

SNR
The **Elite**



LUXURY MEETS SERENITY

TS RERA No:

P02400003235 2 & 3 BHK Ultra Luxurious Apartments adjacent to Wipro @ **GopanPally**



Embark on the journey to your dream home with **SNR THE ELITE**. We are dedicated to create the perfect living space tailored to exceed your expectations at every turn. Let us be your trusted partner in making your housing dreams come true.

SNR
The **Elite**
LUXURY MEETS SERENITY



We are one of the Most Reputed Real estate Group in Hyderabad
With over 30 years of excellence and innovation in transforming living spaces beyond simple homes, it's a privilege to announce our ongoing project **SNR THE ELITE** residential spaces across Hyderabad for your luxurious living. No matter your budget, you are sure to find the perfect space with us and turn your dream home into a reality. We deliver what we promise!





THE ELITE

SMR
The Elite
LUXURY MEETS STRENGTH

An Aristocracy In Gopanpally

SNR
The **Elite**
LUXURY MEETS SERENITY

-  Vastu Compliant
-  65 Acres
-  8 Blocks
G+9 Floors
680 Units
-  2 & 3 BHK
-  1290-1890sqft.
-  G+4 Clubhouse
35,000sqft.
-  Swimming Pool
with Deck
-  Kids Play
Areas
-  Designer
Landscape
-  Indoor
Games
-  24/7
Security &
CCTV Surveillance



Day View

VISION

To be the supreme brand in construction recognized for very high calibre and innovation for our value minded clients and high performing employees.

MISSION

We are committed towards sustainability, safety, quality excellence and value creation for all our customers. We establish partnerships with strategic players and deliver projects exceeding customers satisfaction.

VALUES

We dared to think beyond the convention of just homes. For close to three decades, we perfected the rare art of blending great homes with great lifestyle. We are SNR building high quality homes, creating happy & elite communities.



Night View

MASTER PLAN

Project Overview

| | |
|------------------|---------------------|
| Extent | : 6.50 Acres |
| Blocks | : 8+1 |
| Number of Floors | : G+9 |
| Number of Units | : 680 |
| Type of Flats | : 2 & 3 BHK |
| 2BHK (Sft) | : 1290 |
| 3BHK (Sft) | : 1690, 1790 & 1890 |
| Open Area | : 62% |

LEGEND:

- | | |
|---------------------------------------|--|
| 01 Entrance And Exit (Cobbles Paving) | 12 7.0m Wide Fire Driveway |
| 02 North-East Entry | 13 Half Basket Ball Court |
| 03 7.0M Wide Driveway | 14 Yoga under Gazebo |
| 04 Portal Frames with Entrance | 15 Fitness Station |
| 05 Jogging Track/Pathway | 16 Badminton Court |
| 06 Portal Frames with Seating | 17 Cricket Practice Net |
| 07 Lawns | 18 Swimming Pool, Deck Area with Recliners |
| 08 Seating Deck under Gazebo | 19 Main Lap Pool |
| 09 Children's Play Area | 20 Kid's Pool |
| 10 Entrance Deck/Stage under Pergola | 21 Infinity Pool |
| 11 Amphitheatre | 22 Party Lawns |



Block-A



Block-B



Block-C

Block-D



SL AREA:1455
BUA:1890 SF

SL AREA:993
BUA:1290 SF

SL AREA:993
BUA:1290 SF

SL AREA:1455
BUA:1890 SF

SL AREA:1455
BUA:1890 SF

SL AREA:993
BUA:1290 SF

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SL AREA:1455
BUA:1890 SF

SL AREA:1376
BUA:1790 SF

SL AREA:993
BUA:1290 SF

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BUA:1890 SF

SL AREA:1455
BUA:1890 SF

SL AREA:993
BUA:1290 SF

SL AREA:993
BUA:1290 SF

SL AREA:1455
BUA:1890 SF



Block-E



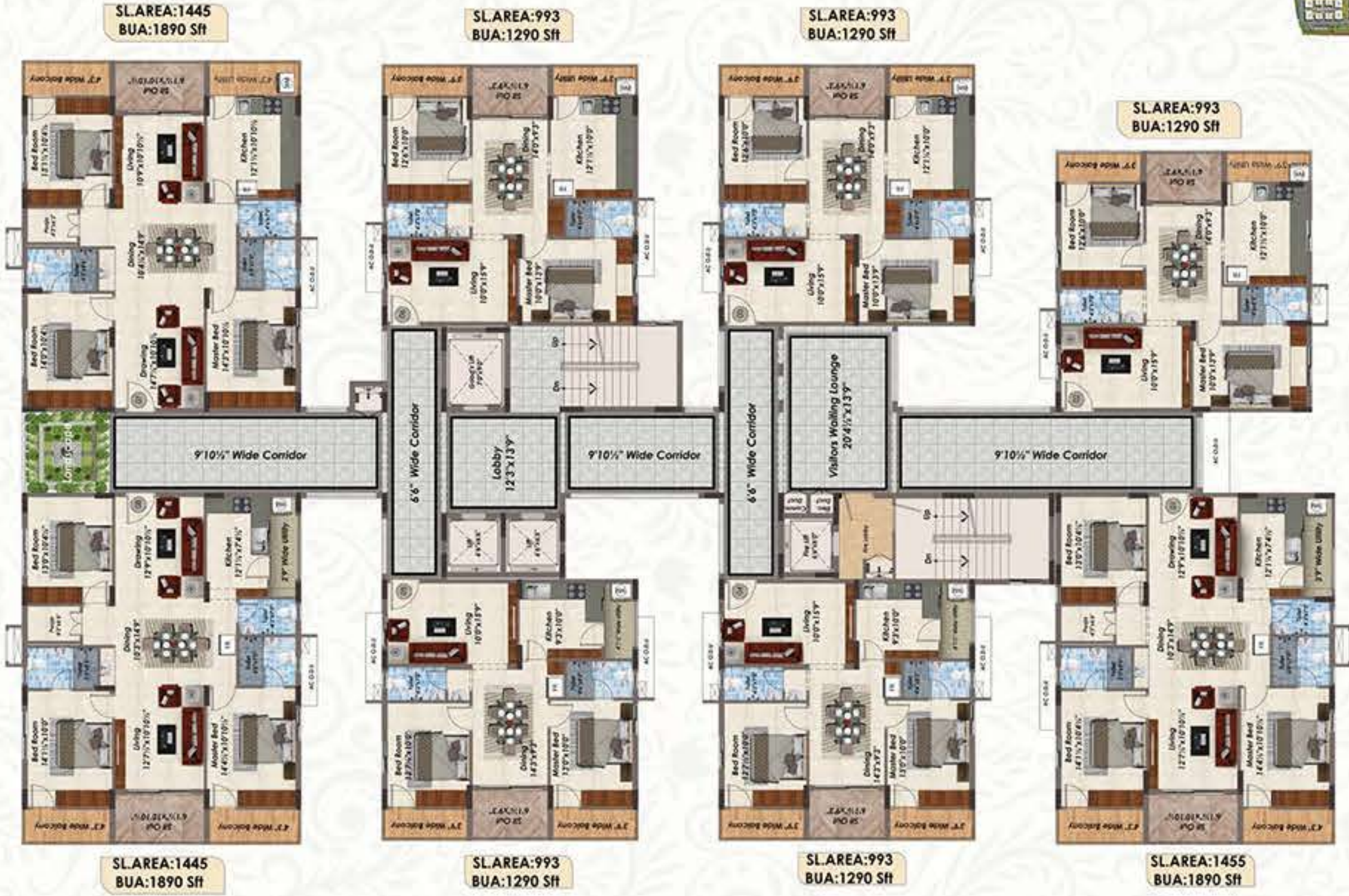
Block-F



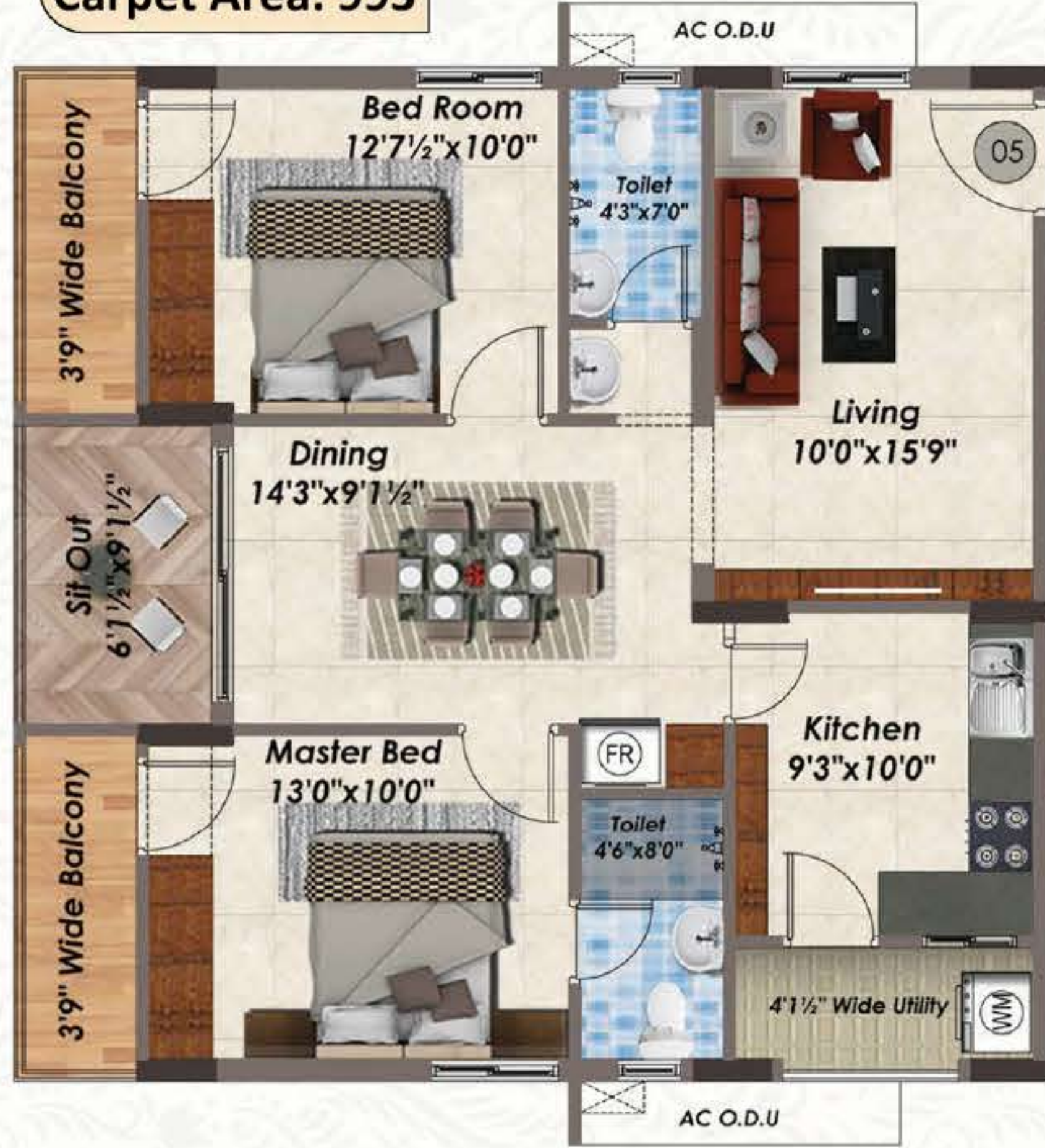
Block-G



Block-H



BUA:1290 Sft
Carpet Area: 993



← E

W →

BUA:1290 Sft
Carpet Area: 993



BUA:1690 Sft
Carpet Area: 1300



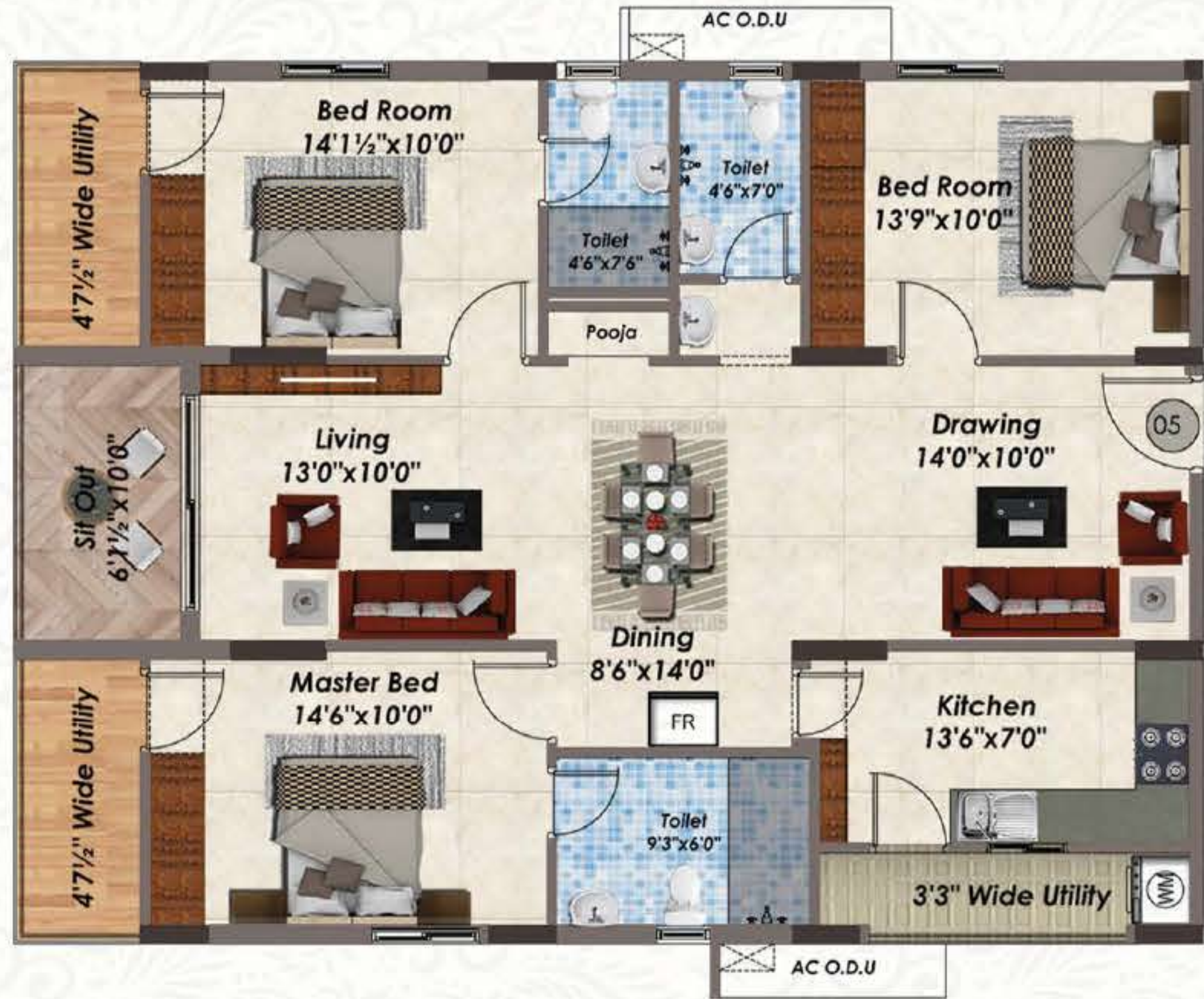
← E

W →

BUA:1690 Sft
Carpet Area: 1300



BUA:1790 Sft
Carpet Area: 1376



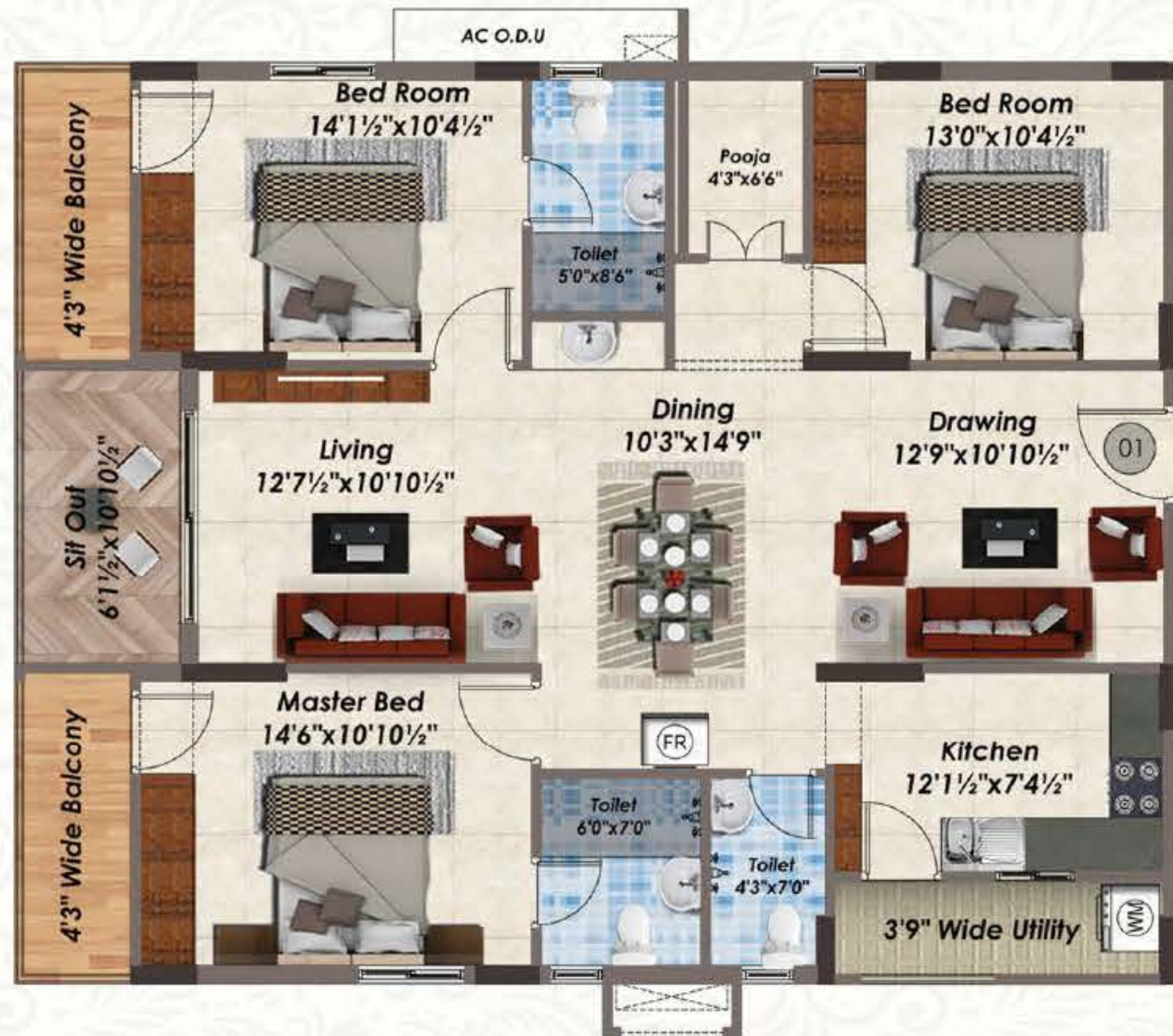
← E

W →

BUA:1790 Sft
Carpet Area: 1376



BUA:1890 Sft
Carpet Area: 1445



← E

W →

BUA:1890 Sft
Carpet Area: 1455





The 35,000 sft magnificent G+4 Club-Elite consists of premium amenities making you feel larger than life. The guest rooms are cozy little nests with provisional lounge area, perfect to host small gatherings like family get-togethers, birthday parties, etc. It's not just a clubhouse; it's a place where awesome memories are made!

Luxury Amenities At CLUB THE ELITE

Basement-1

- Maintenance Office

Ground Floor Club House

- Entrance Foyer Reception
- Super Market
- Coffee shop
- Swimming Pool

1st Floor Club house

- Gym
- Aerobics /Yoga & Meditation

2nd Floor Club House

- Holding Area Double Height
- Multi Purpose Hall
- Dining Hall
- Pantry

3rd Floor Club House

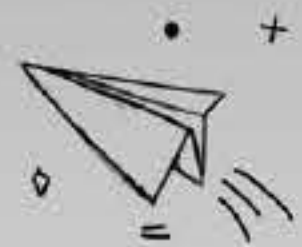
- Holding Area
- Indoor Games
- Library
- REC /waiting
- Saloon
- Gents Spa
- Ladies Spa

4th Floor Club House

- Holding Area
- Preview theatre
- Waiting Lounge
- Guest Bed Rooms (10)

Terrace

- Open Terrace



*A Home Beyond
your Four walls*

Our property comes with an array of features designed to enhance your living experience. Enjoy relaxing swimming pool, beautifully landscaped garden, modern community spaces. You're not just finding a home you're embracing a life style

EXTERNAL AMENITIES

- Children's Play Area
- Seating With Pergolas
- Landscaped Garden
- Lawns
- Meditation Hall Under Gazebo
- Outdoor Badminton Court
- Walking Track
- Cricket Practice Net
- Outdoor Games
- Outdoor Exercise Stations
- Amphi Theatre
- Sand Pil
- CCTV Surveillance
- 24X7 Security

CLUBHOUSE AMENITIES

- Community Office Room
- Swimming Pool
- GYM
- Multi-Purpose Hall
- Indoor Games
- Library
- Waiting Lounge
- Guest Rooms



SPECIFICATIONS

FRAMED STRUCTURE

R.C.C framed structure to withstand wind and seismic loads.

SUPER STRUCTURE

8" thick block work for external walls and 4" thick block work for internal walls.

PLASTERING

Internal - Two coats of plastering in CM 1:6 for walls and one coat of plastering for ceiling.

External - Two coats of plastering in CM 1:6 for walls

DOORS & WINDOWS

Main door: Teak wood/machine made frame with moulded panel.

Internal doors: WPC (Frame & shutter) with painting and reputed make fittings.

French doors: UPVC doors of 2.5 track with one mesh shutter.

Windows: UPVC windows of 2.5 track with one mesh shutter and (MS grills fixed to walls up to Ground floor)

PAINTING

External: Two coats exterior acrylic emulsion paint of reputed make over one coat on texture.

Internal: Smooth putty finish with acrylic emulsion paint of reputed make over a coat paint.

FLOORING/TILE CLADDING

Living, Dining, Bedroom, and Kitchen: 800mm X 800mm vitrified tiles.

Corridors: Granite flooring.

Bathrooms: Acid resistance anti-skid ceramic tiles of reputed make.

Staircase: Granite

Bathroom: Glazed ceramic tiles dado of reputed make up to 7' height from flooring.

KITCHEN

- Provisions for fixing of water purifier, exhaust fan and chimney.



UTILITIES/WASH/BATHROOM

- ★ Provision for washing machine.
- ★ Vanity type wash basin.
- ★ EWC With Flush Tank of reputed make
- ★ Hot and cold water mixer with shower.
- ★ Provision for geysers and exhaust fan in all bathrooms.
- ★ All C.P fittings are chrome plated of reputed make

ELECTRICAL

- ★ Concealed copper wiring of reputed make.
- ★ Power point for air conditioners in all bedrooms.
- ★ Power point for geysers and exhaust fan in all bathrooms.
 - ★ Power point for refrigerator, chimney, and micro oven in kitchen.
 - ★ Power point for TV in living room.
- ★ Three phase supply for each unit and individual meter boards.
 - ★ Miniature circuit breakers (MCB) for each distribution boards of reputed make.

TELECOM/INTERNET

- ★ Telephone point in living hall.
- ★ Intercom facility to all the units connecting security.
- ★ Provision for internet connection in each apartment.

ELEVATORS (LIFTS)

- ★ Two elevators for passengers, two elevators for goods service and fire exit will be provided per each block.
- ★ Lift entrance with vitrified tiles/Granite cladding.

GENERATOR

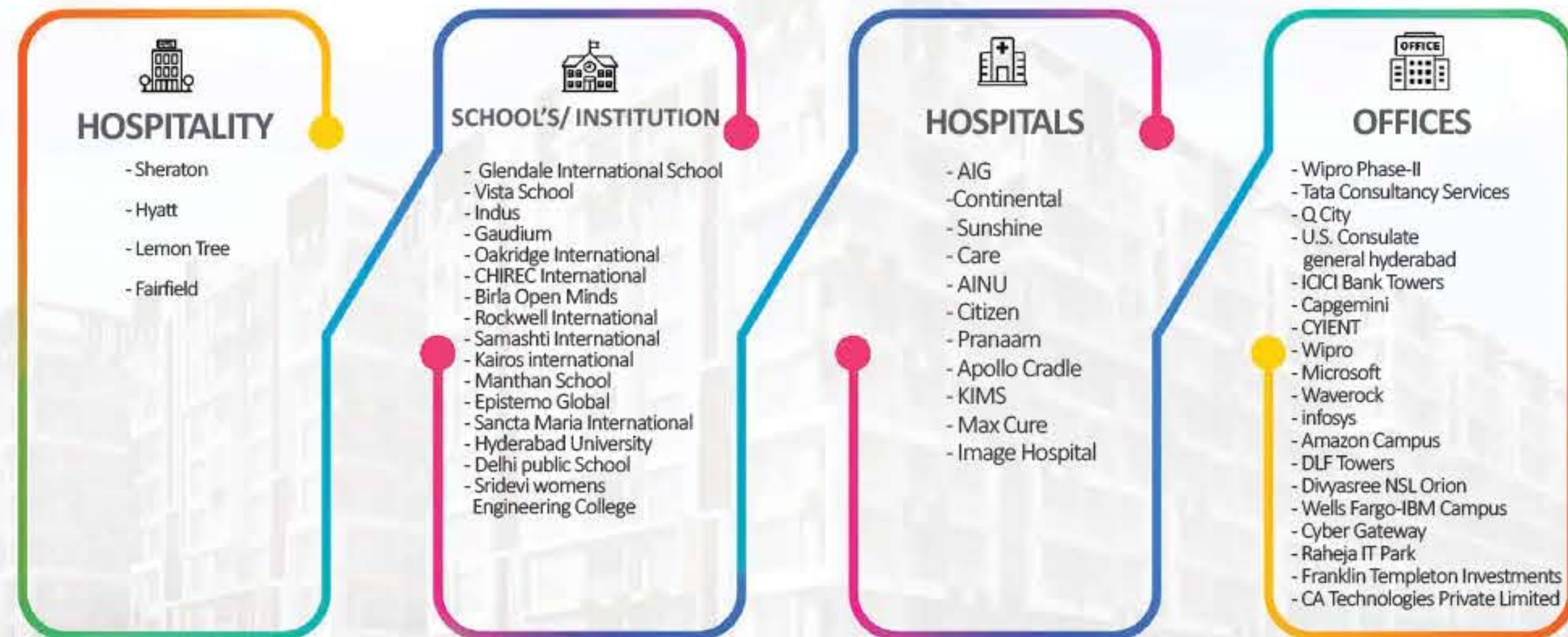
Set backup with acoustic enclosure and A.M.F for common areas.

- ★ 6 points in 2 BHK (2fans, 3 lights, and one 6 amp socket)
- ★ 7 points in 3 BHK (3fans, 3 lights, and one 6 amp socket)

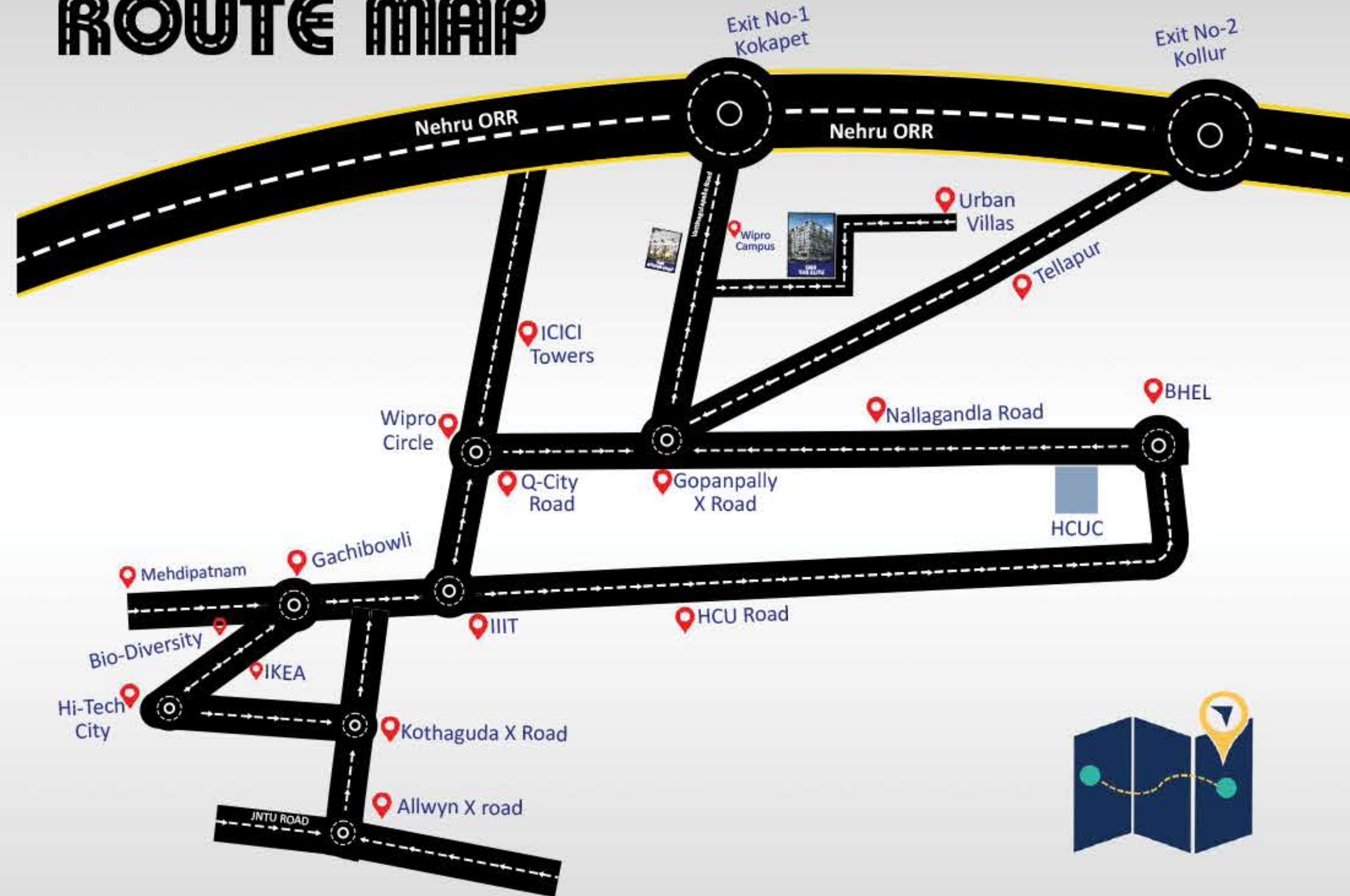
COMMON LIGHTING

- ★ LED lights for corridor and parking area.
- ★ LED lights with solar facility for tot lot area and around the building.
- ★ Solar electrical fencing will be provided around the building

Location Highlights



ROUTE MAP



LOCATION THAT CONNECTS YOU TO CONVENIENCE



SNR The Elite

LUXURY MEETS SERENITY

SNR Avenues Pvt. Ltd.

Flat no-G-12, Ground floor,
Magna's Lakeview Apartments,
Khanamet, Shilpa Hills,
Hyderabad, Telangana, 500084.

SNR The Elite Sales Office

Flat no-412, 4th Floor,
Magna's Lakeview Apartments,
Khanamet, Shilpa Hills,
Hyderabad, Telangana, 500084.

For More Details: www.snrtheelite.in, www.snravenues.com

For Any Enquiry: crm@snravenues.com



APPROVED BY MAJOR BANKS



NOTE: This Brochure is Purely conceptual and not a legal offer. Area is tentative and Actual areas arrived at completion of the flat may differ.
The Promoters reserve the right to make changes in elevation, Plans & Specifications as deemed fit.