

A project by



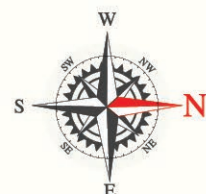
KEYSTONE  
**VALLEY**  
**HEIGHTS**

Your Space. Your Height. Your Home.

Premium 2&3 BHK Apartments @  
Beside TGPA, ORR Exit -18, Hyderabad.



# TYPICAL FLOOR PLAN



## Area Statement

| Flat No | Unit  | Facing | Area in Sft |
|---------|-------|--------|-------------|
| 1       | 3 BHK | East   | 2150        |
| 2       | 3 BHK | East   | 1545        |
| 3       | 3 BHK | West   | 2100        |
| 4       | 3 BHK | West   | 1755        |
| 5       | 3 BHK | West   | 2245        |
| 6       | 2 BHK | East   | 1310        |
| 7       | 3 BHK | East   | 2120        |
| 8       | 3 BHK | East   | 1580        |



|                                                                                     |                            |                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <b>STRUCTURE</b>           | : RCC Framed Structure to with stand winds and seismic loads for zone II.                                                                                                                                                                                                                                              |
|    | <b>WALL</b>                | : Good quality light weight Red Bricks from Karimnagar, Plastering with smooth finishing cement mortar, 9" thick external and 4½" thick for internal walls.                                                                                                                                                            |
|    | <b>DOORS &amp; WINDOWS</b> | : Main Door: 8' Manufactured engineered wood frame and veneered flush shutters aesthetically designed with premium hardware fittings.<br>Internal Door: 7' Manufactured engineered wood frame and Designer flush doors.<br>UPVC windows with mosquito mesh and aesthetically designed MS Grills                        |
|    | <b>FLOORING</b>            | : Vitrified flooring and anti skid tiles for Toilets, Stair Case and Corridor: Granite & Vitrified Tiles flooring with SS railing.                                                                                                                                                                                     |
|    | <b>PAINTING</b>            | : External: Textured or smooth finish with external weather proof emulsion of reputed make.<br>Internal: Smooth finish with wall putty, two coats of emulsion paint                                                                                                                                                    |
|    | <b>KITCHEN</b>             | : Provision for chimney, water purifier, microwave oven and washing machine in utility area.<br>(Note: Kitchen platform provision shall be under the customer's scope.)                                                                                                                                                |
|    | <b>TOILETS</b>             | : Master bathroom consist of wash basin, EWC with flush tank of ISI approved make.<br>Anti-skid Ceramic tiles for the floor and Ceramic Glazed dado up to door height.<br>Hot and cold wall mixer with bath spout shower of premium brand. Provision for geyser point in all bathrooms.                                |
|    | <b>ELECTRICAL</b>          | : Concealed copper wiring of premium brand. Appropriate power outlets for A/C, Geyser, chimney, refrigerator & other appliance. Three-phase supply for each unit with individual meter. Miniature board. Modular switches of reputed make.<br>Provision for DTH and Internet Cable.                                    |
|   | <b>WATER SUPPLY</b>        | : Adequate water supply through borewell.<br>Rain Water form terrace and open areas will be collected to harvesting pit.                                                                                                                                                                                               |
|  | <b>POWER BACKUP</b>        | : Common Areas: 100% backup for lifts, Borewell & all common area lighting.<br>Residential Units: One light & one fan point in each room.                                                                                                                                                                              |
|  | <b>SECURITY</b>            | : 24x7 Security with CCTV Surveillance for premises and Solar Fencing                                                                                                                                                                                                                                                  |
|  | <b>LIFT</b>                | : Automatic Door Elevator ISI Mark 6 passengers lift with V3F technology & Automated and big vision doors. Schindler, KONE, Johnson / Equivalent.                                                                                                                                                                      |
|  | <b>NOTE</b>                | : 1) Registration Charges, GST and any other taxes applicable as per government norms to be borne by the customers.<br>2) People desiring to alter / modify their flat can do so prior request and additional payment without Disturbing the Structural Design*.<br>3) HMWS&SB Water charges to be borne by customers. |

## SPECIFICATIONS





KEYSTONE  
**VALLEY  
HEIGHTS**  
Your Space. Your Height. Your Home.

## AN ELEVATED ADDRESS IN THE HEART OF CONNECTIVITY

Spread across approximately 2,338 Sq. Yards, Keystone Valley Heights rises gracefully with 2 Cellars + Ground Floor + 5 Upper Floors, creating a well-planned residential community in the prime TSPA Junction locality, with excellent connectivity to the ORR and Financial District.

Designed with a focus on space, comfort and modern living, this exclusive community brings together beautifully planned residences in a setting that makes everyday life more enjoyable. From peaceful mornings to memorable evenings with family, every corner is envisioned to complement your lifestyle.

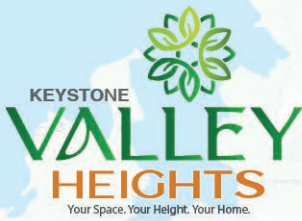
Come home to a place where convenience meets comfort, and where every day feels a little more elevated.





Scan QR Code  
For Location

## LOCATION MAP (not to scale)



### PROXIMITY

Valley Oak Junior College  
TSPA ORR, Police Academy  
EuroKids PreSchool  
Shadan Colleges  
Kali Mandir  
Vantage Line Mall  
Pallavi Intl. School  
Golconda Fort  
Gachibowli  
Shamshabad Airport

- 1 Min  
- 3 Mins  
- 4 Mins  
- 4 Mins  
- 4 Mins  
- 5 Mins  
- 10 Mins  
- 15 Mins  
- 18 Mins  
- 25 Mins



Outer Ring Road  
TGPA Junction



Financial District  
Gachibowli



Forest Trek Park  
256 Acres Green Zone



Kothwalguda Eco Park  
Himayat Sagar Lake

A project by



### OFFICE ADDRESS:

Keeana Elve Apartments  
Flat No. 404, Snehit Hills,  
Phase-II, Peerancheruvu Village,  
Gandipet Mandal, RR (Dist),  
Telangana - 500086

### SITE ADDRESS:

Plot Nos : 1, 2, 36 & 37, Phase-II,  
Snehit Hills, Survey No. 24, Beside  
TGPA Academy, ORR Exit - 18,  
Hyderabad, Telangana - 500 086.

### ARCHITECTS:

UDBHAVA ARCHITECTS  
V V Nagar, Habsiguda, Hyderabad,  
Call: +91 99 66 55 9219

**+91 90009 00651, 90005 53299, 93462 79101**

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