

**Shree Sai Tirumala
Constructions**

by



SAANVEE GROUP
ELEVATING STANDARDS

www.saanveegroup.in



Civilized Apartments @ Vibrant & Popular location Sanathnagar



SAANVEE GROUP
ELEVATING STANDARDS

RETREAT TO URBAN COMFORT

A world full of practical luxury, elegant surroundings, spacious living and a life full of comfort for you and your family awaits at Saanvee's Civitas, a gated community at Sanath Nagar, Hyderabad. Location that offers a lifestyle of contemporary living as well as traditional life of the great city Hyderabad. Civitas is where architecture and landscape merge to living environment, an innovative concept of modern living is introduced. The two key design concepts discerned in its design- the idea of greenery and the quality with tasteful living gated community.

Drive into majestic gates of Civitas plush luxury, a host of leisure facilities and a great lifestyle.



This is living the way is supposed to be, realizing what life really has to offer – and getting it. A rare place and very special once you're in.

THE ANATOMY OF CIVITAS



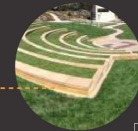
Designed to a perfection of life with the modern lifestyle elements - union of verdant scape, functional spaces well designed world class features, is sure become a destination of luxury lifestyle.



GREEN LIVING



KIDS PLAY AREA



COMMUNITY
ENTERTAINMENT



PRIVATE LUXURIES



TIER SECURED
LIVING



LIVE IN PARTIES



SWEAT OUT DOORS



BE PART OF SOMETHING BEAUTIFUL

Civitas is in every aspect a truly a community that offers a great lifestyle second to none. Located in Sanath Nagar, Hyderabad, it is designed to become the habitat of the privileged few. While it's conceptualized to be one of the finest community living, no stone has been left unturned in preserving the privacy of the individual. The architecture is truly commendable, and the eco-inclusive design shows how one can harmoniously co-exist with the environment.



SITE PLAN  N



EXPERIENCE LIFE AT IT'S
FINEST WITH SIGNATURE
DESIGN AND FEATURES



COMMUNITY FEATURES

- // GHMC Approved Plan
- // Situated at Sanath Nagar near Busstop,
Adjacent to MMTS Railway Station
- // Futuristic Community International
- // Standard Module
- // 110 Units of 2bhk & 3bhk Flats
- // Designer Landscaping
- // High End Finishes
- // Kids Friendly Environment
- // Open Green Spaces
- // Fitness Centre with State-of-the-art Gym
- // Club House
- // Rain Water Harvesting
- // 2 Automatic Lifts
- // Covered Car Parking
- // Round the Clock Security with Cctv Surveillance



BLOCK A FLOOR PLAN



KEY PLAN



A9 | 3BHK - East | 1650sft.



A7 | 3BHK - West | 1287sft.



A3 | 3BHK - East | 1290sft.



A1 | 3BHK - West | 1650sft.



6'6" WIDE CORRIDOR



A10 | 3BHK - East | 1650sft.



A8 | 2BHK - North | 1211sft.



A6 | 2BHK - North | 1211sft.



A5 | 2BHK - North | 1211sft.



A4 | 2BHK - North | 1211sft.

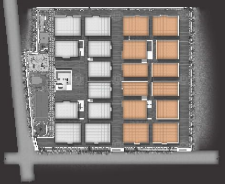


A2 | 3BHK - West | 1650sft.

BLOCK B FLOOR PLAN

N

KEY PLAN



B11 | 3BHK - East | 1650sft.



B9 | 3BHK - West | 1458sft.



B7 | 2BHK - South | 1167sft.



B5 | 2BHK - South | 1167sft.



B3 | 3BHK - East | 1458sft.



B1 | 3BHK - West | 1650sft.



B12 | 3BHK - East | 1650sft.



B10 | 3BHK - North | 1318sft.



B8 | 2BHK - North | 1176sft.



B6 | 2BHK - North | 1176sft.



B4 | 3BHK - North | 1318sft.



B2 | 3BHK - West | 1650sft.





ENJOY EXCITING TIMES 24x7!

Life at Civitas comes with its privileges. Every resident of this exclusive community enjoys the privileges of the Club House. Whether it's a regimen of rejuvenation at dawn, or a few hours of relaxation at sunset, there's enough and more for the body and the soul.

Amenities aside, what sets the club apart, is the fine quality of interaction one enjoys with fellow residents of a highly evolved community.

CLUB HOUSE FEATURES

- // Multipurpose Hall
- // Toddlers Play Area
- // Mini Badminton Court
- // Jogging Track
- // Basket Ball Hoop
- // Swings for Kids
- // Indoor Games
Table Tennis, Carroms
Chess



SUPERIOR SPECIFICATIONS

DOORS & WINDOWS

Main Door:

Frame: Best Quality Teak Wood frame with melamine/PU Finish.

Shutter: 40mmth both side teak veneer shutter with melamine/PU Finish.

Internal Door:

Frame: Best Quality Hardwood door frame with Polish/Paint.

Shutter: BWP Grade both sides 1mm thick laminate/Veneer with Polish.

French Doors (if any):

UPVC door frames with performance glass acoustically treated / tinted float glass paneled shutters & designer hardware of best brands.

Windows:

UPVC door frames with plain / tinted float glass with suitable finishes as per design, provision for mosquito mesh track

FOUNDATION & STRUCTURAL FRAME

R.C.C. framed structure.

SUPER STRUCTURE

8”/9” thick bricks / blocks work for external walls (i.e., exposed to set backs) & 4”/5” thick bricks / blocks for internal walls.

PLASTERING INTERNAL

External: Double coat cement plaster of 12mm thick with smooth finishing.

Internal: Cement plastering with 2 coats of luppam finished to zero level.

TILE DADO

Dadoing in kitchen: Glazed Ceramic Tiles dado up to 2' height above kitchen platform.

Bathrooms: Glazed ceramic tile dado up to Lintel level height.

Utilities: Anti-skid ceramic tile for floor and Glazed Tile dado up to 3' height.

PAINTING

External: Textured smooth finish & two coats of exterior emulsion paint with architectural features.

Internal: Smooth cement base putty finish with two coats of premium acrylic emulsion paint of best brands over a coat of primer.

FLOORING

Living, Dining, Bedroom : 800mmx800mm double charged vitrified tiles.

Kitchen : 600x600 Vitrified

Bathrooms: Acid resistant, Anti-skid ceramic tiles.

Corridors: Granite/vitrified Anti-skid floor tiles

Living Balconies: Anti-skid vitrified/ceramic tiles.

Staircase: Granites/Marble/Kota stones/Vitrified Anti-skid floor tiles



TOILETS

+ Vanity type wash basin /

+ EWC with flushing system.

+ Single lever fixture with wall mixer cum shower.

+ Provision for geysers in all bathrooms.

+ All C.P fitting are chrome plated (Jaquar, Grohe, or equivalent).

+ Sanitary Cera, Jaquar, Parryware or equivalent.

KITCHEN / UTILITY

+ Granite platform with Stainless Steel Sink.

+ Separate municipal tap (Manjeera or any other water provided by GHMC along with bore well water).

+ Provision for fixing of water RO system, exhaust fan & chimney.

+ Provision for geyser for hot water near the sink.

Utilities/Wash:

Dish washer & washing machine provision in utility area.

ELECTRICAL

+ Concealed Copper Wiring (Polycab, Kei or equivalent).

+ Power outlets for air conditioners in all bedrooms.

+ Power outlets for geysers in all bathrooms.

+ Power plugs for cooking range chimney, refrigerators, microwave ovens, mixer / grinders in kitchen, washing machine.

+ Three phase supply for each unit & individual meter boards.

+ Elegant designer modular electrical switches of (Goldmedal, Legrand or equivalent).

+ Miniature Circuit Breakers (MCB) for each distribution boards of the distribution board.

TELECOM:

+ Telephone points in Master bedroom, living room.

+ Intercom facility to all the units connecting Security.

INTERNET: One Internet provision in each apartment.

CABLE TV: Provision for cable connection in Master Bedroom & living room.

GENERATOR POWER BACK UP: DG set backup with acoustic enclosure & AMF (6 Points in each Flat) and Common Areas.

LIFTS:

Two 8 passenger automatic lifts in each Block with rescue device with V3F for energy efficiency with granite/marble / tile cladding. (make of KONE / JOHNSON or equivalent).

LIVE IN
FINER
DETAILS

LOCATION PLAN (NOT TO SCALE)

INSTANT CONNECTIVITY

Civitas is situated in Sanath Nagar, a locality that connects better with life. Immerse yourself in the fast pace of the city, indulge in retail therapy at and delight in the short commute to and from the city. Come home time, you'll relish the serenity of your own private oasis close to residential hubs, health centres and educational institutes and easy access to twin cities as well IT corridor. Location enjoys great proximity to both sides of the twin cities.

close by mins.

Lamco Industries Pvt. Ltd.
Radha Krishna Toyota
Baker's Super Mart
Erragadda Sunday Market
Zen Technologies
D-Mart

Sanjeeva Reddy Nagar
Satyam Theatre
Aditya Trade Center
Sarathi Studios, Maitrivanam
Lalbungalow, Ameerpet
Rajiv Gandhi Aviation Academy

St Theresa's Hospital
Siddhartha Hospital
Sardar V.B. Patel G H M C Park
Government Industrial Training Institute
Hindu College for Women
E.S.I. Hospital

PVR Cinemas, Punjagutta
NIMS
Yashoda Hospital, Somajiguda
Raj Bhavan
Vivekananda Nagar
JNTU, Kukatpally



Chirp Chirp Tweet Tweet

Sanathnagar is a Vibrant and Popular Location in twin cities and close to metro and MMTS stations

A VISION THAT TRANSFORMS LIFESTYLE

Saanvee Group is a Real Estate Company growing at a pace. To its credit, Saanvee Group has completed numerous projects and is in the process of developing residential projects in Hyderabad. Be it gated communities, boutique style apartments or affordable homes, the group has the expertise to deliver on time, every time with complete satisfaction of the customer. A team of technocrats, architects, engineers and executives ensure that each of its projects spells class.

ONGOING PROJECTS



Shreemukh
Kontham's Nest



Vasavi's Exotica

COMPLETED PROJECTS



Vasavi Dreams



Vasavi Central Court



Vasavi Indraprastha



Urban County



Shreemukh's Towers



Vaishnavi Arca

Corporate Office

Shree Sai Tirumala Constructions
#305, 3rd Floor, 1-7-79/A&B,
Legend Crystal Building, PG Road,
Near Paradise, Secunderabad.

Site

7-2-1668/5 to 13
Dellikar Estates
Sanathnagar,
Hyderabad.

Architect



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RLA #199257

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