



Sterling Homes

Your desire is our commitment

STERLING Grandeur

LUXURY HIGH RISE GATED COMMUNITY APARTMENTS
@ BACHUPALLY

STERLING Grandeur

About Grandeur

We welcome you to word class living with Sterling grandeur with perfect balance of nature with green beauty of environment friendly and sustainable living with Sterling Grandeur which you can "Live Life close to nature with green mountains of sterling grandeur" where Some people look for a beautiful place & others make a place beautiful here, more clearly we focus on living with environment with technology.

Project Highlights of Sterling Grandeur

Land Area	: 2.0 Acres
No. Of flats	: 216 flats with open Space
Structure	: Two Basements + Stilt + 17 Floors
Location	: Bachupally towards 200 feet road facing

Location Highlights

Opp. Mamatha Medical College.

Near to Miyapur Metro Station.

15 mins drive to Cyber Towers.

Close to International Schools & Educational Institutions.



SITE PLAN

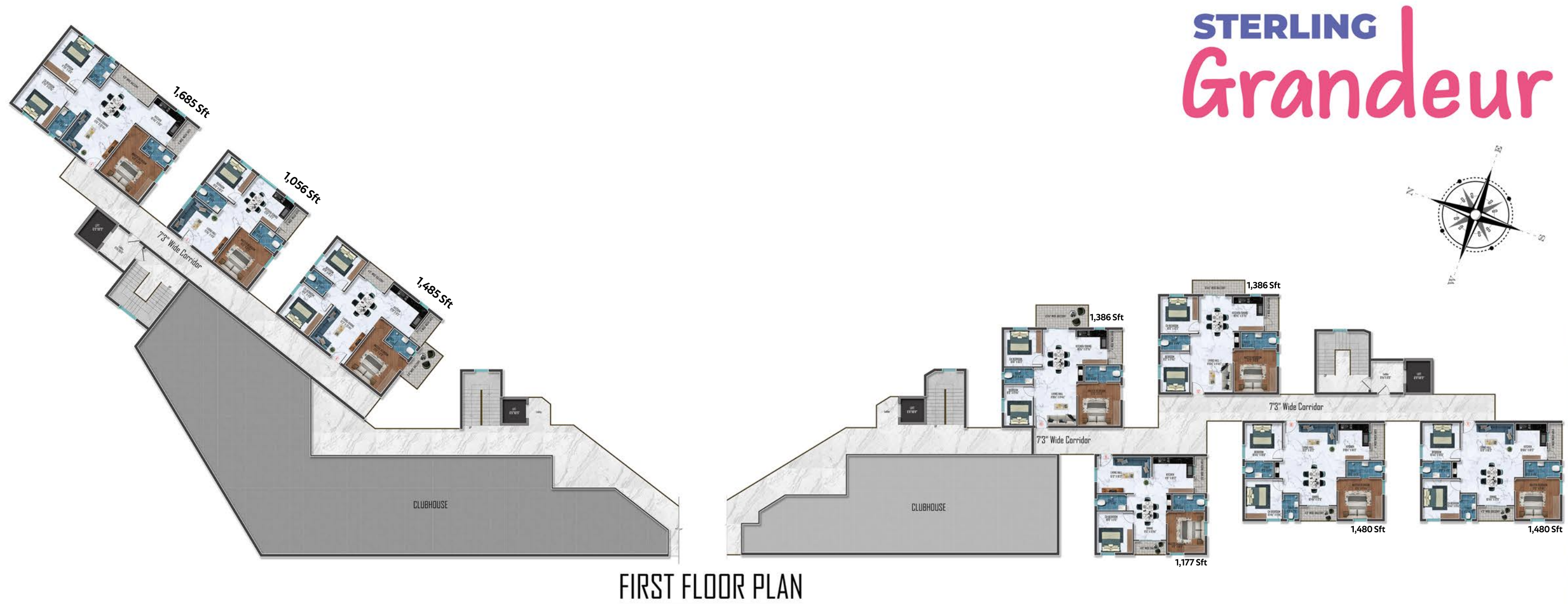


Legends

- A. Drive Way 1
- B. Drive Way 2
- C. Club House - 1
- D. Club House - 2
- E. Sky Walk
- F. Cricket Net
- G. Multi Purpose Court - 1
- H. Kids Play Area
- I. Jogging Track
- J. Amphitheatre
- K. Multi Purpose Court - 2
- L. Seating Lawn
- M. Swimming Pool
- N. Kids Pool
- O. Water Fountain

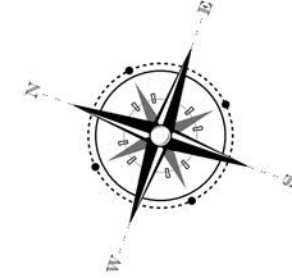
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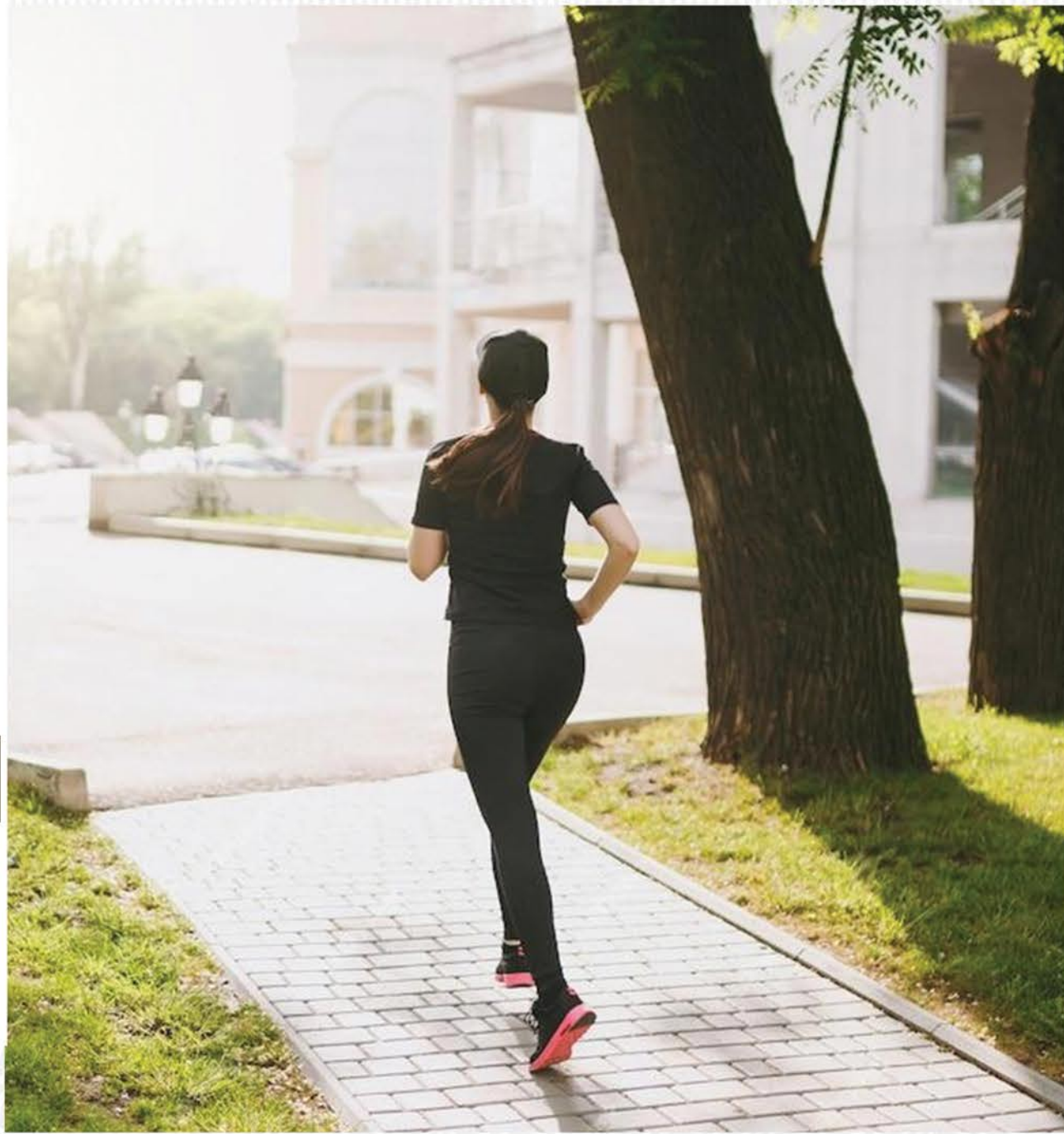
2nd, 4th, 6th, 8th, 10th, 12th, 14th, & 16th Floor Plan





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3rd, 5th, 7th, 9th, 11th, 13th, 15th, & 17th Floor Plan





Amenities

- HMDA Approved Gated Community Project
- Fully equipped gymnasium and Spa
- 24x7 security with CCTV surveillance
- Multipurpose Hall
- Provision for cable connection in all hall and master bed rooms
- High Speed Internet Connection Provision
- Power backup for complete flat (Except Large appliances) & common areas
- Swimming pool with Kids pool separation
- Central Car Parking
- Visitors' car parking
- Access ramp for differently abled persons
- Fire and safety-Fire Detection & Alarm System
- 17 Floors With 2BHK & 3BHK units
- Main Road Access
- More open Space
- Well Ventilation Flats
- Vaastu Compliant
- Wide Parking Zone
- Natures walk
- Flats with provision with Kitchen gardens
- Children's Play Area
- Senior Citizens Area
- Badminton court
- Tennis court
- Cricket net practice
- Yoga Hut
- Bicycle Parking
- Private Green Area
- Flower Garden



Highlights of Sterling Grandeur:

No common walls between flats
Excellent Ventilation
Conforming to Green Building Norms

Balcony Kitchen Garden:

When the time comes will reward you with the HARVEST of aromatic herbs, fresh and organic vegetables, and juicy plump fruits with great flavour that you can never get from store-bought edibles! So, instead of having a dull and deserted balcony where you usually keep your trash or old, unused items, chairs with faded colour, brooms, or vacuum cleaner-you can use it to create a tiny balcony kitchen garden.

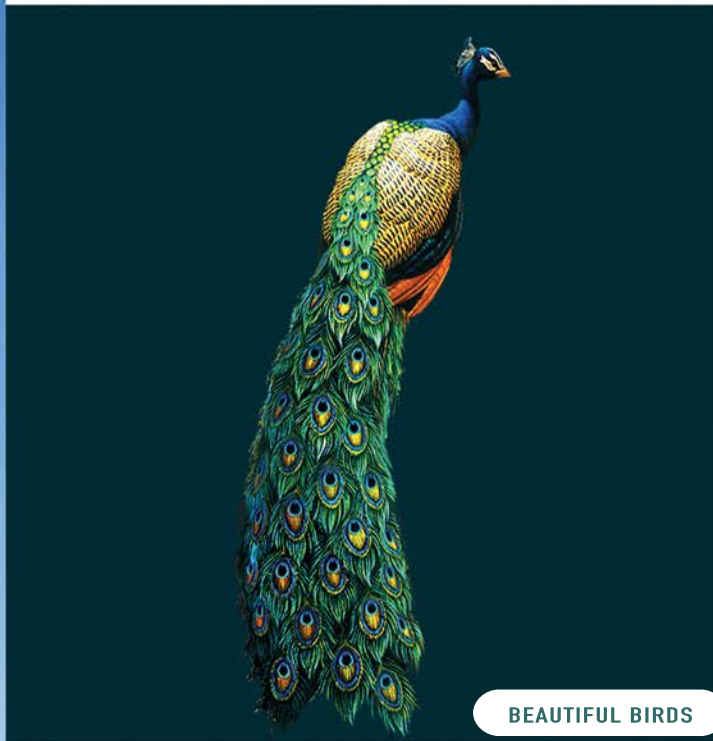


3BHK - 2150 SFT (E)



2BHK - 1157 Sft (W)





BEAUTIFUL BIRDS



BUTTERFLY GARDEN



GARDEN SEATING



JOGGING TRACK



AMPHI THEATRE



YOGA



JOGGING



PERGOLA



SENIOR CITIZEN SEATING



STRUCTURE

R.C.C. wall framed Super Structure
Cement Concrete Blocks/AAC Blocks for Non-structural Members (Wherever needed)



FLOORING

DRAWING, LIVING, DINING: Vitrified floor tiles of Superior Quality in all the typologies

MASTER BEDROOM: Vitrified floor tiles of Superior Quality in all the typologies

OTHER BEDROOMS & KITCHEN:

BATHROOMS: Anti-skid Vitrified / Ceramic floor tiles of Superior Quality

ALL BALCONIES: Anti-Skid Vitrified / Ceramic Floor tiles of Superior Quality

CORRIDORS: Vitrified / Ceramic Floor tiles of Superior Quality

STAIRCASE: Vitrified / Cement floor tiles of Superior Quality

LIFT LOBBY AREA: Vitrified tile of Superior Quality



TILE CLADDING

BATHROOMS: Vitrified tiles up to lintel height of Superior quality

UTILITIES: Vitrified/Ceramic tiles up to sill height of Superior quality

LIFT LOBBY AREA: Granite/Marble/Vitrified tile cladding of Superior quality



DOORS & WINDOWS

MAIN DOOR: Teak wood/Engineered wood frame and Shutter -finished with Melamine polish and -fixed with reputed make hardware

INTERNAL DOORS: Manufactured Hard Wood Door Frame & Laminate Shutter and Hardware of Reputed Make

UTILITY DOORS: UPVC / Aluminium alloy framed Door Framed system with toughened glass

SLIDING DOORS / FRENCH DOORS: UPVC / Aluminium alloy Door framed glass sliding door

WINDOW: UPVC / Aluminium alloy framed window system with toughened glass and provision for mosquito mesh track

BALCONY RAILINGS: Aesthetically Designed Glass Railing / MS Railings



WALL FINISHES

INTERNAL WALLS/CEILING: Smooth putty -finish with two coats of Premium Acrylic Emulsion Paint of Reputed make, over a Coat of Primer

EXTERNAL WALLS: Textured / Smooth -finish with two Coats of Exterior Emulsion Paint of Reputed Make



KITCHEN

5 power points in kitchen with multi-pin 6/16A sockets (Chimney, Refrigerator, Microwave, Mixer /grinder, and water puri-er)



BATHROOMS

Washbasins of reputed make
EWC with concealed cistern of reputed make
Single lever wall mixer and shower of reputed make



ELECTRICAL

"3 Phase" power supply for each unit with individual meter boards
Concealed copper wiring of reputed make with Sufficient Power Outlets and Light Points
Miniature Circuit Breakers (MCB) of reputed make for distribution boards.
Lightning arrester for the tower & aviation lamp
Provision for Installation of Spilt AC's in the living room and all bedrooms.
Modular Switches of reputed make

EV CHARGING POINT

EV Charging Points at Common Areas.



CABLE TV

Provision for cable connection in master bedroom and living / drawing area



DATA CONNECTIONS

Online App for Controlling Visitors and for internal Communication.
Provision for internet connection in drawing / living & Master bedroom



LIFTS

High Speed Automatic Passenger Lifts of reputed make with rescue device and V3F for energy efficiency
One High Speed Automatic Service lift of reputed make with rescue device and V3F for energy efficiency



POWER BACKUP: 100% generator power back up for all the ats
Flats (Excluding Heavy Appliances on 16 AMPS) / for All Common Areas



WATER TREATMENT PLANT

Treated Water made available through an exclusive Water Softening Plant
Water Meters for each unit
Rainwater Harvesting as per local regulation



SEWAGE TREATMENT PLANT

Sewage Treatment plant of adequate capacity will be provided
Treated Sewage Water will be used for Landscaping / Gardening



SECURITY

Surveillance cameras at the main security; entrance of each block and at strategic locations
Panic button and intercom is provided in the elevators, of reputed make is provided at the main door of every apartment.



PARKING MANAGEMENT

Parking is optimally designed to suit the ease of parking. Parking signages are positioned at Strategic places to provide ease of manoeuvring and parking



FIRE & SAFETY

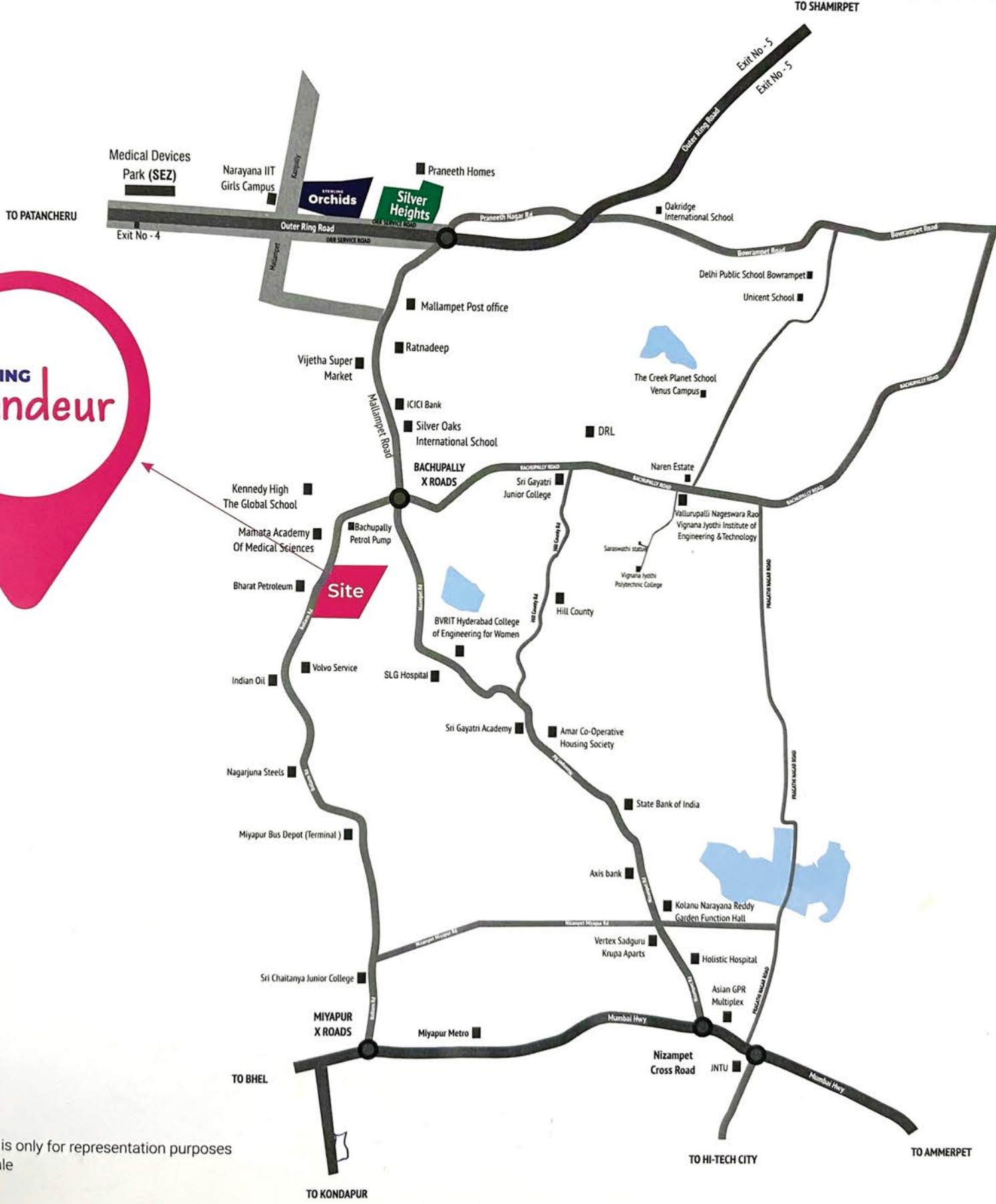
Fire Water Tank and Fire Pumps located at Basement
Fire Detection; Alarm system and Public-Address System
Fire Hydrant & -re sprinkler system at basement, lobby and apartments.
Portable Fire Extinguishers in the common areas
Artist's Impression

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LOCATION MAP

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NOTE: The map is only for representation purposes and is not to scale



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Sales / Site Address:

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Land Mark: Opp. Mamata Academy of Medical
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Mob: **9100565 444/9581102555**
Bachupally, Hyderabad - 500 090
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Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit. (Draft Brochure)