

A Venture by



**MAGNA**  
GROUP  
we build values



# ULTRA LUXURY LIVING @ Nanakramguda-Puppalaguda









SRIAS Life Spaces is a flagship company of SAS Infra, one of the Hyderabad's leading developer that is transforming cityscapes and lives. Committed to building enriching life spaces, it has given Hyderabad some of its most iconic addresses with world-class construction quality & state-of-the-art amenities. At SRIAS Life Spaces we are committed to the cause of sustainable development while radically improving the living standards of people.





**SITE**





PROPOSED ROAD  
30m wide

KHAJAGUDA  
Valley Viewpoint  
Historical Landmark

KHAJAGUDA  
Heritage Rock Fort

 SRIAS  
LIFE SPACES

**SITE LOCATION**  
**6.5 Acres**

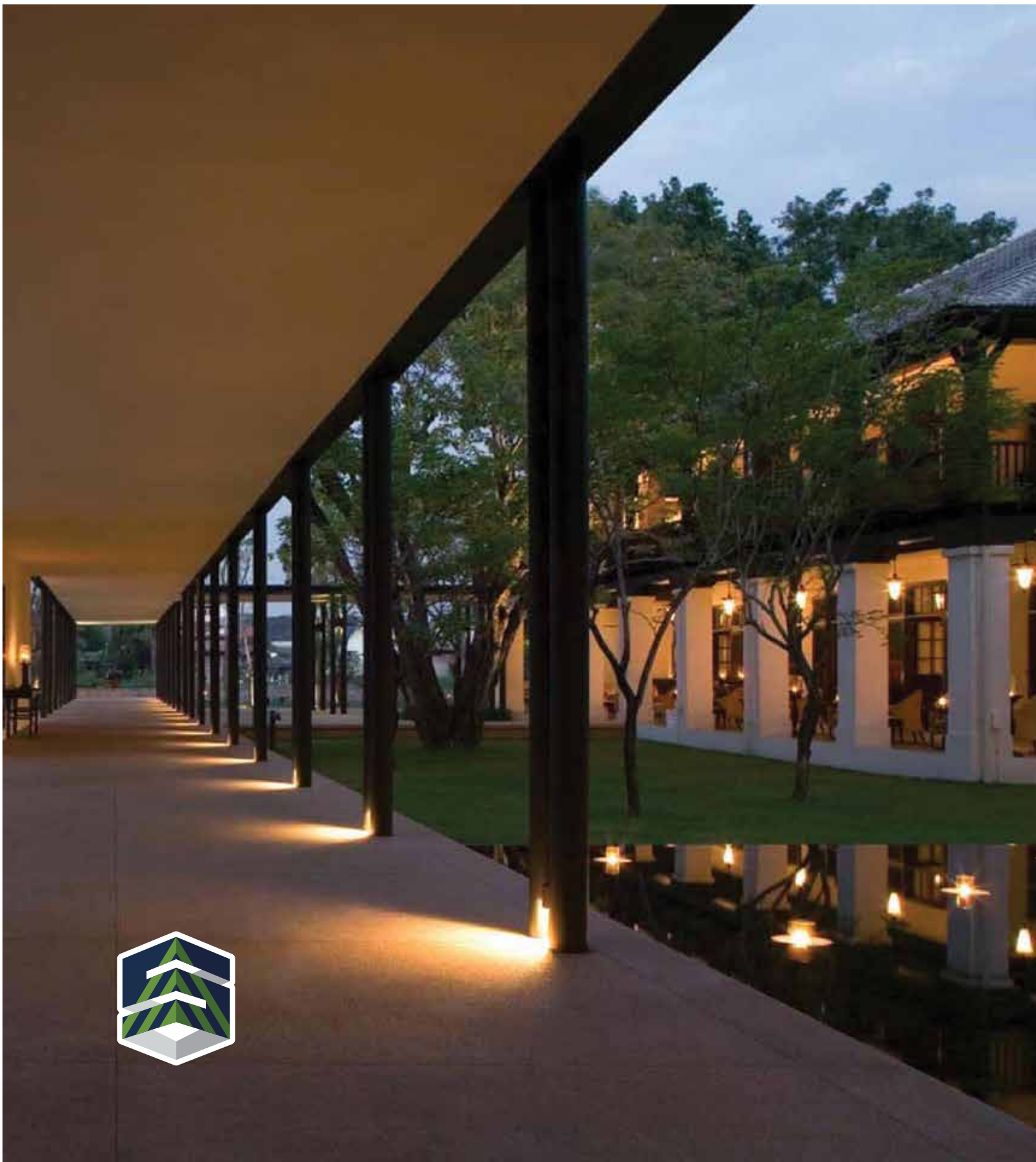
APARNA  
Zenon

HIGH RISE  
PROJECT  
Under  
construction

High Rise Under  
Constructions



# Hisashi Network Between Towers Till Club House





# Grand Entrance Lobby



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# SKY Lights from Podium Levels





# Maximization of Space Use with Shelving and Bay Windows

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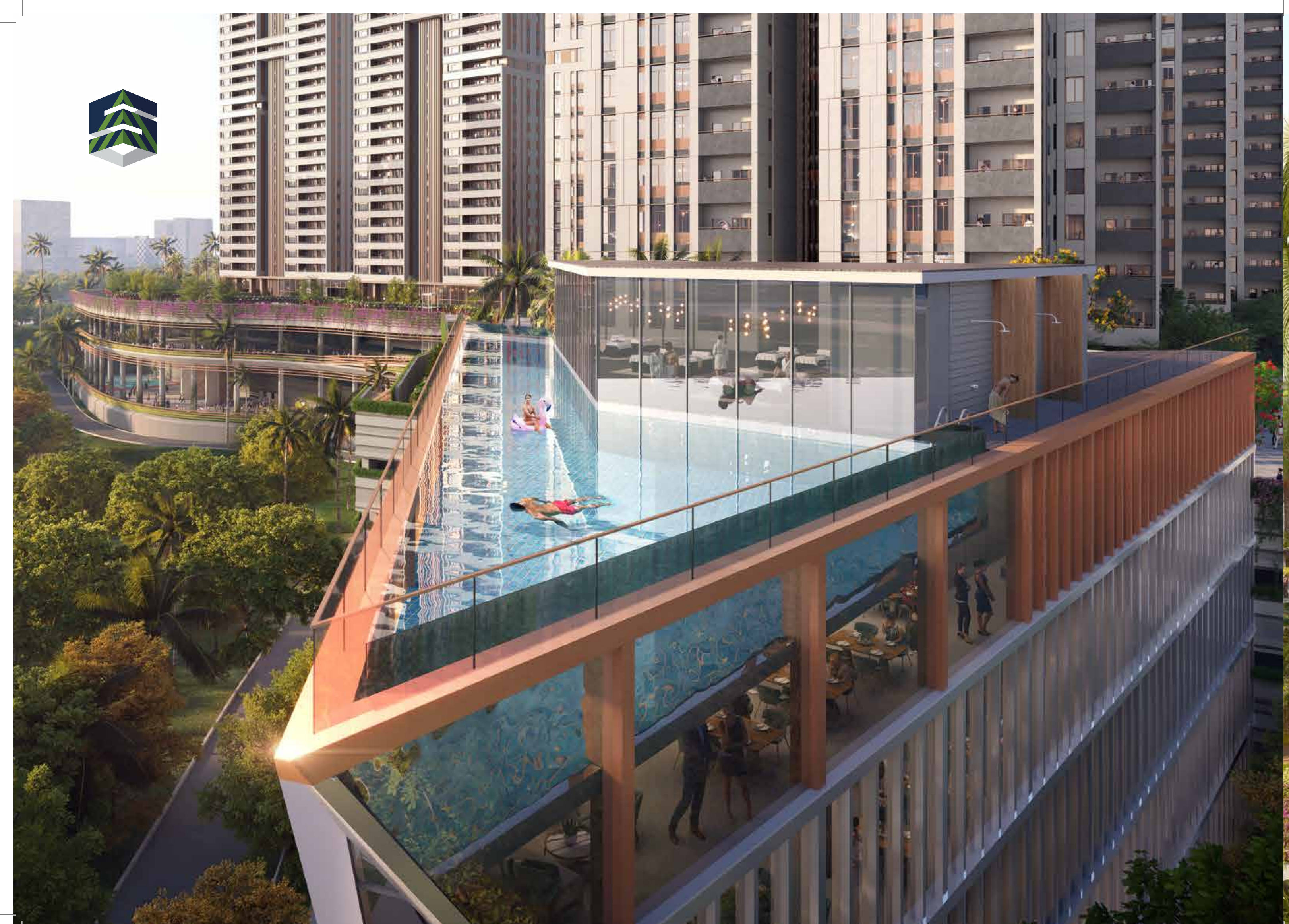




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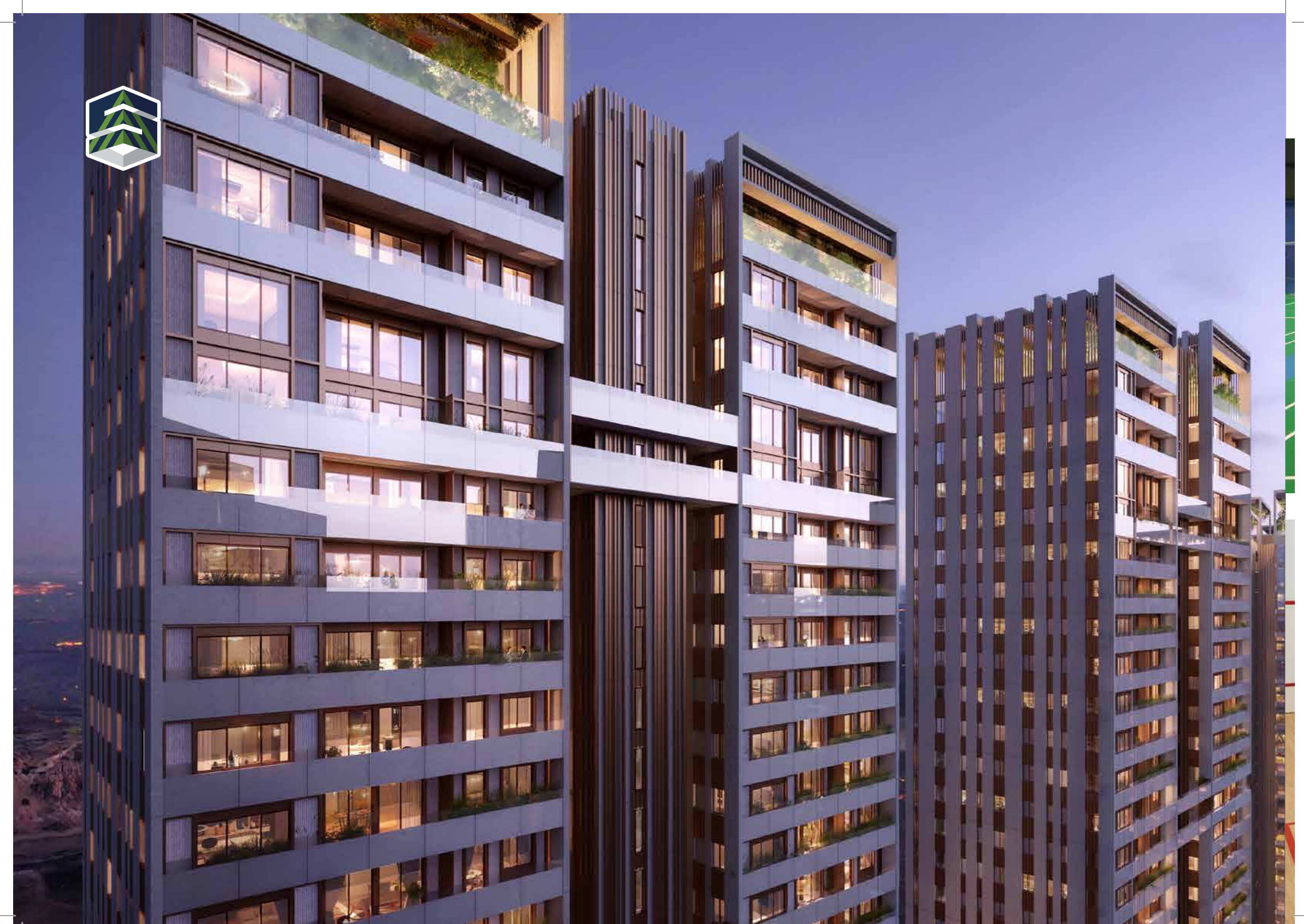






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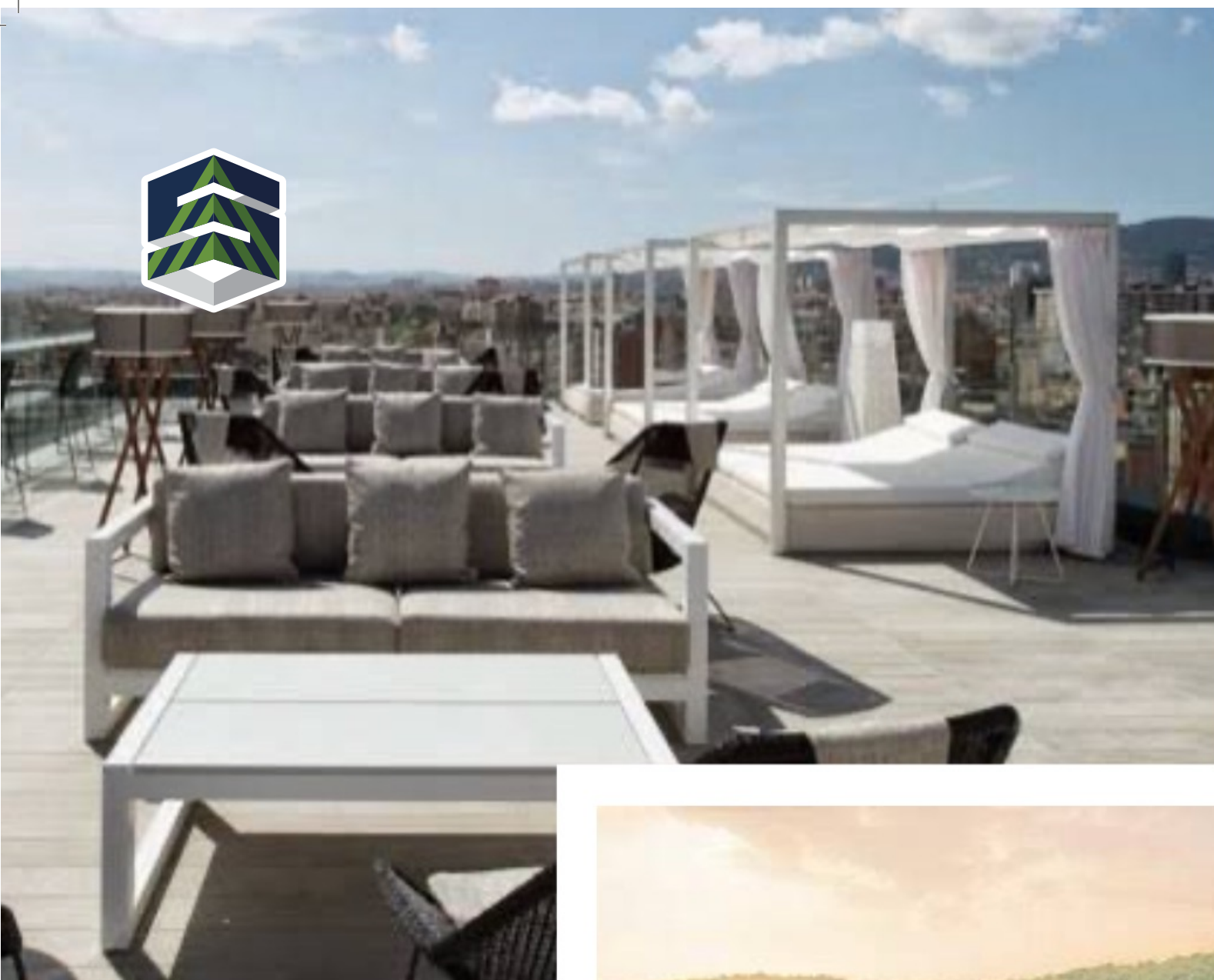




# Game Zone











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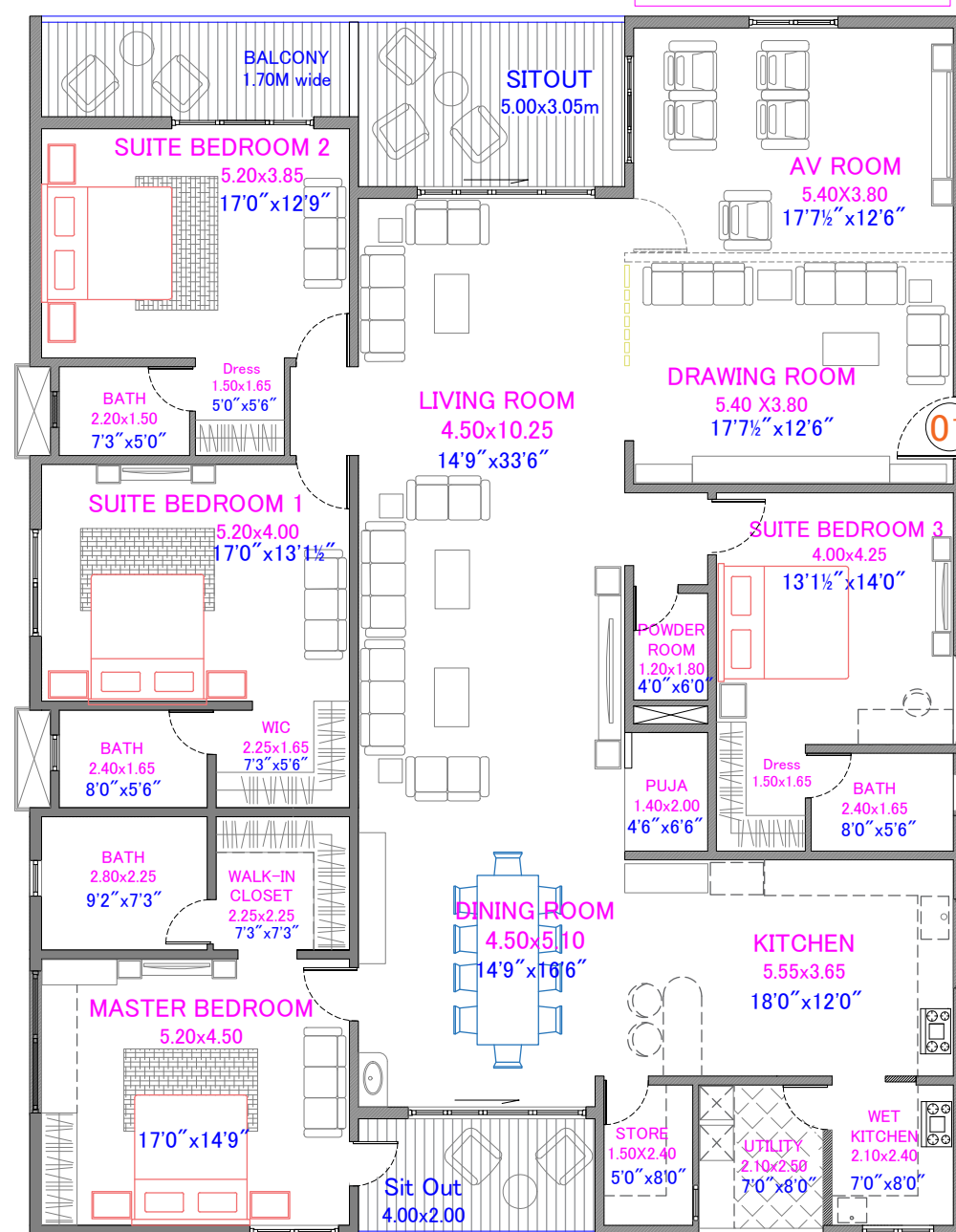




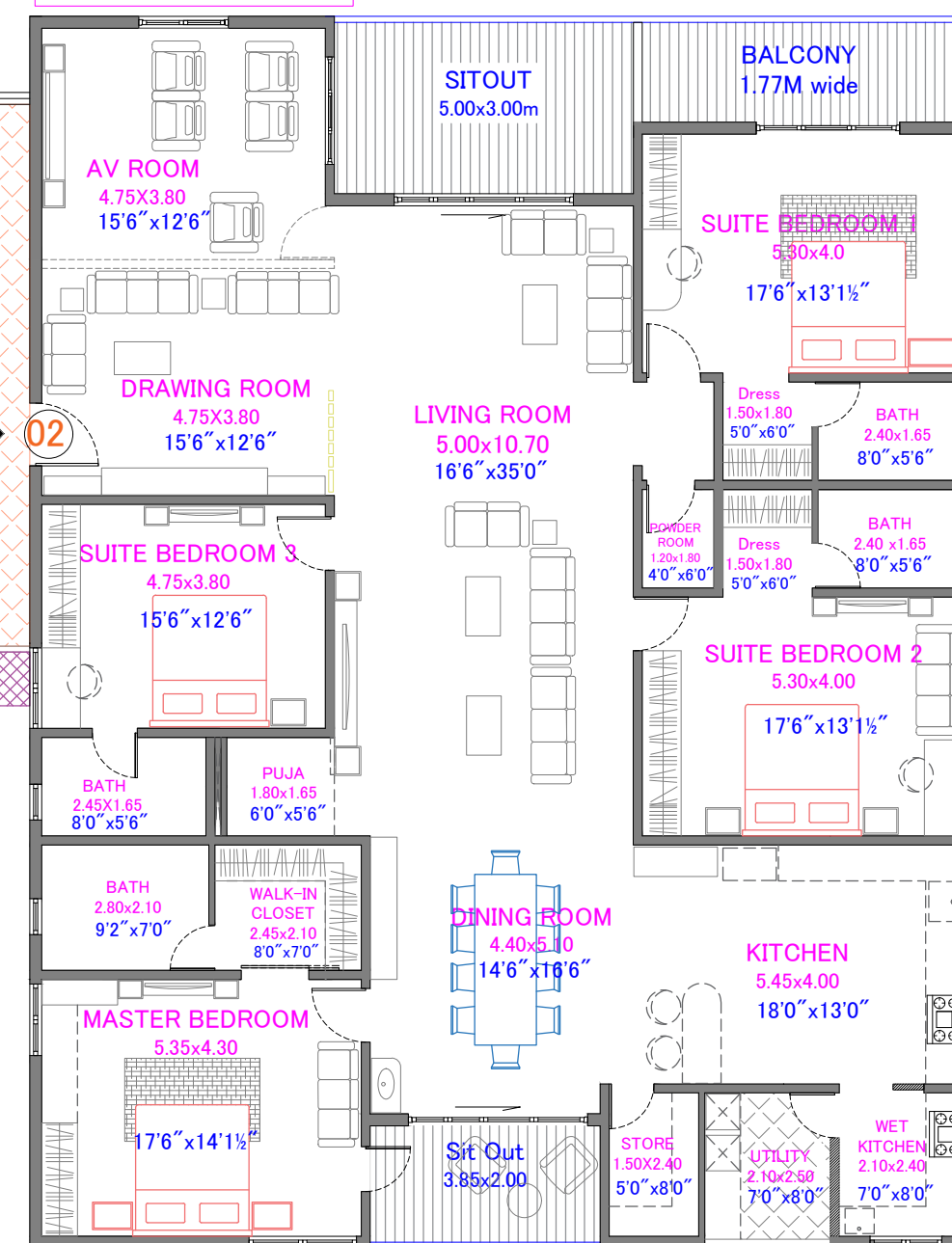
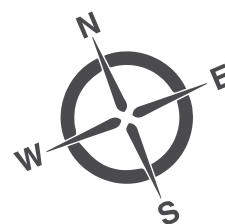


## 4710 Sft – East

## 4710 Sft – West

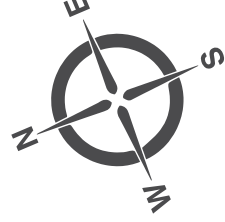


## Tower 1 & 2

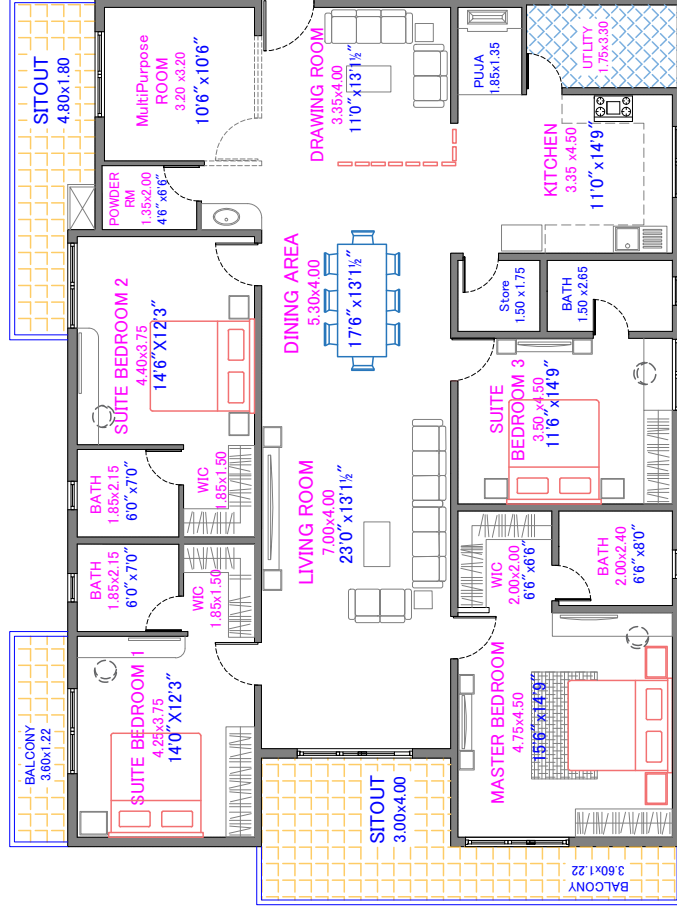




# Tower 3, 4 & 5



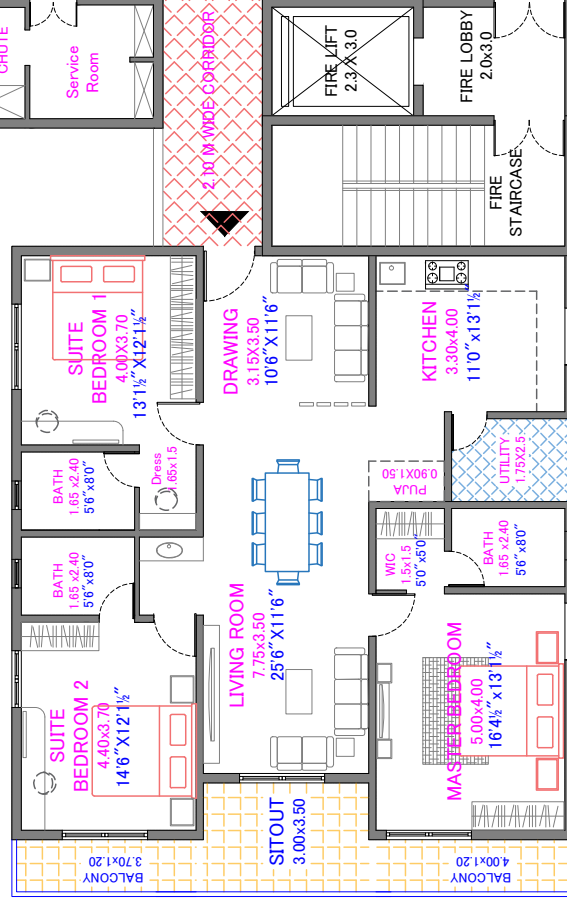
3620 Sft – East



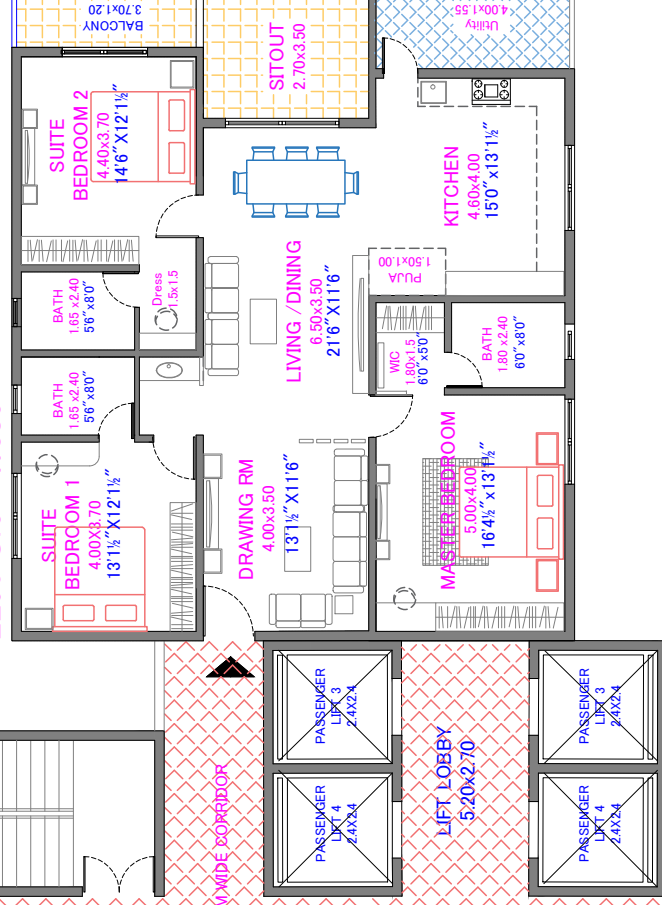
3040 Sft – West



2290 Sft – East



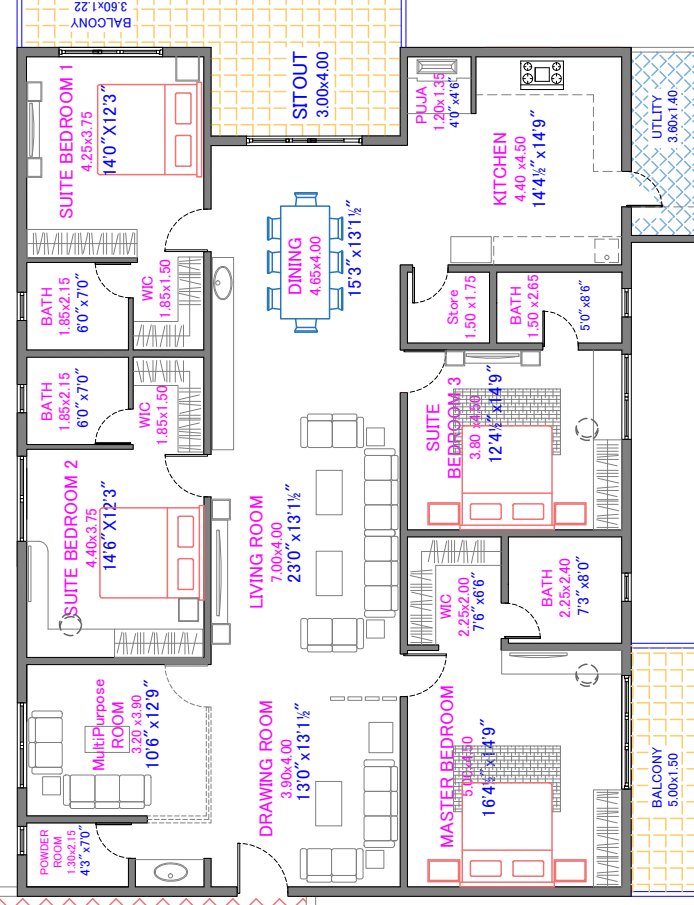
2290 Sft – West



3070 Sft – East



3605 Sft – West



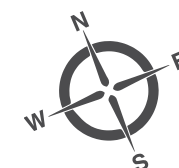




**3 BHK**  
East Facing  
2290 SFT

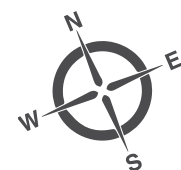






**3 BHK**  
West Facing  
2290 SFT

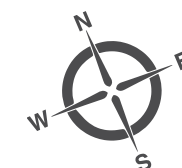




**3.5 BHK**  
East Facing  
3070 SFT







**3.5 BHK**  
West Facing  
3040 SFT

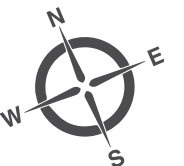




**4 BHK**  
East Facing  
3620 SFT

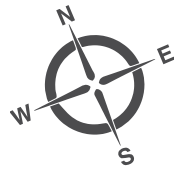






**4 BHK**  
West Facing  
3605 SFT

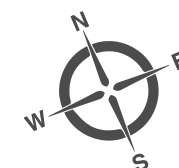




**4.5 BHK**  
East Facing  
4710 SFT







**4.5 BHK**  
West Facing  
4710 SFT





## **Architects: Nikken Sekkei, Japan**

NIKKEN SEKKEI LTD | EXPERIENCE, INTEGRATED

Nikken Sekkei take pride in being Japanese Architecture and Planning consultancy firm with approximately 2500 professionals, a design tradition of 120 years with 20,000 plus projects, in more than 50 countries.

[https://www.nikken.jp/ja/dbook/nikken\\_brochure/html5.html#page=1](https://www.nikken.jp/ja/dbook/nikken_brochure/html5.html#page=1)





# Specifications



## STRUCTURE

- R.C.C. Shear wall framed structure

## INTERNAL & EXTERNAL WALLS

- Floor to Floor height 3.3M or around 11 Ft.
- Reinforced shear walls as per structural design

## GRAND ENTRANCE LOBBY

- Lavish entrance Lobby in each tower with Slab height of 6M or around 20Ft.

## DOORS

- MAIN DOOR FRAME & SHUTTER: Premium designer main door frame & shutter of 8' height with premium hardware fittings
- INTERNAL DOOR FRAME & SHUTTER: Premium designer internal door frame & shutter of 8' height with premium hardware fittings

## WINDOWS AND FRENCH DOORS

- WINDOWS: Anodized aluminum frame with glass.
- FRENCH DOORS: Anodized aluminum frame/UPVC as per Architectural design
- VENTILATORS / WINDOWS: UPVC / Aluminum ventilators for all toilets, store, wet kitchen, servant room & servant toilet of LG hausys / aluplast or equivalent makes

## PAINTING

- EXTERNAL: Textured / smooth finish with 2 coats of Asian paint or equivalent as per architect design
- INTERNAL: 2 Coat putty, 1 coat premier and 2 coats of Asian aspire paint or equivalent make
- SITOUT: Weather proof paint over external putty finish at utility / sit out walls
- BASEMENT / PARKING AREA: Water proof cement paint and over a base coat of primer for columns as per architect design and one coat putty finish for entire ceiling roof

## FLOORING

- LIVING, DINING, DRAWING, POOJA, KITCHEN & ALL BED ROOMS: Imported marble
- ALL TOILETS: Anti-skid premium, large size vitrified tiles with wall cladding
- CORRIDORS: All lobby Flooring & Lift cladding would be imported tile / granite / marble or other material as per architect design
- LIVING BALCONIES/ SITOUT: Granites or other material as per architect design
- STAIRCASE (PASSENGER): Granites or other material as per architect design
- STAIRCASE (FIRE): Tandoor stone
- STORE / WASH AREA / UTILITIES / SERVENT ROOM & SERVENT TOILET: Premium vitrified tiles
- Dadoing: Vitrified tiles up to balcony height in utility & up to lintel height in servant room toilet

## KITCHEN / UTILITY / WASH

- Provision for separate municipal water tap and Bore Well water through softener plant in kitchen with CP fittings
- Bore well water for dish washer, washing machine and washing utensils with CP fittings in utility

## BATH ROOMS (ALL FIXTURES AND FITTINGS ARE VILLEORY BOCH / VITRA / FIMA OR EQUIVALENT MAKE)

- Rain showers in all bed room toilets except powder room and servant room
- Wash basin with vanity
- LED mirrors

- Wall mounted EWC with flush valves
- Single lever diverter of imported make with spout
- Servant room toilet – floor mount WC with CP fittings of hindware or equivalent make
- Shower cubicles in all toilets except powder room and servant toilet

## ELECTRICAL

- Concealed copper wiring of finolex / havells or equivalent make )
- Power outlets for geysers and exhaust fans in all bathrooms
- Power plugs for cooking range chimney, refrigerator, microwave oven, mixer / grinder and aqua water in kitchen
- Power plugs for washing machine and dish washer in utility area
- Three phase power supply for each unit and individual meter boards
- Miniature circuit breakers (MCB) for each distribution board of legrand or equivalent make
- Elegant designer modular electrical switches of legrand or equivalent make
- Plug pins for tv & audio in living, drawing and all bed rooms

## BIOMETRIC LOCK

- Biometric lock with biometric access along with regular key operation for main door of Yale or equivalent make

## FALSE CEILING

- False Ceiling in all Corridors as per architect design.
- Grid ceiling in all toilets.

## HOME AUTOMATION

- Home Automation except in maid room and multipurpose room/Home theatre

## TELECOM

- Telephone points in all bedrooms, living and drawing room

## INTERCOM

- Intercom facility connecting to all the flats and security, reception, concierge within the community
- Intercom provision from flat to the servant room

## CABLE TV/ INTERNET

- Providing all cables from service provider to individual flat for cable connection and wi-fi internet in all rooms

## VIDEO DOOR PHONE

- One video door phone will be provided for each flat at main door

## LIFTS

- High speed automatic passenger lifts toshiba / mitsubishi or equivalent make
- Each block will have 1 high speed automatic service lift.

## WTP & STP

- Treated bore well water will be supplied through an exclusive water softening and purification plant of reputed make
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for
- flushing and landscaping

## CAR WASH FACILITY

- Car wash facility in cellar parking area available at specified area

## GENERATOR

- 100% D.G set backup including air conditioning with acoustic enclosure & AMF panel for all flats and common area

## CAR PARKING

- Parking will be in 4 levels
- Visitor's car parking as per norms
- EV Charging points

## BMS

- Building management software for gas bank, generator power and general power connection
- RAIN WATER HARVESTING
- Rainwater harvesting through recharge wells onsite to improve ground water level

## SECURITY

- Sophisticated round-the-clock security system video phone facility at main door
- Intercom between security and to all flats
- Solar power fencing around the compound wall
- Identity cards for servants
- Boom barriers at entry for vehicles with mechanical operation
- Panic button and intercom is provided in the lift that is connected to security room
- Gas leak detector with shut-off valve
- All security related services connected to BMS

## CCTV

- CC cameras will be provided at entrance gate, parking areas, common areas and where ever necessary

## FIRE & SAFETY

- Fire systems will be provided as per fire department norms

## LPG

- Providing all gas systems to supply gas from centralized gas bank to all individual flats in kitchen with gas meters from any govt. Designated provider

## AIR CONDITIONING

- Provision for VRV system with Conduit piping for AC pipes. Copper pipes not included.
- ## CENTRALIZED PEST CONTROL SYSTEM
- System of perforated tubes is included in the walls throughout your home so that pesticidal chemicals can be injected with the force of air
  - from ports located on the exterior of your home.

## WASTE MANAGEMENT

- Garbage / chute with separate bins to collect dry waste and wet waste will provided for better disposal

## LANDSCAPING

- Landscaping in the setback areas and in tot lot areas as per architect design

## EXTERNAL LIGHTING

- LED light posts with lamp fittings, at setback and landscaping areas and lights in staircase & corridor areas

## DRIVEWAY

- V.D.F. Flooring as per architect design

## COMPOUND WALL

- Compound wall shall be constructed all around the plot with solar fencing





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