



P02200005387



**A PREMIUM  
APARTMENT FROM  
A TRUSTED NAME**

Everything you need,  
around the corner.







## *Pagadala Connecting life, future and beautiful homes.*

Being a part of a reputed construction giant, that has already delivered millions of square feet of world-class residential and office spaces across south India, PAGADALA believes in delivering homes to match the aspirations and expectations of the current generations in a creative, qualitative and refreshing way. The ventures are planned in such a way that each home will have ample light, air and design with aesthetics to extend a satisfying living experience to its customers. The focus is on blending comfortable luxuries plus amenities with sensible and smart pricing into one exciting and happy package. Satisfying the customer who thinks about tomorrow's conveniences today is PAGADALA'S everyday mission.

*You want to find the best way to build their tomorrow*

They fill your present with incredible joy. And you want to fill their future with utmost happiness. You'd like to make sure they get every little comfort and luxury effortlessly. Now and always. This is where the heart invites the brain to take the right decision. This is the time to make the perfect investment.



## *Be part of an architectural legacy.*

One of the finest examples of Art & utility. The glamour and style of the ANVI is reflected in this development.

Bringing together respect for our rich architectural heritage with homes that meet the needs of modern lifestyles is a unique challenge. These beautifully styled contemporary homes achieve the perfect balance and create delightful new homes designed in the classic style around the ventures.

PAGADALA offers home buyers the opportunity to be part of an architectural legacy that stretches back decades and that will continue to grow over the coming years. That's what makes ANVI living an exceptional experience and opportunity for discerning home buyers of all ages.





*Anvi is for those who cherish a comfortable and luxurious life.*



From the house of Pagadala launching our prestigious project "ANVI" This is located in peaceful area of Gundlapochampally, away from all pollutions where near by has all the amenities. Very close to Outer Ring Road. Easy access to IT sector and upcoming IT corridor. This part of the city is connected to all types of online services like OLA, UBER, Swiggy and Medicine delivery etc.

*A sparkling life at most happening place of Hyderabad*

People like you who appreciate higher levels of modern living, instantly recognize the potential of a home that promises dreamlike luxuries, along with utmost privacy and safety. ANVI an elegant 5-storied edifice with four apartments on each floor that ensures a lustrous life for you and your family.



80% OPEN  
SPACE



WIDE  
CORRIDORS



GRAND  
ENTRANCE



WELL-CONNECTED  
ROADS



VAASTU  
COMPLIANT



PREMIUM BRANDED  
FITTINGS



EARTH QUAKE  
RESISTANT



RAIN WATER  
HARVESTING



LAND  
SCAPING



SOCIAL  
INFRASTRUCTURE



## Site Plan



No. of Towers  
1

No. of Floors  
Stilt + 5

No. of Flats  
15

Spacious  
2 BHK Flats

80%  
Open Space

## Typical Floor Plans

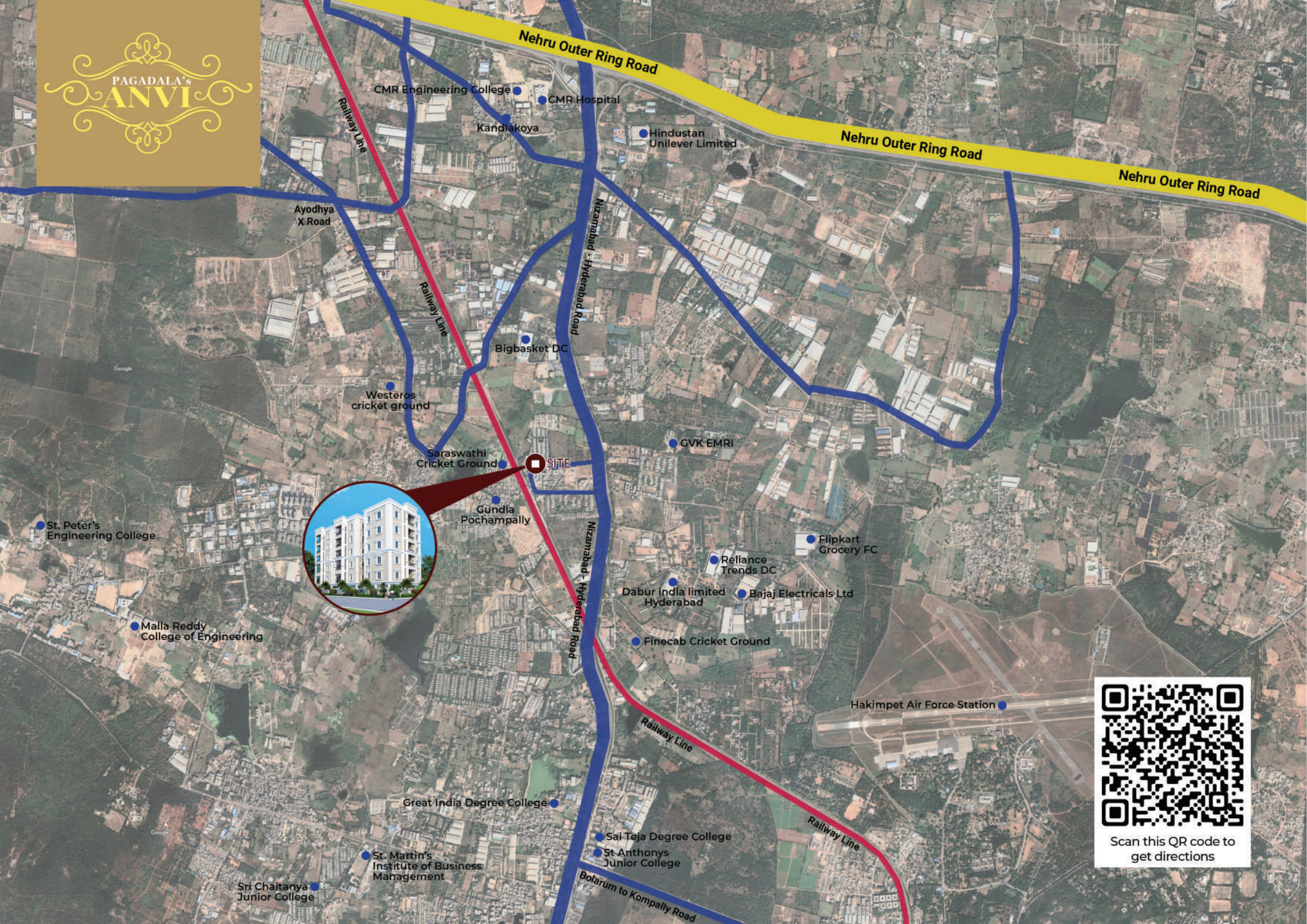


Flat No:3  
1200 sft  
East Facing  
2 Bedrooms, 2 Bathrooms,  
1 Kitchen, 1 Dining Area,  
1 Utility Area, 1 Drawing Area,  
1 Balcony Area, 1 Pooja Room,  
1 Dressing Area

Flat No:2  
1200 sft  
East Facing  
2 Bedrooms, 2 Bathrooms,  
1 Kitchen, 1 Dining Area,  
1 Utility Area, 1 Drawing Area,  
1 Balcony Area, 1 Pooja Room,  
1 Dressing Area

Flat No:1  
1200 sft  
North Facing  
2 Bedrooms, 2 Bathrooms,  
1 Kitchen, 1 Dining Area,  
1 Utility Area, 1 Drawing Area,  
1 Balcony Area,





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## Location Advantages

This is located in peaceful area of Hyderabad, away from all pollutions where as near by all amenities.

Gitanjali International School	0.7 KM
Sri Chaitanya School	0.9 KM
Sunflower Vedic School	1.6 KM
Aashrita Hospitals	3.3 KM
Malla Reddy Institutions	3.5 KM
Srikara Hospitals	4.2 KM
Sadhana Multispeciality Hospital	5.2 KM

## Hospitals

Aashrita Hospital	3.3 Km
Srikara Hospital	4.2 Km
Sadhana Multispeciality Hospital	5.2 Km
RR Hospital	5.2 Km
Renova Hospital	5.5 Km
Safe Super Speciality Hospital	6.2 Km
Pragnya Hospital	7.2 Km
SVK Hospital	7.8 Km



## Schools

St.Agnes High School	0.2 Km
Geethaanjali Global School	0.6 Km
Gitanjali International School	0.7 Km
Sri Chaitanya School	0.9 Km
Abhaya School	1.6 Km
Sunflower Vedic School	1.7 Km
Niraj International School	2.7 Km
Unicent International School	3.3 Km

## Colleges

Great India Degree college	2.6 Km
St. Anthony Junior College	2.6 Km
Malla Reddy Institute Of Pharmaceutical Sciences	3.5 Km
St.Martin's Engineering College	3.6 Km
Mallareddy Institute Of Technology	4.2 Km
Malla Reddy Engineering College for Women	4.3 Km
Hyderabad Institute of Technology and Management	4.4 Km
Aurora's Technical Institute	10.6 Km





## SPECIFICATIONS

### STRUCTURE:

R.C.C. framed structure. Footings, columns, beams and slab in R.C.C M20 grade concrete or higher grade concrete designed for wind and earthquake.

### SUPER STRUCTURE:

Solid Light weight Cement blocks / red bricks for the walls in cement mortar.

### PLASTERING:

INTERNAL: Single coat with sponge finish.

EXTERIOR Plastering In two coats with sponge finish.

### DOORS:

MAIN DOOR: Teak wood frame and HDF designer skin moulded paneled door shutters.

INTERNAL DOORS: Teak wood frame and HDF designer skin moulded paneled door Shutters with standard fillings & locks.

WINDOWS: Window frames in UPVC / Aluminium with glass panels fitted with standard hardware.

### PAINTING:

EXTERNAL: Exterior texture paint with exterior emulsion paint of Asian / Equivalent.

INTERNAL: Smooth well putty finish with acrylic emulsion paints of Asian / Equivalent over a coat of primer.

### FLOORING:

First quality Vitrified the flooring in living room, bedrooms and kitchen.

### KITCHEN:

Granite platform with stainless steel sink / Carysil Sink, ceramic tile dodo up to 2' height above kitchen platform, Provision for exhaust.

### BATHROOMS AND TOILET:

Granite counter top / Pedestal Type wash basin WC flush tank of Hindustan / parryware or equivalent Hot and cold mixer with shower Provision for geysers in toilets All fittings are chrome plated Tiles up to 7' height Ceramic non slippery flooring

### ELECTRICAL:

Concealed wiring of Finolex or reputed Make Fire retardant wiring In conduits for lights, fan, plug and Power plug points of Power outlets for air-condilloners in all bedrooms.

Power outlets for geysers in all bathrooms. Power plugs for chimney, refrigerator, microwave ovens, mixer grinder in kitchen. Adequate Plug points for refrigerator, TV & audio systems etc.

3-phase supply for each unit.

All electrical fittings of reputed make.

### TELECOM:

Telephone points in all bed rooms & drawing room.

### CABLE TV:

Provision for cable in all bedrooms & living room.

**LIFT:** One automatic lift.

**GENERATOR:** Power Backup generator.





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### Corporate Office:

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### Site Office:

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Disclaimer The amenities depicted in the master plan and/or the marketing brochure are only indicative and are subject to future variation/s & changes  
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