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Hyderabad, Telangana. Land Line No - 040 40200111

Experience  
the elite side of  
**LIFE WITH US**

A LIFE THAT IS ANYTHING BUT ORDINARY.

A Premium Gated Community Villa @ Sirigiripur, Tukkuguda  
for privileged few

**SHILPALAYA**  
ASSOCIATES

Architecture | Interior Design | Urban Planning

**NEEV** CONSULTANTS

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email : neev.structures@gmail.com  
rajtiwari82@gmail.com





***Trust, Reliability  
& Transparency***

A commitment that we promise  
to deliver to our patrons!

*Always!*



# Project Highlights

Imagine living a life you've only dreamt of

That's the energy and positivity Siri Elite radiates

**7 ACRES OF COMFORT, RELAXATION AND REJUVENATION.**

Welcome to an absolute gem of a destination!

- ✔️ HMDA Approved
- ✔️ 100% Vastu Compliant
- ✔️ Premium Triplex Gated Community
- ✔️ Landscaped Parks & Gazebo's
- ✔️ Under Ground Electricity
- ✔️ Solar Fencing
- ✔️ Security Cameras at appropriate Location
- ✔️ Entrance Arch
- ✔️ Water Treatment Plant
- ✔️ Sewerage Treatment Plant
- ✔️ DG Back Up
- ✔️ Intercom
- ✔️ WIFI
- ✔️ 13000 SFT Clubhouse





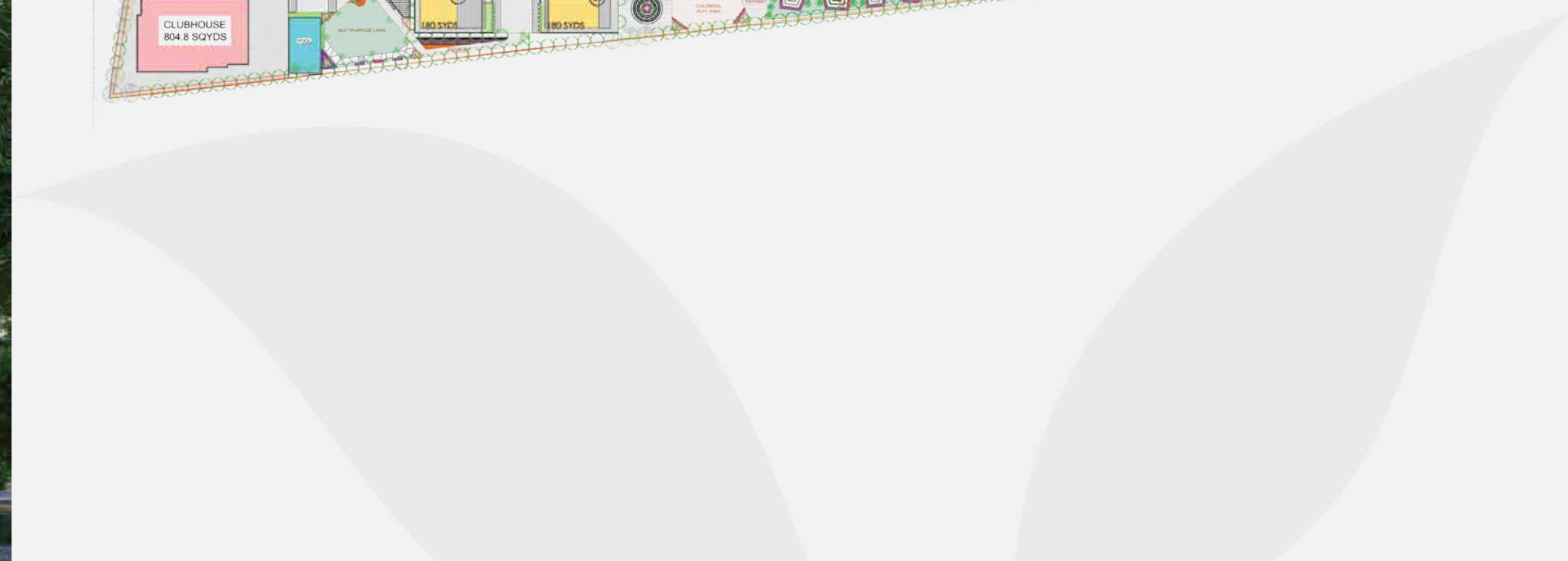




**G+2 FLOOR**

FLOOR	AREA
GROUND	1204 SQFT
FIRST	1248 SQFT
TERRACE	608 SQFT
<b>TOTAL</b>	<b>3,060 SQFT</b>

WEST FACING 204 SYDS VILLA





THE JOY OF AN ELITE LIVING,



CLOSER TO NATURE!



## Club House Features

- ✔ Banquet Hall
- ✔ Indoor Games
- ✔ Guest Rooms
- ✔ Cafeteria
- ✔ Indoor Badminton Court
- ✔ Fully Loaded Air Conditioned Gym



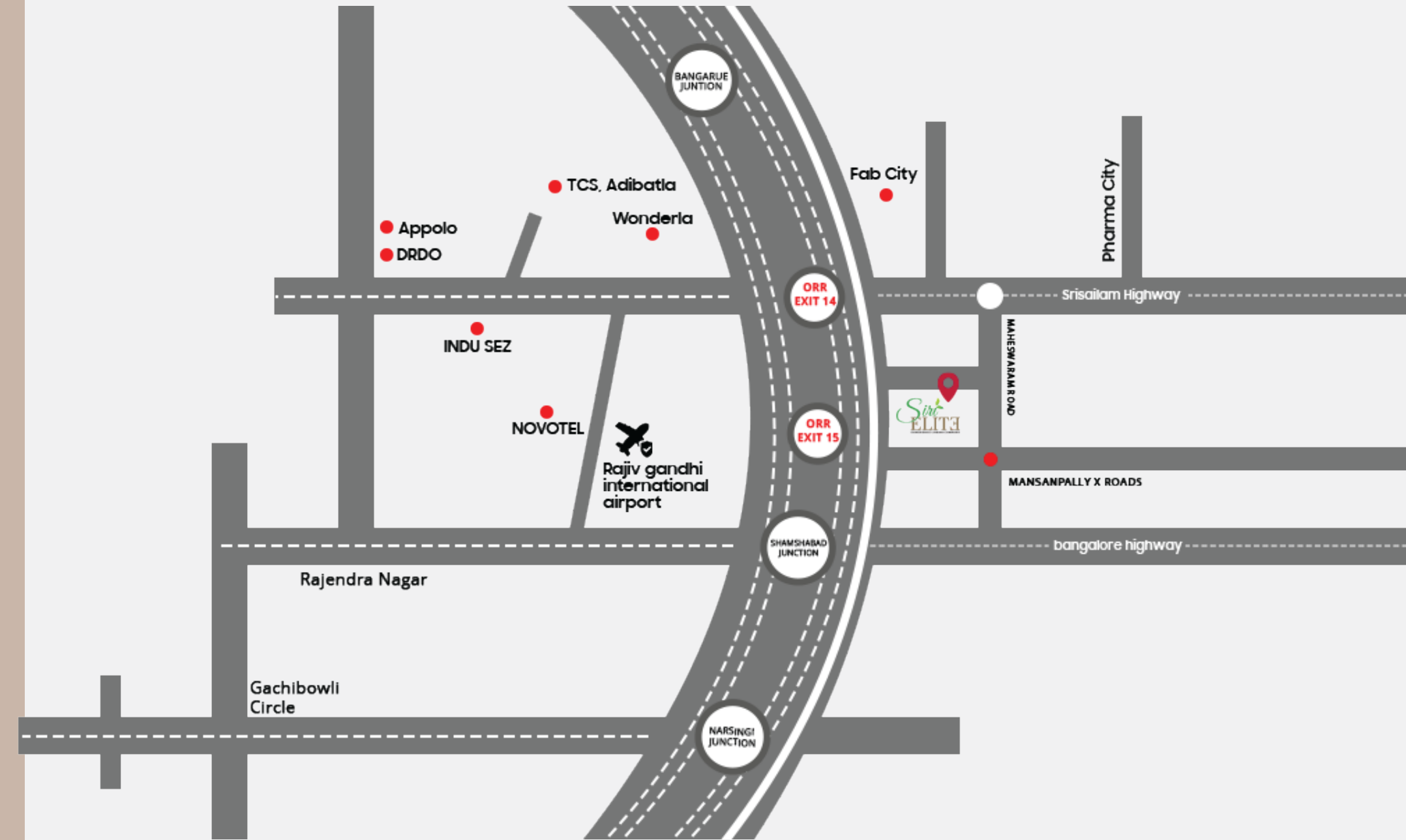
## Siri Elite Amenities

- ✔ Club House
- ✔ Swimming Pool
- ✔ Half Basket Ball Court
- ✔ Cricket Practicing Net
- ✔ Landscaped Parks & Gazebos
- ✔ Kids Play Area
- ✔ Outdoor Fitness Area
- ✔ Cycle/Jogging Track

## Bringing together connectivity to the city and sophisticated living.

Located in Tukkuguda, the Fastest Growing hub in Hyderabad, Siri Elite is Nestled amidst the greenery and is well connected to Gachibowli, ORR & RGIA, Tukkuguda is home to the Fab City and is in a very close proximity to the Electronics City in Maheshwaram, Pharma City on Srisailem Highway and the campus of one of the IT giants in India, TCS in Adibatla. And with the new National Highway linking the two Telugu states approved by the Union Government, the Temple town of Tirupati gets even closer!

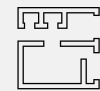
Imagine living a life you've always dreamt of at a location that is also closer to what matters the most!



## Location Highlights

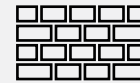
- ✓ 5 MIN TO **Fab City**
- ✓ 5 MIN TO **Electronic City**
- ✓ 5 KM TO **Tukkuguda(ORR - Exit 14)**
- ✓ 15 MIN TO **Amazon Warehouse**
- ✓ 15 MIN TO **WORLD BIGGEST PHARMA CITY**
- ✓ 15 KMS TO **P&G**
- ✓ 18 KMS TO **Johnson & Johnson**
- ✓ 20 KMS TO **Tata Car Project**
- ✓ 30 KMS TO **JIMS Hospital**
- ✓ 35 MIN TO **Gachibowli**

# Specifications that matches Urban Comfort



## Structure :

- Framed Structure : RCC framed structure
- Super Structure : Block masonry Red Bricks with internal double coat plastering and external double coat plastering.



## Walls :

- Internal Wall Finishes : Smooth finishes surface with 2 coats of paints over putty.
- External Wall Finishes : Sponge finished cement plaster with exterior weather proof paints.



## Tiling & Granite :

- 600mm X 600mm Glazed Vitrified tiles of reputed make for Kitchen/Bed room. Aparna /Johnson/Equivalent.
- 600mm X 1200mm Glazed Vitrified tiles of reputed make for Drawing/living/Dining and common rooms. Aparna /Johnson/Equivalent.
- Antiskid Ceramic tiles (1`X1`) in Toilets of Aparna /Johnson/Equivalent.
- Ceramic Tile Dado up to 8 Feet in all toilets (2`X 1`) glazed tiles Johnson/Equivalent make.
- Kitchen Counter: Granite platform with 2 feet height. Ceramic tile dado and SS sink of reputed make.
- Balconies & Deck Area : Wooden Finish Tiles of Johnson/Equivalent.
- Parking Area: Paver Tiles of reputed make.



## Utility/Wash Area :

- Ceramic Tiles with 4 feet height dado.



## Main Door :

- Designer hard wood frame with Designer Hard wood shutter polished and fitted with reputed make hardware.



## Bed Room Door :

- Engineered wood/Hard wood frame with flush shutter laminated on both sides fitted with reputed make hardware.



## Sliding Door :

- UPVC sliding doors of Aparna make/Equivalent with provision for mosquito mesh.



## Toilet/Utility Door :

- Engineered wood/Hard wood frame with flush shutter painted on both sides fitted with reputed make hardware.



## Windows :

- PVC windows with Mosquito Mesh of Aparna /Equivalent.



## Electrical :

- Concealed copper wiring of Finolex/Equivalent make.
- Anchor/Crabtree/Legrand or equivalent make modular switches
- Power points for Air Conditioners in Living and all bedrooms.
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/ grinders, washing machine in utility Area
- Fan, Light & 5 Amps sockets in all rooms.
- 3 phase supply for each unit and individual prepaid energy meters.



## Bathrooms :

- Wash basins of Grohey / Kohler / Queo or Equivalent make.
- Wall mounted EWC of Kohler/ Queo or Equivalent make.
- Provision for Geysers, light point and exhaust fan points in all bathrooms.

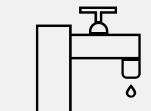


## Security/Bms :

- Solar fencing over the boundary wall of the community
- Surveillance cameras at appropriate location.

## Dg Back Up :

- 100% Power back up for common areas & Club House.
- Power back up of up to 1KV for each Villa



## Water Supply :

- Hydro-pneumatic system for water supply with water meters.



## Internet :

- Provision for internet connection in each villa.



## Cable Tv :

- Provision for Tata Sky/ Cable Connection in Living & Bedrooms.



## Telecom :

- Telephone/Intercom point in Living and Master Bed Room.