

DISCOVER THE SPACE IN YOU!

CYPRUS PALMS
The Space-age Address at Kondapur





Space - The subtlest among the five elements.

It's the canvas on which everything is painted - indoors, outdoors, greenery, recreation and contentment are found in rich hues.

Space is luxury! It is luxury to accommodate your needs, luxury to let you relax in openness,
to sing a song with butterflies, foster warm relationships and
ultimately... the space that allows you to be yourself.

Outdoor space is your mind space. Let's cultivate it.

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CYPRUS PALMS
The Space-age Address at Kandapur

CYPRUS PALMS

THE STATELY ENTRANCE GATE



CYPRUS PALMS creates a dazzling backdrop for the luxurious villas at Kondapur - the destination of superior living that lets your imagination take wings. Designed as a gated community of 95 villas set in 17 acres of land, CYPRUS PALMS promises an exceptional life in plethora of spaces. The gated community strikes balance between indoors or outdoors, living spaces and landscaping, daily living and the recreation, as the space skillfully transforms into functional areas at every step to delight you at every moment.

It's a symphony of spaces.
Stretch yourself to fill them.

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NIGHT VIEW



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EAST FACING ROAD



DINING ROOM

The villas present you exceptional spaces to enchant you. The villas are defined by the finest features as the natural light and breeze streams in. The design takes care of every need of yours, be it large bedrooms and living rooms, the spatial planning of your kitchen or the sit-outs that connect you with lovely outdoors. Every nook and corner serves a purpose and ooze warmth. Even a cup of tea in courtyard becomes a celebration. Brand contraptions, fine finishes, exquisite flooring create a wonderful ambience.

Experience more!

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LIVING ROOM



BEDROOM

VILLAS

- 4-bedroom villas
- Individual Courtyard
- All-round Greenery for each villa
- Two car parkings
- Large sit-outs
- Home Theater
- Hedge plantation
- Private deck seating area
- Gymnasium room

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CLUBHOUSE



GYM & SWIMMING POOL

CYPRUS PALMS's clubhouse offers a spectrum of recreation options that kids to senior citizens can be enthusiastic about. The exclusive clubhouse is the destination of good times and social hobnobbing. The state-of-the-art gym helps you to keep fit. The multi-purpose hall is a befitting venue for party gatherings. Indoor games room lets you socialize over a game or two. The community's resort-style pool is the perfect place to unwind. With like minded neighbors and a well-defined environment, CYPRUS PALMS lends you an aura of luxury within the comfort of gated community.

We have space for Recreation.
Do you have time for it?

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TENNIS COURT



GYMNASIUM



INDOOR GAMES

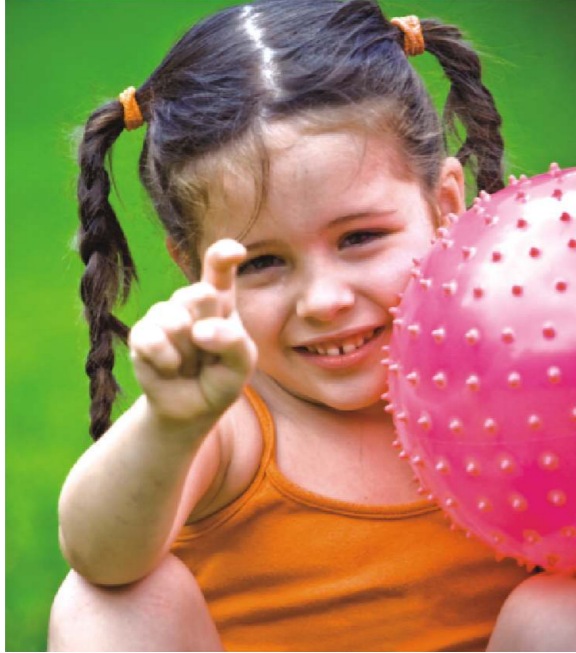
CLUBHOUSE & COMMON AMENITIES

- Exclusive full facility clubhouse
- Swimming pool with deck area
- A/c Gymnasium
- Indoor games
- Spa, Jacuzzi & Sauna (separate for ladies & gents)
- Party hall with extended lawns
- Lounge
- Squash room
- Library
- Children's recreation room
- Tennis court
- Basketball court
- Jogging Track

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CENTRAL PARK IN 5 ACRES



PROJECT HIGHLIGHTS

Stately entrance gate

Gated community of 95 villas

Vastu compliant

Well cambered 40' BT roads with kerb stones

Footpath with paver blocks

State-of-the-art street lighting

Underground cabling

Central landscaping in 1.5 acres

Adequate supply of water through Hydro-pneumatic system

Sewage treatment plant

Water treatment plant

100% Power backup

Centralized gas network

All round compound wall with solar fencing

Video door phone

24-hr Security with Intercom

Centralized garbage disposal system

Avenue plantation

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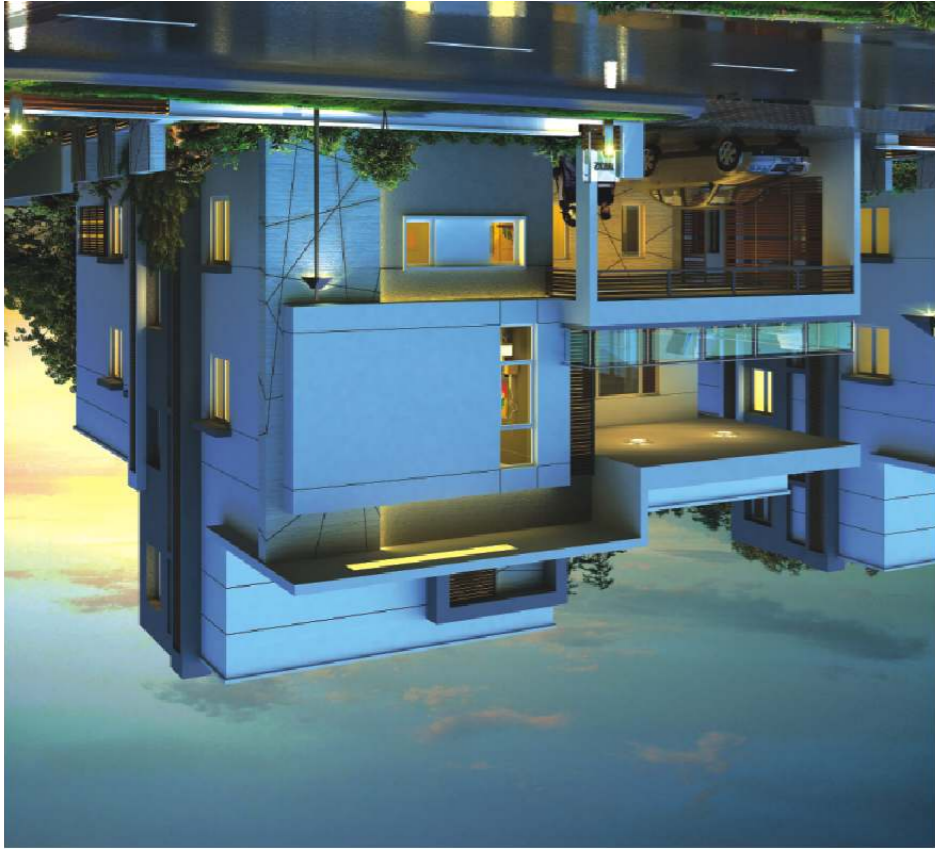


BIRD'S EYE VIEW OF CYPRUS PALMS

SITE LAYOUT PLAN



WEST FACING UNIT



EAST FACING UNIT



EAST FACING VILLA

Area statement

Plot Area	:	400 Sq yds
Ground Floor Area	:	1650 Sft
First Floor Area	:	1915 Sft
Second Floor Area	:	550 Sft
Car parking area	:	300 Sft
Total Area	:	4415 Sft





GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

WEST FACING VILLA

Area statement

Plot Area : 400 Sq yds

Ground Floor Area : 1765 Sft

First Floor Area : 2020 Sft

Second Floor Area : 460 Sft

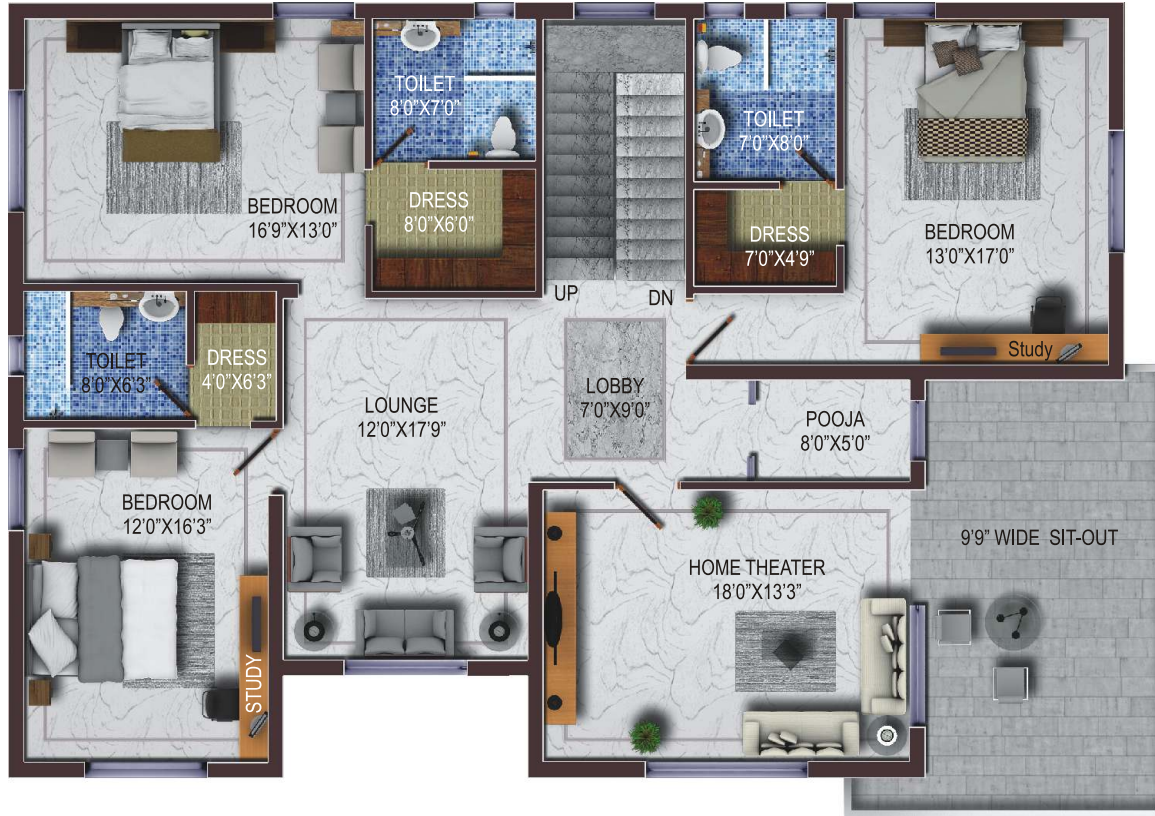
Car parking area : 325 Sft

Total Area : 4570 Sft





GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

RCC FRAMED STRUCTURE

Columns, beams and slabs in R.C.C M20 grade concrete.

SUPERSTRUCTURE

Brick walls with CM (1 : 6) ratio. First class table moulded light weight clay bricks / Birla Fly ash bricks.

PLASTERING

INTERNAL: 18 mm thick double coat cement plaster with smooth finishing.

CEILING: 12 mm thick single coat smooth cement plaster finishing.

EXTERNAL: 18 mm thick double coat sand faced cement plastering.

JOINERY WORKS

MAIN DOOR : B.T. wood doorframe & flush shutter with two sides veneer aesthetically designed with melamine polishing and designer hardware of reputed make.

INTERNAL DOORS : B.T. wood frame with designer flush shutter with two sides veneer, with polishing and standard hardware fittings.

TOILET DOORS : B.T. wood frame and hard core filled water-proof flush shutter of reputed make, with one side veneer, one side paint and fitted with standard hardware.

FRENCH DOORS: UPVC sliding and fixed shutters with single glazed float glass (Fenesta or equivalent make).

WINDOWS : UPVC (Fenesta or equivalent) sliding and fixed shutters with single glazed float glass and standard hardware.

GRILLS: M.S. powder coated aesthetically designed grills for all windows.

PAINTING

INTERNAL: Smooth finish with luppum Altek or equivalent, and two coats of Acrylic Royal emulsion paint or equivalent over a coat of primer.

CEILING: Smooth finish with luppum Altek or equivalent and

two coats of Acrylic Royal emulsion paint or equivalent over a coat of primer.

EXTERNAL: Combination of texture and luppam finish with Apex Ultima paint as per architectural design.

FLOORING

DRAWING/ HOME THEATRE: Wooden flooring or optional @ Rs.150/- per sq.ft. including fixing.

DINING /LIVING / BED ROOMS: Imported marble flooring (Rs.225/- per sft including material, laying & polishing).

STAIRCASES: Imported marble flooring (Rs.225/- sft including material, laying & polishing).

KITCHEN: Granite platform with stainless steel sink (Carysil or equivalent)(Granite of Rs.150/- sft variety).

BALCONY AND SIT-OUT: Anti-skid matt finished vitrified tiles (Rs.60/- sft variety).

TOILETS: Imported anti-skid and acid resistant tiles (price Rs.75/- sft including material and laying).

PARKING: Granolithic / paving block flooring.

TILE CLADDING & DADOING

Kitchen: Glazed ceramic tile dado upto 2'0 ht above kitchen platform. (Rs.75/- sft including material & fixing).

TOILETS: Designer (imported) tiles price range Rs.75/- per sft including material and laying upto 7'ft height.

UTILITY / WASH: Glazed ceramic tiles dado up to 4'0" height.(Rs.50/- per sft including material and fixing).

UTILITIES/ WASH

Provision for washing machine, dish washer & wet area for washing utensils etc.,

TOILETS

All toilets shall consist of:

Granite counter washbasin with single lever basin mixer.

Wall hung EWC of TOTO or equivalent make.

Hot and cold single lever diverter with shower.

Health faucet / bib tap near EWC.

Provision for geysers & exhaust fan in all toilets / kitchen.

C.P. fittings of Grohe / Kohler or equivalent.

ELECTRICAL

Concealed copper wiring in conduits for lights, fan, plug and power plug points wherever necessary of standard make (Havells or equivalent).

Power outlets for air conditioners in all bedrooms, living and dining.

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

Plug points for refrigerator, TV & audio systems etc., wherever necessary.

40 Amps 3-phase supply for each villa and individual meter boards.

Concealed AC copper wiring and drain pipe for fixing of indoor AC units.

Miniature Circuit Breakers (MCB) & ELCB for each Distribution board.

All electrical fittings of Northwest or equivalent make.

TELECOM

Telephone points in all bedrooms, drawing, dining and living areas.

Video door phone at entrance of each villa.

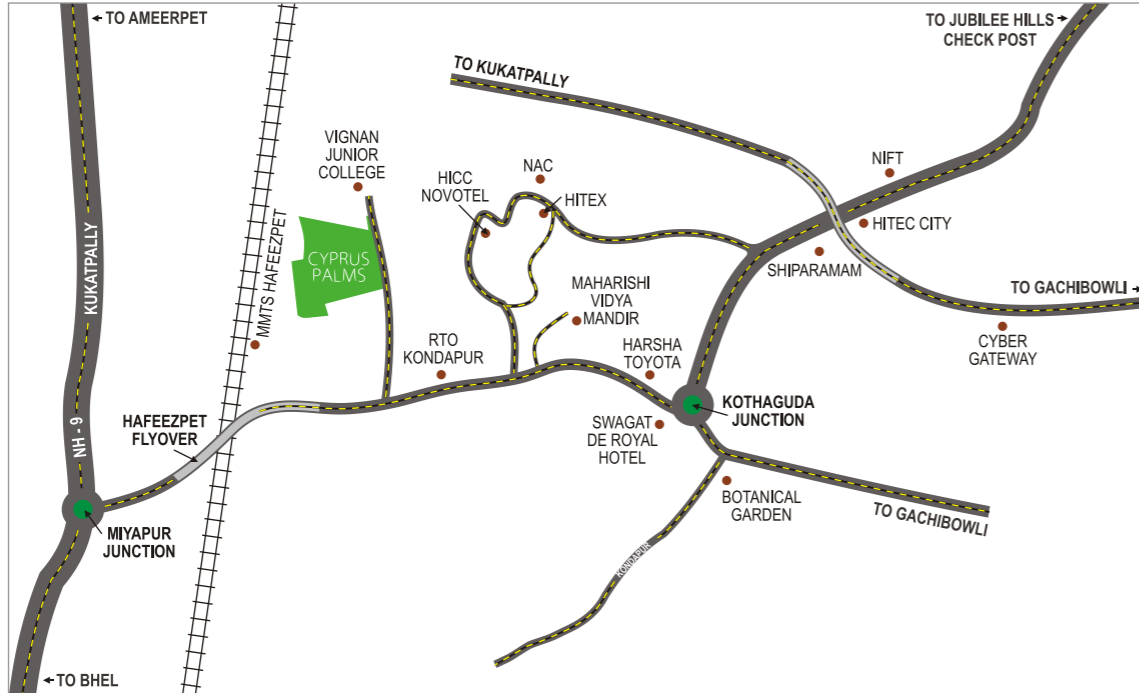
Provision for Internet connection in living room / bedroom.

4 pair cables to all the villas.

Intercom facility in all villas connecting to Security & clubhouse.

CABLE TV

Common dish antenna connecting villas with concealed cables for all bed rooms and living rooms.



Location Map (not to scale)

CYPRUS PALMS is an upscale community with a developed neighborhood. Kondapur provides a secluded ambience while offering excellent shopping and every convenience close to home. CYPRUS PALMS has access to all types of shopping - from specialty restaurants to modern malls. Just 10 minutes away are International schools, IT companies, hospitals, MNCs and Department stores. The area has several fine dining and elegant restaurants to suit all tastes and occasions.

It's a world of spaces
in elite destination.
Are you in it?

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ONGOING PROJECTS



ANISHA PRIDE, Journalist Colony



FORTUNE HEIGHTS, Madinaguda



FORTUNE SUMMIT, Nandagiri Hills



OAKWOOD, Nandagiri Hills



SIGNATURE TOWERS, Opp. Botanical Gardens

UPCOMING PROJECTS

Villas at Kondapur, Behind Chirec Public School

Villas near Madhapur

COMPLETED PROJECTS



FORTUNE ENCLAVE, Road No 12, Banjara Hills



FORTUNE TOWERS, Madhapur

Sri Sreenivasa Constructions builds elite homes with passion and expertise. The promoters are customer-focused in providing quality homes at competent prices. Their unflinching attention to quality and detail, reliability and integrity endeared them to countless customers in Hyderabad. Lifestyle environments, latest designs and choice amenities make every Sri Sreenivasa project a premium venture. Strategic locations are shrewdly chosen for faster appreciation of properties. The promoters treat each project with a fresh perspective and strive to better every standard they set for themselves.

We are passionate to deliver.
Are you ready to take it?

PROMOTERS

BURUGAPALLI SHIVRAM KRISHNA

DEVELOPERS



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ARCHITECTS



GENESIS PLANNERS PVT LTD

Plot No 559, Road No 92, Phase-III, Jubilee hills, Hyderabad-500 033, India.

Ph: 91-40-6697 7777, Fax: 91-40-2355 5549

e-mail : genesisplanners@gmail.com

LANDSCAPE ARCHITECTS

NAVEEN ASSOCIATES

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Ph: 91-40-2354 6966

e-mail : naveen@naveenassociates.com

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.