



ASAVAHAA's



DHRUVA
THE STAR LIVING



25
years



Live Life. City Like !

A space where your aspirations come to life. Dhruva by Asavahaa Construction in the heart of Nirmal. A residential project that brings to life your urge for an upgraded, metropolitan and city like lifestyle. It is here that you find your fusion beyond perfection, a living closest to your roots surrounded by a generous spread of fresh greens, away from the busy stride of the city, yet close to its luxurious side with added plush and joy.

Embark on a journey for life decked with Metro city amenities, modern facilities and top-notch features. Dhruva is home not just for you and your family but a multitude of amenities to cater to every need. From a lavish spread of amenities including children's parks and sports areas to using the best quality material for constructions, you name it - we have it!

Come, live at an address you will be proud of for generations to come. Live amidst the best and beyond of comfort, convenience and connectivity! Coz, the best of all worlds is right here.

Asavahaa promoters backed by a proud legacy of 25+ years in residential, plotting and commercial real estate. We build on faith, quality and conventional realty. Though we strive to incorporate innovation in every project we take up, we stand true to our values, ethics and our commitment to deliver the best to you.

Because you dream, ASAVALAHA deliver.



THE STAR LIVING

ASAVAHAA CONSTRUCTION - Hyderabad
proudly presents one of the finest living space
3 BHK / 2 BHK - 60 flats Project at Nirmal





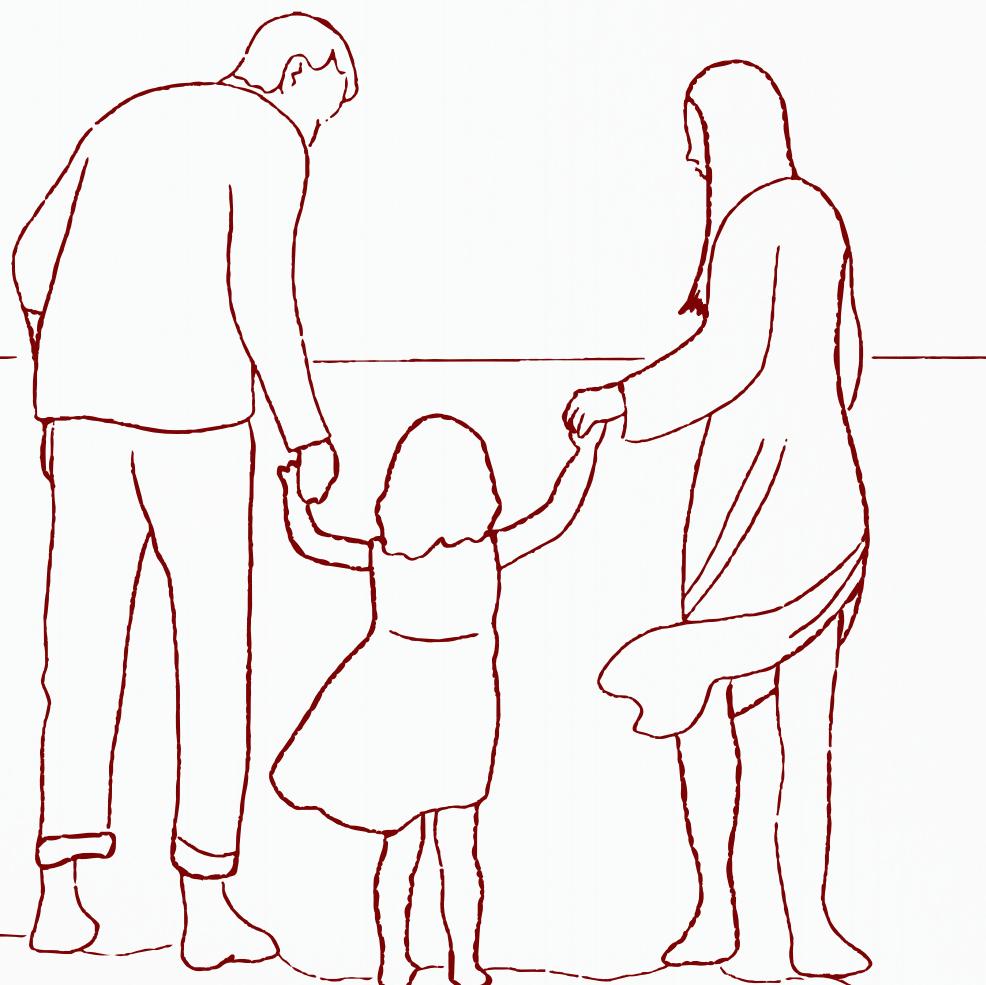
THE STAR LIVING







Project Highlights



- ❖ Centrally Located @ NIRMAL
- ❖ As per Vaastu
- ❖ Excellent Ventilation without common Walls and 6.6 FT Open to Sky.
- ❖ Quality Construction and Amenities
- ❖ CCTV Cameras with 24/7 monitoring facility
- ❖ Power backup for Lifts and Common Areas.
- ❖ Visitors Lounge
- ❖ Project Designed by Reputed Architects & Builders.
- ❖ Customization Provision for each Flat with extra cost.
- ❖ Car Parking.
- ❖ Children's Play Area.
- ❖ Rain harvesting pits.
- ❖ Model flat with total finishing for Customer visit at site.



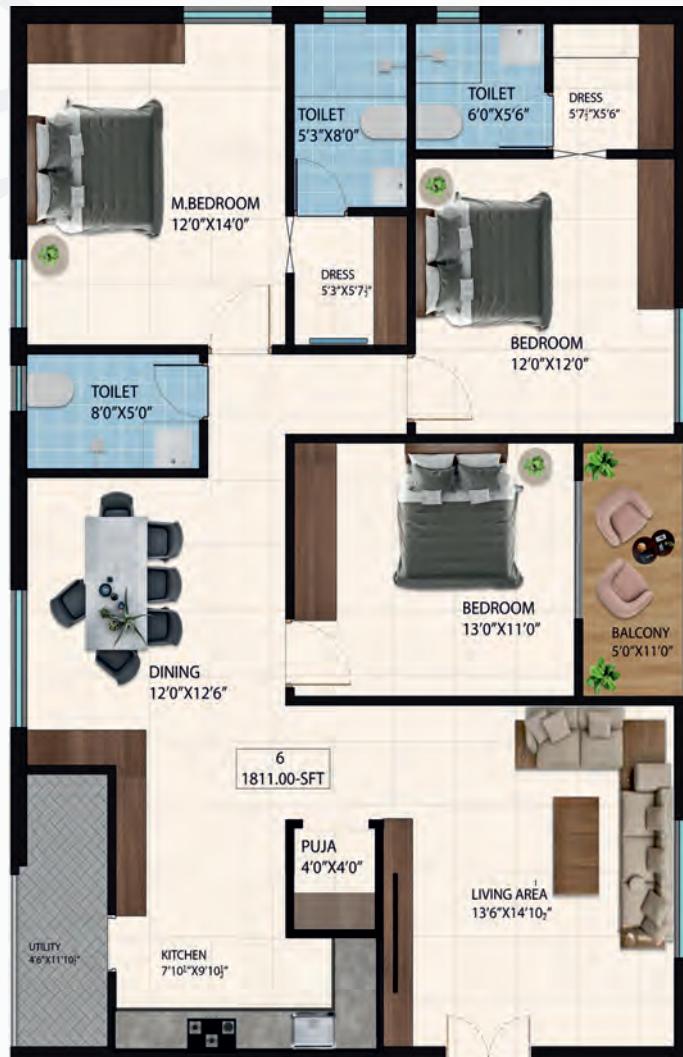


1769 sft - East Facing

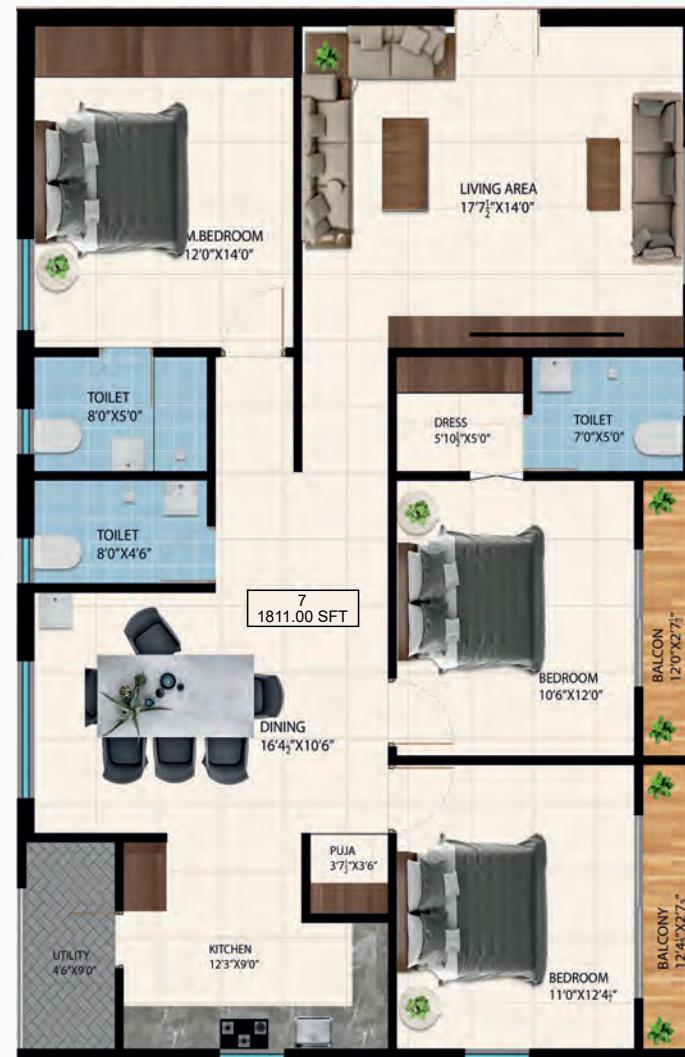


1500 sft - East Facing





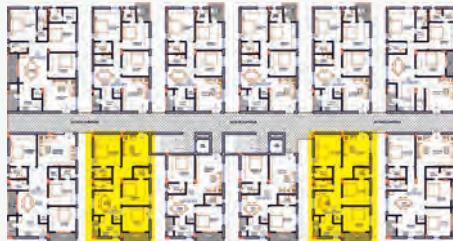
1811 sft - East Facing



1811 sft - West Facing



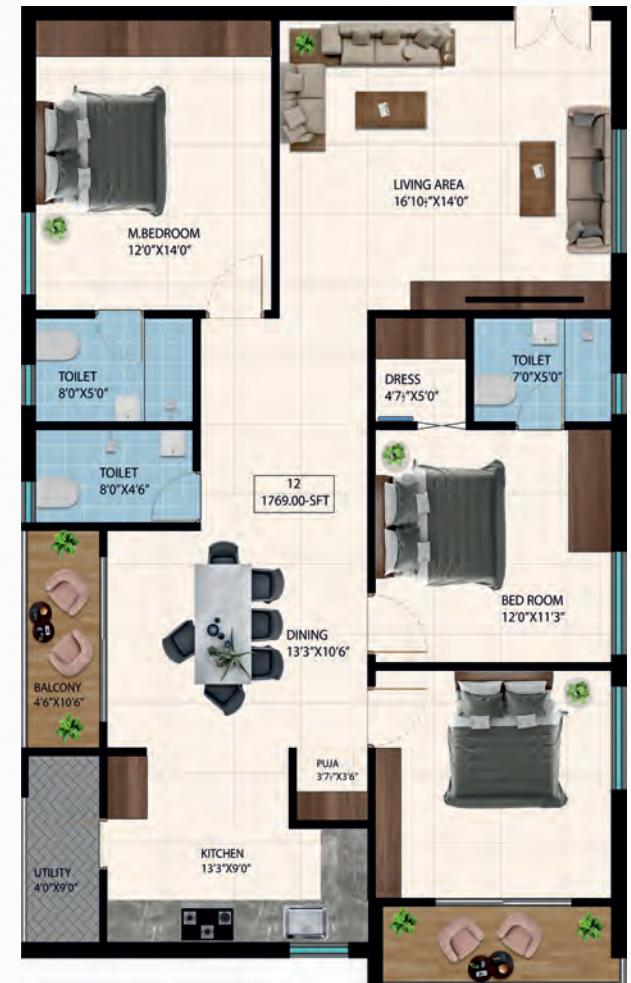
1500 sft - West Facing

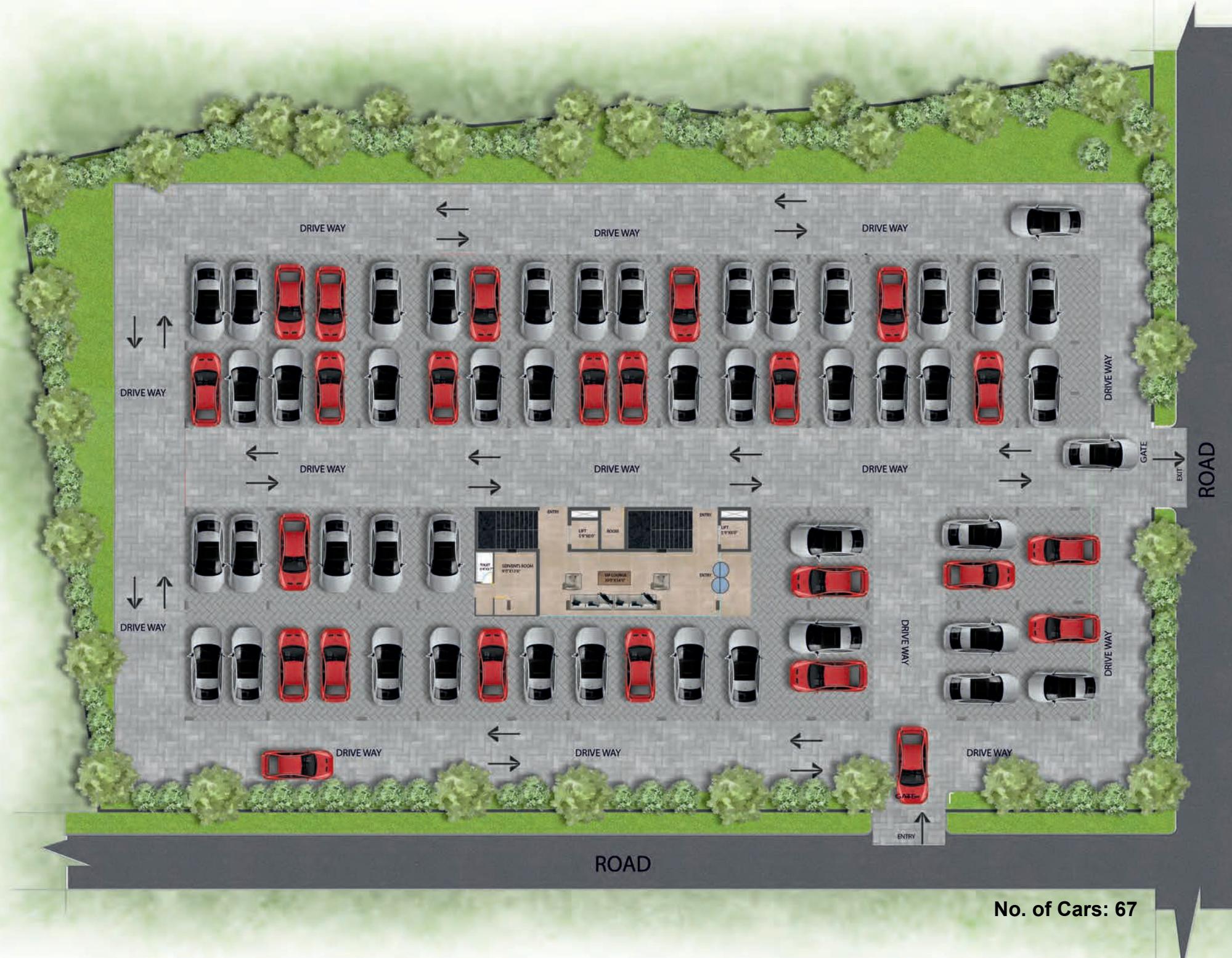


1200 sft - West Facing



1769 sft - West Facing





No. of Cars: 67

Typical Floor Plan



Corridor - 8'6"

Corridor - 8'6"





Make
peace
of
mind
your
priority



Amenities & Specifications

STRUCTURE:

RCC Structure with Earthquake Resistance Design, using VSP / Equivalent Steel for Footings, columns & Beams, and Radha / Equivalent TMT for Slab.

RMC as per the design with Birla A1 OPC Cement.

SUPER STRUCTURE:

Light Weight Red Brick, with Birla A1 PPC cement and River sand, External wall will be 9 Inch and Inner walls to be 4 Inch.

PLASTERING OF WALLS:

2 Coat Smooth finish inside and outside, with Riversand and Birla A1 PPC cement.

EXTERNAL FINISH:

Texture / putty with Primer and Weatherproof external paint. Asian / Nippon / Berger (Apex Range)

INTERNAL FINISH:

2 coat putty with Primer and 2 coat premier emulsion range paint.

WINDOWS:

UPVC Windows, 2.5 Track with SS Mesh and External Grill of 90 Series, 5 MM Clear glass.

MAIN DOORS:

African Medium Teak Frame, 5/3 Section, with Flush Door with Veneer, Polished finish with SS Chrome Hardware and Accessories.

BEDROOM DOORS:

African Regular Teak Frame, 4/3 Section, with Flush Doors and Laminates with SS Hardware and Accessories.

BATHROOM DOORS:

WPC Frames and Doors painted with 3/2 Section and 26 MM Door, with Standard hardware and accessories.

FLOORING:

Living Room will Have GVT 80 x 160 CMS tiles, Bedrooms to have 60 x 120 CMS tiles. Bathrooms and Wash Area to have 12 x 15 or 12 x 18 wall tiles and 12 x 12 floor matt finish tiles.

COMMON AREAS:

All Corridors, Lift walls and Staircase to have Granite, Corridors to have putty finish and SS railing (16 Gauge) with glass.

KITCHEN:

All Kitchen platforms to have Granite top and up to 4 feet wall tiles cladding, with SS sink and sink mixer, connections for Refrigerator, water purifier, dish washer.

SETTING IMPRESSIVE *Standards in Quality*

ELECTRICAL POINTS:

All Flats to have AC Point in each Bedroom, Living & Dining, 2 TV unit points, 2-way switches in each bedroom and living room, and fans provision, geyser point in all baths, kitchen to have points for all Appliances 4 to 6 16 Amps Points with required switches of reputed make medium range (e.g., Havells Fabio or Legrand Myline White) with Invertor Wiring.

ELECTRICAL MATERIAL:

All electrical pipes will be from Sudhakar Brand, electrical cable will be from Finolex / Vguard / Polycab or Havells for all flats.

Each Flat to have DB box with MCB from Legrand / Havells or Anchor.

BATHS:

Each Bathroom to have EWC, Wall Mixer, shower head, wash basin with mixer, health faucet, 2 in 1 Bib, and required accessories from reputed makes like Parry ware, Hind ware, Plumber, Cera, Jaguar, or Elvis.

WASH AREAS:

All Wash areas to have provision for washing machine with electrical, inlet and outlet provisions.

CCTV:

CCTV cabling for all common areas, lift lobby and parking areas will be provided.

INTERNET & TV POINTS:

Each flat to have Internet and TV points with required electrical provisions at each living room and 2 bedrooms.

PLUMBING (CPVC AND SWR):

All material to be from reputed brands with Industry standards, like Birla, Raksha, Astral, Ashirvad, etc.

RAILING:

All Staircase railing to be SS or MS as per the design.

PARKING TILES:

Stilt Parking tiles to be 2 x 2 tandoor Stone / cement parking tiles.

TERRACE:

Cement Flooring.

WATERPROOFING:

All bathrooms and Terrace to have waterproofing of 2 coats.

GENERATOR & INVERTOR:

All common areas to be provided with generator connections.

COMMON AMENITIES :

OHT, Water Sump and Harvesting Pits, Landscaping, Play Area for Children, 160 KVA Generator, 2 lifts with 8 passenger cabins of reputed brand (Kone, Johnson or Otis).

Note: 1) Chajjas, Shelves, lofts, arches, any kind of alterations are not allowed. 2) Flat will be handed over for interior and wood work once the 100% payment received. Subject to Facilitating cost May be decided by builder. 3) GST, Registration any kind of taxes applicable as per Govt norms.

Member



Rg. No: P02300005365



DTCP Approved Venture



Location that connects destinations

(Not to scale)



ASAVAHAA CONSTRUCTION

Mr. M Annand Reddy

Office Address: Plot No: 501, AMR Towers, A.N. Reddy Colony, Nirmal, Telangana - 504106

Head Office: Sai Hitech plaza, 4th floor, Plot - 17, Survey number - 11/7, Siddi vinayaka Nagar, Madapur - 500081

Site : Priyadarshini Nagar, Nirmal - 504 106 | www.asavahaconstruction.com

ashvahacontructions@gmail.com | +91 9848243799, +91 95157 77010

Architect & Engineers

Design Clique

Mr. G. Vijaya Narayana Reddy

Sai Hitech plaza, 4th floor, Plot - 17, Survey number - 11/7, Siddi vinayaka Nagar, Madapur - 500081

Mobile: 9001 33600, 98666 77731 | Email: designclique@yahoo.com



Project Marketing

Prasanna Group

Nirmal, Ph: 95157 77010 / 99497 92241

Designing & Printing

Chinmudra Graphics

Hyderabad, Ph: 9908 513 503