

classic homes,
built to elevate joy and pride



AASHIRWAD

BY ISTA HOMES

AN ELITE LIFESTYLE AT MADHAPUR

www.istahomes.com



experience coziness designed
to weave highest degree of comfort

Welcome to Saroja Padmanabha Aashirwad by Ista Homes,
the magnificent landmark in the making, with stellar
apartments, superb facilities and above all designed
contemporarily with benchmark architectural excellence.


AASHIRWAD
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boutique-style suiting your stature, surpassing preferences

From commanding views to nature's beautiful precincts,
from social venues to security features, Saroja Padmanabha Aashirwad
by Ista Homes offers the comprehensive mix to make living a
celebration in itself.





excellent facilities, truly
world-class to ensure comfort,
security, safety and vibrant social life

Trust us for topnotch amenities, state-of-the-art specifications,
all developed by masters in the business



4 BHK
2780 SFT.



FLOOR PLAN

SPECIFICATIONS

STRUCTURE

RCC Framed Structure.

SUPER STRUCTURE

Clay brick or AAC blocks

PLASTERING

Internal : Double coat cement plastering of 18mm thick finished with putty.
External : Double coat sand faced cement plastering 18 mm thick finished with putty/texture.

JOINERY WORKS

Doors : All Doors in Teak wood frame.
Main Door : Having Teak wood polish shutter (with standard hardware, Godrej/Europa).
Internal Doors : With melamine polish flush shutter with standard hardware.
Windows : UPVC glazed tinted glass sliding door of Aparna/Fennesta make.

PAINTING

Internal : Two coats of Premium quality plastic emulsion paint over Two coats of putty.
External : Premium quality texture painting.
Parking Area : Oil bound distemper over two coats of putty.

FLOORING

Dining, Living : Italian Marble or Double charged vitrified tiles of RAK
M.Bedroom : Italian Marble or Double charged vitrified tiles of RAK
Kitchen : Double charged vitrified tiles of RAK
Toilets : Best quality Acid resistant. Anti skid designer Tiles.
Parking : Cement based Designer tile Flooring / VDF
Staircase : 18 mm thick Granite Flooring as per design.

CLADDING & DADOING

→ Toilets : Best quality Acid resistant Designer tiles dado Up to Ceiling in (Kajaria / Johnson / Sonora).
→ Kitchen : Ceramic tiles dado upto 2 ft ht above kitchen platform
→ Utility / Wash : Glazed ceramic tiles dado upto 4 ft ht

KITCHEN

→ Granite platform with stainless steel sink with bore & municipal water connection

TOILETS

→ All Toilets to Consist of Dry and Wet areas,
→ Wall mount water closets with flush tank of Kohler/ Geberit make.

→ Hot and Cold water mixer with shower.
→ All fixers and C.P coated quality from GROHE/Kohler.

ELECTRICAL

→ Power outlets for A/C in halls & Bedrooms.
→ Power outlets for geysers in all bathrooms.
→ Power plug for cooking range chimney, refrigerator, micro oven, mixer grinders in kitchen.
→ 3 Phase supply for each unit and individual meter boards Miniature Circuit breakers. (MCB) for each distribution board.

TELEPHONE

Telephone provision for Master bedroom and living. Intercom facility to all the units connecting security.

→ **CABLE TV** : Cable provision in all bedroom and Living room.

→ **LIFT** : V3F technology of Otis/Johnson/Schindler/ Thyssenkrupp make (Fully Automated).

→ **GENERATOR** : 100% Power Backup

→ **PARKING** : One Level covered parking.

→ **FALSE CEILING** : False ceiling in the flat and in common areas with Saint Gobain GYPSUM Sheet

standards
redefined



AASHIRWAD

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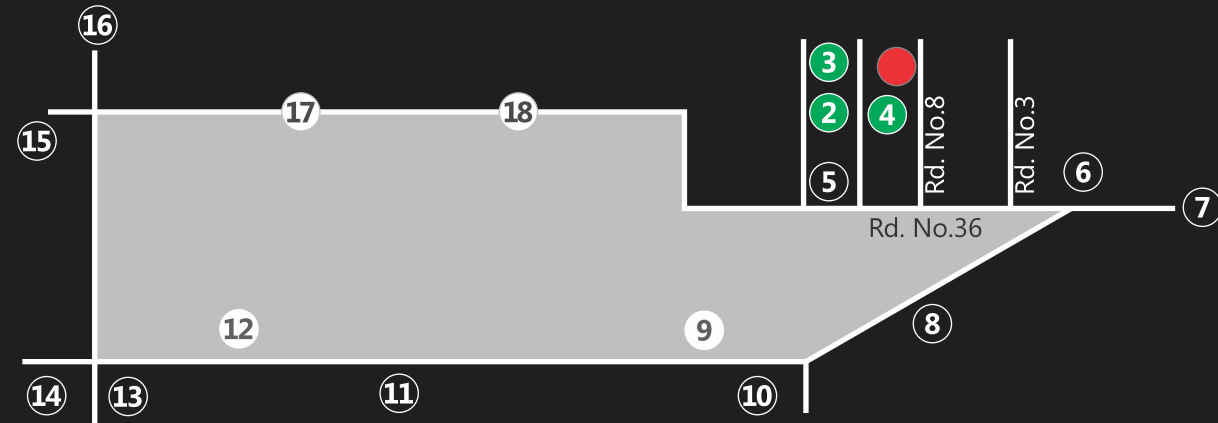


LOCATION QR CODE

majestic location, with seamless connectivity and stellar social infrastructure

Located in the most famed neighbourhood and the IT district of Madhapur that needs little introduction, Saroj Padmanabha Aashirwad by Ista Homes is like an oasis of tranquility and a tower of serenity amid the hustle bustle of the urban zone. Yet, it is undisputedly the most perfect location with respect to world-class and exhaustive social infrastructure and multi-modal connectivity. The dazzling array of boulevards and the glitzy arcades of shopping, dining and entertainment make it an unmatched and a unanimous choice to own. Besides the classic city views and the completeness of essential social infrastructure such as hospitals and schools, make it the best address to live.

LOCATION PLAN (not to scale)



- 1 Site
- 2 T - Grill
- 3 Jubilee Ridge
- 4 Neerus Emporio
- 5 Ratnadeep
- 6 Neerus
- 7 Jubilee Check Post
- 8 LV Prasad Eye Institute
- 9 Madhapur PS
- 10 Absolute Barbecue
- 11 Image Hospital
- 12 NIFT
- 13 Cyber Towers
- 14 Shilparamam
- 15 Google
- 16 Kukatpally
- 17 YSR Statue
- 18 Ayyappa Society

renew your bond of trust

Ista Homes is a company with a difference. We have perfected the art of creating and delivering luxurious homes in the finest locales. The best infrastructure and architecture go into the homes, with complete attention to detail. Driven by commitment and passion, the company has created many benchmarks of excellence across the city.

Come home to Saroj Padmanabha Aashirwad by Ista Homes – the boutique apartments that set the highest standards for you.



Corporate Office

5A2, Melange Towers,
Lane next to Ratnadeep Super Market,
Patrika Nagar, Madhapur, Hyderabad - 500081.

Mob.: **+91 961880 11 22, 998929 00 00**
E-mail: istahomes@gmail.com
www.istahomes.com

Site Address

Plot No. 391, Road No. 8,
Kakateeya Hills, Madhapur,
Hyderabad.

Architecture



PR ASSOCIATES

Branding



D3 Concepts
Mob: +91 98491 92657