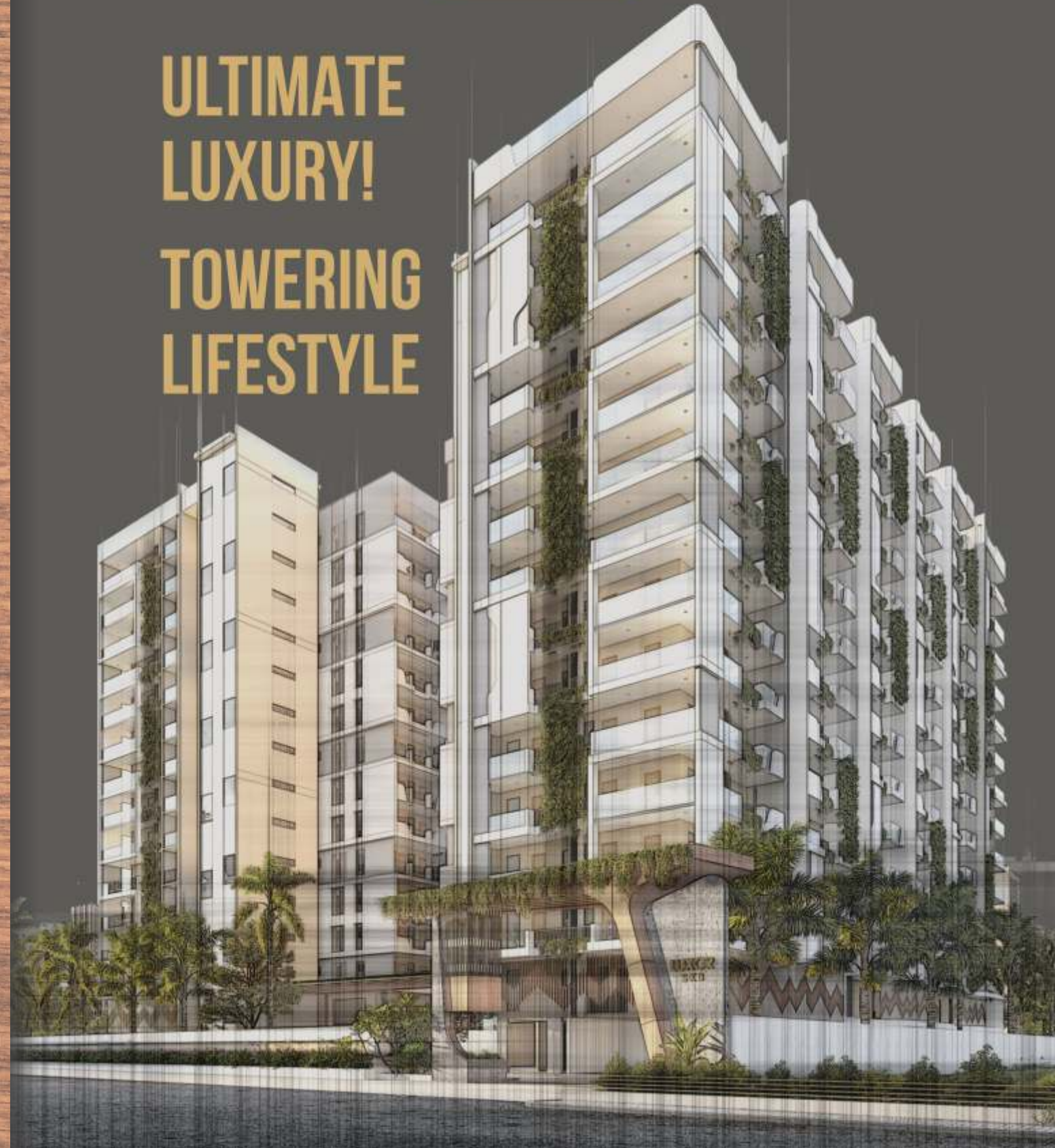


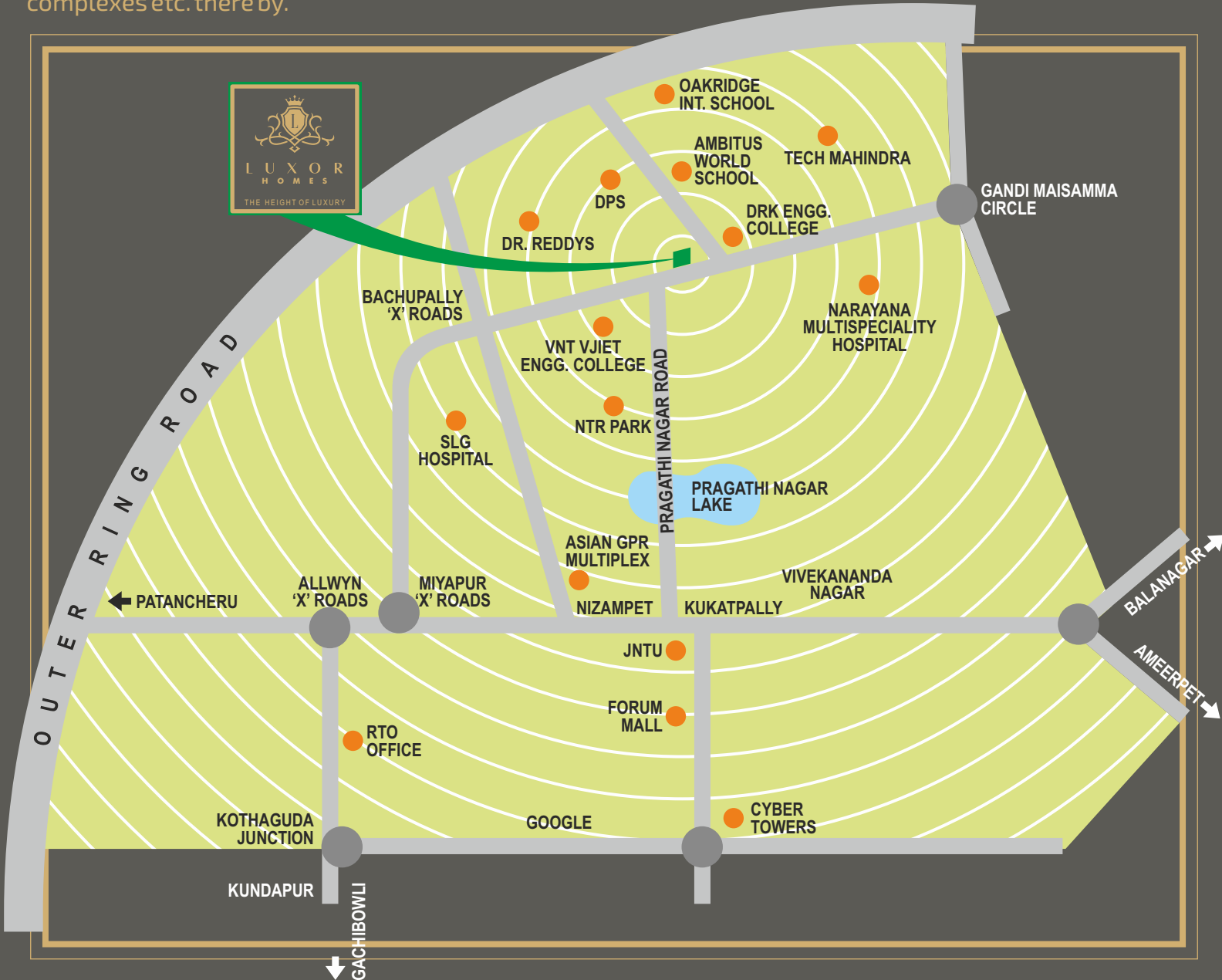


**ULTIMATE  
LUXURY!  
TOWERING  
LIFESTYLE**

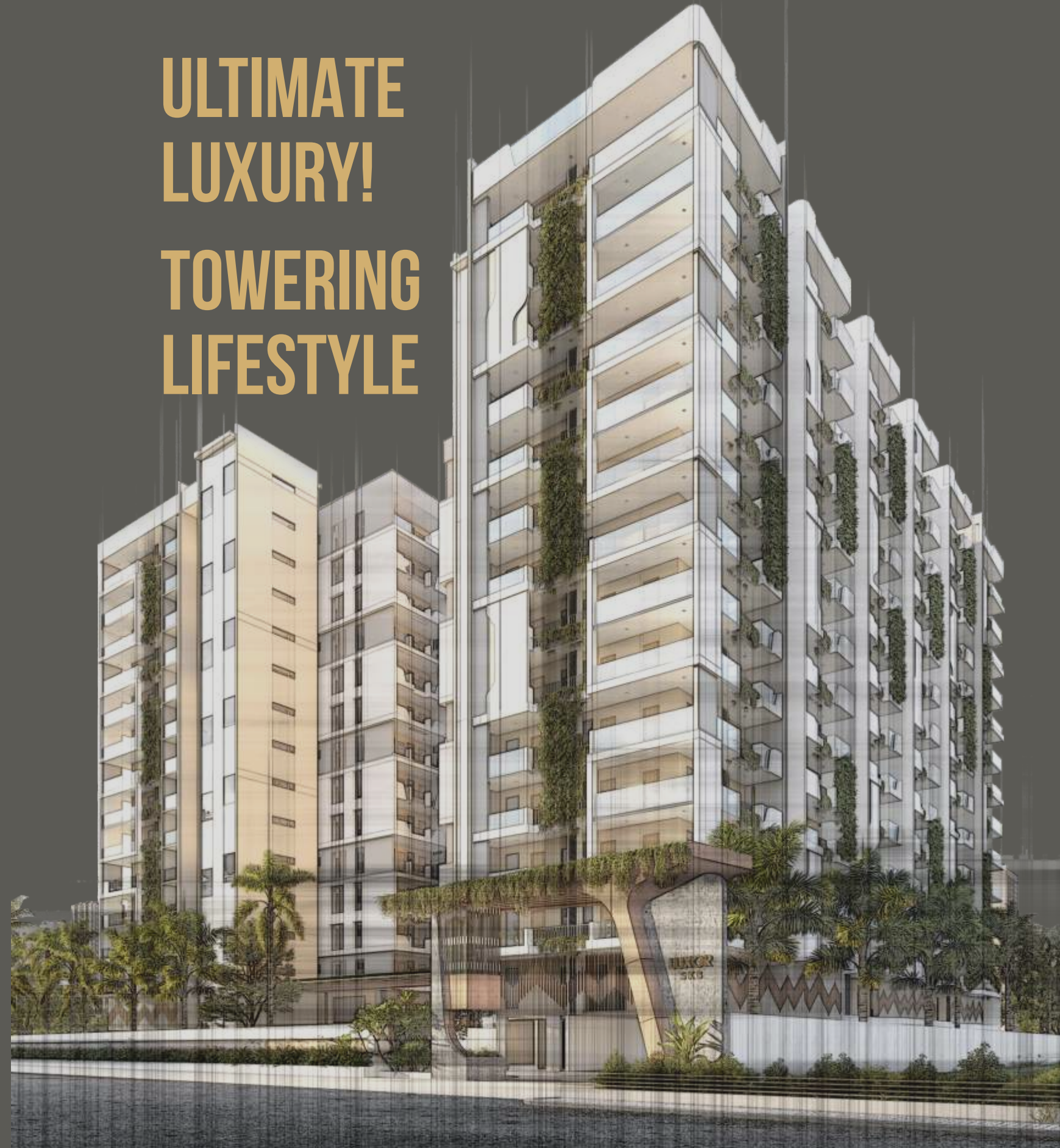


# Reach out to your world in minutes

Sree Kalpa's Luxor is well connected to your own world. It is situated minutes away from IT corridors of Financial District, Gachibowli, Raheja Mindspace, Cyber Towers and proximity to Kukatpally, Miyapur, Nizampet and Pragathi Nagar and all the restaurants, malls, colleges, super markets, residential complexes etc. thereby.



## ULTIMATE LUXURY! TOWERING LIFESTYLE



### EDUCATIONAL INSTITUTIONS

- > VNRVJIT 2 mins
- > Delhi Public School 7 mins
- > Ambitus World School 7 mins
- > The Creek Planet School 7 mins
- > Sri Chaitanya Jr College 7 mins
- > DRK Engg. College 7 mins
- > Oakridge Int School 10 mins
- > Silver Oaks Int School 12 mins

### WORK PLACES

- > Cyber Towers 22 mins
- > Mindspace 25 mins
- > Google 35 mins
- > Tech Mahindra 35 mins
- > TCS Kondapur 35 mins

### HEALTH CARE

- > MAMS Hospital 13 mins
- > SLG Hospitals 13 mins
- > Usha Mullapudi Cardiac Centre 15 mins
- > Narayana Multispeciality Hospital 17 mins
- > OMNI Hospitals 22 mins

### CONNECTIVITY

- > Gandhi Maisamma X roads 11 mins
- > JNTU, Kukatpally 13 mins
- > JNTU Metro 13 mins
- > ORR Mallampet Road 10 mins
- > Forum Srujana Mall 17 mins
- > Miyapur Cross Roads 15 mins
- > NH-44 Kompally 25 mins



SREE KALPA

## ... DESTINED FOR DISCERNING FEW

Life is a journey everyone embarks upon;  
many fail, few succeed.

LUXOR, as the name suggests is  
a celebration of Luxury!

It's a prize for your uniqueness, your  
achievements,  
and a reward for your tireless effort over the  
years that have now earned you a legacy, a  
legacy that others only crave to achieve.

Meticulously appointed 308 luxury apartments in  
are magically landscaped with vertical gardens -  
a perfect reflection of your deep-seated dream  
and desire to experience the ultimate peace and  
tranquility.



## SOARING LUXURY, TOWERING ELEGANCE

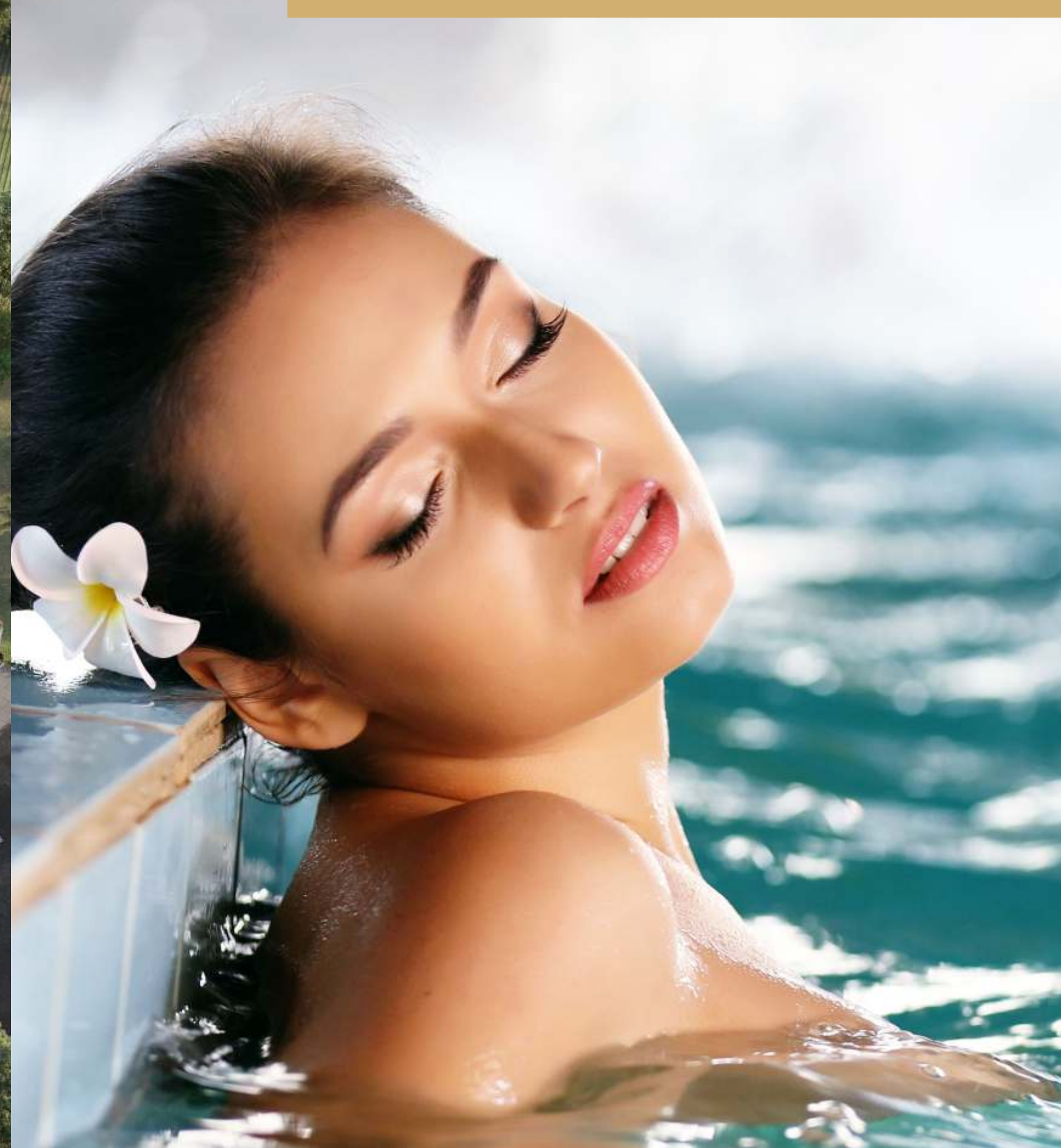
Sree Kalpa's Luxor is a game-changer, a community located in Bowrampet, Hyderabad, brings you splendid residences rise above the urban clutter. Contemporarily styled to live up to your high expectations, Luxor sits on a sprawling 2 acre wide greenery with 2 cellars and 14 floors comprising 308 exclusively crafted residences.

It brings you a choice of 2&3BHK luxury residences ranging from 1204 sft to 1897 sft.

Spacious and uncluttered, your home embraces you with a tangible senses of freedom. Your home at Luxor is a sublime showcase of peace, privacy and exclusivity.



Sree Kalpa's Luxor provides easy access to recreational facilities. Relax in the pool and let your stress and worries melt away. Admire the wooden deck & patio chairs and allow the sounds and sensation of the waters to rejuvenate you. This is man and nature in perfect harmony.





FROM AN ARTIST'S  
IMAGINATION,  
TO A BEAUTIFUL  
REALITY



1204 SFT



1258 SFT



1803 SFT



1897 SFT



1281 SFT



1369 SFT



1898 SFT



1204 SFT



1510 SFT



1616 SFT



**AREA STATEMENT**

**1204 SFT**

Flat No:7 ⊕-E  
Flat No:12 ⊕-E

**1369 SFT**

Flat No:7 ⊕-E  
Flat No:12 ⊕-E

**1510 SFT**

Flat No:18 ⊕-E  
Flat No:21 ⊕-E

**1803 SFT**

Flat No:17 ⊕-E

**1898 SFT**

Flat No:1 ⊕-E

**1258 SFT**

Flat No:9 ⊕-E  
Flat No:10 ⊕-E  
Flat No:14 ⊕-E  
Flat No:15 ⊕-E

**1281 SFT**

Flat No:8 ⊕-E  
Flat No:11 ⊕-E  
Flat No:13 ⊕-E  
Flat No:16 ⊕-E

**1616 SFT**

Flat No:2 ⊕-E  
Flat No:3 ⊕-E  
Flat No:4 ⊕-E  
Flat No:5 ⊕-E

**1897 SFT**

Flat No:6 ⊕-E





## PROJECT SPECIFICATIONS

	STRUCTURE	RCC framed structure. Designed for wind and earthquake loads for Seismic zone compliant structure conforming to IS 456:2000, IS 1893:2002
	WALLS	Good Quality Conventional Red Clay Brick work in cement mortar
	PLASTERING	INTERNAL WALLS: Double coat cement plastering of 12mm thickness EXTERNAL WALLS: Double coat cement plastering of 18mm thickness
	DOORS	MAIN DOOR: Aesthetically designed Teak Wood frame and shutter with melamine finished polish and designer hardware INTERNAL DOORS: Door frames and shutters of superior quality engineered wood for bedrooms with reputed make hardware WPC door frames and shutters for bathrooms and utility
	WINDOWS	uPVC windows with clear glass, mosquito mesh and mild steel safety grill provided
	ELECTRICAL	Concealed Copper wiring (Finolex/Polycab/Havells or equivalent) in conduits with provision for adequate electrical points in all rooms. Power points with Premium electrical fittings for AC units in bed rooms and Living area, T.V., Refrigerator and Geysers in bathrooms, Washing Machine in utility. Power points for cooking range, chimney, microwave ovens, and mixer grinders in kitchen 3 Phase power supply for each unit with individual meters. One miniature circuit breaker (MCB) for each room provided at the main distribution board within each unit
	PLUMBING	CPVC fittings for plumbing lines of Ashirwad or Sudhakar or equivalent make. Premium make of sanitary fixtures like Cera/ Hindware/Parryware or equivalent, chrome plated fittings of Cera or Hindware or equivalent make
	FLOORING	Bedrooms, Living (600 X 1200mm tiles or 800 X 800 mm), Dining and Kitchen with double charged vitrified tiles. Bathrooms, Balcony/Utility with acid resistant and anti-skid ceramic tiles
	KITCHEN	Granite Kitchen platform with stainless steel sink. Glazed Ceramic Tiles dado up to 2' height above the kitchen platform. Electrical points to suit the electrical appliances needed in the kitchen. Provision for washing machine in the utility area.
	INTERNAL PAINTING	Reputed brand putty finish with two coats of Acrylic emulsion paint (Asian or equivalent) over a base coat of primer
	EXTERNAL PAINTING	Textured surface with combination of weather proof and acrylic based paint of reputed make
	WATER SUPPLY	Provision for both Municipal (Manjeera water) & Bore well water Rain water harvesting at regular intervals provided for recharging ground water levels
	STP	Sewage treatment plant of adequate capacity will be provided
	POWER BACK-UP	Soundproof generator for common areas like corridor lighting, lift, bore well etc. and for all flats excluding 16 amp sockets
	LIFT	2 numbers of 6 Passenger capacity Lifts of Johnson/OTIS or equivalent make

## COME HOME! BECAUSE YOU SETTLE FOR NOTHING BUT THE VERY BEST

Luxor celebrates its communal spaces. Spread across the project, they are all fully integrated into the life and positively engage with its surroundings. The reception lounge, library, a 50-metre pool, separate gym for men & women, yoga studio and spa for men & women Separate. On the outside inviting and stunning views of greenery, seating areas and kids play areas across the project.

### CLUB HOUSE

- > WAITING LOUNGE
- > MINI BANQUET HALL
- > BANQUET HALL
- > CONVENIENCE STORE
- > LIBRARY

### SPORTS/GAMES

- > INDOOR/OUTDOOR GAMES
- > CRICKET NET
- > BADMINTON COURT
- > HALF BASKETBALL COURT
- > KIDS PLAY AREA

### FITNESS

- > GYMNASIUM
- > YOGA STUDIO
- > SPA

### MANY MORE...

- > POOL WITH DECK
- > AMPHI THEATRE
- > SEATING FOR ELDERLY
- > JOGGING TRACK

