

we care
for every
twig
collected by
you



so we really
care
for your
dream
home

Luxurious nest
to take
everyday living
to a
royal high

Srinagar Colony - Yousufguda, Hyderabad



presents



LOVING HOME FOR EVERYONE.

Super Luxury
3 BHK Apartments
1870 sft - 2225 sft





A personal sanctuary where you can welcome high-flying future

The concept of dream home is less about bricks and mortar and more about living space onto which we base our aspirations, hopes and distinctive lifestyle. A personal sanctuary where we can embrace a sense of freedom and individuality while welcoming the future with optimism and positivity.

Welcome to Shanta Sriram Blue Birds Habitat, a premium residential enclave that's crafted for those few who value exclusivity. Set in the prime locale of Yousufguda, close to Krishnakanth Park, KBR Park and Sarathi Studios, the harmonious haven of 63 ultra premium apartments is replete with energy, warmth and inspiration.



lifetime of luxury

Individually conceived and independently planned for lifetime of luxury

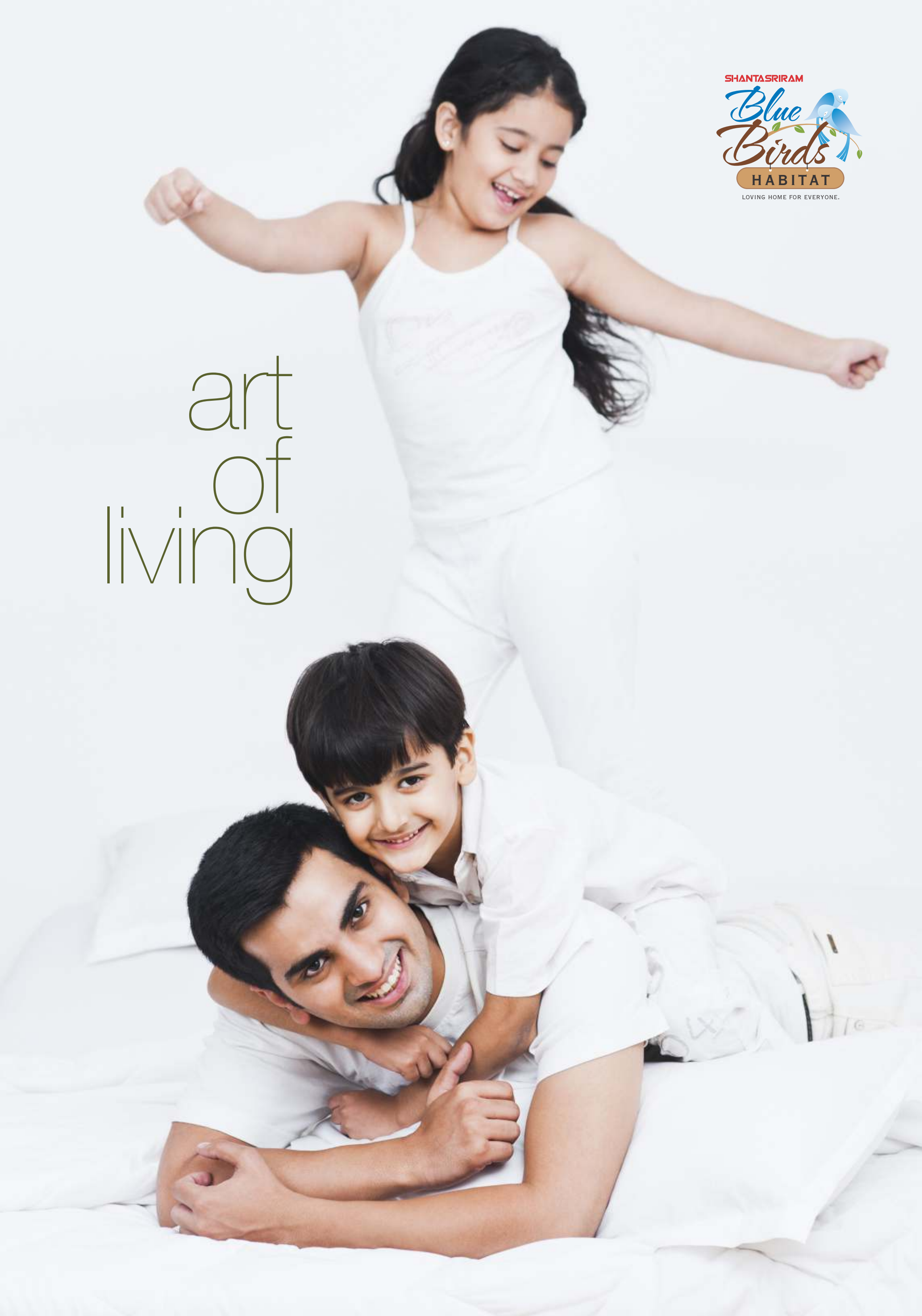
Against a breathtaking scenic backdrop, Shanta Sriram Blue Birds Habitat reverberates with timeless design, international standard living ambience, ultramodern features and chic amenities. A rare combination of green setting, unparalleled privacy and artistic perfection add to the joy of living here.

In essence, the gated community is a perfect choice for anyone interested in property investment as well as classy abode for lifetime. What's more, each stately apartment is individually conceived and independently planned to spell the ultimate in lavish living, while wide open spaces evoke a refreshing feeling of freshness.



SHANTASRIRAM
Blue Birds
HABITAT
LOVING HOME FOR EVERYONE.

art
of
living



Meticulous arrangement for the fine art of living well

The extraordinary layout of Shanta Sriram Blue Birds Habitat facilitates the fine art of contemporary living at its best. The meticulous arrangement includes a harmonic blend of uber-luxurious apartments, verdant greenery, community facilities and sensuous array of leisurely amenities that provide residents with an opportunity to partake in an inspired lifestyle.





Srinagar Colony - Yousufguda, Hyderabad



Elegant architectural design
in a grandly scaled
gated community setting

- Only 63 Super Luxury 3 BHK Apartments | Luxury Quality Construction
- Vaastu Compliant | Well Designed Landscaping | Spacious Common Areas
- Two Basements For Ample Parking | Two Car Parkings Per Apartment
- Ground + 5 Floors | No Common Walls - Independent Apartments
- 24 Hours Security With Video Door Phone | Solar Water Heating System
- Fire Safety | 100% Power Back-up | Piped Gas Connection Provision
- Water Softening System | Rain Water Harvesting System

living



kitchen



A life of indulgence and ease, refinement and appeal

Shanta Sriram Blue Birds Habitat offers what ordinary residential enclaves cannot: enduring value and a truly unique living experience that puts lifestyle first. The wide range of features further ensure that life is lived to the fullest while ensuring maximum comfort and convenience. Truly, a life of indulgence and ease, refinement and appeal for you and your entire family.



bedroom





club house



Higher altitude of pampering at the oasis for relaxation

The exquisite clubhouse of Shanta Sriram Blue Birds Habitat offers that special altitude of pampering that elite dwellers truly desire and deserve. Conceived as an oasis for relaxation, it's a cool, sleek retreat that's packed with generously proportioned and lavishly presented amenities.



Amenities

Terrace Swimming Pool With Deck | Reception | Reading Lounge | Multi Purpose Hall With Deck
Indoor Games | Well Equipped Gym With A/C | Children Play Area with Equipments | Jogging Track

location map

(NOT TO SCALE)



A dream destination for perfect work-life harmony

Sited in the shadow of age-old Sarathi Studios, KBR Park and Krishnakanth Park within a short distance from HMDA Mairivanam, Shanta Sriram Blue Birds Habitat is a dream destination desired by every busy city dweller. Ameerpet, the commercial centre of the city, a few minutes away, assures pleasant shopping and quality entertainment - as many malls and multiplexes are anchored here. What's more, swanky localities such as Banjara Hills, Jubilee Hills, Srinagar Colony and Panjagutta, and the swift, easy and favourable drive to Hitec City heightens the experience of travelling to and fro. Metro station - next door, and MMTS Train station at Nature Cure hospital, further enhance the connectivity prospect.



ground floor plan



10 2130 sft / 197.88 sq.m

11 2130 sft / 197.88 sq.m

9 1975 sft / 183.48 sq.m

8 1870 sft / 173.72 sq.m

7 2225 sft / 206.7 sq.m

6 2085 sft / 193.7 sq.m

5 Clubhouse

4 2085 sft / 193.7 sq.m

3 2150 sft / 199.74 sq.m

2 2150 sft / 199.74 sq.m

1 Reception & Lounge

TOT LOT
556 Syds

DRIVE WAY



first floor plan

10 3 BHK - 2130 sft / 197.88 sq.m



11 3 BHK - 2130 sft / 197.88 sq.m



8 3 BHK - 1870 sft / 173.72 sq.m



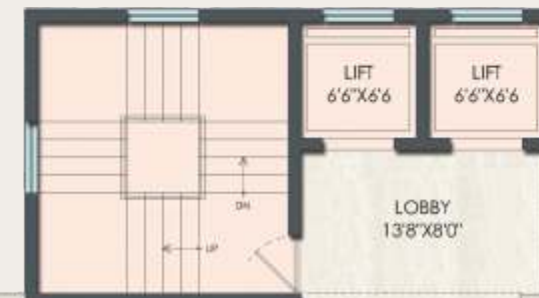
9 3 BHK - 1975 sft / 183.48 sq.m



1 3 BHK - 2200 sft / 204.38 sq.m



2 3 BHK - 2150 sft / 199.74 sq.m



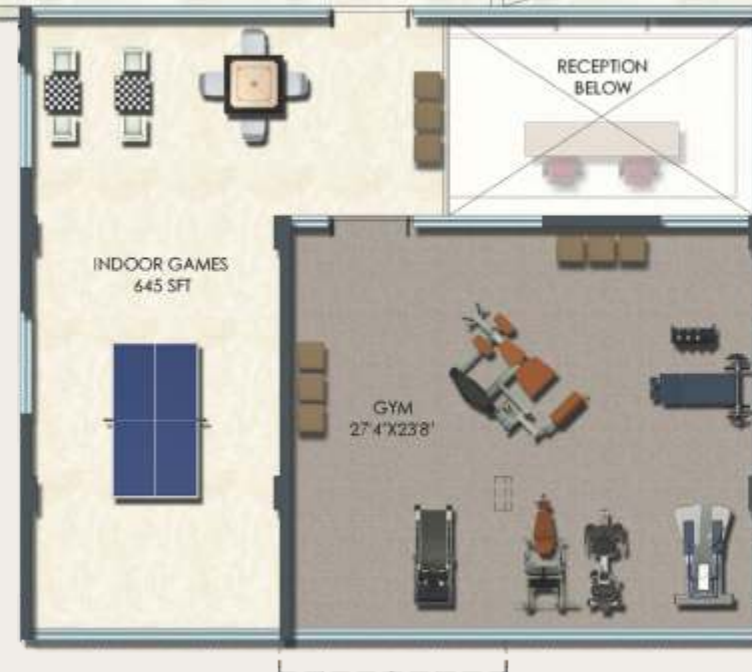
7 3 BHK - 2225 sft / 206.7 sq.m



6 3 BHK - 2085 sft / 193.7 sq.m



5 Clubhouse



4 3 BHK - 2085 sft / 193.7 sq.m



3 3 BHK - 2150 sft / 199.74 sq.m



typical floor plan (1st to 5th floors)

10 3 BHK - 2130 sft / 197.88 sq.m



11 3 BHK - 2130 sft / 197.88 sq.m



9 3 BHK - 1975 sft / 183.48 sq.m



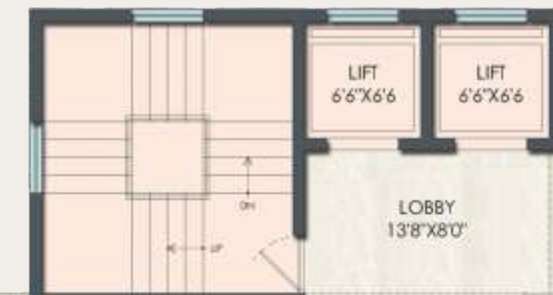
8 3 BHK - 1870 sft / 173.72 sq.m



1 3 BHK - 2200 sft / 204.38 sq.m



2 3 BHK - 2150 sft / 199.74 sq.m



7 3 BHK - 2225 sft / 206.7 sq.m



6 3 BHK - 2085 sft / 193.7 sq.m



5 3 BHK - 2085 sft / 193.7 sq.m



4 3 BHK - 2085 sft / 193.7 sq.m



3 3 BHK - 2150 sft / 199.74 sq.m



east facing apartment



ENTRANCE



north facing apartment

west facing apartment



specifications



FOUNDATION AND STRUCTURE: RCC Framed structure shall be designed and built taking due care of seismic, wind force and safe bearing capacity of the strata. The structure shall be built with ready mix concrete of reputed manufacturers.

BRICK WORK & PLASTERING: Fly-ash Cement Brick work in 9" thick for external walls & 4" thick for internal walls. Internal, and external plastering in double coat with cement mortar as per standard mix.

MAIN DOOR: Good quality Teakwood frame, paneled shutter finished with melamine polish & SS Matt finish hardware.

INTERNAL DOORS: Teakwood frame with both side laminated designed flush door shutter with SS matt finish hardware.

WINDOWS: Best quality UPVC windows with glass and jams will be provided with granite around the windows.

PAINTING:
INTERNAL: Smooth finish with two coats of wall care putty, one coat of primer and two coats of Acrylic Emulsion paint of reputed make.

EXTERNAL: Combination of texture paint and exterior Emulsion/weather proof paint of reputed make as per Architectural design.

FLOORING: DRAWING, DINING, LIVING, other BEDROOMS and KITCHEN with 800 x 800mm vitrified tiles of Good quality. MASTER BEDROOM with Wooden flooring. Balcony with Rustic/Anti Skid vitrified tiles of 300 x 300mm.

TILES DADOING AND FLOORING:
TOILETS: Designer glazed ceramic tiles dadoing upto 7"0" height and Flooring with anti skid ceramic tiles with good quality.

UTILITY / WASH: Glazed ceramic tiles dado upto 4'0" height

KITCHEN PLATFORM: Platform and cladding upto 2'0" Height with Granite tiles.

KITCHEN: Modular kitchen with Granite top, Chimney (provision only), Stainless steel sink (Frankle) with Hot & Cold wall mixer for corporation water & bore well.

TOILETS: All toilets consists of Dry and Wet area, granite counter for washbasin, shower enclosure with Glass panel where ever space permits, Hot & Cold diverter with shower, wall hung / Floor mounted WC's Solar water heating system, provision for geyser in all toilets.

ELECTRICAL: Concealed copper wiring in conduits for Lighting, Fan, Plug and required Power Points as per Architectural drawings.

Power outlets for Air conditioners, TV points in all bedrooms, living and dining. Power outlets for geysers in all bathrooms. Power outlet for cooking range chimney, refrigerator, microwave oven, mixer / grinder in kitchen as per Architectural drawing.

Individual meter board, miniature circuit breaker (MCB) of standard make for each distribution board as per Architectural drawing.

AIR-CONDITIONING: Split AC provisions with prefixed piping in all bedrooms, living and dining area.

TELECOM: Telephone points in all bedroom, drawing and living area. Provision for internet connection in living room & bedrooms (or) with WiFi router will be provided.

CABLE TV: Provision for cable TV in all Bedrooms and Living.

LIFT: Standard Make with V3F technology efficiency.

POWER BACKUP: 100% Power back-up including common areas except for Air conditioning and Geyser.

WATER SUPPLY: First Quality ISI mark GI / CPVC piping for internal plumbing.

DRAINAGE: ISI Mark PVC sanitary piping.

Note: Anything other than these specifications will be charged extra and also prior intimation should be given by the client in writing. Otherwise construction of the flats will be proceeded accordingly to the above specifications and architects plan.



Two Decades of Transforming Dreams into Reality and Investments into Assets

Since its inception in 1995, Shanta Sriram has invested in extraordinary ideas that now stand tall as a symbol of the heights a company can reach. With technocrat entrepreneurs of the league of Mr. M. Narsaiah - an adept civil engineering graduate with decades of professional agility and architectural integrity and Mr. M. Lingaiah - with expertise in operational excellence, at its helm, the company has not only given shape to new buildings, but in many cases, the projects helped create new neighbourhoods altogether.

An iconic company with over 80 projects of international standards. The company has established a solid reputation in the market. Owing to the trustworthiness and reliability gained by it, all of its residential and commercial projects have tasted success at the time of the launch. So far, the company has completed over 80 projects and delivered 5000+ units since inception, with all the projects located in prime residential/commercial locales.

A glittering jewel for fortunate few like you



Sri Narsaiah
Chairman
Shanta Sriram Group

"Shanta Sriram Bluebird Habitat is another trend-setting project that will mark a significant renewal in the real estate investment post its completion in two years. It's a new age development that offers privacy, serenity and all the luxuries of resort style living. After all, it has been crafted like a glittering jewel, precious and exclusive – for fortunate few like you, yet admired by all."



Sri Lingaiah
Executive Director
Shanta Sriram Group



major ongoing projects

	<p>SHANTASRIRAM BROOKWOODS LIFE IS BEAUTIFUL...</p> <p>Luxury Villas & Apartments</p> <p>OFF APPA JUNCTION, KISMATHPUR, HYDERABAD</p>		
	<p>SHANTASRIRAM LAKE FRONT</p> <p>Luxury Villas & Apartments</p> <p>OFF OUTER RING ROAD, APPA JUNCTION, HYDERABAD</p>		
	<p>SHANTASRIRAM Citi</p> <p>Luxury Villas & Apartments</p> <p>NEAR BALANAGAR ON NARSAPUR HIGHWAY BAHADURPALLY, HYDERABAD</p>		
	<p>SHANTASRIRAM SPRING VALLEY LABEL FOR LUXURY</p> <p>Ultra Luxury Villas</p> <p>GACHIBOWLI-MANIKONDA HYDERABAD</p>	<p>SHANTA SRIRAM Chalet Meadows THIS IS LIVING.</p> <p>Luxury Apartments</p> <p>MUSHEERABAD HYDERABAD</p>	
	<p>SHANTA SRIRAM SATELLITE TOWNSHIP</p> <p>'G' BLOCK</p> <p>Super Deluxe Apartments</p> <p>NEAR BOWENPALLY SECUNDERABAD</p>	<p>SHANTASRIRAM</p> <p>Galaxy</p> <p>Ultra Luxury Apartments</p> <p>ROAD NO.13 BANJARA HILLS HYDERABAD</p>	



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Note: This brochure is purely a conceptual presentation and not a legal offering.
The promoters reserve the right to make changes in elevations, specifications, plans and concepts as deemed fit.