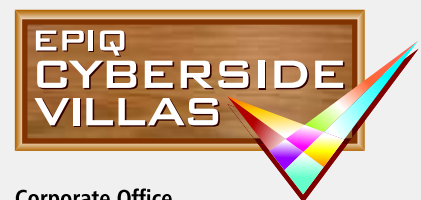


A style of its own

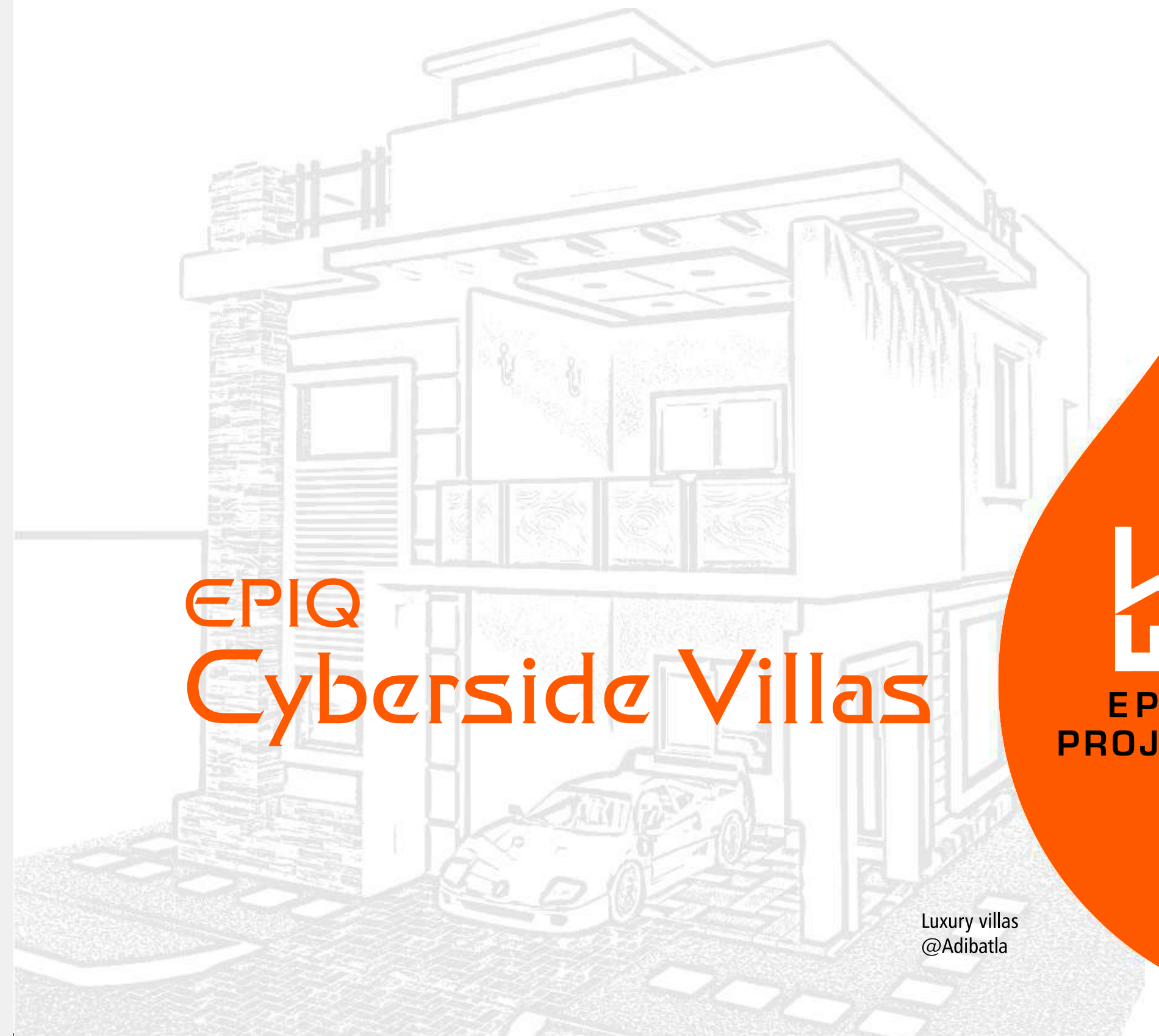


Corporate Office
3-10-442, Flat: 102, 103
Sri Laxmi Venkateshwara Residency,
Opp. Galaxy Hospital, Vivekananda Colony,
L.B Nagar, Hyderabad -500074
Phone: 040-65511112
Email: vijethaprojects888@gmail.com

Please visit us at : www.epiqprojects.co.in

Than Q

"Note: The brochure is purely conceptual and not a Legal offering. The Developers reserve all rights to add, delete, alter any detail, specification, elevation mentioned herein."



EPIQ Cyberside Villas



Luxury villas
@Adibatla



EPIQ Projects, is one of the best upcoming AP's largest and South India's fastest growing Real Estate Company. EPIQ Projects realized very early, that success can be very quickly redefined. EPIQ has prepared itself fully to dare the challenges of tomorrow's marketplace.

Technological skills, domain expertise, process focus and a commitment to long-term client relationships... They all combine at EPIQ Projects to deliver performances that rank high on quality.

EPIQ Projects, is managed by highly committed and richly experienced personnel with their value based ethics and application of high end concepts. Having a proven record in the field of real estates for 1 decade is a dynamic group with dedicated team headed by Satish Reddy & Siddarth Reddy & Co., Managing Directors, headquartered at Hyderabad, India, has extensive experience in wide range of Plotting, Housing, Villas, and Club House Services.



SPECIFICATIONS

FRAMED STRUCTURE:

R.C.C. framed structure to withstand Wind & Seismic Loads.

SUPER STRUCTURE:

- Bricks with 1:6 ratio
- External walls 9" thick.
- Internal walls 4^{1/2}" thick.

PLASTERING:

- Internal : 2 Coats of Plastering in CM 1:6 for walls & Ceilings.
- External : 2 Coats of Plastering in CM 1:6 for External walls Joinery.

DOORS:

- Main door : Teak Wood frame with moduled paneled shutter doors with Melamine. Polishing & reputed make fittings.
- Internal doors : Indian Sal Wood/Machine made frame with moduled flush shutter Door with painting/laminated & reputed make hardware fittings.

WINDOWS:

- UPVC window system with Float glass with suitable finishes as per design, with provision for mosquito mesh track (mesh and fixing has to be at the cost of client only).

ELECTRICAL:

- Wiring : Wiring with fire retardant PVC insulated flexible multi stand copper Conductor wire of 1100 Volts grade in frls PVC conduit.

FLOORING:

- Study, Living, Dining, Bedroom and Kitchen with 2'X2' vrtified tiling of reputed make and Ceramic tiles in Toilets.
- Stair case : Marble stone flooring wall cladding.
- Parking Area : Antiskid Parking tiles.

PLUMBING AND SANITARY

- Bath Rooms : Glazed Ceramic Tiles dado upto 7' height of reputed make.
- Utilities : Glazed Ceramic Tiles dado upto 3' height of reputed make.
- Toilets : Wash basin and EWUC of reputed make hot and cold water mixer with shower provision of geysers in all bath rooms.
- All CP fittings are reputed make.
- 1000 ltr over head tank for each villa.

WALL FINISHES:

- All interior walls with Smooth putty finish with Acrylic Emulsion Paint of reputed make over a coat of Primer.
- All exterior walls with 2 Coats of Acrylic Emulsion paint of reputed make over a coat of Primer.

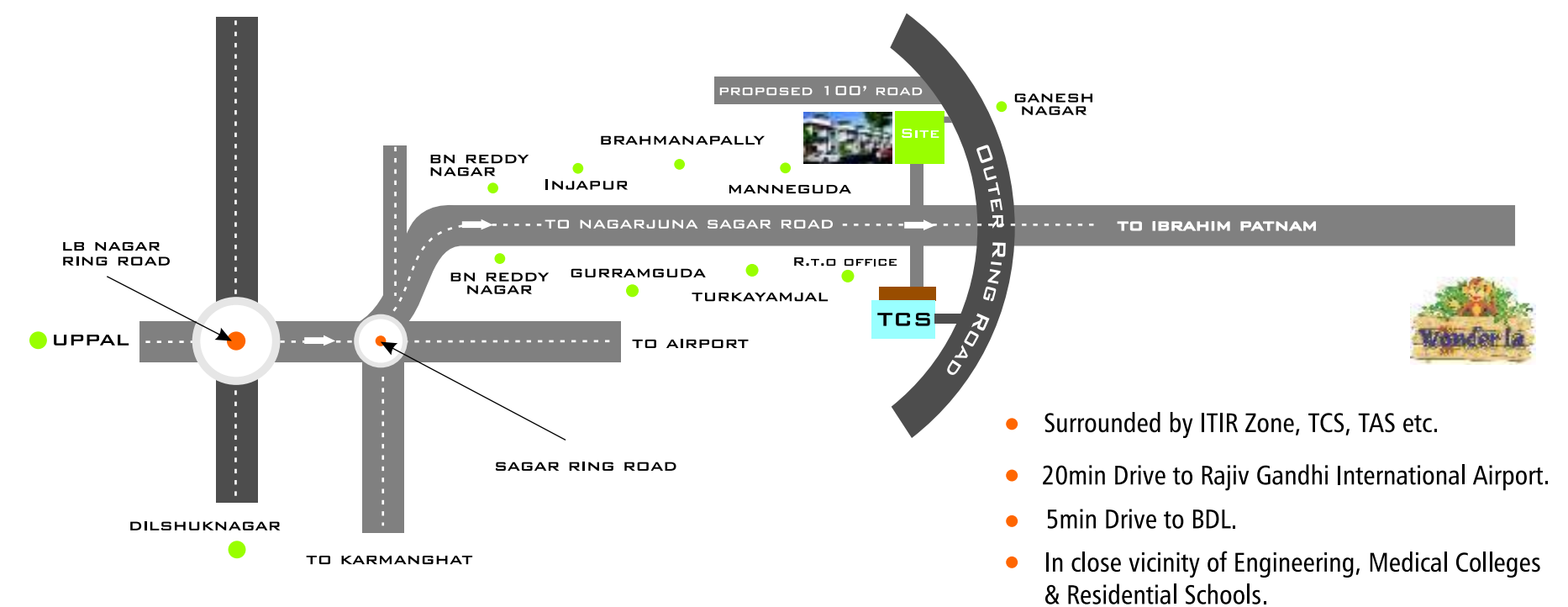
KITCHEN:

- Glazed Ceramic Tiles dado upto 2' height above the kitchen platform of reputed make and Granite Platform with stainless steel sink, provision of fixing Aqua Guard, Provision of exhaust fan and chimney.

AMENITIES:

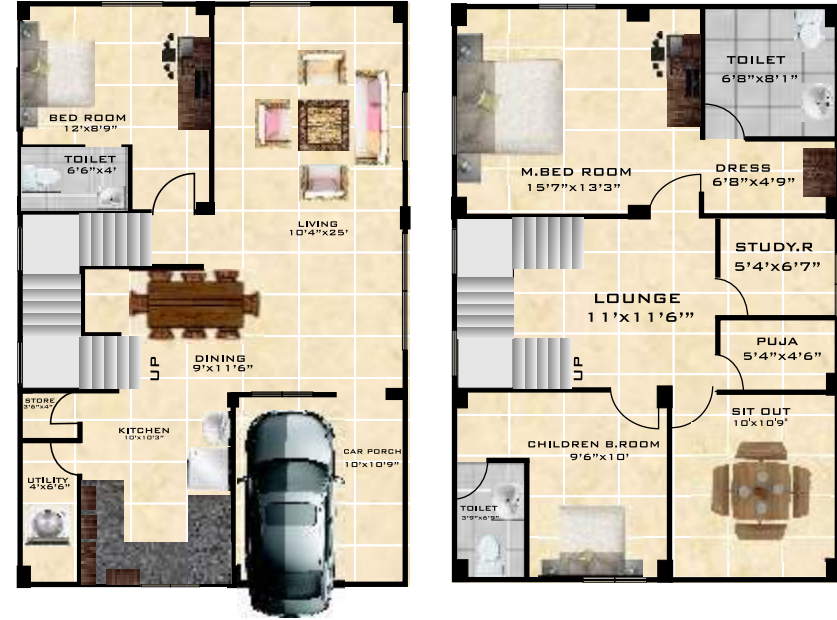
- Landscaped gardens with children play area.
- Club house with banquet hall and Gym, Pool.
- Generator backup for street lighting for entire layout.
- Intercomm facility and solar fencing for entire layout.
- Computer, Internet T.V. & Telephone points.
- Provision for solar water heater.
- S.S. Railing for staircase and balconies.
- Security System with C.C. Camera provision.

LOCATION MAP





EAST VIEW



AREA STATEMENT

Ground floor-1100sq.ft
First floor-1100sq.ft
Total built up area -2200sq.ft

GROUND FLOOR

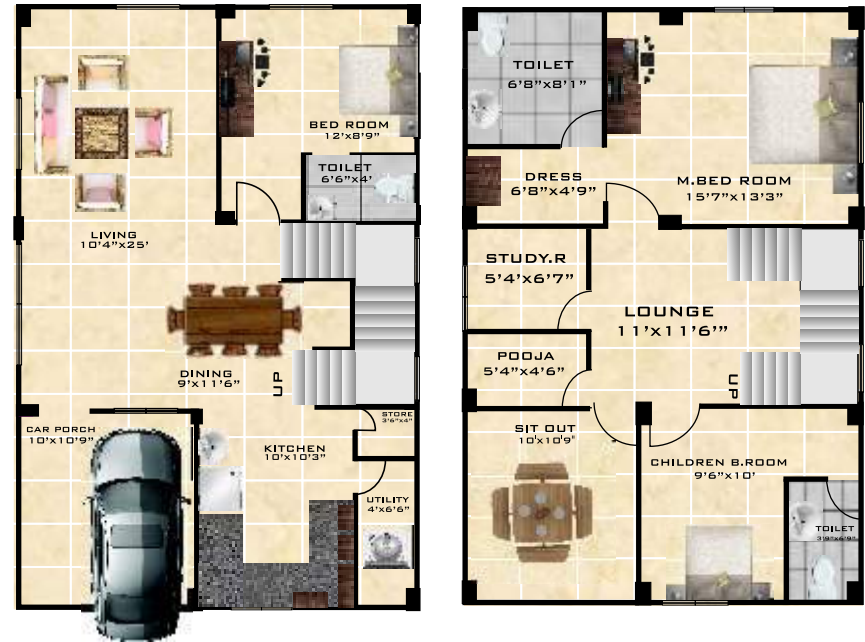


- Aesthetic Interiors
- Luminous Lighting

FIRST FLOOR



- Spatial Volume
- Plush Seating



AREA STATEMENT

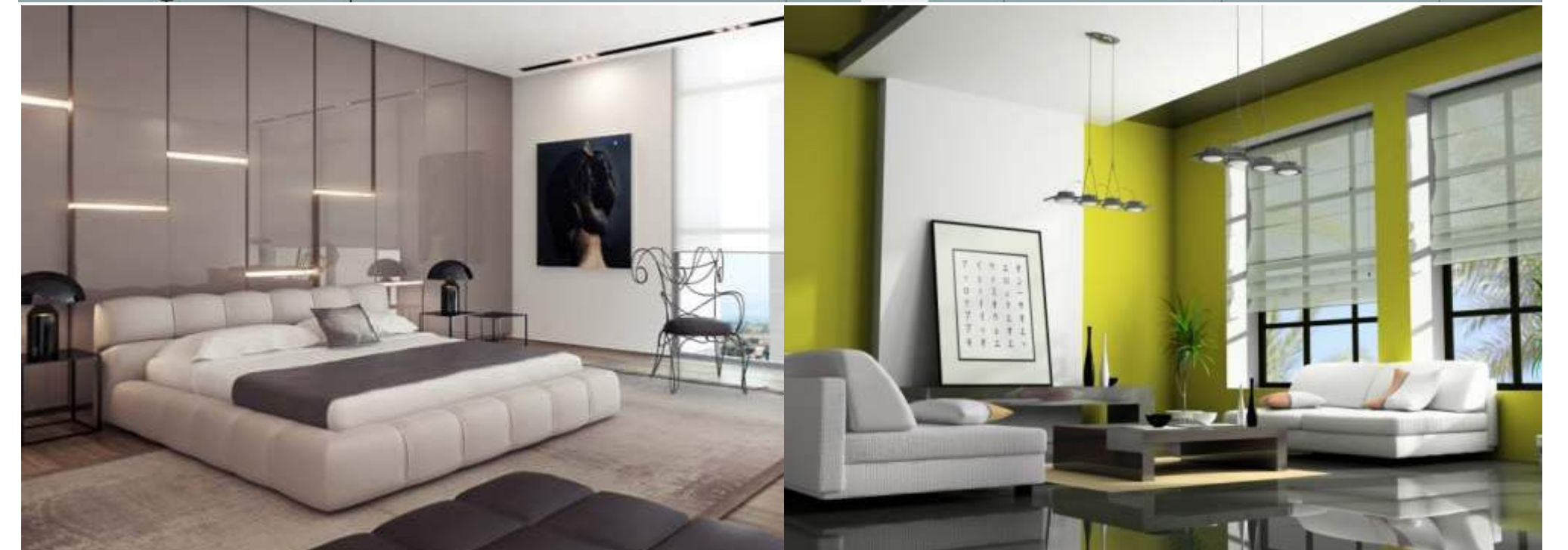
Ground floor-1100sq.ft
First floor-1100sq.ft
Total built up area -2200sq.ft



WEST VIEW



- Gated community of 70 luxury Villas
- Distinguished community
- Salubrious Environment
- Total Security





ARIEL VIEW FRONT

- Finest Address to Luxury & Nature



ARIEL VIEW BACK

- Sublime Statement on lifestyle



- Flowering & Shades
- Excellent Landscaping
- Seamless Spaces
- Tranquil Outdoors

- One of a kind life style
- State of the Art Design
- The finest address
- Flawless Green outdoors

