



BED INFRA PVT LTD

SEEDBED SKYLINE



Live Luxury in Style...

Seedbed Skyline



| FLAT NOS. | 1 | 2 | 3 | 4 |
|-------------|-------------|-------------|-------------|-------------|
| PLINTH AREA | 1068 Sq.Ft. | 1068 Sq.Ft. | 862 Sq.Ft. | 862 Sq.Ft. |
| CARPET AREA | 922 Sq.Ft. | 922 Sq.Ft. | 725 Sq.Ft. | 725 Sq.Ft. |
| TOTAL AREA | 1335 Sq.Ft. | 1335 Sq.Ft. | 1075 Sq.Ft. | 1075 Sq.Ft. |

Plot No. 3-727, Road No.38, Swami Ayyappa Society, Survey of India Colony, Phase 1, 100 Feet Rd, Kavuri Hills, Madhapur, Hyderabad, Telangana 500081.

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TYPICAL FLOOR PLAN

EXISTING 40'-0": WIDE ROAD



CURRENT LOCATION ADVANTAGES



3 kms
from ORR



0.8 kms from Medchal
Bus Stop (Beside KLR Venture)



1 hour to RGI
via ORR (Rajiv Gandhi
International Airport)



3 kms approx in &
around best surroundings



4.8 kms to Dhruva
College of Management
(One of the Best Management
College in Hyderabad)



20 min Drive from
Secunderabad 30 Min Drive
from Hyderabad



3 Kms from Nalsar
International University



25 min drive to Asia's largest
Biotech Park - **Genome Valley**



1 km
Commercial Hub



3 Kms from
Oxygen Park



Very Near to
**Organisations &
Function Halls**



**ATMs, Banks, Schools, Hotels &
Restaurants, Dhaba's, Public
Transportation** all within
1 KM radius

RESIDENTIAL APARTMENTS – AMENITIES



Vaastu Friendly



HI-Tech modern facility



No Common
Walls



Properly Ventilated
Independent flats



Rain Water
Harvesting



Ample Landscaping & Greenery
front side of the Apartment.



40'Wide Road East
Facing Apartment



Pollution free
environment



Good and ample of
Car Parking Space



13' Free Drive Ways



Abundant flow of light & air



HI-tech security

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ISOMETRIC VIEWS

EAST FACING
FLAT-1 & 2

3BHK
1335 Sq.Ft



WEST FACING
FLAT-3 & 4

2BHK
1075 Sq.Ft



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SPECIFICATIONS

▪ STRUCTURE:

Reinforced Cement Concrete (RCC) Structure with JP /Maha Slag / Birla or equivalent cement.

▪ WALLS:

All external walls shall be with 9" thick & internal walls shall be of 4.5" thick Red brick masonryplastering of walls and ceiling in cm (1:4) with JP /Maha Slag / Birla or equivalent cement.

▪ JOINERY:

Main Door with well-seasoned country wood frames and internal doors with pre laminated flush doors.

▪ WINDOWS:

Sliding UPVC Windows (Wintec or equivalent) with standard glass and MS Grill.

▪ WARDROBES:

Space will be provided for wardrobes with cement chajja in Bed rooms & kitchen.

▪ FLOORING:

2'x2' vitrified Tiled flooring with 3" thick skirting in all rooms.

▪ ELECTRICAL:

Concealed copper wiring, Modular Switches & sockets of basic model in Legrand/Goldmedal/Anchor make. Adequate points for lights, fans, TV and other necessary power points. AC Points in Bed Rooms, Geyser points in Toilets, RO point in Kitchen and chimney point etc.,

TOILETS:

Ceramic glazed tiles up to Door top and Anti-skid ceramic tiles for flooring with proper slopes. One European WC, WB of Hindware or Equivalent make in each toilet with necessary CP Fittings, including shower mixer of ESS make or equivalent. Provision for Hot & cold water line included in Toilets.

▪ PLUMBING:

CPVC/PVC Pipes and fittings of Astral/Ashirvad/Supreme make or equivalent.

▪ KITCHEN:

Polished Granite platform with steel sink. Ceramic tiled Dado up to 2' height. Tap for fresh and raw water in sink area. Water supply and Socket for Washing machine is provided in Utility area.

▪ PAINTING:

Two coats of emulsion over two coats of putty for internal walls. ACE Paint for external walls as per elevation without putty.

▪ LIFT:

6 Passenger lift is provided.

▪ CAR PARKING:

Adequate Car parking provision in stilt floor with excellent drive ways.

▪ GENERATOR:

Power backup for common areas, water pump and lift. For flats, light points in hall & kitchen.

▪ POWER BACKUP:

(Eicher / Kirloskar / Mahindra / Escorts or equivalent).

▪ SECURITY:

Modern surveillance cameras of Hik Vision/CP Plus or equivalent at main entrance gate, stilt floor and other key areas as required. Intercom facility connected to the security will be provided.

Note: TSSPDCL Power, GHMC Water, Tax Assessment and UGD, Car Parking charges and Registration charges are extra. Taxes: GST and other government taxes are applicable as per norms shall be paid by the VENDEE. Extras: Alterations other than plan, if applicable, will be charges extra.

LOCATION MAP



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Note: *This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.