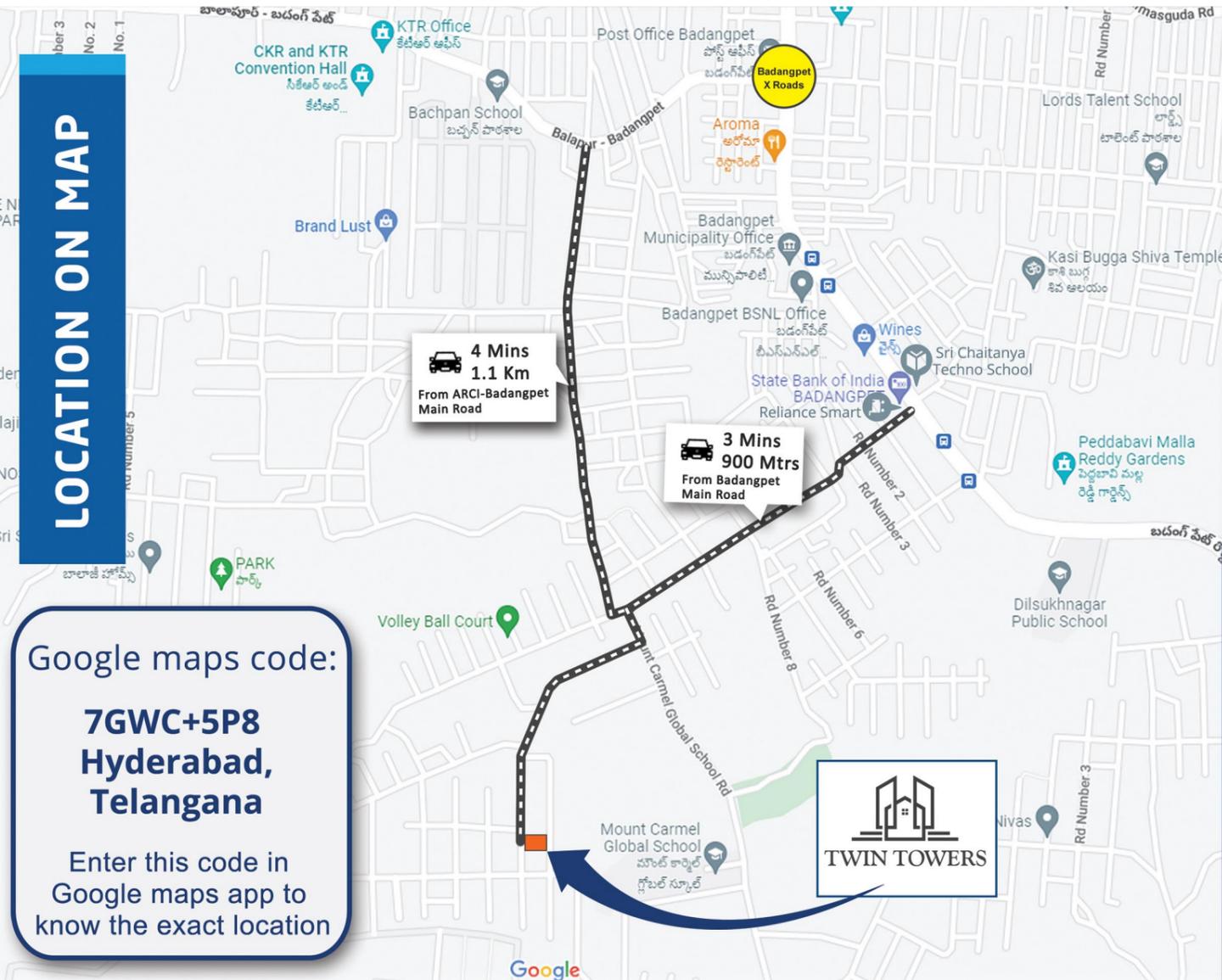


LOCATION ON MAP



Google maps code:

7GWC+5P8
Hyderabad,
Telangana

Enter this code in Google maps app to know the exact location

LOCATION HIGHLIGHTS

- ✓ 3Km from Balapur X Roads
- ✓ 5Km from Manda Mallamma X Roads
- ✓ Just 1.9Km from RCI Road/ARCI
- ✓ 10Km from RGIA Airport

PROJECT HIGHLIGHTS

- ✓ Project has East & West Facing Roads
- ✓ Adjacent to Mount Carmel Global School
- ✓ Electric Vehicle Charging Points For Each Parking
- ✓ Each Flat has adequate ventilation from 4 sides

CONTACT

040 2222 2224
www.nearestate.in

Exclusive Promoter:

nearestate.in
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a project by:



TWIN TOWERS

MCR Colony, Badangpet



RERA No: P02400005603
RERA No: P02400005604

Elite

Vista



Premium
3BHK
FLATS

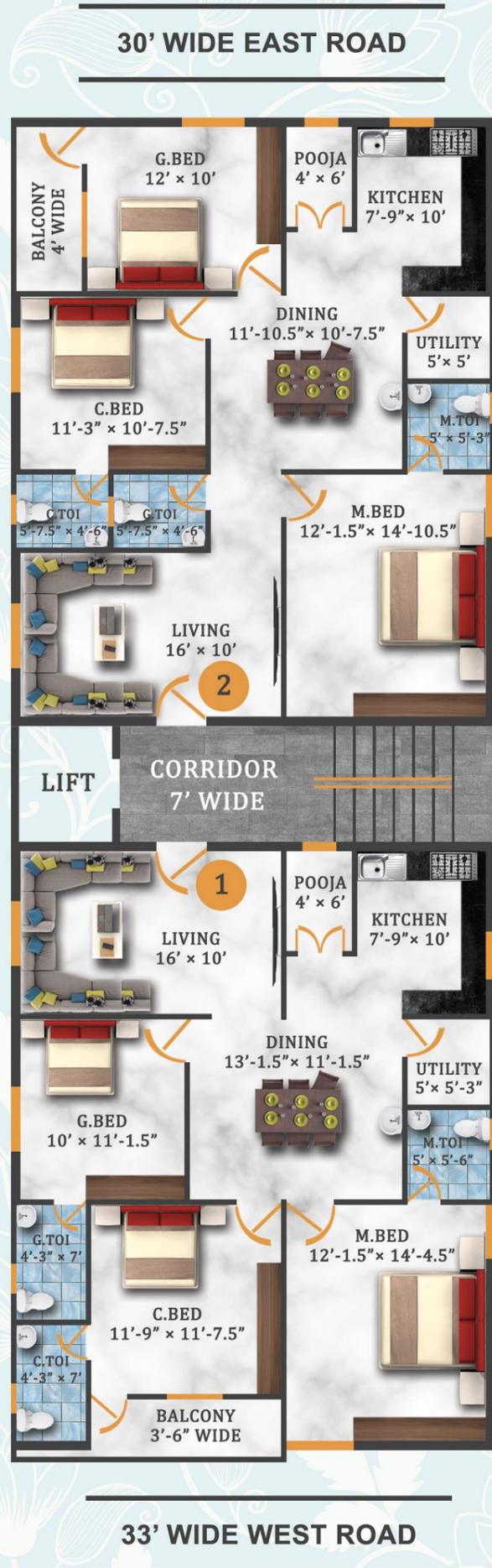
CALL FOR FIND OUT MORE
040 2222 2224

For more details Log on to
www.nearestate.in

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The developers reserve the right to make changes in plans, specifications and elevation as demand fit.

Typical Floor plan

Specifications



Area statement

Flat No.	Built Up Area	Facing
1	1471 SFT	EAST
2	1471 SFT	WEST



STRUCTURE

RCC framed structure designed to with stand wind and seismic forces.

SUPER STRUCTURE

Light weight red bricks in cement mortar, two coats of plastering with sponge finish.

DOORS

Main door: Teakwood frame with veneer door. Internal doors: Teakwood frames with moulded flush door of standard make.

WINDOWS

UPVC glass sliding windows with mosquito mesh shutter and MS safety grils.

FLOORING

2' x 2' Double Charged vitrified tiles in Hall, dining, bedrooms & kitchen.

KITCHEN

Granite platform with stainless steel sink and glazed ceramic tile dado upto 2'-6" height above platform.

FINISHES

Lappam finish walls in the whole flat except balconies. Birla putty finish for outside elevation.

BATHROOMS

- a) Master bedroom will have Hot and cold water wall mixer with over head shower.
- c) Sanitary fittings & Taps are CERA, CPVC pipes are Ashirvad.
- d) Glazed ceramic tiles dado upto 7' height.
- d) Drainage pipes are Ashirvad.

WATER

Water supply is ensured with overhead tank.

PAINTING

- a) Inside: Two coats of Asian tractor emulsion for internal walls, and Asian enamel paint for all frames, shutters and grills.
- b) Outside: Texture elevation with two coats of Asian Apex.

ELECTRICALS

- a) Concealed copper wiring of ISI standard make.
- b) Modular range switches of equivalent make.
- c) Power plugs for chimney, refrigerator, mixer, Electric rice cooker in Kitchen.
- d) Seperate 3 phase power supply for each flat with individual meter boards.

TELEPHONE & TV

Telephone, Internet and cable TV ponts in hall and master & Children bedroom .

LIFT

Standard make of 6 passenger lift.

GENERATOR

Generator is Ashok Leyland or equivalent for common lighting, lift & pumps. Will provide Inverter provision.

COMMON EXTRAS

Generator, lift, transformer, car parking, 3 phase power connection.

NOTE

- 1) Cement racks, arch & POP borders are optional with extra cost.
- 2) GST & registration charges will be applicable.
- 3) Persons desirous to alter / modify their flat shall inform the same at the time of agreement only.

About BRUHAT BUILDERS & DEVELOPERS

Bruhat Builders & Developers is known for superior quality, planning, execution & on time Delivery. Our mantra is "Quality not Quantity" which is strongly driven and measured by upmost customer satisfaction.

Twin Towers has a total of 20 flats with 10 Flats for each tower (Elite & Vista) spread over five floors with each floor having just 2 Triple bedroom flats of East & West facings. These flats has no common walls and also has 2 balconies. It gives you the luxury of Independent living and the security of common living.