



presents a
a new world
opened up
for you



GANGOTHRI'S
NAKSHATRA
APARTMENTS @ MANIKONDA



show-stopping architecture and design worthy of a standing ovation

sweet harmony doesn't come easily in a city setting. however, at gangothri nakshatra, just the right vibe has been created - by bringing together a constellation of shining features that shine through in touches of glamour in 45 elegant units. the deftness in space plan, the innovative elegance of subtle designing, the ingenuity of contemporary amenities and the opulence of luxury features - whatever that matters most, here, you will find it...twinkling brightly!

typical floor plan



LR. NO. 1291/P4/ZO-SKP/HMDA/2013

apartment features

- ◆ Vaasthu compliant
- ◆ Grand entrance main gate
- ◆ No common walls
- ◆ Excellent ventilation from all sides
- ◆ Solar water heater facility
- ◆ Intercom facility
- ◆ Round the clock security
- ◆ Security room
- ◆ 24 hours water supply
- ◆ Lobbies in every floor
- ◆ Visitors lounge
- ◆ Maintenance office
- ◆ Designed compound wall
- ◆ Shuttle Courts
- ◆ Place for laundromat
- ◆ 6 no.'s Visitors Car Parking
- ◆ Servant / Driver toilets
- ◆ Designed Indian teak main door with walnut polish
- ◆ French window in living room for 3BHK
- ◆ Granite platform in kitchen with stainless steel sink
- ◆ Modular electrical switches
- ◆ Well designed bathrooms
- ◆ Deluxe bathroom fittings

SPACE FOR LIFE

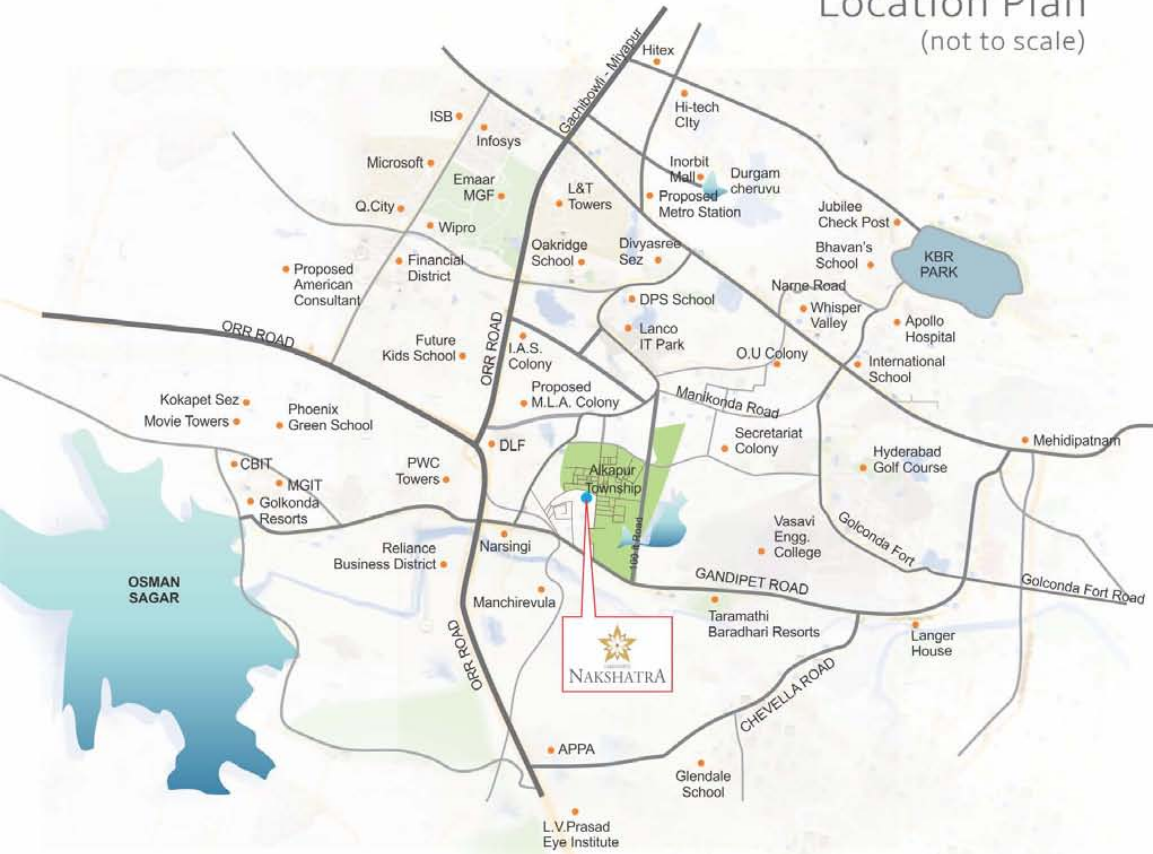


specifications

STRUCTURE	: RCC framed structure to withstand wind and seismic loads.
SUPERSTRUCTURE	: 9" External wall and 4.5" Internal wall with first class molded clay bricks in cement mortar.
FINISHES	
Internal	: Smooth altek lappam finish with acrylic emulsion paint.
External	: Combination of textured / smooth putty finish.
MAIN DOORS	: Teak wood frame & Shutter aesthetically designed with melamine polish and designer hardware of reputed make.
Internal Doors	: Sal wood frame & both sides painted skin molded doors with reputed make hardware fittings.
French Doors	: Teak wood frame and shutters with float glass panels and designer hardware of reputed make for 3BHK flat.
WINDOWS	: Upvc window system with float glass with suitable finishes as per design with elegantly designed M.S. painted grills with provision for mosquito mesh track.
FLOORING	: Bedrooms, Living, Dining & Kitchen- vitrified tiles of size (2X2).
Corridors	: Designer granite / marble / premium quality vitrified tiles.
Bathrooms	: Acid resistant and anti-skid ceramic tiles.
Staircase	: Combination of elegantly designed granite / marble.
DADOING	
Kitchen	: Glazed designer ceramic tiles dado up to 2 ft height above the kitchen platform.
Bathrooms	: Glazed designer ceramic tiles dado up to 6 ft height.
Wash area	: Glazed ceramic tiles dado up to 4 ft.
KITCHEN	: Polished granite platform with stainless steel sink with provision for chimney and exhaust fan.
TOILETS	: Master / Children / Guest toilet: <ul style="list-style-type: none">● Wash basin of CERA or equivalent.● Cascade / EWC with flush tank of CERA or equivalent make.● Hot and cold mixer with concealed diverter for shower.● Provision for exhaust fans.● All chrome plated CP fittings Grohe or equivalent make.
ELECTRICAL	: <ul style="list-style-type: none">● Concealed copper wiring of Finolex or equivalent make.● Power outlets for air conditioners in all bedrooms.● Power plug for cooking range, chimney, refrigerator, microwave, mixer / grinders in kitchen.● Plug points for refrigerator, T.V. wherever necessary.● Three phase supply for each flat and individual meter boards.● Legrand / Siemens switches for all controls.
TELECOM	: Telephone point in living areas and intercom facility from each apartment to security room, maintenance office, club house and other apartments.
CABLE T.V.	: Provision for cable connection in all bedrooms & living room.
INTERNET	: Internet provision in each flat through wire / Wi-Fi connectivity.
GENERATOR	: Back-up generator apart from A/c's and Refrigerator.
LIFTS	: 5 Passengers lifts of Kone or equivalent make. Granite cladding on the lift side wall at ground floor and other levels.
PARKING AREAS	: Stilt – Granite / marble flooring for lobbies and IPS flooring with hardener for parking and driveways.
RAILINGS	
Main Staircase	: Enamel painted MS railing with MS / SS hand rail.
Balcony	: Enamel painted MS railing.



Location Plan (not to scale)



a short leap away from all landmark buildings and urban amenities

Within 5-15 minutes distance are IT/ Financial hubs

- Accessible via 100 feet roadway are offices of Wipro/ Infosys/ L&T Towers/ ISB/ Polaris/ CA/ ILS Park/ Proposed American Consulate/ Emaar Golf Course
- Express Highway enables easy drive to Gachibowli/ Madhapur/ Hitec City
- Healthcare, shopping, fine dining and lots more available in the neighbouring areas of Jubilee Hills/ Mehdiapatnam/ Madhapur/ Kokapet
- Direct drive to International Airport through wide ORR

developers



f#401, zeenath residency,
plot no: 29, srinagar colony, hyderabad-73.
ph: +91 65243699, mob: 9000919222, 9866549820
e-mail: info@gangothridevelopers.in
web: www.gangothridevelopers.in

site address

sy. no.: 110p & 111p,
neknampur, manikonda,
hyderabad.

note: this brochure is only a conceptual presentation of the project and not a legal offering.
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