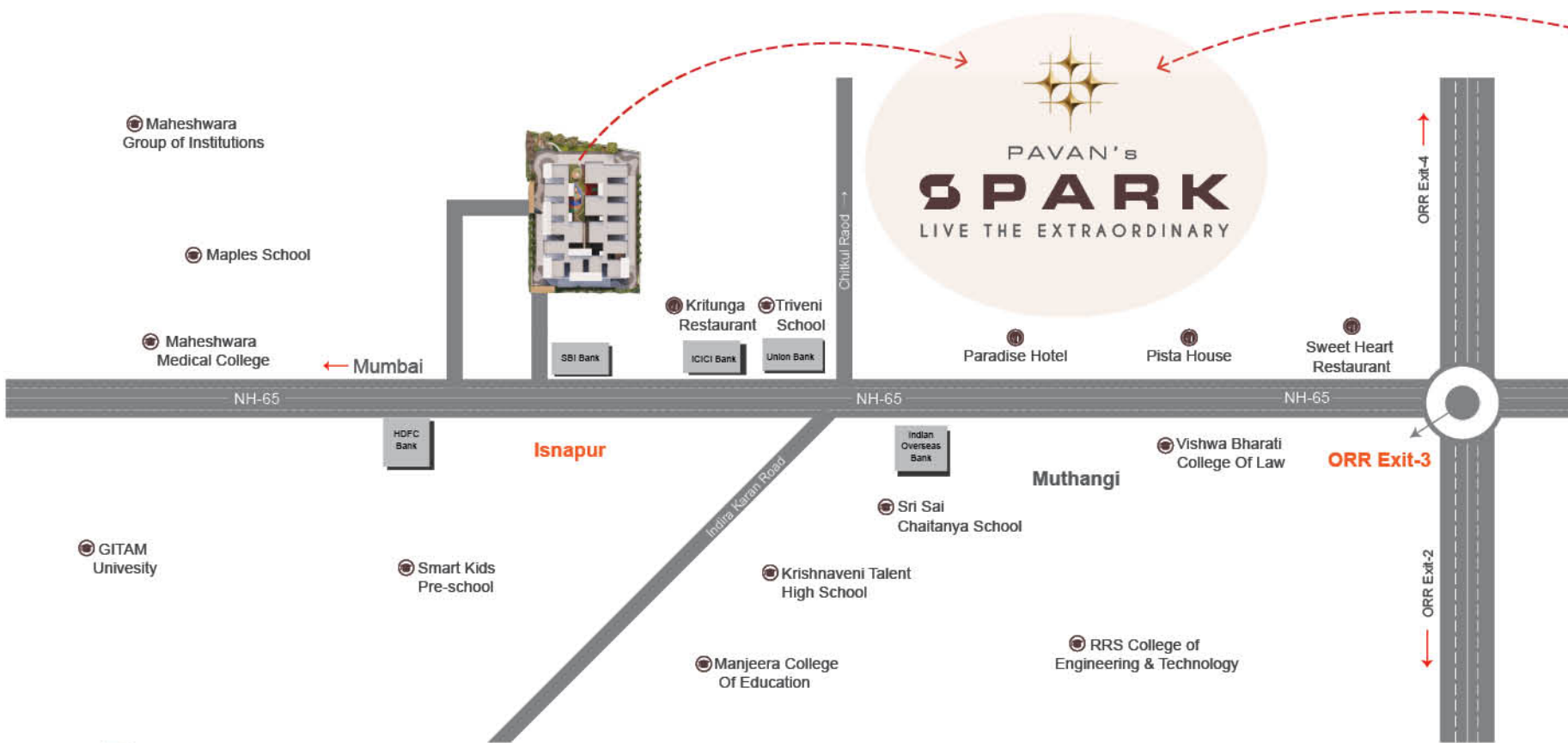


TOILETS:

All toilets are fitted with wall mounted EWC with concealed flush valve of Jaguar/ Cera/ Hindware RAK/ ESS or equivalent make. All CPP fittings & sanitary fixtures of Jaguar/ Cera/ Hindware or equivalent make. Wall mixer with shower for all the bathrooms. Provision for geysers in all the bathrooms.



AMENITIES: Facility for GYM, Indoor Games & Yoga/ Meditation/ Aerobics/ Multipurpose Hall, Supermarket & Beauty Parlour space will be provided.



Proximity

Connectivity		Education	
Mumbai Highway (NH-65)	- 01 min	Candidus International School	- 05 mins
Outer Ring Road (Exit 3)	- 05 mins	Maheshwara Medical College	- 07 mins
Lingampalli Railway Station	- 30 mins	GITAM University	- 12 mins
Financial District	- 30 mins	IIT HYD, Kandi	- 20 mins
Rajiv Gandhi International Airport	- 45 mins	The Gaudium International School	- 20 mins
Miyapur Metro Station	- 45 Min	Samashti International School	- 20 mins
Hospitals		Banks	
M.S Dhruva Women & Child Hospital	- 02 mins	State Bank of India	- 02 mins
Kakatiya Hospital	- 04 mins	APGVB Bank	- 02 mins
Maheshwara Hospital College	- 7 mins	ICICI Bank	- 02 mins
Continental Hospital	- 30 mins	HDFC	- 03 mins
AIG Hospital	- 30 mins	Union Bank of India	- 03 mins
Citizens Hospital	- 30 mins	Bank of Baroda	- 04 mins



Location Map (Not to Scale)



A Project by



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Project Financed By



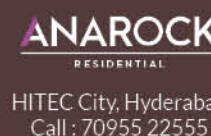
Project Approved By:



Architects & Engineers :



Strategic Partner :



Design & Branding :



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