



Creating Comfort at the Highest

a project of



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Note: This brochure is only a conceptual presentation of the project and not a legal offer. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.

www.eliteprojects.com

A premium venture from Elite Projects



A new beginning

The Square is located in the vicinity of Madenaguda, behind Poulami Independent Villas, offering you the pleasure of open and uncluttered living. The 2 B+3 Bedroom apartments, ranging from 950-Sft to 1650-Sft, have been cleverly designed to offer you the feel of high living. Built away from the chaos of the city and surrounded by exclusive residential colonies but close to the city, these apartments are special in their own way. The apartments are built with emphasis on quality, modernity, aesthetics and space. The freedom, privacy and comfort these homes offer are real blessings. Enjoy the indefinable experience.

The Square is an imposing residential complex that blends all the modern living trends with very practical designing concepts. The Result is a fine combination of beauty and functionality. The roomy and spacious interiors provide abundant ventilation and a sense of openness while providing privacy. Excellently Developed Infrastructure perfectly complements the grandeur of the Apartments.



Perfect homes for the discerning few



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HIGH LIGHTS

- Luxury Apartment
- Excellent Location
- Vastu Compliant
- Round-the-Clock Security
- No Common Walls
- Lavish Driveways
- Generator Back up
- Luxurious Entrance Lobby

Location Plan



Know your neighborhood

- Hi-Tech City
- Chirec Public School
- Educational hub of Kondapur
- Image Hospital
- In Obit Mall
- Botanical Garden
- Dungan Chervu
- 3km from Metro proposed Station
- 2km from Hafeezpet MMTS



AMENITIES

- Air Conditioned Community Hall and Home Theatre
- Indoor Games and Jogging Track
- Beauty Parlour
- Health and Fitness Centre
- Visitor's Lounge
- Solar Water heater for hot water
- Intercom Facility
- Two Car parking for each flat
- Designer landscaping
- Kids Swimming pool

SPECIFICATIONS

STRUCTURE	R.C.C. Framed Structure.
WALLS	Table Moulded Bricks with Cement Mortar. 9" External Walls and 4.5" Internal Walls.
PLASTERING	Cement Mortar in Sponge Finish for Exterior, Sponge Finish for all Rooms.
MATERIALS	Reputed Brand Cement to be used in the project. TMT Steel only to be used for reinforcement. Good quality River Sand to be used.
DOORS	Polished Teak Wood Frame (5.0' x 3.0' size) and Veneer Panelled Flush Shutter for Main Door. Remaining Doors of Teak Wood Frames (4.0' x 2.5') with reputed company skinned Doors and Good Quality Brass Hardware.
WINDOWS	UPVC Glazed windows with M.S. Grills.
TOILETS	Ceramic tile flooring, Ceramic Glazed tile Dado up to 6'-9" height. Sanitary ware of Hindware or equivalent make in all toilets. Standard fixtures of Jaquar, Continental or equivalent make. Provision for Exhaust Fans in all the toilets.
FLOORING	Good Quality Vitrified Tiles 800mm x 800mm in halls and 600mm x 600mm for all remaining areas and balconies.
KITCHEN	Cooking Platform topped with Khamsam Black Granite Slabs and 2" height dado with Ceramic Glazed Tiles. Stainless Steel Sink will be provided. Provision for Exhaust Fan and Chimney
PAINTING	Plastic Emulsion over putty (Birfa wall care) smooth finish for all interior walls. Texture/putty Finish for Exterior Walls.
ELECTRICAL	Concealed Polycab copper wiring with adequate points. Modular Switches of separate (monocore) make in all rooms. MCBs of Le Grand make with Distribution Boxes, Cable TV, and Telephone points in Hall and B. Bedroom. Provision of socket for Refrigerator, Washing Machine, Grinder and Geyser at appropriate places.
PLUMBING	A.C. points in all Bedrooms.
LIFT	EPVC Pipes of superior quality for internal & external water supply. Jaquar or equivalent make fittings at all points.
COMMON AREA	Two 8 passenger Capacity lifts of Johnson or equivalent make. Granite Cladding around Lift entrance.
ELEVATION	Staircase and Corridors with Granite flooring. Corridor with decorative POP Ceiling.
MISCELLANEOUS	Architect designed Modern Elevation for the Complex and fresh compound wall to be constructed along with MS Grates.
	3 Phase Submersible pump for Bore-well. Standard waterproofing for Terrace flooring and landscaping in possible areas.



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Typical Floor Plan



Area Statement

Flat No.	Area in sft
1	1650
2	1100
3	1100
4	1650
5	950
6	1650
7	1100
8	1100
9	1650
10	950



Stilt Floor Plan



Cellar Floor Plan



Experience a lifestyle transformation

The Elite Group has, over the years, perfected the art of construction inspired by innovation. All our projects have a definitive edge and each is the result of creative planning and layouts that preserve and incorporate as much of the natural environs as possible.

Our work is defined by our innovative ideas that transform residential trends into lifestyle concepts, paying specific attention to adequate and secure play space for children and ample recreation and relaxation space for the residents. As Pioneers and experts in the construction of residential/housing projects, our experience has honed our quality control expertise. We work according to strict guidelines and schedules, and each of our projects is carefully monitored by both our Quality Control Team and Project Management Team Located at Income tax colony, Ramakrishnapuram, Hyderabad

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Located at Income tax colony, Ramakrishna puram, Hyderabad