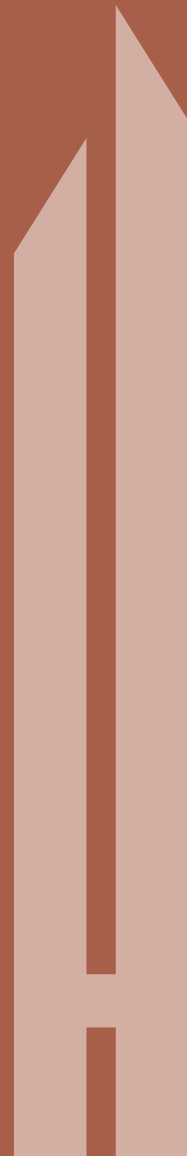


SMR-SM's VINAY
HEIGHTS

THE VIBRANT HOMES

An initiate of SMR Builders & SM Estates

HAPPINESS IS IN THE NEIGHBORHOOD



HAPPINESS
TOUCHES
NEW
HEIGHTS



When you are looking for a quality lifestyle that fits your dreams, welcome to SMR-SM's Vinay Heights in one of Hyderabad's most premium gated communities - The Neighbourhood.

A vibrant community of freedom and growth, The Neighbourhood in Bandlaguda Jagir, TSPA Junction houses uber-luxury properties like Boulder Woods, Casa Carino, Harmony County....and now, the very charming SMR-SM's Vinay Heights. Come home to happiness.

SMR-SM's VINAY
HEIGHTS
THE VIBRANT HOMES



*Images are illustrative



HAPPINESS IS
A LIFE AMIDST GREENS

The ambience is beyond imagination.
The opportunity to be a part of this elevated lifestyle
is now within reach.

SMR-SM's Vinay Heights is a picture of understated elegance. The single tower of 10 floors offers compact 2BHK and 3BHK apartments on landscaped grounds. The minimalist architecture caters to suave, urbane preferences. And all around you is the bounty of nature.

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*Images are illustrative

HAPPINESS IS A 360 DEGREE EXPERIENCE

SMR-SM's Vinay Heights promises a peaceful, pure and prosperous life to the stressed-out corporate dweller.

Each element speaks of sensitivity and an eye for detail. The tower is a stunner. The apartments are planned and designed to pamper residents of all ages. The entrance to the grounds is elegantly welcoming. The grounds are of the highest aesthetic standards. And the Clubhouse facilities are oh-so-exclusive with in the tower.





*Images are illustrative

HAPPINESS IS ANOTHER NAME FOR PEACE

Life changes for good when you move into our happy homes. Apart from the multiple avenues of recreation which you will find inviting all the time, one of the most significant aspects of this luxurious living is its community. Discover a whole new life with the most sensible people around.

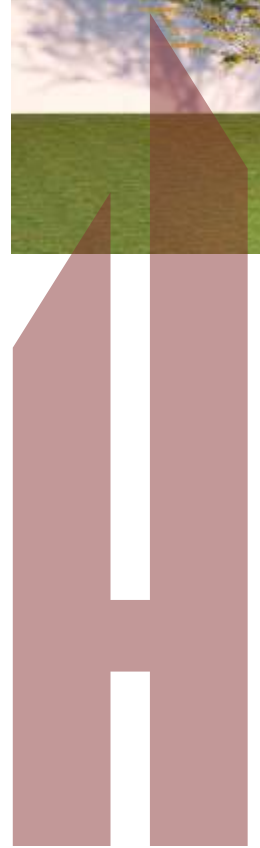
PROJECT HIGHLIGHTS

- | | |
|-------------------------------|---------------------------------------|
| HMDA-Approved Gated Community | Water treatment plant |
| 1 Towers, 10 Floors | 3-Level parking |
| 2 & 3 BHK apartments | 24-hr Security with Intercom & CC TVs |
| 1120 Sft - 1925 Sft areas | Fire Fighting System |
| Premium quality construction | Waste Water Treatment Plant |
| 100% Vastu | Centralized Piped Gas System |
| 24-hr Water supply | 24 hrs Power backup for common areas |





*Images are illustrative



HAPPINESS
IS ABOUT SETTING
YOURSELF FREE

The open skies, the green lawns and the fluttering butterflies create a canvas of colours. All around the stylish tower is a well thought-out landscape of ornamental trees, flowering shrubs, neat stone pathways and restful benches. It's a pretty mix of secluded spaces and community zones, so that you get the best of both worlds.

SMR-SM's VINAY
HEIGHTS
THE VIBRANT HOMES



A home is not just about the awesome interiors, it's equally about the activities you can enjoy.

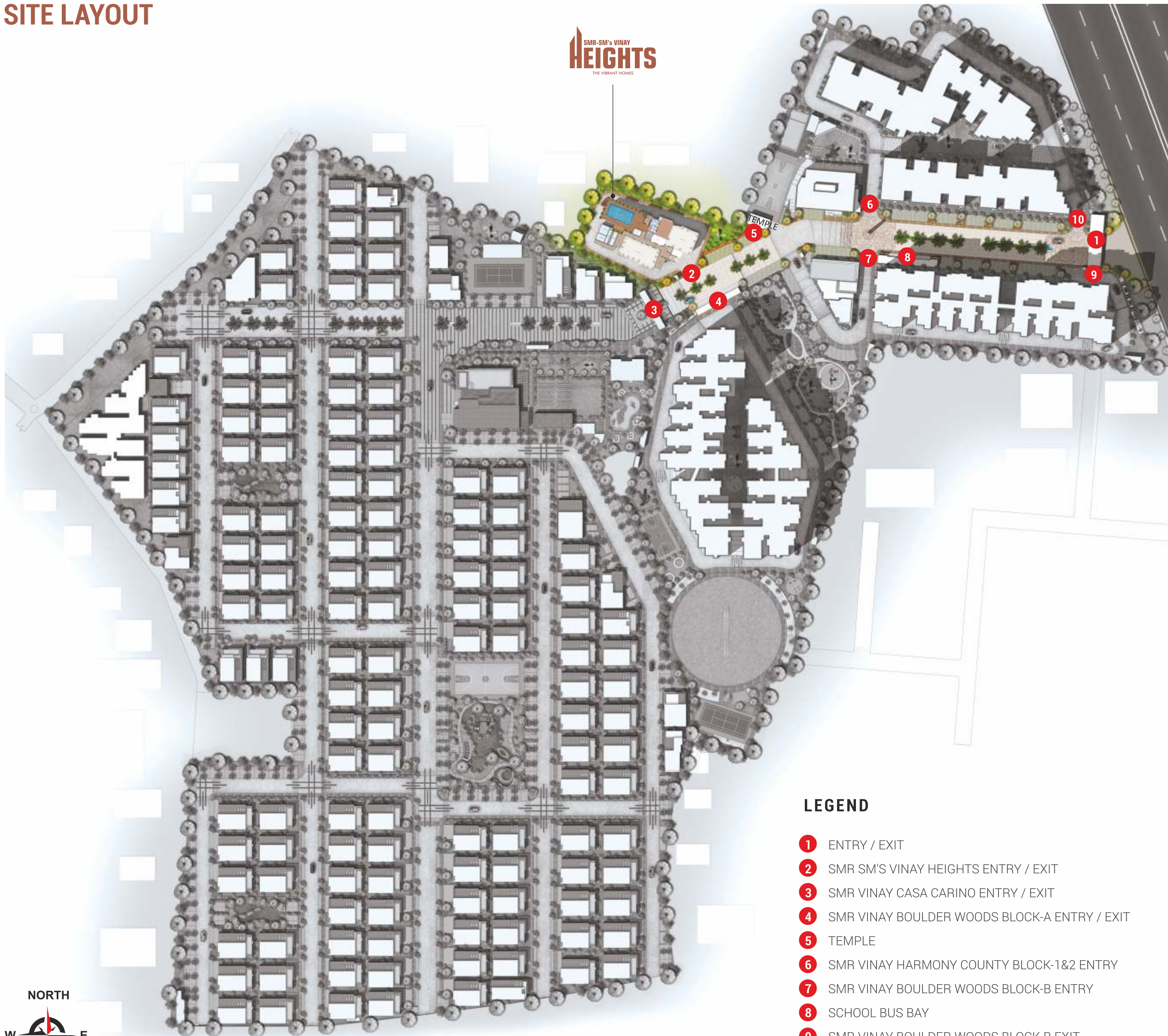
The Clubhouse facilities at SMR-SM's Vinay Heights gives you a plethora of options - the sparkling swimming pool, multi-purpose hall, gym and indoor games. There's something for everyone, all the time!

HAPPINESS
IS ALL YOU NEED
TO STAY ACTIVE

AMENITIES

- Guest Rooms
- Multipurpose Hall
- Swimming Pool
- Changing Rooms
- Indoor Games
- Gymnasium
- Terrace Party area

SITE LAYOUT



SMR-SM's VINAY
HEIGHTS
THE VIBRANT HOMES

LEGEND

- 1 ENTRY / EXIT
- 2 SMR SM'S VINAY HEIGHTS ENTRY / EXIT
- 3 SMR VINAY CASA CARINO ENTRY / EXIT
- 4 SMR VINAY BOULDER WOODS BLOCK-A ENTRY / EXIT
- 5 TEMPLE
- 6 SMR VINAY HARMONY COUNTY BLOCK-1&2 ENTRY
- 7 SMR VINAY BOULDER WOODS BLOCK-B ENTRY
- 8 SCHOOL BUS BAY
- 9 SMR VINAY BOULDER WOODS BLOCK-B EXIT
- 10 SMR VINAY HARMONY COUNTY BLOCK-1&2 EXIT

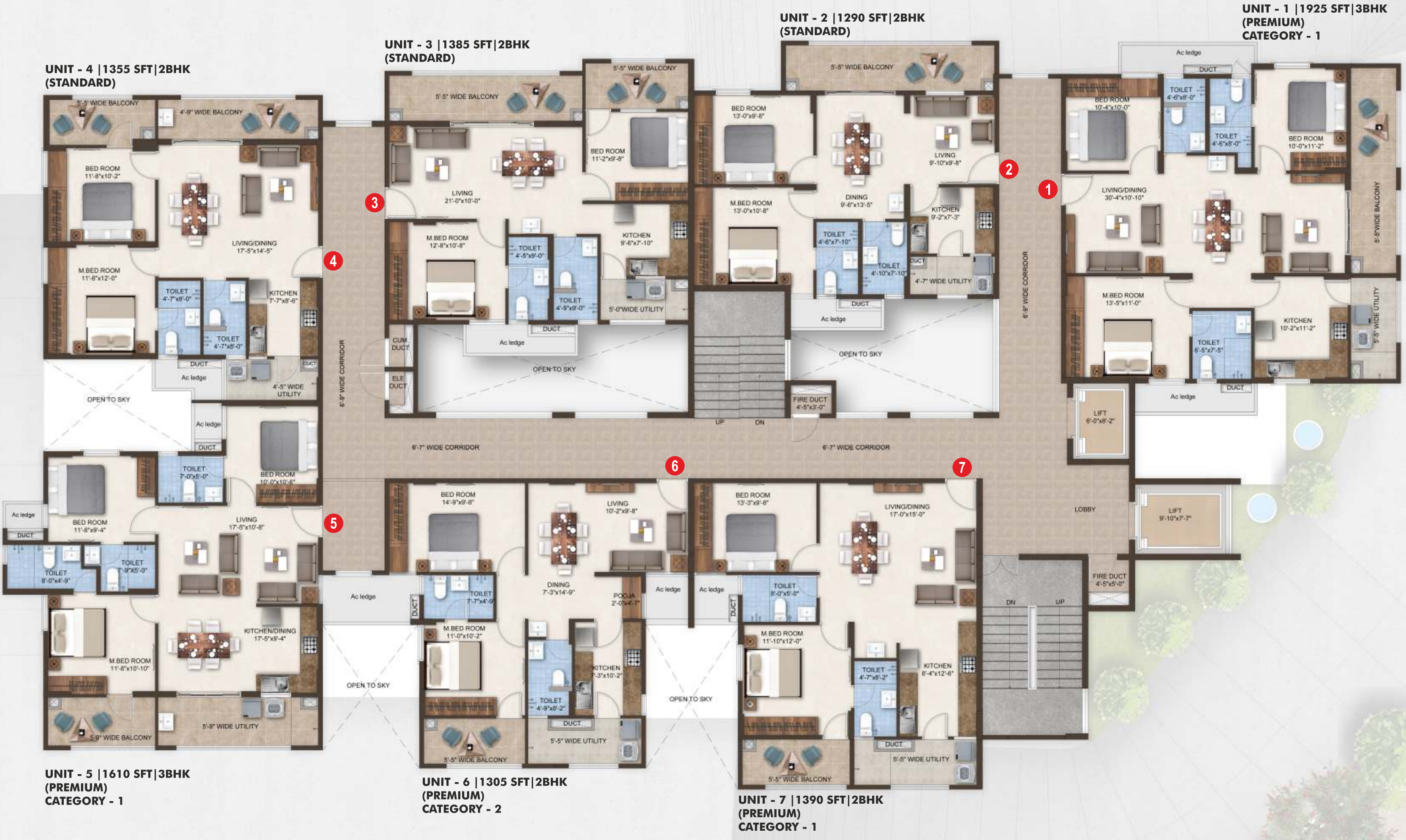


SMR-SM's VINAY
HEIGHTS
THE VIBRANT HOMES

FIRST FLOOR PLAN



TYPICAL FLOOR PLAN



TERRACE FLOOR PLAN



ABOVE TERRACE FLOOR PLAN





SPECIFICATIONS

FOUNDATION & STRUCTURE

RCC framed structure designed to withstand wind & seismic loads.

SUPER STRUCTURE

6"/4" thick solid cement block with 12mm thick smooth plastering.

DOORS

MAIN DOOR: Maindoor frames of Teakwood and Flush Shutter with both sides Veneer with polishing & designer hardware of the standard brand.

INTERNAL DOORS

FRAMES: Teakwood frames

DOORS FACING LIVING AND DINING - Flush shutters with one side veneer polished and other side enamel paint finish

REMAINING DOORS - Flush shutters with enamel paint finish on both sides

HARDWARE: Designer hardware of the standard brand.

WINDOWS

UPVC Windows frames and sliding shutters with 5 mm thick glass with safety grills (M.S) with enamel paint finish where ever required.

PAINTING

EXTERNAL: A coat of texture, coat of primer and exterior emulsion paint of the standard brand.

INTERNAL: Two coats of luppum, one coat of primer and two coats of emulsion paint of standard brand.

FLOORING

LIVING, DINING, BEDROOMS & KITCHEN

Vitrified Tiles flooring of the standard brand.

TOILETS, BALCONY & UTILITIES

Anti skid ceramic tiles flooring of the standard brand.

CORRIDORS, STAIRCASES & LIFT LOBBIES

Granite/ Vitrified tile flooring and fire stair case with tandoor stone flooring.

TOILETS

Glazed ceramic tiles dado of the standard brand upto 7'-0" height.

UTILITIES / WASH

Plumbing provision for washing machine and wet area for washing utensils etc.

BATHROOMS

Toilets with European WC, wash basin, CP and sanitary fittings of standard brand.

PLUMBING LINES

DRAINAGE/SEWAGE: PVC pipes and PVC fittings.

WATER SUPPLY LINES

INTERNAL AND EXTERNAL: CPVC or UPVC pipes and fittings.

INTERNET/CABLE TV/INTERCOM

Provision for internet, DTH in hall and all bedrooms.

Intercom facility to all the units connecting security.

ELECTRICAL

1. Concealed copper wiring with PVC insulated wires and modular switches of standard brand.

2. Two way switches for fan & light in all bedrooms.

3. Power points for refrigerator, microwave ovens, mixer/grinders, chimney and Hob in kitchen, washing machine and Dishwasher in utility areas.

4. Provision for geyser points in bathrooms.

5. Provision for AC points in hall & all bedrooms.

6. TV Points in hall & all bedrooms.

SECURITY/ BMS

Sophisticated round the clock security systems and surveillance cameras at the main security.

FIRE & SAFETY

Fire hydrants and fire sprinklers system in basements.

CLUB HOUSE & AMENITIES

Multi purpose hall ,indoor games , swimming pool, gymnasium, changing rooms for swimming pool, guest rooms, terrace party area and out door play equipment.

Wake up to good mornings as the breeze and birds serenade you. Breathe fresh oxygen as you look down on lush green open grounds.

Cheer your favourite cricket team or cook up something delicious in the well-designed nooks and corners. The vastu-compliant units usher in a lifetime of health and happiness with your loved ones.

**HAPPINESS
UNLOCKS A WORLD
OF SUNNY VIBES**

LOCATION MAP
(NOT TO SCALE)



ORR

KEY DISTANCES

Crayons Hospital - 2 Mins
Suncity Nursing Home - 6 Mins
Premier Hospital - 10 Mins
Olive Hospital - 12 Mins
Sunshine - 20 Mins
Continental Hospital - 22 Mins

Glendale Academy - 5 Mins
Time School - 3 Mins
Kendriya Vidyalaya - 13 Mins
Sreenidhi International School - 13 Mins
Rockwell Intl. School - 18 Mins
Phoenix Greens School - 18 Mins

Shadan Medical College - 5 Mins
Bhaskar Medical College - 18 Mins
Vasavi Engg College - 12 Mins
CBIT - 20 Mins

Proposed Budvel IT Cluster - 5 Mins
Proposed Metro Station @TSPA Junction - 5 Mins
Mrugavani National Park - 8 Mins
Mehdipatnam - 15 Mins
Gachibowli Junction - 20Mins
HITEC City - 25 Mins
Financial District - 20 Mins
Shamshabad Airport - 25 Mins

HAPPINESS
IS BEING ON A SHORT
FLIGHT TO HOME

The most significant advantage of living in Bandlaguda Jagir is the planned connectivity to the airport and to all prominent IT Parks, Financial District, HITEC City, Raidurg and near to proposed "Budvel IT Park". There is an upcoming Metro line connecting Bandlaguda Jagir directly to the Shamshabad Airport to all IT Parks and easily accessible to residents of the neighbourhood. That assures you of a quick and comfortable commute between work and home.



Golconda Fort



Glendale Academy



Microsoft



Wipro



ISB



Infosys



Gachibowli Stadium



RGI Airport



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Chief Consulting Architect

Ar. S. Ram Reddy

B.Arch, M.Hg., A.I.I.A.



K. Madhusudhan Reddy
B.E.

Sri K. Madhusudhan Reddy brings his vast experience in construction field to make a difference to Casa Carino.

A Bachelor of Engineering by education and a visionary in offering lifestyle to home seekers, M Reddy has over 20 years of experience in developing layouts and building apartments.



S. Pruthviraj Reddy
B.Arch, A.I.I.A.,
M.S.(Construction Management) USA
Executive Director

Mr. S. Pruthviraj Reddy is the inspiration and driving engine of Casa Carino. He is an Architect and a very widely travelled person with a Masters from USA. He is initiating a new direction, takes the organization forward and contributing immensely in delivering Casa Carino from conception to the construction and finishing of an exceptional project.