

GSMD
Grandeur
FEEL THE RICHNESS

2 & 3 BHK LUXURY APARTMENTS

SMD
Grandeur

Blending elements of contemporary modernity yet timeless design, **SMD** group brings you **Grandeur**.

Designed as a perfect luxury you will see a perfect blend of function, style and artistry.

This fabulous contemporary residential complex comprises of **10** Apartments and features **2** Apartments of **3 BHK & 2 BHK** on each floor.

A residential paradise in the midst of the hustle bustle of Alkapur, Hyderabad is what **SMD Grandeur** is.

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Grandeur
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EXCLUSIVE, THOUGHTFUL FLOOR PLAN DESIGN.....

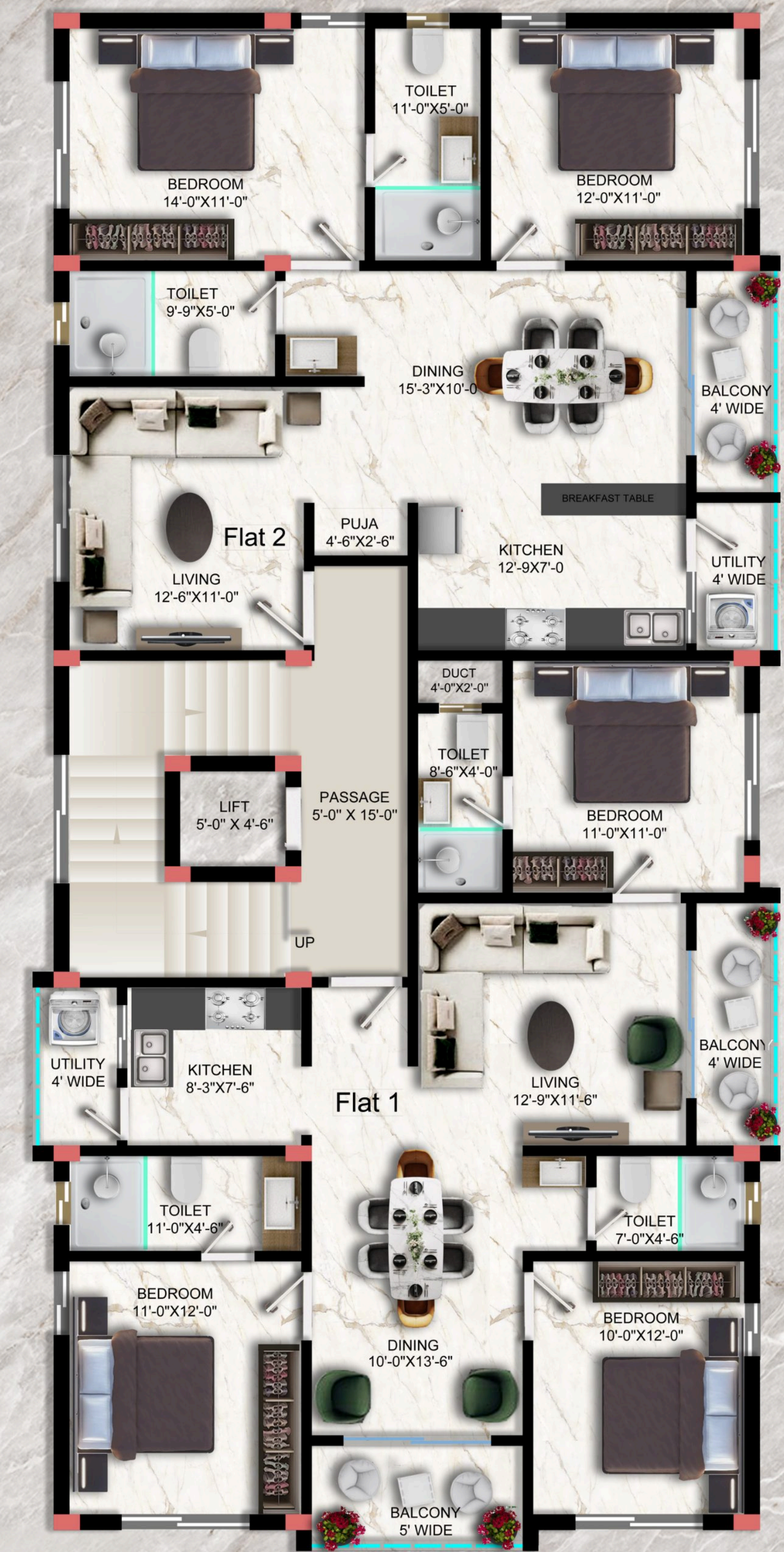
AREA STATEMENT

FLAT NO	BUILT-UP AREA	SUPER BUA
101	1160 sft	1450 sft
102	1025 sft	1281 sft
201	1160 sft	1450 sft
202	1025 sft	1281 sft
301	1160 sft	1450 sft
302	1025 sft	1281 sft
401	1160 sft	1450 sft
402	1025 sft	1281 sft
501	1160 sft	1450 sft
502	1025 sft	1281 sft

Note: Floor plans are not to scale and should not be relied upon for flooring or furniture placement, the dimensions provided are to be used as a guide only.

NO. OF FLOORS
5 FLOORS

FLATS ON EACH FLOOR
2 FLATS



TYPICAL FLOOR PLAN





AMENITIES AT SMD GRANDEUR

- 100% VASTU COMPLIANT
- EXCLUSIVE LOUNGE AREA
- LANDSCAPE AREAS
- 1 PARKING BAY PER APARTMENT
- NO WASTAGE OF SPACE
- 24 HOUR SURVEILLANCE SECURITY
- 24 HOUR POWER BACKUP



STILT FLOOR PLAN





ENTRANCE TO
SMD GRANDEUR



EXCLUSIVE LOUNGE AREA



LANDSCAPE AREAS



12 CAR PARKING BAYS

SMD Grandeur

Distances from SMD Grandeur to:

- NARSINGI ← 2 KMS
- LANCO HILLS ← 3.3 KMS
- FINANCIAL DISTRICT (PHASE 1) ← 5.9 KMS
- NEHRU OUTER RING ROAD ← 8.4 KMS
- SARATH CITY CAPITAL MALL ← 10.3 KMS



SITE LOCATION



SPECIFICATIONS

FOUNDATION & STRUCTURE

Reinforced Cement Concrete Framed Structure, to withstand wind & seismic loads.

SUPER STRUCTURE

External Walls: 9" thick table moulded high quality red bricks.

Internal Walls: 4" thick table moulded high quality red bricks.

WALL FINISHES

External Walls: Textures/Smooth finish with two coats of exterior emulsion paint of reputed make.

Internal Walls: Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make, over a coat of primer.

DOORS & WINDOWS:

Engineered door frames and shutters for all main, bedroom, kitchen & toilet doors.

UPVC sliding doors for living room to balcony.

UPVC sliding windows.

FLOORING

Living /Dining: Italian series vitrified tiles of reputed make.

Bedroom: Polished glazed vitrified tiles of reputed make.

Kitchen: Vitrified tiles of reputed make (Anti Skid)

Bathrooms: Vitrified tiles of reputed make (Anti Skid)

Balconies: Vitrified tiles of reputed make (Anti Skid)

Utilities: Ceramic/vitrified tiles of reputed make (Anti Skid)

KITCHEN

Granite platform with built in stainless steel sink of single bowl.

Glazed tiles dado for 2.5 ft height above platform..

BATHROOMS

Vitrified dado tiling upto lintel level.

CP fittings with diverter (Jaquar /Kohler or equivalent make)

CPVC concealed pipeline for hot & cold water (Ashirwad/ Astral)

Wash Basin (Jaquar/ Kohler or equivalent make)

Wall Mounted EWC (Jaquar/ Grohe or equivalent make)

ELECTRICAL

Concealed copper wiring of premium brand (Finolex/ Polycab) with inverter wiring.

Power outlets for geysers in all bathrooms.

Three phase supply for each unit, with individual prepaid meter.

Miniature Circuit Breakers(MCB) of premium brand for distribution boards.

TELECOM

Telephone points in living room for all apartments.

GENERATOR

DG set backup for common areas during power failure.

LIFT

High speed automatic passenger lift.

Granite/marble cladding entrance.

LANDSCAPING

Ample greenery in the tot-lot area & landscaping on all sides around the building.

SECURITY SYSTEM

CCTV cameras at the entrance and lift lobby.

ABOUT US

SMD
CONSTRUCTIONS PVT LTD



SMD Constructions Pvt Ltd is engaged in the business of developing lands, housing ventures & construction of commercial residential complex and having colonies for the past 25 Years.

To its credit the company has already completed SMD Mall at Road No.2, Banjara Hills, SMD Valley View at Road No.3, Banjara Hills, SMD Enclave at Dilsukhnagar and various other projects.

The company has gained goodwill of its clients for its quality and timely completion of the projects.

Some of our upcoming projects.....

- **SMD** AFRO CITY, Shamshabad
- **SMD** Farm Lands, Shamshabad

Note: This brochure is only a conceptual presentation & not a legal offering. The promoter and developer reserves the right to change any/ all of this specifications/ elevation maintained here.

PROMOTERS

SMD

CONSTRUCTIONS PVT LTD

FOR BOOKINGS, CONTACT:

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Builder & Developer

ER. SHERAZ AHMED

sheraz@smdconstructions.co

Architect

AR. ALI NAWAZ

11-5-397/1, Red Hills

Hyderabad 500004

+91 40 6677 2674

Elevation & Designing

ER. FAAYEZ SYED

faayezsyed@maharaventures.com

Site Address:

Sector 4, Alkapur Township,

Hyderabad - 50089



SCAN FOR DIRECTIONS

Office Address:

Level 4, SMD Mall, Road No.2,

Banjara Hills

Hyderabad - 500034