

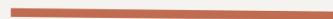
VIBRANT DEVELOPERS



PALATIUM

at Snehitha Hills, Bandlaguda Jagir

Exclusive five-story sanctuary with
bespoke design, curated amenities,
serene privacy.



Exclusive Highlights

1
Apartment
Per Floor



Biometric
Lock & VDP



Gas
Bank



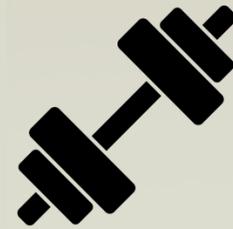
Wheelchair
Access
Ramp



Maid Room /
Home Office



Exclusive
Fitness
Studio

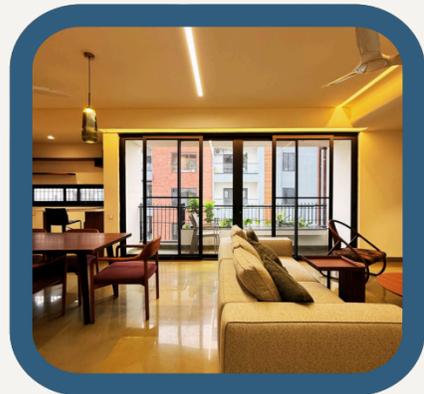


EV
Charger
(Car & Bike)



PALATIUM

3-BHK NORTH FACING



3200 SFT



- 8ft x 4¹/₂ft Main Door with Biometric Lock & VDP.
- 8ft Height Internal Veneered Flush Doors.



- 100 % Vastu Compliant.
- North Facing.



- Honey Kota Stone Flooring.



- 7 Bluestar ACs with 2 VRF Units.

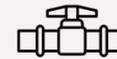


- Jaquar Premium Range Bathroom Fittings.
- Stiebel Eltron Online Instantaneous Water Heater for Master Bathroom & Kitchen.



- Havels 25ltr Water Heater for Kids & Guest Bathrooms.

- Havels 15ltr Water Heater for Maid Room.



- LPG Gas Pipeline.



- Planter-Boxes with Drip Irrigation.



- Motion Sensored Lighting in all Bathrooms.



- Curtain Pelmets Equipped with Electricity for Curtian Motors.

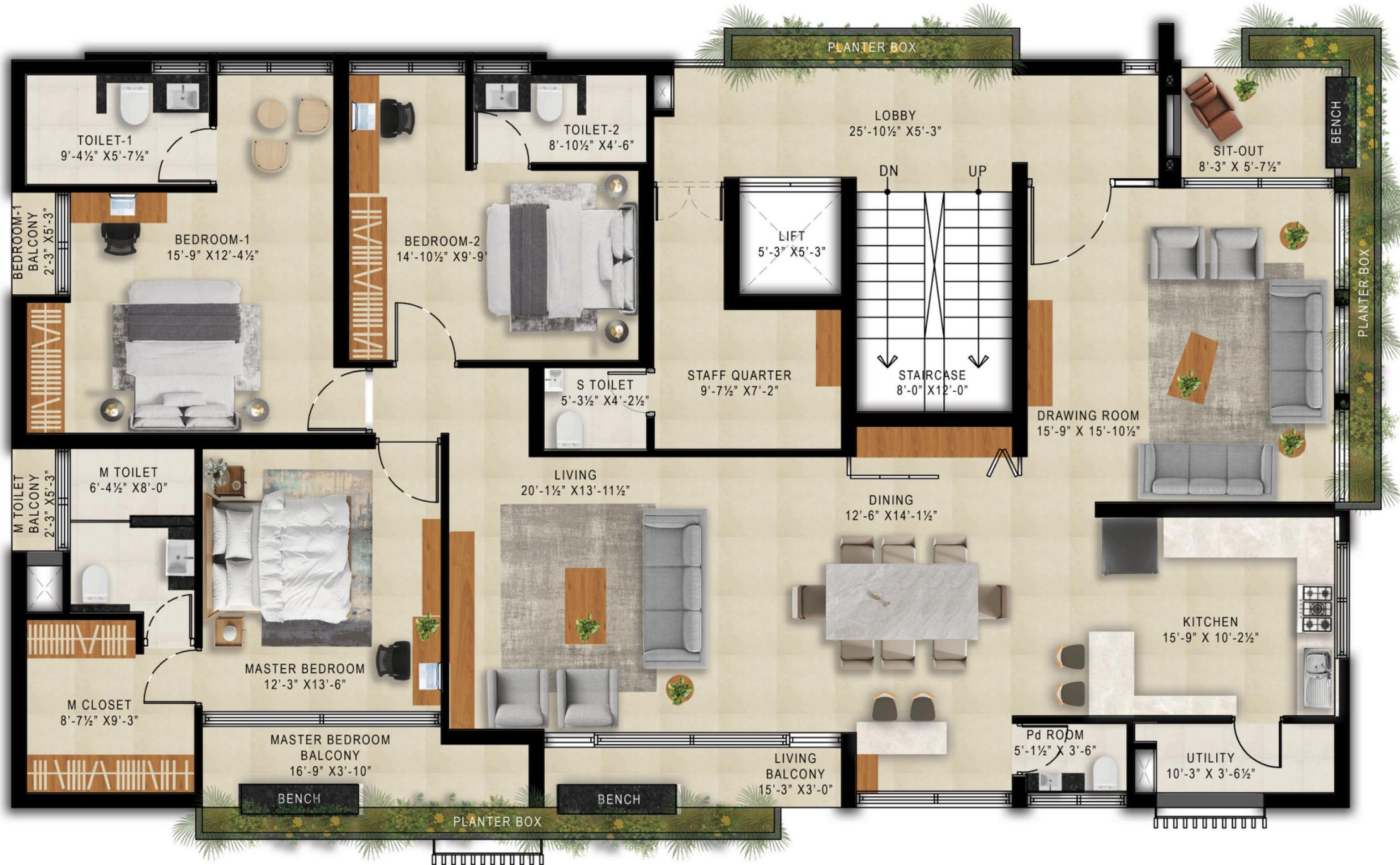


- Sound & Heat Insulated Double Glazed Fenesta Aluminium Windows & French Doors.



- Swappable automation-ready switches — no retrofitting with Legrand Myrius, can be integrated with Apple Home App.

TYPICAL FLOOR PLAN



AREA STATEMENT	
AREA	SFT
CARPET	2149.00
WALLS	260.80
PLANTER-BOXES	150.12
PLINTH	2559.92
COMMON (25%)	639.98
TOTAL	3199.90
BUILT-UP	3200

STILT FLOOR PLAN



-  Waiting Lobby
-  2 Car Parking
-  1 Bike Parking
-  Security Cabin
-  24/7 CCTV
-  Courtyard Sit-Out
-  100% Backup
-  Fitness Studio
-  Gas Bank (LPG)
-  Wheelchair Access Ramp
-  EV Charger: Car & Bike

40'-0" WIDE ROAD

30'-0" WIDE ROAD

Bespoke Amenities

PALATIUM

PLOT NO. 280,
SNEHITHA HILLS,
PEERANCHERUVU,
BANDLAGUDA JAGIR,
HYDERABAD - 500086

FITNESS STUDIO

Exclusive gym experience, few steps from your door.



TERRACE

An inviting terrace for tranquil moments & private parties.



COURTYARD SIT-OUT

Graceful outdoor space for peaceful relaxation.



Specifications



Structure

- RCC Framed structure to withstand wind and seismic (Zone II) loads.
- Concrete filled load bearing steel columns to achieve seamless façade.



Flooring, Dado & Coping

- Living, drawing, dining, all bedrooms, kitchen & staff rooms – Honey Kota stone with paper joint with 7 Layers of Polishing and Sealer Coat.
- Toilets & utility – 2ft by 2ft anti-skid ceramic tiles by Cera for flooring and cladding with 3mm spacer & MYK epoxy grouting.
- Balconies – Leather Finish Honey Kota stone for flooring with 3mm spacer & MYK epoxy grouting.
- Terrace – Broken China flooring with Cera tiles & MYK waterproof grouting
- Stilt – blue grey 4ft by 2ft kota stone integrated with washed concrete for driveway.
- Stilt Courtyard sit-out – Blue Grey 4ft by 2ft Leather Finish Kota stone.
- Kitchen Dado – Cera wall cladding with 3mm spacer & MYK epoxy grouting.



Walls

- Red Bricks for 9" & 6" Walls.
- 2 Coats of Cement Sand mix plaster.



Elevator

- Thyssenkrupp Elevators (TKE) 6 Pax medium speed automatic telescopic door with Vison look through glass passenger elevator from stilt to terrace.



Water Supply

- Grundfos pneumatic pump for all 5 floors.
- Municipal water connection pending.



LPG

- Gas Pipeline from stilt Gas Bank to Kitchen with individual lockable doors.



Kitchen & Utility

- Inlet for bore water and municipal water along with drain outlet for kitchen sink is provided.
- One Stiebel Eltron under sink instantaneous geyser, 5 angle cock of Jaquar & 2 angle cock of Grohe make will be handed over to the allottee at the time of handing over of the flat.
- RO water outlet to fridge inlet pipeline provided.
- One spout of Jaquar make in the utility with provision for washing machine & dryer along with 2 power points.



Electrical Wiring, Switches

- Havells – Concealed copper wiring, Copper Armoured cables, Copper Flexible Cables.
- Power points with sufficient load for cooking range/chimney, hob, microwave/mixer/grinder, refrigerator, water purifier, under sink mini Water Heater and dishwasher in the kitchen provided.
- Additional wire outlets given for modular kitchen in-cabinet lighting, wardrobe in-cabinet lightings in all bedrooms.
- Power outlet in washing area.
- Havells BLDC Remote Control Silent Fans in all bedrooms; Havells Silent Fans in Kitchen, Drawing, Living & Dining, Havells Samrat Fans in Staff Room.
- All LED Lighting by Luker Make and profiles by Digitech Premium range; Pendant light provision: 2 in Dining, 1 in Kitchen and 1 in Drawing rooms.
- Three phase supply for each flat with individual 12kv meter.
- Miniature circuit breaker (MCB) of Legrand.
- Modular switches of Legrand Myrius.
- Usb Type A+C switch type charging sockets in all bedrooms.
- Hensel make surface mounted / semi-concealed IP66 rated fully waterproof & dustproof junction boxes with connector bus bar for lighting on compound wall & planterboxes.



Power Backup

- 125Kv Greeves Electric Diesel Generator with Automatic Transfer Switch (ATS) – 100% Backup for Entire Building including Common areas.



Specifications



Doors & Windows

- MAIN DOOR – Custom Made 8ft by 4¹/₂ft by 2 inches with both sides Veneer, Teakwood Frame, fitted with custom made SS Pivot Hinge & mortise Biometric Lock by OneTouch Integrated with Video Door Phone (VDP), accessible via Mobile App.
- Staff Room Main Door – Custom Made Double Shutter 8ft by 3ft with Godrej Lock with frosted Toughened Glass integration for ventilation.
- All Internal doors 8ft height Flush Shutters with Teakwood Frames, Veneer on both sides for all bedrooms inclusive of fluted glass integration for Master Closet.
- Windows & french doors – Aluminum french door & windows for all areas by Fenesta along with mosquito mesh, Double Glazed Glass with sound & heat insulation.



Bathrooms

- Wash Basin – Jaquar semi-recessed countertop with vanity in each bathroom.
- Shower, EWC & Faucets – Grohe wall hung tanks with Jaquar premium range Rain Shower in Master, wall hung for EWC in all toilets & health faucet of German Make Schell; Jaquar basic range EWC for Staff toilets.
- Water heater – Stiebel Eltron instantaneous online tankless heater in master bathroom & under sink in kitchen; Havells 25 ltr bathrooms 2 & 3; Havells 15 ltr heater in staff bathroom.
- Shower partition – fixed toughened glass in all 3 bathrooms.



Paint

- External – Asian Paints damp proof & two coats of exterior emulsion paint as per approved design.
- External Planterboxes – 2 Coats of Birla Wall Putty, 3 coats of Lime based texture painting & 2 coats of damp proof.
- Internal – 2 coats of Birla Wall Putty with 2 coats of premium emulsion paint by Asian Paints.



Landscaping & Planterboxes

- Korean Green Lawn with Blue Grey Kota stone walk way in the south side setback area.
- Courtyard Sit-out with custom made Basalt Stone Top benches.
- Planter-boxes on Compound wall – south & north abutting roads.
- 4 Planter-boxes per floor – lift area, drawing, family living & master bedroom; 3 Planter-boxes on the terrace.
- All planter-boxes are equipped with drip irrigation valve operation; Layered with HDPE, Draincells, Geo-textile Membrane, Aggregate & Red-Soil
- All plants procured directly from Kadium, Rajahmundry.



Waterproofing

- MYK Arment superior range waterproofing chemicals used for following:
 - Footing – Epoxy filling.
 - All slabs (1 to 5) – Epoxy filling, 1 coat bonding primer and 2 coats waterproofing chemical.
 - Terrace slab – top range chemical coating to mother slab, 1 coat bonding primer and 2 coats waterproofing chemical.
 - All planter-boxes & overhead tanks – injection grouting, coving & chemical application with brush coating.
 - All Core-cuts gap filling and grouting.



False Ceiling

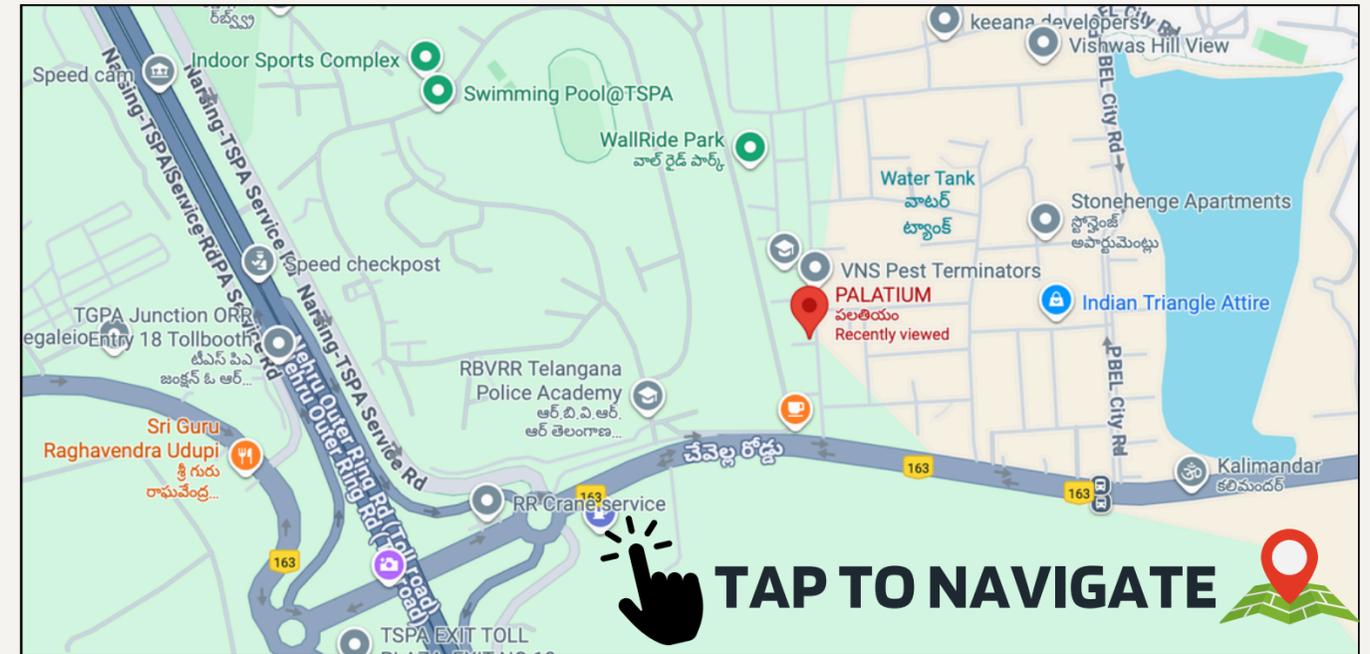
- Calcium Silicate (Ramco – Hilux) in Bathrooms, Balconies, Kitchen and Lift Corridor.
- Gyproc Gypsum Board in Family Living, Dining & Kitchen.



Network & TV

- Cable TV: provision in living, drawing, master bedroom & staff room.
- Internet cable provision (both Fiber & CAT-6): in living, drawing, master bedroom & staff room.

Connectivity



Outer Ring
Road TGPA
Exit 18

3

Mins



Forestrek
Park

3

Mins



Financial
District /
Gachibowli

10

Mins



Star
Hospitals

15

Mins



RGIA
International
Airport

18

Mins



Hi-Tech City

25

Mins



PALATIUM

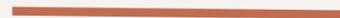
By VIBRANT DEVELOPERS

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READY TO MOVE



