ANIVA
GROUP
WHERE LIFE HAPPENS

Pearl

From Ocean Depths
To Skyline Heights

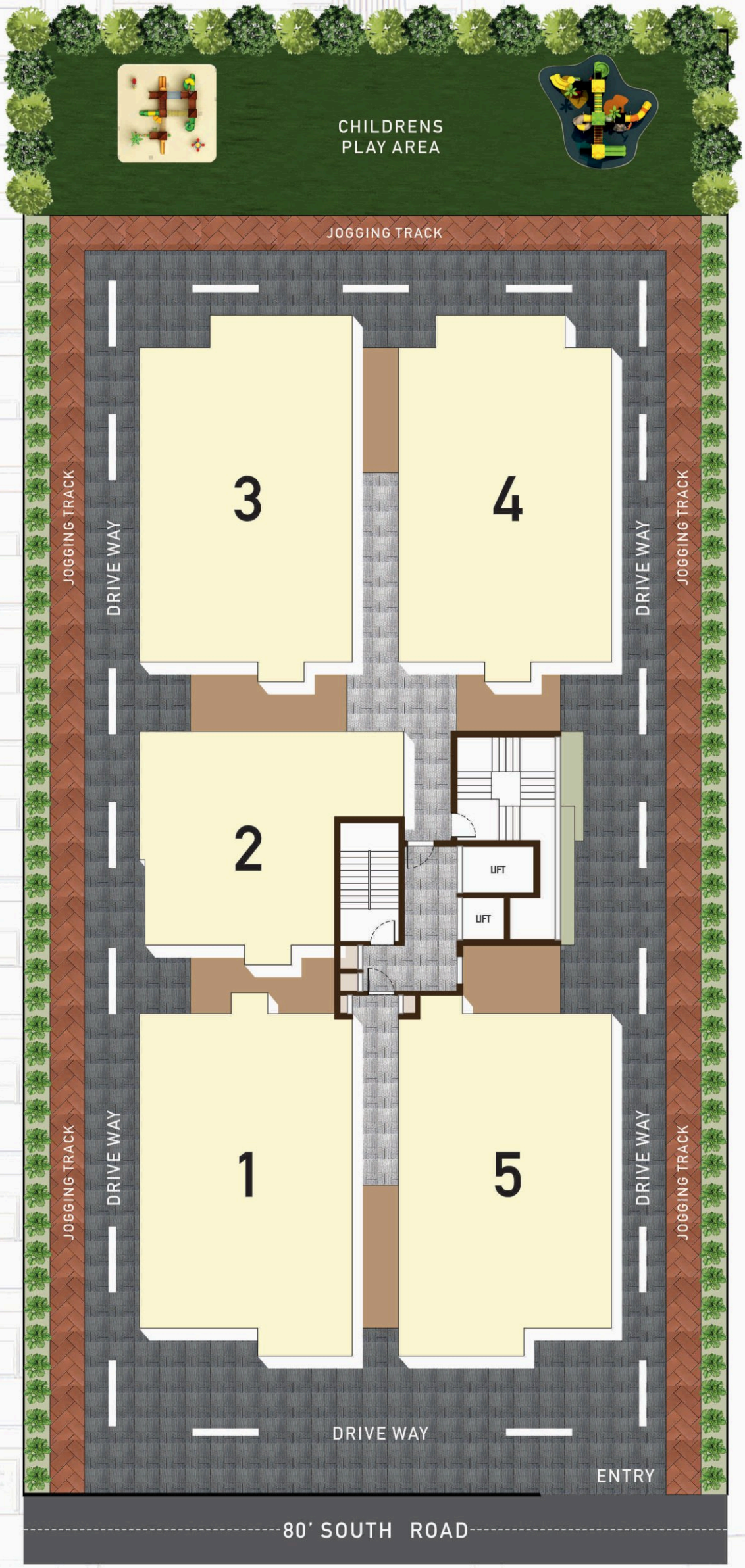


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Layout Plan







OVERVIEW

.49 ACRE SITE AREA	60 UNITS	2 BASEMENT	STILT+ 12 FLOORS
1 TOWER	65 CAR PARKINGS	2 LIFTS	2 STAIRCASES



Typical FloorPlan

3 BHK EAST FACING

UNIT 3

Plinth Area : 1440 SQ.FT
Common Area : 432 SQ.FT
Saleable Area : 1872 SQ.FT

3 BHK WEST FACING

UNIT 4

Plinth Area : 1440 SQ.FT
Common Area : 432 SQ.FT
Saleable Area : 1872 SQ.FT

2 BHK EAST FACING

UNIT 2

Plinth Area : 970 SQ.FT
Common Area : 290 SQ.FT
Saleable Area : 1260 SQ.FT

3 BHK EAST FACING

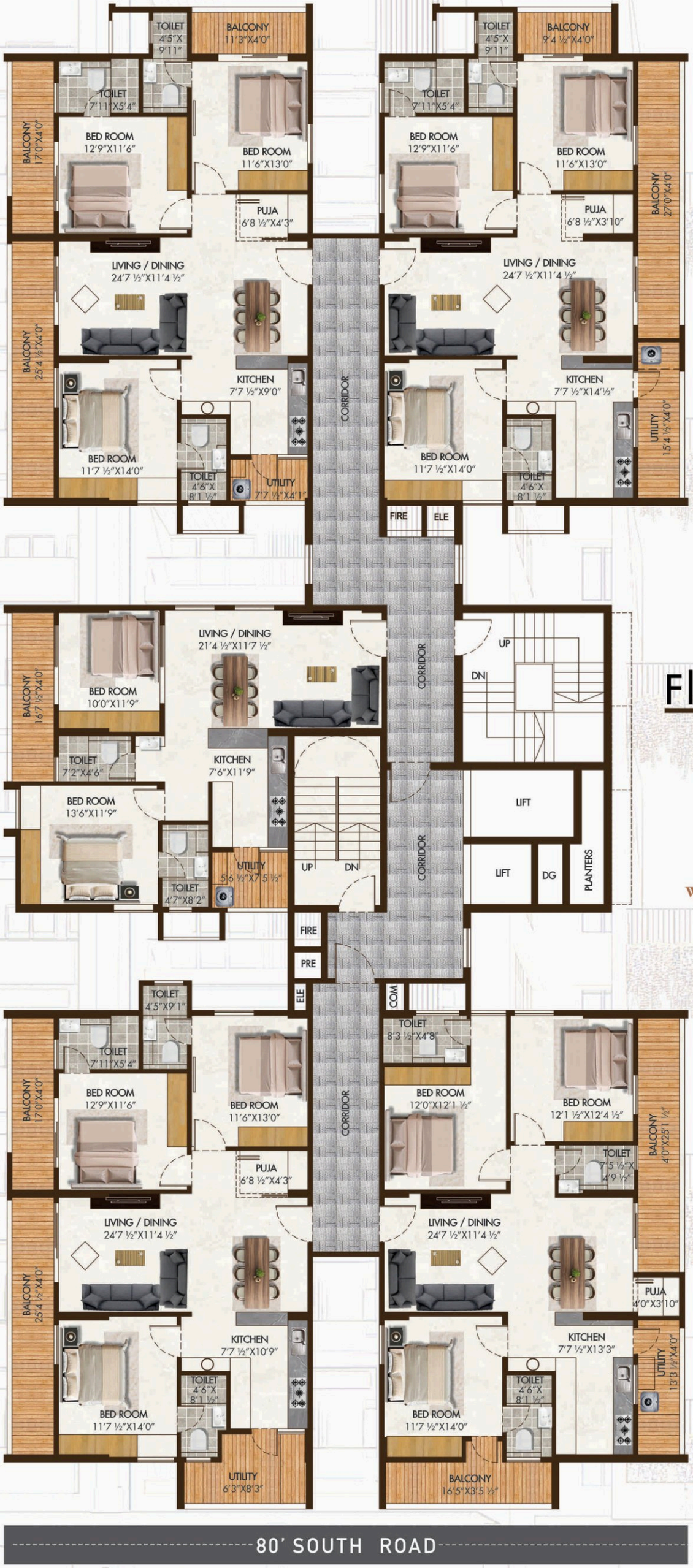
UNIT 1

Plinth Area : 1440 SQ.FT
Common Area : 432 SQ.FT
Saleable Area : 1872 SQ.FT

3 BHK WEST FACING

UNIT 5

Plinth Area : 1440 SQ.FT
Common Area : 432 SQ.FT
Saleable Area : 1872 SQ.FT



80' SOUTH ROAD



Flat No: 3
East **1872 sft** 3 BHK



Isometric Views

Flat No: 2
East **1260 sft** 2 BHK



Flat No: 5
West **1872 sft** 3 BHK



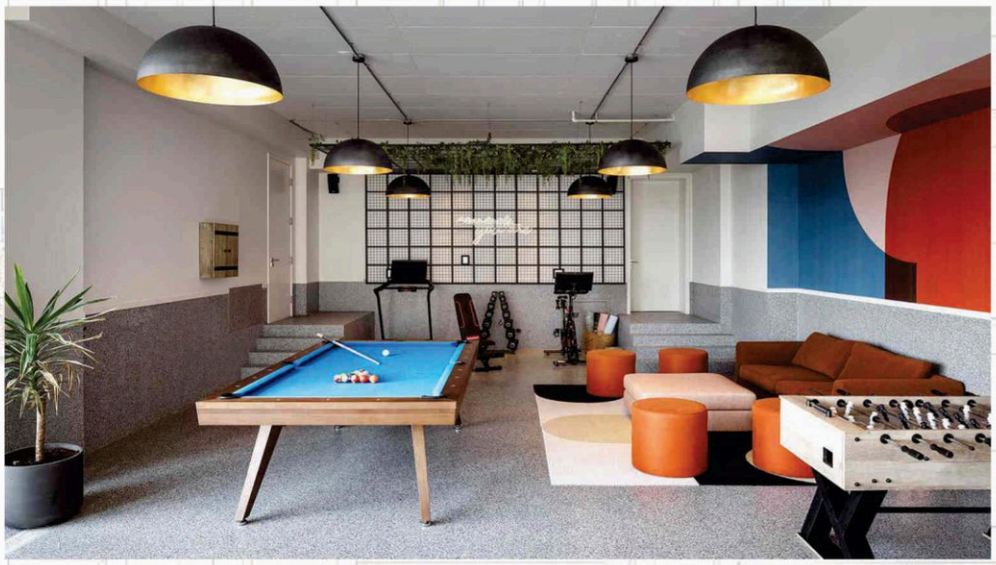


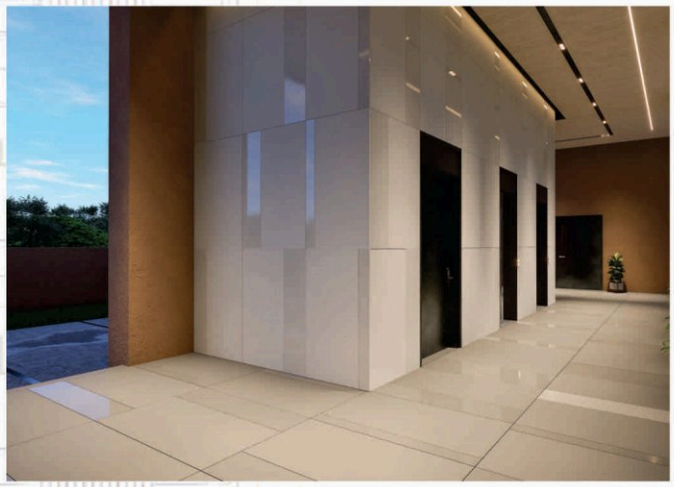
AMENITIES

Guest Car Parking	CCTV Camera
Entrance Arch	24/7 Security
Landscaping	Smart Security Access
Kids Play Area	100% Power Back UP
Senior Citizen Seating Area	Layout Lighting
Lift Lobby	Fire Fighting System
EV Points	Gym
Rain Water Harvesting	100% Vasthu Complaint

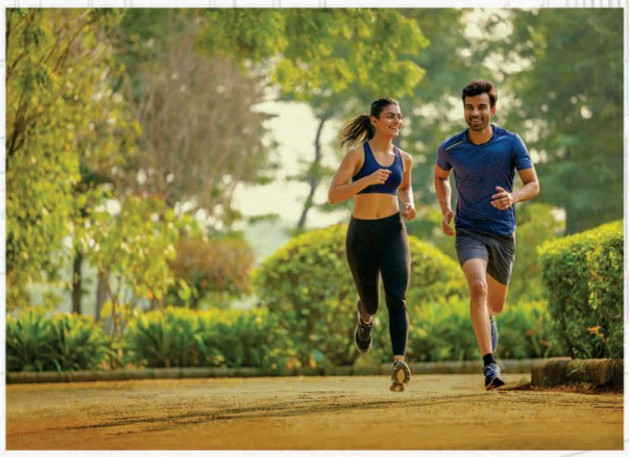














Specifications

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SUPER STRUCTURE

RCC framed structure, resistant to wind & earthquake (Zone 2).

External Wall : Red brick wall.
Internal Wall : Red brick wall.

SANITARY & FIXTURES

- Wall-mounted type washbasin with a single lever basin mixer.
- Wall-mounted type WC with a concealed flush valve from a reputed brand.
- Single lever bath & shower mixer.
- Provision for geysers in all bathrooms.
- All faucets are chrome-plated & from reputed brands.

DOORS & WINDOWS

Main Door:

Frames: Engineered wood frames with PU polish.
Shutters: Veneer-finished flush shutters on both sides with reputable hardware.
Internal Doors:
Frames: Engineered wood frames with PU polish.
Shutters: Veneer-finished flush shutters on both sides with reputable hardware.

Balconies, Windows, Ventilators:

UPVC French sliding doors & glazed sliding shutters with provision for mosquito mesh, openable/fixed shutters with provision for exhaust fan for balconies, windows, & ventilators.

Bathroom/Utility Doors:

Frames: Engineered wood frames with PU polish.
Shutters: Laminate-finished flush shutters on both sides with reputable hardware.

FLOORING

Drawing, Dining, Living, Bedrooms, Kitchen: 2 .5 feet X5 feet size vitrified tiles of reputed brand with spacer joints.

Balcony: 2 feet x 2 feet size wood-finish anti-skid vitrified tiles of reputed brand with spacer joints.

Bathrooms/Utility: 2 feet x 2 feet size anti-skid vitrified tiles of reputed brand with spacer joints.

ELECTRICAL

- Concealed copper wiring from a reputable brand.
- Power outlets for air conditioners in all bedrooms and the living room.
- Power outlets for chimney-hob, refrigerator, microwave, mixer & other kitchen appliances.
- Modular switches from a reputed brand.
- 3-phase Power Distribution boards with ELCB's & MCB's will be from a reputed brand for each unit.

LIFTS

Total Two Elevators , One is a capacity of 6 passengers and One is Service Elevator - Johnson, Kone, Otis or an Equivalent Brand

POWER BACKUP

100% DG backup for all flats & common utilities.

FIBER

TV/Telephone/Internet provisions are available for Master bedroom & the living room

SECURITY

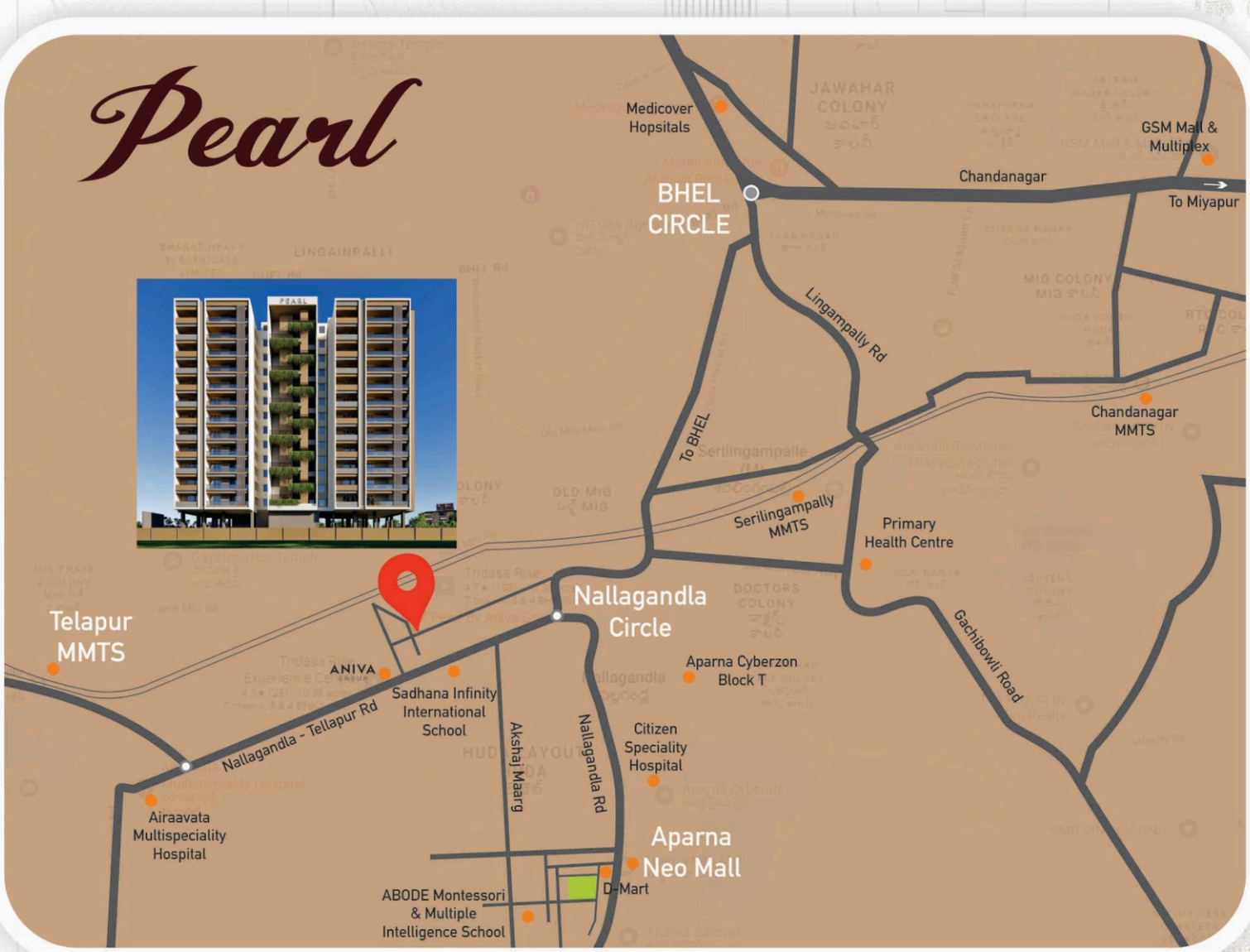
- CCTV surveillance in lobbies, corridors & other common areas.

RAILING

Balcony, Staircase and corridor : Railings with mild steel finished using enamel paint.

THE BEST CAN ONLY BE MADE OF THE FINEST

Location Map (not to scale)



"Where everyday destinations are within easy reach, allowing life to flow effortlessly betwen work, family and relaxation."

Site Location

Financial Dist /Wipro Circle	26 Min	09	KM
Kokapet Neopolis	22 Min	18	KM
Gachibowli	23 Min	08	KM
Hitech City	28 Min	11	KM
Airaavata Hospital	04 Min	1.6	KM
Citizen Hospital	05 Min	2.0	KM
Primary Health Center	09 Min	2.7	KM

Sadhana Infinity International School	0.1 Min	04	Min
Meru International School	09 Min	5.3	KM
Manthan International School	08 Min	3.1	KM
Aparna Neo Mall	06 Min	2.0	KM
Miyapur Metro Station	20 Min	09	KM
ORR	10 Min	5.5	KM
Airport	41 Min	40	KM

ANIVA GROUP
WHERE LIFE HAPPENS

ANIVA BUILDERS LLP
By ANIVA GROUP

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Pearl

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