

## KOWSAŁYA MANIDWEEPAM

Beauty to live in

@ NIZAMPET ROAD, BACHUPALLY









RERA Regn. No. P02200002912





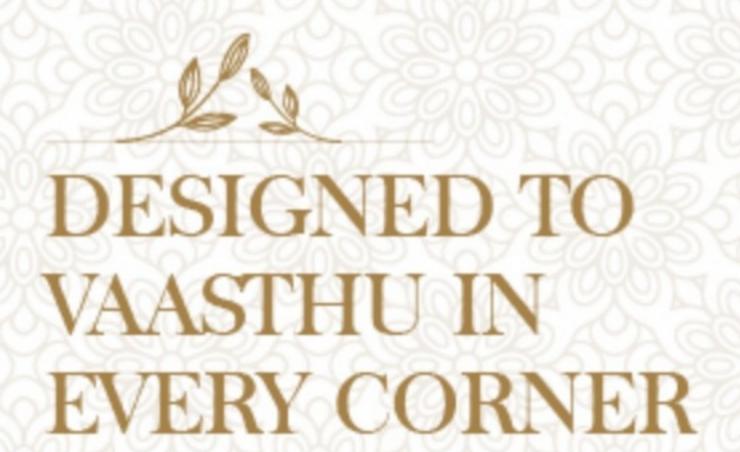




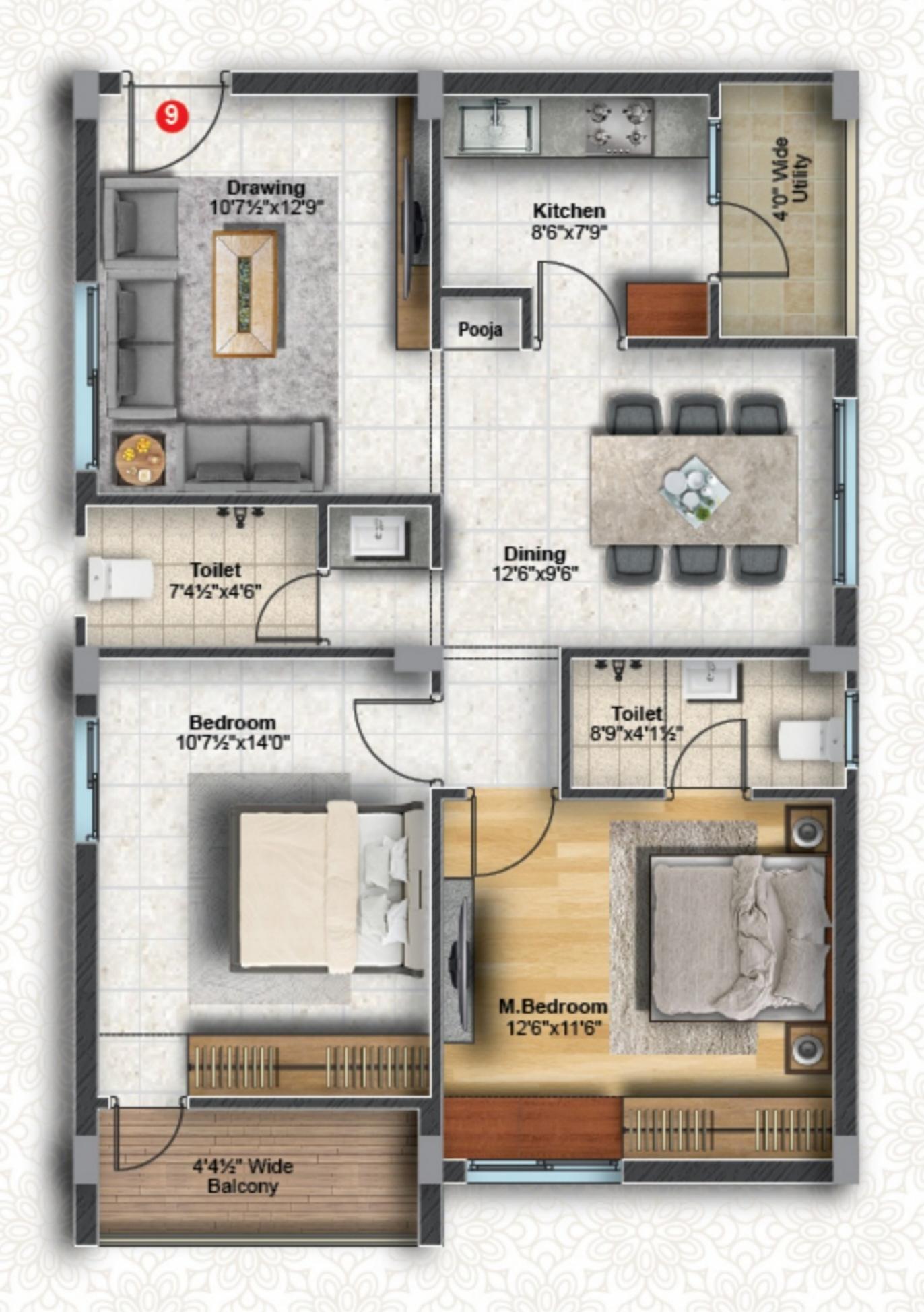


100'-0" Wide Road





Kowsalya Manidweepam is a residential creation designed to be a communion of 3 BHK and 2 BHK flats with a whole lot of space and conveniences that come with immense planning. The 2 BHK flat area is of 1184 sft. We have ensured that all the flats and the entire community are designed according to Vaasthu without deviating from its principles. All in all, it has been designed to help the dwellers benefit from the wonderful living conditions it offers.



2 BHK
2D VIEW
EAST FACING
FLAT NO. C-9



KOWSAŁYA MANIDWEEPAM Seauty to live in

#### Living Space

Entrance Drawing Living Dining Hand Wash Balcony

#### Kitchen System

Kitchen Pooja Wash Area

#### Redrooms

Common Toilet
M. Bedroom + Toilet
Children's Bedroom

2 BHK
3D VIEW EAST FACING

FLAT NO. C-9



1184 SFT.

Living Space

Entrance Drawing Living Dining Hand Wash Balcony

#### Kitchen System

Kitchen Pooja Wash Area

#### Bedrooms

Common Toilet
Bedroom + Toilet
M. Bedroom + Toilet
Children's Bedroom

3 BHK

3D VIEW WEST FACING FLAT NO. C-27

## KOWSAŁYA MANIDWEEPAM Beauty to live in





At Kowsalya Manidweepam, the 3 BHK flats are of area 1832 sft. The best is we have designed every corner such that you can use it to the most. You can make it into a home of your dreams and desires.

3 BHK 2D VIEW WEST FACING FLAT NO. C-27







Kowsalya Manidweepam is designed to be a community that you will admire for a life time. It has been imagined such that the movement and momentum both inside and outside the community is easy and pleasant. It has been executed as per the HMDA's approved plan, giving the customers no reason for worry. It will be your thing of pride always.











At Kowsalya Manidweepam, we have brought to you many options of leisure. Everyone from tiny tots to grandparents will have fun and recreation. There are amenities in every corner and of various types. We have thought about young professionals, couples with kids and have also provided a baby-care centre. Most of all, there is a club house. Here, you'll discover peaceful and comfort living in every aspect.



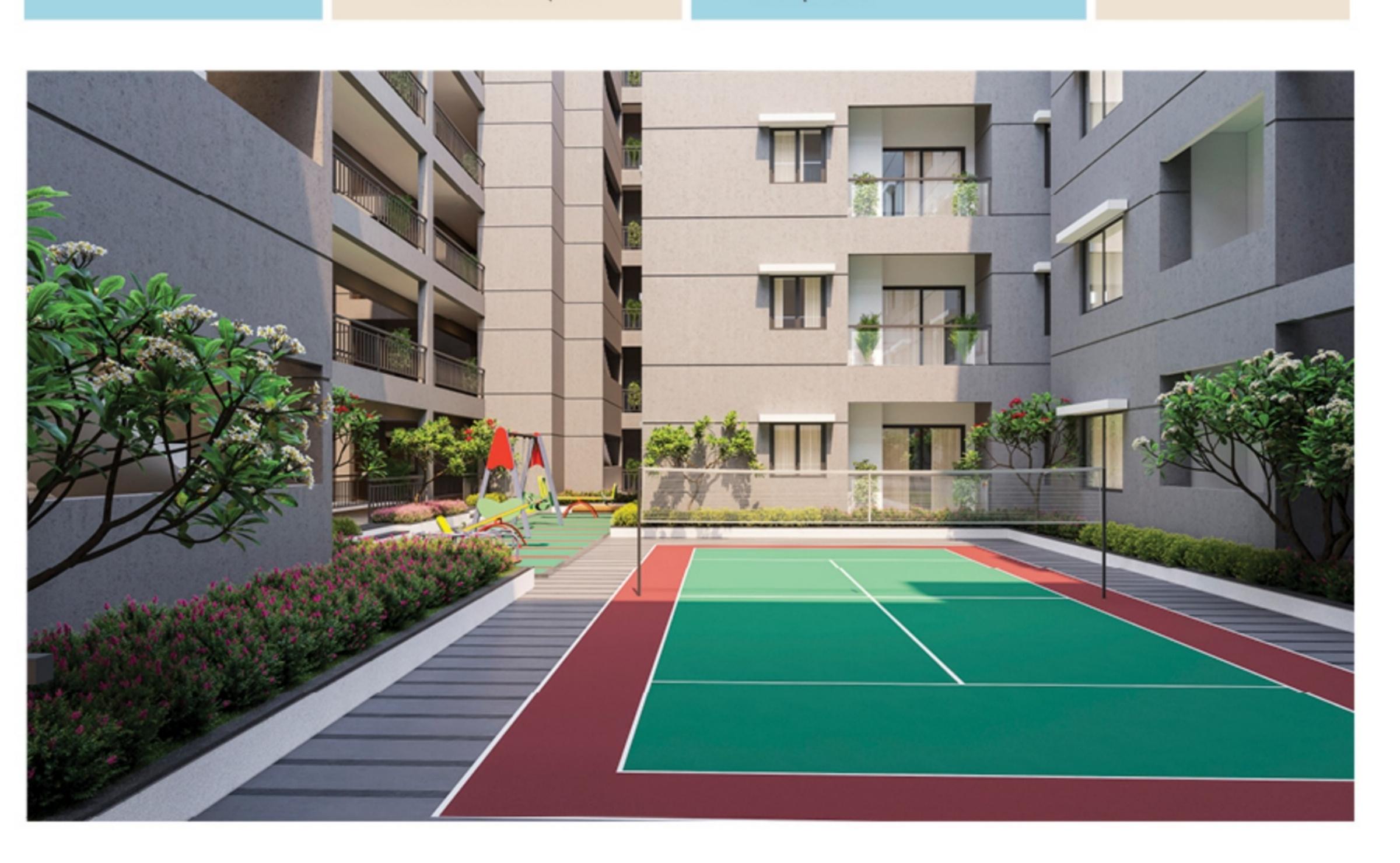
- CC TV Surveillance
- 24 x 7 Security
- Children's Play Area
- Shuttle Court

Basketball Court

- Gym / Fitness
- Baby Care Centre Room
- Yoga / Meditation Room
- Skyview Swimming Pool
- Work Station Space
- Doctor's Consultation Room
- Elders' Sitting Area (Outside)
- Solar Fencing for Compound Wall
- Pharmacy / Clinic Space
- Library Room

- Office SpaceFood Court
- Supermarket
- Party HallATM Space







#### CLUB HOUSE AMENITIES



Gym / Fitness Centre



Digital Games



Sky View Swimming Pool



Yoga / Meditation Room





Food Court

Games Zone



Badminton Court



Guest Rooms





Pharmacy / Clinic



Stores



Bank's ATM



Party Hall



Baby Care Centre



## THE LIVING COMPLETE LIVING COMMUNITY

Kowsalya Manidweepam is a home that offers you a lot of spaces and conveniences. There are plenty of amenities and facilities that we have provided. It has corners to socialise, spend time with family and have a bonding time with neighbours. There is everything from a super market to shuttle court.











# KOWSALYA

Beauty to live in

SPECIFICATIONS

GRANITE & KITCHEN

Provision for Water Purifier

and Chimney in the kitchen

Concealed PVC Pipes and

points for Lights, Fans,

AC and Inverter.

make / ISI standard

SWITCHES: ELLEYS /

Copper wiring with adequate

Calling Bell, Refrigerator, TV,

CABLE: FINECAB / ELLEYS

ANCHOR make / ISI standard

Granite platform with

Stainless Steel sink

Concealed PVC



#### **STRUCTURE**

Earthquake resistant foundation with RCC framed structure



#### PEST CONTROL TREATMENT

Pest control treatment for foundation and garden areas



#### SUPER STRUCTURE

Red bricks of best quality with cement mortar (outer walls of 9" and internal walls of 41/2" thickness)



#### PLASTERING

Plastering (Internal and External) in cement mortar in double coat with sponge finish

DOORS & WINDOWS

wood and duly polished

lock for Main Door

standard hardware

Main Door and frame with teak

Providing GODREJ / EUROPA

flush shutters and fitted with ISI

All windows are of UPVC with

French doors and UPVC sliding

door with glass in the balcony

sliding glass doors fitted with

mosquito mesh and grills

Internal Doors are made of

teak frames with designed



#### PAINTING

Internal Walls with Asian / Birla Wall Care Putty and Tractor **Emulsion Paint** 

All Corridors, Staircases and Common areas are of Asian / Birla Wall Care Putty with Paint

Texture Paint and Asian / Birla Wall Care Putty for building outside walls



SANITARY
All sanitary items and CP fittings are of ELVIS / HINDWARE / CERA make / ISI standard



#### GENERATOR

Generator power back-up for inside flats of all lights and fans, total common areas such as lifts, staircases, corridors, parking areas, children's play area and club house



#### CAR PARKING AREA

VDF flooring in Cellar and Driveways



#### SEWAGE TREATMENT SEWAGE TREA PLANT (STP)

Fully treated water made available through exclusive water softening and purification plant for bore well water

Treated sewage water will be used for landscaping and flush tanks



#### RAIN WATER HARVESTING PITS

Providing adequate rainwater harvesting pits for collecting and storing water for future productive use



#### SECURITY

Intercom facility from flat to flat and flat to security and club house

CCTV cameras for common areas, club house and driveway



#### TILES FLOORING

Vitrified Tiles of size 800mm x 800mm of reputed make in Living Room, Dining and Bed Rooms. Anti-skid Vitrified Tiles in the Toilets, Utility areas and Balconies.

Wooden designed Vitrified Tiles of 600mm x 600mm size in the Master Bedroom. Ceramic tiles upto 6'-0" height in the bathrooms. Tiles upto 2'-6" height glazed tiles in the kitchen.



#### WATER SUPPLY

Water from sumps to flats with Hydro Pneumatic System and Softener



#### STAIRCASE & CORRIDORS

Granite steps with SS railing in staircase and anti-skid tiles in corridors of standard make



8 Passengers capacity of Lifts KONE make / ISI standard



### NOTE

 a) Shelves, Chajjas, Lofts, Arches or any kind of modifications / alterations are not allowed

b) Flats will be handed over for wood work / interiors etc. only after delivery of possession

c) Stamp Duty & Registration Fee extra as applicable as per the Government norms d) GST extra as applicable as

per the Government norms





#### PROXIMITY

#### EDUCATIONAL INSTITUTIONS

Vikas Concept School : 3 min

Vignan School	: 3 min
Sentia Global School	: 5 min
Kennedy / Silver Oaks	: 5 min
Sangamithra School	: 5 min
Ambitus School	: 10 min
Unicent School	: 10 min
Shikhara	
International School	: 10 min
Delhi Public School	: 18 min
Oakridge	
International School	: 20 min
Mamatha	
Medical College	: 5 min
Gokaraju Rangaraju	: 3 min
VNR - VJIET	: 10 min
JNTU	: 10 min
HOSPITALS	
SLG Hospital	: 2 min
Holistic Hospital	: 8 min
Rainbow Children	. 6 11111
Hospital (Near JNTU)	: 10 min
	. To min
OFFICES	
Aurobindo Pharma	: 3 min
Dr. Reddy's Labs	: 3 min
Coco-Cola	: 5 min
Cyber Towers	
(HITEC City)	: 25 min
Wipro Circle	
Financial District	: 35 min

ENTERTAINMENT

TRANSPORTATION

Miyapur Bus Depot

: 15 min

: 15 min

: 15 min

: 30 min

: 30 min

: 15 min

: 15 min

: 5 min

Manjeera Mall

AMB Mall

Forum Mall

Inorbit Mall

IKEA



Connectivity and convenience are the two important aspects that matter most when it comes to taking a decision for purchasing real estate. With Kowsalya Manidweepam located in Bachupally; life would be easiest than ever imagined. With its proximity to the Education Hub, IT Hub, Financial District, the choicest of options in education, healthcare, entertainment, supermarkets and a lot of many other options give yourself the gift of convenience.

