


THE FINEST,
FOR THE REFINED.

A project by



GOLDEN SPRINGS

INSPIRES... A TREND

3 BHK | MAGNIFICENT
LUXURY APARTMENTS | @ MOULA ALI





GOLDEN SPRINGS

INSPIRES... A TREND

PROJECT HIGHLIGHTS

2650
SQ YDS

30
MAGNIFICENT
LUXURY APARTMENTS

24
HOUR SECURITY



WOOD-TILE
FLOORING IN
MASTER BEDROOM

ALL 3 BHK
APARTMENTS

100%
VAASTU

LIKE A HOME YOU'VE PICTURED.

Everyone has their vision of a home – whether it's about the kind of design it should be, the type of aesthetics it should possess, the smart space planning the home should have, the textures, the walls, etc. We believe Golden Springs is a place that will meet well your ideas for the kind of home you have in mind. Our ENGINEERS and ARCHITECTS have walked a long distance to ensure that you have a home that fits well in the photo-frame of your life.




YOUR MOMENT HAS ARRIVED.

The uncertainties of life put us through a mix of several moments. Some of them we are delighted by, some of them we welcome with a warm heart, some others we desperately await, some of them fulfill our dreams, some others happen once-in-a-lifetime. But the best ones are those that we never expected. Golden Springs is your gateway to those moments. And here's a place that is designed to welcome those moments for the rest of your life So it would only be apt to say, come on in, your moment has arrived.

**GOLDEN
SPRINGS**
INSPIRES... A TREND

5
FLOORS +
STILT + CELLER

FRONT VIEW





30
FLATS


**THOUGHT OUT FOR
FOLKS LIKE YOU.**

There's more to a home than just calling it a home – and who is better than you to know which is better. That's the reason why we have decided to create a community like **Golden Springs**, where every square foot, whether it's a 3 BHK, is thought in detail, to present you with a community that makes good. Every corner is designed to give you an experience you have looked forward to with eagerness, all through your life. It's over to you now, to make the most of it. For as they say, the best is yet to come your way.

AERIAL VIEW



TYPICAL FLOOR PLAN

GOLDEN SPRINGS

INSPIRES... A TREND



Area Statement

Flat No.	Type	Facing	Saleable Area in Sft.
1	3 BHK	West	2187
2	3 BHK	West	1872
3	3 BHK	West	2106
4	3 BHK	East	2106
5	3 BHK	East	2241
6	3 BHK	East	2538

DESIGNED TO LET YOU CHOOSE.

Golden Springs is planned to give you the most of nature's goodness, that is, lots of sunlight and ventilation. Imbibing practical design, each home is spacious and well-imagined, with space for it to breathe in and breathe out. Here, you have the scope to choose from an extensive variety of flats ranging from 3 BHK that comes in a size of 1872 sft to 2538 sft. Just go for what you think will work the best for you.



WEST-FACING
FLAT NO. 2
3 BHK 1872 SFT.



EAST-FACING
FLAT NO. 4
3 BHK 2106 SFT.



3D VIEWS

GOLDEN SPRINGS

INSPIRES... A TREND

GET SPACE
FOR ENDEARING
MEMORIES.

In times when space is the biggest constraint, you'll be pleased to know that here's a community that is built on a heart-warming amount of space. For the size it is created as, you'll find enough space to walk around and your kids will have enough space to play around. It's over to you after that to make the smartest use of the space, at your disposal, and weave the most endearing moments of your life.

WEST-FACING
FLAT NO. 3
3 BHK 2106 SFT.



EAST-FACING
FLAT NO. 5
3 BHK 2241 SFT.



GOLDEN SPRINGS

INSPIRES... A TREND

MAKE FRIENDS FOREVER.

SPECIFICATIONS



STRUCTURE
RCC-framed structure with 9-inch thick red brick for external walls and 4-inch thick for internal walls. Internal and external cement plastering.

STAIRCASE & CORRIDORS
Granite flooring for staircase and corridors / natural stone / vitrified tiles. Stainless steel railing for staircase and corridors.

PAINTING
Internal: Two coats of luppam and two coats of acrylic emulsion paint over a coat of cement primer of reputed make.
External: Asian Apex painting with wall care putty.
Common Areas: Two coats of water-proof cement paint over a base coat of primer.

DOORS
Main Door: Teakwood frame / WPC frame with design teak veneer shutter with melamine polish with brass / SS fittings.
Internal Doors: Teakwood frames / WPC frames with moulded skin shutters.

ELECTRICAL
Three-phase power supply for each flat. Concealed conduit with good quality copper wire. Good quality modular electrical switches of Legrand or equivalent. One Miniature Circuit Breaker (MCB) for each room, points for geysers in toilets, washing machine in utility, refrigerator in kitchen and dining, microwave oven in kitchen. Air-conditioner in all bedrooms, TV and telephone point in living, master bedroom only.

TOILETS
All toilets will consist of
a) One piece of EWC washbasin of Cera / Hindware or equivalent make.
b) Hot and cold wall mixture with overhead showers.
c) Provision for geysers in all toilets.
d) All CP fittings of Jaquar / Grohe / Kohler / Hindware.

WINDOWS
UPVC sliding shutters with mosquito mesh track provision and designed MS painted grills.

LIFT
Lift of reputed-make of 6-passenger capacity with V3F system for energy efficiency. Entrance lobby with granite / vitrified cladding at all levels.

GENERATOR
A coustic enclosed DG set, backup for common areas. Each room one light and one fan point in the flat.

WATER SUPPLY
24-hour water supply is ensured through borewell.

TILE CLADDING & DADOING
Toilets: Good quality designer matt ceramic tiles dado upto 7'0" height.
Utility / Wash: Glazed ceramic tiles dado upto 3'0" height.

NOTE
1) Registration Charges, GST and any other taxes applicable as per government norms to be borne by customers only.
2) People desiring to alter / modify their flat can do so by prior request and on additional payment.
3) Flat will be handed over for wood work / interiors after receiving 100% payment only.

FLOORING
Good quality 800mm x 800mm vitrified tiles, flooring for halls, bedrooms, dining, kitchen. Anti-skid tiles in balcony and toilets.
In the M bedroom its going to be a wood tile flooring as well as in the balcony.

SECURITY / TELEPHONE
Intercom facility from flat to flat and flat to security and CCTV security. Optical fibre connectivity for all your communication needs will be provided in the drawing room only.




**BELONGS TO A LIFESTYLE,
 NOT JUST AMENITIES.**

GOLDEN SPRINGS


INSPIRES... A TREND

AMENITIES & FEATURES

- 100% Vaastu
- Children's play area
- Badminton court
- No common walls
- Gymnasium
- Indoor games
- Walking track
- Multipurpose hall
- Excellent ventilation
- Intercom facility
- Generator Backup
- 24 hrs ccTV surveillance
- Rain water harvesting pit
- Premium quality construction
- Coverd parking for all apartments
- GHMC-Approved
- Rera-Approved project
- Grate entry with security post
- 30 Magnificent Luxury Apartments






**DISTINCTNESS
IS WHAT YOU'LL
BELONG TO.**



CELLAR FLOOR PLAN



**GOLDEN
SPRINGS**
INSPIRES... A TREND



STILT FLOOR PLAN





NOTHING BETTER DESCRIBES IT BETTER THAN 'PRIME'.

Golden Springs is set by the Circle in Moula Ali. Well, there's no other word to describe this location than 'Prime'. Yes, the residential community is set right in the heart of Moula Ali. If you are someone who needs to find a home in this part of Hyderabad, this has to be the place. More because it's close to everything you might need access to: leading schools like Johnson Grammar School, Delhi Public School, Deccan Springs Global School and Narayana College, Sri Chaitanya College, entertainment like AMR Planet Multiplex and Asian Radhika Multiplex, shopping, dining. With a home here, the perfect life every day will be just next door.

GOLDEN SPRINGS

INSPIRES... A TREND

LANDMARKS NEARBY

SCHOOL AND COLLEGES

- Johnson Grammar School
- Delhi Public School
- Deccan Springs Global School
- Narayana College
- Sri Chaitanya College

ENTERTAINMENT

- AMR Planet Multiplex
- Asian Radhika Multiplex

SUPER MARKETS

- Ratnadeep Super Market
- Furo Natural Super Market

OFFICES

- NFC and ECIL

CONNECTIVITY

- Tarnaka Metro station
- Moula Ali Metro Station
- Malkajgiri Metro Station

HOSPITALS

- Sreekara & Tulasi Hospital
- Poulomi Hospitals
- Innova Children's Hospital

LOCATION PLAN

(not to scale)





HOMES MADE FOR PRACTICAL LIVING.

What's a home if it's not designed to address practical living problems? At Sri Lakshmi Builders & Developers, we deem it as the first step to observe lifestyles, the needs that have been changing with time, pick on aspects that need to be looked afresh – and then create homes accordingly. Because more than anything else, a home should be designed to accommodate several aspects that are likely to arise in the future. And that makes a home, home.



SRI LAKSHMI
Builders & Developers

Plot No: 3&4
Opp: Hindustan Coca Cola Beverages Pvt. Ltd.
Moula Ali, Hyderabad - 500 040.

Cell: 98 666 444 37

e-mail: bhanukiran.pallepati@gmail.com

Approved by



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 the elevation, plans and specifications as deemed fit.

Artifice +91 9885253570