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The art of living



VAMSIRAM BUILDERS


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*Definitely distinct!* 

Jyothi Anri is an exclusive retreat that is distinctly deluxe in its aesthetic design as well as its location. This stylish new development is a limited edition offering with only **20** apartments that are stupendously breathtaking in their spaciousness. These 3-bedroom apartments are an epitome of grace and high-living with excellent ventilation, huge balconies that entice you and classy fixtures that tastefully adorn your abode. Definitely a retreat of the elite!

A venture of Vamsiram, Jyothi Anri is a treasured gem of contemporary living.



## Project Highlights



- Vaastu Compliant
- Boutique 20 Apartments
- Strategic Location
- 24 hr Professional Security with intercom
- Video Door phone
- Piped gas supply
- Tot-lot
- Excellent landscaping
- 2 Car parking for each flat
- Generator back-up
- Spacious Balconies
- Servants' room



**Jyothi anri**  
at HUDA Enclave, Jubilee Hills

## Get ready for Recreation!

- Swimming pool
- A/c Gymnasium
- Yoga & Meditation
- Children Hall Area
- Tot Lot

Flat Blocks	Size
Flat - 1	3125 Sft
Flat - 2	3125 Sft
Flat - 3	3125 Sft
Flat - 4	3125 Sft



## Relax in style!

Recreation is aplenty at Jyothi Arni, you can relax by the cool environs of the swimming pool or take a swim to tone your body. For those who are serious about fitness you have the gym where one can build their muscles. And if you are keen on sport there is the indoor games facility where you can try your hand at different games or practice Yoga.

What's more the excellent landscaping and the shimmering water bodies comfort you to the point of relaxation. Plus the state-of-the-art electronic surveillance system gives you all the security you need.

## Specification

**FOUNDATION & STRUCTURE** : RCC Framed Structure ,to with stand wind and seismic loads for zone – II.  
**SUPERSTRUCTURE** : Clay brick or Fly ash brick work in cement motor.  
**PLASTERING**  
 Internal : Double coat cement plastering of 18 mm thick finished with luppum.  
 External : Double coat sand faced cement plastering 18 mm thick.

**JOINERY WORKS**  
**Maindoor** : Teak wood frame with teak wood shutter One shutter finished with melamine matt polish fixed with good quality hardware.  
**Internal Doors** : Teak wood frame and Masonite flush shutter Finished with melamine matt polish and fixed with good quality hardware.  
**Windows** : UPVC glazed tinted glass sliding door with bucks shutter standard hardware.

**PAINTING**  
**Internal** : Two coats of Premium quality plastic emulsionpaint over two coats of luppum.  
**External** : Premium quality texture painting.  
**Parking Area** : Oil bound distemper over two coats of luppum.

**FLOORING**  
**Dining & Living** : Italian Marble Flooring of Rs. 250/- per sft ( including laying & polishing ).  
**Master bedroom & other rooms** : Laminated wooden Flooring of Rs. 100/- per sft will be provided ( including laying & Finishing).  
**Kitchen** : Granite Flooring /Vetrified tiles Rs. 100/- per sft ( including laying & Finishing ).  
**Toilets** : Best quality acid resistant , Anti skid designer Tiles.  
**Parking** : Cement based Designer Tile Flooring  
**Staircase** : 18 mm thick Granite Flooring as per design.

**TILE CLADDING & DADOING**  
**Toilets** : Best quality Acid resistant Designer tiles dado upto 7 ft ht in ( Khajaria / Johnson /RAK or equivalent.  
**Kitchen** : Ceramic tiles dado upto 4 ft ht. above kitchen Platform.  
**Utility/ Wash** : Glazed ceramic tiles dado upto 4 ft ht.

**KITCHEN PLATFORM**  
 Black Granite platform with ploy marble carousal sink with bore & municipal water connection. Provision for cabinets and exhaust fan & Chimney.

**TOILETS ( All toilets to consists of )**  
 Granite counter washbasin/ or equivalent.  
 Wall mount water closet with flush tank TOTO / Hindware / Parryware or equivalent .  
 Hot and cold wall mixer with shower.  
 Solar water Geyser in all the bathrooms.  
 All fixers are C.P. coated quality from Jaquar / TOTO or equivalent.

**ELECTRICAL ( Concealed copper wiring of standard make )**  
 Power outlets for A/Cs in halls & Bedrooms.  
 Power outlets for geysers in all bathrooms.  
 Power plug for cooking range chimney, refrigerator, micro oven, mixer grinders in kitchen.  
 Plug points for TV & Audio system etc.  
 3 – Phase supply for each unit and individual meter boards Miniature circuit breakers (MCB) for each distribution board.

**TELEPHONE**  
 Telephone provision for all bedrooms , drawing and living.  
 Intercom facility to all the units connecting security.

**CABLE TV**  
 Cable provision for master bedroom and living room & Home theater room.

**LIFTS**  
 V3F technology lift of Johnson / Kone / Shindler or equivalent Make with 10 passengers capacity will be provided.

**GENERATOR**  
 Stand by Generator for Lift and the common area lights and inside the flats 5 Amps. 10 Points will be provided.



## Spot-on location

Location wise Jyothi Arni is the perfect address to opt for when it comes to conveniences. Situated in the HUDA Enclave at Jubilee Hills it is in close proximity to KBR Park, Jubilee Hills Club, FNCC, Apollo Hospitals, Cinemax, Durgam Cheruvu, Bharatiya Vidya Bhavan, Jubilee Hills Public School, ethnic restaurants, shopping malls, etc. Whatever maybe your needs you are sure to find everything nearby.



### In the Neighborhood

KBR Park
Jubilee Hills Club
FNCC
Apollo Hospitals
Bharatiya Vidya Bhavan
Jubilee Hills Public School
Cinemax
Durgam Cheruvu

