

# GRANDEUR

EXPERIENCE THE ROYAL GRANDNESS



Premium  
2 BHK Apartments



25 No



30,150 SFT



Manchirevula,  
Hyderabad.

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## PROJECT DESCRIPTION

LandIndia's Grandeur is an exquisitely and aesthetically designed dwelling that ensures the convenience and comfort you always wanted. It is equipped with modern-day amenities that make living here an ultimate destination.

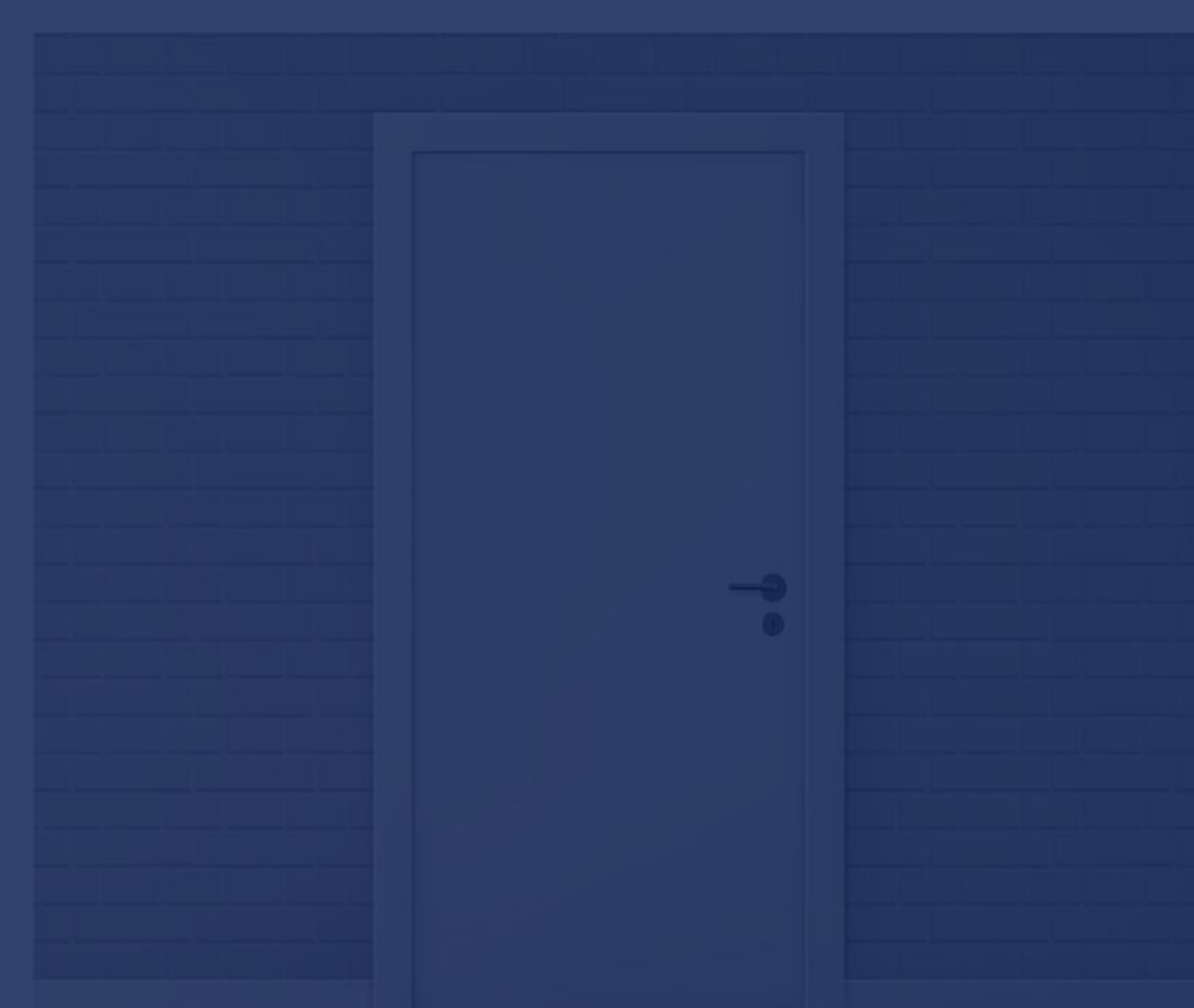
LandIndia brings you beauty and luxury through Grandeur with incredible aesthetics and landscaping. Add melody to your life as you bask in the luxuriousness that Grandeur has to offer.



**5**  
FLOORS

**25**  
FLATS

**2BHK**  
1177 / 1185 /  
1210 / 1220 sft



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## SPECIFICATIONS





### Lift

One Lift of 6 passengers capacity each of best quality.



### Super Structure

- 9" thick Red Bricks for external walls..
- 4" thick Red Bricks for internal walls.



### Structure

Stilt + 5 Stories of Apartment with R.C.C. framed structure



### Main Door

Good Quality Teakwood/Ravela Door frame and shutter with panel. Shutter finished with melamine matt polish fixed with good quality brass fittings.



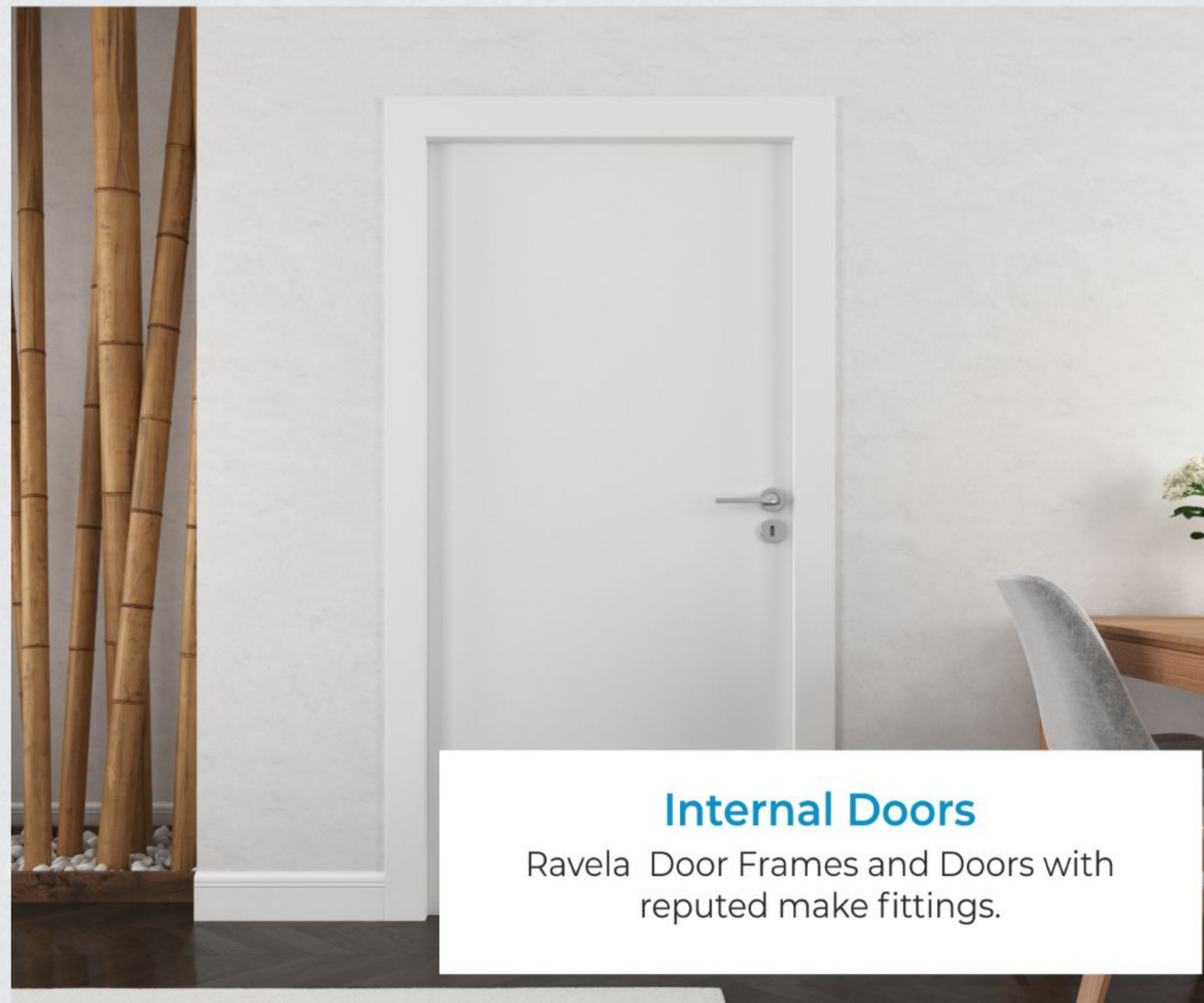
### Generator Backup

DG power backup for each apartment Stand by Generator support for one fan and one light in living, Hall & master bedroom. Standby generator back-up for lights in common areas is 100%.



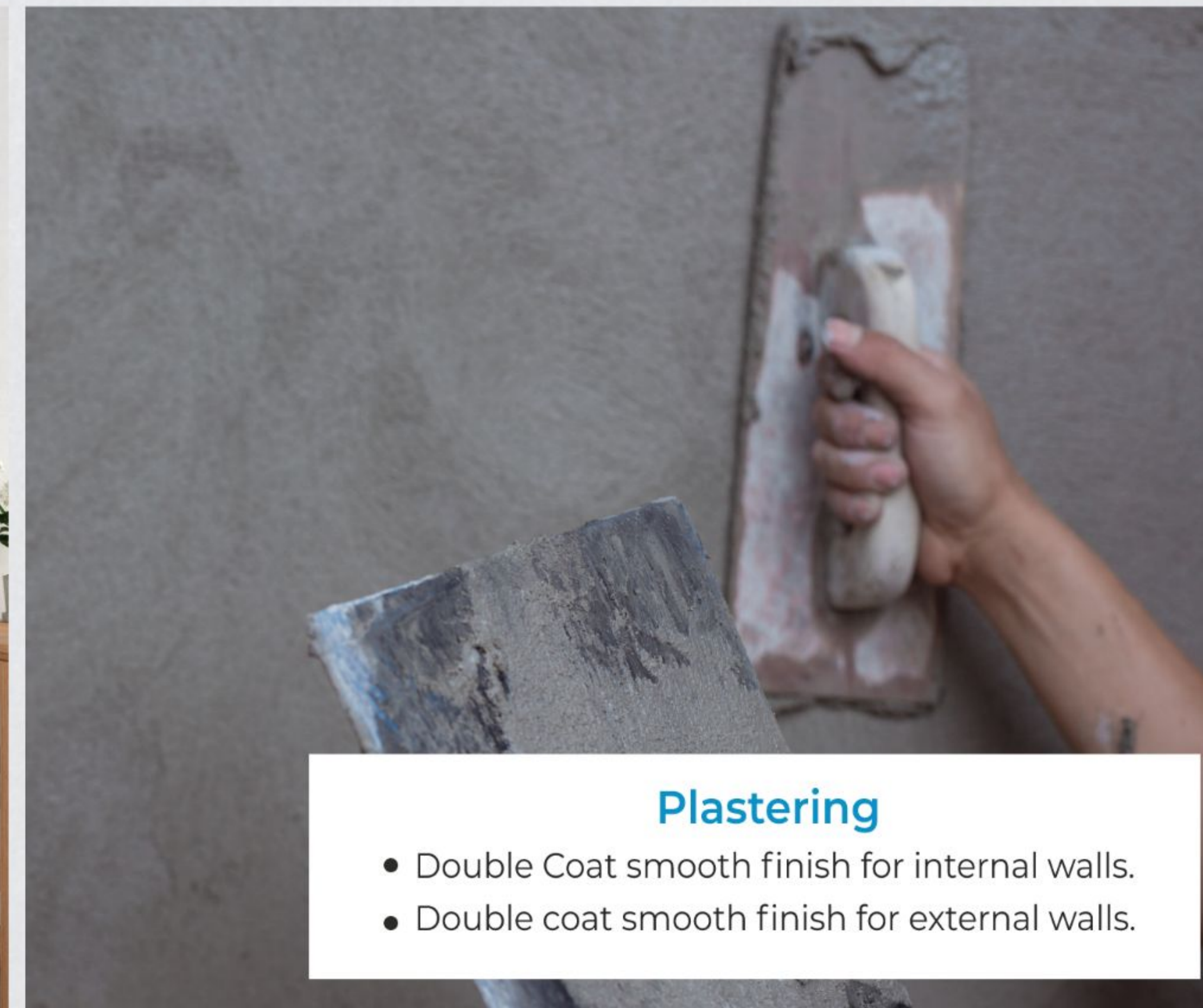
### Windows

Aluminum/ UPVC sliding windows with plain glass, ventilators with translucent glass in toilets.



### Internal Doors

Ravela Door Frames and Doors with reputed make fittings.



### Plastering

- Double Coat smooth finish for internal walls.
- Double coat smooth finish for external walls.



### Water Supply

- Water supply with over head Tank.
- Borewell water supply and a water sump  
Best Quality CPVC pipes for water supply lines.
- All sewerage and rain water lines are  
super quality PVC Pipes.
- All plumbing lines are pressure tested.
- All fixers are CP coated best quality standard  
branded make.
- Hot & cold wall mixer with shower, provision for geyser.

### Kitchen

- Granite platform with stainless steel sink.
- Provision for plumbing points for sink  
and aqua guard.
- Cladding with glazed tiles above the kitchen platform  
upto 2' heights for modular style.
- Provision for water purifier in kitchen.
- Power plug outlets for cooking range micro oven,  
refrigerator, mixer grinder and exhaust fan in kitchen.



### Bathrooms

- Ceramic tile dado upto 6' 6" heights.
- wash basin in master bedroom toilet & Hall, EWC for  
all toilet with flush tank and provision for  
geyser & exhaust fan.

## Electrical

- One T.V.Point in hall and Master Bedroom.
- Telephone point in living master Bedroom.
- Fire resistant electrical wires of good quality.
- Elegant designer modular electrical switches for Legrand/Any ISI Brand.
- Provision for A/C in master bedroom.
- Earth leakage circuit breaker(ELCB) for each flat.
- MCB for each room and the main supply.
- 3-phase supply for each unit and individual meter boards.



## Painting

- Two coat putty finish and Two Coat Asian premium emulsion for internal walls.
- Texture, Damproof Primer and Two Coat Asian Apex Paint for External Walls.

## Flooring

24" x 24" vitrified tiles for living, dining, bedrooms and Kitchen.



\*Conceptual representation only.

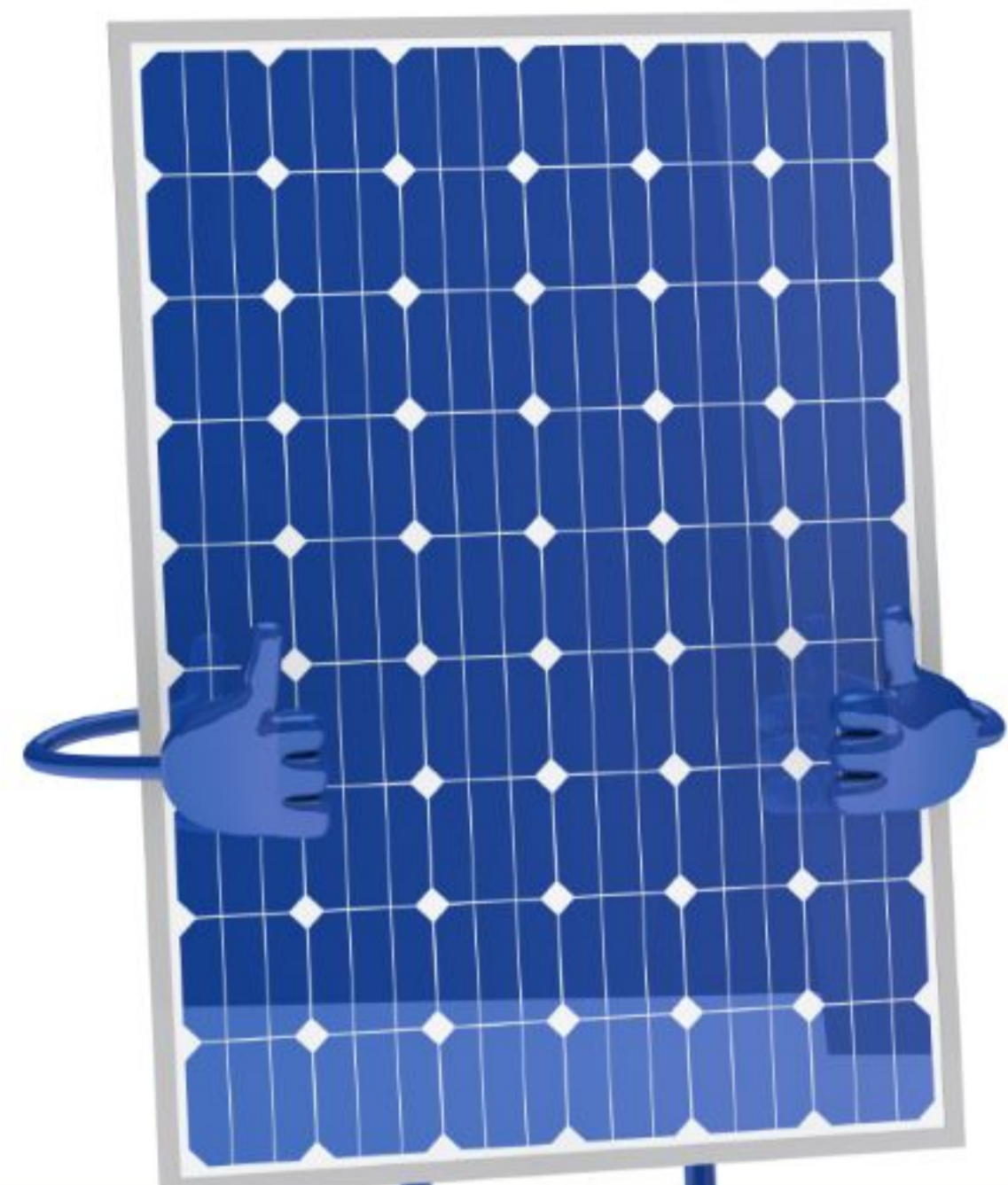


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## AMENITIES





Compound Wall With Solar Fencing



24/7 Security & C.C.Tv Cameras



Adults Park



Children park



A/c Gym

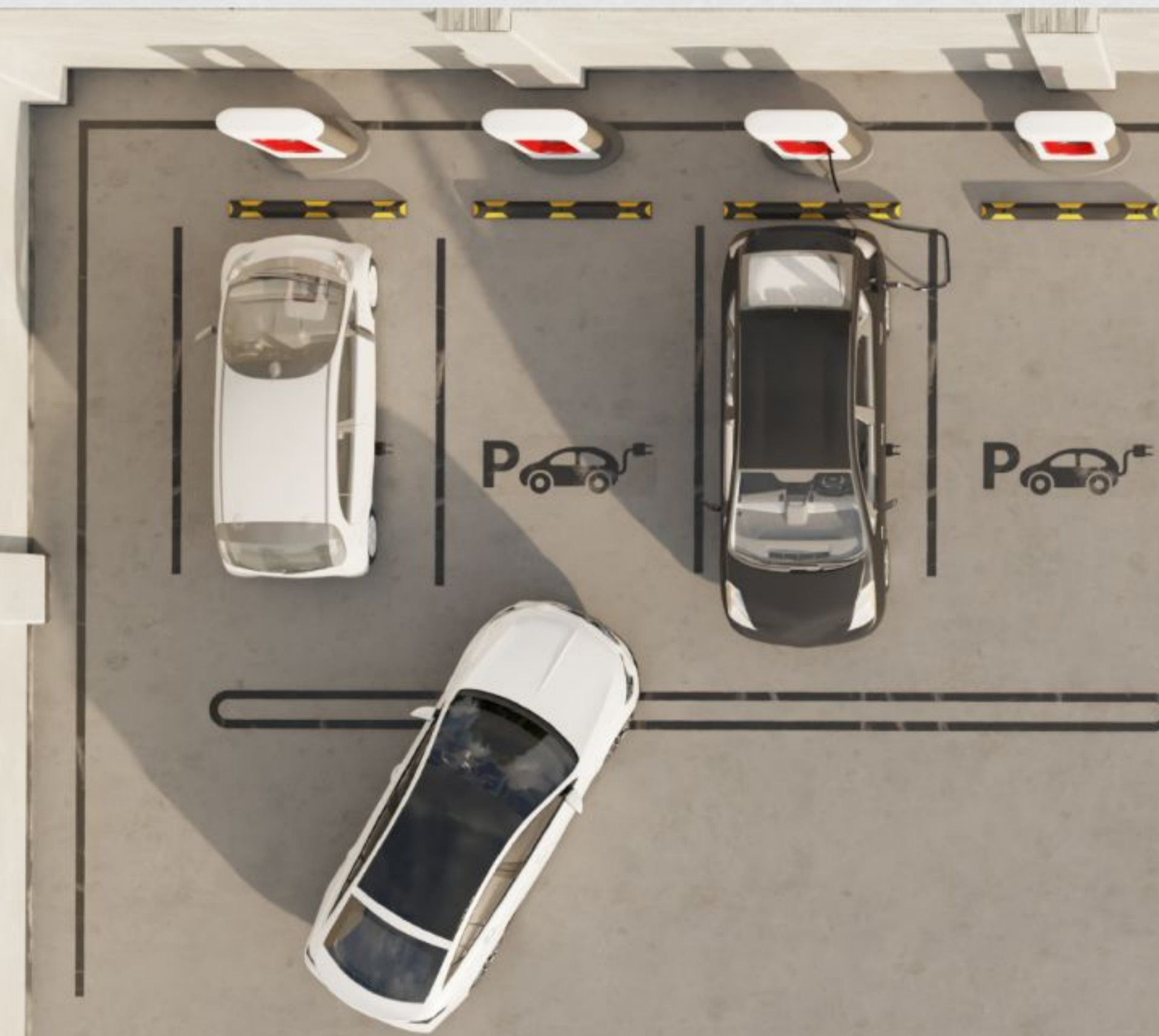
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Inter-Com Phone With Video Display



Water Softener



Car Parking



Power Backup

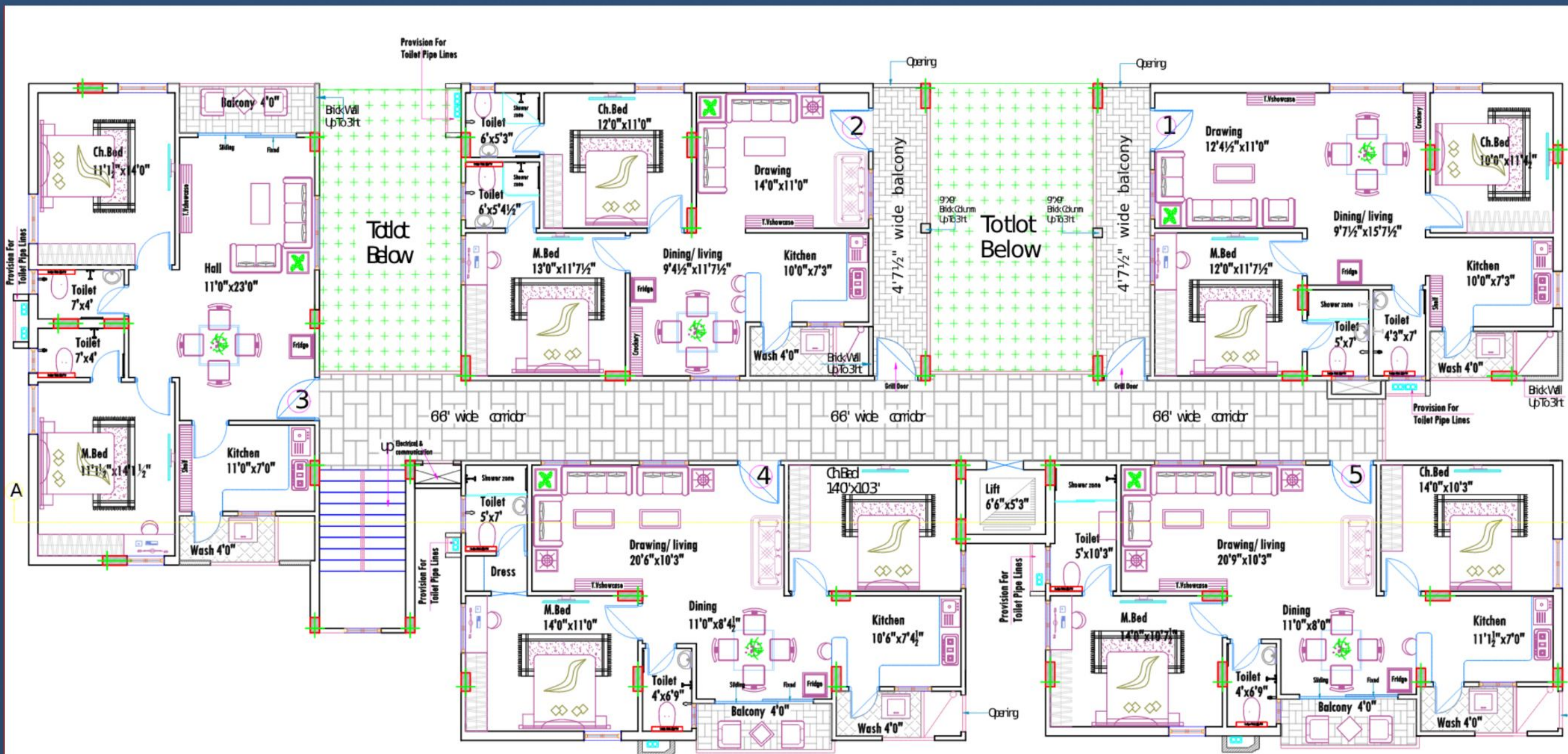


Multipurpose Hall

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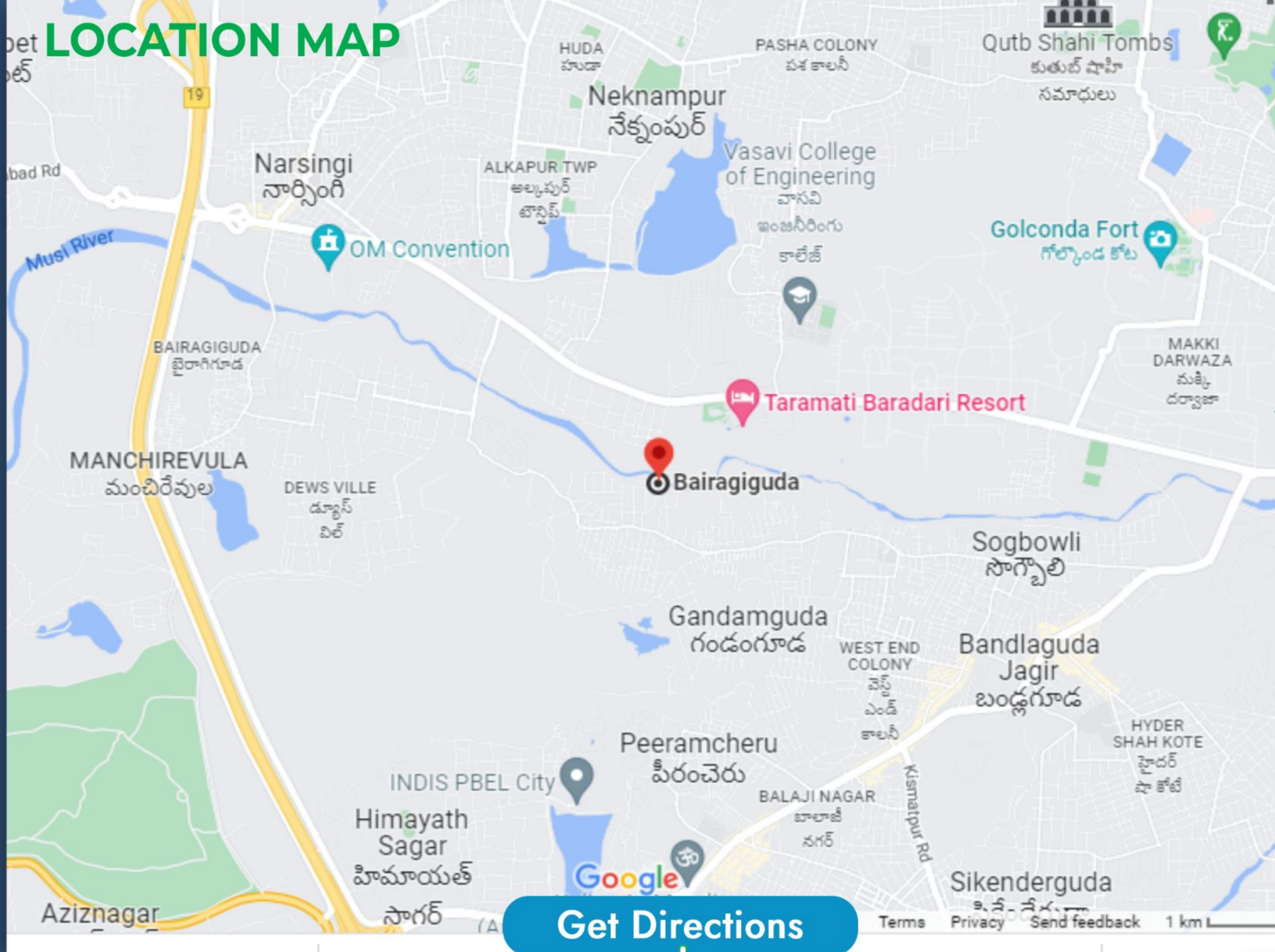
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## FLOOR PLANS



40'0" WIDE ROAD

FLAT NO.	BHK	AREA
1	2 BHK	1177 Sft
2	2 BHK	1177 Sft
3	2 BHK	1185 Sft
4	2 BHK	1210 Sft
5	2 BHK	1220 Sft



## LOCATION ADVANTAGES

- **2 KMS FROM NARSINGI CIRCLE**
- **5 MIN DRIVE TO NANAKRAMGUDA**
- **15 MIN DRIVE TO WELLS, FARGO, DIVYASREE (RAIDURGAM) & BIO-DIVERSITY**
- **20 MIN DRIVE TO HITECH CITY**



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