

OFFER PRICE

₹ 2,999/-
PER SFT. ONLY



AV INFRACON PVT LTD

High-rise Luxurious
Gated Community Project



sVs
Magnifique

@ Chowdariguda, Hyderabad.

AMENITIES

CLUBHOUSE

ELDERS SEATING

BUSINESS CENTRE

CHILDREN'S PLAY AREA

FITNESS CENTRE

AROMA GARDEN

SWIMMING POOL

SKATING RINK

CRICKET PITCH

JOGGING TRACK

BADMINTON COURT

PREMIUM LOCATION

2 & 3 BHK FLATS
RANGING BETWEEN
1270-1870 SQFT.



2 BHK



3 BHK

SPECIFICATIONS

STRUCTURE

R.C.C Frame With Columns and Beams Designed for Earthquake Resistance (Seismic Zone-II).

MASONRY

External: 6" Solid Block Masonry.
Internal : 4" Solid Block Masonry.

PLASTERING

Internal & External : Plastering using M-Sand.

DOORS

Main Door : Both side polished Teak finish Designer door with teak wood frame .
Hard ware : Safety Lock , SS Handle, SS Hinges, Tower Bolt and Magnetic Catcher.
Bedroom doors : Enamel Painted Solid Doors with Sal wood frame/Teak wood.
Hard ware : Cylindrical lock with key, Hinges, Door Stopper and Door Bush .
Bath room doors: Enamel Painted Solid Doors with Sal wood frame/Teak wood.
Hard ware : Cylindrical lock without key, Hinges and Door Bush .

WINDOWS/SLIDING DOORS

UPVC Window /Sliding door.

FLOORING

Living ,Dining, Bed Rooms, Kitchen : Double Charged Vitrified Tiles .

M Bedroom : Double Charged Vitrified Tiles.
Balconies , Utility, Toilets Flooring : Antiskid Ceramic Tiles.

Toilet: Glazed/matte Finished wall Tiles up to 7'.0" height.

Basement flooring: VDF Flooring.

Terrace : Brick bat coba Finish over Waterproofed Base/screed concrete.

Staircase : Granite.

Lift Lobby & Common area : combination of Granite and vitrified tile (As per Architects design).

KITCHEN & UTILITY

20 MM Thick Black Granite Counter with Single Bowl Single Drain Board Sink.

Glazed Finished wall Tiles up to 2'.0" height above Granite counter.

Provision for Aqua guard /RO.

Provision for Geyser .

Provision for Washing machine and One Tap will be provided at Utility.

LIFTS

8 -Passenger Automatic Elevator of Reputed Make. (As per Architects design).

TOILETS

Sanitary ware of reputed make. Single lever diverted Full body EWC.

Chromium Plated Fittings of Reputed Make. Provision for Geyser.

Hot water provision for Wash basin at MBT.

ELECTRICAL & COMMUNICATIONS

Fire Resistant Copper wires and Modular Switches 3 KW Power for 2 BHK & 5 KW Power for 3 BHK.

DG Back Up 1 KW for 2 & 3 BHK.

Telephone & Data Point in Living area.

TV Point in Living and Master Bed Room.

Car Charging Points at Basement.

PLUMBING

CPVC Pipes for Water Lines and PVC Pipes for Sewage lines.

PAINTING

Internal walls : Premium Emulsion Paint.

External Walls : Weather Proof exterior emulsion paint (As per Architects design).

Enamel Painting for Grills & Railings.

SECURITY

Provision for CCTV at Strategic Locations.



SCAN FOR LOCATION

CONSTRUCTION & DEVELOPMENT BY

SVS CONSTRUCTIONS PVT LTD



AV INFRACON PVT LTD

Corporate office

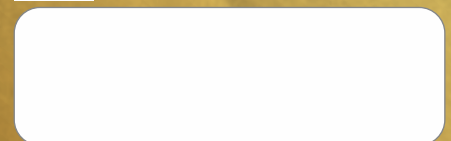
Plot No : 193, 5th Floor, SV Chambers,
Kavuri Hills, Gb Pet, Madhapur, Hyd - 33.

Project office

1-26, Divyanagar Main Road, Narapally,
Ghatkesar, Medchal Dist, Telangana - 88.

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Contact



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