



A project by



Aster *Heights*

3 BHK LUXURY APARTMENT



Typical Floor Plan

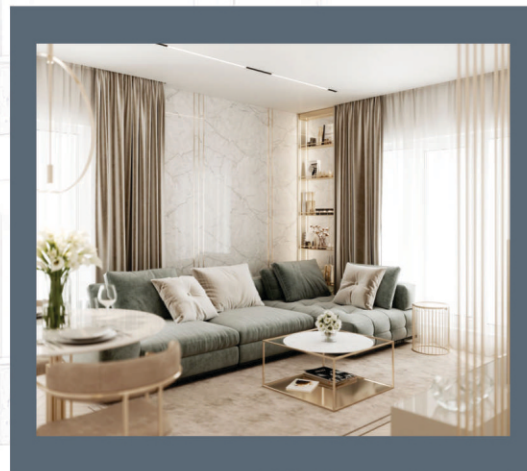
Area in sft.	1600 Sft
Facing	North



Aster Heights

Project Highlights

- One Exquisite Flat Per Floor
- 100% Vaastu Compliant
- 1 Covered Car Parking Per Flat
- Spacious Lift
- Generator



Project Amenities

- 24 hour backup Generator (Reliable Power for lift and common areas)
- CCTV
- Compound wall solar fencing
- Rain water Harvesting (Zero wastage)
- Recharge Borewell
- Car parking
- 3 Phase Electricity meter (Dedicated Transformer)



ISOMETRIC VIEWS

SPECIFICATIONS

**3 BHK - North
1600 SFT**

FLOORING
 Living , bedrooms & dining : 2' 6" X 5' size tiles
 All bathrooms: Acid Resistant ,vitrified 2' X 4' size tiles dado up to 8' height
 Kitchen : 2' X 4' size tiles dado up to 4' height above the kitchen platform
 All balconies and utility Area: anti skid tiles and Ceramic tile Dado up to ceiling Height.

ELECTRICAL
 Power outlets for Air Conditioners in Living and Bedrooms.
 Power plug for geysers in all bathrooms.
 Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, Washing machine / dish washer in Utility Area with 3 phase power supply.
 Miniature Circuit breakers (MCB) for each distribution boards of reputed make.
Wire : PolyCab / Havells
Switches : Gold Medal Air / Havells Fabio.
 Inverter wire Provided each flat.

INTERNET
 Provision for Cable Connection in Living Room and in Master Bedroom.

LIFT
 V3F Elevators with 6 passenger's capacity.

GENERATOR
 Mahindra Generator.
 Hall, Kitchen & Bedroom: Fan & Lights.
 Lift & Common area.

NOTE
 1) Registration Charges, GST and any other taxes applicable as per government norms to be borne by the customers.
 2) People desiring to alter / modify their flat can do so prior request and additional payment without Disturbing the Structural Design*.
 *Terms & Conditions Apply.

STRUCTURE
 RCC Framed Structure.

SUPER STRUCTURE
External walls: 9" solid Red Brick work with Double coat Red sand Plastering
Internal walls: 4 1/2" thick solid Red Brick work with Double coat Red Sand Plastering for storage.

PLASTERING & PAINTING
Internal Wall Finishes: Smooth plastered surface treated with Birla / JK wall care putty and painted with Asian Tractor Shine emulsion
External Wall Finishes: Sponge finished sand faced cement plaster and Aultra tech texture coated with dam proof solution and Asian exterior ultima for Elevation and Ace for other sides

DOORS
Main Door: Teak wood frames & Indian Teak Door and finished with melamine spray polish fitted with reputed make hardware.
Internal Doors: Teak wood frames and Veneered flush Doors fitted with reputed make hardware.
Bathroom Doors: WPC doors and frames fitted with reputed make hardware.

WINDOWS
 UPVC window system with float glass with provision for mosquito, mesh track with Grills. Windows photo frame granite.

KITCHEN
 Granite Platform with Stainless Steel Sink, Separate municipal Provision for fixing of RO System, Exhaust fan / Chimney.

BATHROOMS
 All Sanitary are from CERA brand, Two wash basins , EWC commodes, Diverter Taps and Provision for Geysers.

UTILITIES
 Provision for Washing Machine & Wet area for washing utensils etc.

WATER SUPPLY
 Adequate water supply through borewell and rain water harvesting pit will be provided.

SECURITY AND SAFETY
 CCTV Surveillance for premises.
 Compound wall Solar Fencing.

CABLE TV
 Provision for Cable Connection in Living Room and in Master Bedroom.

LOCATION MAP

(not to scale)

Location Highlights



Metro :

KPHB Metro Station	- 6.2 KM
Nizampet Metro Station	- 5.6 KM

Highways:

Mumbai Highway	- 5.2 KM
ORR Exit 4A (Mallampet)	- 8 KM
Miyapur to Gandimaisamma Highway	- 300 Met.

Hospitals:

Mamatha Academy of Medical Sciences	- 6 KM
Peoples Hospital	- 1 KM

Educational Institutions :

Pragathi Meliora world School	- 200 Met.
Pragathi Central Kids	- 100 Met.
Unicent School	- 4 KM
VNR VJIT Engineering college	- 1.6 KM

Life Style Hubs:

LuLu Mall	- 6.5 KM
Nexus Mall	- 8 KM
GPR Multiplex	- 5.5 KM

IT Parks:

Cyber Towers	- 12 KM
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Promoters



Flat No.303, Classic Heights, Vasanth Nagar colony, Aditya Gardens Road, Jagan Studios Pragathi Nagar, Bachupally, Telangana-500090.

<https://akbhuv.com>

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Aster 
Heights

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