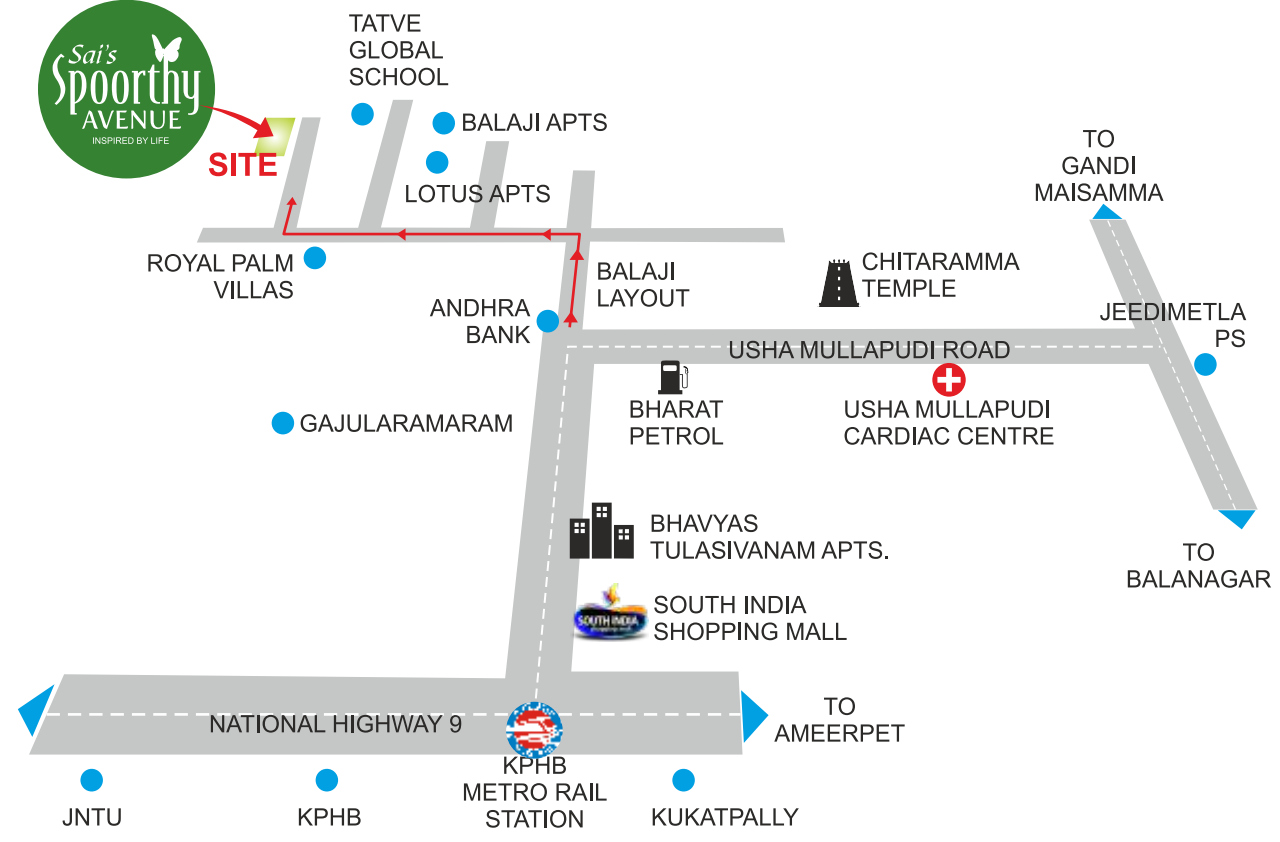




# Sai's Spoorthy AVENUE

INSPIRED BY LIFE

affordable 2 BHK Flats  
@ Sri Balaji Layout, Gajularamaram



**Rishi's Sai Ram Projects Pvt. Ltd.**

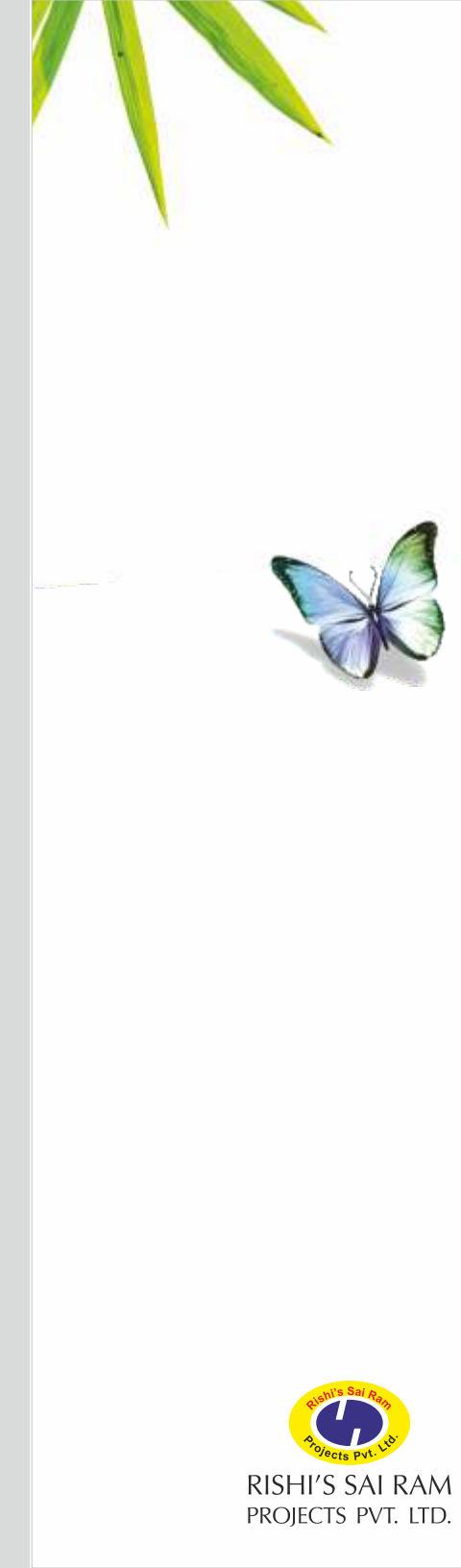
Call: +91 40-66467899, Mbl.: 9642803545, 9246115223

8-3-319/10/1, Flat No. 402, Swarnalatha Estates, Sai Saradhi Nagar, Ameerpet, Keerthi Apartments Ln, Yella Reddy Guda, Hyderabad, Telangana 500073

**ARCHITECTS THE DESIGN**  
ARCHITECTS, ENGINEERS, INTERIORS & PROJECT MANAGEMENT  
401, APUROOPA KUSHI, JUBILEE HILLS MADHAPUR, HYDERABAD  
PH: 040-64502266 MBL: 9246531947



designed by: Approach | 9701428800



**Rishi's Sai Ram Projects Pvt. Ltd.**



## Spoorthy Avenue, inspired by the most precious...

**LIFE** Perfecting a whole new standard of the contemporary living experience, where the sophistication of modern meets comforts of home. Welcome to your world of understated luxury at Spoorthy Avenue by Sai Ram Projects. Nestled in the tranquil surrounds of Sri Balaji Layout, Gajularamaram, Hyderabad. With just 40 exclusive units, Spoorthy Avenue offers a unique lifestyle experience for the discerning. A world of unrivalled luxury and understated sophistication, with its exquisite subtlety and streamline classicism.



## SPECIFICATIONS:



- Foundation & Structure**  
RCC Framed Structure
- Super Structure**  
Red Clay brick work in cement mortar
- Plastering**  
Internal: Double coat cement plastering finished with luppam  
External: Double coat cement plastering
- Joinery Works**  
Main Door: Good quality teak wood frame with designer teak veneer shutter fixed with quality hardware  
Internal Doors: Good quality teak wood frame with designer flush shutter fixed with good quality hardware  
Windows: UPVC single glazed glass sliding door with bucks shutter standard hardware
- Painting**  
Internal: Two coats of emulsion paint over a base coat of primer  
External: Two coats of exterior paint over a wall care putty/premium quality texture paint  
Common Area: Oil bound distemper
- Flooring**  
Dining, Living: Vitrified Tiles of size 24" X 24"  
Bedroom: Vitrified Tiles of size 24" X 24"  
Kitchen: Ceramic Tiles of size 12" X 12"  
Toilets: Best quality acid resistant, anti skid designer tiles
- Kitchen Platform**  
Granite platform with steel sink, provision for bore & municipal water connection, provision for cabinets and exhaust fan
- Tile Cladding & Dadoing**  
Toilets: Best quality and resistant body designer glazed ceramic tile dado upto door level  
Kitchen: Glazed ceramic tile dado upto 2' height above kitchen platform  
Utility/Wash: Glazed ceramic tiles dado upto 3' height

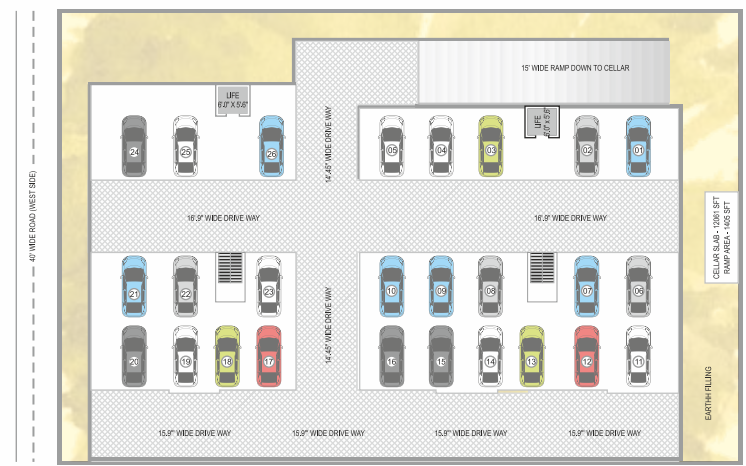
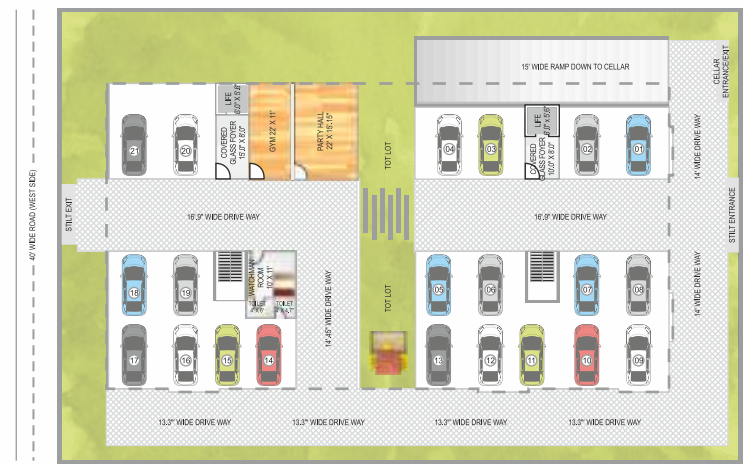
- Toilets** (All toilets consists of)
  - + Medium size wash basin Parryware/Cera or equivalent make
  - + E.W.C. in master bedroom with flush tank Parryware/Cera or equivalent make
  - + I.W.C. for other toilet with flush tank Parryware/Cera or equivalent make
  - + Hot and cold wall mixer with shower
  - + All fixers are C.P. coated best quality standard branded make
- Electrical**
  - + Conceald copper wiring of standard make
  - + Power outlets for A/C in master bedroom & guest bedroom
  - + Provision for geyser in all bathrooms
  - + Powerplug outlets for cooking range chimney, refrigerator, micro oven, mixer/grinder in kitchen
  - + 3-phase supply for each unit and individual master boards
  - + Miniature circuit breakers (MCB) for each distribution boards
- Power backup**  
Power backup generator facility for lifts, common area, limited points in flats  
Telephone & Cable TV  
Provision for master bedroom and drawing/living room
- Lifts**  
Standard make lifts

- Note**
- + Shelves, chajjas, lofts, arch etc. are optional with extra cost
  - + GST, registration and service tax applicable as per government norms
  - + Customers desiring to alter/modify shall inform the same at the time of booking only

## Amenities & Features:

- + Ideally located
- + Power backup generator
- + High-quality construction
- + Intercom system
- + Excellent ventilation
- + Ample parking space
- + 100% vastu compliant
- + No common walls
- + Earthquake resistant
- + Affordable 2 BHK Flats design

STILT PARKING (21 CARS PARKING)



CELLAR PARKING (26 CARS PARKING)