

S.R. Avenues

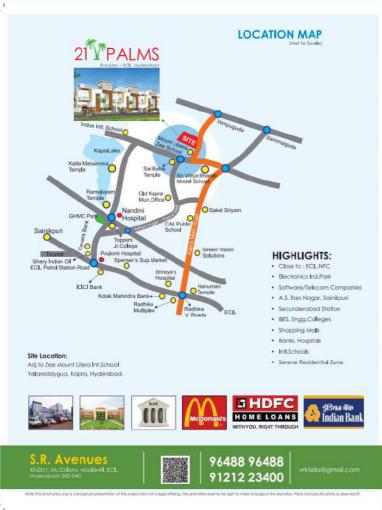
42-25/1, MJ Colony, Maula-Ali, ECIL, Hyderabad- 500 040

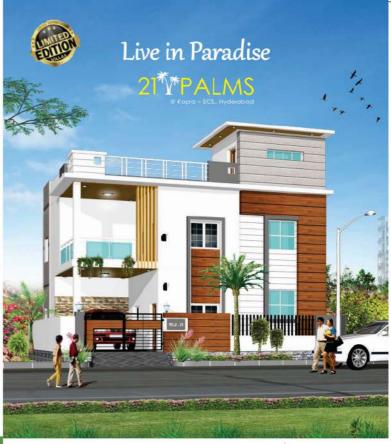


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# A Warm Welcome to Grandeur life

# Experience Elegance:

21 Palms is an innovative residential development comprising a fusion of comforts & modern architectural vilas. We understand all your life's beautiful moments. 21 

• Hegant and Modern Design Palms is blessed with green and serene surroundings, to 💩 Terrace Garden the lush litestyle options available within easy reach and all the pleasure you aspire from life, Everyday will be a special day at 21 Palms.



# Highlights:

- Grandeur Clubhouse

- Well planned common Areas and Amenities
- 100% Vastu Compliance
- Elite Community-Knowledge Society
- Strategic Location
- Affordable Price
- ♠ Grand Entrance Arch
- Maximum Usable Space
- Coffee Shop

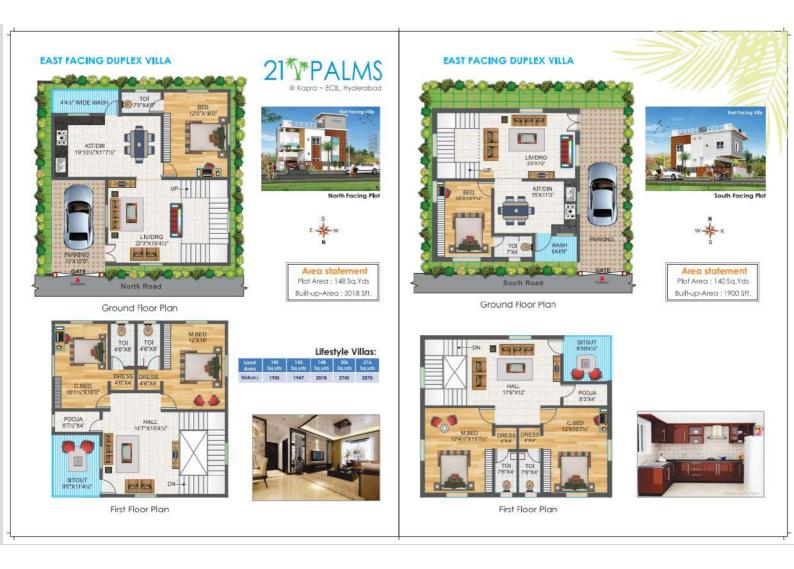


Welcome to an Elegant and freedom lifestyle project "21 Palms", offers unporalleled living experiences right in the city. Best in class luxury Villa experience @ Kapra, Radhika-Hyderabad. Clase to many Conveniences including entertainment and Shopping experiences yet in a cocooned environment. Having limited Exclusive Villas. "21 Palms" offers a zen lifestyle, thanks to the serene environment surrounded by Lavish greens. The project is easily accessible to Office Spaces Like AS Rao Nagar, ECIL, NFC, Sainikpuri, and Employment & Entertainment Zones.



#### Features:

- ♠ GHMC Approval
- ✿ Club House
- **a** B.TRoads
- **☆** UG Power ine
- ★ Street Lights ✿ Individual Manjeera lines
- ♠ Avenue Plantation
- Underground Drainage
- ✿ Grand Arch
- ☆ CCTV Surveillance





### 21 PALMS CLUB









## SPECIFICATIONS:



: RCC Framed Structure with M-20 Gr.Concrete. Fe-300 Grade TMT Steel

Internal Walls : Red brick with 4 1/2" thickness External Walls Red brick with 9"thickness

Plastering External 2 coats and Internal 2 coats with Sponge Finish

24' x 24' Polished Vitrified tiles with 4" skirting of Standard make, in Hall, bedroom, living, dining and kitchen. Anti-skid ceramictiles in bathrooms and utility Designer Cement Tiles in

Parking Area & Surround Set back Areas Teakwood Frames with Teakwood door

Internal Doors : Teakwood Frames with designer modular doors

Windows UPVC frame of Standard make and Sliding doors with safety grill and hard ware

Glazed tiles dado up to 7 height with white 'CERA' fixtures. Each toilet will have one 'CERA' wash basin, Wall Mount EWC in MBR & Floor Mount EWC in other B/R, shower Point, provision forexhaust fan and geyser points

CP Fittings of CERA'

Main Door

Toilets

Kitchen Counter : Black Granite with half round finish 'NIRALI' Stainless steel sink Suitable coloured 2 feet

Dado

Wall Smooth Finish with 'ALTEK' Putty and Two Coasts of Asian paints APEX (Elevation) & 'ALTRATEK' Texture Finish and ACE Exterior Paints & 'Asian Paints' Plastic emulsion for interior walls and OBD for ceilings Painting

Concealed FORTUNE ART' copper wiring with PVC conduits with 'ANCHOR ROMA' Switches & Boards. Adequate points like fan points, T.V. & Television Separate Power Meter Connection on Customer name Electrical fittings:

Standard POP Board False Ceiling with Internal wiring for light Points Staircase Stainless Steel railing of Zindal" – 304 Grade and Granite Floor Steps

Individual HMWS.&SB drinking water will be supplied to decicated 2000 Ltrs. Water sump with motor for uplifting water to 1000 Ltr Over head Tank, which each villa will be having.' Ashirwad make CPVC pipes for waterlines.

CAT-5 Cablefor Individual telephone and TV Points in Living & All Bed Rooms

Intercom Facility connecting all service Units & Security

Registration, Stamp Duty & GST Will be Extra @ Govt. Prevailing rates. Persons des





