

Project by



Approved by



Lr. No. : 005258/BP/HMDA/1122/SMD/2023



Registered



C.S

Vintage Heights

living excellence

2 BHK LIFESTYLE @ GURRAM GUDA

Opulent. Imperial. Inspiring.





Project by

GRUPE
BUILDERS & DEVELOPERS LLP
WE BUILD WEALTH



24/7
SECURITY

C+S+5
FLOORS

LIFT
& STAIRCASES

TOTAL 30
FLATS

POWER BACKUP
GENERATOR





Typical Floor Plan AREA STATEMENT

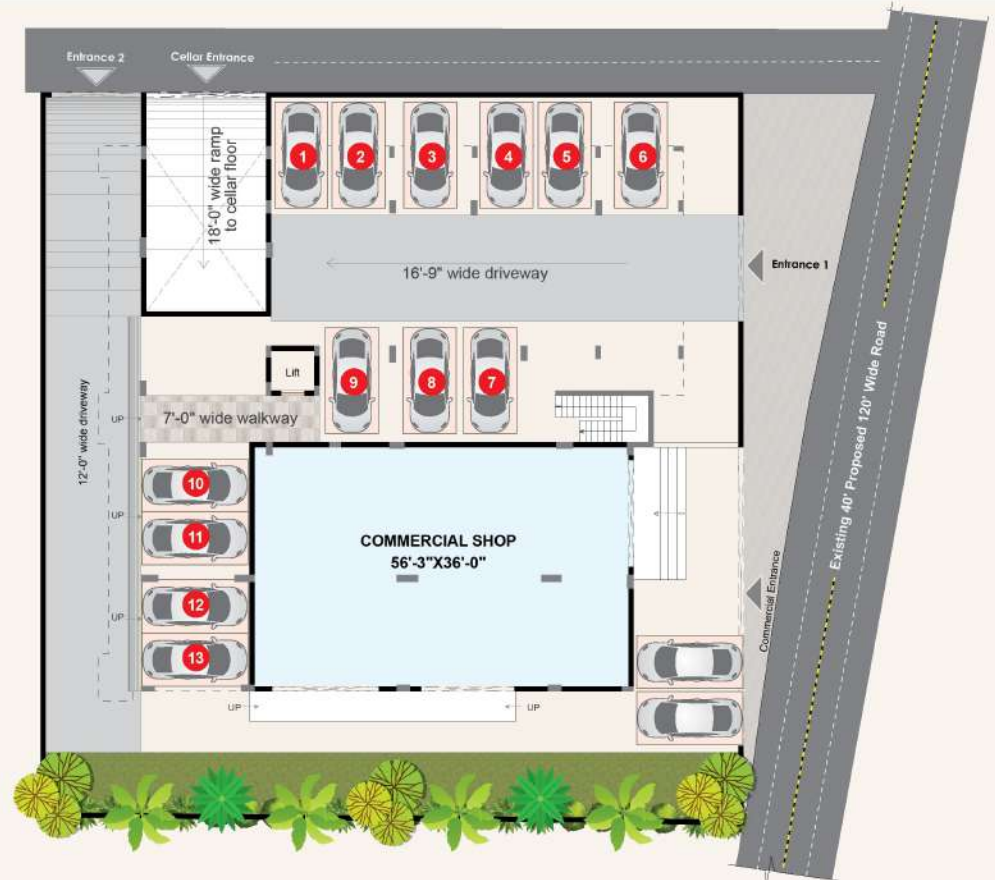
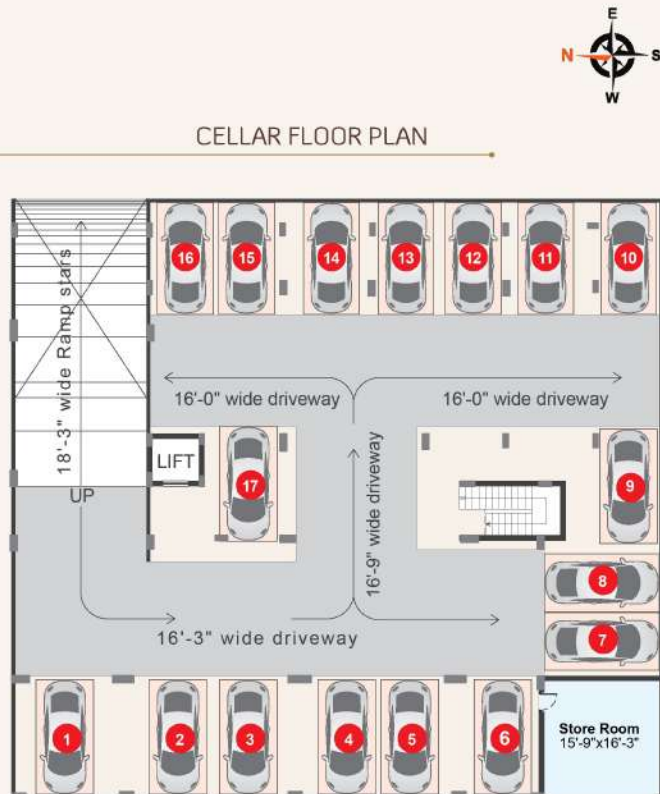
Flat Nos.	1	2	3	4	5	6
Facing	EAST	EAST	EAST	WEST	WEST	WEST
Built Up Area	840	840	840	925	925	925
Saleable Area (in Sft)	1050	1050	1050	1156	1156	1156



GROUND FLOOR PLAN



CELLAR FLOOR PLAN



C.S
Vintage Heights
 living excellence



PROJECT KEY FEATURES

-  HMDA approved
-  Ideal location
-  Designed as per Vasthu
-  Premium quality construction
-  Excellent ventilation
-  No common walls
-  Power back-up
-  Rain water harvesting
-  24 X 7 security
-  CCTV cameras surveillance
-  Car parking space in two levels
-  120 feet Wide Road
-  Landscaping with avenue plantations
-  Municipal Water
-  Limited flats
-  Earthquake-resistant design

STRUCTURE
 R.C.C framed structure with seismic resistant design. Jayaraj / kamdhenu or equivalent make.

FLOORING
 2'x4' Vitrified flooring in living, kitchen, dining, 2'x2' wooden finished Vitrified flooring in bedrooms, Toilets, utility and balconies with anti-skid finish tiles. Qutone / Nitco or equivalent make.

ELECTRICAL
 Adequate electrical points with concealed copper wiring and modular switches (Wipro North west series or equivalent make). 3 phase power supply for each flat. Individual TV & telephone points in hall & M.B.

SUPER STRUCTURE
 Red brick in cement mortar all external walls in 9" thick and internal walls in 4.5" thick.

PAINTING
 Interior walls: One coat of primer & two coats of emulsion paint with smooth finish & oil bound distemper for common areas.
 Exterior walls: One coat of primer & two coats of Apex paints or equivalent make.

LIFT
 6 Passengers capacity of automatic lift.

GENERATOR
 Generator backup for bore well, lift and common areas.



PLASTERING
 Internal: Double coat cement plastering finish with Birla / JK wall putty or equivalent make.
 External: Double coat cement plastering putty or texture as per elevation design.



AMENITIES
 Generator, lift, transformer with three phase meter, Municipal water & Sewerage, Car parking to be borne by the customers only.

RAINWATER
 Soak wells and bore wells along the storm harvesting system drain at regular interval for recharging the ground water table.

SPECIFICATIONS

DOORS
 Main Door: M.Teak Wood frame /with designer door shutter polished with melamine spray polish, with reputed make hardware.
 Internal Doors: M. Teak Wood frame with flush shutter and reputed hardware.
 Toilet Doors: WPC frame & shutter.

TOILETS
 All toilets with non slip ceramic tile flooring & 7' wall cladding with ceramic tiles WB & EWC in attached toilet and Indian WC in common toilet Hindware or equivalent, hot & cold wall mixture with shower Jaquar or equivalent make.

NOTE
 1) Registration Charges, GST applicable as per Govt. norms to be borne by the customers only.
 2) Persons desirous to alter / modify their flat by prior request and additional payment to be borne by the customers only.
 3) Cement racks, arch, etc optional with extra cost.

WINDOWS
 All windows are UPVC with safety iron grills & sliding glass doors. Glen / TNR or equivalent make.

KITCHEN
 Black granite slab for kitchen platform with tile dado up to 2' height and S.S sink. 2 taps for bore well water & drinking water.

C.S
Vintage Heights
living excellence



Project by
GRUPE
BUILDERS & DEVELOPERS LLP
WE BUILD HEALTH



2 BHK
FLATS

EXCELLENT
VENTILATION

100%
VASTHU

CAR PARKING
WITH WIDE DRIVEWAY

RAIN-WATER
HARVESTING PITS





LOCATION MAP

Sagar Highway 2 Mins
 Hasthinapuram Central 10 Mins
 LB Nagar Metro 15 Mins

ORR 15 Mins
 Tata Aerospace 17 Mins
 TCS 20 Mins
 Wonderla 25 Mins

RR collector office 25 Mins
 Shamshabad Airport 25 Mins
 HITEC City 55 Mins



LOCATION HIGHLIGHTS

Project by

GRUPE
 BUILDERS & DEVELOPERS LLP
 WE BUILD WEALTH

Office Address:
 4th floor, Plot 232, Beside SBI Bank
 Nagarjuna Sagar Road, Hasthinapuram,
 Hyderabad-500070.

info@grupe.in www.grupe.in

040-3559 7550, 94925 57567



Website

Architects & Engineers



STHAPATI
 (THE DESIGNERS)

Benjarahills, Hyderabad-34 Ph - 040-2354 0764
 e-mail - info@sthatpati.co.in www.sthatpatiarchitects.com

BROCHURE DESIGN BY

DG
 WORKS
 9290 55 9933