



2 & 3 BHK GATED COMMUNITY APARTMENTS



CHANDANAGAR
AMEENPUR ROAD

The Espino

**WHERE OPULENCE
AWAITS YOUR ARRIVAL**



OUTDOOR AMENITIES

Club Vivian | Siddhi Vinayaka Temple | Amphitheatre | Tennis Court | Half-Basketball Court
Cricket Net Practice Court | Walking/Jogging Track | Children Park | Entry Eyeland
Main Entrance With Lounge | Landscaping With Seating Area | CCTV Surveillance | STP Plant
Central Vista | Landscaped Lawns | Visitors Parking | Rain Water Harvesting | Solar Fencing
All around the project greenery



Unleash the Extraordinary

clubhouse amenities that elevate your experience
39000 sft.



CLUB HOUSE AMENITIES

Build-up area of 39,000sft. in 4levels | Association office | Reception and waiting Lounge
Banquet Hall | Multi purpose Hall | Knowledge Centre | Supermarket | P H C with Pharmacy
Creche | Guest Rooms | Food court | Toilets and change rooms | Fitness Center /GYM
Indoor Badminton Court | Terrace Swimming Pool | Yoga/Meditation Hall

MASTER PLAN



7 ACRES
Land Area

6
Blocks

10 Floors
+2 Level Parking

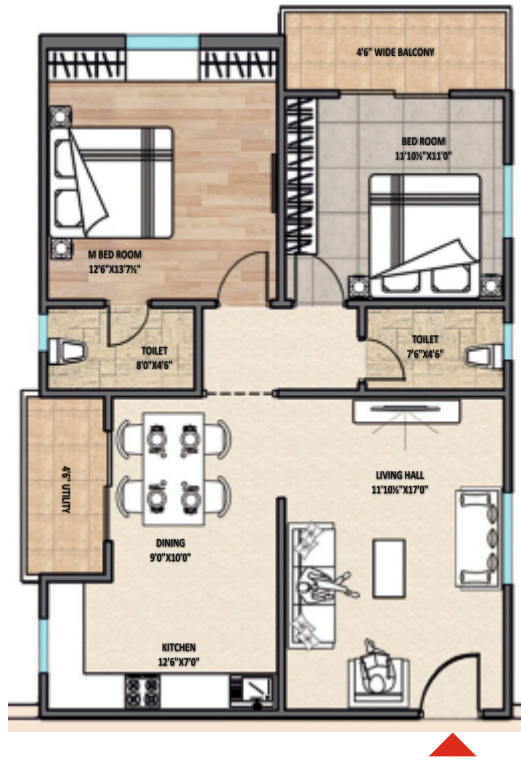
550 Flats
2 BHK
1084-1300 SFT.

240 Flats
3 BHK
1450-1779 SFT.

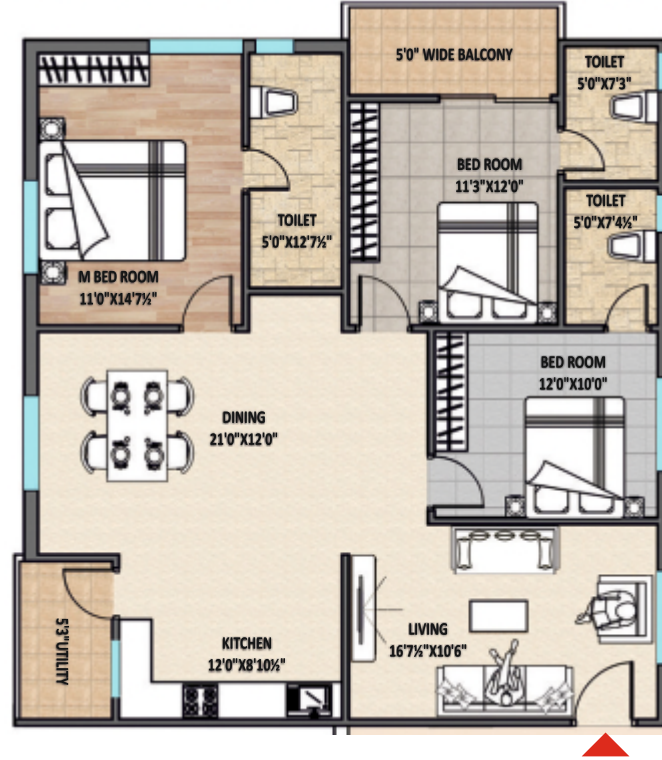
Club House
39,000 SFT.

FLAT PLANS

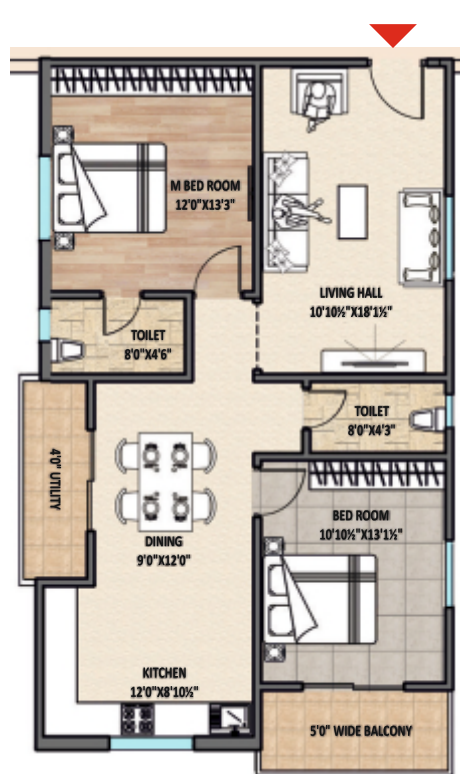
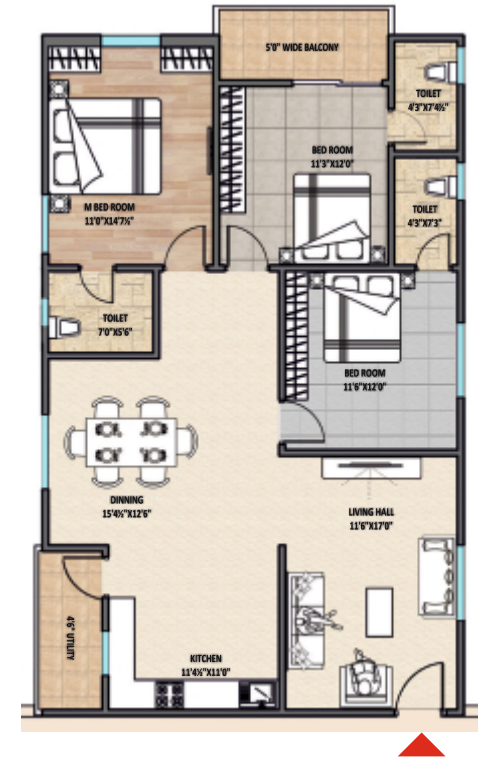
2BHK EAST
1248 SFT.



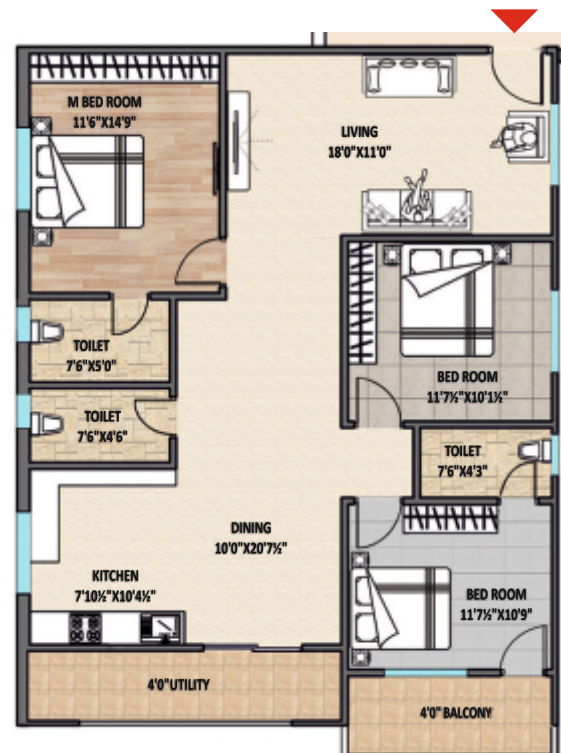
3BHK EAST
1697 SFT.



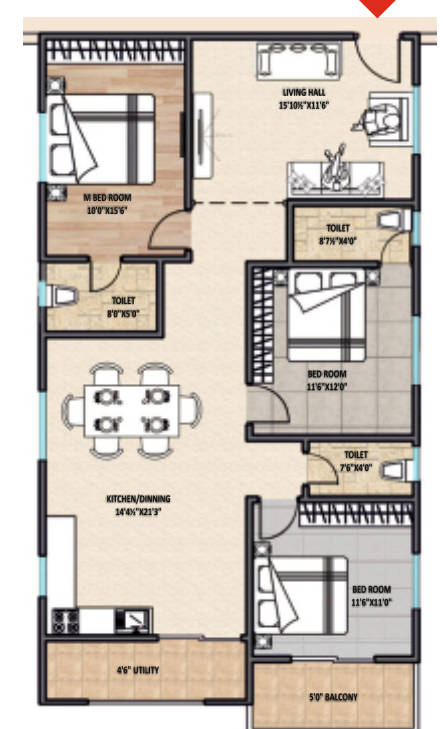
3BHK EAST
1704 SFT.



2BHK WEST
1300 SFT.



3BHK WEST
1666 SFT.



3BHK WEST
1708 SFT.

SPECIFICATIONS

STRUCTURE

RCC FRAMED STRUCTURE : To withstand Wind & Seismic Loads
SUPER STRUCTURE : 9" Thick Red Brick work for External Walls & 4.5 " Thick Red Brick Work for Internal Walls

PLASTERING

INTERNAL : 1 Coat of Plastering for Walls and Ceiling with Cement Mortar
EXTERNAL : 2 Coats of Plastering for Walls with Cement Mortar

DOORS & WINDOWS

MAIN DOOR : M. T. Wood / Manufactured Hard Wood Door Frame & Veneered Flush Door Shutter finished with good Quality Melamine Polish & Hardware of Reputed make
INTERNAL DOORS : M. T. Wood / Manufactured Hard Wood Door Frame & Veneered Flush Door Shutter finished with good Quality Melamine Polish & Hardware of Reputed make
BATHROOM & UTILITY DOORS : M. T wood / Manufactured hard Wood Door Frame & Flush Door Shutters with one side good Quality Melamine Polish and another side Enamel Paint & Hardware of Reputed make
FRENCH DOORS : uPVC Door frame with Plain Glass Paneled Shutters of Reputed make
WINDOWS : uPVC Window Frame with Plain Glass Shutter of Reputed make with provision for Mosquito Net/Mesh

PAINTING :

EXTERNAL : Combination of Texture and Cement based Putty with a coat of Primer and two coats of Emulsion Paint
INTERNAL : Two coats of Cement based Putty with a coat of Primer and two coats of Plastic Emulsion Paint

FLOORING :

DRAWING, DINING, ALL BEDROOMS & KITCHEN : 800 x 800 mm size double charged Vitrified Tiles of Reputed make
BATHROOMS : Anti-Skid Ceramic Tiles of Reputed make
CORRIDORS : Marble / Granite flooring
BALCONIES & UTILITY : Rustic Ceramic Tiles of Reputed make
STAIRCASE : Granite Stone
PARKING & DRIVEWAYS : VDF Flooring as per Design

TILE CLADDING :

BATHROOMS : Glazed Ceramic Tiles dado up to 7ft. height of Reputed make
UTILITIES : Glazed Ceramic Tiles dado up to 3ft. Height of Reputed make

UTILITY / WASH AREA : Provision for Washing Machine & wet area for Washing Utensils etc.

KITCHEN : Provision for Water Purifier, HOB & Chimney. Provision for Municipal Water (HMWSSB) and underground Water connection. Kitchen Platform with Granite topping, Tiles dado upto 2ft. with Taps & Sink

BATHROOMS : Medium size Washbasin of Reputed make, Hot & Cold Diverter Mixer with Overhead Shower of Reputed make, Provision for Geysers in all Bathrooms, Concealed Flush tank with Wall Mounted W.C of Reputed make and Chrome Plated Fittings of Reputed make.

ELECTRICAL : Concealed Copper wiring in Conduits for Lights, Fans, Power Plugs of Reputed make, Power Outlets for Geysers & Exhaust fans. Power Plugs for Cooking range, Chimney, Refrigerator, Mixer / Grinders, Microwave Oven in Kitchen. Washing Machine in utility Area, Plug Points for TV' & Audio System in Living & Bedrooms, 3-Phase Supply for each Apartment & Individual Pre- Paid Meters. Modular Switches of Reputed make. Miniature Circuit Breakers (MCB) for each Distribution Boards of Reputed make and Power Outlets for Air Conditioners in all Bedrooms.

COMMUNICATION SYSTEM :

Providing Telephone Points in Living & Master Bedroom, TV Points in Living & all Bedrooms.
Intercom Facility connecting the Security and Internet Provision in Living room

LIFTS :

High Speed Automatic Passenger Lifts of Reputed make with Rescue Device and V3F for Energy Efficiency of reputed make. Granite / Marble cladding at the Lift Entrances

WTP & STP :

Underground Water with an Exclusive Water Softening Plant of Reputed make (Not RO Plant) and Water Meters for each unit A Sewage Treatment Plant of Adeuuate Capacity as per norms for the Entire Project with a feature to use Treated Sewage Water for the Landscaping and Rain Water Harvesting pits for recharging Ground Water levels

CAR WASH FACILITY : Car Wash Facility

GENERATOR :

D.G Set (Acoustic enclosure & A.M.F panel) Power Backup for all Fans and Lights, Common Area & Lifts

CAR PARKING :

Parking in 2 Levels (Cellar & Stilt)
Facilities for Differently Abled : Access Ramps at all Entrances for Differently Abled

SECURITY / BMS :

Round the Clock Security, C.C Cameras & Intercom Connected to the Security Room and lifts. Solar Power Fencing around the Compound Wall, Surveillance Cameras at the main Security & Entrance of each Block

PARKING MANAGEMENT:

Ample Parking areas with Sign Boards at Rewired places to ease Driving

FIRE & SAFETY : Fire Hydrant & Fire Sprinkler System as per NBC (National Building Code) Norms Fire Alarm & Public Addressing System as per NBC Norms

LANDSCAPE : Aesthetically Designed Landscape



SITE LOCATION

EDUCATION

- ◆ Fusion International Schools -0.3kms
- ◆ Spritridge International School -0.95kms
- ◆ Sancta Maria International School-4kms
- ◆ Oaktree kidz International School-4.3kms
- ◆ Rainbow International School-4.3kms
- ◆ Meru International School-4.7kms
- ◆ Sadhana Infinity International School-5.4kms
- ◆ Silver Oaks International School-7.3kms

TRANSPORT

- ◆ Outer Ring Road (ORR) -6kms
- ◆ Lingampally Bus Stand -2kms
- ◆ Lingampally Railway Station-4.2kms
- ◆ Miyapur Metro Station-7.5kms

LEISURE & SHOPPING

- ◆ GSM Mall
- ◆ Chennai Shopping Mall
- ◆ RS Brothers
- ◆ KLM Shopping Mall

HOSPITALS

- ◆ Medicover Hospital-2.5kms
- ◆ PRK Hospital-3kms
- ◆ Pranam Hospital-5.2kms
- ◆ Ankura Children's & Women's Hospital-5.4kms
- ◆ Fernandez Outpatient Clinic -5.4kms
- ◆ American Oncology Institute & Citizen's Hospital-5.8kms



102, 3rd & 4th Floor, Avantika Sumukha
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Hyderabad - 500 049. Telangana.

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WEBSITE

Project Financed By



TS-RERA: P01100003785

Home Loans Approved By



For Bookings Contact : ☎ 98 888 19 444, 98 888 29 444

Note : This folder is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the flat may differ. The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.