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HMDA LP No. **026602/MED/R1/U6/HMDA/05082019**

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Praneeth PRANAV  
**FLORA**



**SURROUNDED BY THREE SIDES NATURE  
 ALL SIDES HAPPINESS**

**2-3 BHK APARTMENTS @ BAHADURPALLY**



Praneeth Pranav Flora offers you an outstanding living space having the finest architecture and superlative amenities amidst lush green settings. It's a perfect amalgamation of urban living and tranquility on the green surrounded with the flora and fauna. The living experience turns wholesome because of the serene ambience that gets created due to the flourishing green belt.

*392 Flats | 1153 to 1500 SFT. | 2 - 3 BHK Apartments*



## GATEWAY TO NATURE'S HARMONY, DESIGN AND AESTHETICS

Praneeth Pranav Flora offers ultra-modern and luxurious lifestyle in its magnificent elliptical towers overlooking the verdant greens of the meticulously planned project. The ingeniously designed apartments are constructed over a wide area surrounded by elegant landscaped greenery. Each floor is designed to provide ample space and openness for splendid living arrangements.



## SMARTER MOVE TO A JOYOUS LIVING

We understand well that all work and no play makes Jack a dull boy and that's why the play area inside the campus has been kept with a perfect combination of games for the young ones' endless joy.





## PROJECT HIGHLIGHTS

 HMDA Approved Project

 Located adjacent to lush green forest

 2 & 3 Bedroom Apartments

 Well planned 4+ Acres Community with 392 Flats

 Spacious Floor Plans

 No Common Walls

 Excellent Ventilation

 24x7 Security

 Vaastu Compliant

 Landscaping

 Solar Power Plant

 Power Backup for Common areas

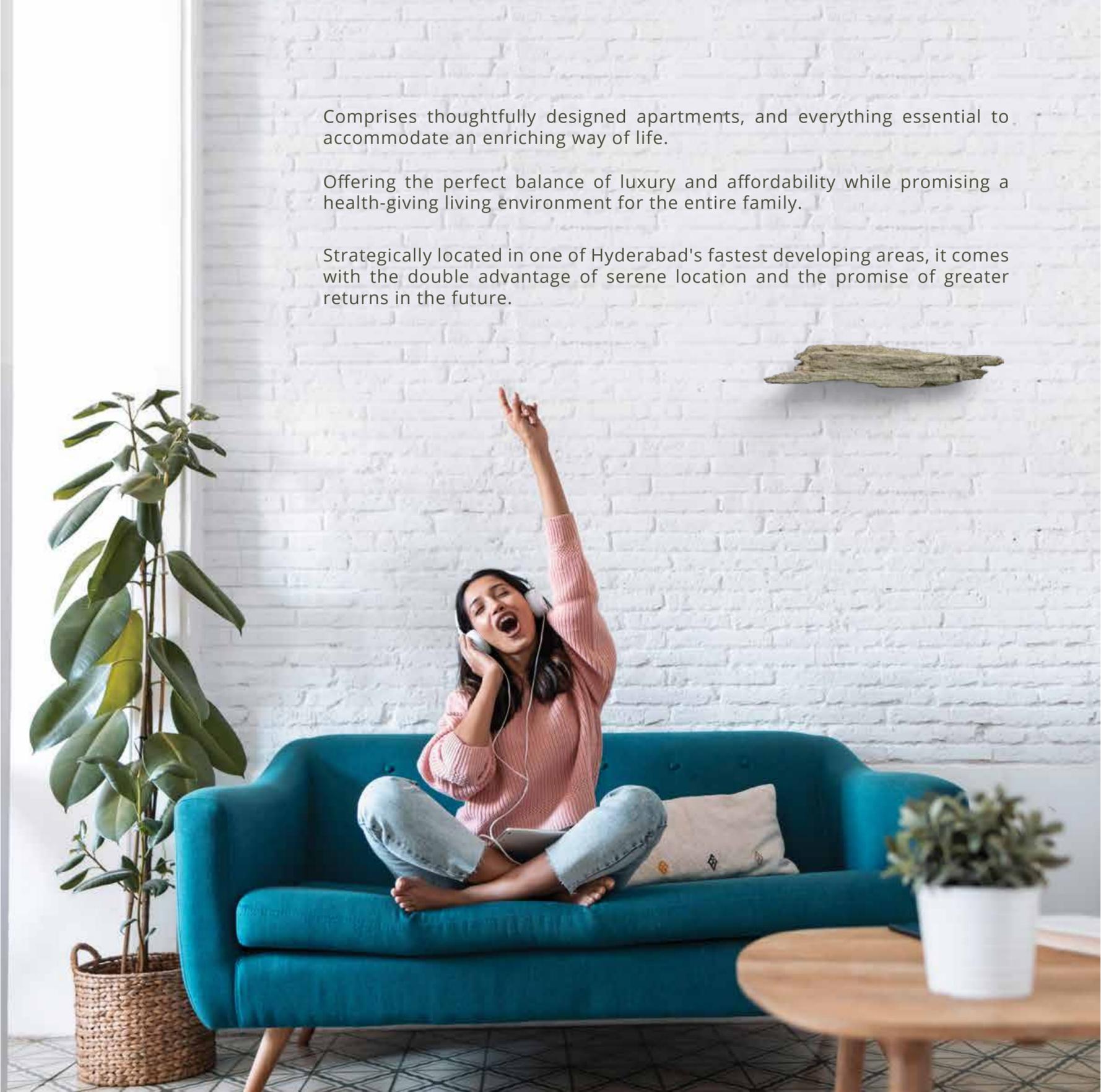
 Solar Fencing around the community

 Sewage Treatment Plant

Comprises thoughtfully designed apartments, and everything essential to accommodate an enriching way of life.

Offering the perfect balance of luxury and affordability while promising a health-giving living environment for the entire family.

Strategically located in one of Hyderabad's fastest developing areas, it comes with the double advantage of serene location and the promise of greater returns in the future.





# LIFE DESERVES THE REFRESHING COMFORT

The cool blueness of the serene pool will relax your soul while enhancing your energy for a stress-free life.



## EMBRACE THE INDULGENCE YOU DESERVE

Experience a lifestyle that's all-inclusive ranging from enormous themed landscapes, lavish amenities & plentiful green spaces. Our modern amenities feature sophisticated Clubhouse, Multi-purpose halls and fully equipped AC Gymnasium perfect for those looking for a balanced lifestyle. The place that guarantees in keeping you safeguarded and relaxed by the advanced technology, power backups, dedicated personnel of our modern security systems.

- |   |  |  |   |
|---|--|--|---|
|  Clubhouse                   |  AC Gymnasium                       |  Indoor Games           |  Convenience Store |
|  2 Multi-purpose Halls       |  2 Multi-purpose rooms              |  Guest Rooms – 4 Nos.   |  Badminton Court   |
|  Roof Top Swimming Pool      |  Children's Play Area               |  Half Basket Ball Court |  Skating Rink      |
|  Amphitheatre                |  Outdoor Fitness Station            |  Cricket Net Practice   |  Reception         |
|  CCTVs at required locations |  Street Lights for internal pathway |  Multi-purpose lawn     |  Creche            |
|   |  |  |  Garden            |



## PERFECT CRAFTSMANSHIP FOR ABUNDANCE OF COMFORT

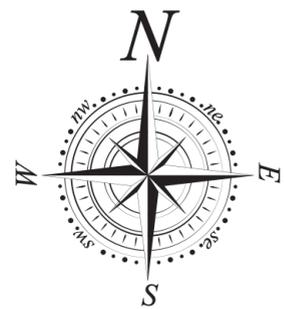
Every room at **Praneeth Pranav Flora** has been designed to provide you more space-space to think, space to grow and space to spread your wings. Each apartment gives you a feeling of spaciousness, as every flat has an attached balcony large in size; designed to bring the outdoors...indoors. So, wake up every day to the chirping of local birds and enjoy the gentle breeze scything through the thick foliage.



## THE FLORA LIFE IS A BLISSFUL LIFE

Nothing has been left to chance while designing **Praneeth Pranav Flora**, whether it is the high wall, the aesthetically designed advanced elevators or simply the elegantly designed common area. In fact, each apartment at **Praneeth Pranav Flora** is designed taking care of the finest details for luxurious living.



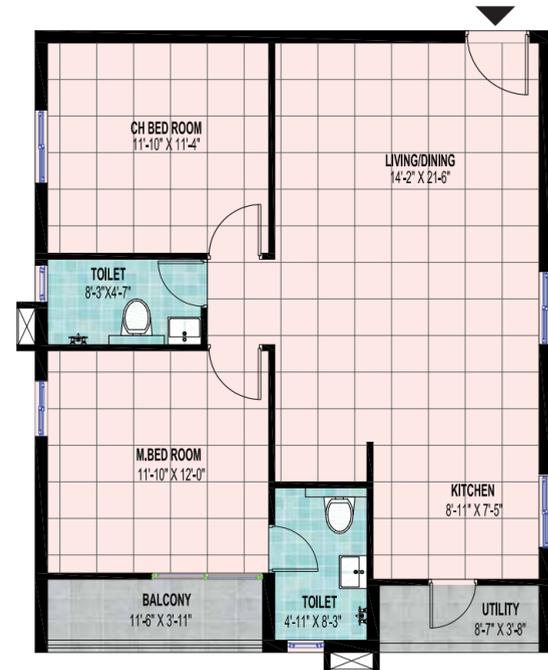


## MASTER PLAN LEGEND

-  1. Entry & Exit
-  2. Commercial Space
-  3. Water Body
-  4. Half Basketball Court
-  5. Clubhouse (G+3)
-  6. Roof-Top Swimming Pool
-  7. Stage
-  8. Children's Play Area
-  9. Multi-P urpose Lawn
-  10. Seating Zone
-  11. Skating Rink
-  12. Badminton Court
-  13. Plantation & Seating Zone
-  14. Amphitheatre
-  15. Cricket Net Practice
-  16. Outdoor Fitness Station

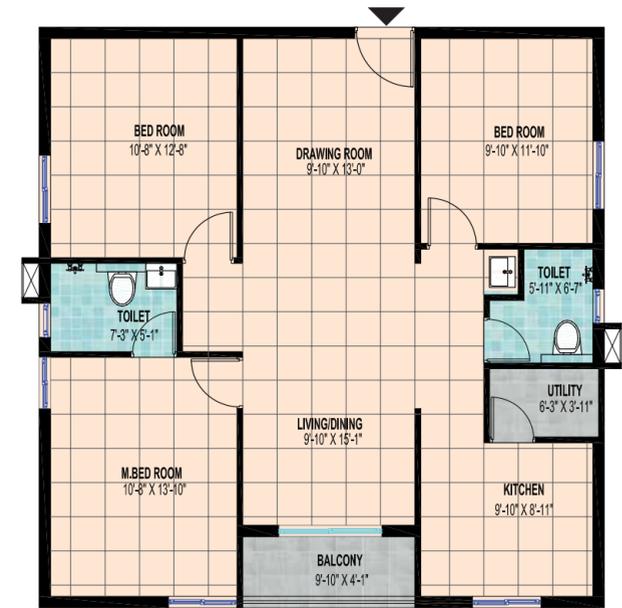


# 1153 SFT 2 BHK

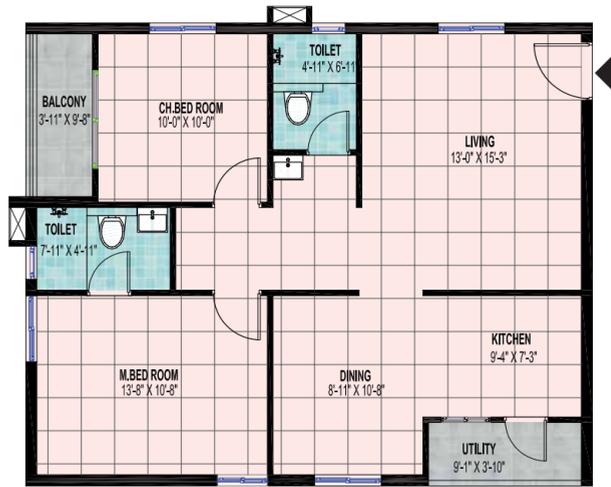


2BHK NORTH	Saleable Area	Plinth Area	Carpet Area
	1153 Sft	922.26 sft	769.95 sft
	107.10 Sq.Mts.	85.68 Sq.Mts	71.53 Sq.mts

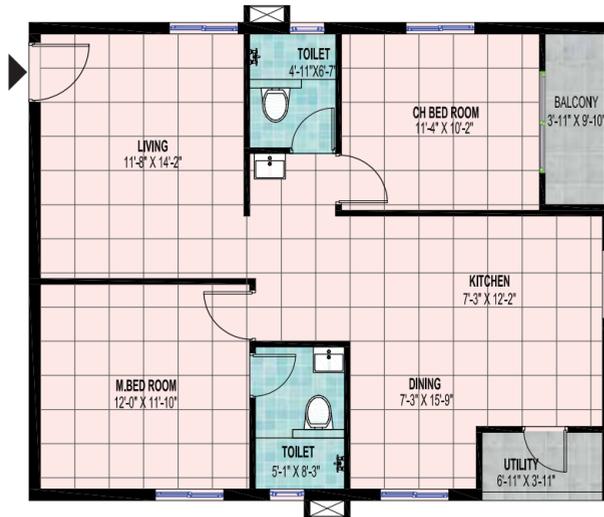
# 1352 SFT 2.5 BHK



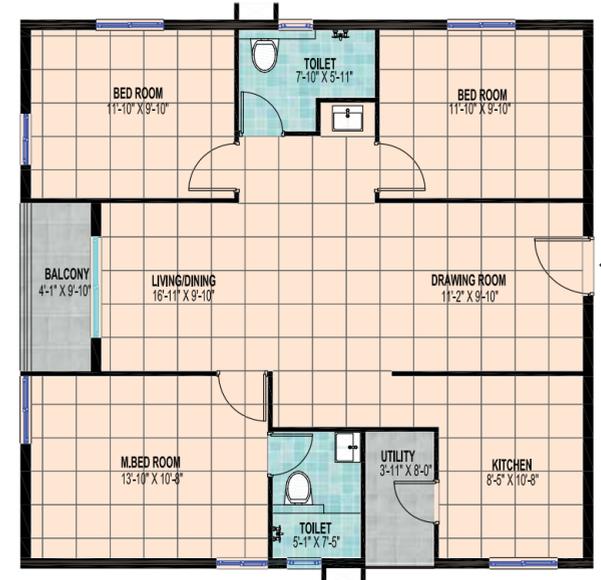
2.5 BHK NORTH	Saleable Area	Plinth Area	Carpet Area
	1352 Sft	1080.46 sft	925.17 sft
	125.59 Sq.Mts.	100.47 Sq.Mts	85.95 Sq.mts



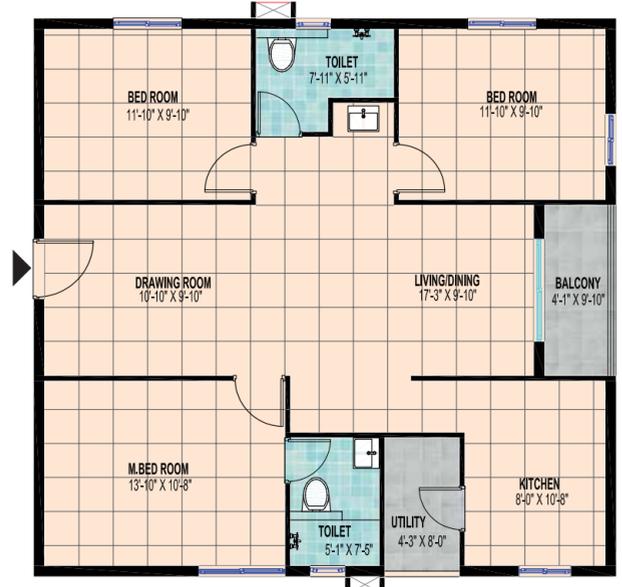
2BHK EAST	Saleable Area	Plinth Area	Carpet Area
	1153 Sft	922.26 sft	774.36 sft
	107.10 Sq.Mts.	85.68 Sq.Mts	71.94 Sq.mts



2BHK WEST	Saleable Area	Plinth Area	Carpet Area
	1153 Sft	922.26 sft	780.00 sft
	107.10 Sq.Mts.	85.68 Sq.Mts	72.46 Sq.mts

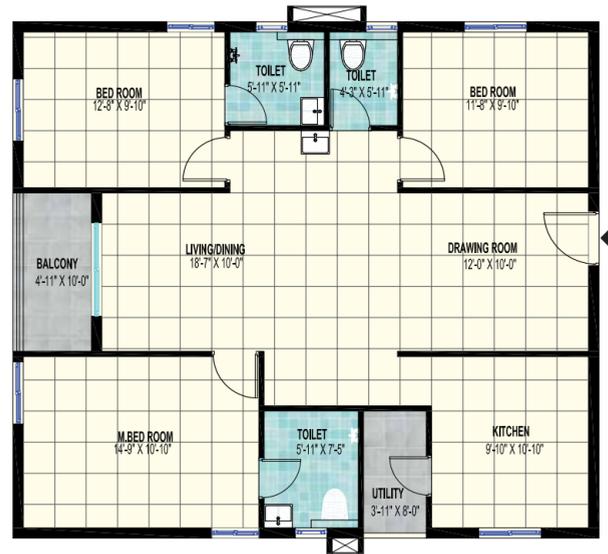
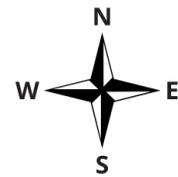


2.5 BHK EAST	Saleable Area	Plinth Area	Carpet Area
	1352 Sft	1080.46 Sft	918.38 Sft
	125.59 Sq.Mts.	100.47 Sq.Mts	85.32 Sq.Mts

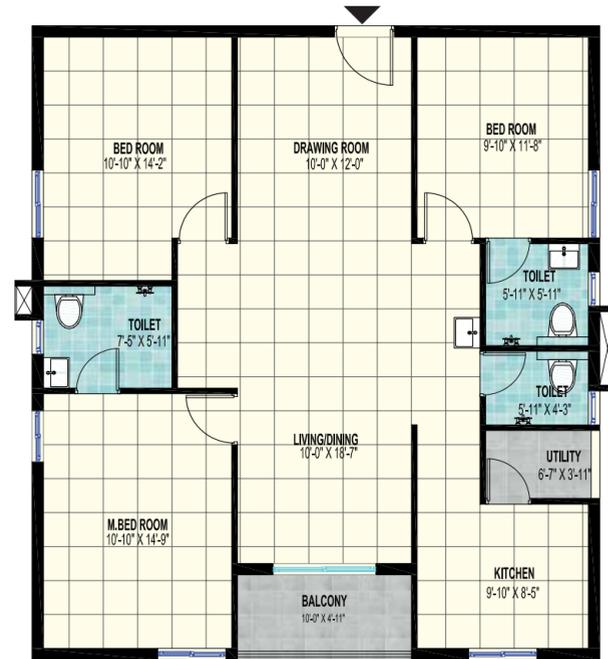


2.5 BHK WEST	Saleable Area	Plinth Area	Carpet Area
	1352 Sft	1081.46 sft	915.9 sft
	125.59 Sq.Mts.	100.47 Sq.Mts	85.09 Sq.mts

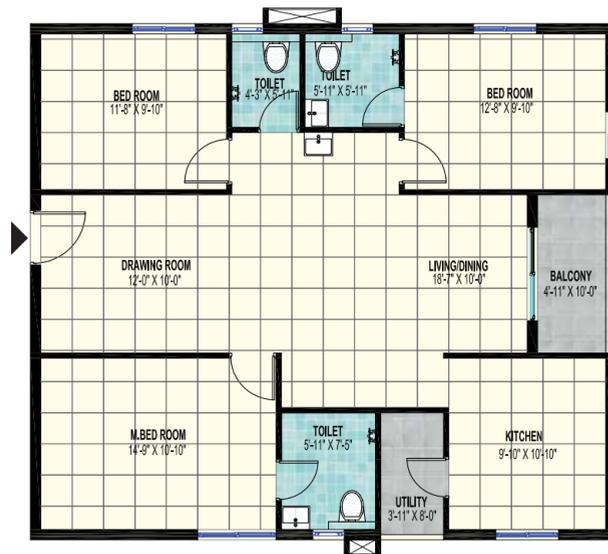
# 1500 SFT 3 BHK



3BHK EAST	Saleable Area	Plinth Area	Carpet Area
	1500 Sft	1199.54 sft	1022.36 sft
	139.30 Sq.Mts.	111.44 Sq.Mts	94.98 Sq.mts



3BHK NORTH	Saleable Area	Plinth Area	Carpet Area
	1500 Sft	1199.54 sft	1029.15 sft
	139.30 Sq.Mts.	111.44 Sq.Mts	95.61 Sq.mts



3BHK WEST	Saleable Area	Plinth Area	Carpet Area
	1500 Sft	1199.54 sft	1022.36 sft
	139.30 Sq.Mts.	111.44 Sq.Mts	94.98 Sq.mts

## IMMERSE INTO A SOULFUL LIVING SPACE

Your soul seeks a place that's exclusively for you and your loved ones. It's a spacious, aesthetically perfect living space fulfilling the vastu techniques. The elegant interiors truly matches the standard of modern apartment living. Your beloved family can embrace each new day confident in the blessings and good fortune to come.



# SPECIFICATIONS

## Framed Structure

RCC Framed Structure to withstand Wind and Seismic Loads Zone II.

## Super Structure

Machine Made CC Blocks in Cement Mortar; External Walls Of 8" Thick and Internal Walls of 4" Thick.

## Plastering & Painting

Rich Cement Mortar Plaster for Both External & Internal Walls and Ceiling. Premium Emulsion Paint with Luppum Finish for both Internal Walls and Ceiling. 2 Coats of Premium Brand Antifungal Paint with Textured Finish on Elevation and Plain Finish on Other External Surfaces. Synthetic Enamel Paint for M.S. Railings.

## Doors

Main Door: Engineered Wood Frame; Best Quality Flush Door Shutter with Natural Veneer Aesthetically Finished with Melamine Spray Polish and Designer Hardware of Reputed Make. Internal Doors: Engineered Wood Frame and Best Quality Flush Door Shutters with Standard Hardware. French Doors: UPVC Glazed Sliding Doors with Provision of Mosquito Mesh.

## Windows

UPVC Sliding Windows with Plain Glass Along With Mosquito Mesh of "Alegria" Make by Praneeth Innovatives and M.S. Grills. Railings: Staircase & Balcony will be provided with Mild Steel.

## Flooring

For Hall, Kitchen, Dining & Bed Rooms: Double Charged Premium Quality Vitrified Tiles.

## Toilets & Utility

Designer Tiles; Corridor & Balconies: Matt Finished Premium Quality Tiles.

## Cladding & Dadoing

Dadoing up To 7' Height with Designer Tiles in all Toilets, Ceramic Tiles up to 3' height in utility/wash area

## Lifts

Automated Passenger Lifts as per National Building Code (NBC) Norms

## Water Supply & Sanitary

CPVC/ UPVC piping conforming to BIS. All Sanitary and Plumbing Fixtures of Premium Quality.

## Drainage

All PVC Sanitary piping conforming to BIS. STP Treated Flushing water in toilets to reduce the fresh water requirement.



## Electrical

Concealed conduiting with copper fire retardant low smoke (FRLS) wiring with modular switches conforming to BIS.

- Standard number of electrical points in all rooms of Anchor / Panasonic / Legrand / Salzer / Havells make.
- Power outlets for air conditioners in all bedrooms.
- Power outlets for Geysers in all bathrooms.
- Power plug for cooking range chimney / microwave / mixer grinder and plug point for RO unit in kitchen.
- Plug point for refrigerator.
- 3 Phase power supply for each Apartment unit with inverter provision for lights and fans.

## Toilets

All toilets consists of

- EWC with flush valve
- Hot and cold diverter point with shower
- Plumbing provision for geyser in all toilets.

## Communication

Telephone, TV & Internet point provision in living and all bedrooms.

## Kitchen

Provision of water in & out points, electrical points for exhaust, electrical appliances & water Purifier. Remaining appurtenances in owners' scope.

## Power Back-up

100% Power back-up through Generator for common areas, Clubhouse, lifts, water pumps and security checkpoints.

## Cable TV & Internet

Cable TV / internet / intercom / telephone ready network provision. CCTVs at required locations.

## Solar Power Plant

Solar panel power plant on terrace connected with Electricity Board Grid (Net metering) for common areas.

## Value Added Specifications

Individual meters for raw water & Common Centralized R.O. plant.







Praneeth PRANAV  
FLORA

