

**AALAYAM
SERENE HEIGHTS**
@ Mallampet



STEP INTO THE FUTURE WITH

The
SET
life

SPACIOUS
ELEGANT
TALL

SPACIOUS

At Aalayam Serene Heights, space is a feeling, thanks to the 88 thoughtfully designed residential apartments, 2 & 3 BHK apartment.

ELEGANT

Here, elegant living greets you at every turn. Experience Premium Amenities like Fully Equipped Fitness Gym, Mini Banquet Hall, Association Office and more.

TALL

Rising 11 floors into the sky, Aalayam Serene Heights offers unbroken horizons, panoramic views, and a life elevated in every way.

Here's another distinct testimony to futuristic living. With 11 Floors tower standing tall, this is an address that's here to take you beyond all thresholds. It's a project imagined with passion and designed with precision, with you as our inspiration. And, it's set to not just match but magnify all your desires. Welcome to Aalayam Serene Heights.

4000

SQ.YDS

1

TOWER

11

FLOORS

88

UNITS



AALAYAM SERENE HEIGHTS





LIFE IS REALLY

S.E.T

WHEN IT'S
SPACIOUS, ELEGANT,
TALL.

It takes a spacious environment for life to really thrive. And we seek that space at home. However, space is not where the story ends. The aesthetics matter equally. That's Aalayam Serene Heights for you. Each apartment comes with luxury living space and your very own exclusive lobby area which offers you the privacy, comfort and thoughtful design you desire.

2 & 3
BHK UNITS

1331
to
2223
SFT

11/88
Floors Units

SET FOR YOUR ASCENT, IN THE HEART OF MALLAMPET.

Mallampet! This is where the future is headed. Booming with infrastructural innovation, Mallampet has officially become the most sought-after address in Hyderabad. First, we gave the landscape its crown. And with Aalayam Serene Heights, we now adorn it with a glittering jewel.

02 min.

ORR Exit 4A Intersection

25 min.

Hi - Tech City (JNTU)

35 min.

Gachibowli (JNTU)



PREMIUM AMENITIES

- Fully Equipped Fitness Gym
- Wi - Fi Enabled Clubhouse
- Mini Banquet Hall
- Association Office
- Convenience Store
- Intercom Facility
- Internet Provision
- DTH / Cable TV Provision
- Indoor Table Games
- Mini Meditation & Yoga Hall
- Toddler Play Area
- Kid's Swings & Play Zone



PROJECT FEATURES

- 24X7 Security & CCTV Surveillance
- Wide & Well - Planned Driveways
- Dedicated 2 - Wheeler Parking
- Automatic Elevators
- Ample Car Parking
- Vaastu - Compliant Design
- No Common Walls
- Excellent Natural Ventilation
- Grand ORR Views from Every Flat

THE SKY SET TO BE YOUR NEW BASE

For most, sky is the limit. At Aalayam Serene Heights, it's where living begins - in the open space. Just you, the vast expanse of possibilities, and the entrancing visual play of the cosmos.



FIRST FLOOR PLAN



BLOCK-8 3 BHK
EAST | 1910 SFT



BLOCK-7 3 BHK
EAST | 1910 SFT



BLOCK-6 2 BHK
EAST | 1126 SFT



BLOCK-5 3 BHK
EAST | 1795 SFT



BLOCK-1 3 BHK
WEST | 1807 SFT



BLOCK-2 3 BHK
WEST | 1661 SFT



BLOCK-3 3 BHK
WEST | 1661 SFT

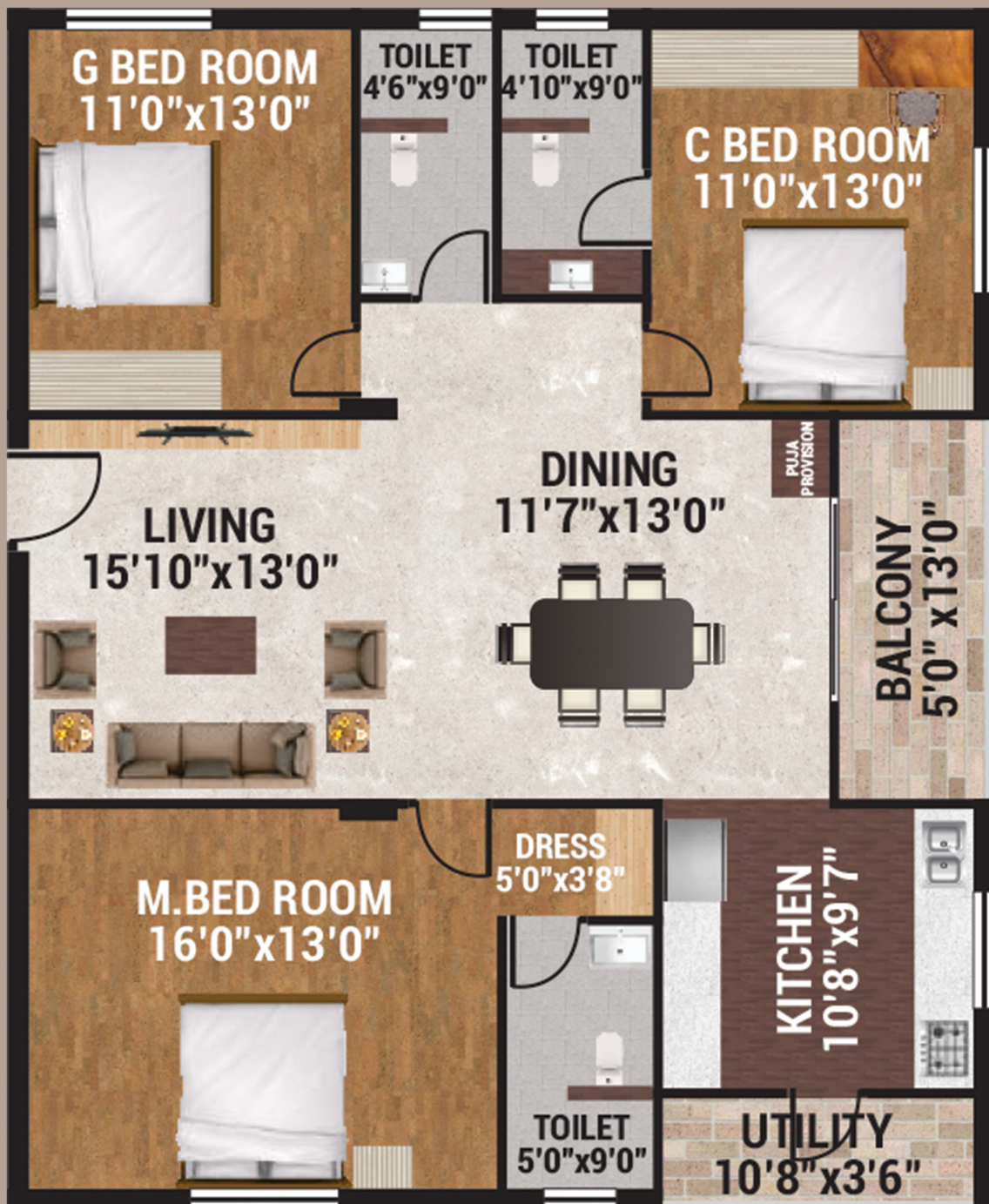


BLOCK-4 3 BHK
WEST | 1807 SFT

BLOCK 1- 3 BHK

WEST - 1,807 SFT

8	1
7	2
6	3
5	4



BLOCK 2 & 3 – 3 BHK WEST – 1,661 SFT

8	1
7	2
6	3
5	4



BLOCK 4 – 3 BHK

WEST– 1,807 SFT

8	1
7	2
6	3
5	4



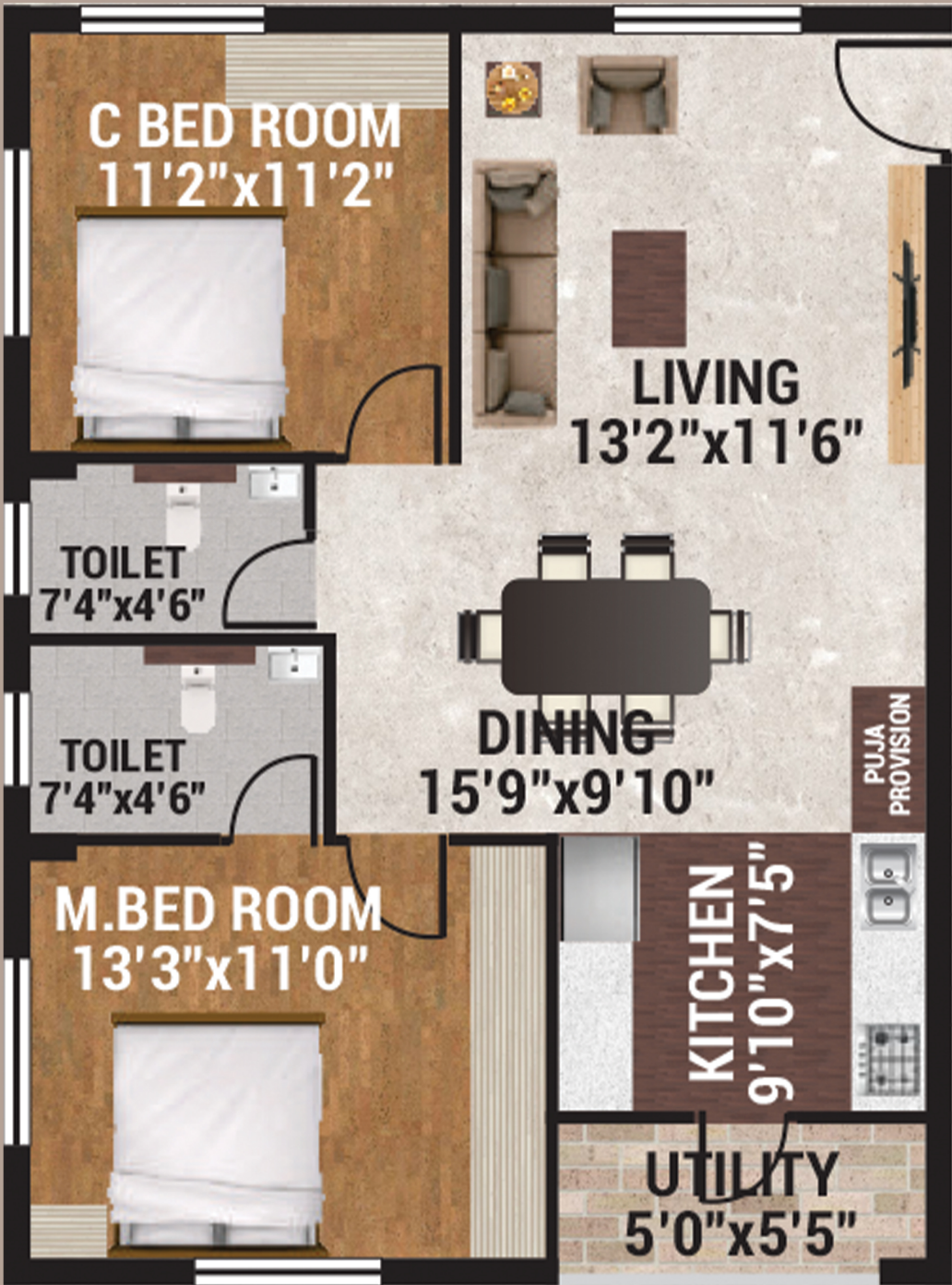
BLOCK 5 – 3 BHK
EAST – 1,795 SFT

8	1
7	2
6	3
5	4



BLOCK 6 – 2 BHK
EAST – 1,126 SFT

8	1
7	2
6	3
5	4



BLOCK 7 & 8 – 3 BHK EAST – 1,910 SFT

8	1
7	2
6	3
5	4



TYPICAL FLOOR PLAN (2nd to 11th floor)



**BLOCK-8 3 BHK
EAST | 2223 SFT**



**BLOCK-7 3 BHK
EAST | 2187 SFT**



**BLOCK-6 2 BHK
EAST | 1331 SFT**



**BLOCK-5 3 BHK
EAST | 2167 SFT**



**BLOCK-1 3 BHK
WEST | 2176 SFT**



**BLOCK-2 3 BHK
WEST | 1981 SFT**



**BLOCK-3 3 BHK
WEST | 1981 SFT**



**BLOCK-4 3 BHK
WEST | 2155 SFT**



BLOCK 1- 3 BHK

WEST - 2,176 SFT

8	1
7	2
6	3
5	4



BLOCK 2 & 3 – 3 BHK
WEST – 1,981 SFT

8	1
7	2
6	3
5	4



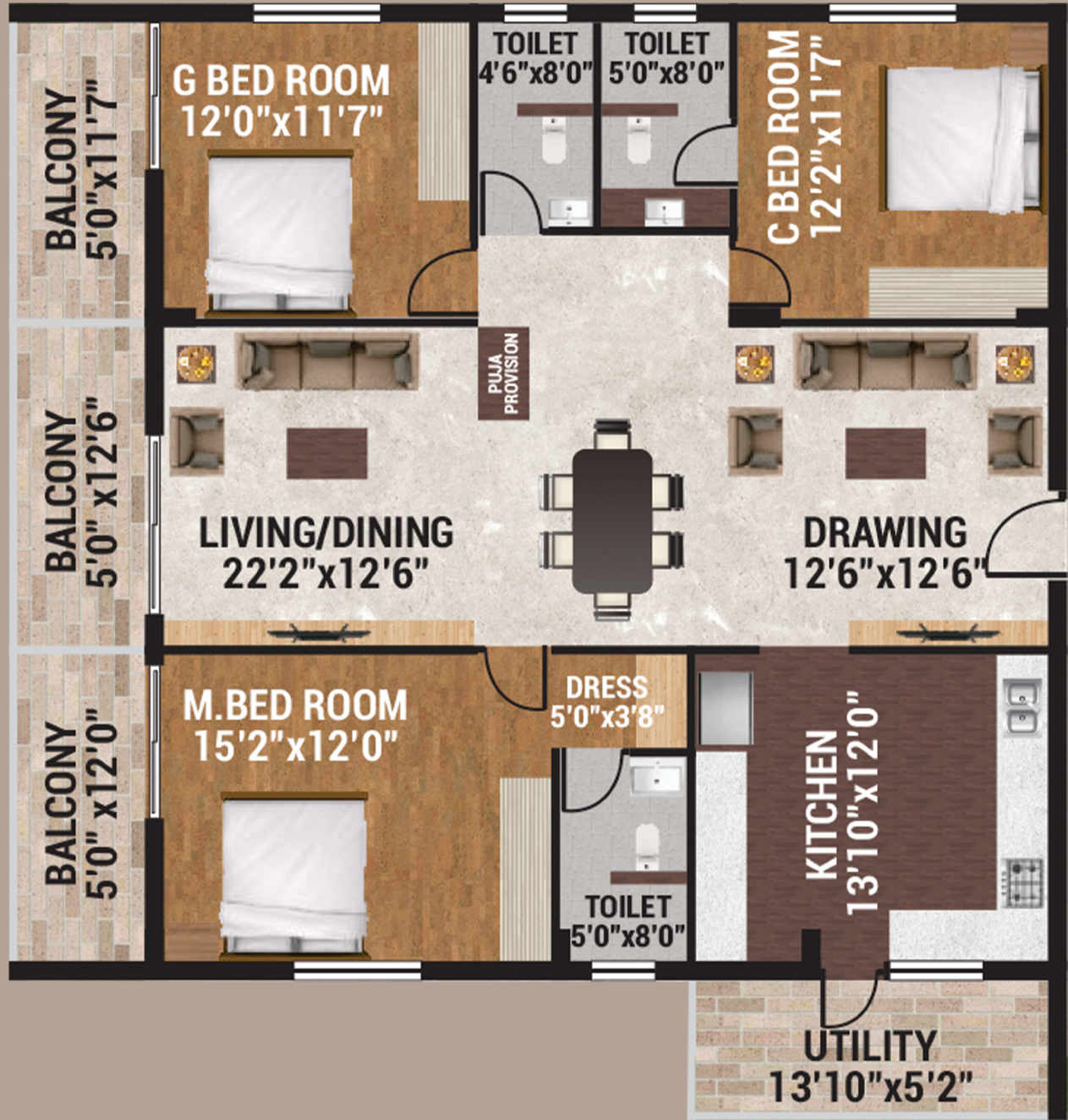
BLOCK 4 – 3 BHK
WEST – 2,155 SFT

8	1
7	2
6	3
5	4



BLOCK 5 – 3 BHK
EAST – 2,167 SFT

8	1
7	2
6	3
5	4



BLOCK 6 – 2 BHK

EAST – 1,331 SFT

8	1
7	2
6	3
5	4



BLOCK 7 – 3 BHK

EAST – 2,187 SFT

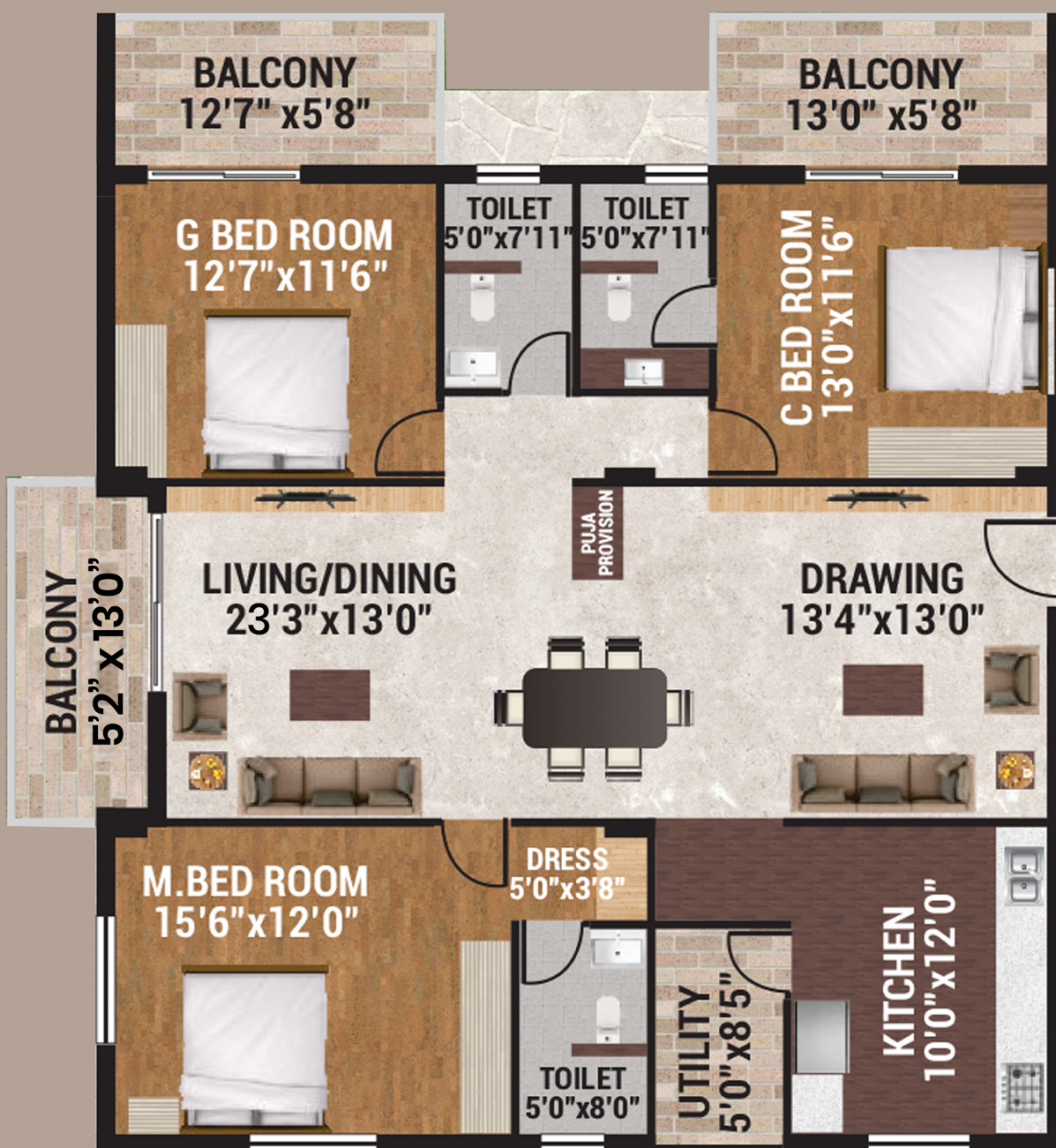
8	1
7	2
6	3
5	4



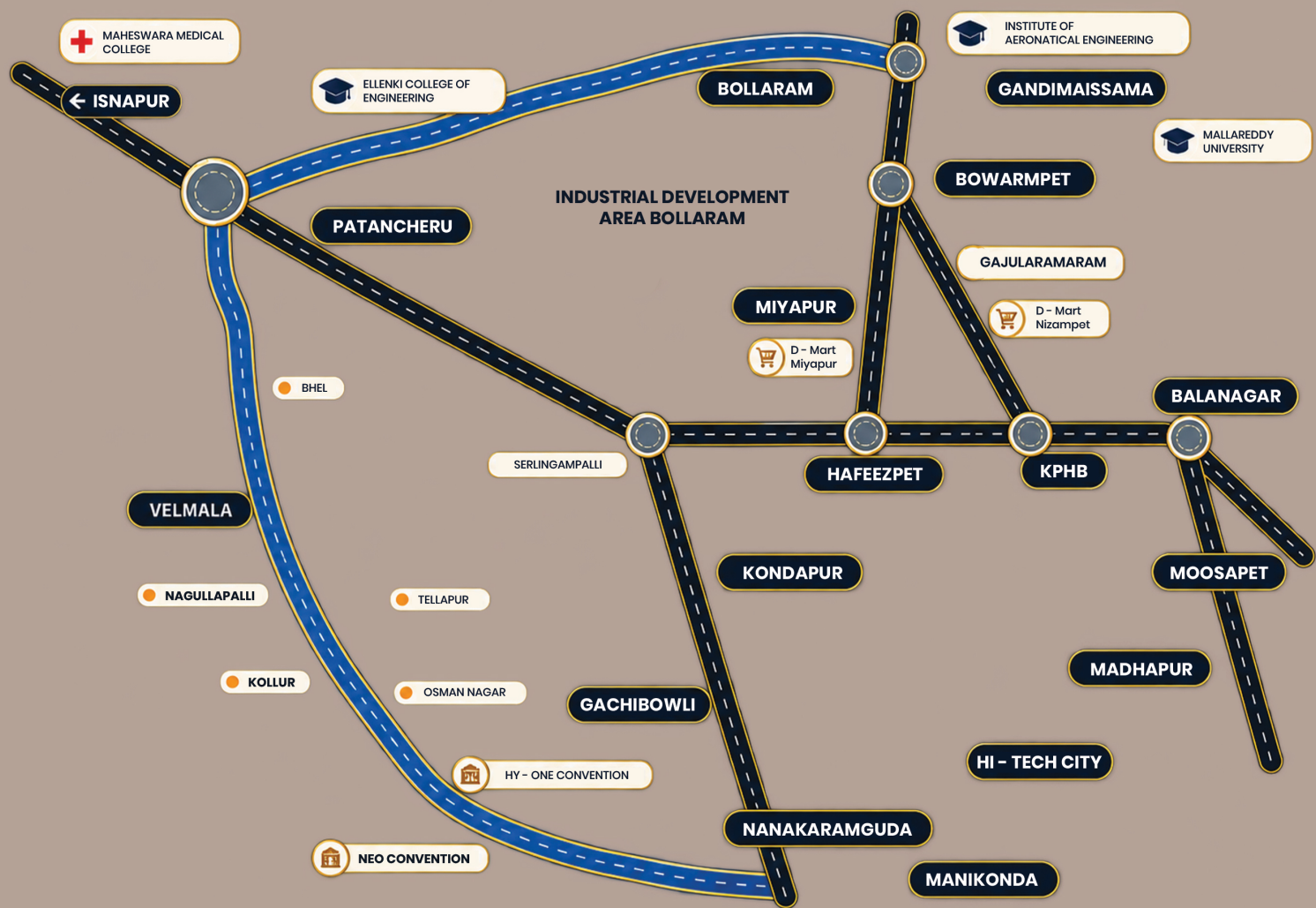
BLOCK 8 – 3 BHK

EAST – 2,223 SFT

8	1
7	2
6	3
5	4



LOCATION MAP



SET IN THE HEART OF CONNECTIVITY



LOCATION CONNECTIVITY

ORR Exit 4A Intersection	02 Mins
Sultanpur ORR Exit 4 Intersection	10 Mins
Miyapur Metro Station	15 Mins
Muthangi ORR Exit 3 Intersection	16 Mins
Lingampalli MMTS Railway Station	20 Mins
BHEL Circle , Miyapur	25 Mins
Kollur ORR Exit 2 Intersection	25 Mins
Hi -Tech City (JNTU)	25 Mins
Gachibowli (JNTU)	35 Mins
Rajiv Gandhi International Airport	55 Mins



SCHOOLS & EDUCATION

Academic Heights School	01 Mins
Pallavi International School	02 Mins
Joys International School	04 Mins
Silver Oaks International School	06 Mins
Kenedy School	08 Mins
Oakridge International School	07 Mins
Dr. Reddy's Leadership Academy	10 Mins
Sree Sloka International School	10 Mins



HOSPITALS & HEALTHCARE

Mamatha Academy of medical sciences	10 Mins
Narayana Hrudayalaya	22 Mins
Sri Sri Sri Holistic Hospital	20 Mins
SLG Multi Speciality Hospitals	10 Mins
Medicare Multi Speciality Hospital	15 Mins
Medicover Hospital	25 Mins



RESTAURANTS & DINING

Pista House	10 Mins
Mana Bachupally Restaurant	12 Mins
Mehfil Restaurant	20 Mins
Red Tomato Restaurant	12 Mins
Gokul Udipi Vilas	05 Mins

STRUCTURE :

R.C.C Framed with earthquake resistant loads.

SUPER STRUCTURE :

9 external walls and 4 internal walls with Red bricks

WALL FINISHES :

Internal Wall Finishes:

Smooth plastered surface treated with putty and painted with emulsion paint of Asian or equivalent make.

External Wall Finishes:

Smooth finished cement plaster and painted with weather proof exterior paint of Asian or equivalent make.



FLOORING :

Granite for Staircases, Granite /Marble/anti-skidvitrified tiles in common areas. 2'6" X2'6" Vitrified tiles in hall, dining and remaining bedrooms of premium make. Rustic ceramic tiles in balconies. Glazed ceramic tiles dado up to 7 ft height in all bathrooms, of reputed brand.

DOORS AND WINDOWS :

Main Door: Teak wood frame & Aesthetic teak veneered shutter and finished with Melamine polish fitted with reputed make hardware.

Internal Doors: Solid wood frame, flush doors with designed of reputed make, UPVC window system of reputed make with plain glass. Mosquito net track and safety grills. UPVC French door with plain glass paneled sliding shutters as per the design.



KITCHEN :

Granite Platform with SS sink. Separate Tap for municipal and bore water. Glazed Ceramic tile dado up to 2 ft height above the platform. Power points provision for cooking range (2 no.s of 16 amps), Water purifier, exhaust fan or chimney.

Utility & Wash Area: Glazed Ceramic tile up to 3 ft height. Flooring with anti-skid acid resistant tiles provision for Washing Machine.

SPECIFICATIONS

TOILETS

Tile Dado: Glazed ceramic tile dado up to door height of reputed make.

Sanitary ware: Western style commodes with health faucet. Wash basin in all toilets of Hind ware / Parry ware / CERA or equivalent make.

CP Fittings: Wall mixture with overhead shower and other taps of Hind ware / Parry ware / CERA or equivalent make.

WATER SUPPLY

Provision for both municipal and bore well water. Rain water harvesting pits for natural recharge ground water and STP.

Project Highlights

- Vastu complaint and well-ventilation
- Single block of luxury Two cellars, Ground + 11 floors, 88 Units.
- 8 Units per floor.
- Flat size from 1,331 to 2,223 sq ft (2 BHK & 3 BHK)
- Club House
- Well - equipped children play area
- 3 Lifts and 2 Staircase's
- Rainwater Harvesting Pits
- Designed landscape with plantation
- Jogging track

Club House

- Wi-Fi enable club house
- Club Lounge
- Air-Conditioned Multipurpose hall
- Fully Equipped Air-Conditioned Gym
- Guest Rooms

ELECTRICAL :

3 phase power supply with MCB's of Legrand or equivalent make. Concealed copper wiring (in-conduits) of RR / Finolex or equivalent make. Modular switches of Legrand or equivalent make. Power outlets for air conditioners in Living & Bedrooms. Power points for geysers and exhaust fans in all bath rooms. Inverter provision for lights and fans only.

SECURITY :

CC Camera Surveillance.

TELEPHONE :

Telephone point in Living Room.

PLAY AREA :

Children Play Area.

LIFTS

Lifts (3-no's) for passengers 02 and goods 01 with V3F drive of OTIS / Johnson or equivalent make.

POWER BACKUP :

100% DG back-up for common areas and inside flats (fans and lights in all rooms) excluding ACs, geysers and 15 AMP sockets.



CABLE TV :

Provision for cable connection in master bedroom and living room.

INTERNET :

Provision for Internet cable connection in hall.

NOTE :

Registration charges, GST and any other taxes applicable as per government norms to be borne by customers only.