



Promoters :

## **MAHALAKSHMI HOMES**

**Head Off. :** # 8-3-167/M/20/6/3/A & B,  
Flat No. 203, Madhura Heights,  
Rajiv Nagar 'X' Roads, Hyderabad.  
Tel. : 040 2383 4044, 92465 43375

**Branch Off. :** Flat No. 201, A - Block, Chalapathi Towers,  
Near Ramanujam Circle, Tirupathi - 517 501  
Cell : 76809 99899, 91776 14401, 92465 43375

Brochure Design by :  
Prabhu Graphics : 98480 52562, 040-2335 1424

Note :This Brochure is only a conceptual presentation of the project and not a legal offering. Developers reserve the right to change, alter, modify plan, elevation and specification time to time as deemed fit.

Elegant in style, Effect in Use!



**Mahalakshmi**  
*Grand*  
@ Tirupathi

A Venture from  
**MAHALAKSHMI HOMES**



 **Mahalakshmi**  
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Welcome to a Gated Community  
the Elegance of Fine Living...!



## Luxury Duplex Villas

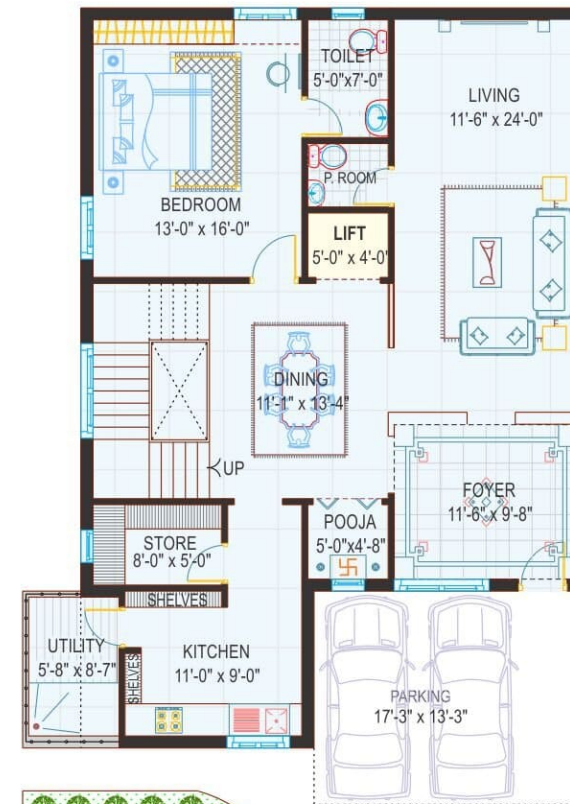




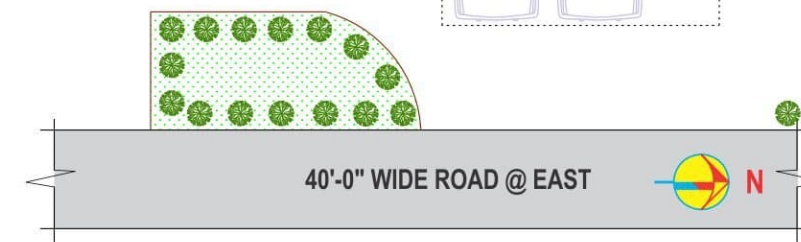
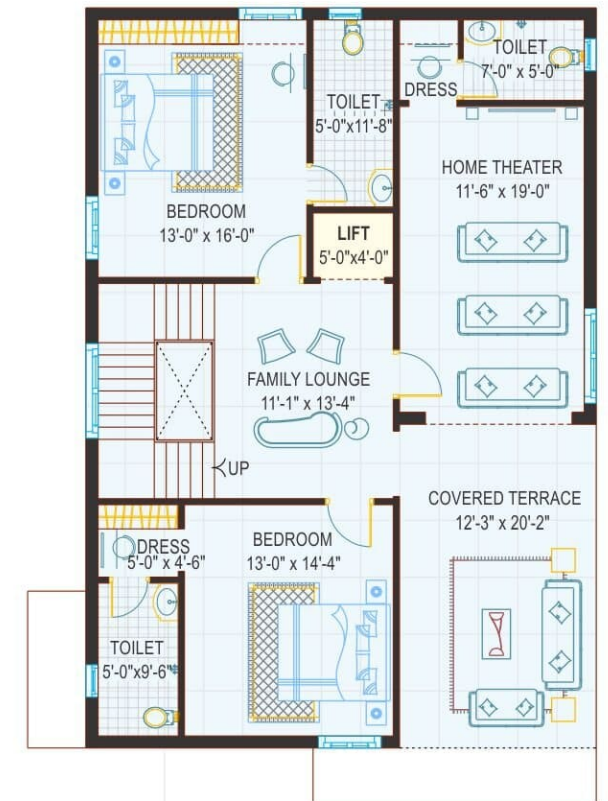
*East Facing View*

*East Facing Plan*

**Ground Floor Plan**



**First Floor Plan**



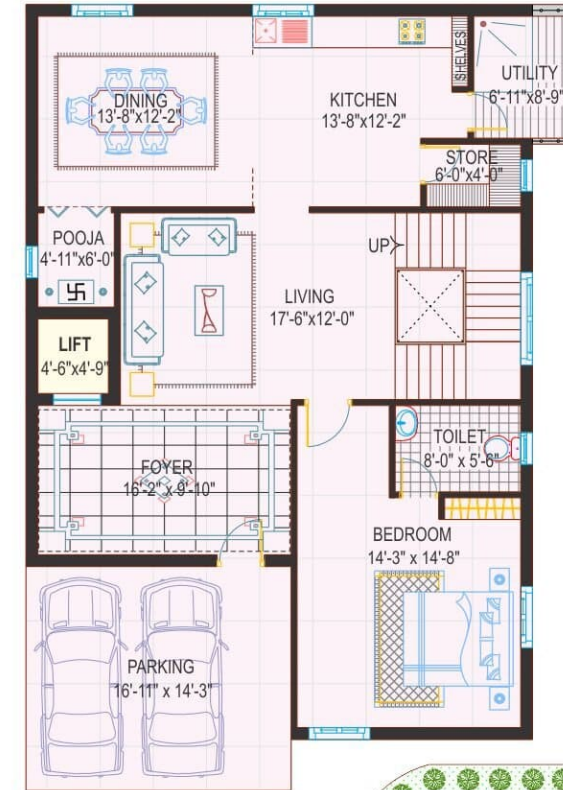
Ground Floor Area - 1556 Sft.  
 First Floor Area - 1556 Sft.  
 Staircase & Headroom Area - 200 Sft.  
**Total Area - 3312 Sft.**



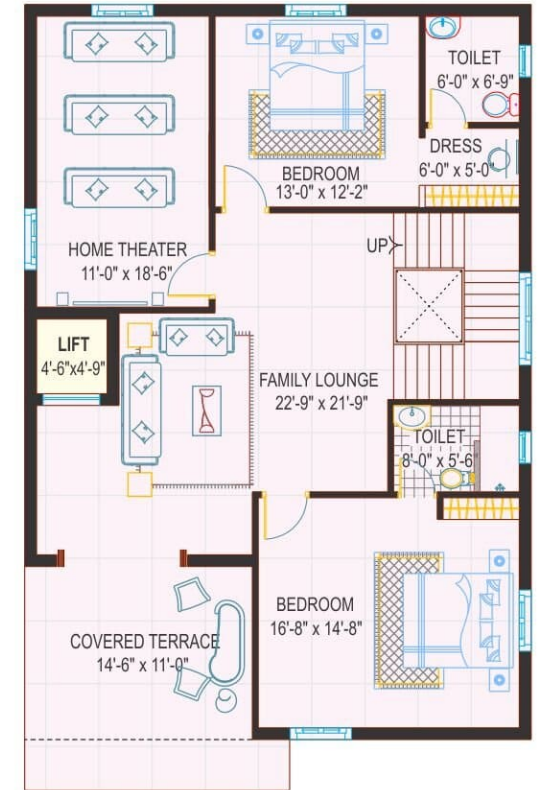
*West Facing View*

*West Facing Plan*

**Ground Floor Plan**



**First Floor Plan**

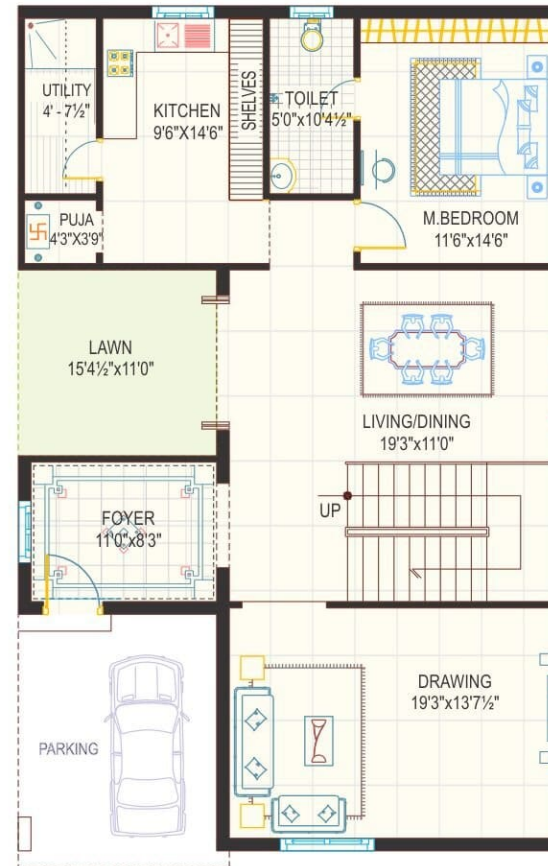


Ground Floor Area - 1593 Sft.  
 First Floor Area - 1593 Sft.  
 Staircase & Headroom Area - 200 Sft.  
**Total Area - 3386 Sft.**

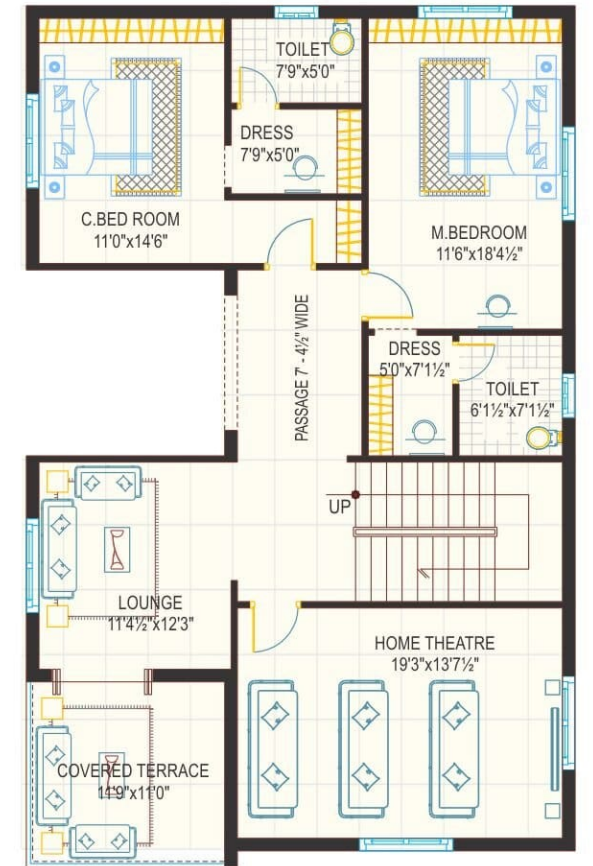


## North Facing Plan

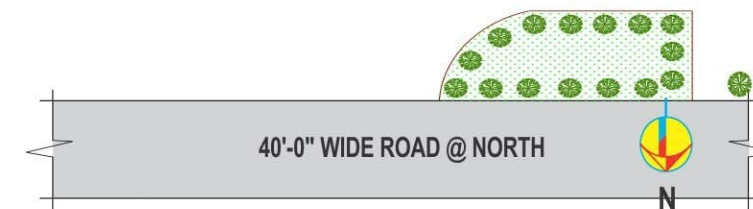
Ground Floor Plan



First Floor Plan




















## North Facing View



Ground Floor Area - 1510 Sft.  
 First Floor Area - 1510 Sft.  
 Staircase & Headroom Area - 200 Sft.  
**Total Area - 3250 Sft.**

## Specifications

	<b>Structure</b>	: RCC Framed Structure
	<b>Super Structure</b>	: Quality Bricks with cement mortar.
	<b>Finishing</b>	: Double coat smooth finished cement plastering for inside and outside walls.
	<b>Flooring</b>	: Vitrified tiles flooring size 2' x 2' for Halls, Bedrooms, Kitchen etc.,
	<b>Main Door</b>	: Teak wood frame and shutter with well designed with melamine matt polish door with Lock, door eye, and reputed make hardware.
	<b>Other Doors</b>	: Teak wood frames with molded flush doors with S.S Coat fittings.
	<b>Windows</b>	: UPVC with good designed safety grills.
	<b>Kitchen</b>	: Granite platform with Stainless steel Sink with 3' height Ceramic glazed tile dado with bore and municipal water taps and provision to water purifier, chimney and exhaust fan.
	<b>Toilets</b>	: Ceramic flooring, with door height ceramic tile dado & best quality sanitary (Branded white color) fittings and best quality CP fittings.
	<b>Paints</b>	: Surface luppum (Birla / JK Putty) and painted with premier emulsion (Asian / CI) over a base coat of premier, Emulsion paints to inner walls and water proof / weather proof paints to outer walls and polish to main door.
	<b>Electrical</b>	: Concealed copper wiring with adequate points to light, fan, plugs, fridge, TV, washing machine, mixer, A/C and geyser points with modular switches with MCBs.
	<b>Elevator</b>	: Provision for Lift.
	<b>Staircase Railing/</b>	
	<b>Ext. Hand Railing</b>	: SS Railing for staircase, M.S. Railing to Balconies.
	<b>External Pavings</b>	: Cement based tiles in Car porch / porticos.
	<b>Telecom/</b>	
	<b>Cable TV / Internet</b>	: Telephone points in Master bedroom, Living, TV Point to Master bedroom, Living room and Home theater.

## Row Views





## Project Highlights

- ◆ Quality Construction
- ◆ Elevation with good aesthetics
- ◆ Designed Swimming Pool and Gym
- ◆ Just 150 Mtrs. from main road
- ◆ Solar fencing around layout
- ◆ Clear Title - 100% Vaasthu
- ◆ 24 Hrs. Water Supply
- ◆ CC Camera Surveillance at Security
- ◆ Loans from all banks
- ◆ 50% Open area
- ◆ Underground Sewerage Lines
- ◆ Well designed Land scape
- ◆ Avenue Plantation
- ◆ Well designed layout
- ◆ Wide black top roads
- ◆ Final approved layout
- ◆ Grand entrance arch
- ◆ Club House
- ◆ Park with Children play area
- ◆ With in a Gated Community
- ◆ Safe and Secure Investment
- ◆ Rain water Harvesting system
- ◆ Near to Engineering Colleges
- ◆ Near to Bus depot and Airport



## PSN Garden's Layout



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## Project Highlights



## Location Plan

