



Sai's Suraksha

life in a secured locale

AFFORDABLE 2 BHK LUXURY FLATS @ MIYAPUR
Srija Gardens

Exquisitely crafted residences in the heart of the City

A place of natural style and serenity, Sai's Suraksha is perfectly at home in this highly sought-after Miyapur locale. Reflecting the grace and grandeur of this setting, 15 meticulously designed residences, conveniently located in proximity to all the necessary things. Life of effortless luxury.

Amenities & Features:

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



Life at your door step

Sai's Suraksha is Located near Miyapur X Roads, very close to Miyapur Metro Station. The project has quick accessibility to the IT hub at Gachibowli and HITEC City, JNT University, Metro Terminal and several international schools, engineering colleges, mega shopping malls, hospitals, restaurants and entertainment zones makes life easy. The location is full of life and right at your door step.



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

SITE ADDRESS:
Plot no 1 Part, Plot No 2 Part
& Plot No 3 Srija Gardens
(Madinaguda) Miyapur,
Hyderabad

ARCHITECTS:
THE DESIGN
ARCHITECTS, ENGINEERS
INTERIORS & PROJECT MANAGEMENT
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The Project is approved by



Note : This folder is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.

designed by: Approach | 9701428600

Welcome Home



AREA STATEMENT

FLAT-01 - 2BHK
AREA : 1225.0 SFT
FLAT-02 - 2BHK
AREA : 1200.0 SFT
FLAT-03 - 2BHK
AREA : 1175.0 SFT

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 30" X 30"

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

PERFECT SETTING. PERFECT LIFE.



- + 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 & other taxes applicable as per government norms
+ Customers desiring to alter/modify shall inform the same at the time of booking only

Brands we are associated with:

