

THE ART OF PARK LIFESTYLE:  
WITH THE CHERRY ON THE TOP – TERRACE TREATS!







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## A chic living retreat anchored in Alkapur Township

Come home to a chic living retreat anchored in Alkapur Township, a pristine locale with organised layout, several serene parks, canopy of lush trees, easy connectivity and plethora of mega work spaces. An ideal choice to experience the more luxurious side of urban living, it offers a way of life that is restful and relaxed, yet stylish and contemporary. And where the familiar sense of community living accompanies liberating exclusivity. Welcome to 99 parc.



ALKAPUR TOWNSHIP LAYOUT  
(not to scale)

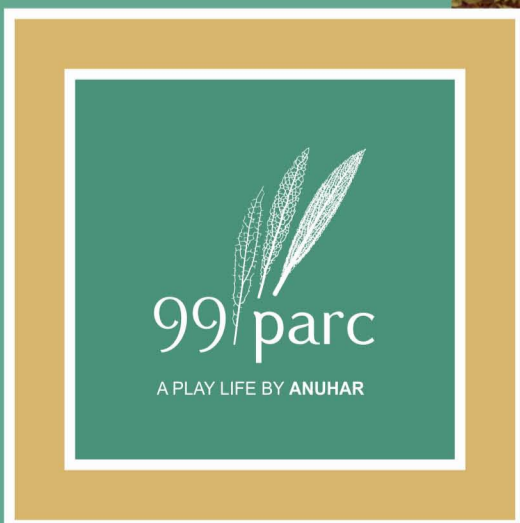
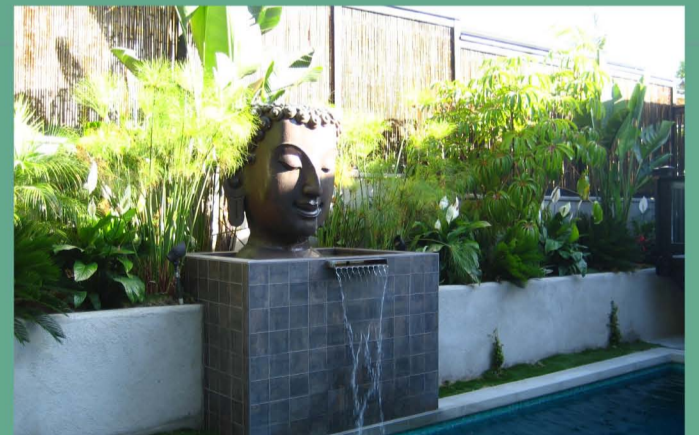
## ROOFTOP REWARDS: EXTRAORDINARY SPACE WITH LOTS OF EXTRAS!

Get on top and leave the rest of the city below. At the well-crafted terrace find an appeal that's out of this world:

- + Enjoy the seclusion in a lushly landscaped green, serene zone
- + Levitate in the sky lounge with breathtaking views of the city
- + Rejuvenate in the sprawling swimming pool
- + Relish the open-air barbecue experience
- + Relax in the swanky seating nooks carved in stone
- + Gape at the grandeur around through the glass box for indoor seating
- + Take delight in the Green Eden on the roof: Terrace Farming
- + Feel natural bliss in the bamboo plantation box
- + Find peace and calm by practising yoga on the lush lawn
- + Appreciate artistic statues that add to the aesthetic ambience
- + Immerse in the beauty of wooden pergolas, waterfalls, lily ponds and underwater lighting extravaganza
- + Get closer to one another by spending quality time in family sit-outs
- + Feel close to nature and breathe fresh air amid an array of leafy splendour
- + Party with your loved ones under the canopy of twinkling stars
- + Take a break from the sights and indulge in a plethora of playful activities

### THE LITTLE BIG THINGS

- |  |  |   |
|--|--|---|
| + Gated community                        | + No common walls  | + Toilets for common use                                |
| + Gym                                    | + Excellent ventilation from all sides                           | + Veneer shutter main door with melamine polish         |
| + Multi-purpose Hall                     | + Round the clock security                                       | + UPVC sliding door in living / dining room for 3BHK    |
| + Outdoor Shuttle Court                  | + Visitors lounge  | + Granite platform in kitchen with stainless steel sink |
| + Children's Play Area                   | + Maintenance office   | + Modular electrical switches                           |
| + Conforms to HMDA norms as per G.O. 168 | + Rainwater harvesting system to recharge the groundwater source | + Well designed bathrooms                               |
| + Strategic location                     | + Beautifully landscaped garden                                  | + Deluxe bathroom fittings                              |
| + Clear title                            | + Designed compound wall   |   |
| + Vaastu compliant                       | + Place for laundromat   |   |
| + Grand entrance main gate               |  |   |

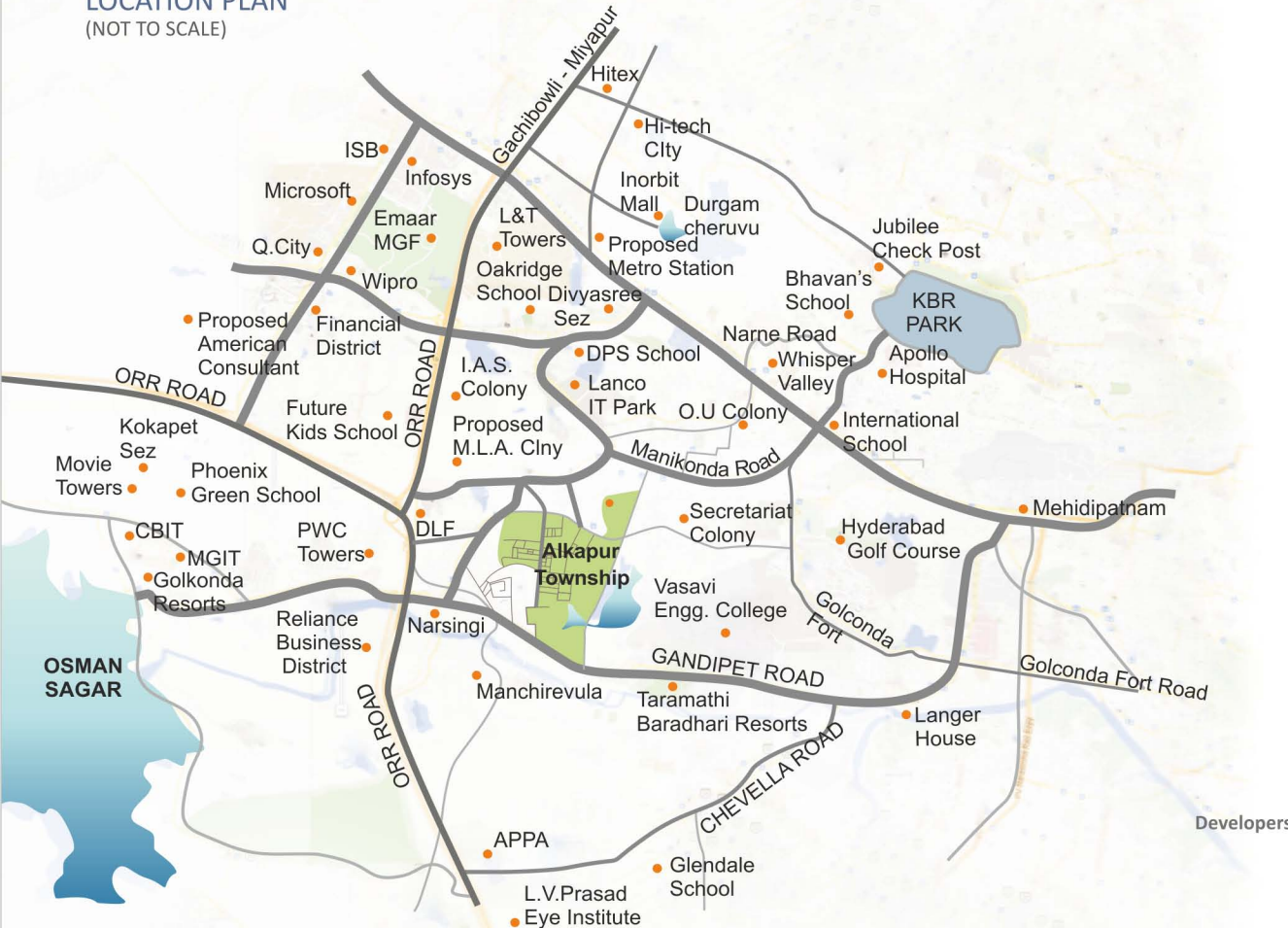




# LIVE AT HOME

FAR FROM MADDING CROWD, CLOSE TO CITY'S GOLDEN MILE

## LOCATION PLAN (NOT TO SCALE)



## A NEIGHBOURHOOD OF CHIC CHARACTER

- + Delhi Public School
- + Oakridge International School
- + Hyderabad Golf Club
- + Golkonda Fort

## NEW AGE AMENITIES ALL AROUND

- + IT conglomerates like Wipro/Infosys/ L&T Towers/ISB/Polaris/CA and ILS
- + Park, proposed American Consulate and Emaar Golf Course
- + IT/Financial hubs such as Gachibowli/ Madhapur/Hitec City
- + Healthcare, shopping and recreation assured at nearby locales like Jubilee Hills/ Mehdiapatnam/ Madhapur
- + International Airport easily accessible through wide ORR roads

A Member of



Developers



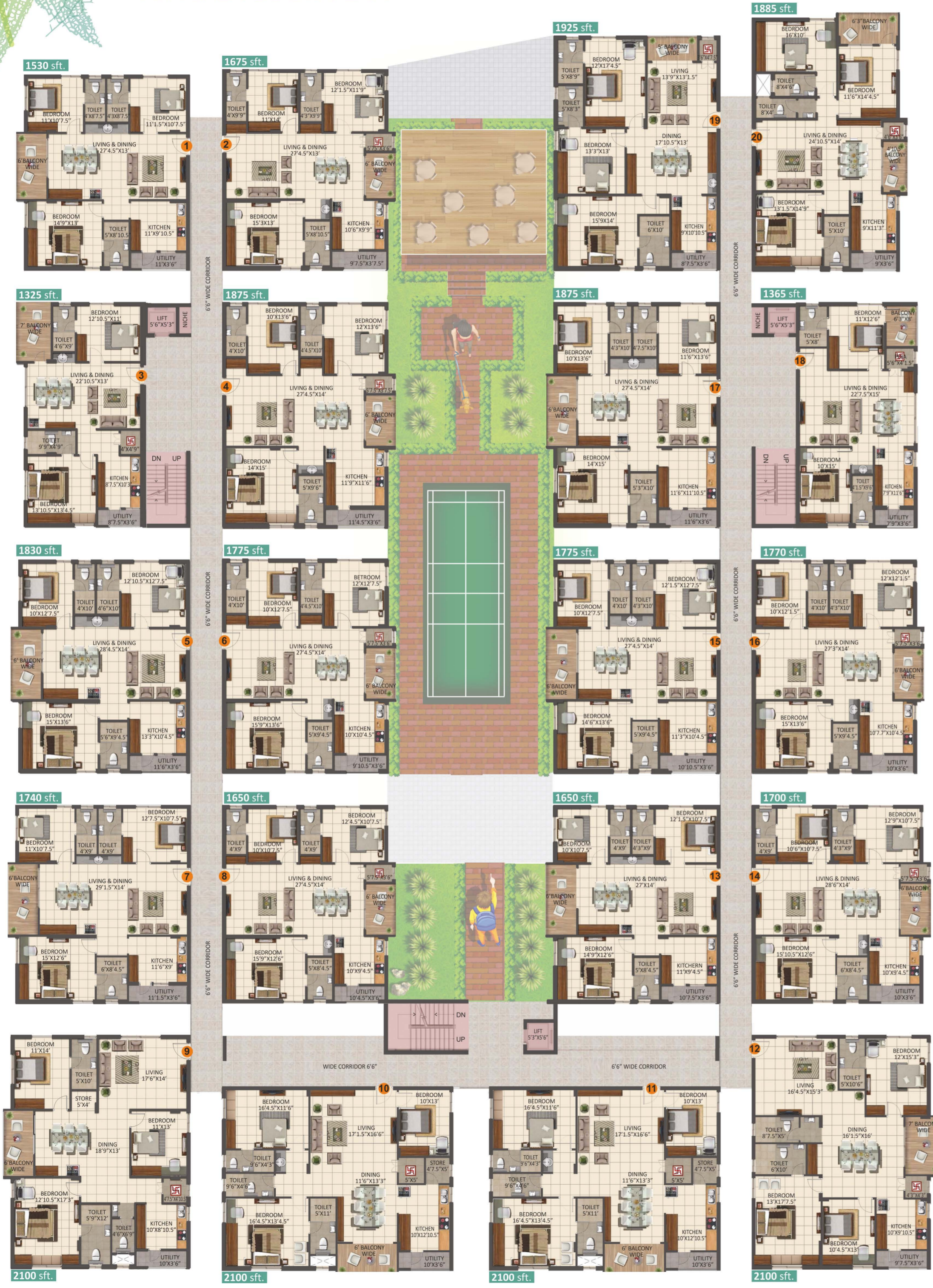
## Anuhar Homes Pvt Ltd

F# 401, Zeenath Residency, Plot No: 29, Srinagar Colony, Hyderabad-73. Ph: +91 40 40268427, Mob: +91 9100002325  
email: enquiry@anuhar.com | www.anuhar.com

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



# TYPICAL FLOOR PLAN



# SPECIFICATIONS

- STRUCTURE**  
R.C.C framed structure to withstand Seismic loads
- SUPER STRUCTURE**  
9" external walls and 4½" internal walls with AAC/Red Bricks
- DOORS**  
Main door : Teak Wood frame & Veneer Shutter aesthetically designed with melamine polishing and designer Hardware of Reputed make  
Internal Doors : Teak wood frame & both sides painted flush doors with Reputed make hardware fittings  
Balcony Doors : UPVC sliding shutter with float glass panels
- WINDOWS** : UPVC window system with safety M.S. grill
- FLOORING**  
Bedrooms, Drawing, Living, Dining & Kitchen : Digital tiles of size (2X2)
- PAINTING**  
Internal : Smooth Lappam Altek finish with acrylic Emulsion paint.  
External : Combination of Textured / smooth Lappam finish for all external walls.
- KITCHEN** : Granite platform with stainless steel sink & provision for fixing of Aqua-guard.
- UTILITIES** : Provision for Exhaust Fan, Chimney, washing machine & wet area for washing utensils etc.
- TOILETS** :
  - + Wash basin in all toilets
  - + Pedestal wash basin in dining/balcony area
  - + Wall mounted W.C for Master Bedroom
  - + Cascade W.C with flush tank for C.B & G.B
  - + Hot and cold wall mixer with shower.
  - + Provision for geysers.
  - + C.P. Fittings are chrome plated of jaquar make (or) equivalent.
- WATER PROOFING** : For all toilets and entire terrace.
- PLUMBING** :
  - + All internal and external waterline of PPR / CPVC.
  - + All drainage Fittings and lines are of P.V.C. 'Prince' make.
- ELECTRICAL** :
  - + Concealed copper wiring in conduits for Lights, fan, plug and power plug where ever necessary, of Finolex / RR Kabel or Equivalent make.
  - + Power outlets for Air conditioners in all bedrooms.
  - + Power plug for cooking range, chimney, refrigerator, micro wave ovens, mixer / grinders in kitchen.
  - + Plug points for refrigerator and T.V. where ever necessary.
  - + 3 Phase supply for each unit and individual meter boards.
  - + Miniature Circuit breakers for each distribution board of MDS/ Merlingerin make.
  - + All Flats with Modular Switches of Legrand or equivalent make.
- TELECOM** : Telephone point in living area.
- CABLE T.V.** : Provision for cable connection in Master Bedroom & Living room.
- INTERNET** : Provision for Internet connection in Master Bedroom.
- LIFTS** : 6 & 8 Passengers lifts of Schindler or Equivalent make with front marble cladding.
- POWER BACK UP** : Adequate power back up for each flat.

