



APPROVED BY



ARCHITECTS & STRUCTURAL ENGINEERS

SNS Associates

MARKETING

HYDERABAD GROWTH

SRI SAI SUVIDHA DEVELOPER'S

Corporate Office Address: H.no. 3-1-4, Lingojiguda
Near Aware Global Hospital, Saroornagar,
Ranga Reddy District, Telangana - 500035

VANTAGE DEVELOPERS - VANTAGE KVS RAJU TOWERS

Site address : D. No. 3-1-22/N & 3-1-23/N , Bahadurguda
Village, Saroornagar, Ranga Reddy District,
Telangana - 500035
+918108 06 8787
vantagedevelopers22@gmail.com
RERA P024 00003340

SCAN FOR WEBSITE



SCAN FOR LOCATION



Disclaimer: This brochure is conceptual in nature and by no means a legal offering. The developer reserves all rights to change, delete, or add any specifications, amenities, or plan mentioned herein. All images shown are indicative only.



VANTAGE KVS RAJU TOWERS

**THE ADVANTAGE OF
CONVENIENCE IN THE
LAP OF LUXURY.**

LB NAGAR

RERA : P02400003340

MAGNIFICENCE THAT TOUCHES THE SKY.

A 2-ACRE MARVEL OF MODERN ARCHITECTURE
NEAR LB NAGAR METRO STATION

AMPLE VENTILATION

Take advantage of the natural airflow in our well-ventilated homes,
located in a unique location with roads on three sides.

10 FLOORS | 2 TOWERS | 13000 SFT. CLUBHOUSE
240 UNITS | 2 & 3 BHK | SIZES : 1183 - 1976 SFT | 100% VASTU



UNBEATABLY ACCESSIBLE



Aware Gleneagles Global Hospitals: 300 Mtrs
 Kamineni Hospitals: 2.8 Kms
 Ankura Hospital for Women & Children: 2.4 Kms
 Rainbow Childrens Hospital: 3.6 Kms
 OMNI Hospitals: 4 Kms



Pallavi Aware International School: 400 Mtrs
 Kakatiya Techno School: 1.1 Kms
 Dilsukhnagar Public School: 1.7 Kms
 Oxford School: 600 Mtrs
 Sanskriti The School : 2 Kms



TNR PRESTON MALL: 1.3 Kms
 BVK Multiplex Vijayalakshmi Cinemas: 2.4 Kms
 Prajay Shopping Mall: 2.0 Kms
 Vaishnavi Onyx-1 Shopping mall: 2.5 Kms



LB Nagar Metro Station: 1.5 Km
 Saroornagar Bus Stop: 1 Km
 LB Nagar Ring Road: 1.5 Km
 Airport : Less than 20 Kms



DMART: 1.5 Kms
 South India Shopping Mall : 3 Kms
 Major banks within 2 kms



Disclaimer: The route map of the project is meant to be guide only- it differs in its appearance and scale when compared to an actual satellite image.



TOWER A AND TOWER B FLOOR PLANS: 2ND-10TH FLOORS

AREA STATEMENT							
UNIT TYPE	FACING	FLAT NO	NO OF UNITS	SALEABLE AREA	CARPET AREA	BALCONY AREA	COMMON AREA
2BHK	NORTH	5	20	1324	917	102	305
3BHK C	EAST	6	20	1976	1221	299	456
3BHK	EAST	7	20	1710	1166	150	394
3BHK C	EAST	8	20	1808	1182	209	417
2BHK	WEST	9	20	1381	966	97	318
2BHK	WEST	10	20	1306	915	90	301
							AREA IN SFT

AREA STATEMENT							
UNIT TYPE	FACING	FLAT NO	NO OF UNITS	SALEABLE AREA	CARPET AREA	BALCONY AREA	COMMON AREA
3BHK C	WEST	1	20	1937	1231	259	447
3BHK	WEST	2	20	1812	1216	178	418
3BHK C	WEST	3	20	1883	1218	231	434
2BHK	NORTH	4	20	1324	917	102	305
2BHK	EAST	11	20	1183	834	76	273
3BHK	EAST	12	20	1665	1115	166	384
							AREA IN SFT



TOWER A AND TOWER B FLOOR PLANS: 2ND-10TH FLOORS



3 BHK CORNER UNITS

3 BHK



FLAT 1
(WEST)
1937 Sq Ft



FLAT 6
(EAST)
1976 Sq Ft



FLAT 2
(WEST)
1812 Sq Ft



FLAT 7
(EAST)
1710 Sq Ft



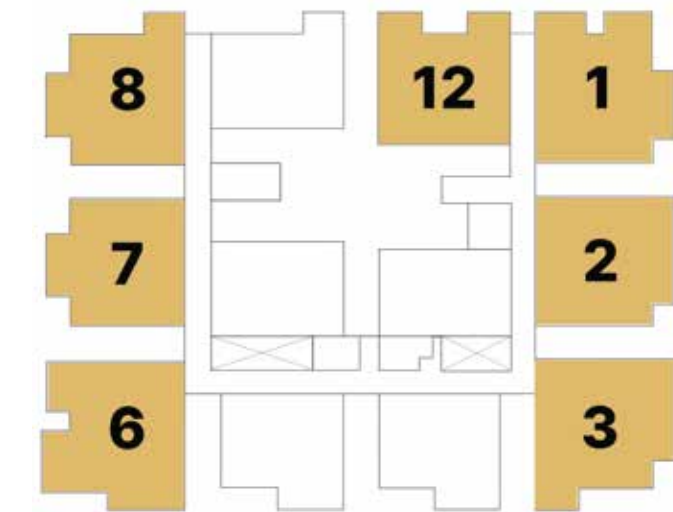
FLAT 3
(WEST)
1883 sq Ft



FLAT 8
(EAST)
1808 Sq Ft

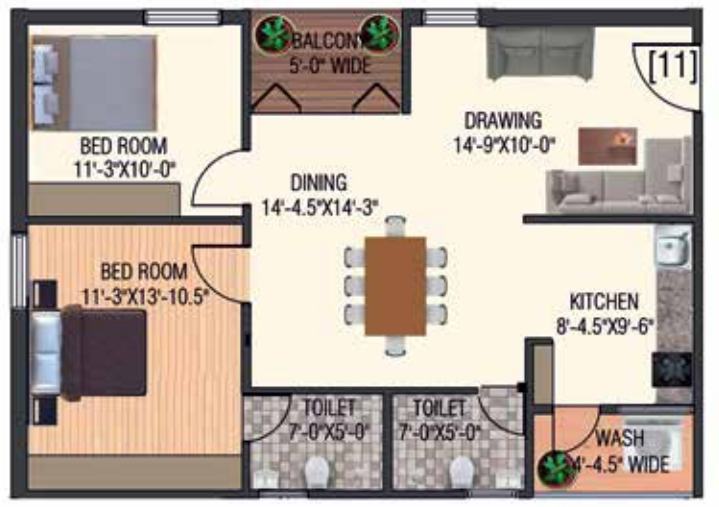


FLAT 12
(EAST)
1665 Sq Ft

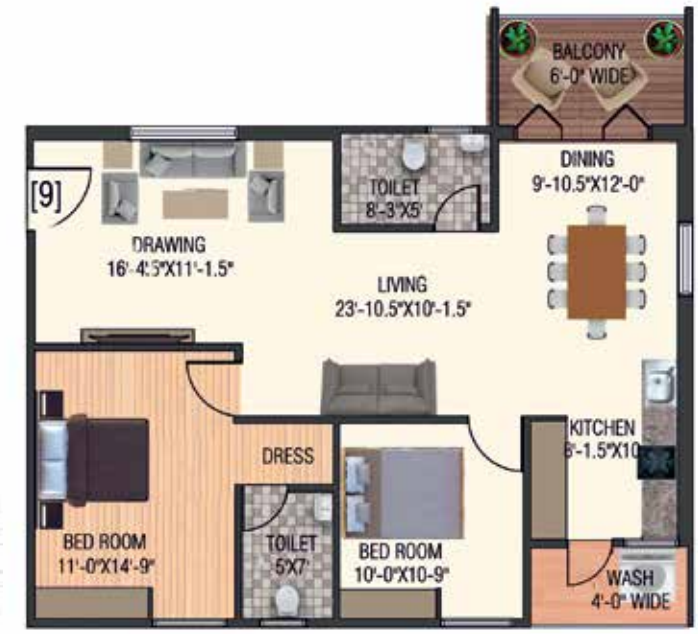




2 BHK



FLAT 11
(EAST)
1183 Sq Ft



FLAT 9
(WEST)
1381 Sq Ft



FLAT 10
(WEST)
1306 Sq Ft



FLAT 4 & 5
(NORTH)
1324 Sq Ft

HAND-PICKED FOR THE UTMOST COMFORT

13000 SFT | G+4 FLOORS | ROOF TOP SWIMMING POOL



CLUBHOUSE

NOTHING SHORT OF THE BEST

At Vantage KVS Raju Towers, you will share your home with lush greenery, world-class sports infrastructure, entertainment opportunities, and more. The community has been tailored to fill every day with fun, health, and happiness!



13,000SFT CLUBHOUSE



MULTIPURPOSE HALL



ROOFTOP SWIMMING POOL



GYM AND YOGA ROOM



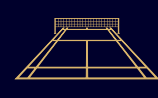
INDOOR GAME ROOM



GUEST ROOMS



CRICKET NET



BADMINTON COURT



Specifications



RCC Frame Work

RCC frame work designed for Seismic Zone II with earthquake resistance including footings, columns, beams, slabs with earthquake resistance. Grade A trade reinforcement bars and cement.



Superstructure

Light weight table moulded clay bricks of 8" / 9" inches thick for external walls and 4" / 4½" for internal walls.



Doors and Windows

Main Door

Teak wood frame of 5"x4", with wooden flush door.

Internal Door Frames

Teak wood frames 4"x3"

Internal Door Shutters

Wooden flush shutters



Windows

UPVC fitted with plain glass and MS grill along with provision for mosquito mesh.



Flooring

Vitrified flooring with skirting for all rooms and anti skid tiles with skirting for balconies.



Common Areas

Anti-skid vitrified tiles/granite for corridors and staircase.



Toilet Flooring and Dadoing

Anti skid ceramic tiles flooring in toilets and dadoing upto door height.



Sanitary Fittings, drainage and water supply lines

Concealed pipes of CPVC in all toilets and Kitchen for water lines and PVC pipes for drainage lines. CERA / HINDWARE or equivalent make wash basin and european commode. CP fittings of JAQUAR / CERA or Equivalent make for toilets and kitchen.



Plastering Sponge

Finish to internal and external walls.



Painting

Emulsion for internal walls with luppam and waterproof exterior paint to outer walls after proper curing proper coats will be layered as per specifications. Asian Paints or Equivalent will be used.



Lift

Two Passenger lift and one service lift for each tower.



Electrical

Concealed copper wiring (FRLS) with adequate points with modular switches for - Provision for fridge point in dining / kitchen. Provision for exhaust fan and geysers in all toilets. Provision of A.C points.



Generator / backup power

24 hours back up provision for common areas including parking and lights. Basic generator backup in each flat.



Television

Provision for TV points in master bed room and hall.

COMMON FACILITIES



Water supply

Water supply provision from bore / sump through OHT with proper pipe line and connections / Drinking water supply from HMWSSB to each flat in Kitchen.



Fire Safety

Fire extinguishers as per norms and fire water tank at terrace. Fire safety standards will be implemented.



Security

Centralized and block wise security cameras to monitor access and ensures security. Security room at Entrance and Exit gate. Boom barrier for Entrance and Exit.



Garbage Chute

Garbage chute and garbage collection room will be provided.



STP

Recycled water for usage of gardening and flushing for toilets.



AMENITIES

Club House

Rooftop swimming pool, guest rooms, table tennis, carroms chess room and provisions for other indoor games Banquet hall, provisional stores, yoga hall, squash court, gym.



OUT DOOR FACILITIES

Jogging track, basketball-cum-badminton court, children play areas and cricket net.



Greenery

Grass for lawns, plantation along the boundary walls.

OUR MARVELS SO FAR PREVIOUS PROJECTS BY VANTAGE DEVELOPERS

WHY WE DESERVE YOUR TRUST?

Our founders have expertise in a variety of fields such as retail spaces, warehousing, commercial spaces, and schools. They have incorporated their learnings and experience into this project to make it one of the best in the locality. Having lived here for the 40 years, the founders identified a huge opportunity to grow the locality further and that's how Vantage Developers came to be.

Retail Spaces



Schools



Warehouses

