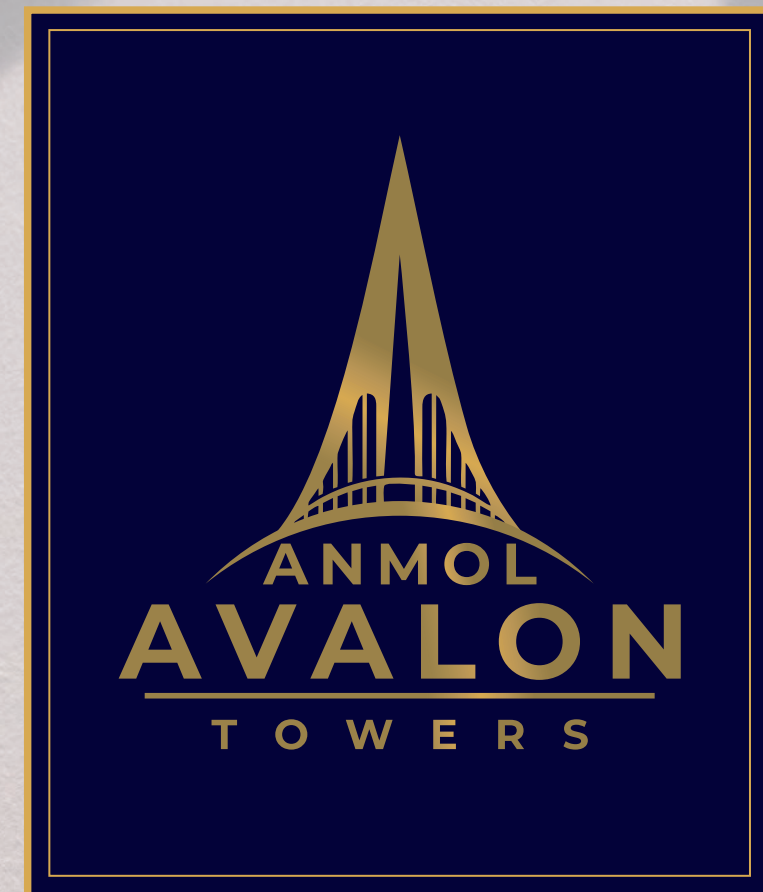




‘ANMOL AVALON TOWERS’ is the ultimate luxury apartment community in contemporary times. Located in the inner loop of a landmark neighborhood at Gaganpahad, the apartments offer unparalleled contemporary features and amenities. The beautiful community includes exuberant two, three and four bedroom apartments; the pinnacle of luxury, a summit of comfort and convenience, mirroring your mind, thoughts and personality therefore the fountain of all what you have been looking for- impeccable style, unbridled exclusivity, and high quality of life- all offered in a peaceful and conducive setting within the city limits.

A Mirage Constructions Project



EXCEPTIONAL LIFESTYLE
UNRIVALED LOCATION

<p>Promoters</p>  <p>601, 6th Floor, Premises No 1003, Humayun Nagar, Masab Tank, Hyderabad - 500 028, Telangana mail: constructions.mirage@gmail.com</p>	<p>Land Owners</p>  <p><i>Anmol Group Of Companies</i></p> <p>Hotels • Leather Industry • Frozen Food Exports • Convention Centers • Bio Feeds</p>
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Architects :

CIVILIZATION
 ARCHITECTS & PLANNERS (CAP)
 ARCHITECTURE. INTERIORS. PLANNING

Structural Consultants :
Sigma Consultants



Designed by FhMV (+91- 9246542471) www.fhmv.org

Inspiring Life & Inspirational Locales



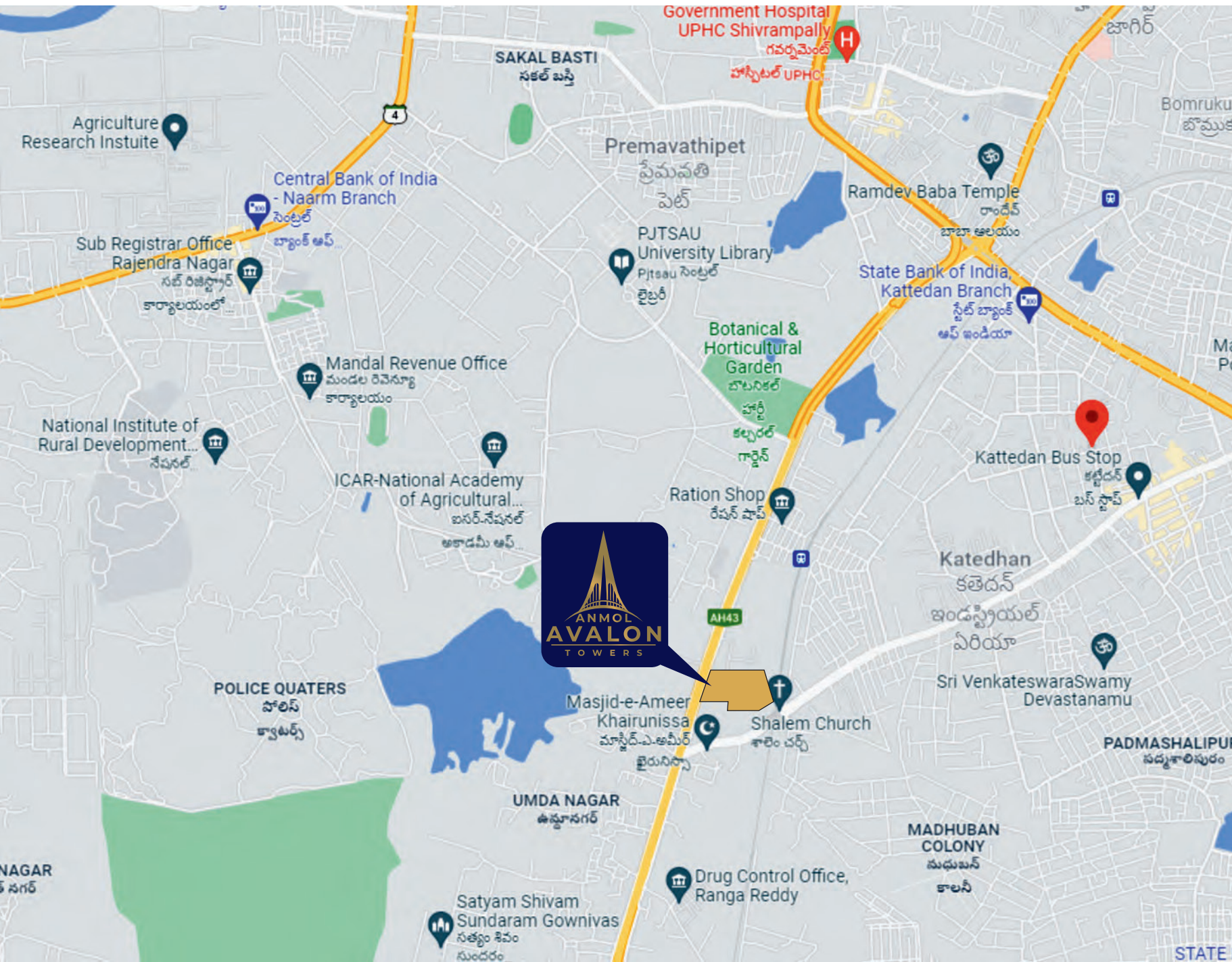
We believe that your best begins with a home that inspires you. **'Anmol Avalon Towers'** at Gaganpahad is for those who seek an exceptional home and life. Beautiful homes built on a heritage of tradition and finesse dedicated to innovation, they offer transformative experiences to the residents. Set out on a vast 3.25 acreage, stellar construction of three blocks of G+14 floors rise in unison. A towering presence in the habitat along the PVNR Expressway is **'Anmol Avalon Towers'** abutting the Old Kurnool Road en-route to the Rajiv Gandhi International Airport.



Life Beyond Four Walls

Bird's Eye View
An Architect's Impression





Site's just 2 kms from Aram Ghar Cross Roads

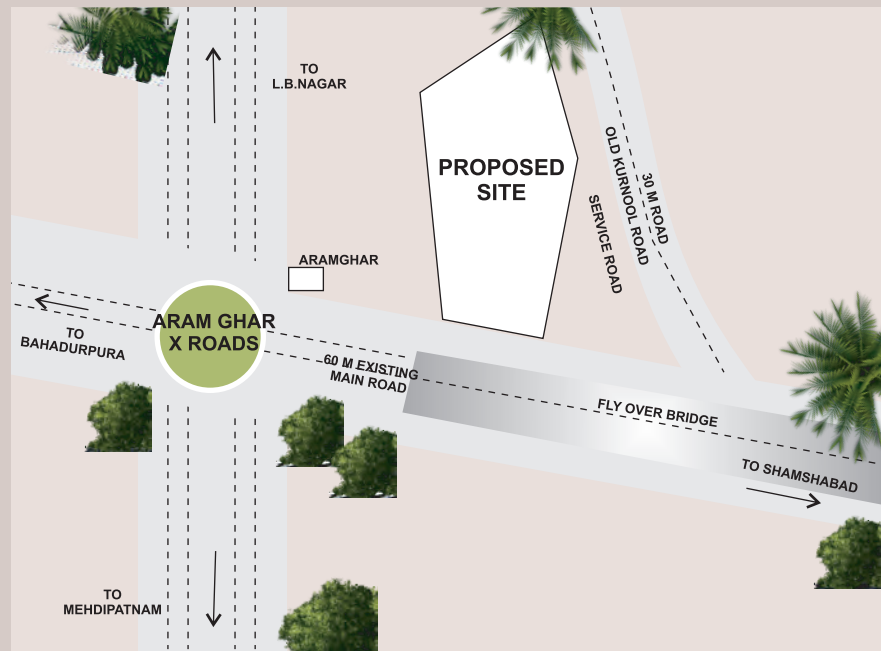
Conceived in the belief that home and living in full are inextricably entwined, **'Anmol Avalon Towers'** is devoted to the finest in inspirational locales and lifestyles. Stunning with impressive approach roads to the entrance and a good exposure to all directions, the residence is a safe isle in the heart of Gaganpahad. Minutes away is Aram Ghar Cross Roads, close to Rajendernagar and leading onto the highway to Bengaluru. A walking distance to the finest schools, restaurants, offices, retail, public transportation and cultural venues, living at **'Anmol Avalon Towers'** - the life within and the outside- is life flamboyant.

Location Charmers

- ✔ Minutes away is the access to PVNR Expressway
- ✔ Workplaces like Jubilee Hills, Hi-tech City, Madhapur, Financial District, Gachibowli etc., are easily accessed through the ORR conduit
- ✔ Easy access to all city bound destinations
- ✔ On the node of a busy transport network
- ✔ Minutes away is Aram Ghar Cross Roads leading to Bengaluru
- ✔ Abutting is the 250' road leading to Rajiv Gandhi International Airport, LB Nagar and the Sagar Ring Road
- ✔ Located at Gaganpahad famous for its edible oil mills
- ✔ MMTS Rail Station, Umda Nagar is just a walk away
- ✔ TSRTC Bus Stands in proximity
- ✔ Proposed Kattedan IT GRID Project, Govt. of Telangana
- ✔ Acharya NG Ranga Agricultural University is located close by
- ✔ A belt of well-developed residential colonies in the hinterland
- ✔ Super Markets, Hospitals, Restaurants, Banks and ATMs



Location Plan





An architectural feat, '**Anmol Avalon Towers**' sweeps you off your feet in its blissful walled-in residential ambience, offering both an exclusive landscape and an elevated lifestyle. Raising the bar to new standards this elegant enclave captures the charm of indoor-outdoor living with an exceptionally cushy Clubhouse replete with lounge, health club, gymnasium, etc and, Wi-Fi too. Surrounded by lush foliage, interspersed with gardens, walking/jogging tracks, facilities await your presence poised to abide by your command. Thoughtfully built for residents of all ages, '**Anmol Avalon Towers**' is charm and convenience.

A Portal
of Peace & Comfort

Typical Floor Plan Block-A



AREA STATEMENT

Flat No.	Plinth	Balcony	C.A(27%)	Total
1	1342	270	435	2047
2	873	107	265	1245
3	935	107	281	1323
4	1342	120	395	1857
5	1342	235	426	2003
6	1342	270	435	2047
7	1342	120	395	1857
8	935	107	281	1323
9	1035	107	308	1450
10	1342	235	426	2003



Immersive Life
Expressive Style



Typical Floor Plan Block-B



AREA STATEMENT

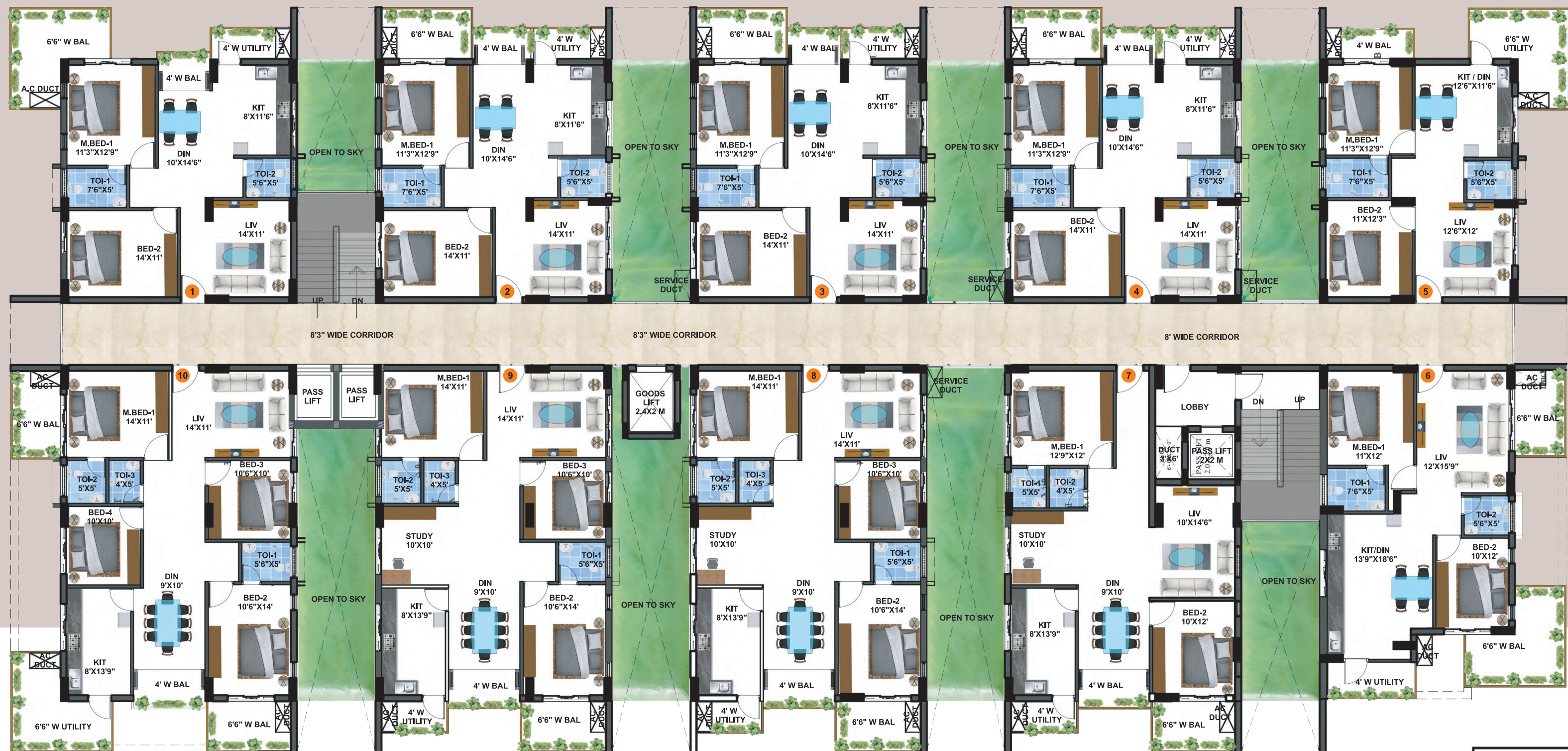
Flat No.	Plinth	Balcony	C.A(27%)	Total
1	1311	241	388	1940
2	946	111	285	1342
3	1283	111	376	1770
4	1283	111	376	1770
5	1259	246	406	1911
6	853	163	274	1290
7	930	146	291	1367
8	930	146	291	1367
9	930	146	291	1367
10	930	171	297	1398



GOOGEE
GROUP
Go Together - Grow Together

**STRATEGIC
PARTNER**

Typical Floor Plan Block-C



AREA STATEMENT

Flat No.	Plinth	Balcony	C.A(27%)	Total
1	930	167	296	1393
2	930	150	292	1372
3	930	150	292	1372
4	930	150	292	1372
5	781	175	258	1214
6	880	223	298	1401
7	938	111	283	1332
8	1283	111	376	1770
9	1283	111	376	1770
10	1283	280	422	1985





Mature
Landscaping
in hand with
Comfort & Privacy





SECTIONAL VIEWS (Not to Scale)



**GOOGEE
GROUP**
Go Together - Grow Together

**STRATEGIC
PARTNER**

The Home Comes Alive

The carpet area mesmerizingly comes alive in the designer home. Though compact, it yields space and is luxury tweaked to your imagination. Just to name a few, the flooring, the avant garde amenities, the ceilings, closets, well thought out windows, superior lighting, wiring and cooling systems, top notch doors and shutters and the rare finishing, the homes enrapture.

A-Block, Flat No: 4
4 BHK - 1857 SFT
South Facing



A-Block, Flat No: 6
4 BHK - 2047 SFT
North Facing



A-Block, Flat No: 5
4 BHK - 2003 SFT
South Facing



A Block, Flat No: 7
4 BHK - 1857 SFT
North Facing

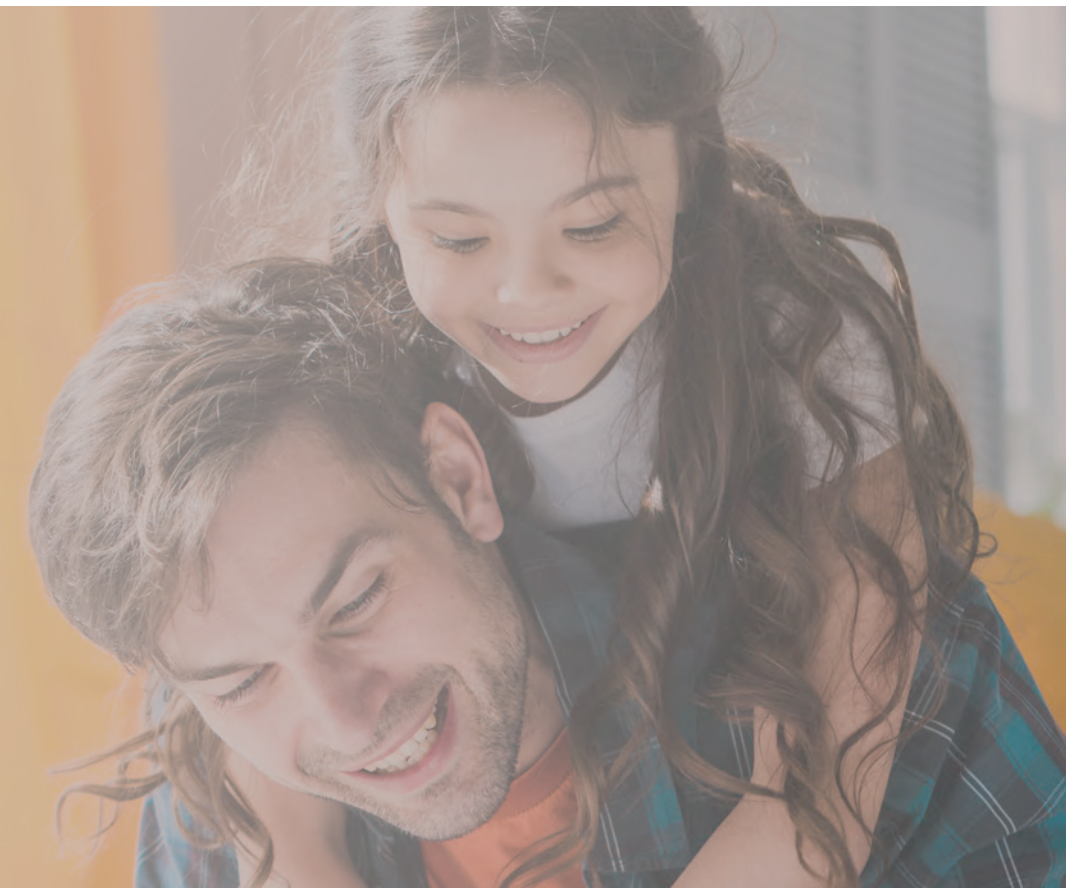




Revival of Grandeur

Right from the well accoutred lobby to the personal balconies that grace the unit, a unique lifestyle awaits the patrons of this enclave. The bedrooms, the dining and living areas all seem seamless extensions of one another, meaning uninterrupted ease & comfort all the way. Every aspect of this expansive residence has been designed with attention to the finest of detail. For instance, the residences have been designed innovatively to increase cross-ventilation, a reason for having no common walls.

SECTIONAL VIEWS (Not to Scale)



C-Block, Flat No: 8
3.5 BHK - 1770 SFT
West Facing



B-Block, Flat No: 3
3.5 BHK - 1770 SFT
East Facing



B-Block, Flat No: 1
4 BHK - 1940 SFT
East Facing



B-Block, Flat No: 8
2 BHK - 1367 SFT
West Facing





SECTIONAL VIEWS (Not to Scale)

Homing in Perfection

Secure and gated this isle of idyll, **'Anmol Avalon Towers'** is an ensemble of lavishness. It's a reflection of the class and grace you exude. Up and more, the glistening floors flow undeterred throughout the home, sunlight showering from the high-impact windows, the enticing en-suite bedrooms and the chic living room all offering the ideal ambience for family frivolity or neighborhood camaraderie.



C-Block, Flat No: 10
4 BHK - 1985 SFT
West Facing



C-Block, Flat No: 3
2 BHK - 1372 SFT
East Facing





The Other Side of You

Another coveted destination in the community is the Clubhouse exclusively for the residents. A three storied architecture, the Clubhouse is designed and facilitated to entertain, lodge, hold meetings, and get-togethers. It's where you can head to anytime in gay abandon, single or with family. Splashing about in the swimming pool or playing pool, topping the table-tennis serves or rummaging the library, quality leisure time is guaranteed in the solace filled environment where its party and play only.

Club House

- Lounge
- Health Club with Gym
- Air-conditioned Guest Rooms
- Indoor Games: Pool & Table Tennis
- Multipurpose Hall
- Provision for Library area
- Semi-Covered Swimming Pool
- Children's Pool
- Changing Rooms





Specifications

STRUCTURE

- RCC Framed Structure designed to withstand wind & seismic loads, using FE 550 Steel, Cement of ISI code only. Reinforced with a 300-factor safety against earthquake & other calamities.
- **SUPERSTRUCTURE** : 9" thick light weight red bricks for external walls and 4.5 " thick for internal walls.

PLASTERING

- **INTERNAL** : Double-Coat Cement plastering of 12 mm thick finished with luppum.
- **EXTERNAL** : Double-Coat Cement plastering of 20 mm thickness.

DOORS

- **MAIN DOOR** : Pre-engineered door with architrave all around & company fitted hardware of reputed make.
- **INTERNAL DOORS** : Pre-engineered door with company fitted hardware of reputed make.

PAINTING

- **EXTERNAL** : Textured smooth finish and two coats of exterior emulsion paint of reputed make, over a waterproof base coat.
- **INTERNAL** : Smooth putty finish with 2 coats of premium plastic emulsion paint of reputed make, over a coat of primer.

FLOORING

- **LIVING, DINING & BEDROOMS** : 900 x900 mm Vitrified Tiles of reputed make.
- **KITCHEN** : 600 X600 mm size anti-skid tiles of reputed make
- **BATHROOMS** : Anti-skid ceramic tiles of reputed make.
- **STAIRCASES/CORRIDORS** : Marble / Granite flooring.
- **ALL BALCONIES/UTILITY AREAS:** Rustic anti-skid tile of reputed make.

TILE CLADDING / DADOING

- **KITCHEN** : Dado up to 2'-0" height above Kitchen platform with Glazed ceramic tiles of reputed make.
- **BATHROOMS** : Dado up to false ceiling height with Glazed Ceramic tiles of reputed make.
- **UTILITY AREAS** : Tiles dado up to 4' -0" height.

KITCHEN

- Granite platform with Stainless Steel Sink.
- Provision for fixing of Exhaust Fan & Chimney.

SECURITY

- Surveillance cameras at the Main Security, Entrance, Lifts Area and terraces of the blocks.

BATHROOMS

- Toilet EWC / Wash Basins of Cera / Hindware or equivalent.
- EWC with flush valve of best brand.
- Provision for Geyser & Exhaust Fan in all Bathrooms.
- All C.P fittings are chrome plated of best b

ELECTRICAL

- Concealed Copper wiring of standard make.
- Power Outlets for AC in Hall & Master Bedroom.
- Power outlet for Geysers in all bathrooms.
- Power plug points for cooking range chimney, refrigerator, microwave oven, mixer/grinder in the Kitchen.
- Plug Points for TV & Washing machine
- 3 Phase power supply for each unit with individual meter boards.
- Miniature Circuit Breaker (MCB) for each distribution board of best brands.

EARTHING

Multi-strand copper wire for earthing by means of loop system. Separate earthing for Transformer, DG Set, Elevators, and Lightning protection.

TELECOM, CABLE TV, INTERNET

- Provision for telephone connection in Drawing / Living rooms.
- Cable TV provision for Master bedroom and Living room.
- High speed internet cable provision for each flat.

LIFTS

- 9 No's High speed ThyssenKrupp or equivalent brand, automatic passenger Lifts & 3 No's Cargo Lifts with rescue device V3F for energy efficiency. 2 No's lifts for commercial space.

GENERATOR

- D.G Set backup with acoustic enclosure for common areas, cellar & lifts only.

SOLAR

- Solar panels to take load of upto 10% of the connected load, for common areas like corridors, pathways & roads.

SERVICES

WATER SUPPLY : Supply of Water shall be mainly from the Municipal connection and bore well.

STP : Centralised Sewerage Treatment Plant for re-use of sewage water for landscaping & flushing.

DRAINAGE : Internal and external drainage lines in GRADE 'B' uPVC of 'Supreme' make or equivalent.

WATER HARVESTING : Rain water percolation pits at strategic points.

FIRE & SAFETY

- Fire fighting system as per regulations with fire detection system

CAR PARKING

- Parking will be in 2 levels and each flat will have 1 car parking. Additional car parking at extra cost.
- Provision for Automatic or Chip Management System.

PARKING MANAGEMENT

- Entire parking is well designed to accommodate the number of cars parks required. Parking signages and equipment at required places installed for ease of driving.



A Resonating Presence Across Hyderabad

Avalon



*MANNAT
PLAZA*



We at Mirage Constructions have three decade of industry experience. We believe it is our business to act with respect and integrity in ensuring that our customers are provided with the best. Built on years of tradition and dedicated to innovation, Mirage Constructions very artfully unites the connoisseurs of life with their aspirations through quality realty offerings from its stable. We are sure '**Anmol Avalon Towers**' will be a home that you would cherish, for we literally leave no stone unturned in garnering customer satisfaction.

10 *PLUS*

