

RERA No:P02400006741  
RERA No :P02400006742

QUIET LIVING IN A LAP OF

LUXURY



**iTYA**  
H O M E S

SNEHITA HILLS, NEAR TSP ACADEMY

A Project By **TERMINUS**  
DEVELOPERS



**ITYA**  
H O M E S  
SNEHITA HILLS, NEAR TSP ACADEMY

JUST 2 MINS  
FROM  
**TSPA**  
JUNCTION

# LIVE LUXURIOUSLY AT SNEHITA HILLS

The ultimate living at Snehita hills, where luxury meets serenity in the fastest growth corridor of HYDERABAD.

Itya homes is in a residential enclave just two minutes from TSPA Junction situated on ORR.

This exclusive apartment complex has great connectivity to the city and national highways giving you a perfect blend of work life balance.

Itya homes is ' THE ONE ' for you and your family, giving you a great sense of exclusivity and pleasure.

**ITYA**  
H O M E S

SNEHITA HILLS, NEAR TSP ACADEMY



Itya homes under the leadership of Teminus Developers is building the most luxurious apartment highrise offering deluxe amenities and high standard living! Choose from 2 & 3 BHK units with spacious and modern floor plans, built in with sophistication.

*Its about time you upgrade to a quality residential experience at ITYA HOMES!*

**ITYA**  
H O M E S  
SNEHITA HILLS, NEAR TSP ACADEMY

# A WORK OF ART WITH DETAIL



# FEATURES OF ITYA HOMES

**JUST  
10 MINS TO  
FINANCIAL  
DISTRICT**

PROPOSED  
METRO STATION  
AT TSPA JUNCTION



TRANQUIL NEIGHBOURHOOD



JOGGING IN OXYGEN RICH  
FOREST PARK



STRATEGIC LOCATION

**ITYA**  
H O M E S

SNEHITA HILLS, NEAR TSP ACADEMY



TOTLOT IN PREMISES



TERRACE LANDSCAPE & WATERBODY

EXCLUSIVITY



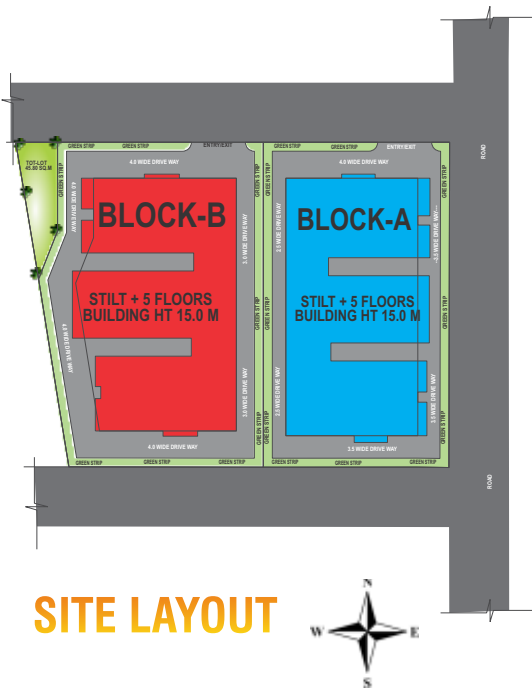
PROFESSIONAL SECURITY

HASSLE FREE DRIVING

**THE HUB  
SHOPPING  
CENTRE WITHIN  
2 MINS  
DISTANCE...**

Imagine living a life where you don't have to worry about traffic or missed appointments. With a proposed metro station at TSPA Junction, you're connected to every place in the city. Need to catch a flight from RG Intl. Airport? Have to commute to the IT Parks in Gachibowli? Easily done through proposed metro rail and Outer Ring Road. Arrive unruffled at your destination on time and in style.

## TYPICAL FLOOR PLAN



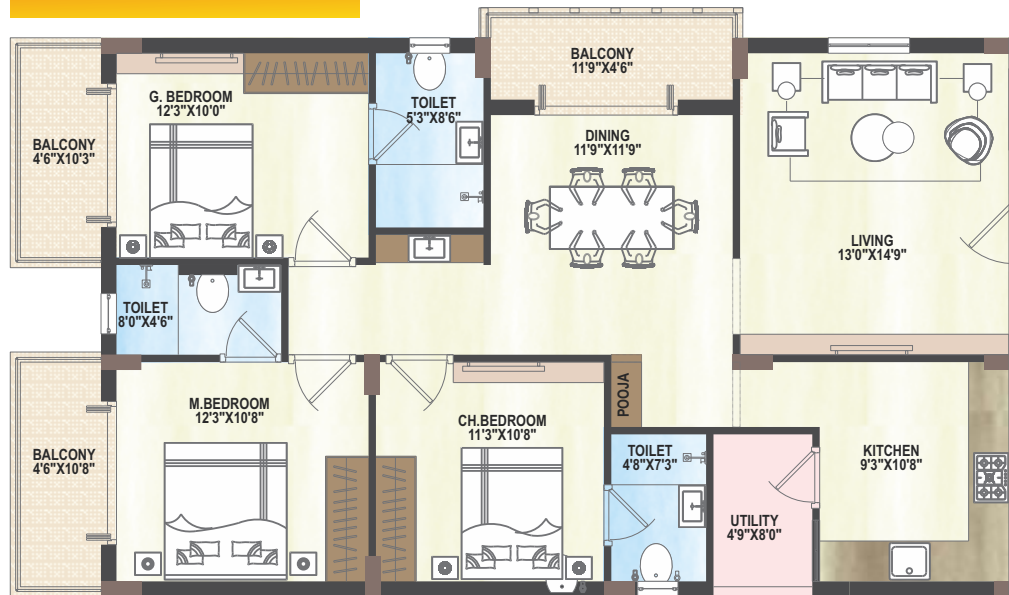
### SITE LAYOUT

### PROJECT HIGHLIGHTS

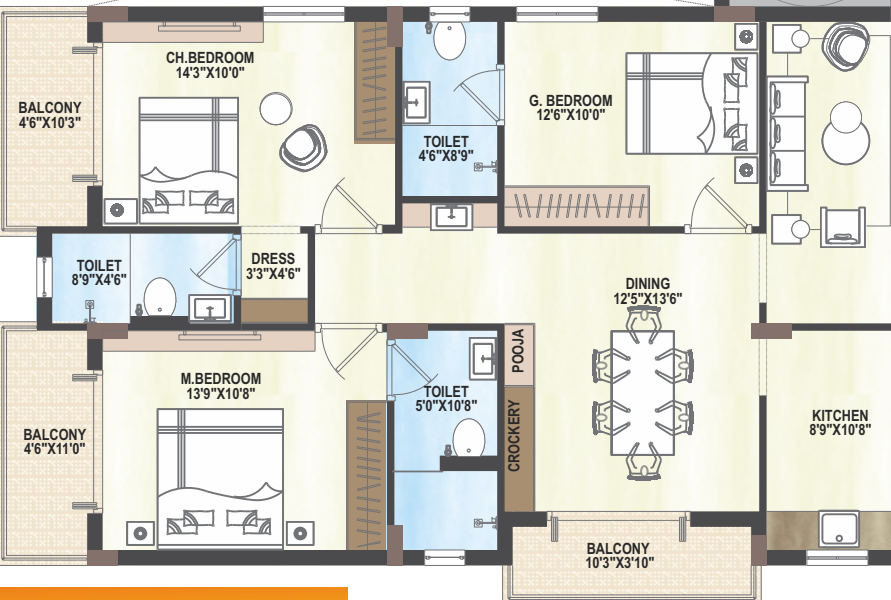
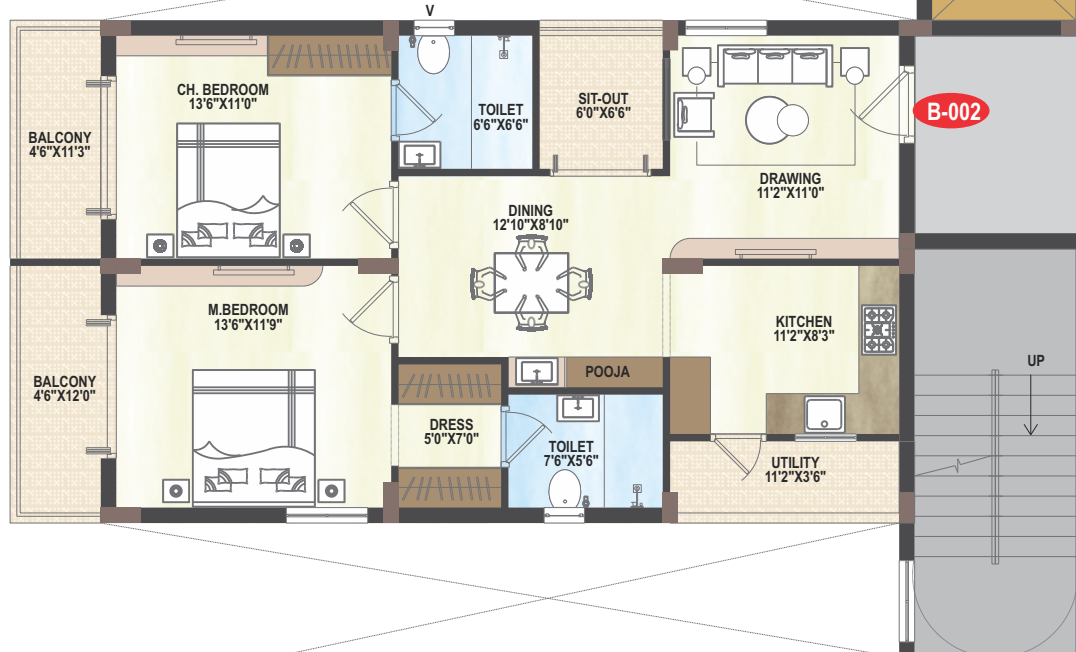
- Approved Residential Project
- 5-Floors 2 tower in 2000 Sq yds
- 30 Units of Two, Three-BHK Apartments Combination
- East & West facing apartment
- 1195 to 1780 sq.ft areas
- Prime location
- Elegantly planned luxury apartments
- Vastu compliant
- No common walls
- Stilt floor parking
- Tot lot
- Terrace water body
- 24-hr Security with Intercom & CC Tvs
- 100% Power Back-up
- One lift
- 3-Sides Roads

1690 SFT | EAST | 3BHK

**BLOCK-B**



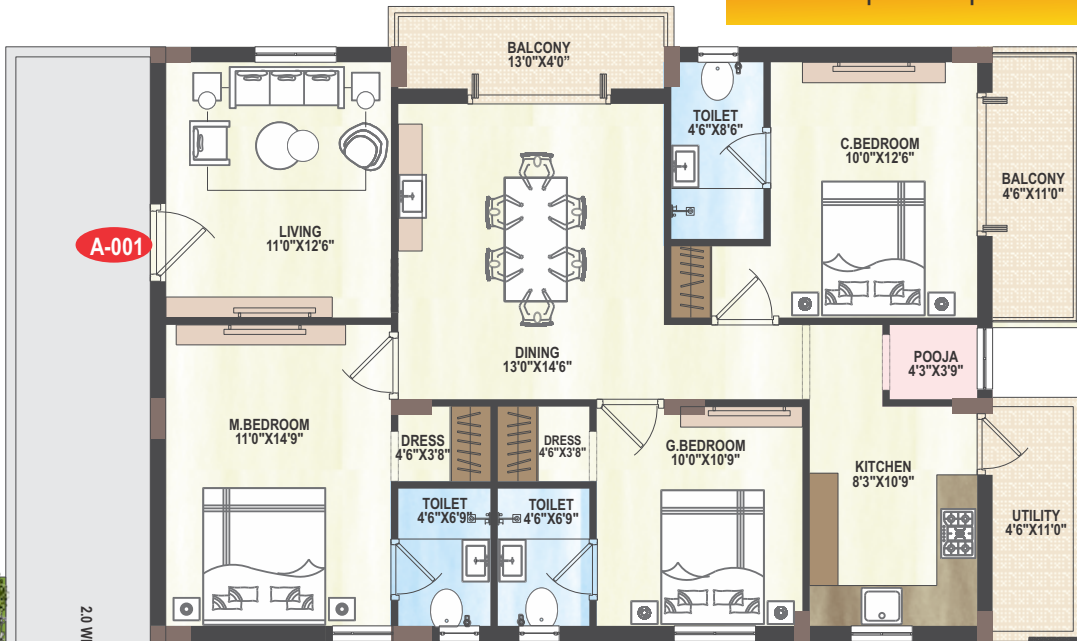
1355 SFT | EAST | 2BHK



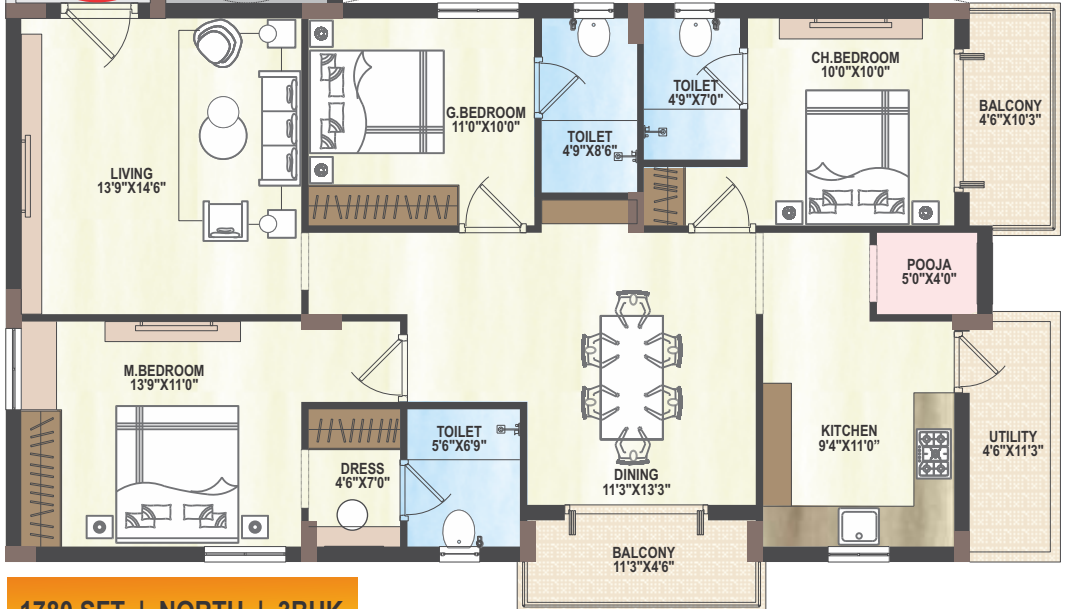
1775 SFT | NORTH | 3BHK

# BLOCK-A

1670 SFT | WEST | 3BHK



1125 SFT | WEST | 2BHK



1780 SFT | NORTH | 3BHK

B-001

A-001

A-002

A-003

---2.0 WIDE CORRIDOR---

AMENITIES

ENTRY/EXIT TO PARK

ENTRY/EXIT TO PARK

NORTH 3BHK

B-003

LIVING 13'0" x 14'9"

UTILITY 4'0" x 11'0"



# A PEACEFUL HOME IN HAPPENING LOCATION!

Looking to live in a serene & peaceful neighborhood and still reach Gachibowli IT Parks within 30 minutes? Look no Further!  
ITYA HOMES IS THE BEST CHOICE FOR YOU!

**ITYA**  
H O M E S  
SNEHITA HILLS, NEAR TSP ACADEMY

Financial District  
10 Mins

Mehdipatnam  
10 Mins

Wipro Circle  
15 Mins

Gachibowli  
15 Mins

RG Intl. Airport  
20 Mins







TSPA JUNCTION



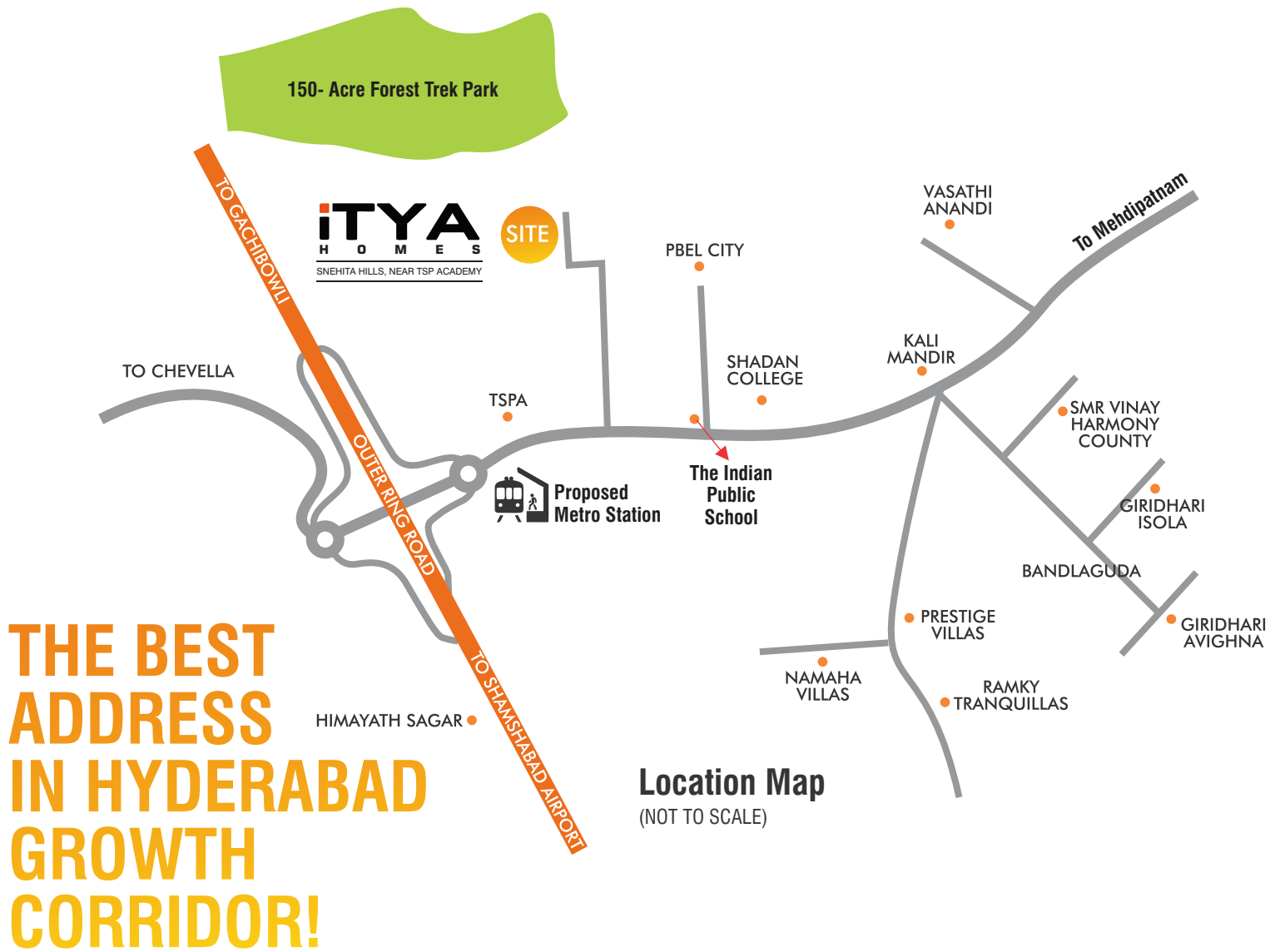
KALI MANDIR



GLENDALE ACADEMY



OAKRIDGE INTL. SCHOOL



**DISTANCES FROM SITE**

- TSPA Junction - **2 Mins**
- Proposed Metro Station - **2 Mins**
- The Hub shopping centre - **2 Mins**
- Kali Mandir, Bandlaguda Jagir - **5 Mins**
- Proposed West Point Mall at NCC Urban - **10 Mins**
- Glendale Academy - **5 Mins**
- Bharatiya Vidya Bhavan - **10 Mins**
- Kendriya Vidyalaya, Langar House - **10 Mins**
- Oakridge Intl. School - **15 Mins**
- Delhi Public School - **15 Mins**

# SPECIFICATIONS

## **STRUCTURAL DESIGN:**

Foundation & Structure R.C.C. Framed Structure to withstand wind and seismic loads as per Zone. Super Structures Red/Clay Bricks

## **PLASTERING:**

Internal: Cement plastering  
External: Cement plastering

## **PAINTS:**

Internal: Two coats of plastic emulsion paints  
External: Waterproof emulsion paint as per the Elevation

## **DOORS & WINDOWS:**

Main Door Teak frame and Teak shutter with wood finish on both sides fitted with good quality hardware of reputed make Internal Doors Painted wooden frame and molded skin shutter fitted with good quality hardware of reputed make.

French Doors UPVC Sliding Door with Mosquito mesh provision

Windows UPVC Sliding Door with Mosquito mesh provision with grill

## **FLOORING:**

Drawing/ Living/ Bedrooms/kitchen Vitrified tiles with 4" skirting of reputed make (600mm X 600mm) Sit out/Toilets/ utility Good quality antiskid acid-resistant tiles Common areas & Staircase Vitrified tiles with inlay work as per design.

**DADOING & CLADDING** Toilets Good quality Anti Corrosion 300mmx450mm designer tiles dado up to 7'-0" height of reputed make Kitchen Granite platform and tiles dado up to 2' height above the kitchen platform Utility Glazed ceramic tiles dado up to 3' height.

## **SANITARY & C.P. FITTINGS:**

1. All sanitary fittings of reputed make
2. All CP fittings of reputed make
3. Ceramic washbasin in all bathrooms
4. Hot & Cold wall mixer in all bathrooms
6. Provision for water heaters in bathrooms
7. S.S. steel sink of reputed Makes in Kitchen

**ELECTRICAL:** Concealed copper wiring of Polycab or equivalent make in conduits for lights, fan, plug, and power plug points wherever necessary of standard make

1. Power outlets for Air conditioners in bedrooms
2. Power outlets for geysers in bathrooms
3. Power plug for a chimney, refrigerator, micro wave ovens, mixer/ grinders in kitchen.
4. Plug points for T.V., wherever necessary.
5. Miniature Circuit Breakers (MCB) & ELCB for each Distribution boards of Standard make.
6. All electrical fittings of Anchor or equivalent make.

## **COMMUNICATION SYSTEM:**

1. Telephone point in the Drawing room.
2. Internet Cat 6 Cable for broadband at an appropriate place

**SECURITY FACILITIES:** CCTV cameras at the appropriate place for surveillance LIFTS V3F Lifts for energy Efficiency of reputed make.

**DG POWER:** 100% D.G. Back-up for common areas and One light One Fan and Refrigerator for each flat.

## **WATER SUPPLY**

Bore Water / Municipal water for Domestic use.

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

# LEADING THE CHANGE!

Itya Homes is promoted by M/s Terminus Projects, a construction major with an enviable portfolio of award-winning Mixed-use commercial spaces, Grade-A office spaces, Villa communities, 5-star service apartments and apartment high rises spread across Hyderabad. The company makes a qualitative difference with innovative designs using the services of talented consultants for matchless value proposition to customer investment.

## Some of Our Previous Ventures

**MARRIOTT SERVICE APARTMENTS**  
Gachibowli



**SLN VALLEY**, Yadagiri Gutta



**SLN TERMINUS**,  
Gachibowli

**SLN TERMINUS**  
live • work • shop • dine



**HAMPTONS**, Kondapur

*Hamptons*  
A little something for everyone



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PROMOTERS

**TERMINUS**   
DEVELOPERS

Architects:

**LIVE ARCHITECTURE & DESIGN**  
Laboratory for interactive visionary environment

PMC:



Structural Consultants:



For more Details, Please Contact:  
**+91 9888 5888 60**