



Discovering the Roadmap to **Elegance & Comfort**

Outdoor Amenities

- Cricket Practice Nets
- Outdoor Gym
- Swimming Pool (Toddler & Adult)
- Kids Activity Area
- Sandpit for kids
- Multiple Seating Areas
- Skating Rink
- Party Lawn
- Rain Water Harvesting
- Walking / Jogging Area
- Grand Landscaping
- Solar Fencing
- CCTV Monitoring
- Multipurpose Courts
- Half Basketball Court



Experience luxurious living at Srinidhi Iris, ideally nestled by the scenic Renuka Yellamma Temple in Bachupally. Our gated community offers a host of upscale amenities, from lush greenery to top-notch recreational facilities, fostering a vibrant community ambience. Embrace the blend of opulence and tranquility as you make Srinidhi Iris your cherished home, where every moment exudes unparalleled comfort and sophistication.

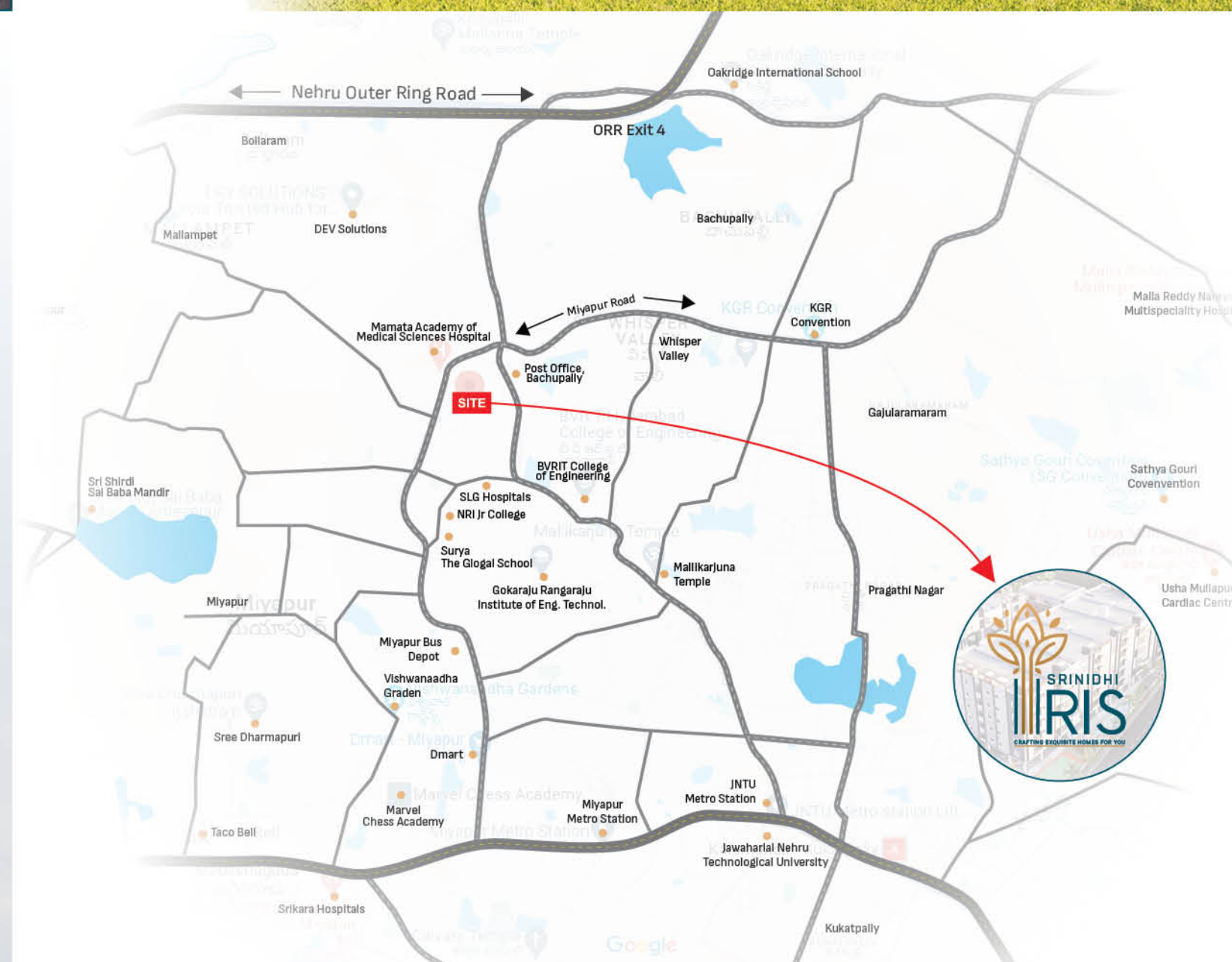


Mapping Out Your Journey to **Luxury & Comfort**

The Sreenidhi Iris clubhouse is a central gathering spot where residents socialize and unwind, fostering a sense of community and camaraderie. With its diverse amenities and inviting atmosphere, it's the perfect place to relax and connect with neighbors.

Club Amenities

- Banquet Hall
- Reception & Waiting Lounge
- Indoor Gaming Area
- Gym
- Yoga/ Aerobics Deck
- Mini Theater
- Super market
- Guest Rooms



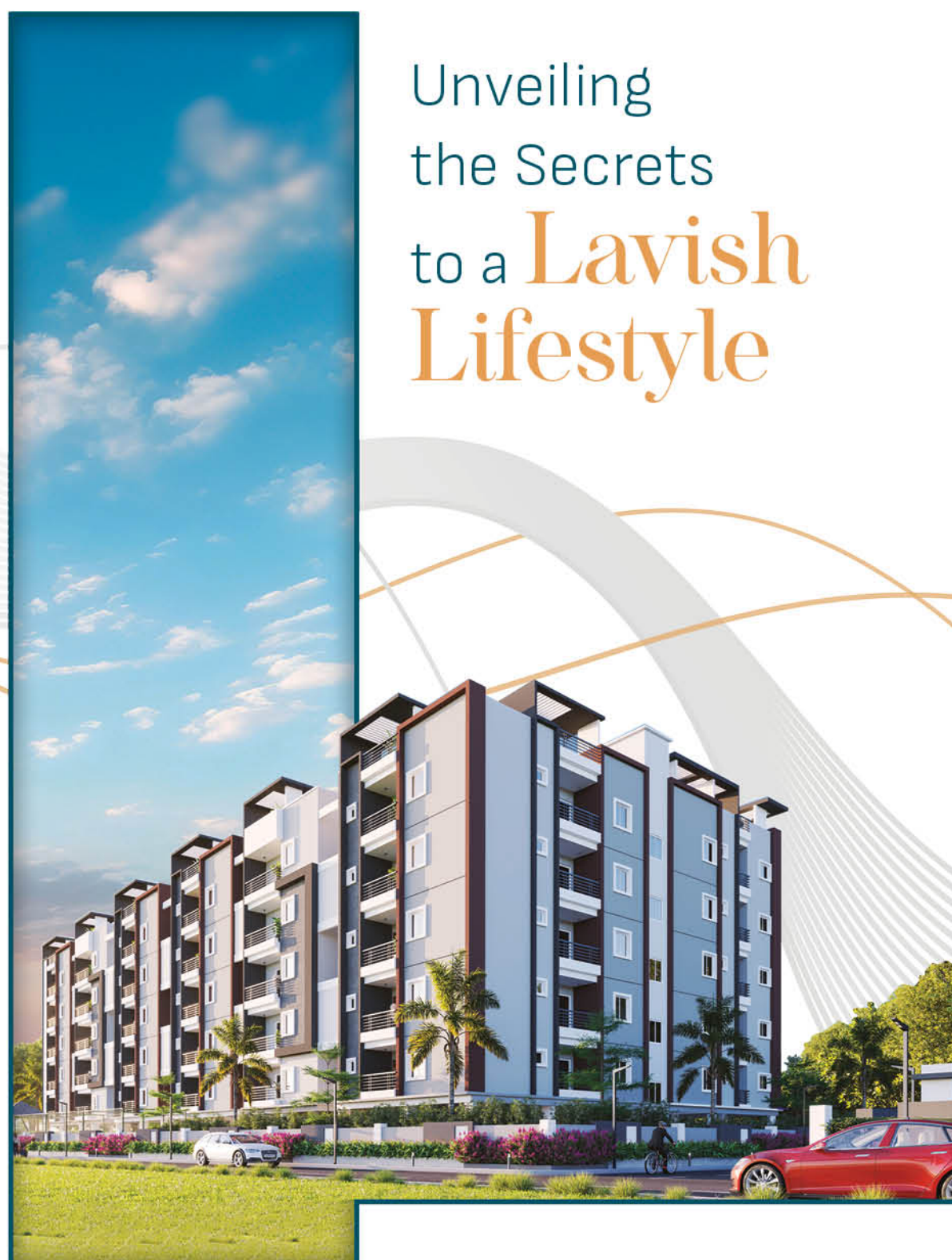
Location Map Not to scale



Scan QR Code for Location

Proximity

Post Office	- 3min	Nehru Outer Ring Road Exit-4A	- 12min
SLG Hospitals	- 5min	Vishwanaadha Graden	- 13min
Mamata Academy of Medical Sciences Hospital	- 5min	Miyapur Metro Station	- 14 min
BVRIIT College of Engineering	- 6min	Oakridge International School	- 15min
NRI Jr. College	- 8min	Marvelli Chess Academy	- 16min
D-Mart Nizampet	- 8min	Srikara Hospitals	- 17min
Surya The Global School	- 8min	JNTU Metro Station	- 17min
Malikarjuna Temple	- 9min	Sathya Gouri Covenvention	- 20min
Gokaraju Rangaraju Institute of Eng. Technol.	- 10min	Jawaharlal Nehru Technological University	- 20min
Miyapur Bus Depot	- 10min	Usha Mullaipudi Cardiac Centre	- 21min
D-Mart Miyapur	- 11min	Malla Reddy Narayana Multispeciality Hospital	- 24min



Unveiling the Secrets to a **Lavish Lifestyle**



The Pathway to Opulence your **Personal Expedition**

Srinidhi Iris offers a diverse range of amenities to enrich your lifestyle. Engage in revitalizing yoga sessions, access daily necessities at the supermarket, and host memorable events in the spacious banquet hall. Experience unparalleled convenience and comfort, all within the vibrant community of Srinidhi Iris.



A project by **Srinidhi BUILDING DREAMS**

Corporate Office: Srinidhi Projects, Survey No: 500, Opp to Kennedy Global School, Bachupally-Miyapur Road, Hyd, T.S.- 500 090.

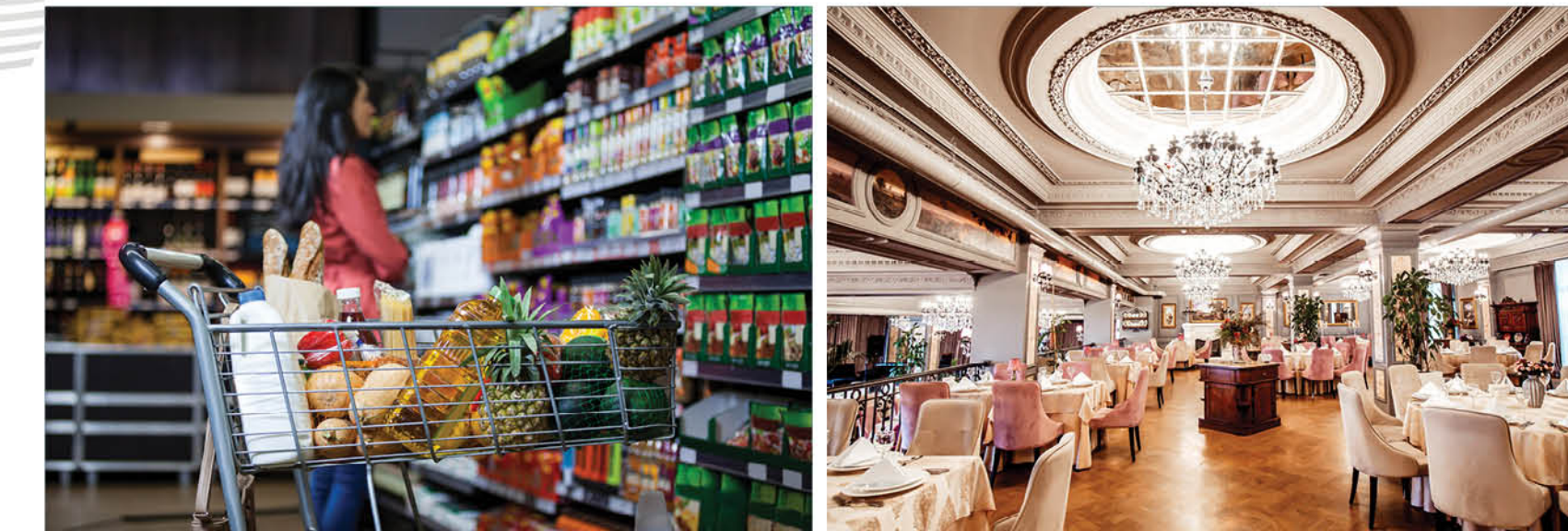
Site Address: S.no-407, Srinidhi Iris, Renuka Yellamma Colony, Opposite To Renuka Yellamma Temple, Bachupally, Hyderabad, T.S. - 500 090.

sales@srinidhi.com | srinidhiprojects.com **Contact: +91 733 733 1572 / 73 / 74.**

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.



2 & 3 BHK Luxury Apartments @Bachupally,Hyderabad.



Discover the Art of Refined Living

Explore refined living at Sreenidhi Iris, where elegance and sophistication meet in every detail. With meticulous attention to quality and comfort, elevate your lifestyle to new heights in the vibrant community of Sreenidhi Iris.



Experience the pinnacle of craftsmanship at Srinidhi Iris, where every detail reflects excellence. From impeccable waterproofing to sturdy doors and windows, our construction sets the standard for quality and durability.

SPECIFICATIONS

Structure:
RCC framed with earth-quake resistant loads.

Super Structure:
9" External walls x 4" Internal walls made with red bricks

Water Proofing:
For all toilets, wash areas & terrace area.

Doors & Windows:
Teak wood frame with teak veneer shutter for main door, all frames of teakwood in bedroom. Internal door molded flush doors, upvc windows wherever possible. Upvc sliding door in the balcony.

Plumbing & Sanitary:
EWC of reputed make. Wash basins in dining area & master toilet of reputed make single lever fixtures with wall mixer cum shower CPVC pipes for plumbing of premium make.

Flooring & Dado:
Flooring at lobbies and anti-skid vitrified tiles in common areas. 2x2 vitrified tiles in hall, dining and remaining glazed ceramic tile dado upto 6" height in all bathrooms of reputed brand.

Water Meter:
Individual water meter for each flat

Painting:
Premium emulsion with putty finish for interior walls & ceiling of premium brand. Premium emulsion or emulsion with luppam of textured finish for exteriors, as per architectural specifications. Polish for main door & enamel paint for all other doors.

Cable TV:
Provision for cable connection in master bedroom and living room.

Solar Power Fencing:
Solar power fencing all around the compound.

Kitchen:
Granite platform with stainless steel sink with provision for both municipal and bore water connection. With provision for fixing water purifier. Ceramic tile dado up to 2" height above kitchen granite platform provision for fixing exhaust fan or chimney.

Internet:
Provision for internet either with NNI network. Or with cable in the hall.

Electrical:
PVC insulated wires of premium make power outlets for geyser in all bathrooms power plug for cooking range, chimney refrigerator, microwave ovens and mixer/grinders in kitchen. Plug points for refrigerator and tv wherever necessary 3 phase supply for each flat and individual meter boards, ac point in all bedrooms.

Lift:
Automated lift of reputed make.

Telecom:
Telephone point in living area.

Power Back-Up:
100% Dg back-up for common areas and inside flats (fans and lights in all rooms) excluding acs, geysers & 15 amp sockets.

Note:
Registration charges, gst and any other taxes applicable as per government norms to be borne by customers only.



Typical Floor Plan

Flate No	01	02	03	04	05	06	07	08	09	10	11	12
Facing	West	West	West	West	West	West	East	East	East	East	East	East
Area In Sft	1550	1200	1525	1525	1200	1550	1850	1250	1625	1625	1250	1650

Elevating Everyday
to a Living Experience

The floor plan at Sreenidhi Iris offers spacious living areas, comfortable bedrooms, and modern bathrooms. The kitchen is well-equipped and designed for efficiency, while versatile spaces like a study or home office provide flexibility. Balconies or outdoor areas complement the living space, allowing residents to enjoy panoramic views and fresh air.

Step into a World
of Contemporary Bliss

