

SAFFRON 360

at

Nalagandla, Telangana

EXPERIENCE BLISSFUL DAYS

The residential tower is a 37-storey building with 396 units of 3 BHK flats ranging from 1500 sq ft to 1800 sq ft and 2 BHK of 1250 sq ft, amenities and recreational spaces on ground and first floor. The entire evolution of the project started from the site context and requirements, thus, creating a landmark which is modern with a dynamic character.

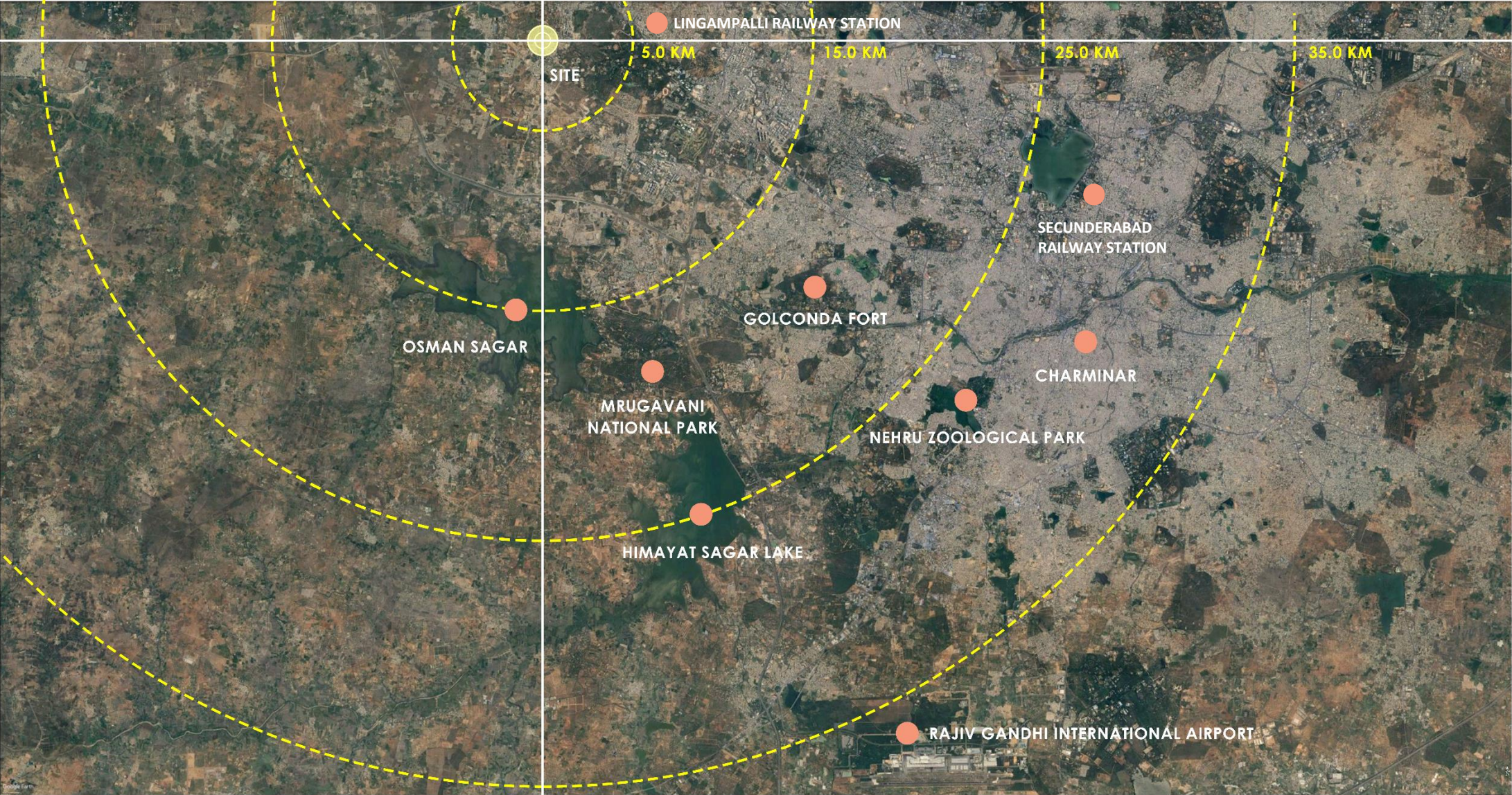
Entire structure is built in a way which blocks harsh sunlight from south while steals light from other directions. Proper separation of flats from each other while providing enough light and ventilation was the main consideration for the design process. Afterwards an attempt was made to create the exterior solid and void dynamics by applying other modern apartment parameters and keeping in mind private and public spaces.



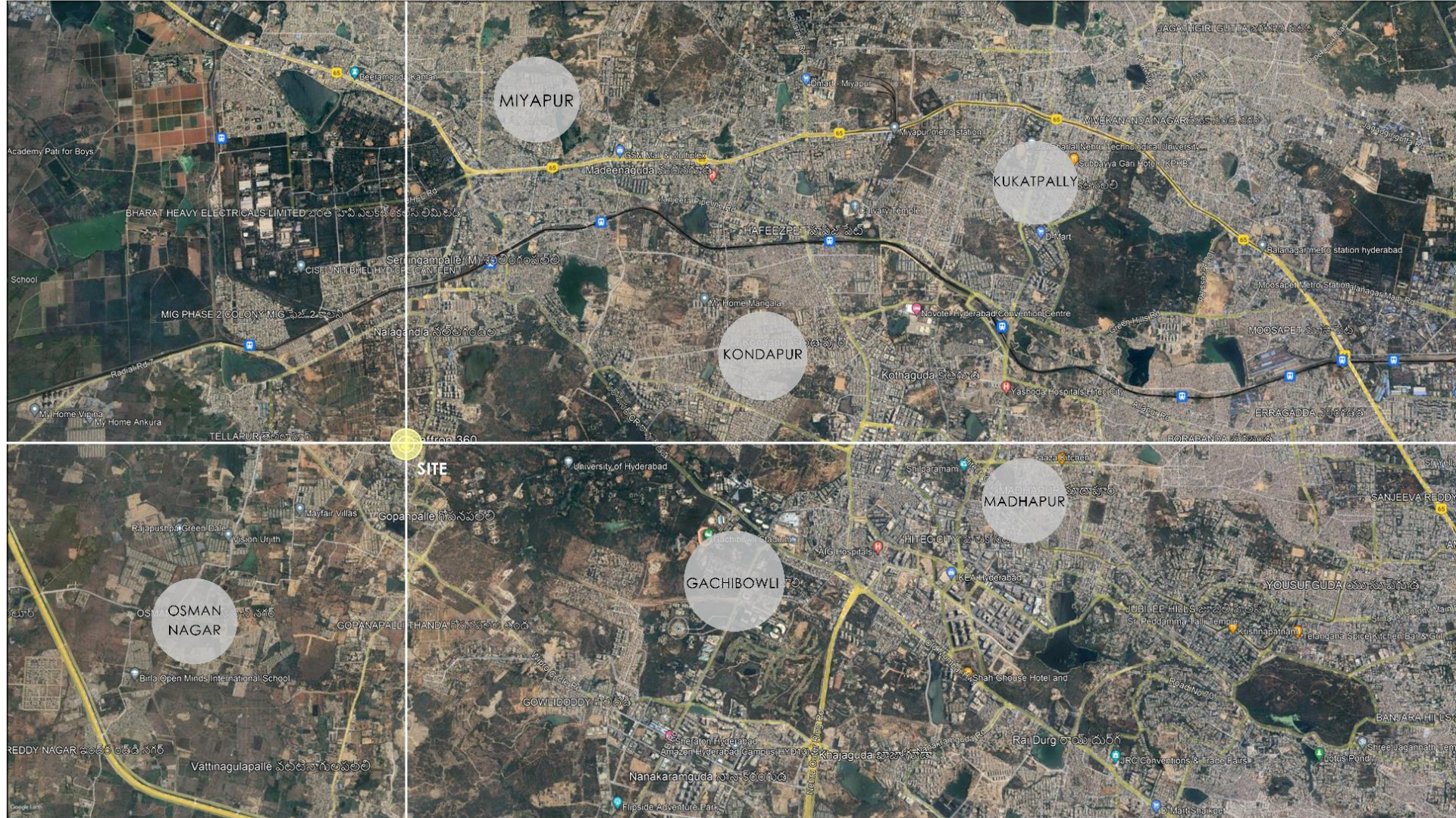
LOCATION

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LOCATION



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The Prime areas of Hyderabad are hardly at a few mins drive from the site and located at the developed region of the city.

One of the flourished areas of Hyderabad. The site has ease of access to the necessities and recreations.

LOCATION – PROXIMITIES



TRANSPORTATION

- Rajiv Gandhi International Airport – 35.0 KM (35 Mins)
- Lingampalli Rail Way Station – 6.0 KM (12 Mins)
- Tellapur Railway Station – 4.7 KM (10 Mins)

SHOPPING AND ENTERTAINMENT

- Miraj Geeta Cinema – 6.2 KM (15 Mins)
- Aparna Mall – 2.3 KM (5 Mins)
- Ratnadeep Supermarket – 3.1 KM (7 Mins)
- D Mart – 2.4 KM (5 Mins)

LANDMARKS

- Nallagandla Lake – 3.1 KM (7 Mins)
- Gopanapally Lake – 2.8 KM (6 Mins)
- Trishala Saffron Elite Apartments – 0.0 KM

HOSPITALS

- Panacea Meridian Hospital – 7.4 KM (15 Mins)
- Citizen Specialty Hospital – 1.3 KM (4 Mins)
- Srija Hospital – 7.0 KM (14 Mins)

INSTITUTIONS

- University of Hyderabad – 6.3 KM (12 Mins)
- Birla Open Minds International School – 9.4 KM (20 Mins)
- Epistemo Global -Vikas Leadership International School – 1.7 KM (5 Mins)
- Meru International School – 7.6 KM (13 Mins)



LOCATION



LOCATION



SITE PLAN

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SITE



SITE PLAN



LEGEND

1. ENTRY GATE
2. EXIT GATE-01
3. SECURITY ROOM
4. DROP-OFF
5. MANICURED LAWN WITH SCULPTURE
6. STEP GARDEN
7. ENTRY RAMP
8. GAS BANK
9. PARTY LAWN
10. AROMA GARDEN
11. CRICKET PRACTICE PITCH
12. TROPICAL GARDEN
13. SWIMMING POOL
14. SWIMMING POOL DECK
15. DG, DISTRIBUTION & TRANSFORMER AREA
16. SKATING RINK & CYCLING TRACK
17. COMMUNITY GATHERING AREA
18. CHILDREN'S PLAY AREA
19. SPORTS LAWN
20. VOLLEYBALL/ MULTI-COURT
21. EXIT RAMP
22. AMBULANCE PARKING
23. GARBAGE SEGREGATION
24. GREEN LAWN
25. RESTAURANT SPILL OUT
26. EXIT GATE-02

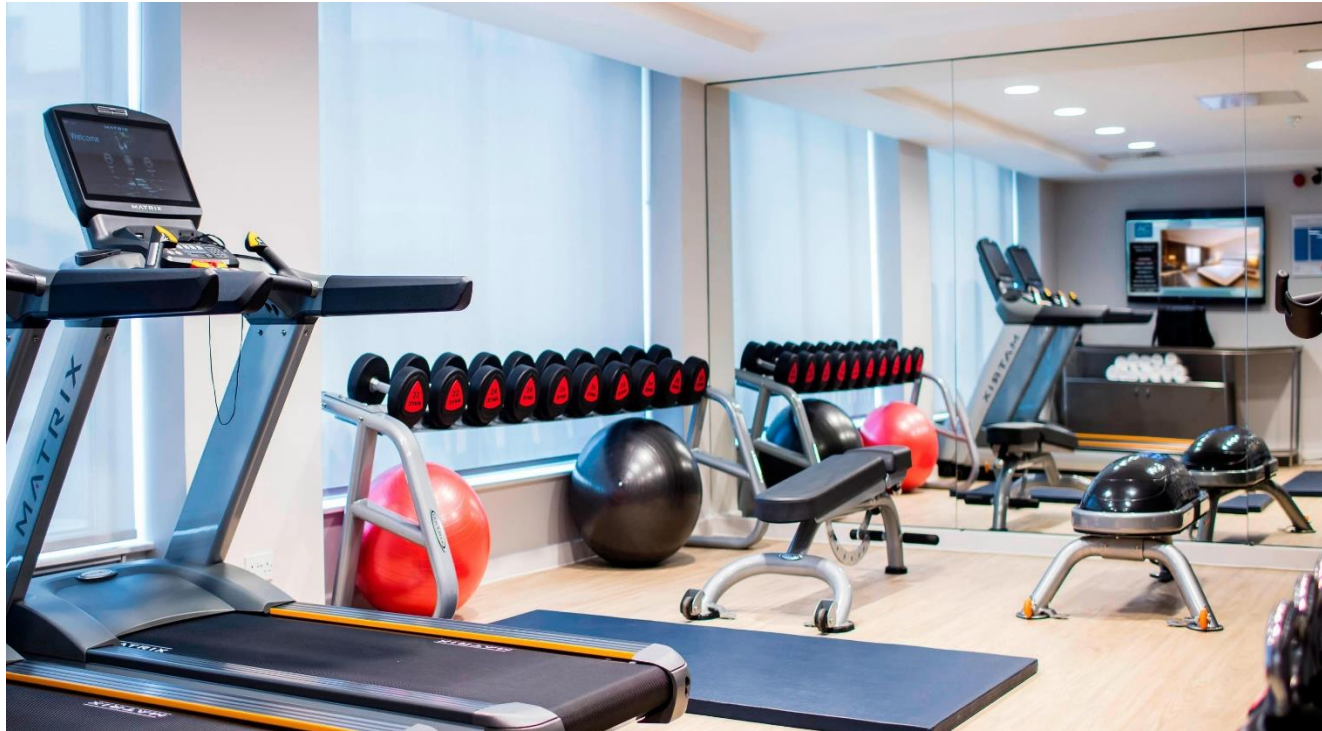


CLUB AND AMENITIES

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RECREATION AND AMENITIES

Rejuvenate your mind, body and soul at the 360 clubhouse with modern plans and equipment as well as amenities like swimming pool, cafeteria, departmental store, Unisex gym, Aerobics/Yoga/Meditation, Unisex salon and spa, Indoor badminton, Gaming arcades and many more. Stimulating outdoor and indoor experience while maintaining a balance and connection between the two. The building is enveloped in green in addition to luxurious features provided on site.



A.C GYM



CRECHE



LANDSCAPE SEATING



OUTDOOR SWMMING POOL



INDOOR GAMES

Landscaped gardens and Outdoor seating create a refreshing ambience accompanied with recreational activities, Childrens Play area, Cycling and skating rink to bring in the interactive and sportive environment to the inhabitants.

LIST OF AMENITIES

- Entrance Plaza
- Banquet Hall
- Party lawn
- Swimming Pool with deck
- Children's Play Area
- Creche
- Skating rink and Cycling Track
- Aroma Garden
- Sports Lawn
- Volleyball/Multicourt
- Cricket Practice Pitch
- Tropical Garden
- Step Garden
- Restaurant with spill-out seating
- Departmental Store
- Guest Rooms
- Air Conditioned Gym
- Salon and SPA
- Clinic
- Library/ Co-working areas
- Indoor Sports
- Community Gathering Area with Gazebos



Multicourt



Step Garden



Creche



Cycling Track & Skating Rink



Cricket Practice Pitch



Salon



Departmental Store

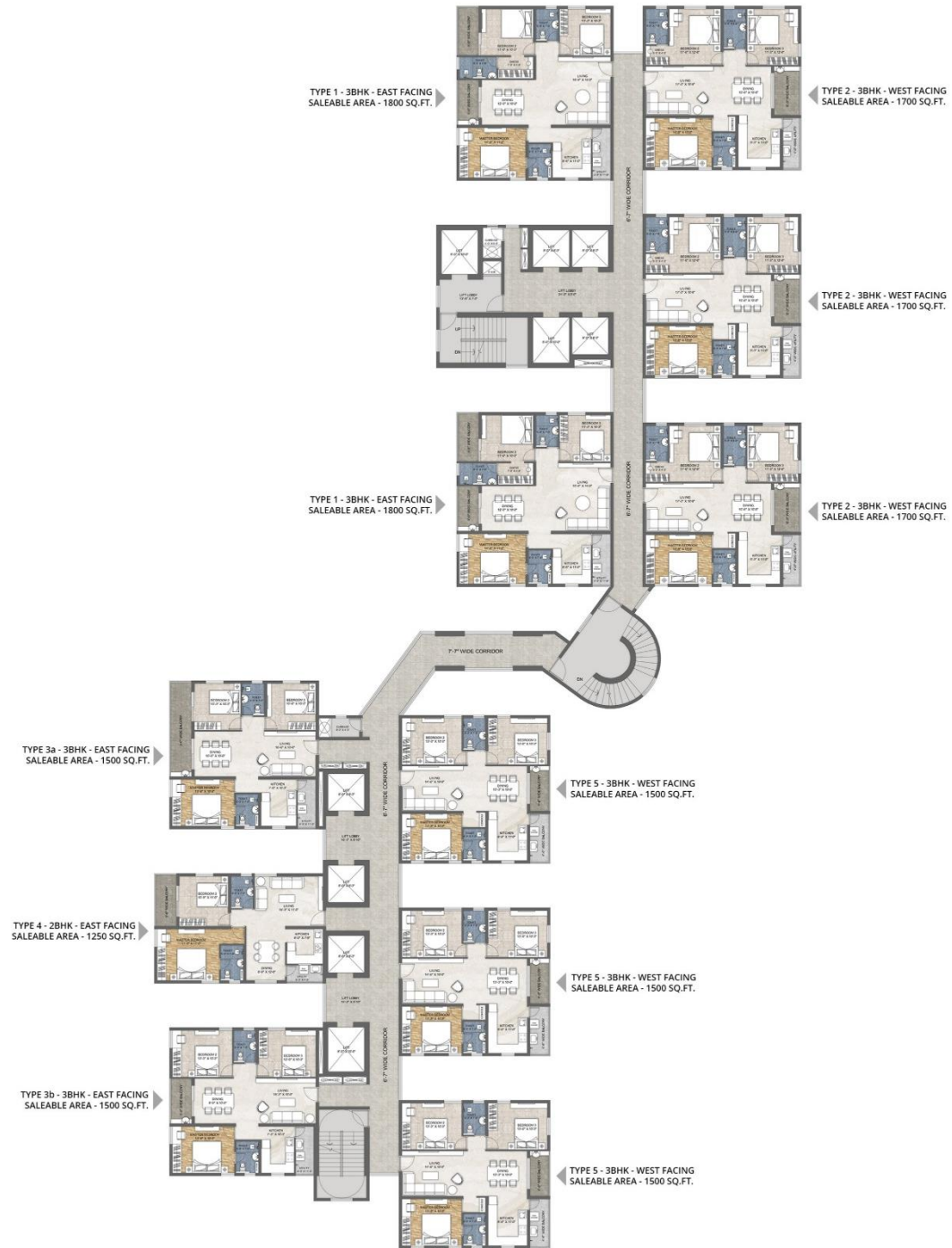


Library/Co-working Area

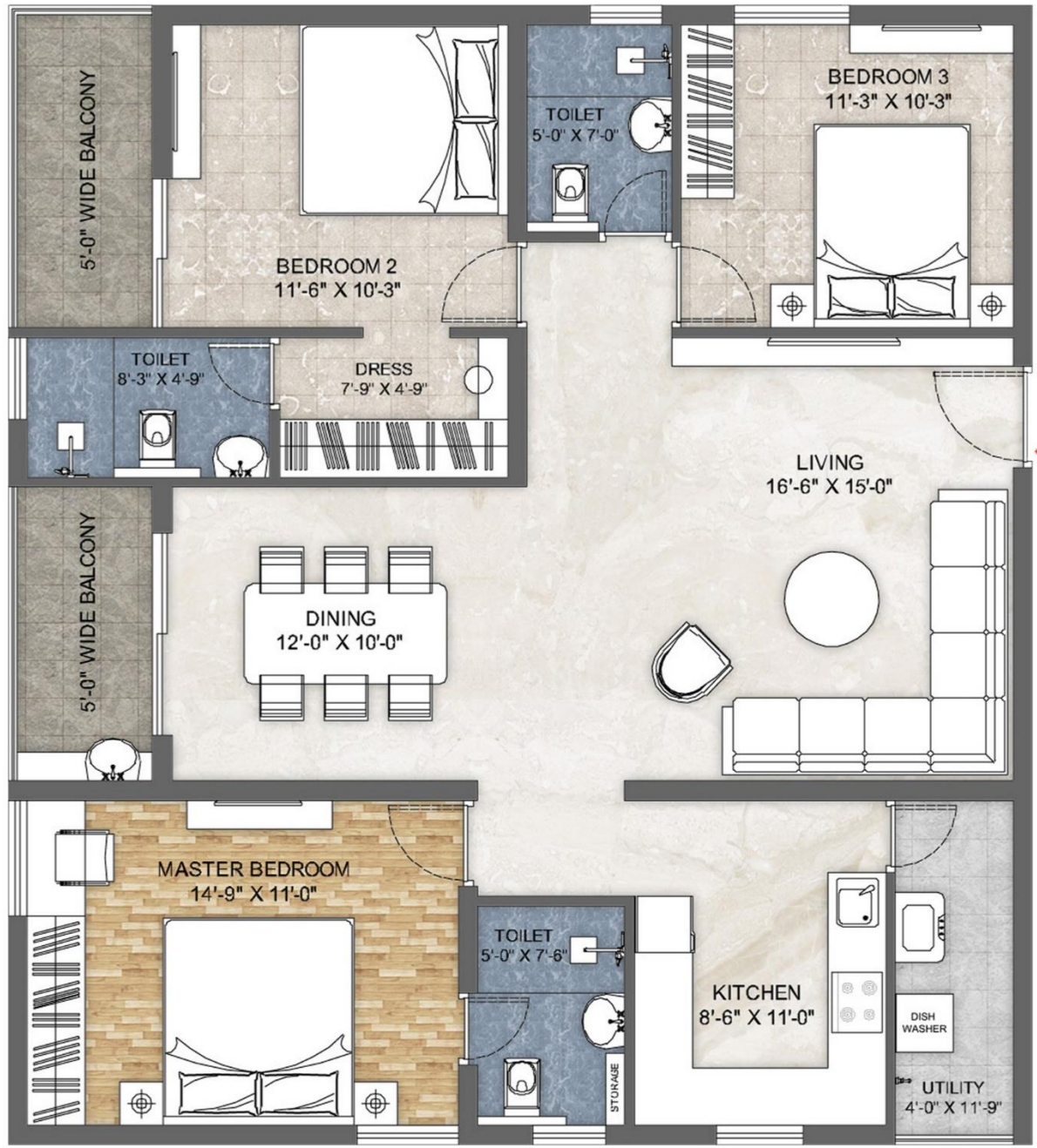
TOWER AND UNIT PLANS

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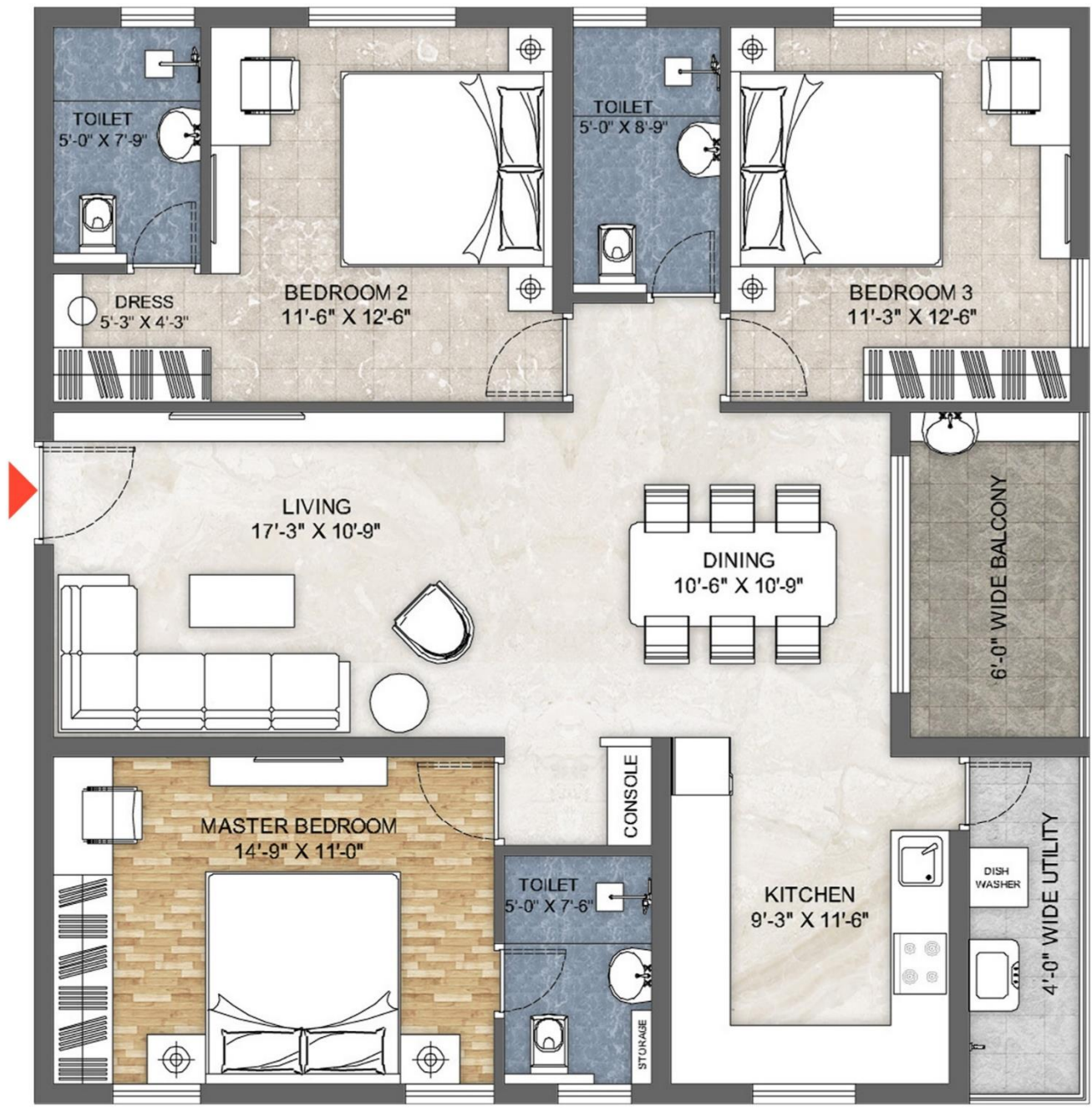
TYPICAL FLOOR PLAN



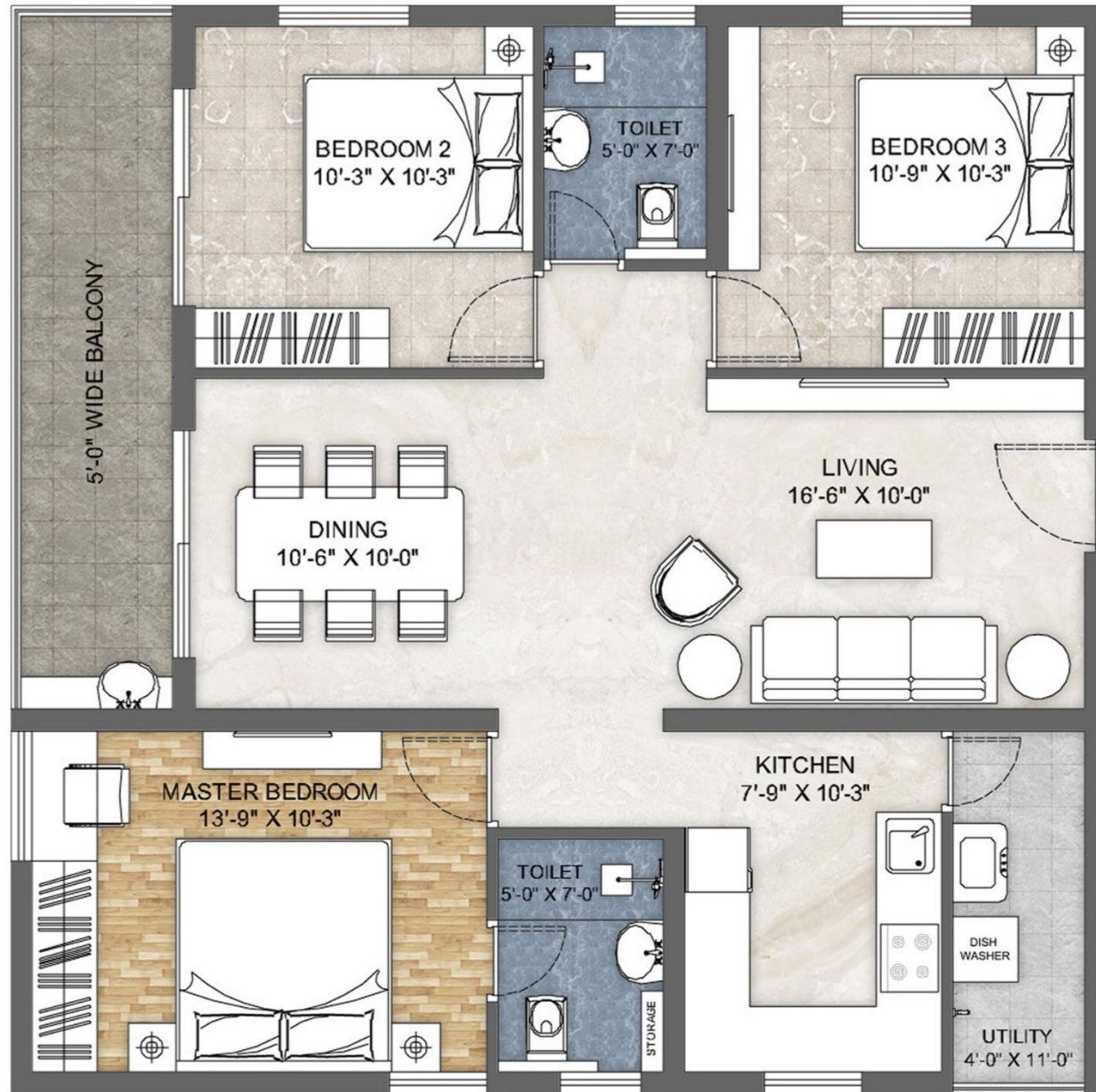
Type 1 - 3BHK : East Facing
Saleable Area : 1800 SQFT



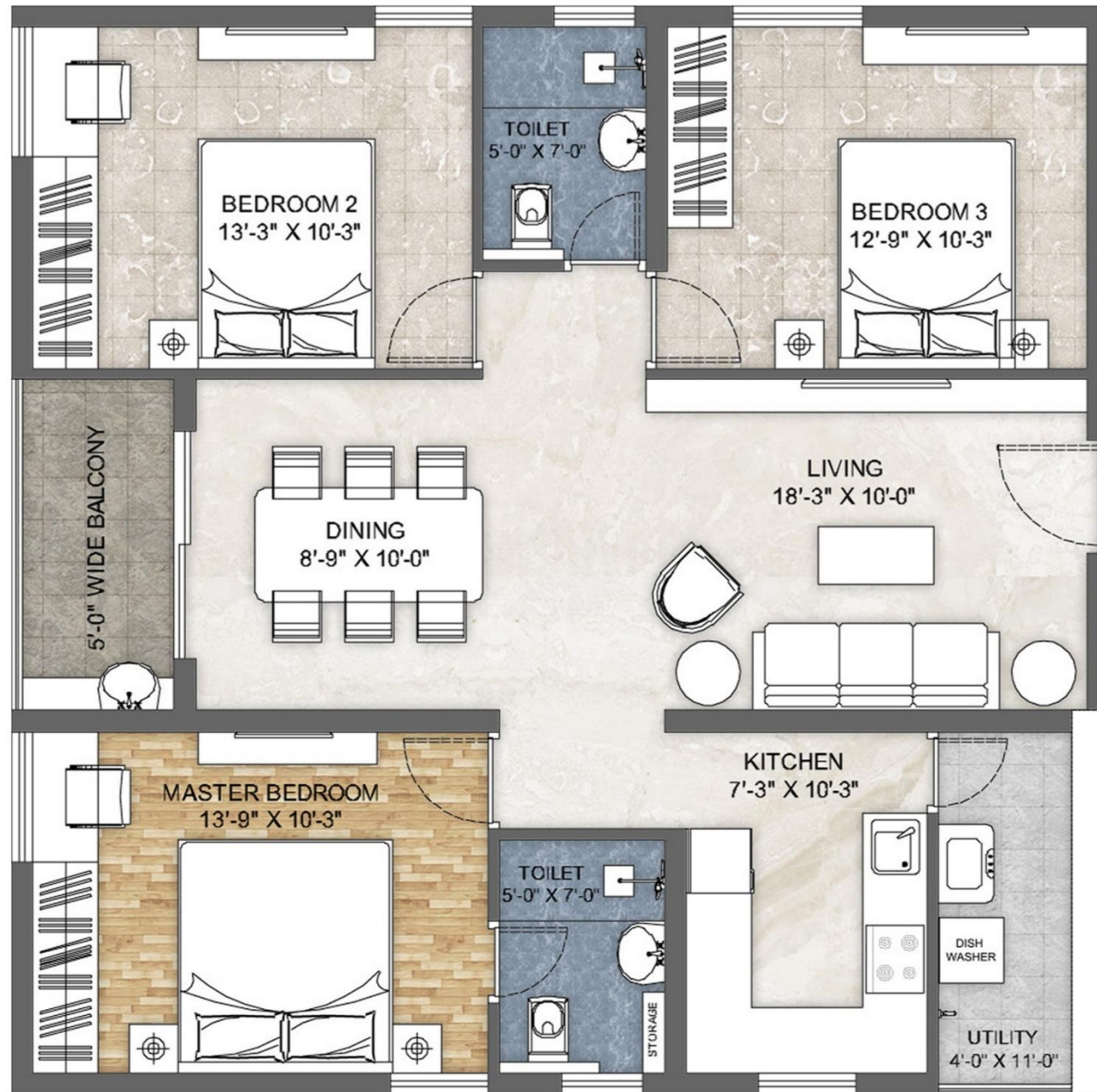
Type 2 - 3BHK : West Facing
Saleable Area : 1700 SQFT



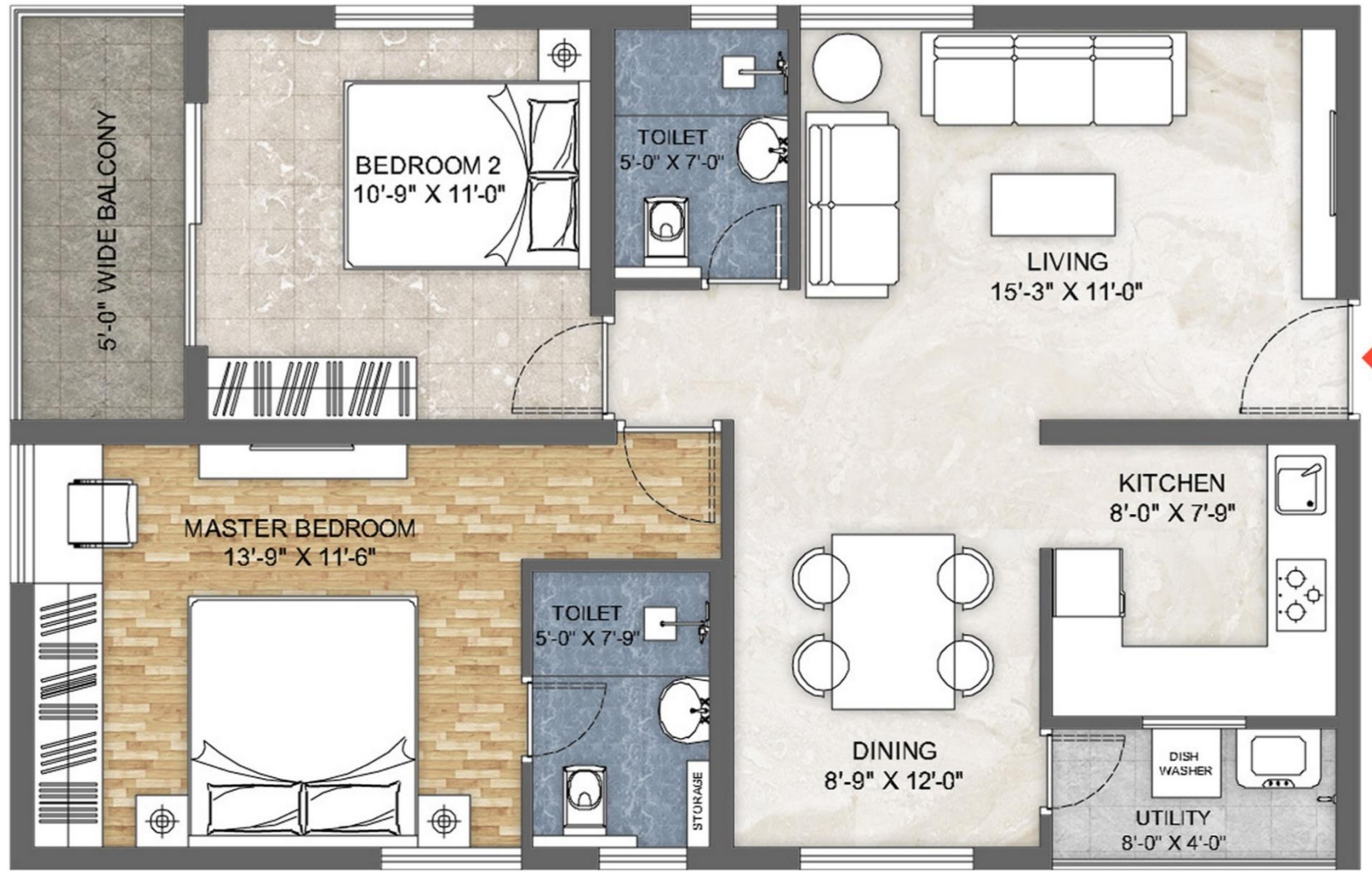
Type 3a - 3BHK : East Facing
Saleable Area : 1500 SQFT



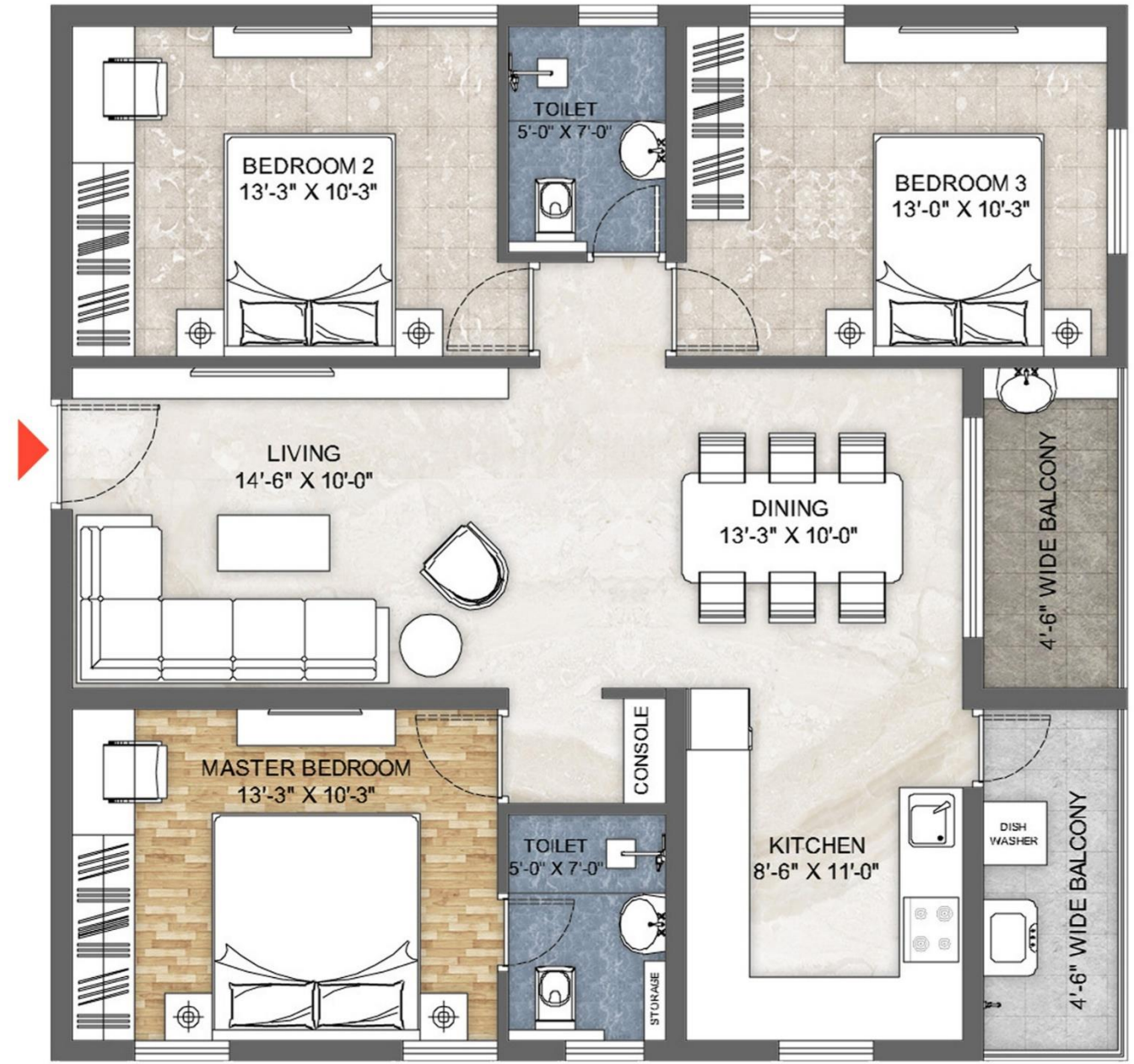
Type 3b - 3BHK : East Facing
Saleable Area : 1500 SQFT



Type 4 - 2BHK : East Facing
Saleable Area : 1250 SQFT



Type 5 - 3BHK : West Facing
Saleable Area : 1500 SQFT



VIEWS

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AREA STATEMENT

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AREA STATEMENT

Descriptions	Acres	Sq.mtr.
Land Area	2.162	8749.53
Road Widening	0.444	1798.53
Net Site Area	1.718	6951.00
Coverage Area	0.4522 (26.33%)	1830.30
Open Area	1.26	5120.70
No. of Floors	4C+G+37	
No. of Towers	1	
Total Number of Flats	396	
Total Number of 3 BHK Flats	360	
Total Number of 2 BHK Flats	36	
Height of Tower	119.90 meters	
Amenities	G + 1 FLOORS	
Height of Amenities	6.3 meters	

THANK YOU