



IMPERIAL
AVENUE
@ Czech Colony, Sanath Nagar



LIVE LIKE A KING

A prestigious project by ALLIED INFRA AND DEVELOPERS



Welcome to life that's larger-than-life!



Your Home. Your World

A towering landmark of architectural ingenuity, unconventional design and dedicated excellence, Imperial Avenue, is a unique limited edition chateau of 80 spacious apartments crafted to deliver the finest that life has to offer to the choicest few. A home that understands you and lives your way of life.



127 Units | **3 & 4** BHK

**Traditional Values
Contemporary Living**



Ground Floor Plan





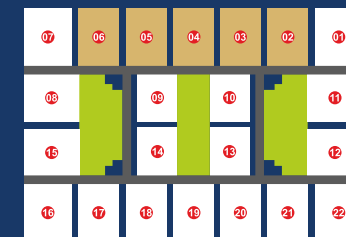
Typical Floor Plan





FLAT NO: 1 & 7
4 BHK
FACING: East

AREA STATEMENT	
Super Built-up Area(Sft)	2800
Carpet Area(Sft)	1985
Balcony Area(Sft)	120
Common Area & External Wall Thickness(Sft)	695



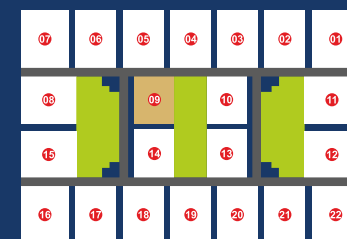
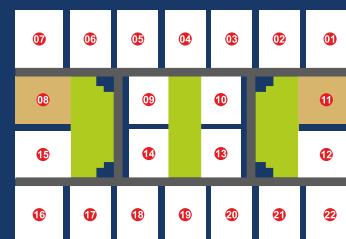
AREA STATEMENT	
Super Built-up Area(Sft)	2350
Carpet Area(Sft)	1675
Balcony Area(Sft)	80
Common Area & External Wall Thickness(Sft)	595

FLAT NO: 2, 3, 4, 5 & 6
3 BHK
FACING: East



FLAT NO: 8 & 11
3 BHK
FACING: West

AREA STATEMENT	
Super Built-up Area(Sft)	2650
Carpet Area(Sft)	1895
Balcony Area(Sft)	95
Common Area & External Wall Thickness(Sft)	660



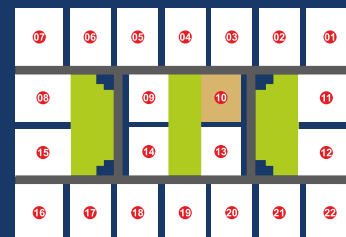
AREA STATEMENT	
Super Built-up Area(Sft)	1900
Carpet Area(Sft)	1355
Balcony Area(Sft)	55
Common Area & External Wall Thickness(Sft)	490

FLAT NO: 9
3 BHK
FACING: West



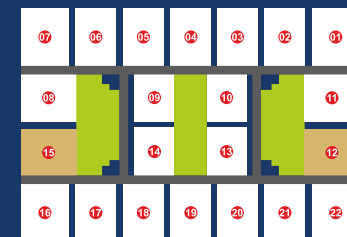
FLAT NO: 10
3 BHK
FACING: West

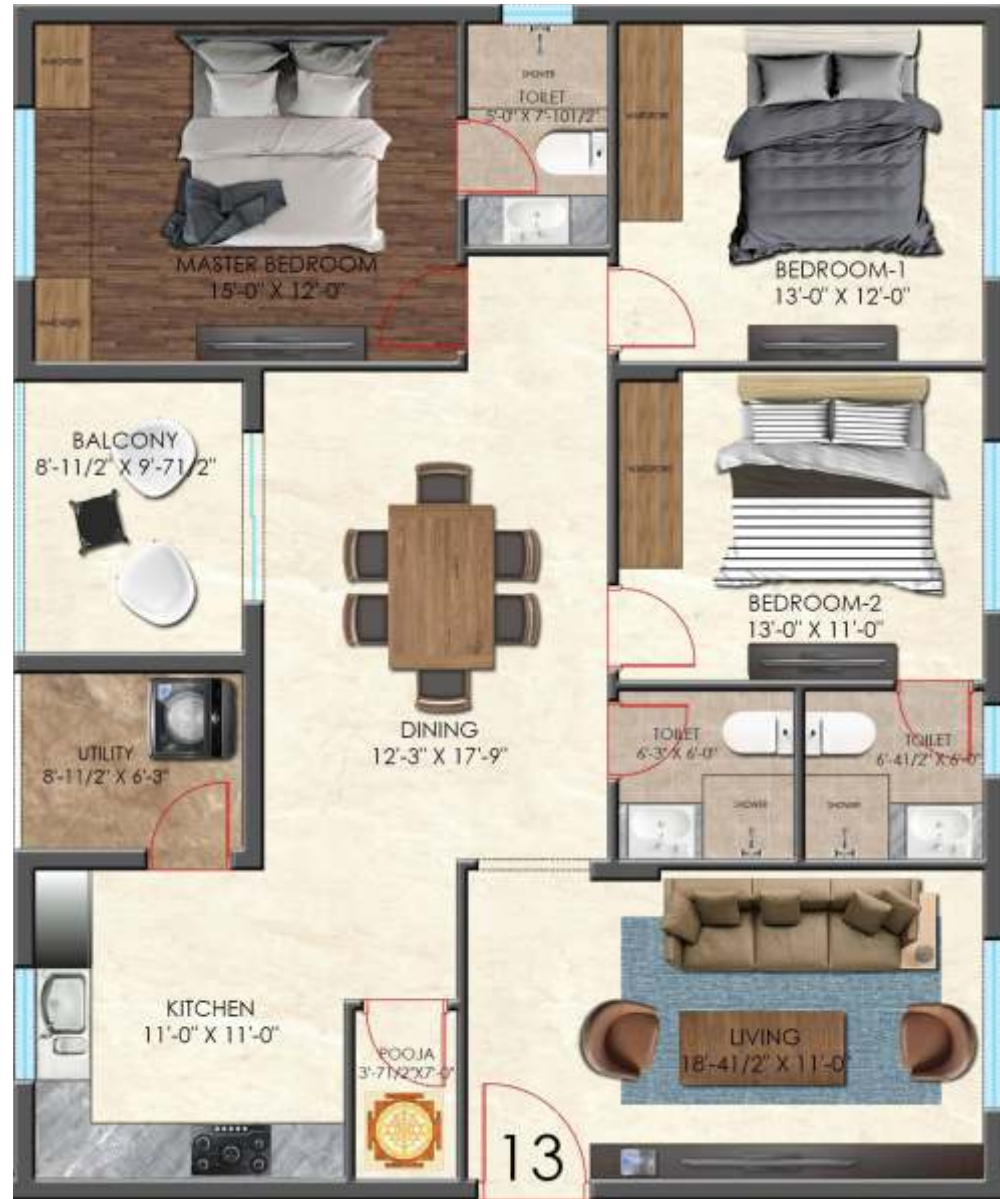
AREA STATEMENT	
Super Built-up Area(Sft)	1900
Carpet Area(Sft)	1335
Balcony Area(Sft)	75
Common Area & External Wall Thickness(Sft)	490



FLAT NO: 12 & 15
3 BHK
FACING: East

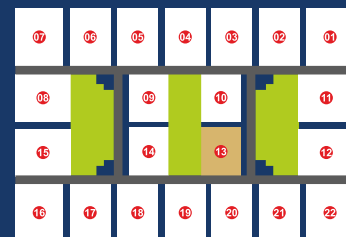
AREA STATEMENT	
Super Built-up Area(Sft)	2650
Carpet Area(Sft)	1895
Balcony Area(Sft)	95
Common Area & External Wall Thickness(Sft)	660





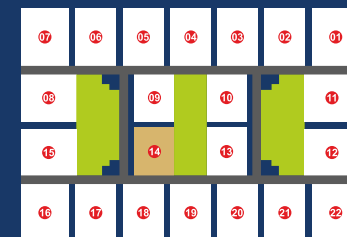
FLAT NO: 13
3 BHK
FACING: East

AREA STATEMENT	
Super Built-up Area(Sft)	1900
Carpet Area(Sft)	1330
Balcony Area(Sft)	80
Common Area & External Wall Thickness(Sft)	490



FLAT NO: 14
3 BHK
FACING: East

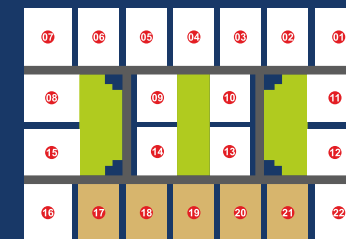
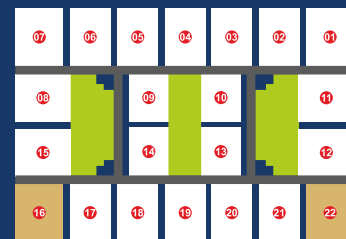
AREA STATEMENT	
Super Built-up Area(Sft)	1900
Carpet Area(Sft)	1345
Balcony Area(Sft)	65
Common Area & External Wall Thickness(Sft)	490





FLAT NO: 16 & 22
4 BHK
FACING: West

AREA STATEMENT	
Super Built-up Area(Sft)	2800
Carpet Area(Sft)	1985
Balcony Area(Sft)	120
Common Area & External Wall Thickness(Sft)	695



AREA STATEMENT	
Super Built-up Area(Sft)	2350
Carpet Area(Sft)	1675
Balcony Area(Sft)	80
Common Area & External Wall Thickness(Sft)	595

FLAT NO:
17, 18, 19, 20 & 21
3 BHK
FACING: West



CLUB HOUSE

IMPERIAL
AVENUE

Modern Amenities

Grand Entrance Lobby

Multipurpose Hall

- Yoga/ Meditation Room

Indoor Games

- Table Tennis

- Billiards Lounge

Gymnasium

- Lockers in Gym

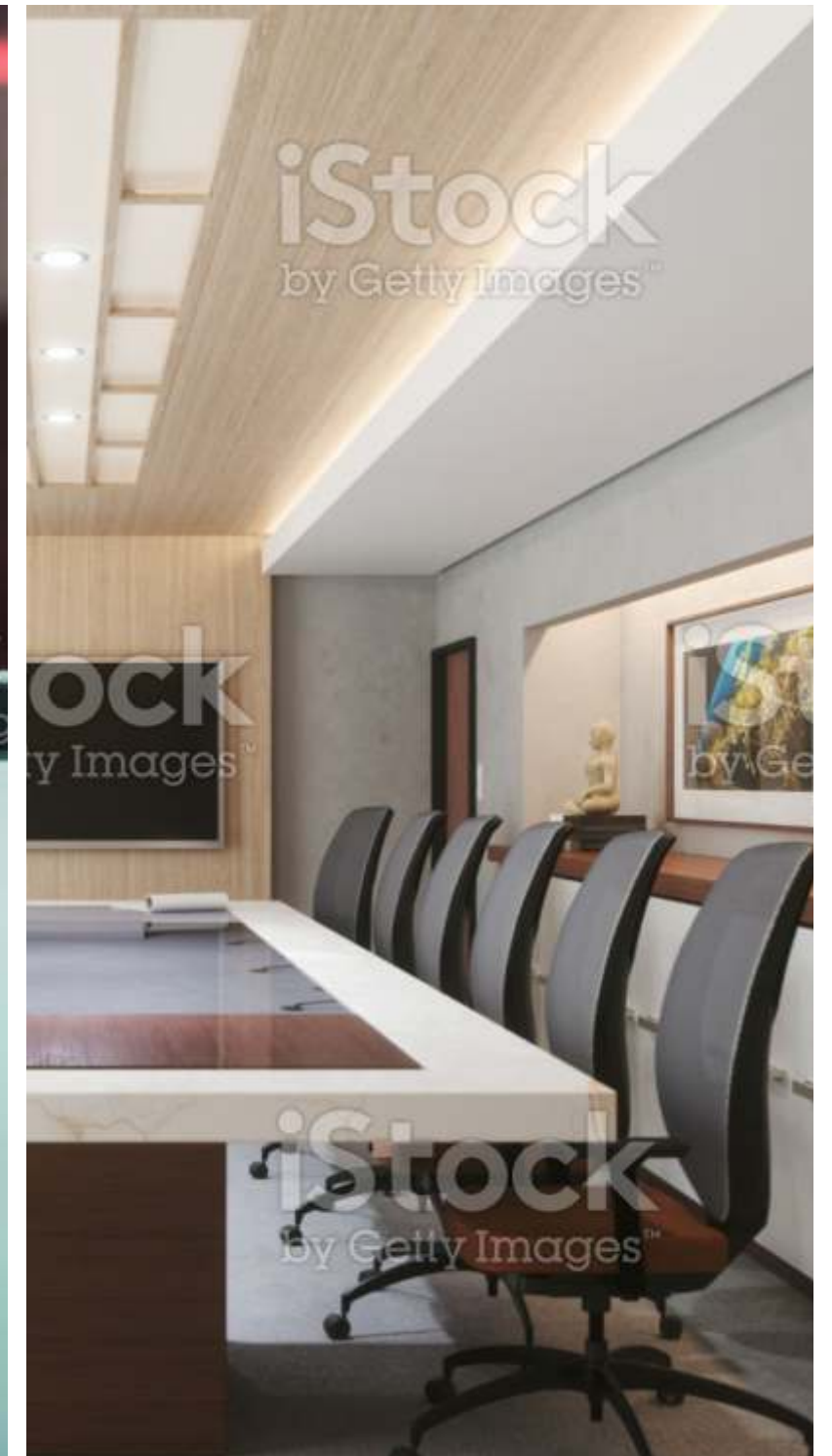
Library & Conference Room

Maintenance Office Room

Senior citizens lounge

Kids Play area

Visitors waiting area




IMPERIAL
AVENUE





Erragadda Metro Station

WHAT'S CLOSE TO YOUR HEART

Imperial Avenue besides occupying a special place in your heart, occupies a vantage location that is seamlessly connected with the major destinations of Hyderabad city.



ESI Hospital



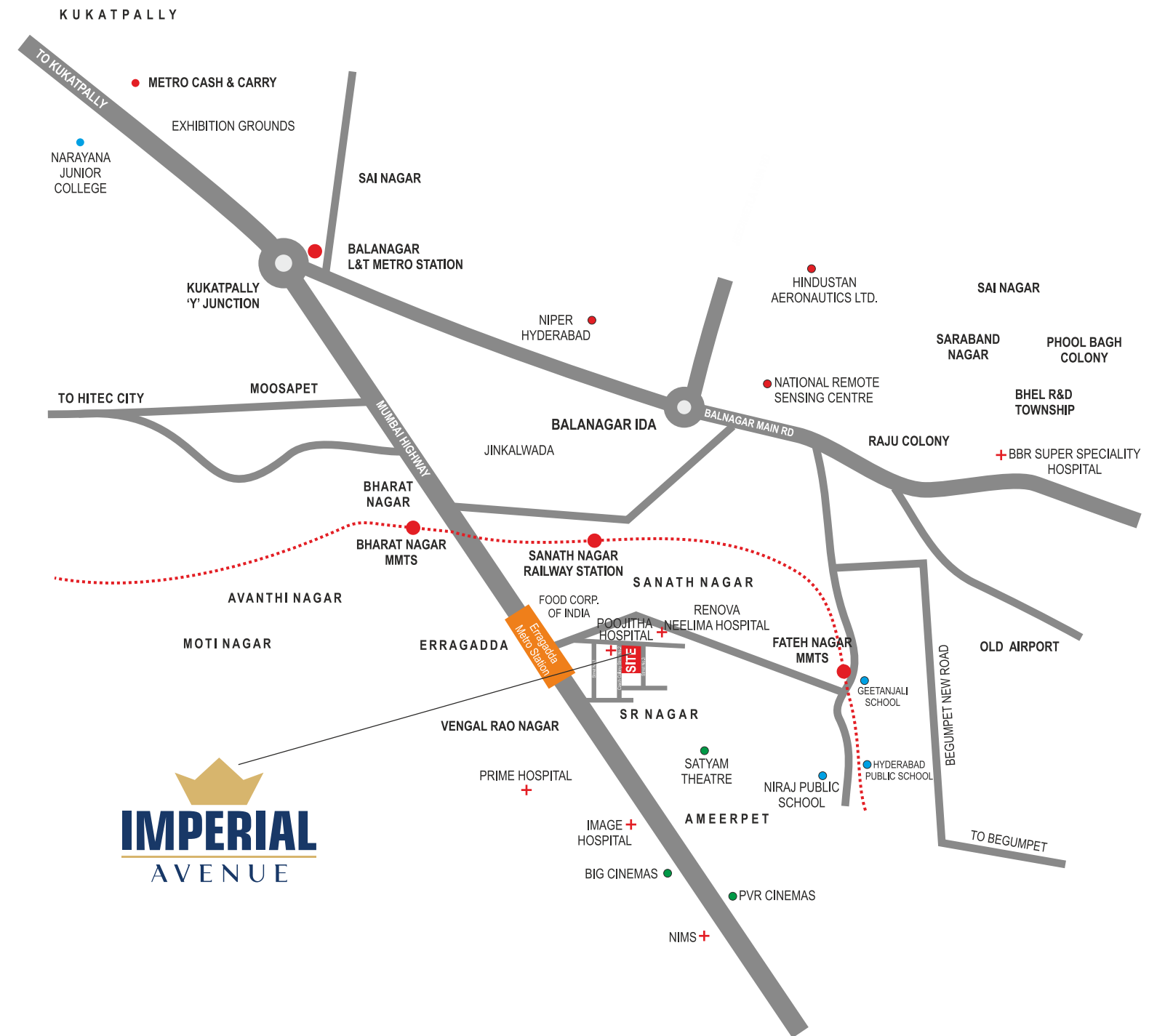
D-Mart, Sanatnagar



Mythrivanam

Location

(Not to scale)



5 mins

AMEERPET

15 mins

PANJAGUTTA CIRCLE

20 mins

JNTU

30 mins

HITECH CITY

STURCTURE**FRAMED STURCTURE**

R.C.C Framed Structure resistant to wind and Seismic loads.

SUPER STURCTURE

Brick masonry with Red clay bricks in cement mortar (1:6)Prop.

PLASTERING**INTERNAL**

Double Coat Cement plaster of with smooth finishing.

EXTERNAL

Double Coat sand faced cement plaster.

DOORS**MAIN DOOR**

Teak wood frame with both sides veneer flush shutters with melamine polish with reputed make hardware.

INTERNAL DOORS

Teak wood frame with both sides veneer flush shutters with melamine polish/paint with reputed make hardware.

FRENCH DOORS (if any)

UPVC/powder coated aluminium frame sliding door with float glass shutters with mosquito mesh provision of reputed make.

WINDOWS/VENTILATORS

UPVC/powder coated aluminium frame sliding window with float glass shutters with mosquito mesh shutters provision of reputed make. (MS Grills of Standard approved design will be provided at an additional cost.)

BALCONY RAILING

Toughened clear glass with SS Balustrade/Brackets.

FLOORING**LIVING, DINING, DRAWING**

600X1200 mm size double charged vitrified tiles of reputed make.

MASTER BEDROOM & HOME THEATRE

Wooden pattern design double charged vitrified tiles of reputed make.

OTHER BED ROOMS & KITCHEN

800 X 800mm size double charged vitrified tiles of reputed make.

BATHROOMS: Antiskid Ceramic tiles of reputed make.

CORRIDORS: Granite/Tiles

UTILITY/BALCONIES: Antiskid vitrified tiles of reputed make.

STAIRCASE: Granite

TILE CLADDING**UTILITY**

Glazed Ceramic Tile up to 3'-0 height of reputed make.

BATHROOMS

Glazed Ceramic Tile up to 7'-0 height of reputed make.

LIFT ENTRANCE

Granite or Vitrified tile or combination of both as per design.

KITCHEN

Provision for Modular Kitchen. (Kitchen Platform and sink will not be provided)Provision for water purifier, Exhaust fan & Chimney.

Provision for municipal water along with bore well water.

Provision with dishwasher in utility area.

BATHROOMS

Granite counter wash basin with hot & cold basin mixer of Grohe/ TOTO/ Kohler/ Jaquar or its equivalent make.

Wall mounted EWC with concealed flush tank of Grohe/ TOTO/ Kohler/ Jaquar or its equivalent make.

Single lever diverter with overhead shower in all bath rooms.

provision for geysers in all bathrooms.

All C.P. fittings are reputed make of Grohe/ TOTO/ Kohler/ Jaquar or equivalent make.

EXTERNAL PAINTING

Textured/ putty finish with two coats of exterior emulsion paint of Asian/ ICI or equivalent make over coat of primer.

INTERNAL PAINTING

Smooth Putty finish with two coats of premium Acrylic emulsion paint of Asian/ ICI or equivalent make over coat of primer.

ELECTRICAL

Three phase supply for each unit & individual meter boards.

Concealed Copper Wiring in conduits for lights, fans, and power plug points wherever necessary of standard make.

Provision for Power outlets for air conditioners in all bedrooms Power outlets for geysers in all bathrooms

Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen.

Power outlet for Washing machine in utility area.

Miniature circuit breaker (MCB) of reputed make for distribution boards.

Elegant designer modular electrical switches of Legrand / Schneider / north West or equivalent make.

Plug points for T.V & audio systems etc., where ever necessary.

Clubhouse with WI-FI Connectivity.

CABLE TV

Provision in Drawing, Living and all Bed Rooms for each apartment.

INTERNET

Provision in Living Room and master bed room in for each apartment.

SECURITY

Sophisticated Multi Apartment Video Door Phone. Intercom facility in all units connecting to the security and club house.

Panic button & intercom is provided in the lifts connected to the security room

CCTV cameras all around the building for surveillance.

LIFTS

Automatic lifts with Auto rescue device with V3F for energy efficiency of Kone / Otis / Schindler make.

FIRE & SAFETY

Fire hydrant & fire sprinkler systems in basements as per fire norms.

LPG

Supply of gas from a centralized gas bank to all individual flats with meters. Gas leak detector in kitchen.

GENERATOR

100% DG backup for fans, lights for all flats with AMF Panel except for ACs and Geysers.

WATER SUPPLY

Bore well and Municipal Water Supply.

LANDSCAPE

Aesthetically designed landscape.

COMMON AREAS**PARKING AREA**

VDF flooring with smooth/ broom finish for driveways.

UTILITIES

Space for gas bank, seating for drivers, housekeeping and security staff with toilets and maintenance office etc.

PARKING MANAGEMENT

Parking Signage boards installed at strategic locations for ease of driving.

Comprehensive security system with cameras at necessary locations

ALLIED INFRA AND DEVELOPERS

Pr.No.7-2-1783,1784,1797 and 1798,
Czech Colony, Sanathnagar, Hyderabad, Telangana.
Phone: **77 99 66 2400, 77 99 66 2800**

ARCHITECT



Note: This brochure is purely a conceptual presentation and not a legal offering.
The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.