



Office: Shreeji Construction Co.
301, Sumathi Residency, Eden Bagh,
Ramkote, Hyderabad.

Site: Shreeji Pratishtha, 3-5-43/C,
Street no. 7, Eden Bagh, Ramkote,
Hyderabad.

☎ +91 818 505 0606
@ info@shreejicc.com
🌐 www.shreejicc.com

Architectural & Structural Consultants: VV Associates **MEP:** Sarathi Consultants **PMC:** NEU LINE Consultants



Spaces that speak your lifestyle



SUPER PREMIUM
3-BHK FLATS

design: smok&arrow - april-26 @98240 92010

WHERE LUXURY LIVING STANDS OUT...



Presenting Ramkote's most feature packed and ultra-premium apartments. Apartments that are designed thoughtfully to create a perfect living experience. Rise above the rest, let opulence of Shreeji Pratishtha create a lifetime of comfort for you and your family!



REDEFINING LUXURY IN RAMKOTE



Plush Entrance Lobby

Designer corridors

Landscaping all around the premises.

Water Fall & **60 ft.** Vertical garden

2 designated car parking for each apartment

Intercom facility

Truly **100%** Vastu-Compliant Homes

Premium Branded Sanitary Fittings (Grohe or equivalent)

2 Branded Elevators (1 passenger, 1 service lift) for just 15 Units

100% Power Backup for Common Illumination & Utilities

Branded Electrical Switches (Legrand or equivalent)

Premium Leisure Amenities



LUXURY HAS A
NEW ADDRESS,
COME EXPERIENCE
WITH US.



LEISURE AMENITIES

-  Party/Function ready terrace
-  Wellness-Inspired Yoga Terrace
-  Manicured landscaping along with vertical garden on the east
-  Terrace thoughtfully designed for Every Generation - Kids, Adults & Senior Citizens
-  Waterfall/fountain on the north east
-  Large sized tot-lot with gazebo

VALUE ADDITIONS

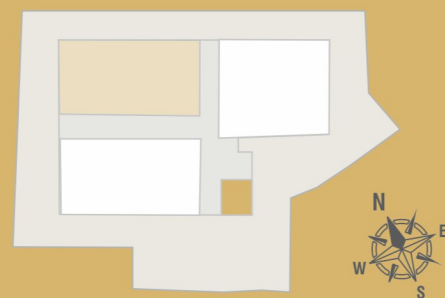
-  Two car parking for each flat
-  Provision For Ev Charging on Ground Floor
-  Water Pressure Pump
-  Lifts from cellar upto terrace floor
-  Power Backup
-  AC ODU copper piping provided in all rooms.
-  My Gate feature for entry / exit
-  Water softener
-  Rainwater harvesting
-  Watchman room with bathroom
-  Municipal Water connection
-  Percolation pit for borewell recharge and to be used as backup borewell



All dimensions may vary slightly during construction. Furniture layout are indicative only.

TYPE B

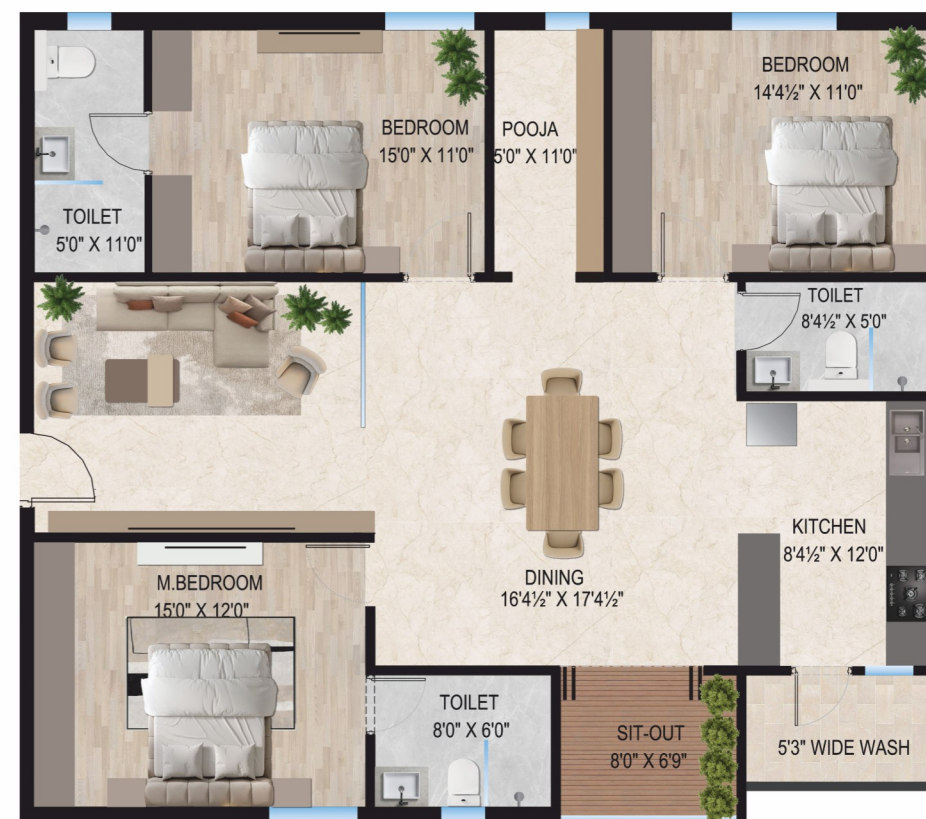
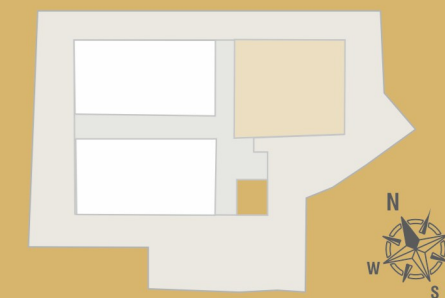
Flat No. 02 : 1946 sq.ft.



All dimensions may vary slightly during construction. Furniture layout are indicative only.

TYPE C

Flat No. 03 : 1908 sq.ft.



All dimensions may vary slightly during construction. Furniture layout are indicative only.

SPECIFICATIONS

STRUCTURE

- RCC framed structure
- Footings, columns, beams and slabs in RCC M25 grade concrete

SUPER STRUCTURE

- High class red bricks work in cement mortar

WALL FINISHING

- Drawing, dining, living, bedrooms, kitchen and balcony: smoothly finished with putty and acrylic premium emulsion paint of reputed brand
- Bathrooms: full height premium vitrified tiles
- Lift lobby: Premium quality large format tiles / Granite cladding
- Corridor: Acrylic emulsion paint / satin enamel of reputed brand
- External finishing: Texture finish & two coats of premium water and dust resistant exterior emulsion paint of reputed brand with architectural features

CEILING FINISHES

- Drawing, Dining, living, bedrooms and kitchen: Putty finish
- Bathrooms: Gypsum / PVC grid ceiling
- Corridors: Gypsum false ceiling as per architectural designs with putty and acrylic emulsion paint finish of reputed brand
- Staircase: Smoothly finished with putty and acrylic emulsion / satin enamel paint of reputed brand

FLOORING:

- Drawing/Living/Dining/Bedrooms/Kitchen: Large size premium Vitrified tiles of reputed brand
- Bathrooms: Premium Anti-skid tiles of reputed brand
- Utility: Premium Anti-skid tiles of reputed brand
- Corridors and staircase: Premium quality tiles/ Natural stone/granite flooring
- Parking: Stilt- Parking V. tiles, Cellar - Vacuum Dewatered flooring (VDF)

DOORS:

- All doors of 8 feet height.
- Main door: Uniquely crafted teak wood frame with moulded panel or shutters with melamine polish using branded best quality hardware
- Internal doors /bathrooms/utility: Wooden frame with flush shutters using branded best quality hardware
- Balcony: UPVC sliding doors of reputed brand with mosquito mesh

WINDOWS

- UPVC framed windows
- MS grill with enamel painting

ELECTRICAL

- Premium modular switches of reputed brand
- Power outlet for AC in all bedrooms and hall
- Power outlet for geysers in all bathrooms and utility
- Power outlet for water filter, chimney, mixer, oven,

- microwave, refrigerator
- Power outlet for washing machine and dishwasher in utility
- Three phase supply for each flat
- Miniature circuit breakers for each distribution board of reputed brand
- Fire retardant low smoke cables of reputed brand (Polycab / Finolex)

TV/Telephone

- Telephone point in drawing room
- Intercom facility to all units connecting security
- Provision for cable TV connections in drawing, living and applicable bedrooms

Air conditioning

- ODU space provision along with copper piping for air conditioning system with power outlet

WATERPROOFING

- Waterproofing in bathrooms, balconies and utilities.

BATHROOMS

- Washbasin with single lever mixer (hot & Cold) of reputed brand
- Sanitary ware of premium and reputed brand
- Concealed flush tank of reputed brand
- Single lever wall mixer with bath spout and shower of reputed brand
- All faucets are chrome plated of reputed brands

EXTERNAL FINISH

- External finish in paint & other cladding as per architectural intent

KITCHEN

- Platform with granite and stainless-steel sink
- Wall tiles upto 2 feet height above kitchen platform
- Separate tap for municipal water supply & water softener treated borewell water

WATER SUPPLY

- Water softener treated Borewell water supply
- Exclusive sump and overhead water tank for Municipal water storage

LIFTS

- Lift 1: 6 passenger lift of reputed brand
- Lift 2: 13 passenger lift of reputed brand

POWER BACKUP

- DG power backup with acoustic enclosure, 100% backup for all common area services and flats barring Acs.

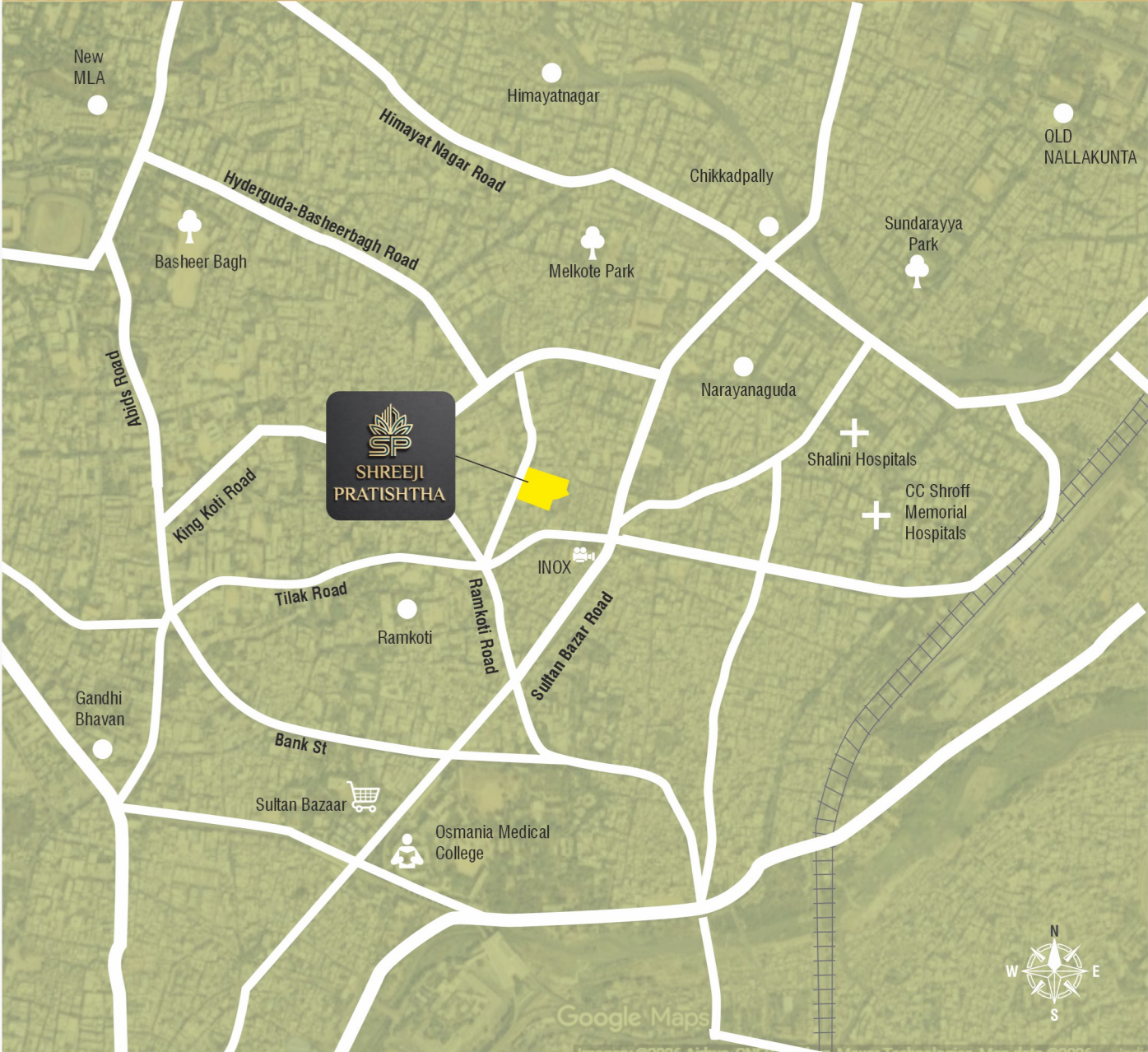
SECURITY

- Surveillance cameras at main security, lobby, lift, corridors and other common areas

LANDSCAPING

- Aesthetically and professionally designed landscaping across the project

LOCATION MAP



Disclaimer: - The information contained in this brochure is subject to change as may be approved by the competent authorities and cannot form part of any form or contract - All plans are subject to any amendments approved by the competent authorities - The areas are indicative only. The measurements indicated in the plan may vary at the time of construction - All landscaping is conceptual and shall be as per architect's design - Illustrations in this brochure are artist impressions and serve only to give an approximate idea of the project - While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy - The developers reserve all the rights to make any changes as may be necessitated from time to time in the layout, building plan and specifications. All images used in this document are for representation only, actual may vary.

LOCATION



RERA Registration No: P02500010612 **RERA Website:** rera.telangana.gov.in

GHMC Permit No: 1778/GHMC/SWBP/SEC1/2025