

www.elegansgroup.in



Corporate Office:

8-2-293/82/J-III/13, First Floor,
Phase No. III, Rd No. 82, Jubilee Hills,
Hyderabad, Telangana-500033

Site Office:

Sy. No. 51, Gundlapochampalli Village
Medchal Mandal, Medchal-Malkajgiri Dist.



Member

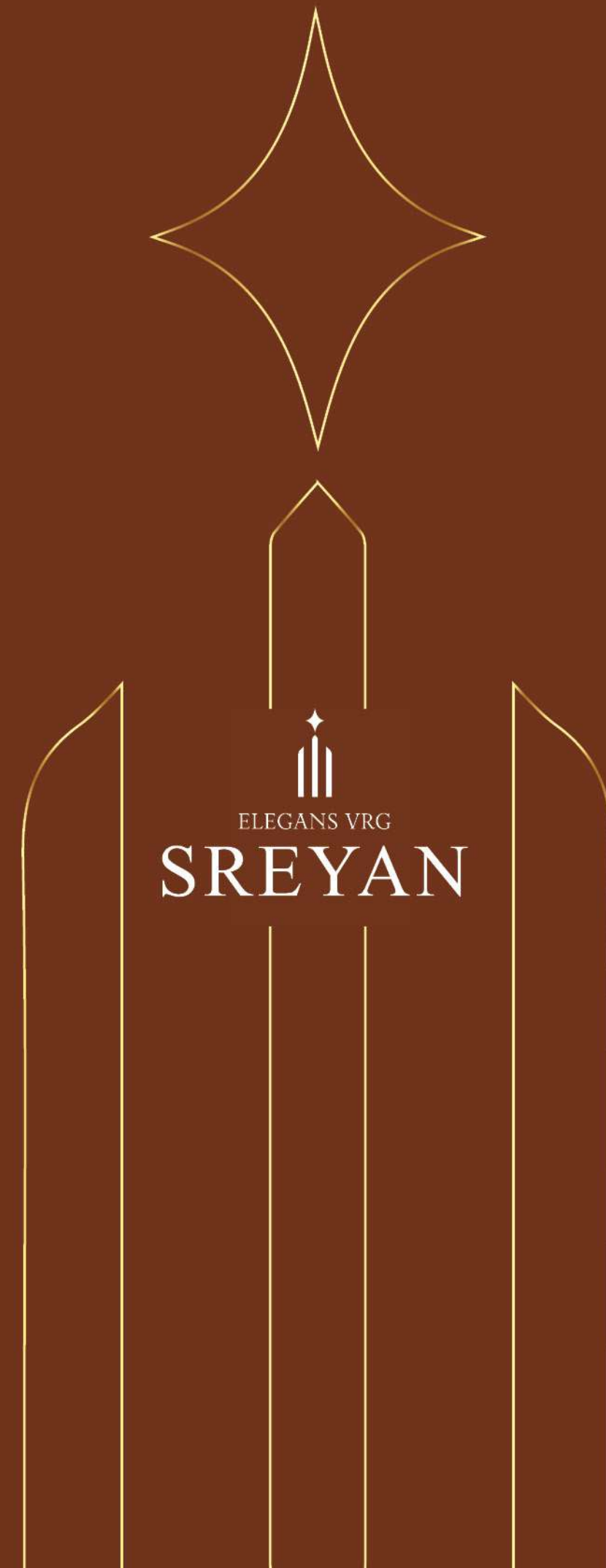


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ELEGANS VRG
SREYAN

What Your Family Truly Deserves

A home is the first key ingredient in nurturing happiness and growth in our loved ones. It serves as a beacon of hope, a symbol of unity and a space of solace. At SREYAN, you will find it all, and more.



A NEW BENCHMARK FOR ✦
LUXURY LIVING in Hyderabad ✦

Welcome Home To
Luxury ♦
♦ Villa Living

Located in the heart of Gundlapochampally, SREYAN is a gated villa community full of luxury and class. Spread over 9 acres, the project is built to be a haven of joy and satisfaction through the many comforts it offers. Turn the page to enter your new realm of peaceful living.



ELEGANS VRG
SREYAN

A Supreme Space
Made To Last

From the grand exteriors to the sublime interiors, each villa at SREYAN is a cocoon of blissful living you can proudly own. The high-quality materials used to craft every square foot add to the uniqueness of your home. Open the door to a new dawn of luxury living today.



EAST STREET VIEW

WEST STREET VIEW

Where Growth Is
A Natural
Phenomenon



A PROJECT BY ELEGANS

ELEGANS VRG
SREYAN

A Community Built

For Your Convenience

Spread over 9 acres, SREYAN's triplex villas form a great community that's perfect for loved ones of all ages. It's where lifelong friendships can easily develop, and a sense of belonging engulfs you in its warm embrace. It's time to build new bonds from the comfort of your home.

1. Plaza
2. Sand Pit
3. Children Play Area
4. Pickle Ball Court
5. Sand Volley Ball Court
6. Amphitheatre
7. Exercise Station
8. Bon Fire
9. Sunken Seating
10. Serving Counter
11. Party Lawn
12. Zen Garden
13. Lawn
14. Sensory Walkway
15. Hammock Park
16. Pathway
17. Kids Waiting Area
18. Yoga
19. Senior Park



Designed To Be ✨
That Perfect Home ✨



D-45

EAST VIEW

[illegible]

309 SQ.YDS.



FIRST FLOOR

1st FLOOR

GREENERY

PUJA
7'-0" X 5'-0"

6'-9" WIDE LOBBY

LIFT
5'-9" X 5'-0"

DRESSING
4'-5" X 8'-0"

TOILET
10'-3" X 5'-0"

WIW
8'-3" X 9'-0"

WIW
6'-7" X 5'-6"

TOILET
6'-7" X 5'-6"

BEDROOM-01
13'-3" X 15'-6"

M. BEDROOM
20'-3" X 14'-3"

FAMILY LOUNGE
17'-9" X 12'-0"

9' WIDE BALCONY

UP

LIVING ROOM
BELOW

This floor plan shows a 3-bedroom house with a total area of 1,100 sq. ft. The layout includes a large Home Theatre (12'-6" x 19'-6") with 12 leather sofas, an Office (12'-6" x 14'-3") with a desk and four chairs, and a Lobby (12'-0" x 11'-9"). The kitchen area features a Greenery section, a Lift (5'-9" x 5'-0"), and a W.C. (8'-9" x 8'-0"). There are also two Office Toilets (5'-3" x 8'-0" and 5'-0" x 8'-0") and a Bedroom (16'-6" x 13'-9") with a bed and two bedside lamps. The house has a large Terrace (18'-9" x 19'-6") and a staircase leading to the upper floor.

EAST VIEW

FLOOR PLAN
WEST FACING
VILLA

309 SQ.YDS.



GROUND FLOOR



AREA STATEMENT

Ground Floor
1545 Sft

First Floor
1721 Sft

Second Floor
1409 Sft

Total Area
4675 Sft

FIRST FLOOR



SECOND FLOOR



WEST VIEW

Absolutely
Engaging

CLUB SREYAN

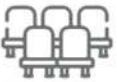
The 20,392 sft clubhouse of SREYAN is where we add the fun factor into your life. Get together with your family, neighbours and friends to compete, relax or socialise in a grand space designed to keep you active, healthy and happy. Find what engages you and grow to your heart's content at the grand Clubhouse.





It Only Gets
Better
& Better

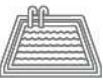
AMENITIES



Banquet Hall



Indoor Games



Swimming Pool with Climatizer



Conference Hall



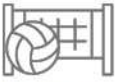
Aerobics/ Yoga



Indoor Badminton



Gym



Outdoor Volleyball Court



Dining Area/ Party Lawn



Rain Water Harvesting



Sewage Treatment



Guest Rooms



Pickleball

Swimming Pool






ELEGANS VRG
SREYAN

An Environment
**You Can Call
Home**


SREYAN is a home that nurtures holistic living. From the spacious apartments to the great range of amenities, every aspect of the project is designed to enhance your lifestyle every day. Are you ready to settle down into a superior space?

SPECIFICATIONS

 **STRUCTURE**
RCC framed structure designed to relevant IS codes.
Super Structure: CC brick walls.
Plastering: Finish in cement mortar in two coats.

 **DOORS**
Main Door: Factory made teak wood frame of 8 feet teak wood shutter and branded SS soft closure hardware of Haffle/Yale/Dorma or equivalent as per the design intent.
Internal Doors: Factory made engineered wood frame with flush shutter in veneer on both sides with melamine finish and branded SS hardware of Haffle/Yale/Dorma or equivalent as per the design intent.
Windows: Aluminum frame window system.


 **FLOORING**
Living/Dining/Lounge/Pooja/Lobby: Imported marble flooring.
Master Bedroom: Laminated wooden flooring.
Bedrooms & Bathrooms: Large format vitrified tiles.
Home Theatre: Laminated wooden flooring.
Balcony/Sit-Outs/Deck: Exterior grade full body vitrified tiles of matte finish.
Car Porch Parking/Sit-Out: Concrete finish/ exterior grade vitrified tile flooring/natural stone.

 **PAINTING**
External: Exterior emulsion paint in Asian/Berger or equivalent make.
Internal: Double coat putty with luxury emulsion.


 **SANITARYWARE**
Grohe or equivalent make.

 **CP FITTINGS**
Grohe or equivalent make.


 **TOILET WALLS**
7' height cladding in the shower area walls and rest with large format vitrified tiles of premium quality as per design intent.


 **KITCHEN**

- Provision for all electrical power sockets.
- Provision for exhaust systems as per design intent.
- Provision for water purifier/RO unit.

 **ELECTRICAL**
Concealed copper wiring of Finolex or equivalent make with adequate electrical points for lights, fans and TV points and 5A and 15A sockets for air conditioning and refrigerator etc. Switches of Havells/Legrand/Anchor or equivalent make.
Power Supply: 3 phase supply for each unit with individual meter boards.
Power Backup: 100% back-up with DG sets.

 **RAILING**
Balcony: SS/Glass railing as per elevation intent.
Staircase: SS/Glass railing as per elevation intent.

 **PLUMBING**
Gardening & Flush: Recycle and reuse of sewage water.
Harvest: Rainwater harvesting pits in each villa.
WTP: Fully treated water made available through an exclusive water softening and purification plant with water meters for each unit.
STP: A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for landscaping and flushing purpose.

 **COMMUNICATION**

- Central communication system (EPABX) and telephone point in two bedrooms, living area.
- Provision for internet connectivity in two bedrooms and living area.

 **HVAC**
Provision for copper piping and concealed drain pipe for the entire villa - at extra cost.

 **SECURITY, SURVEILLANCE & BMS**

- Solar powered security fence.
- Boom barrier near entry to allow only owners' vehicles.
- CC cameras around the community for surveillance.

 **ELEVATOR**
Provision for elevator.





Stay Connected To

Your Life & More

Location Highlights

Located at rapidly growing neighbourhood of Gundlapochampally

300 mts - Away from NH-44 (Nizamabad - Hyderabad Road)

600 mts - Away from Gitanjali International School

01.5 km - Away from AVNI Women's Hospital

3.25 km - Away from ORR Exit-6, Medchal Toll Plaza

Note : This brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the villa may differ. The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.



SCAN FOR LOCATION

Site Office:
Sy. No. 51, Gundlapochampalli
Village Medchal Mandal, Medchal-
Malkajgiri Dist.