

RERA registration number  
P0240004538



It takes hands to build a house  
But only hearts can build home.

Plush. Peaceful. Pristine.

SM  
*Classe*  
Chandanagar



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IDE ADVT - 9908643949

2 & 3 BHK

Gated Community Luxury Apartments

@ Chanda Nagar

An address that elevates expectations and inspires great beginnings with grace. A living masterpiece of artistry that is beyond measure, honours the desire for sprawling spaces. Exclusively handpicked conveniences that serve superlative experiences. Here expectations aren't just met, but greeted with elegance.

**75 LUXURY 2 & 3 BHK APARTMENTS**  
**600 MTS. FROM HYD - MUMBAI HIGHWAY**  
**SIZES FROM 1280 to 2090 SFT.**  
**WIDE BALCONIES**

#### DYNAMIC ENTRANCE GATE



The brilliance of SM Classic starts even before you enter the premises. A stunning entrance Gate with a designer project signage welcomes you to a world of inspiration.

Experience  
Happiness,  
Where Every Season  
Grows Into A Memory.



Classe  
Chandanagar





NO COMMON WALLS • GOOD CROSS VENTILATION • VAASTU COMPLIANCE • WIDE DRIVEWAYS  
 QUALITY CONSTRUCTION • 24/7 SECURITY WITH CCTV SURVEILLANCE  
 AMPLE WATER SUPPLY • POWER BACK-UP FOR COMMON AREAS • TOT-LOTS • INTERCOM

# SM Classe Chandanagar



Stylish and Surprisingly Affordable!

The tower will be marked by modern architecture. Keeping in sync with the sleek lines of the facade, the apartments will have the most aesthetic interiors, superior fittings and finish. The rooms welcome you to a rhapsody of sunshine and breeze, while the views from the balconies quite take your breath away!

## Specifications

 <p><b>STRUCTURE</b>        RCC framed structure with 6" AAC Solid Blocks for exterior walls and 4" AAC Solid Blocks for internal walls. Internal and external double-coat cement plastering.</p>	 <p><b>PAINTING</b>        Internal : Two coats luppam / Birla putty and two coats of Asian Tractor Emulsion paint over a base of primer in all rooms.        External : Asian Apex painting with wall care putty and texture.        Common Area : Asian Tractor Emulsion.</p>	 <p><b>TILE CLADDING &amp; DADOING</b>        Toilets: Somany or equivalent designer malt ceramic tile dado up to 7'.        Kitchen: Glazed ceramic tile dado up to 2' height above kitchen platform.        Utility / Wash: Glazed ceramic tiles dado up to 3' height.</p>
 <p><b>DOORS &amp; WINDOWS</b>        Main Door: Teak frame with teak door shutter with melamine polish with brass / SS fittings.        Internal Doors: Teak wood frames with designer flush door with SS fittings.        Windows: UPVC sliding shutters with mosquito mesh track provision and designed MS painter grills.</p>	 <p><b>KITCHEN</b>        Black granite platform with stainless steel sink.        Provision for chimney, water purifier, microwave oven and washing machine in utility area.</p>	 <p><b>LIFT</b>        Six - passenger lifts with V3F of kone or equivalent.</p>
 <p><b>FLOORING</b>        Somany / Kazariya or equivalent 2' X 2' vitrified tiles flooring for hall, dining, kitchen, bedrooms, balcony and utility anti-skid tiles in toilet.</p>	 <p><b>TOILETS</b>        All toilets consist of        a) WB and EWC with Hindware / Parryware or equivalent make        b) Hot and cold wall mixer with shower, provision with geyser in all bathrooms.        c) All fixtures are CP-Coated of Hindware or equivalent make.        d) Health faucet of all toilets.</p>	 <p><b>ELECTRICAL</b>        a) Concealed copper wiring in conduits for lights, fans, power plug points wherever necessary.        b) Power outlets for air conditioners in all bedrooms.        c) power plug for cooking range chimney, refrigerator, mixer grinder in kitchen.        d) 3-phase power supply with individual meters for each flat.        e) Wiring FortuneArt / Polycab or equivalent make.        f) Switches Legend My Link or Equivalent make.</p>
 <p><b>STAIRCASE &amp; CORRIDORS</b>        Granite / Ceramic Tiles flooring for staircase and corridor, SS railing for staircase.</p>	 <p><b>COMMUNICATION</b>        Internet provision in each flat (FTH). DTH cable connecton in living, master and children's bedrooms.</p>	 <p><b>GENERATOR BACK-UP</b>        Reputed make Generator will be provided for all common services and all lights and Fan Points.</p>
 <p><b>SECURITY</b>        Intercom facility and CCTV cameras</p>		

NOTE : a) Shelves, chajjas lofts, arches or all kind of modifications /alteration are not allowed.  
 b) Flat will be handed over for woodwork / interiors after receiving 100% payment only, subject to payment of facilitating cost as may be decided by builder.  
 c) Registration Charges, GST and any other taxes applicable as per Government norms to be borne by customers only.

# Layout Map





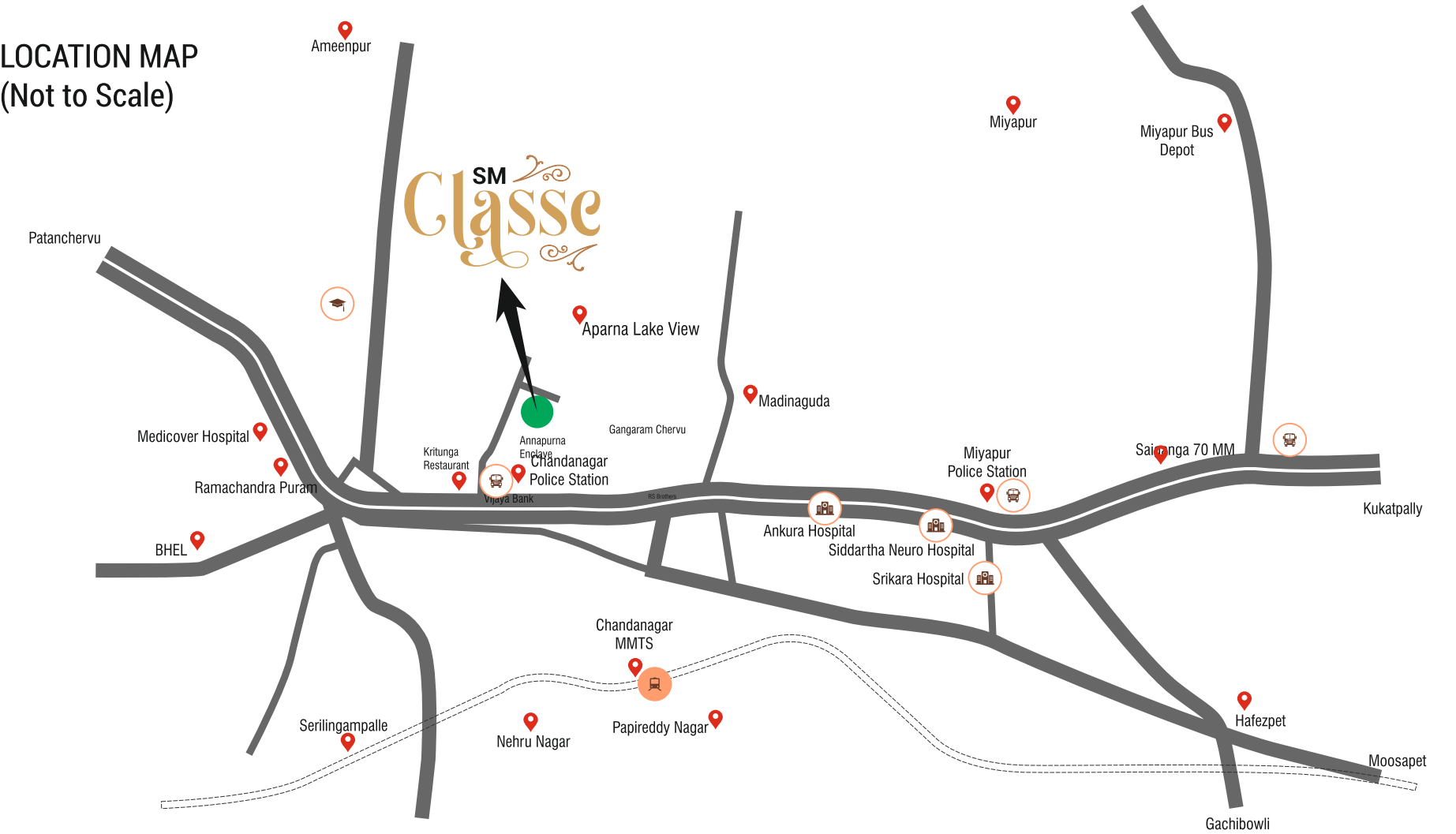
A privilege to celebrate everything in life



With state-of-the-art facilities to accommodate any event of yours, our picture-perfect venue to celebrate memorable moments of love, laughter, friendship and families. You can host a party or watch your children showcase their talent on special days

Badminton Court • Meditation Center • Gymnasium • Multipurpose Hall • Indoor Games Like Chess, Carom, Table Tennis & Snookers

LOCATION MAP (Not to Scale)



The best of world around you

Strategically located in Chanda Nagar, West Hyderabad - one of the fastest real estate growth zones in India, SM Classic boasts of easy connectivity to Hyderabad's major hubs. It is strategically located close to the Outer Ring Road and close to the urban life. The Gachibowli IT Hub and Financial District, the best of educational institutes, entertainment centers, healthcare centers are all in the vicinity.

Location

- Meru International School
- FirstCry Intellitots
- Orchids The International School
- OAKTREE KIDZ International
- Delhi Public School
- Kshatris Global School
- MNR High School (BHEL)
- Chanda Nagar MMTS - 2.5 KM
- Miyapur Metro Station - 6 KM
- KPHB Intercity Bus Stand - 8 KM

- Medicover Hospitals
- Ankur Hospital
- Sri Sri Holistic
- KIMS Hospitals
- IVY Leaf Hospital
- Apollo Spectra
- Citizens Speciality Hospital
- HITEC City - 10 KM
- Gachibowli - 8 KM
- ORR - 4 KM



MMTS  
2.5 KM



RESTAURANT  
600 MTS



RESTAURANT  
600 MTS



SHOPPING MALL  
1.5 KM



SCHOOL  
3 KM



BUS STOP  
1.0 KM



HOSPITAL  
2.0 KM