



Aakriti Constructions and Developers Pvt. Ltd.

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TSRERA No : P01100008198

Esta

Nature's grandeur, captured in every step, every breath

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

Esta

by



*Discover
the serenity of
living close to nature*





PROJECT AT A GLANCE

- 404 Luxury Apartments
- 5 Distinctive Towers
- Ground + 9 Floors
- 34000 Sft Clubhouse
- 10 Schools within 5 Kms Radius
- 4 Kms from Citizen Hospital, Nallagandla
- 5 Kms from Lingampally MMTS & Railway Station
- 6 Kms from ORR
- 3.5+ Acres
- 2 & 3 BHK - 1226 to 1856 Sft
- Lush Green Oxygen Space
- 10 Kms from Gachibowli Circle
- 15 Mins Drive From Gachibowli
- Naturally Replenished Groundwater
- Air Pollution less than 2.5 PPM
- 70% Open Area

CLUB HOUSE FACILITIES

- Entry Lounge with Double Height
- Banquet Hall with Double Height
- Fully Equipped Gym
- Aerobics
- Cricket Nets
- Kids Activity Room
- Tot Lot (Kids Play Area)
- Toddler Pool
- Multipurpose Room
- Yoga / Meditation
- Private Spa
- Indoor Game Room / Lounge
- Grocery Store
- Squash Court
- Tennis Court
- Terrace Swimming Pool
- Green Space
- Indoor Badminton Court
- Basketball Court
- Library





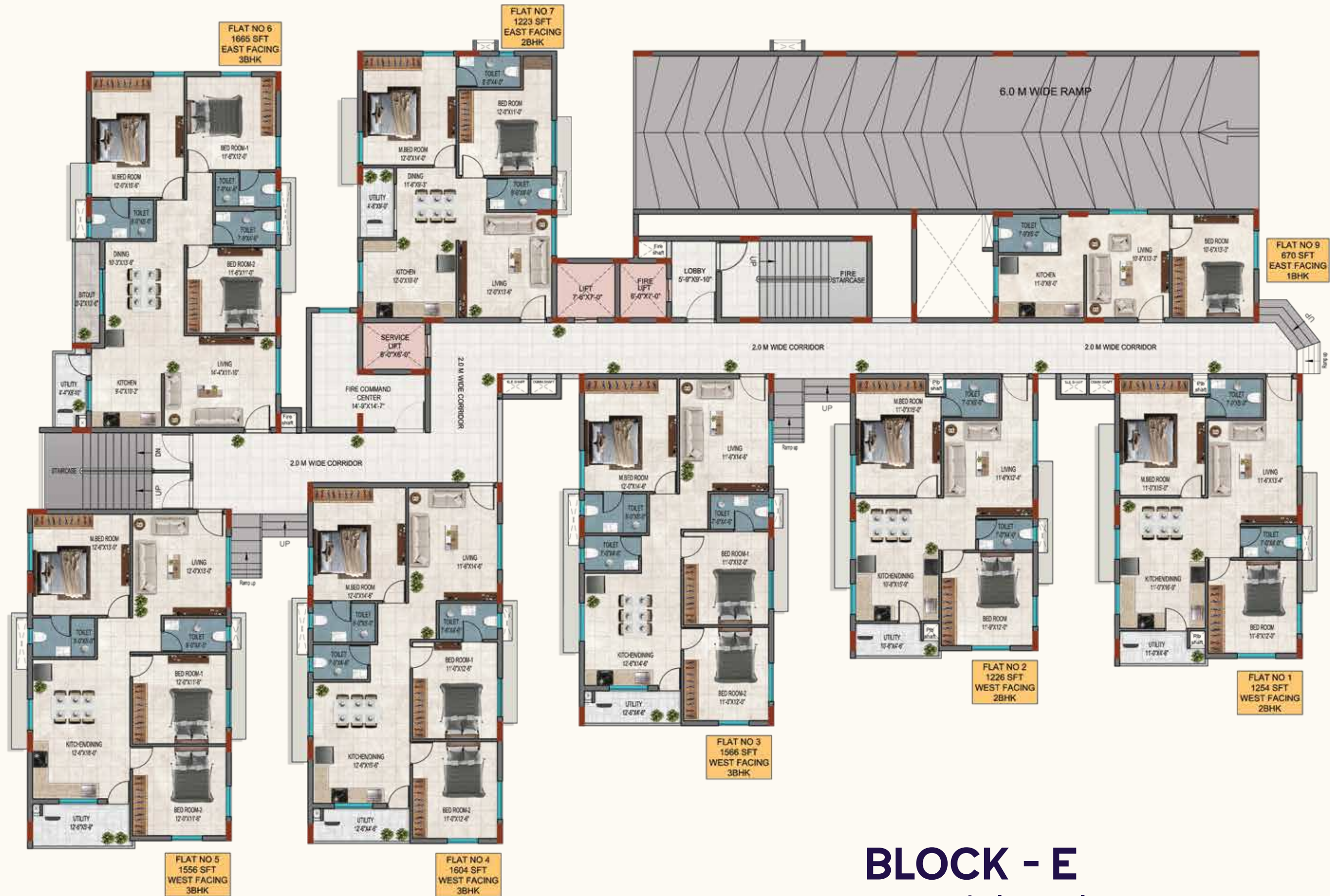


LAUNCHING BLOCK - E

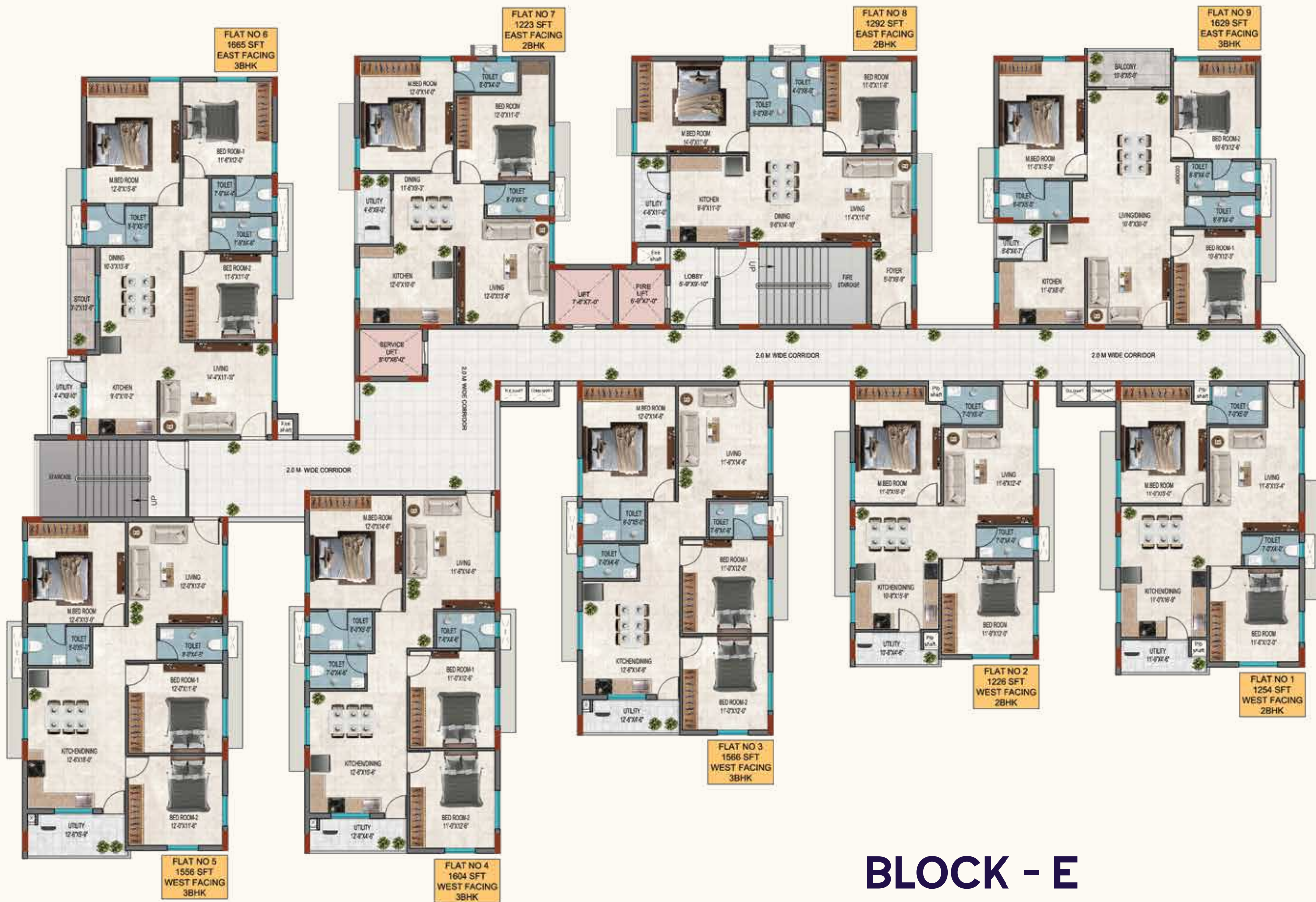
BLOCK - A, B, C, & D
HANDOVER COMPLETED

LEGEND

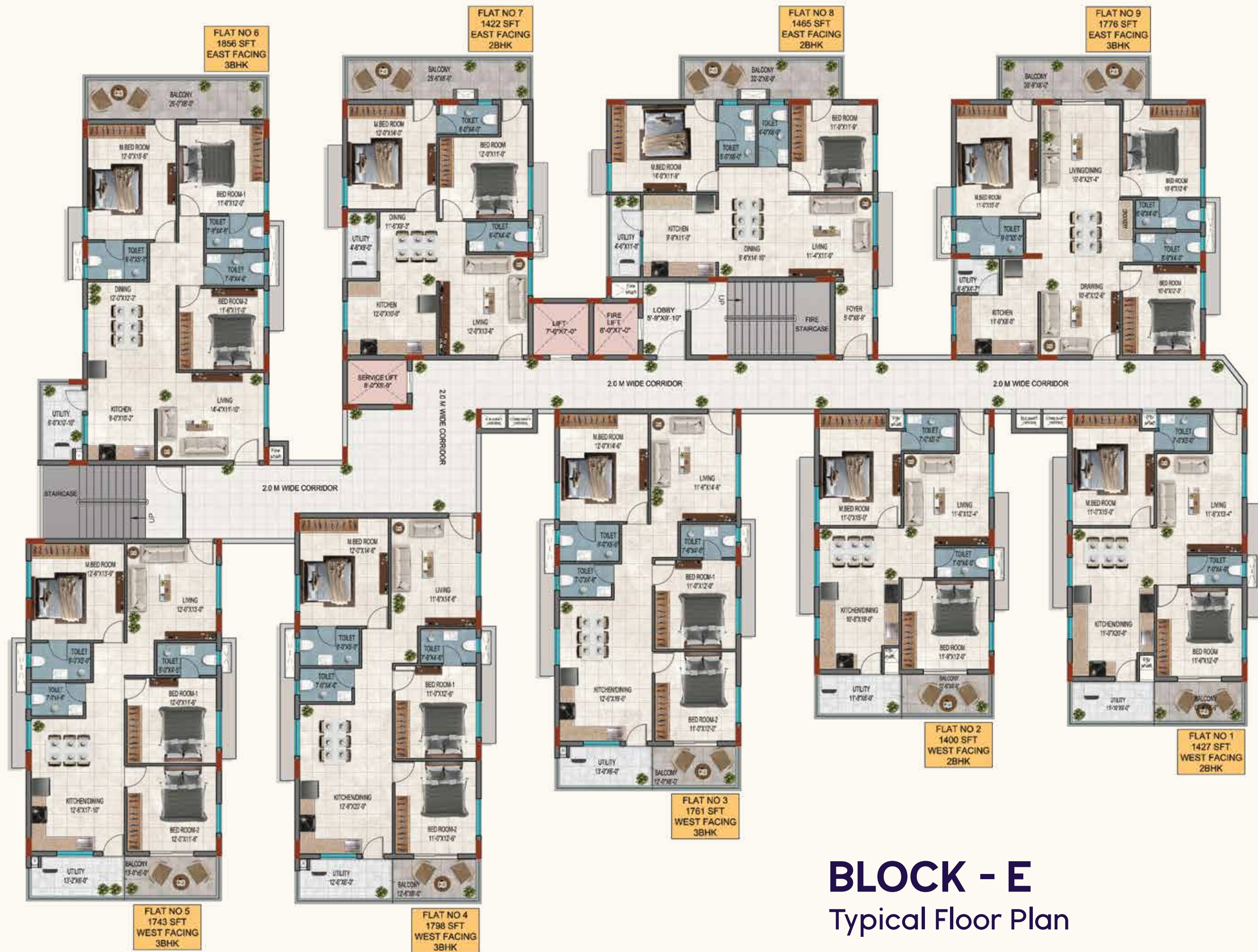
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|---------------|-----------------|--------------------------|----------------------|----------------|------------------------|-------------------------|
| 1 Outdoor Gym | 2 Sand Pit | 3 Senior Citizen Sit Out | 4 Temple | 5 Kids Play | 6 Amphitheatre Seating | 7 Terrace Swimming Pool |
| 8 Lawn | 9 Jogging Track | 10 Tennis Court | 11 Basket Ball Court | 12 Cricket Net | 13 Transformer Yard | 14 Badminton Court |



BLOCK - E
Ground Floor Plan



BLOCK - E
First Floor Plan



BLOCK - E
Typical Floor Plan

SPECIFICATIONS



STRUCTURE

R.C.C. Framed structure to withstand wind and Zone II seismic loads.
Super Structure : Brick masonry with AAC bricks



PLASTERING

Internal : 15 mm thick Gypsum/Cement plastering with smooth finish
Ceiling : 12 mm thick Gypsum/Cement plastering with smooth finish.
External : 20 mm thick double coat sand faced cement plastering 2 coats putty.



PAINTING

Internal : Smooth Finish with Primer & Top Coat of Paint
Ceiling : Smooth Finish with Primer & Top Coat of Paint
External : Finish with Exterior Paint .



FLOORING

Drawing, Dining, Living, Foyer and Corridor:
Vitrified tiles with 3' height skirting.

STAIRCASE

Granite

BEDROOM & KITCHEN

Vitrified Porcelain Tiles in size 24"x 24" with 4" height skirting.

TOILETS/UTILITY AREA

Best quality Acid resistant, anti skid ceramic tiles.



DOORS

MAIN DOOR

Wooden door frame & shutter with melamine polishing and Designer hard ware.
Internal Door : Wooden frame & solid core flush/skin door shutter.

WINDOWS

Window Frame & Shutters – UPVC Coated with Glazed Shutters.



KITCHEN

- Granite smooth finish with SS sink with provision for both RO water/Drinking Water & bore water connection & provision for fixing aqua Guard.
- Glazed Ceramic Tile dado up to 2' height, above kitchen plat form.
- Provision for Exhaust Fan or Chimney.

UTILITY / WASH AREA

- Glazed ceramic tile dado up to 3' height
- Provision for washing machine/dish washer or wet area for washing utensils etc.

TOILETS

- Designer-make glazed ceramic tile up to 7' height
- Washbasin
- Wall mounted E W C flush tank with health faucet
- Provision for geysers
- All CP fittings or Hindware or Equivalent



ELECTRICAL SYSTEM

- Concealed copper wiring (polycab or HPL or Equivalent) in conduits for lights, fans and power plug points.
- Power point for air conditioner in master bed room.
- Power point for geysers in all bath rooms.
- Power point provision for cooking range/refrigerator/ micro oven, mixer, grinder in kitchen.
- Power point provision for refrigerator, TV & audio systems.
- Miniature circuits breakers (MC B) & ELCB for each distribution board
- 3 phase supply for unit and individual mater boards.

WATER SUPPLY & SANITARY SYSTEMS

- Water supply point in kitchen/toilets as required.
- Provision for Municipal water supply.
- Hydro Pneumatic.

LOCATION



SCAN
FOR LOCATION

Home Loans

Project Approved by



PROJECT
APPROVED
&
FINANCED
by

