

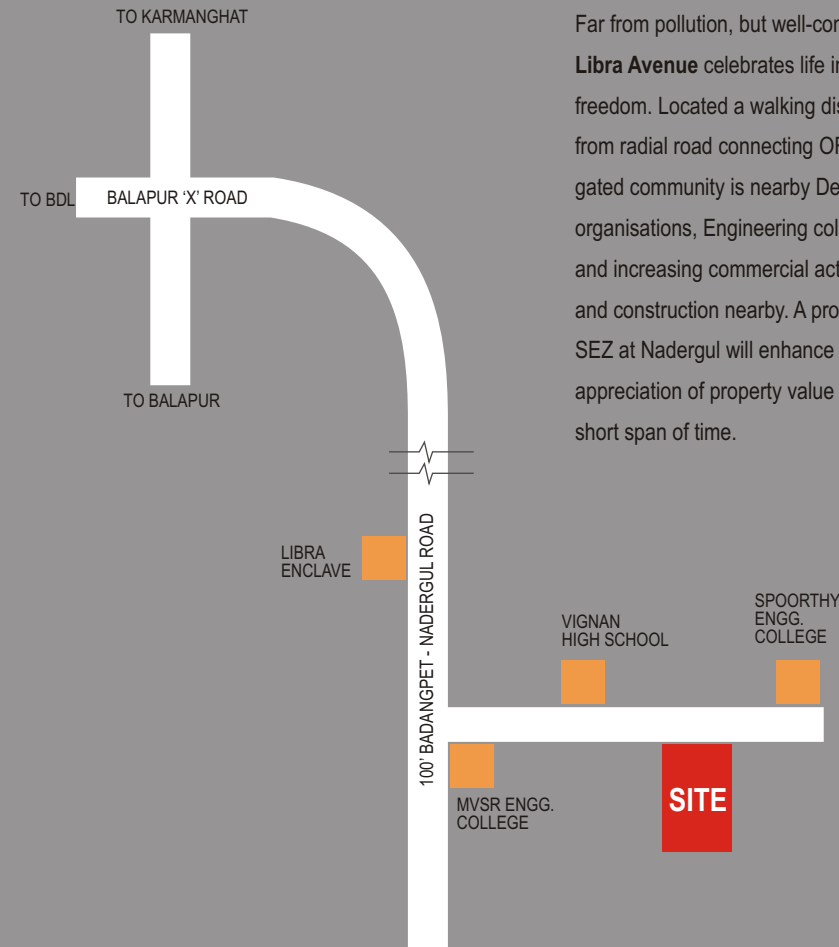


Street View



Site Layout

Your proud address



Far from pollution, but well-connected, **Libra Avenue** celebrates life in freedom. Located a walking distance from radial road connecting ORR, the gated community is nearby Defense organisations, Engineering colleges and increasing commercial activity and construction nearby. A proposed SEZ at Nadergul will enhance the appreciation of property value in a short span of time.

Location Map
(not to scale)

LIBRA Avenue

A Gated Community at Nadergul

Promoters

Libra Shelters Private Limited

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Note: This folder is only a conceptual presentation and not a legal offering. The promoters reserve the right to alter and make changes in plans, highlights and specifications as deemed fit.



Celebrate a Lifestyle in Elite Community



LIBRA Avenue

A Gated Community at Nadergul

From the Builders of Libra Enclave, Badangpet

LIBRA Avenue

A Gated Community at Nadergul

Libra Avenue is a quiet, three acre gated community comprising of 49 independent duplex luxury homes to enjoy life in convenience and spaces. The east and west facing duplex homes showcase quality construction, thoughtful designing and elegant spaces that enhance the joy of living. All round compound wall, 24-hr security ensures peace of mind. Avenue plantation, clean premises takes you to next level of ambient living. The spacious play area with greenery enchants children in this protected environment.



3 ACRES
49 HOUSES
24 HOUR SECURITY
3-LEVEL CLUBHOUSE
100% Happyness

Specifications

Frame: RCC framed structure

Brick Work: 9" brick work in cement mortar for outside walls and 4 1/2" brick work in cement mortar for inside walls

Walls finish: Outside sponge finish, inside walls smooth lappam finish

Doors & Windows: All MT wood frames

Shutters: Main door in full Teak wood with carving, other doors with water proofing quality solid commercial flush shutters, windows with glazed shutters with MT window frames

Flooring: Marble flooring or vitrified tiles 2'x2' size

Kitchen: Granite platform with stainless steel sink and glazed tiles up to 2'6" height from platform

Bathroom: Wall tiles concept tiles up to door top level, floor tiles non-skid to match with wall tiles, sanitary ware Johnson Peddar or equivalent, fixtures one mixture with shower, one tap-foam type of good quality and small wash basin

Electrical: Wiring with standard ISI quality 1/18, 3/20, 7/20 multi-strand copper wire, modular switches in Anchor Roma / Elleys or equivalent make

Parking Area: Well laid non-skid parking tiles

Generator: Stand-by generator of 25 KWA capacity connecting 3 points in each house, clubhouse and main gate lights

TV: Central dish and connection to each house (TATA Sky / Reliance / Videocon or others)(Monthly subscription to be paid directly to provider by owners)

Intercom: BSNL land line to each house with intercom facility (monthly rentals to BSNL to be paid by owner)

Gas: Reticulated gas supply to each house can be provided if all house owners agree at extra actual cost

Clubhouse: 3-level clubhouse with stilt parking

Park: The park will be provided with children's play equipment, benches and plantations etc for recreation facility

Roads & other amenities: All roads, drainage, water supply and tree plantation will be done as per HMDA standards as this is a gated community approved by HADA(HMDA)

Power Supply: All houses will have 3-phase power supply and the deposits payable to APCPDCL are to be born by the house owners

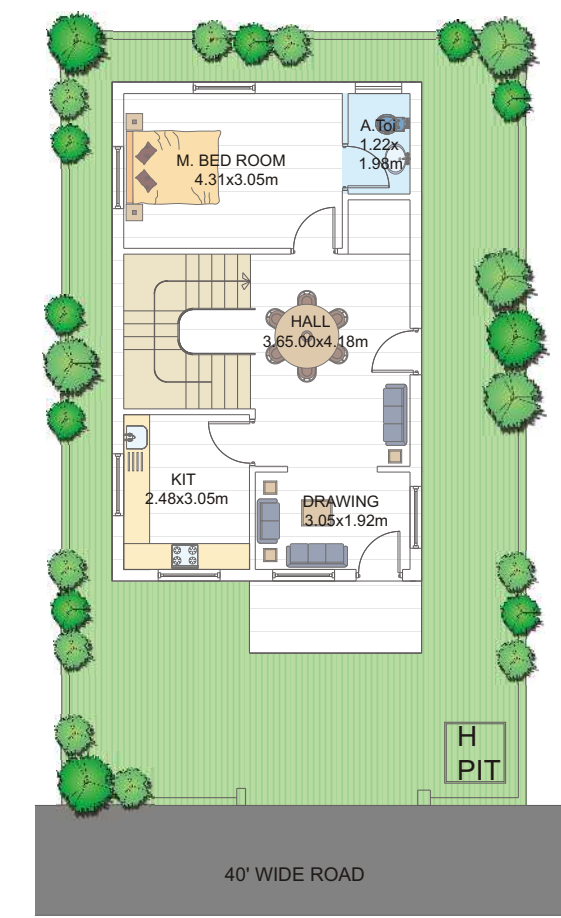
Water supply: From OHSR to all houses

Note: For those who join before 15-01-2010 paying 10% advance we offer a discount of 4%.

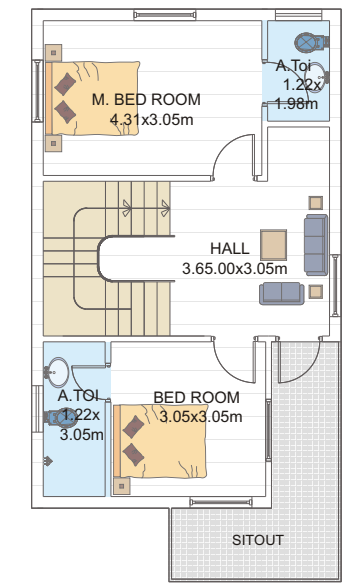


Project Features

- | HMDA Approved | Clear Title | Pollution-free Environment | Gated Layout |
- | Close to Engg., Polytechnic, MBA, MCA colleges and Educational institutions |
- | DRDO, BDL and Midhani are within 8 to 9 kms | Stand by generator |
- | Children play area | Intercom Connecting to all houses | Central DTH for TV |
- | 3-Level clubhouse that can accommodate clinic, creche, ladies & gents club etc. |



GROUND FLOOR PLAN



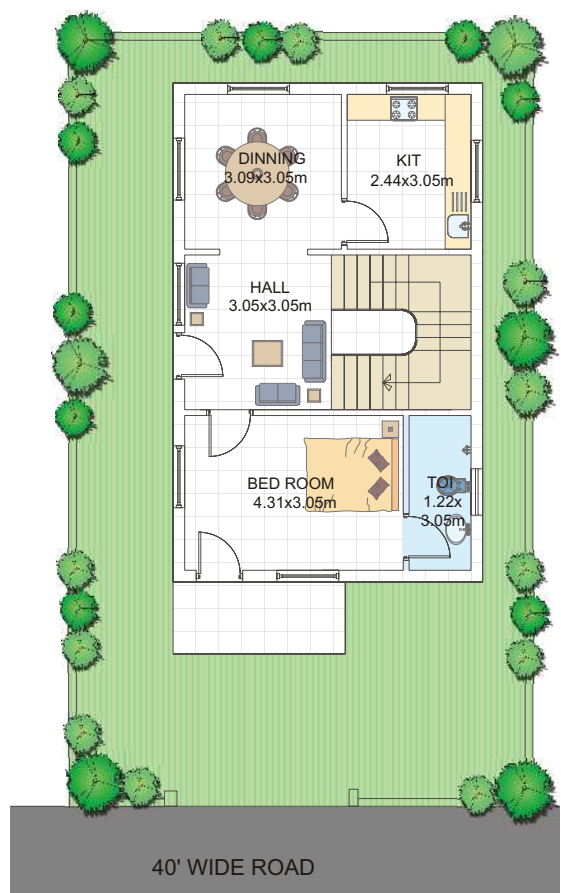
FIRST FLOOR PLAN

East Facing Unit

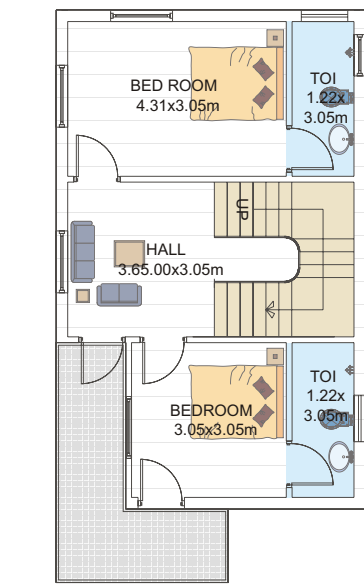
GROUND FLOOR : 645.00 SFT
FIRST FLOOR : 700.00 SFT
TOTAL AREA : 1345.00 SFT



Enjoy the lifestyle environment



GROUND FLOOR PLAN



FIRST FLOOR PLAN

West Facing Unit

GROUND FLOOR : 645.00 SFT
FIRST FLOOR : 700.00 SFT
TOTAL AREA : 1345.00 SFT

