

[www.grenstoneinfra.com](http://www.grenstoneinfra.com)

*Siri*  
**ELITE**  
EXPERIENCE URBAN COMFORT



Experience the elite side  
of life with us

**Corporate Office:**

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Behind Ratnadeep Super Market, Whitefields, Kondapur,  
Hyderabad, Telangana. Land Line No - 040 40200111

A LIFE THAT IS ANYTHING BUT ORDINARY.

A Premium Gated Community Villa @ Sirigiripur, Tukkuguda  
for privileged few



***Trust, Reliability  
& Transparency***

**A commitment that we promise  
to deliver to our patrons!**

***Always!***

# Bringing together connectivity to the city and sophisticated living.

Located in Tukkuguda, the Fastest Growing hub in Hyderabad, Siri Elite is Nestled amidst the greenery and is well connected to Gachibowli, ORR & RGIA, Tukkuguda is home to the Fab City and is in a very close proximity to the Electronics City in Maheshwaram, Pharma City on Srisailem Highway and the campus of one of the IT giants in India, TCS in Adibatla. And with the new National Highway linking the two Telugu states approved by the Union Government, the Temple town of Tirupati gets even closer!

Imagine living a life you've always dreamt of at a location that is also closer to what matters the most!





*Step closer to realizing your dream of a perfect home with Siri Elite!*

**Great location, unparalleled design aesthetics, stupendous planning and an affordable price, that's Siri Elite for you!**

The 93 villas in the project are a perfect blend of luxury & modern needs. The project boasts of high-end amenities that are designed and constructed to make your life hassle-free and give you the taste of what it's like to live a full-fledged luxurious life.

Close your eyes...  
Take a deep breath....

Let your doubts and confusions  
fade away!

Imagine living a life  
you've only dreamt of

**NOW SLOWLY  
RELEASE YOUR  
BREATH.  
FELT AT EASE?  
DIDN'T YOU?**

That's the energy and positivity  
Siri Elite radiates

**7 ACRES OF  
COMFORT, RELAXATION AND  
REJUVENATION.**

Welcome to an absolute gem of  
a destination!





# Project Highlights

- ✔ HMDA Gated Community Villas
- ✔ 100% Vastu Compliant
- ✔ Premium Triplex Gated Community
- ✔ Landscaped Parks & Gazebo's
- ✔ Under Ground Electricity
- ✔ Municipal Water
- ✔ Solar Fencing
- ✔ 24/7 Security
- ✔ Entrance Arch
- ✔ Water Treatment Plant
- ✔ Sewerage Treatment Plant
- ✔ DG Back Up
- ✔ Intercom
- ✔ WIFI
- ✔ 12000 SFT Clubhouse



GROUND FLOOR PLAN



FIRST FLOOR PLAN

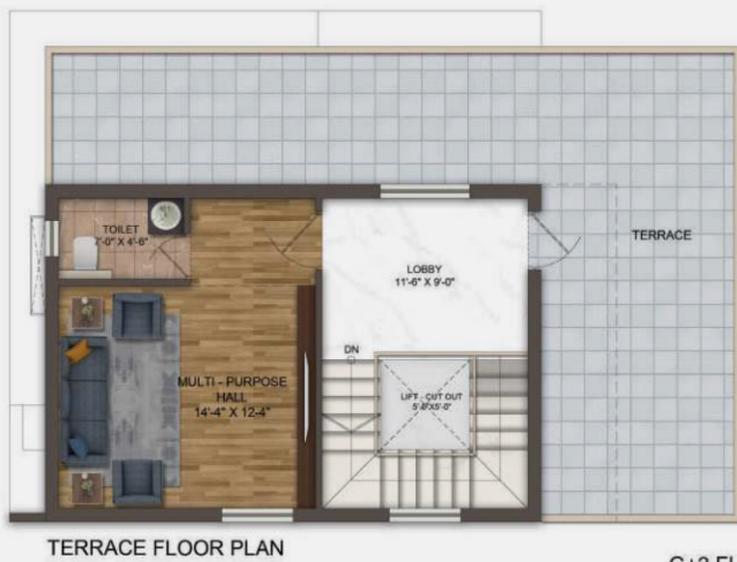


TERRACE FLOOR PLAN



G+2 FLOOR

FLOOR	AREA
GROUND	1024 SQFT
FIRST	1057 SQFT
TERRACE	619 SQFT
<b>TOTAL</b>	<b>2,700 SQFT</b>



G+2 FLOOR

FLOOR	AREA
GROUND	1028 SQFT
FIRST	1073 SQFT
TERRACE	599 SQFT
<b>TOTAL</b>	<b>2,700 SQFT</b>





GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

G+2 FLOOR

FLOOR	AREA
GROUND	1,212 SQFT
FIRST	1,244 SQFT
TERRACE	604 SQFT
<b>TOTAL</b>	<b>3,060 SQFT</b>



EAST FACING 204 SYDS VILLA





GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

G+2 FLOOR

FLOOR	AREA
GROUND	1204 SQFT
FIRST	1248 SQFT
TERRACE	608 SQFT
<b>TOTAL</b>	<b>3,060 SQFT</b>





## **Siri Elite** Every millennial's dream villa!

A dreamy and luxurious project spread over **7 acres of land which is a home to 93 villas.**

Situated in the heart of Maheswaram, Tukkuguda, Siri Elite is a unique project with features and amenities that are class apart.

A dream lifestyle of so many, away from the daily chaos of the city life and so much closer to nature. An address of the elite where happiness & solace is valued more than square feet.

THE JOY OF  
AN ELITE LIVING,  
CLOSER TO NATURE!



# Club House Features

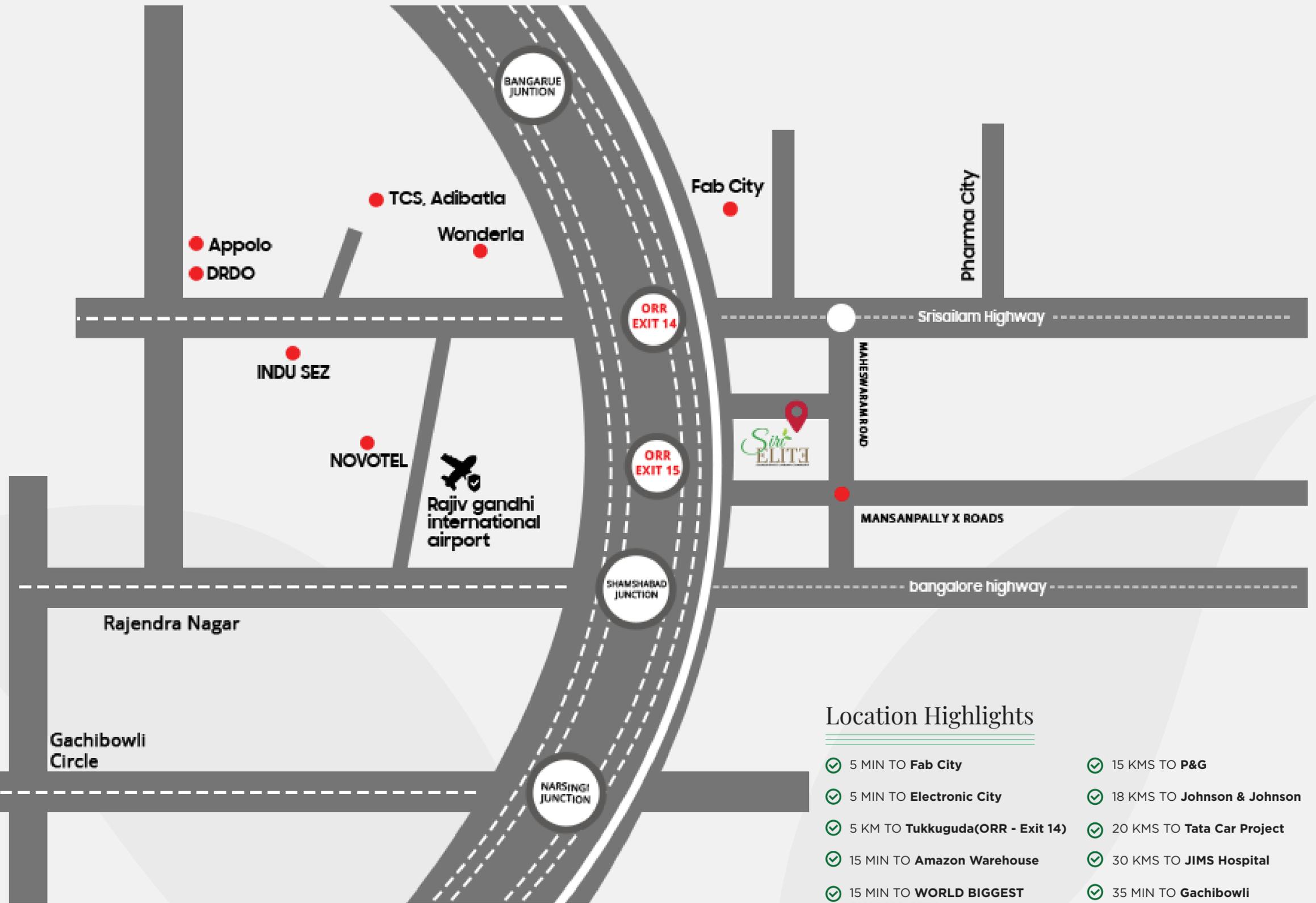
- ✔ Banquet Hall
- ✔ Indoor Games
- ✔ Guest Rooms
- ✔ Cafeteria
- ✔ Indoor Badminton Court
- ✔ Fully Loaded Air Conditioned Gym



# Siri Elite Amenities



- ✔ Club House
- ✔ Swimming Pool
- ✔ Half Basket Ball Court
- ✔ Cricket Practicing Net
- ✔ Landscaped Parks & Gazebos
- ✔ Kids Play Area
- ✔ Outdoor Fitness Area
- ✔ Cycle/Jogging Track



### Location Highlights

- ✓ 5 MIN TO **Fab City**
- ✓ 5 MIN TO **Electronic City**
- ✓ 5 KM TO **Tukkuguda(ORR - Exit 14)**
- ✓ 15 MIN TO **Amazon Warehouse**
- ✓ 15 MIN TO **WORLD BIGGEST PHARMA CITY**
- ✓ 15 KMS TO **P&G**
- ✓ 18 KMS TO **Johnson & Johnson**
- ✓ 20 KMS TO **Tata Car Project**
- ✓ 30 KMS TO **JIMS Hospital**
- ✓ 35 MIN TO **Gachibowli**

# Specifications that matches Urban Comfort

## Structure :

- Framed Structure : RCC framed structure
- Super Structure : Block masonry with internal single coat plastering and external double coat plastering.

## Walls :

- Internal Wall Finishes : Smooth finishes surface with 2 coats of paints over putty.
- External Wall Finishes : Sponge finished cement plaster with exterior weather proof paints.

## Tiling & Granite :

- 600mm X 600mm Glazed Vitrified tiles of reputed make for Kitchen/Bed room. Aparna /Johnson/Equivalent.
- 600mm X 1200mm Glazed Vitrified tiles of reputed make for Drawing/living/Dining and common rooms. Aparna /Johnson/Equivalent.
- Antiskid Ceramic tiles (1`X1`) in Toilets of Aparna /Johnson/Equivalent.
- Ceramic Tile Dado up to 8 Feet in all toilets (2`X1`) glazed tiles Johnson/Equivalent make.
- Kitchen Counter: Granite platform with 2 feet height. Ceramic tile dado and SS sink of reputed make.
- Balconies & Deck Area : Wooden Finish Tiles of Johnson/Equivalent.
- Parking Area: Paver Tiles of reputed make.

## Utility/Wash Area :

- Ceramic Tiles with 4 feet height dado.

## Main Door :

- Designer hard wood frame with Designer Hard wood shutter polished and fitted with reputed make hardware.

## Bed Room Door :

- Engineered wood/Hard wood frame with flush shutter laminated on both sides fitted with reputed make hardware.

## Sliding Door :

- UPVC sliding doors of Aparna make/Equivalent with provision for mosquito mesh.

## Toilet/Utility Door :

- Engineered wood/Hard wood frame with flush shutter painted on both sides fitted with reputed make hardware.

## Windows :

- UPVC windows with Mosquito Mesh of Aparna /Equivalent.

## Electrical :

- Concealed copper wiring of Finolex/Equivalent make.
- Anchor/Crabtree/Legrand or equivalent make modular switches
- Power points for Air Conditioners in Living and all bedrooms.
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/ grinders, washing machine in utility Area
- Fan, Light & 5 Amps sockets in all rooms.
- 3 phase supply for each unit and individual prepaid energy meters.

## Bathrooms :

- Wash basins of Groovy s/ Kohler/ Queo or Equivalent make.
- Wall mounted EWC of Kohler/ Queo or Equivalent make.
- Provision for Geysers, light point and exhaust fan points in all bathrooms.

## Security/Bms :

- Solar fencing over the boundary wall of the community
- Surveillance cameras at appropriate location.

## Dg Back Up :

- 100% Power back up for common areas & Club House.
- Power back up of up to 1KV for each flat

## Water Supply :

- Hydro-pneumatic system for water supply with water meters.
- Municipal Water Supply -Kitchen.

## Internet :

- Provision for internet connection in each villa.

## Cable Tv :

- Provision for Tata Sky/ Cable Connection in Living & Bedrooms.

## Telecom :

- Telephone/Intercom point in Living and Master Bed Room.