



Where Luxury Living
Soars to **New Heights**

Udaya Crescent

By
Creative Koven Developers

A Landmark Gated Community @ Kondapur



Layout Top View





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A perfect location in bustling
Heart of Hyderabad

Nature's goodness and the comforts of modernity reside in Udaya Crescent at Kondapur. It is yet another welcoming, joy-inspiring address by Creative Koven Developers. Set in a pleasant, leafy and serene environment, it is beautifully located to let your family enjoy the convenience and charm of the city to its fullest. Rediscover calm, convenience and affordable comfort. Welcome to Udaya Crescent, the project that some dreams are made of.

Everything within easy reach, yet in a world of its own

Udaya Crescent everything you deserve and much more besides. Four majestic blocks of eight residential floors height will rise to the sky, and residents will have two level covered car parking facility. Each flat is meticulously designed to provide maximum living space with plenty of natural daylight and cross ventilation with breezy winds. Special architectural touches enhance every inch of living areas, especially the balconies, sit outs, lift lobbies, bedrooms and kitchens.

Now each moment of each day of your life becomes memorable and enriching. A host of facilities like gymnasium, swimming pool, water fountains, gardens, modern clubhouse and other amenities are within your reach.

Udaya Crescent will become the hub from where Kondapur, Gachibowli, Miyapur, Hi Tech City Jubilee Hills and Kukatpally are just minutes away. Travel is a pleasure on the Hyderabad Metro, multi level roads with flyovers and easy public transport. Several super speciality hospitals, reputed schools, hotels, and malls are close by. Shilparamam, Botanical Garden and Outer Ring Road are few minutes away.



Northeast View

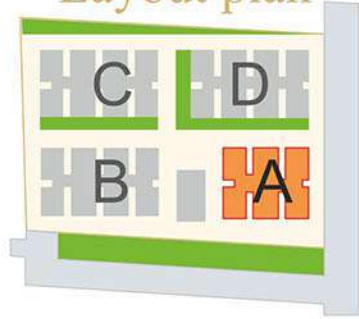


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Layout plan



Typical floor plan Block - A (2nd to 7th floor)

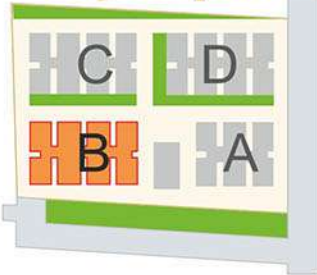


Area Statement

Flat No	1	2	3	4	5	6
Area in Sft	2455	2455	2225	2455	2455	2200



Layout plan



Typical floor plan Block - B (2nd to 7th floor)

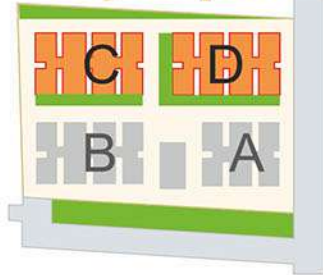


Area Statement

Flat No	1	2	3	4	5	6	7	8
Area in Sft	2455	2455	2400	2400	2225	2455	2225	2225



Layout plan



Typical floor plan Block - C&D (2nd to 7th floor)

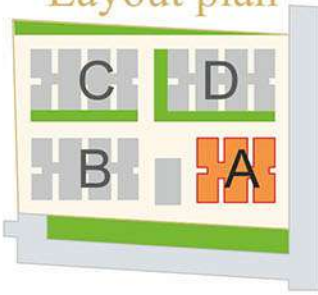


Area Statement

Flat No	1	2	3	4	5	6	7	8
Area in Sft	2455	2265	2400	2400	2265	2455	2225	2225



Layout plan



Ground floor plan Block - A

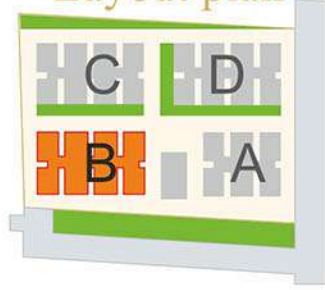


Area Statement

Flat No	1	2	3	4	5	6
Area in Sft	2150	Ramp	Lounge	2150	2200	1960



Layout plan



Ground floor plan Block - B



Area Statement

Flat No	1	2	3	4	5	6	7	8
Area in Sft	2150	2150	Lounge	2160	1940	2150	1980	1980



Layout plan



Ground floor plan Block - C

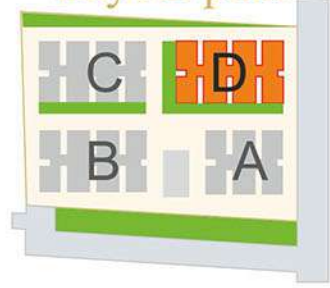


Area Statement

Flat No	1	2	3	4	5	6	7	8
Area in Sft	2150	1980	2160	2160	1980	2150	1980	Lounge



Layout plan



Ground floor plan Block - D



Area Statement

Flat No	1	2	3	4	5	6	7	8
Area in Sft	Ramp	1980	2160	2160	1980	2150	1980	Lounge





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Amenities & Features

- Club House
- Multipurpose community hall
- Gym and indoor games space
- Guest rooms
- Grand entrance
- Children's play area
- Swimming pool
- Single post basketball court
- Badminton court
- Two level car parking
- Power backup generator for common areas
- Fully automated lifts
- Walking track
- No common walls
- Vaastu compliant
- Garden and lawns
- Round the clock security
- CCTV / intercom facility
- Landscaped areas
- Rainwater harvesting



Amenities And Features





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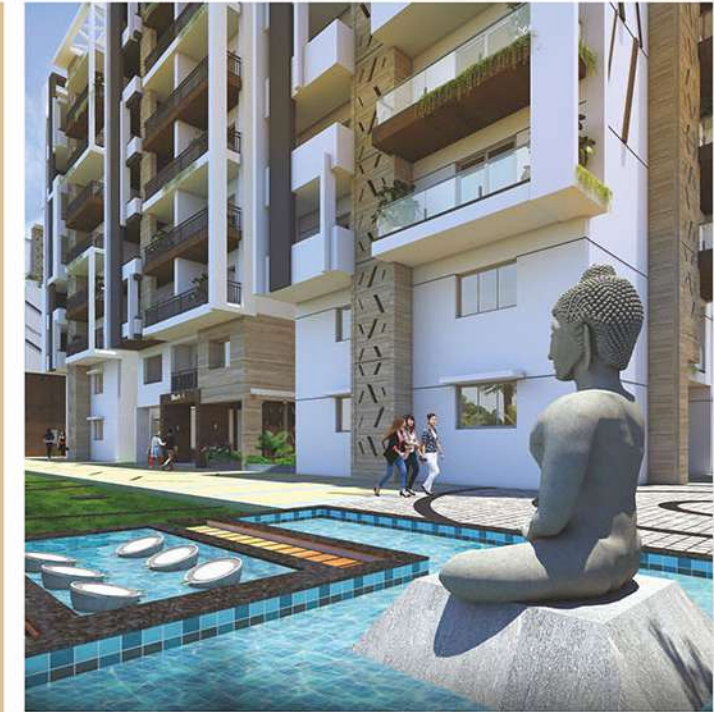
Elegance that takes Gracious Living to New Levels

Udaya Crescent is dedicated to help you enjoy the lost art of comfortable living with apartments that provide comfort and luxury to soothe your nerves. Centrally located in the heart of Hyderabad at Kondapur, **Udaya Crescent** offers exquisite 3 BHK apartments complete with supreme ambience and all modern amenities.

Udaya Crescent offers a fine blend of stellar luxury and royal elegance in a fabulous setting that takes one's breath away.

Udaya Crescent is enchantingly designed to offer you privacy, comfort and peace in your house. There is full stress on quality control using finest materials and the best technology to suit your taste.

Crafting a perfect blend of luxury, comfort and real afford ability is yet another landmark project from the **Creative Koven Developers - Udaya Crescent**. Make your 3 BHK flats designed exclusively to meet your needs today and in the future.





SPECIFICATIONS

FOUNDATIONS & STRUCTURE

R.C.C. Framed structure is designed to the seismic loads standard specification of "Bureau of Indian Standards". Foundation are being laid on hard gravelly soil and sheet rock. The slabs shall be built with "Ready Mix Concrete" or manual under strict control with rich concrete proportion of M20, M25 and M40 grades with steel of reputed make.

SUPER STRUCTURE

Brick masonry with light weight fly ash bricks, outside walls 8" thick. Internal walls 4" thick.

PLASTERING

External and internal wall double coat cement plaster with smooth finish.

DOORS

Main doors: Teak wood frame & engineered designed doors and designer hardware of reputed make.

Internal doors: Teak wood frame with moulded designer doors and standard fittings.

French doors: UPVC frame, shutters styles and rails with float glass panel shutters and designer hardware of reputed make.

Windows: UPVC window frames, sliding shutters in glass panels and mesh shutter provision and lower floors fitted with MS safety grills.

FLOORING & WALL TILING

Dining, drawing, living, bedrooms, balconies & kitchen: Vitrified tiles in size of 600mm X 600mm & skirting of reputed make.

Toilets: Acid resistant anti-skid ceramic floor tiles. Glazed ceramic wall tiles dado of quality make up to door height.

Utility / Wash: Glazed ceramic tiles dado up to 3' height. Wet area for washing utensils.

Kitchen dadoing: Glazed ceramic tiles dado up to 2' height above kitchen platform.

Platform: Granite platform with Stainless steel sink. One RO water connection tap and one bore well water connection tap.

PAINTING

External: Combination of texture and smooth finish with two coats of weather shield exterior emulsion of premium make.

Internal: Smooth finish with two coats of lappam, two coats of acrylic emulsion paint over a coat of primer. Paint will be of premium make.

Parking area: Two coats of waterproof cement paint over a base coat of primer.



ELECTRICAL

Wiring & Switches: Concealed copper wiring in conduits for light, fan, plug and power plug points wherever necessary of premium make. Modular switches of premium make. Power outlets for air conditioners in all bedrooms. Power outlets for geysers in all bathrooms. Plug points for cooking range, chimney, refrigerator, microwave oven, mixer / grinder in kitchen. Plug points for refrigerator, Television, Audio system, etc. 3 phase supply for each unit and individual meter boards. Separate miniature circuit breakers (MCB) will be provided for light and power circuit at main distribution box within each flat.

TOILETS

Sanitary fittings: All toilets will consist of wash basin, one piece EWC of premium make. Hot and cold diverter with spout, over head shower and provision for geyser in all toilets. All C.P. fittings are chrome plated of premium make.



PLUMBING & SANITARY

Water supply: ISI mark CPVC piping of premium make. Plumbing work executed by professional plumbers.

Drainage: ISI mark standard PVC / SWR sanitary piping of premium make.

Rain water disposal: The rain water from the terrace & open areas will be collected through rain water PVC pipes, which will be discharge into the rain harvesting pits to recharge the underground water.

Air-conditioner water discharge pipe: Separate PVC pipeline will be provided to collect the waste water from the air-conditioners.

Sewerage treatment plant: Waste water treated by STP and reused for gardening and toilets flushing.

TELEPHONE / COMMUNICATIONS

Telephone / Internet points in drawing or living and master bedrooms. provision for cable connection in master bedroom, drawing or living rooms. Intercom facility to communicate with in the project.

ELEVATORS

Two Nos. Eight passenger lifts and one goods lift will be provided in each block with backup generator. Reputed make lifts with V3F system for energy efficiency.

GENERATOR

100% Backup for flats and common areas with acoustic enclosed D.G. set.



Promoters

Creative Koven Developers

Sy No. 56 & 57, Opp. Maharshi Vidyamandir,
Kondapur, Hyderabad - 500084.

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Site



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Creative Koven Developers

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Kondapur, Hyderabad - 500084.

email: sales@creativekoven.com

Architects



Genesis Planners Pvt. Ltd

Laxmi Towers, Plot No. 559, Road No. 92,
Jubilee Hills, Hyderabad, India - 500033.
Ph. 040 - 66977777.

Landscape



Micro Scapes

Plot No. 118/Part, Vijaya Vihar, Terrace Garden,
SIET Employees Co-operative housing Society,
Guttala Begumpet, Madhapur, Hyderabad-500081.
Ph: 040- 23754999, 90528 33366.

Location Map



EYE IMAGES: 9391017667