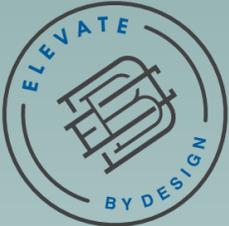


# Discover New Lifestyle

Luxury Highrise Apartment @ MOTINAGAR

A Project by:



**ENDECO**  
BUILDERS & DEVELOPERS

# TSS HEIGHTS

by ENDECO'S



# TS HEIGHTS

by ENDECO'S



## *Fusion Of Tradition & Contemporary*

TS Heights is a unique & Beautifully designed 240 residential apartments spread across 2 Acres with 3 Level of Parking & Upper 10 Floors.

An adobe of spacious 2, 3, & 4 BHK residences, nicely ventilated & thoughtfully distributed spaces to let you live just the way you always dreamt of. Its where a perfect equilibrium strikes between you and nature. Here you will find landscape design that is serene, a club house with world class Amenities & meticulously laid infrastructure to provide a supreme community living.



*Vastu Compliant*

*The place  
where life  
meets leisure  
with living*

*Premium  
Perfection of  
Luxury Living*



TS HEIGHTS BY ENDECO'S

TS  
HEIGHTS





*Life is Always a Celebration. Enjoy it here!*



*Experience a sense of well-being  
Outdoor Luxury Living!*

At TS Heights you would enjoy a sparkling conversation, pulsating music and joyous laughter with 55% of open space and only 45% of construction. With the sophistication at TS Heights, You'll find that all the Amenities & Features have been designed to make life more effortless & more luxurious. Relax your body, mind & soul at Yoga Studio, Sweat it out at State-of-art Gym, relish a bite at a Barbeque Corner, or Celebrate life at Multipurpose hall. Your kids can have a gala time at kids play area, while elderly may relax at the park in the cool of the day.

# S A T I S F A C T I O N

## Exclusive Club Amenities

TS Heights invites you to get very best of yourself with brilliantly integrated Clubhouse that delivers outstanding facilities, get those endorphin flowing with a workout in the Gym overlooking the pool. Replenish your mind, body & Soul in Yoga Studio & enjoy all health benefits - an all in one easy convenient location.

-  Swimming Pool With Deck
-  Open Air Gym
-  Yoga Lawn / Meditation
-  Cycling ./ Jogging Track
-  Barbeque Corner With Oven
-  Party Lawn
-  Children's Play Area
-  Landscaped Garden
-  Elderly Seating Area
-  Half Basket Ball Court
-  A/c Gymnasium
-  Multipurpose Hall



# UNWIND

# CELEBRATE

- |  |  |   |  |  |  |   |   |  |
|--|--|---|--|--|--|---|---|--|
|  Guest Room |  Association / Maintenance Room |  Entrance Arcade |  Pick-up & Drop Point |  100% Power Back-up |  24 HOUR SURVEILLANCE |  24/7 Security |  Intercom Facility |  Visitor's Lounge |
|--|--|---|--|--|--|---|---|--|

Experience communal Outdoor & recreational spaces that awe and inspire you. Enjoy some 'ME' time in beautiful landscapes, relax and unwind as you walk through the outdoors of community. Invite your friends for an evening get-together or prepare a community feast in Barbeque corner & relax under pergolas.

# SPECIFICATIONS



**ENDECO**  
BUILDERS & DEVELOPERS



## STRUCTURE:

Rcc structure designed to withstand wind & seismic loads for Zone-II built with tmt steel and ready-mix Concrete of reputed manufacturers.



## WALLS:

AAC/RED bricks 4" internal walls and 5" for external walls, wall to be finished with cement plastering in double coat.



## DOORS:

MAIN DOOR: Good quality HDF or WPC door frame, flush doors with melamine polish and S.S hardware.



## INTERNAL DOORS:

Doors frame HDF or WPC door frame with flush doors with S.S Hardware.



## WINDOWS:

UPVC best quality sliding windows with glass, mesh shutter provision and granite patti around windows.



## PAINTING:

Internal smooth putty finish with two coats of emulsion paint of reputed make over a coat of primer.



## EXTERNAL:

External: texture finish as per design & two coats of weather proof exterior emulsion paint of reputed make.



## FLOORING:

Vitrified floor tiles of reputed make in dining, living and bedrooms wooden finish tiles in master bedroom.



## KITCHEN:

Tiles upto 2 ft above polished granite platform with S.S Sink, Bore & Municipal Tap Water Connection. Provision for cabinets, exhaust fan, chimney and R.O.



## UTILITY:

Ceramic tiles upto 3ft all around with washing machine provision.



## TOILET:

Best quality acid resistant tiles upto 7ft and anti skid floor tiles. all toilets consist of wet & dry area. Single piece EWC'S, & wash basins of reputed make hot & cold water mixer with shower.



## ELECTRICAL:

(Concealed copper wire of standard make) power outlet of A.C's in Hall & Bed Room, power outlet for geysers in all bathrooms, power plug for cooking range, chimney refrigerator, microwave oven, mixer grinder in kitchen.



## TELEPHONE:

Intercom from security room to the Flat. Provision for internet connection.



## CABLE TV:

Provision for tv in master bedroom and living.



## POWER BACK-UP:

100% power back up in common areas. One Light & Fan in each room, one power outlet in living from Inverter.



## WATER SUPPLY & DRAINAGE:

First quality ISI Mark CPVC piping for Internal Plumbing. PVC pipes of ISI Mark of reputed make for all drainage lines.



## FALSE CEILING:

False ceiling in Hall / Living Area & POP Border in all Rooms.



## LIFTS:

High Speed Automatic 8 Passenger Lifts of reputed make like (Kone / Johnson / Schindler).



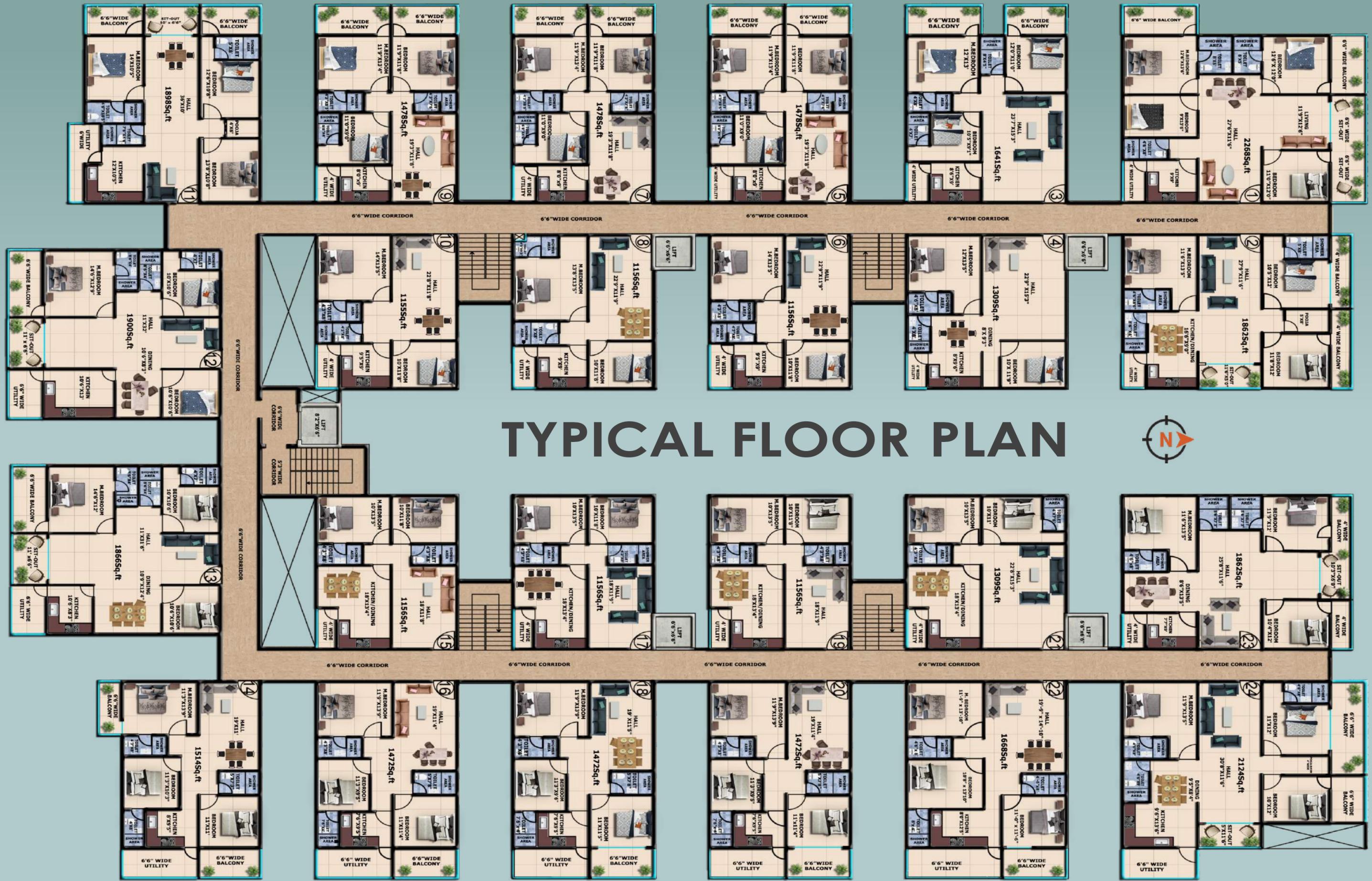
## PARKING:

3 - Level Parking with car wash facility at designated place and 2 EV points for Car Charging at each level.



## FIRE & SAFETY:

Fire Alarm & Public Address System on all Floors and Parking Area (Basement) as per the fire norms.



# TYPICAL FLOOR PLAN





# SECOND FLOOR PLAN





# FIRST FLOOR PLAN



**GYM**  
35'6" X 31'3"

**BANQUET HALL**  
83' X 31'

PARTITION

**SUPER MARKET**  
35'6" X 35'0"

**GUEST ROOMS**

6'6" WIDE CORRIDOR

1255sq.ft

1256sq.ft

1256sq.ft

1422sq.ft

1836sq.ft

1155sq.ft

1156sq.ft

1156sq.ft

1309sq.ft

1690sq.ft

1155sq.ft

1156sq.ft

1156sq.ft

1309sq.ft

1690sq.ft

1250sq.ft

1250sq.ft

1250sq.ft

1416sq.ft

1740sq.ft

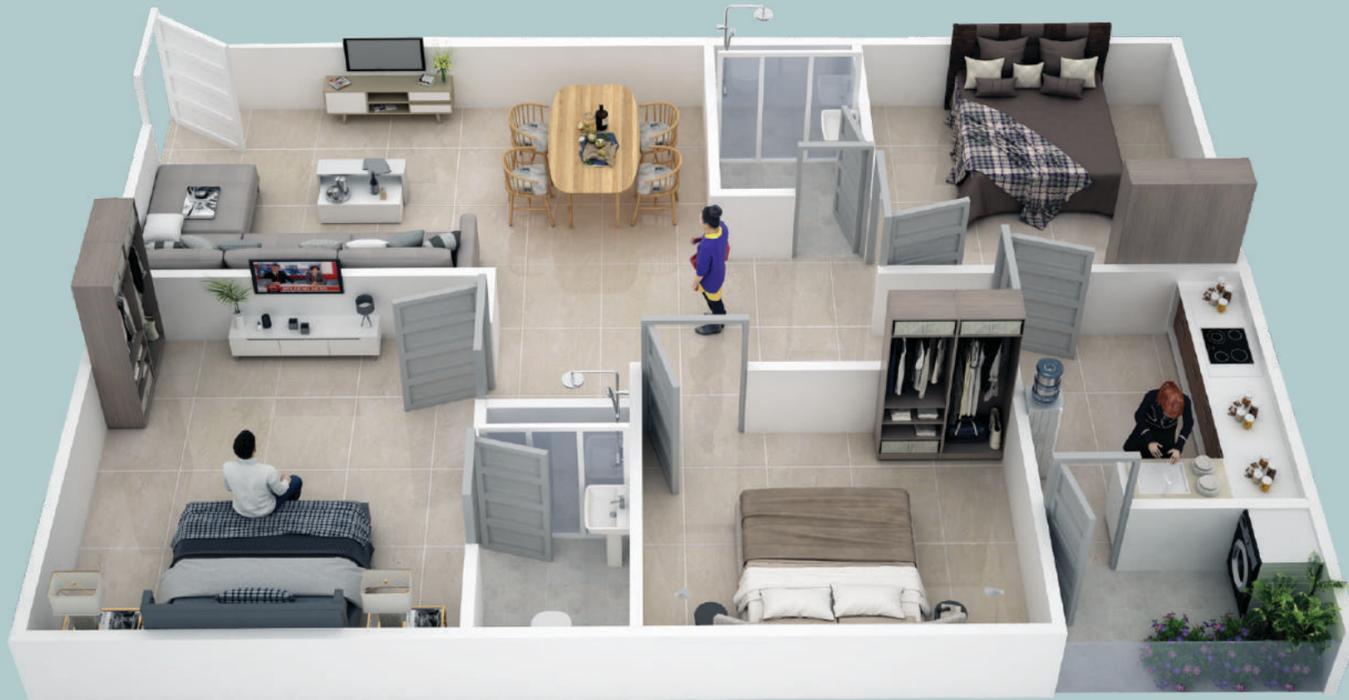
Type -101 - 1830 Sft  
3 BHK East Facing



Flat -119 - 1156 Sft  
2 BHK East Facing



Type -118 - 1250 Sft  
3 BHK West Facing



T - 02 - 1862 Sft  
3 BHK West Facing



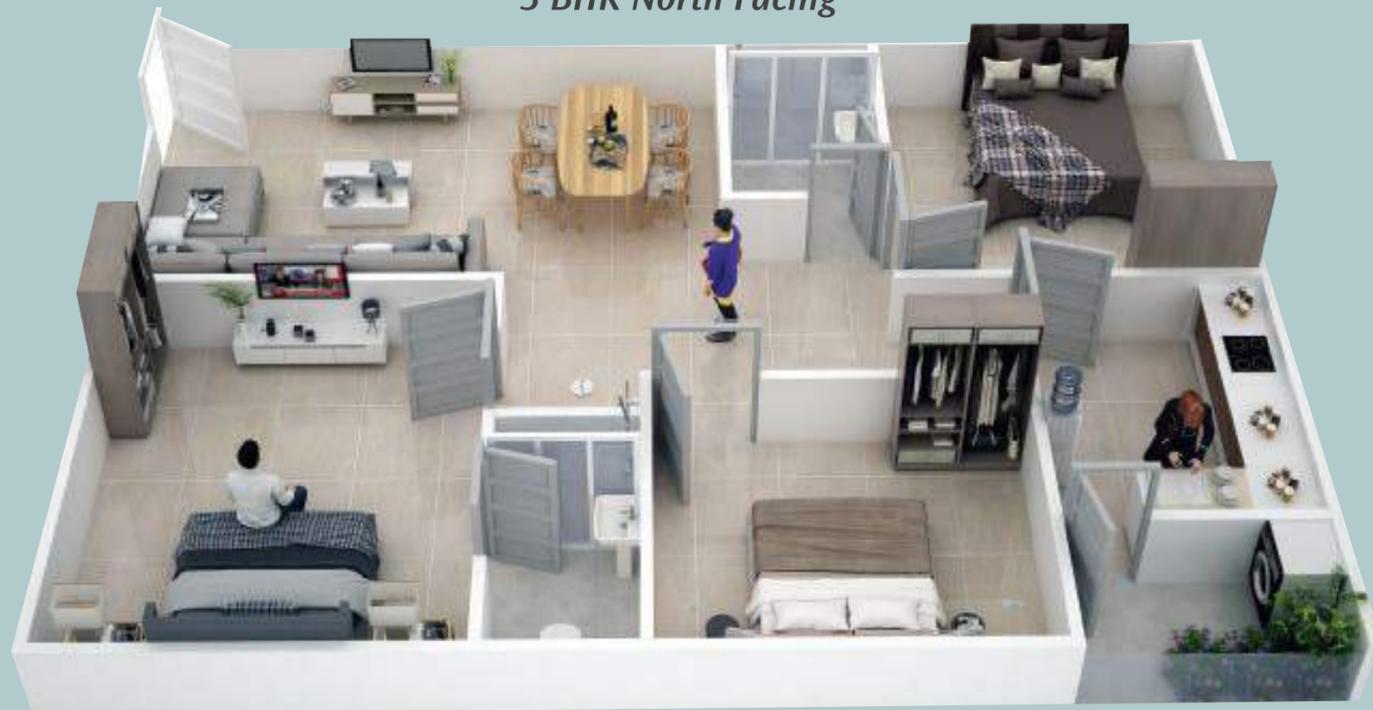
*T - 07 - 1478 Sft  
3 BHK East Facing*



*T - 14 - 1514 Sft  
3 BHK West Facing*



*T - 12 - 1900 Sft  
3 BHK North Facing*



*T - 22 1688Sft  
3 BHK West Facing*





## Community Highlights

### Premium Community Design

#### Entrance Arcade

Vaastu compliant: Conscious efforts have been taken during the design phase to ensure all the units are fully vaastu compliant.

### Secured Community

#### 24 Hours security at Entry / Exit for Apartment

Apartment security and visitor management system to ensure safety of all.

CCTV surveillance at pivotal points across the community.

### Nature Neighbours

To cater various age groups different activity spaces have been accommodated like Party lawn, meditation hall, children's play area, etc. Amphi Theater provision surrounded with lush greenery for a large & calmer seating, jogging / walking tracks / cycling in non-vehicular zone.

### Senior Citizen Friendly

Planned exclusive seating in a beautiful landscape.

Hand railings are provided wherever necessary and the entire community is accessible by wheelchair.

### Environment Friendly

Solar lighting for common spaces.

Rain water harvesting.

Sewage treatment plant.

## Learn more about us

Endeco Builders & Developers is a real estate company in Hyderabad since 1990 for setting trends in Residential property, developing with an aim to provide the best quality properties. The Company follows strict policy of adhering to best quality standards in construction, which usually are on par with the pre-requisites of the present industry standards.

Endeco builders & developers is a pioneer in residential gated community apartments in Hyderabad With 30 years of prominence & successfully completed projects. Our impeccable efficiency & remarkable management at every single stage of property development is the key to our success.

Started in the year 1990 by Mr. Mohammed Yakub & others, a leading real estate company of Hyderabad. We do not merely construct houses, we design homes that compliment the way you lead your life. Our homes are an extension of your personality & lifestyle.



1500 +  
Satisfied Customers



3 Million + Sft.  
of Construction Completed



2,60,000 + Sft.  
Of Construction Ongoing



3,00,000 + Sft.  
Of Construction Proposed

ON GOING PROJECT @ Hafeezpet



Endeco's Lakeview apartment is spread over 2 Acres, surrounded by nature and facing the lake located at Hafeezpet. Its a RERA Approved Gated Community Apartment with 6 floors and over 200+ Units.  
Project to be completed & handover by December 2023.

## COMPLETED PROJECTS



Pinnacle Pride-Begumpet



Pinnacle Palace-Begumpet



Marvel Residency-Somaiguda



Endeco's Pristine - Attapur



Endeco's County-Czech Colony



Endeco's Pristine - Sanath Nagar



### SCHOOL

Don Bosco School – 1 Km.



### HOSPITAL

Neelima Hospital – 0.5 Km.



### SHOPPING MALL

Next Galleria Mall – 6 Kms



### METRO STATION

Erragadda Metro – 1.5 Kms.



# ENDECO

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Design World  
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**Loan Facility**  
from all  
Leading Banks.

**Disclaimer:** This brochure is only a conceptual of the project and not a legal offering. The developer reserves the rights to make changes in the Elevation, Plan and Specification as deemed fit.