



UPGRADE TO  
LUXURIOUS  
URBAN LIVING

THEME   
*Imperial*

Distinction by Quality Living Spaces

ATTAPUR

# PREFERRED LOCATION FOR A PERFECT LIVING

Theme Imperial represents an opportunity to reside within a modern adobe. Thoughtfully designed apartments with attention to detail, especially crafted for the needs of the contemporary family. It is a luxurious project of 2 Cellars + Stilt + 12 Floors with 2, 3 & 4.5 BHK located strategically in Attapur to reach your work places comfortably.

The project is well connected to major MNCs, Malls, Schools, Hospitals and Multiple Dining options along with excellent connectivity caters to everyday conveniences.

- Integrated gated residential community at the most happening, centralised and convenient location - Attapur.
- Designed to indulge with a sanctuary of calm amidst the chaos of urban life. Other pampering facilities including landscapes, walk-ways and children play areas.
- In close proximity to International Airport, Financial District, IT Hub, Prominent Schools, Hospitals and Entertainment destinations.
- The Clubhouse includes Lounge, Gymnasium, Party Hall, Indoor Games and much more.



2, 3 & 4.5 BHK  
Flats ranging  
from 1470 to  
2655 sft sizes

14,000+ sft  
Lively & Vibrant  
Clubhouse

Phase-I, 5 Floors,  
Phase-II, 12 Floors  
with  
3 levels Car Park

208 Apartments  
spread in about  
2.25 Acres of land

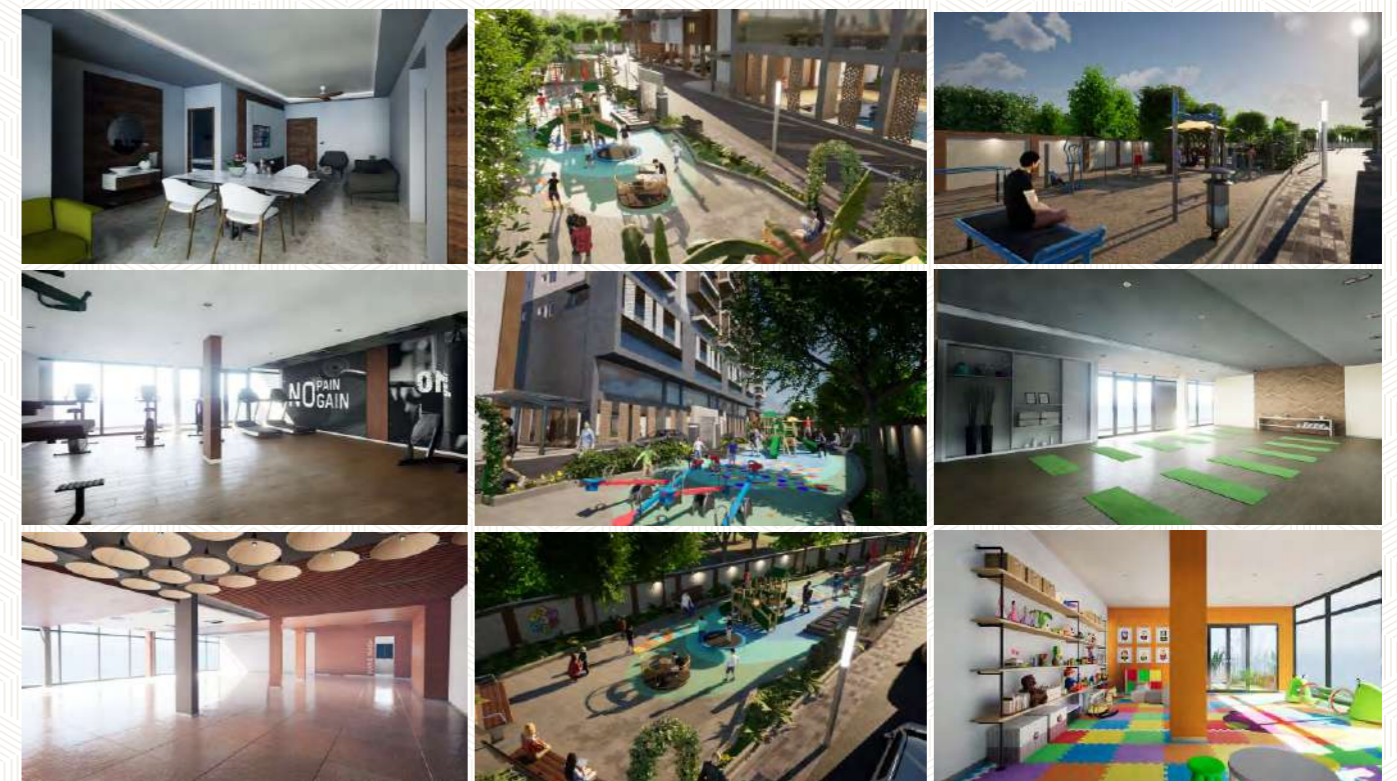


## AMENITIES

- Grand Entrance Plaza
- Half Basket Ball court
- Jogging Track
- Water body
- Cricket Practice Net
- Kids Play Area
- Pet Play Zone
- Badminton Court
- Party Lawn
- Open Gymnasium
- 7 Hi-speed Lifts
- Gazebo with electrical connection
- Water Treatment Plant
- Sewerage Treatment Plant
- Fire Fighting System
- Terrace Garden
- Terrace Party Lawn
- Electric Vehicle Charging Station
- Designer Landscapes
- Solar Fencing
- Rain Harvesting Pits
- Common Toilets for Maids/Drivers
- Generator Back-up
- Provision for Convenience Store
- Provision for Salon
- Provision for Laundry
- School Bus Waiting Shelter
- Round the clock Security System

## CLUBHOUSE FACILITIES

- Banquet Hall
- Gymnasium
- Indoor Games
- Aerobics
- Yoga Area
- Library
- Business Centre
- Coffee Area
- Water Body
- Provision for Creche
- Meeting Room
- Pre Function Area



# TYPICAL INDIVIDUAL FLOOR PLANS



FLAT No - 18 2170 sft



Flat No - 03 2655 sft



Flat Nos -05, 07, 09, 11, 13, 15 1845 sft



Flat Nos -04, 06, 14, 16 2075sft



Flat No -01 2250 sft



Flat Nos -08, 10 2655 sft



Flat Nos - 17 2090 sft



Flat Nos - 12 1470 sft



# SPECIFICATIONS

**Structure:** RCC framed structures to withstand wind and seismic loads as designed by licenced structural engineers.

**Super Structure:** Brick masonry with A-class moulded Fly-ash/ AAC blocks.

**Plastering:** Internal & External single coat plastering/Gypsum with sponge finish.

**Fire Fighting:** Fire fighting equipments as per standard Government norms for high rise buildings.

**Drainage:** PVC sanitary piping of Sudhakar /Prince or similar make.

**Water Supply:** CPVC /UPVC Of Ashirvad / Astral/Prince or similar make.

**Generators:** Emergency power supply full/partial for common areas, services and flats. Generators of Kirloskar/ Cummins or similar make.

**Lifts:** 6 nos of high speed automatic ten passenger lifts and one 16 passengers lift with ARD rescue device with V3F for energy efficiency of Schindler/ OTIS/ Kone/Thyssenkrupp or similar make.

**Internet:** CAT 6 cable connection provision for Internet in each flat to be connected till service shaft. Thereafter by service provider.

**Cable TV:** Multi channel viewing facility through cable networking in flat to be connected by service provider.

**Telecom:** Telephone points in flats to be connected by service provider. Points provided in Drawing Hall.

**Electrical:** Concealed copper wiring for power outlets, Miniature Circuit Breakers (MCB), Switches of Anchor / Legrand or similar make.

**Toilets:** Semi Pedestrian wash basin. ALL C.P. fittings & porcelain ware of American Standard/Grohe/ Kohler/ Jaguar or equivalent. Provision for geysers in all toilets.

**Kitchen:** Provision for fixing of Aqua-guard and provision for exhausts fan and chimney. Water inlet and outlet provision. No kitchen slab, sink & cladding is provided in the kitchen.

## PAINTING

**External:** Texture / Exterior emulsion paint of Asian / ICI/Berger or equivalent make as per the elevation.

**Internal:** Smooth finish with luppum, 2 coat of plastic emulsion paint of Asian/ICI/Nerolac or equivalent over a coat of primer.

## TILES CLADDING & DADOING:

**Utility:** Glazed ceramic tiles dado up to 3'0" height above flooring of Nitco/Kohinoor/Johnson/AGL/ Bonzer or equivalent.

**Bathrooms:** Glazed ceramic tiles dado up to Lintel height of Nitco/Qutone/Kohinoor/Jhonson/AGL or equivalent.

## FLOORING

**All Rooms:** Vitrified flooring 800x800 mm with skirting of Nitco/ Bonzer/Kohinoor/Jhonson or equivalent.

**Bathrooms:** Anti-skid ceramic tiles

**Corridors:** Vitrified tiles/Marble/Granite flooring as per Architect design.

**Staircase:** Landing & Steps with Vitrified/Granite/Tandoor stone/ Kota stone

**Lift Lobby:** Flooring and cladding with combination of Vitrified Tiles/ Granite/Texture as per the Architect design.

## WOOD WORK

**Main/Internal Door:** Medium Teak wood frame and flush door with lamination

**Windows:** UPVC / Aluminum powder coated window frame with Float Glass along with mosquito mesh of Aparna/ Dhabariya or equivalent.

Home loans available from:



Home Loans under approval from other major banks



SCAN QR CODE FOR LOCATION



**Theme Ambience Constructions Pvt. Ltd.**

Plot 1-B, H.No. 8-2-293/82/L/1-B, First Floor  
MLA Colony, Road No 12, Banjara Hills,  
Hyderabad - 500 034  
Tell :- 9391415884, 9391415599

TS RERA No: P02400004462



This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserves the right to alter or make changes in elevations, plans and specifications as deemed fit.