

*A World of Luxury and Exclusivity*

# ELITE VISTA

---

by Elite Realty

*Amidst the Mountain of Peace*



**SPREAD OVER**  
**1195 sqyds.**

**SIZES AT 2020 sqft,**  
**2035 sqft, 2360 sqft**

**LUXURIOUS 3BHK**  
**& DUPLEX**

**1B+STILT+5 FLOORS**

Nestled in the vibrant center of Hyderabad with historic cultural significance, these premium 3 BHK and Duplex apartments offer a perfect blend of luxury, comfort, and modern living .



## LOCATION :

### SCHOOLS/EDUCATIONAL INSTITUTES

Kendra Vidyalaya No.2 Golconda	– 5mins
VIP International School	– 5 mins
International School shaikpet	– 7 mins
Oakridge International school	– 15 mins
Delhi Public School Khajaguda	– 15 mins
Chirec International School	– 17 mins
Solitaire Global School	– 18 mins

### IT-HUB CORPORATE OFFICE & CBD

Hitech City	– 17 mins
Knowlegde City	– 20 mins
Gachibowli	– 25 mins
Madhapur	– 20 mins
Jubilee Hills	– 20 mins
Banjara Hills	

### ACCESS CONNECTIVITY

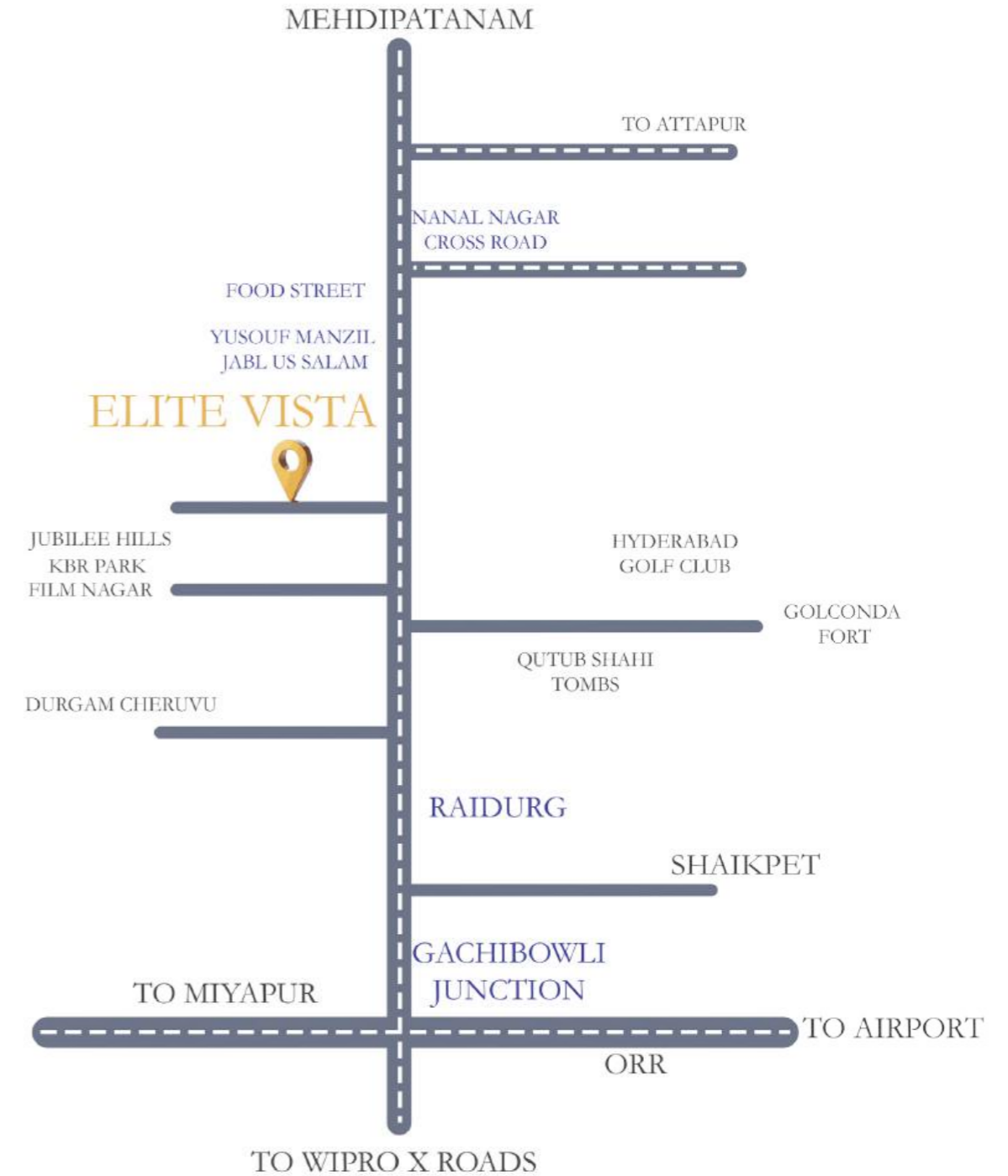
Raidurg metro station	– 20 mins
RGI International Airport	– 40 mins
Secundrabad Railway Station	– 45 mins

### HOSPITALS

Apollo Health City, Jubilee Hills	– 15 mins
Care Hospital, Hitech City	– 20 mins
KIMS Hospital, Gachibowli	– 12 mins
Rainbow Childrens hospital	– 20 mins
Olive hospital	– 5 mins

### PARKS AND LAKES

KBR park	– 10 mins
Malkam Chervu	– 12 mins
Durgam Chervu	– 16 mins

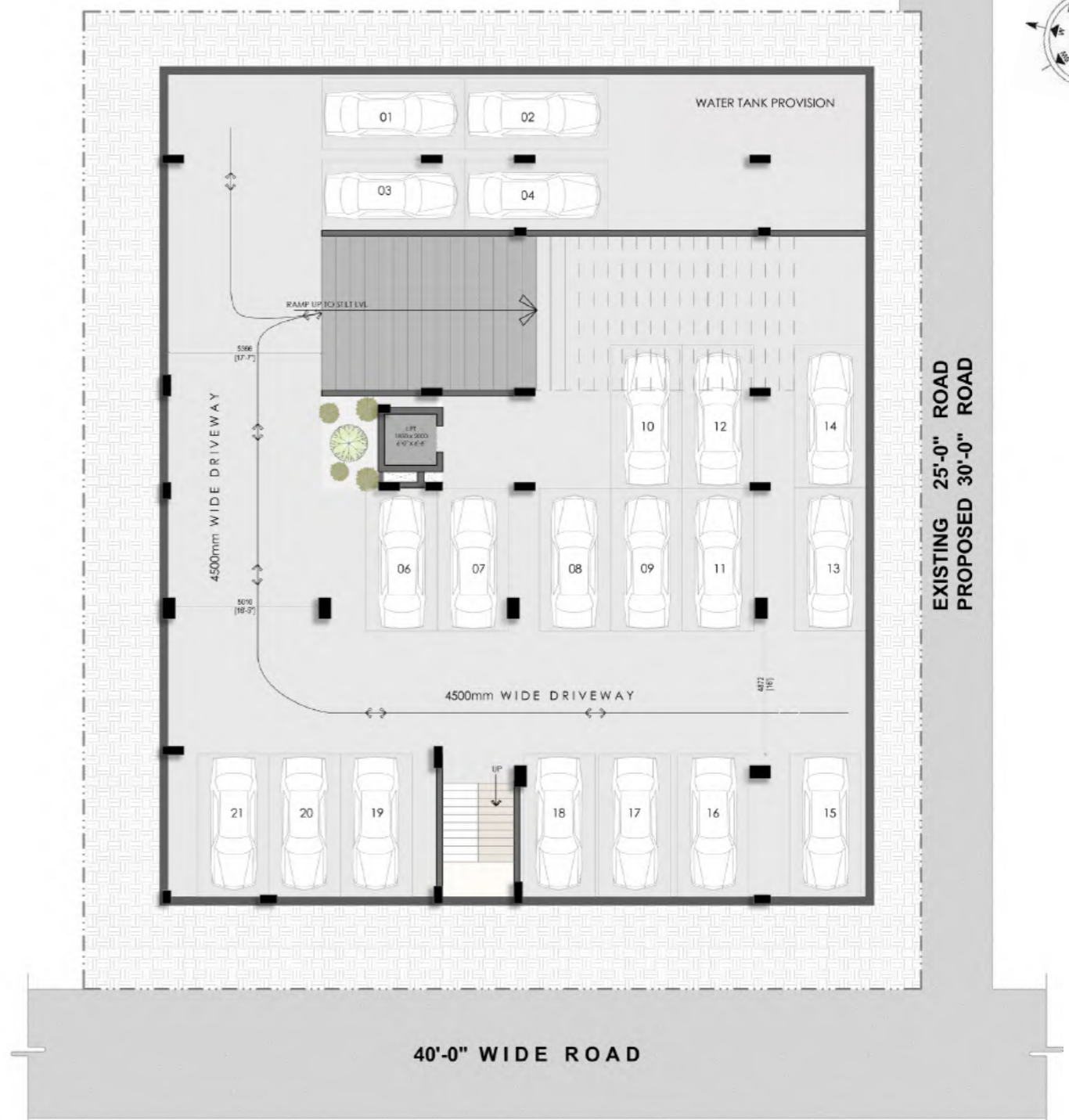




Designed in a linear modern style, Elite Vista offers an unparalleled sense of privacy and tranquillity. Expansive layouts and sleek designs frame breathtaking views of the city, creating a serene retreat amidst the urban buzz.



STILT FLOOR PLAN



CELLAR FLOOR PLAN





40'-0" WIDE ROAD

TYPICAL FLOOR PLAN  
(FIRST, THIRD, FIFTH)



EXISTING 25'-0" ROAD  
PROPOSED 30'-0" ROAD

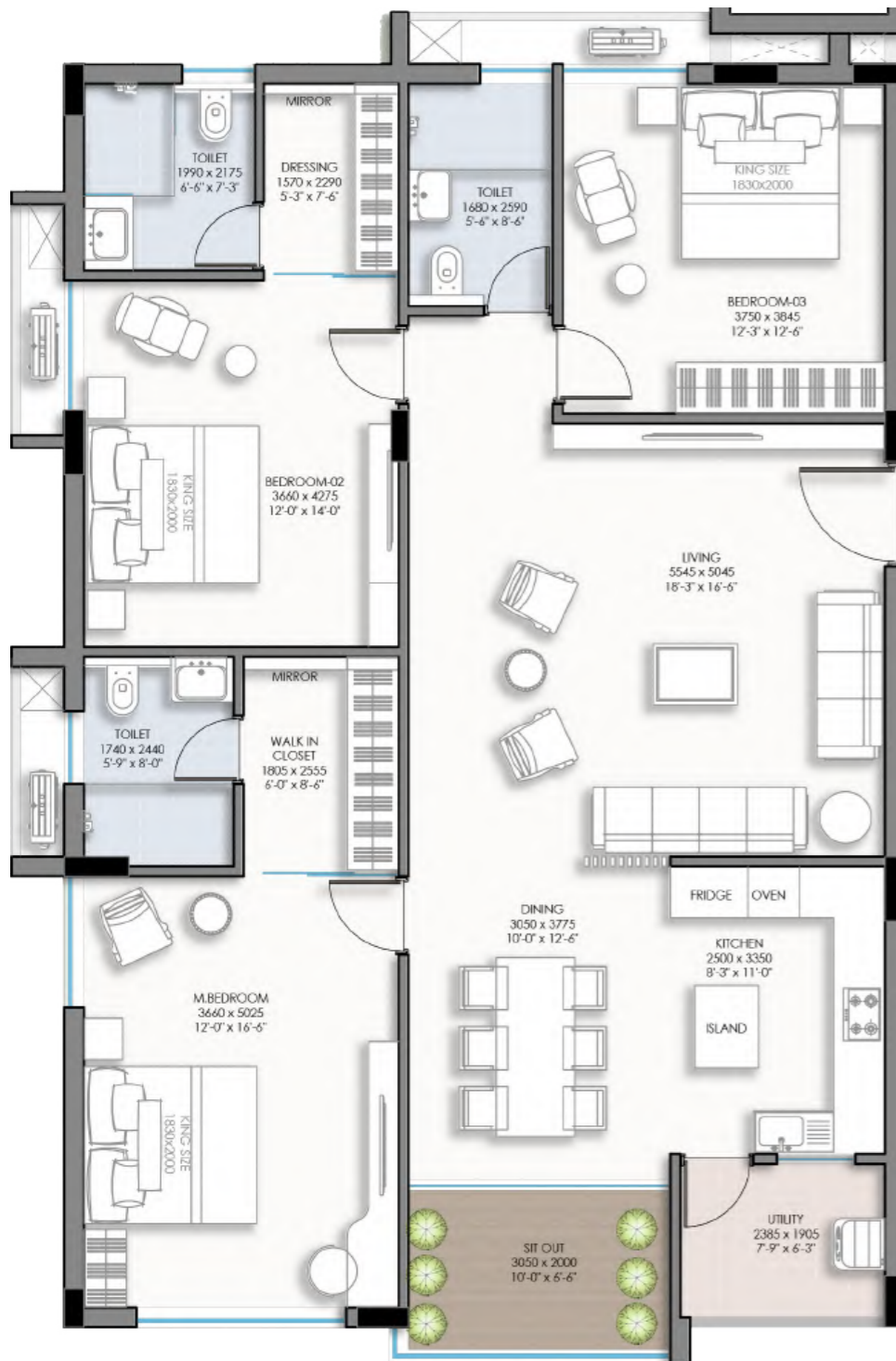


40'-0" WIDE ROAD

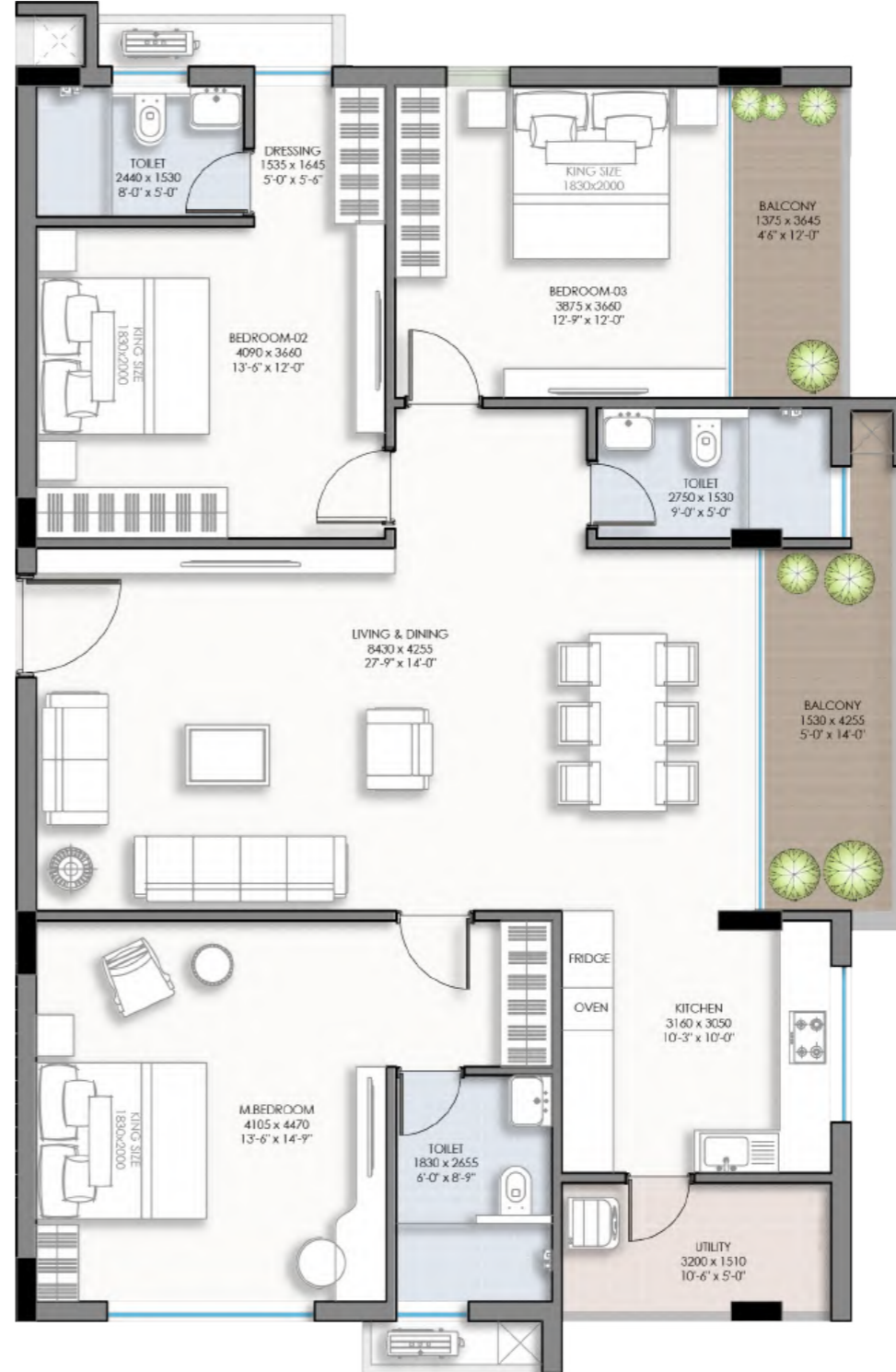
TYPICAL FLOOR PLAN  
(SECOND, FOURTH, SIXTH)



EXISTING 25'-0" ROAD  
PROPOSED 30'-0" ROAD



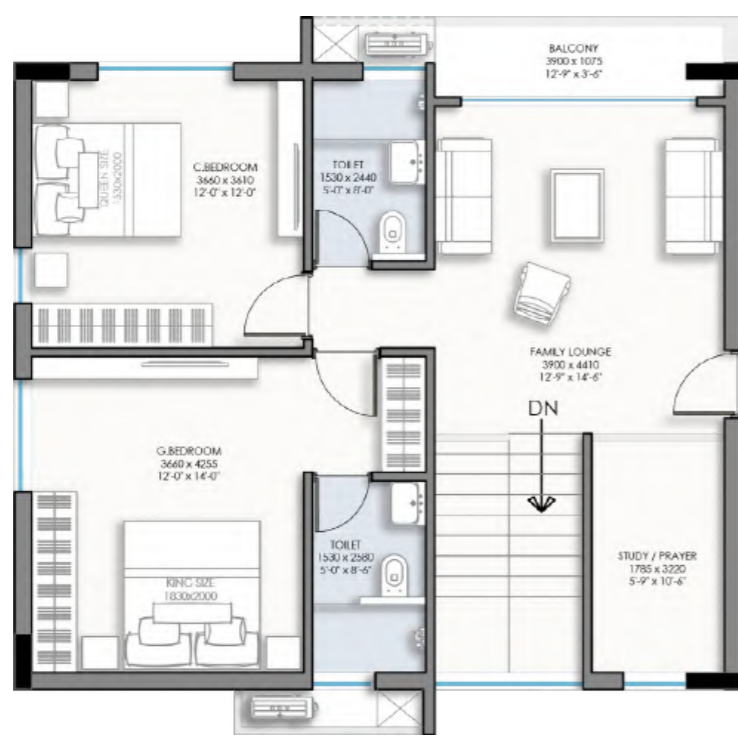
EAST FACING  
2020 sqft



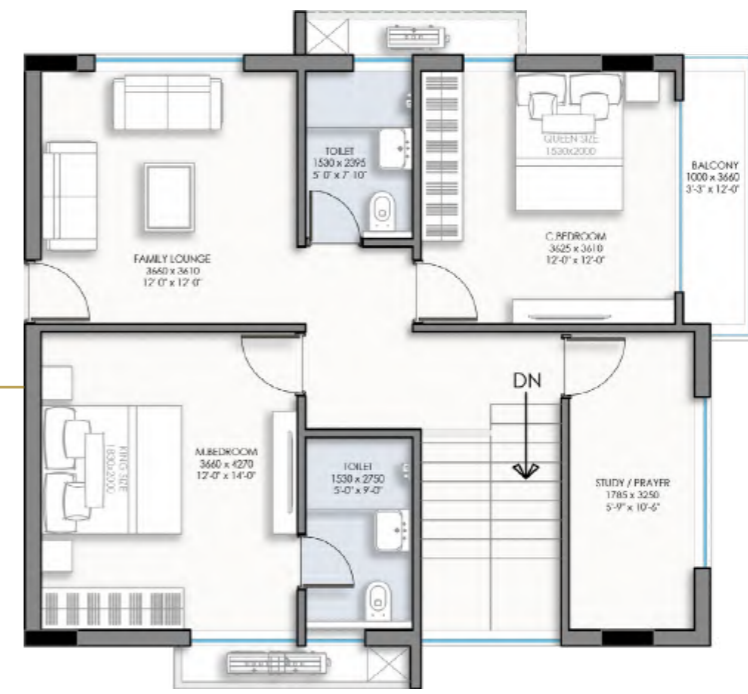
WEST FACING  
2035 sqft



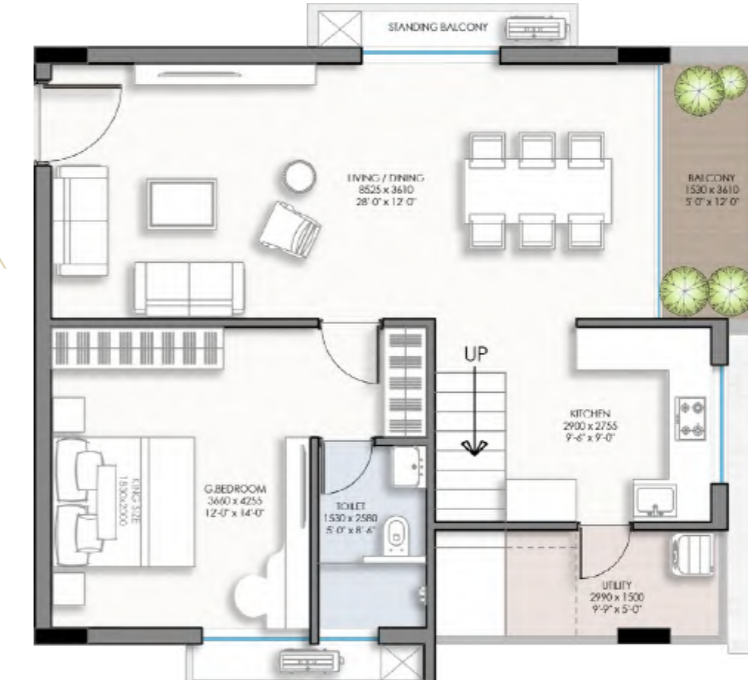
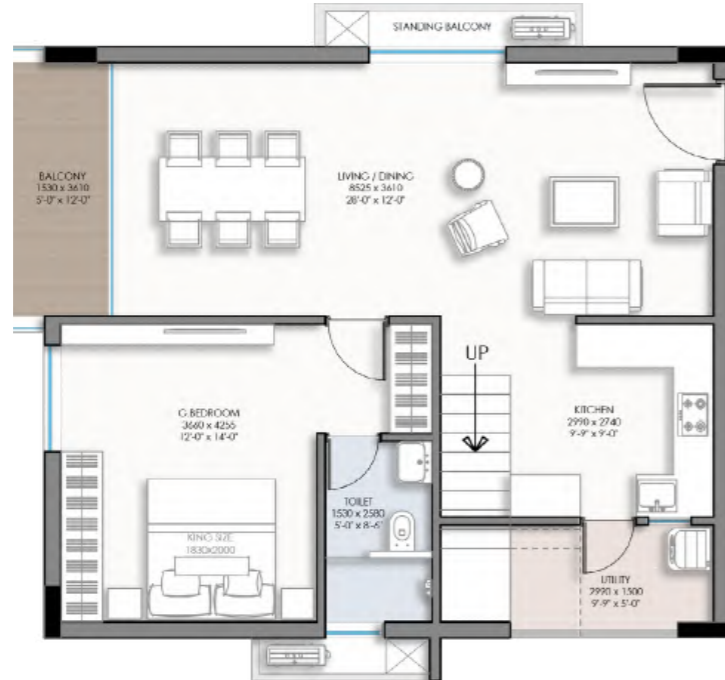




UPPER



LOWER

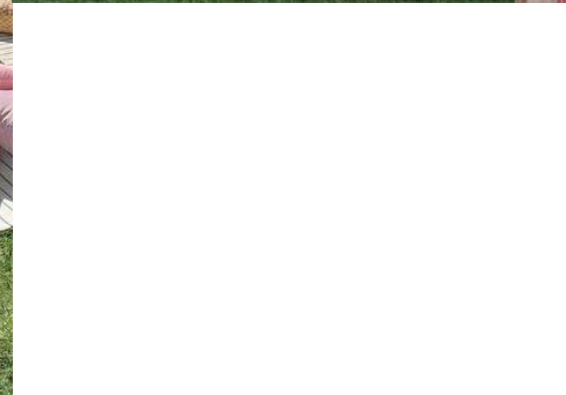


EAST FACING DUPLEX  
1180 + 1180 sqft

WEST FACING DUPLEX  
1180 + 1180 sqft



Experience family-friendly living with vibrant play areas, secure spaces, community gathering spots, and amenities for all generations.








*These apartments are designed not just as living spaces,  
but as a lifestyle amidst the mountain of peace*


*Your address: where legacy and lifestyle converge.*


# SPECIFICATIONS


 **Structure**  
RCC - Framed structure to withstand wind and seismic loads.


 **Super Structure**  
External walls 200mm thick & Internal walls  
100mm thick CC Block.

 **Plastering**  
Internal: 1:4 CM with 12 to 14mm thick smooth finish  
External: 1:4 CM with 18 to 20mm thick smooth finish

 **Painting**  
External : Textured base with 2 coats of exterior emulsion paint of make in areas as per elevation (Makes: ASIAN/JOTUN/DULEX)  
Internal : All internal walls with Gypsum punning and painting with Royal emulsion paint (Makes: ASIAN/JOTUN/DULEX)


 **Flooring & Dadoing**  
All Bedrooms, Living, Dining & Kitchen : Large format Vitrified tiles with space joints/paper joint as per the design  
Toilets, Balcony & Utility : Anti Skid Ceramic Tiles flooring with spacer joint / paper joint as per the design.  
Corridor : Vitrified Tiles with spacer joints / paper joint.  
Lift & Staircase : Combination of Granite & Vitrified Tiles.

 **Dadoing**  
Toilet : Ceramic tiles dado upto 8'-0" Ht.  
Utility : Ceramic tiles dado upto 3'-0" Ht.  
Kitchen Counter : Granite Platform with 2'-0"  
Ht. Ceramic tiles dado and sink.

 **Toilets**  
Granite Counter top wash basin in master bedroom toilet and dining area.  
EWC with flush tank / flush Valve of reputed make.  
Single lever wall mixture / Diverter bath spout and shower of reputed make.  
Provision of Geyser & Exhaust in all toilets.

 **Basement & Stilt**  
“Flooring: VDF  
Painting : Waterproof Cement Based Paints  
Doors, Windows & Ventilation  
MAIN DOOR : Hardwood / Engineered Wood frame and veneer finished shutter of 8'-0" height with polish fitted with biometric lock and hardware of reputed make.  
INTERNAL DOOR : Hardwood / Engineered Wood frame with Flush / Engineered shutter of 8-0" height fitted with hardware of reputed make.  
TOILET DOOR : Hardwood / Engineered frame / Granite frame with flush / Engineered shutter one side with fitted with hardware of reputed make.  
FRENCH DOOR : UPVC with toughened glass and provision for mosquito mesh.  
WINDOWS : UPVC with toughened glass and provision for mosquito mesh.


RAILING : S.S.Glass Railing for balconies as per elevation.


 **Electrical**  
Metering : Three phase supply for each unit and individual prepaid energy meters.  
Cables: Concealed copper wiring of reputed make.  
Switches : Modular switches of reputed make.  
Power Outlets provision for Cooking range like chimney, refrigerator, water purifier, microwave oven, grinders in kitchen and dish washer ,washing machine in utility.

AC Outlets : Power sockets in living/dining, all bedrooms.

 **Internet/Wi-Fi**  
Internet, Telephone wiring provision in the Living & Bedrooms


 **EV Charging Socket**  
One Charge Socket per Flat in a designated area


 **Communications**  
Cable DTH/Cable wiring provision in Living & M.Bedrooms  
Internet, Telephone wiring provision in the Living & M.Bedroom

 **Plumbing**  
Drainage / Sewage : PVC Pipes & Pvc fittings  
Water Supply Lines : Internal and external CPVC, & GI pipes  
Sanitary Fitting : Villeroy & Boch or Grohe & Kohler or equivalent  
CP Fitting : Villeroy & Boch or Grohe & Kohler or equivalent  
Geysers : Geysers in all wash rooms

 **Water supply**  
Treated water will be made available through exclusive water softening for domestic purpose In all the flats other than municipal water.

 **Lifts**  
High speed passenger/goods lifts of KONE/FUJI TECH/HITACHI/OTIS/SCHINDLER/MITSUBISHI

 **Security / BMS**  
Sophisticated round-the-clock service/ CCTV surveillance/ Intercom system.  
Solar Fencing over the boundary wall  
CCTV camera at ground floor peripheral areas, basement & ground floor lift and staircase lobbies. Service rooms like electrical and pump rooms, ramps, amenities area monitoring and recording from security office.

 **Car Wash Facility**  
Provision for car wash facility.

 **Landscaping**  
Aesthetically Designed Landscape

 **Power Backup**  
100% DG backup

## FACILITIES

Provisions for **goat slaughter**



Provisions for **EID**



Spacious **multipurpose hall**



Integrated fitness **Gym**



Fun filled kids **play area**



Phone: +91 7674-082707,

Site address: 9-4-77/3/16, Yousuf tekri colony, Toli Chowki, Hyderabad.

Office address: 2nd floor, Harmony Empire, pillar No.205, Upperpalli, Rajendranagar

Developer



Architect



Structural

