





The luxury fusion of lifestyle, comfort, recreation and well being from our newest venture resulted as Flora, blossoms your life





A Vision for west Hyderabad

Conceived by the acclaimed architect
Sudheer Associates, Flora by Aryamitra is graciously
donned by its boldly articulated facade. While the
elegant design is an expression of both the urban and
natural form, the result will be a vibrant addition to
West Hyderabad, fondly known as Hitech City that will
enhance the local community and create a new
benchmark for contemporary Alkapur township living.





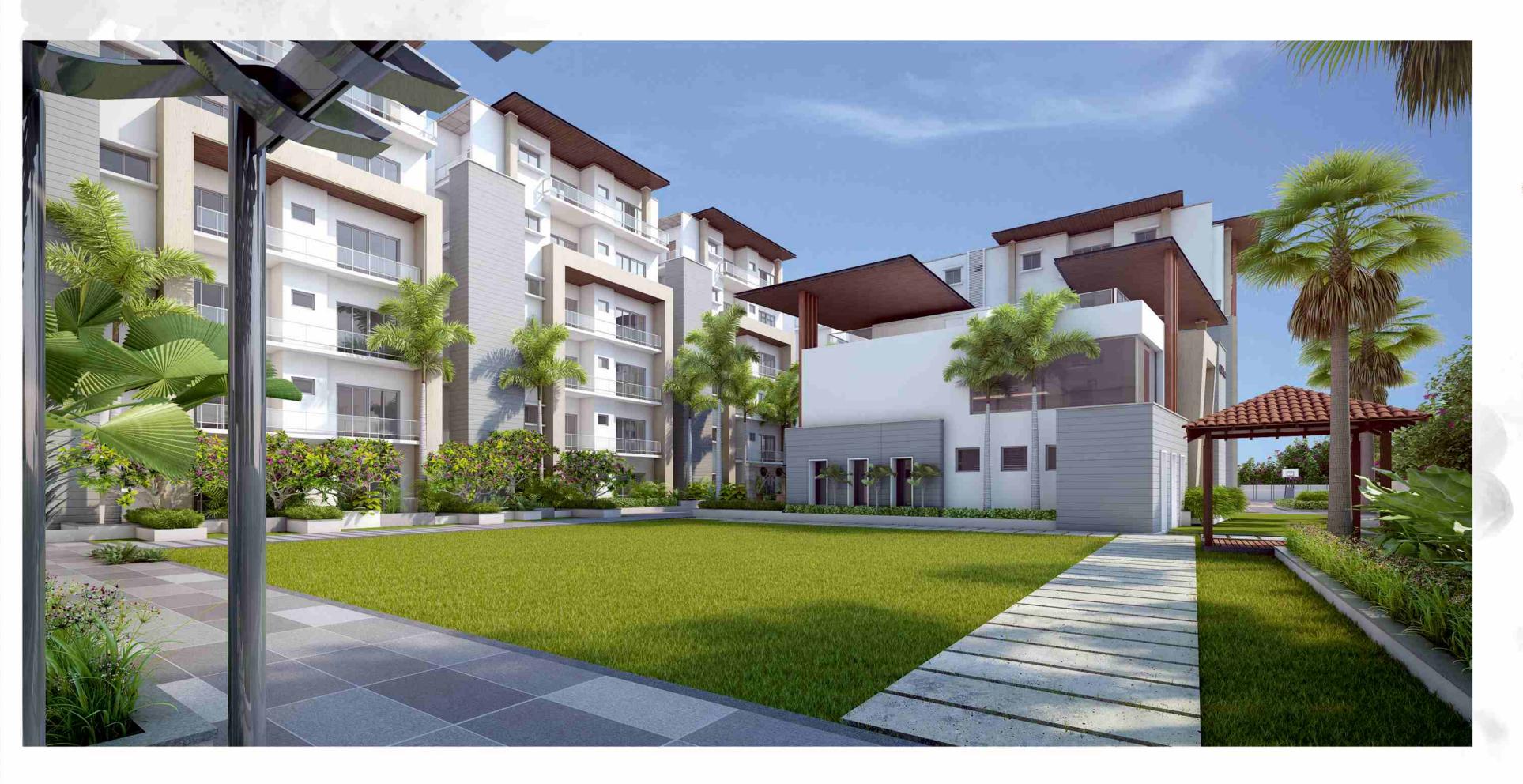


The architecture of Flora responds to both the city streets and the natural parks.

Here, a blend of Urban geometry and green gardens create a design in perfect harmony. Amidst this,

Flora offers 126 world class apartments of 2 & 3 bedrooms encompassed in 2.2 acres.





Flora residents will also have exclusive access to the garden between two Buildings, a fully secure space to relax, meet and enjoy. Entirely landscaped, the garden will allow residents to escape from Hyderabad's busy streets for a slower pace of living.







Flora is designed to provide a well-balanced, healthy lifestyle with a strong focus on well being and time spent outdoors. An opulent pool area, well designed party area and open lawns will provide residents with places to relax, exercise or entertain against a spectacular backdrop.

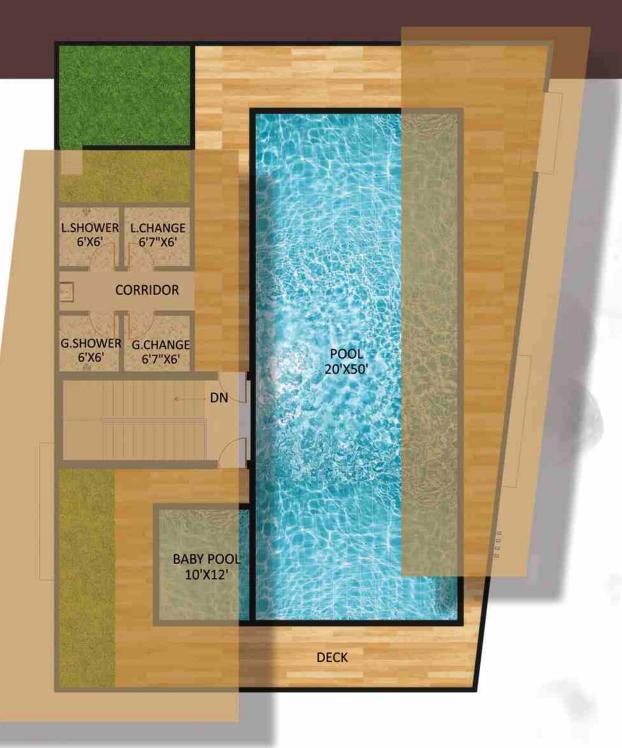


GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN









Fun, Leisure, Wellness surprisingly different



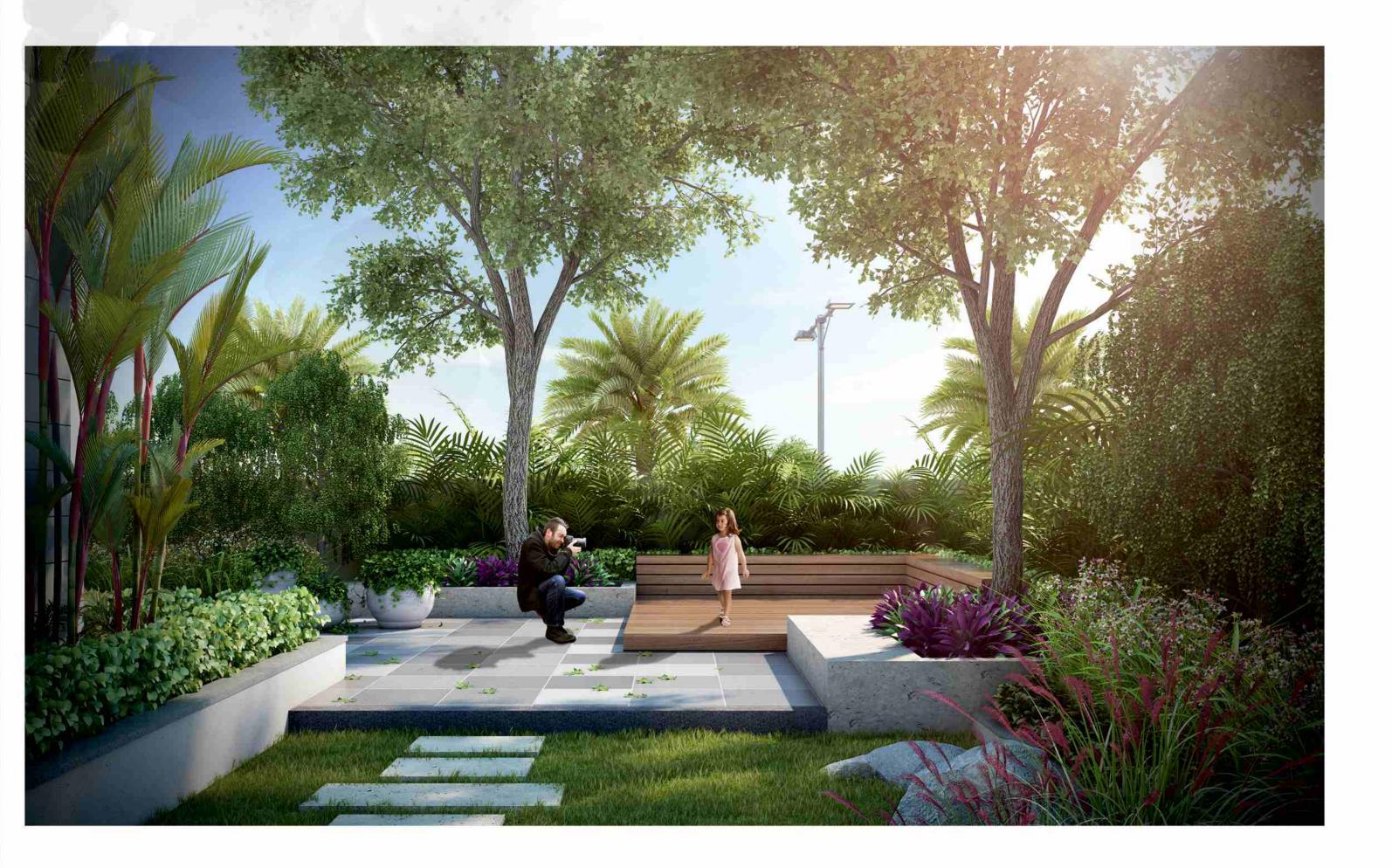












Flora is a quiet sanctuary on the fringe of the city.

Directly opposite is a series of beautiful gardens to explore at your leisure. Enjoy an early morning walk along the pathways, a picnic on the lawn or an evening stroll, leaving the bustle of the city behind.



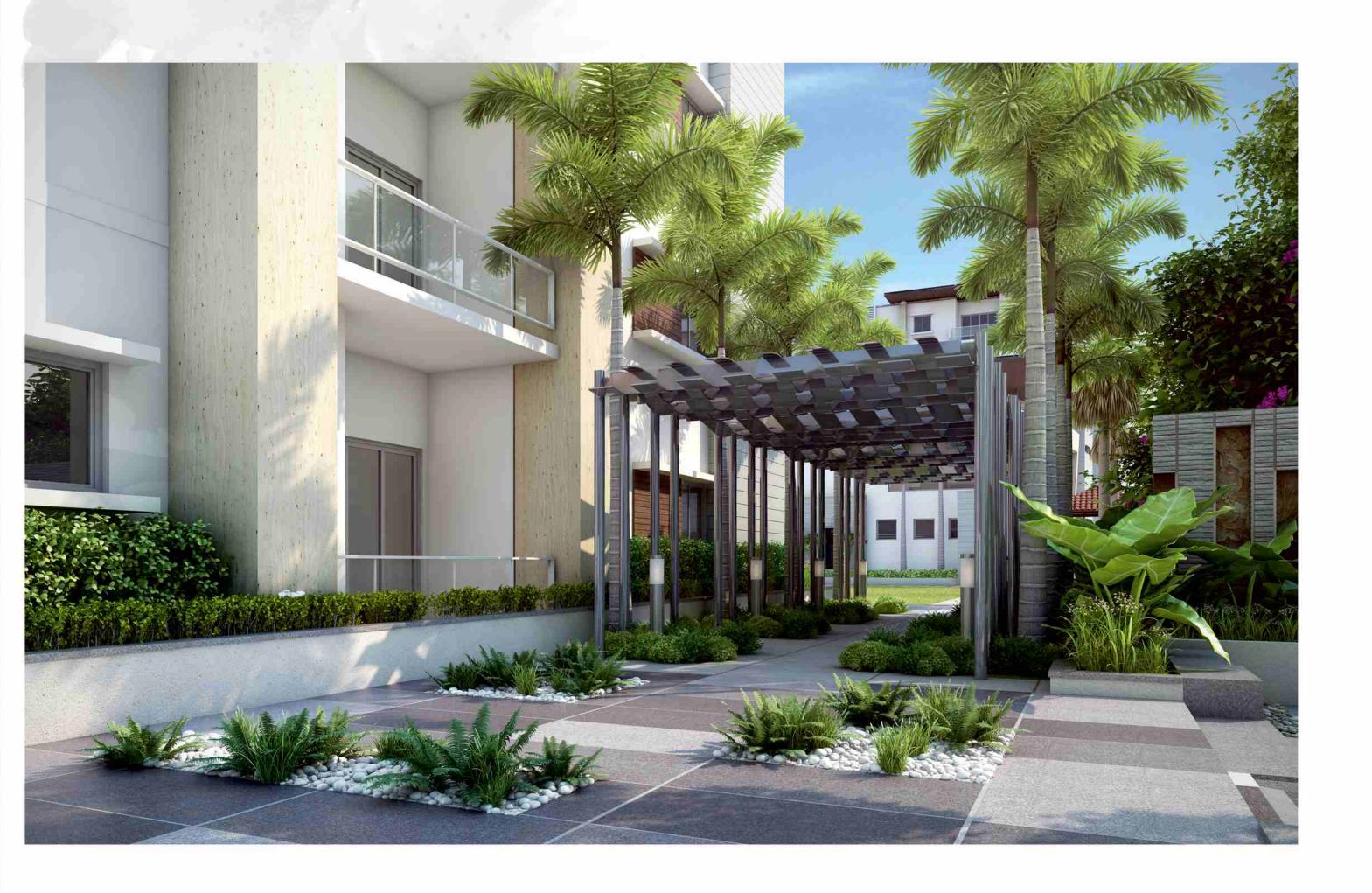






Visually stimulating gardens punctuate the outdoor spaces, beckoning you to unwind amongst the foliage, and refresh the body and soul. Flora radiates from within, providing highly immersive and truly poetic spaces for relaxation and respite.





PROJECT HIGHLIGHTS

126 Luxurious Apartments 🕒 2, 3, BHK Apartments 🕒 50% open spaces -Landscaped Garden -Multi-Purpose Party Hall 12000 Sq.ft. Club House -Rain Water Harvesting -Walking Track Children's Play Area Swimming Pool -Lighting in Gardens --



LUXURY FEATURES

- A Welcome Lounge AreaFitness Centre with State of the art Gym
- Pergolas/Gazebos/Seating Decks
 Gathering Plaza with Multipurpose Hall







MASTER PLAN

2.2 acres spread of Flora is designed around stately hand crafted features, landscapes and grand open spaces with vibrant pedestrian thoroughfare.

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BLOCK - A (5 Units) 2

Buddha Statue & Green Garden 3

Elder's Park 4

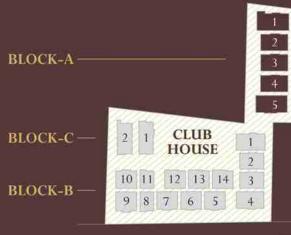
Pergolas 5

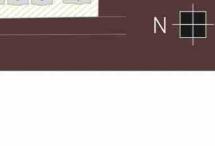
Seating Deck 6

- 7 BLOCK B (14 Units)
- 8 Designer Landscape
- 9 Block C (2 Units)
- 10 Basketball Court
- 11 Clubhouse Entrance
- 12 Water Body
- 13 Clubhouse
- 14 Swimmingpool
- 15 Children's Play Area
- **16** Gazebo
- 17 Pathway
- 18 Party Lawn



BLOCK-A GROUND FLOOR PLAN







AREA STATEMENT IN SET

UNIT 1 - 1500 SFT

UNIT 4 - 2035 SFT

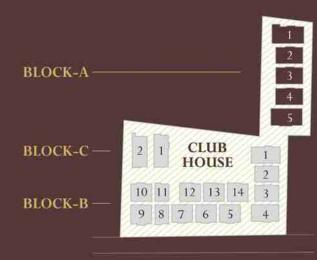
UNIT 2 - 2035 SFT

UNIT 5 - 2390 SFT

UNIT 3 - 2035 SFT











UNIT 1 - 2540 SFT

UNIT 4 - 2035 SFT

UNIT 2 - 2035 SFT

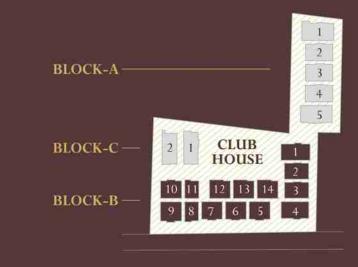
UNIT 5 - 2390 SFT

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UNIT 3 - 2035 SFT













AREA STATEMENT IN SFT

UNIT 1 - 2435 SFT	UNIT 8 - 1370 SFT	
UNIT 2 - 2015 SFT	UNIT 9 - 2145 SFT	
UNIT 3 - 2015 SFT	UNIT 10 - 1925 SFT	
UNIT 4 - 2400 SFT	UNIT 11 - 1295 SFT	
UNIT 5 - 1905 SFT	UNIT 12 - 1935 SFT	
UNIT 6 - 1905 SFT	UNIT 13 - 1935 SFT	
UNIT 7 - 1905 SFT	UNIT 14 - 1935 SFT	









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AREA STATEMENT IN SFT

BLOCK-C TYPICAL FLOOR PLAN

UNIT 1 - 2790 SFT

UNIT 2 - 2830 SFT







STRUCTURE: RCC framed structure

SUPER STRUCTURE: First Class Brick work in cement Mortar. External walls with 9" inch and internal walls with $4\frac{1}{2}$ " inches.

PLASTERING: Plastering in two Coats.

DOORS & WINDOWS

Main Door: Best Teak Wood Frame and teak veneer door aesthetically designed with melamine polishing and designer hardware of reputed make.

Internal Doors: Teak wood frame and Teak veneer door with melamine polish and reputed make hardware
Windows: UPVC Windows of Aparna/NCL/equivalent make.

PAINTING

External: Sandtex Matt / exterior emulsion paints for exteriors. Internal: Smooth wall putty finish with Premium emulsion paints.

SPECIFICATIONS



ELECTRICAL: Concealed copper wiring in conduits for lights, fan, plug and power plug points of Finolex/RR Kabel or equivalent make

- + Power plug for cooking range chimney, refrigerator, microovens, mixer grinder in kitchen
- + Power outlets for air-conditioners in all bedrooms..
- + 3 phase supply for each unit and individual meter boards.
- + All electrical fittings of Legrand or equivalent make.
- + Plug points for refrigerator, T.V. & Audio systems etc.

TELECOM: Telephone and Internet Connection points in the hall along with Intercom facility.

CABLE TV: Provision for cable.

Flora offers modern, energy-efficient apartments featuring floor-to-ceiling with a high-quality materials and finishes luxuriously crafted for convenience and for entertaining.

FLOORING: Standard quality of vitrified flooring of size (800x800) MM.

KITCHEN: Kitchen will be designed to suit modular kitchen. Electrical and Plumbing points will be provided

TOILETS: FITTINGS AND ACCESSORIES

- + Ceramic non slippery flooring
- + Tiles up to 7' Height
- + Hot and Cold wall Mixer with Shower
- EWC flush Tank Hindware/Cera make or equivalent.
- + Jaquar/equivalent CP fittings.
- + Geyser points in all bathrooms.

LIFT: 6 Passenger capacity lift of Standard make (Schindler) with Granite/Vitrified Cladding.

GENERATOR: Soundproof Generator for common Areas, lift, fans and tubes.

STAIRCASE: Granite stone for staircase and S.S railing.

Narsingi Scholars Int. School Bhashyam Blooms Sri Chaitanya IIT Academy Heritage Fresh Artillery Centre



Army Golf Course Taramati Baradari Masqati Dairy Product Golkonda Fort Narayana College Padala Rama Reddi College CBIT Institute of Technology



with the city on the doorstep, a bus stop around the corner and ORR a five minute drive, schools walk away, this is an extremely well connected location. Proximity to work places, restaurants, health care centres and night life of Hyderabad offers no less than a cosmopolitan life.



Golkonda Resorts
Ocean Park
Osman Sagar
Satellite Radio Station Head Quarters
Shadan Institute of Medical Sciences
Qutb Shahi Tombs



Wave Rock SEZ
Indian School of Business
Nanakram Guda
Raheja Mindspace IT Park
JRC Conventions & Trade Fairs
Apollo Health City, Film Nagar
University of Hyderabad





DISCERNMENT BUILT ON EXPERIENCE

ARYAMITRA PROPERTIES IS A REAL ESTATE COMPANY WITH OVER 10 YEARS OF EXPERIENCE ARYAMITRA PROPERTIES IS KNOWN FOR HIGH QUALITY AND CUSTOMER SATISFACTION. PAYING "ATTENTION TO DETAILS" HAS HELPED US TREMENDOUSLY SO FAR IN OUR JOURNEY. WE HAVE BUILT A REPUTATION FOR DELIVERING PROJECTS OF THE HIGHEST QUALITY, CONSULTING WITH THE BEST DESIGNERS, ENGINEERS AND TRADE CONTRACTORS.



corporate office

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Aryamitra Flora Apartments, Survey No. 324/E, 322/P 100ft Road, Alkapur Township, Narsingi, Hyderabad - 500089.



Flora is the result of a true collaboration between recognised leaders in each field. The calibre o this exceptional team ensures that Flora is local at its core and international in its appeal.

Architects

SUDHEER ASSOCIATES

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Landscape Architects



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RLA#199257

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