



G@LDEN SPRINGS

INSPIRES... A TREND

3 BHK | MAGNIFICENT LUXURY APARTMENTS

@ MOULA ALI





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PROJECT HIGHLIGHTS

2650
SQ YDS

WOOD-TILE
FLOORING IN
MASTER BEDROOM

ALL 3 BHK
APARTMENTS

100%
VAASTU



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.



FLOORS + ${\tt STILT} + {\tt CELLER}$





TYPICAL FLOOR PLAN 3 BHK 2106 SFT. Kitchen 104½x12 Liv/Din 11x2210½ Store Pulis 57½55 Toilet 57



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Area Statement

Flat No.	Туре	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.

3 BHK 2538 SFT.

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





3D VIEWS





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.





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M PAINTING

Internal: Two coats of luppam

External: Asian Apex painting

Common Areas: Two coats of water-proof cement paint over a

paint over a coat of cement

primer of reputed make.

with wall care putty.

base coat of primer.

overhead showers.

Kohler / Hindware.

All toilets will consist of

a) One piece of EWC washbasin of

b) Hot and cold wall mixture with

Cera / Hindware or equivalent make.

c) Provision for geysers in all toilets.

d) All CP fittings of Jaquar / Grohe /

and two coats of acrylic emulsion









STRUCTURE

DOORS

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

Main Door: Teakwood

brass / SS fittings.

frame / WPC frame with

design teak veener shutter

with melamine polish with

Internal Doors: Teakwood

frames / WPC frames with

UPVC sliding shutters with

mosquito mesh track provision

and designed MS painted grills.

moulded skin shutters.

STAIRCASE & CORRIDORS

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

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.

ELECTRICAL

Three-phase power supply for each flat. Concealed conduit with good

TOILETS

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

FLOORING

the balcony.

WINDOWS

24-hour water supply is ensured through borewell.

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

TILE CLADDING & DADOING

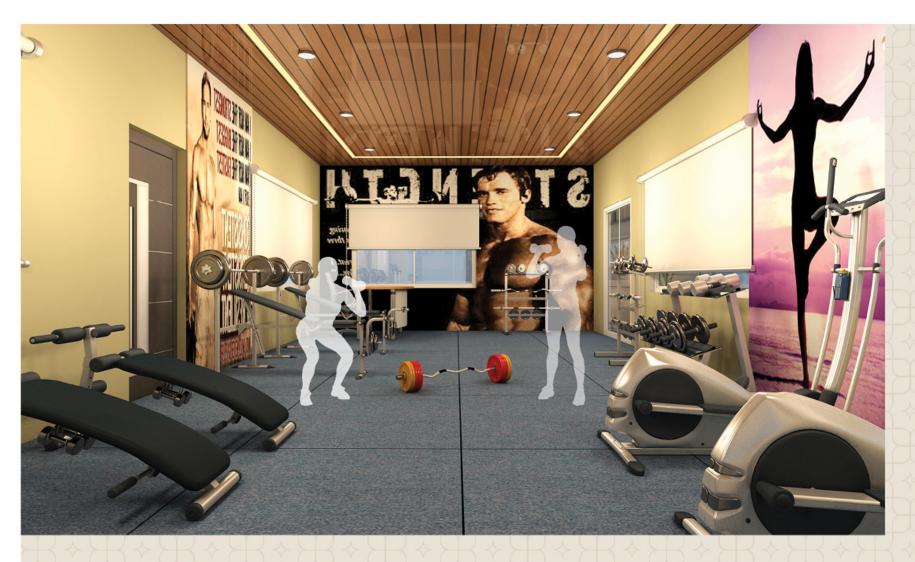
Toilets: Good quality designer matt ceramic tiles dado upto 7'0" height. Utility / Wash: Glazed ceramic tiles dado upto 3"0" height.

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.

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.











BELONGS TO A LIFESTYLE, NOT JUST AMENITIES.



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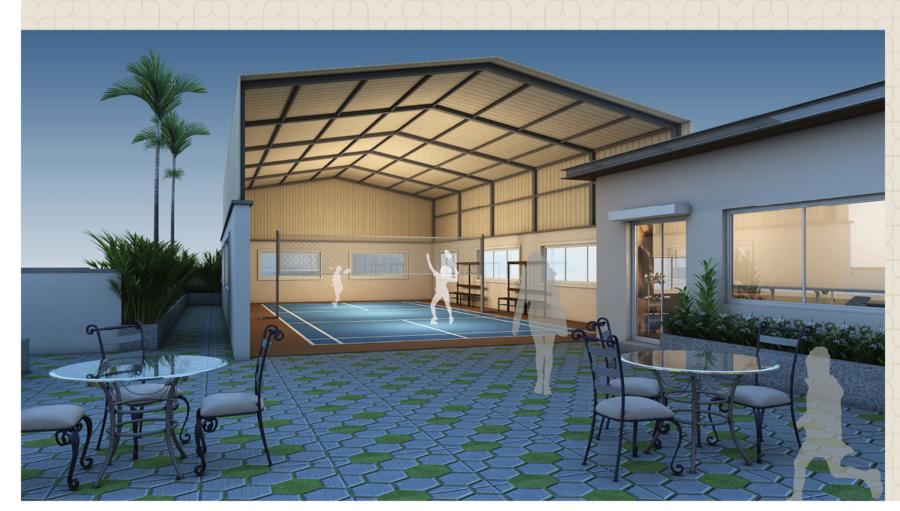
- Children's play area
- Badminton court
- No common walls
- Gymansium

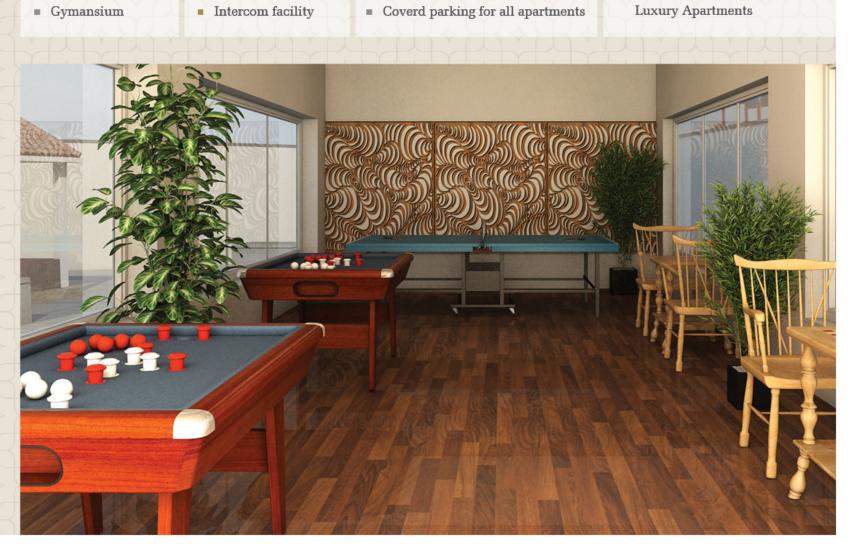
■ 100% Vaastu

- Indoor games
- Walking track
- Multipurpose hall
- Excellent ventilation
- Intercom facility
- Generator Backup

AMENITIES & FEATURES

- 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







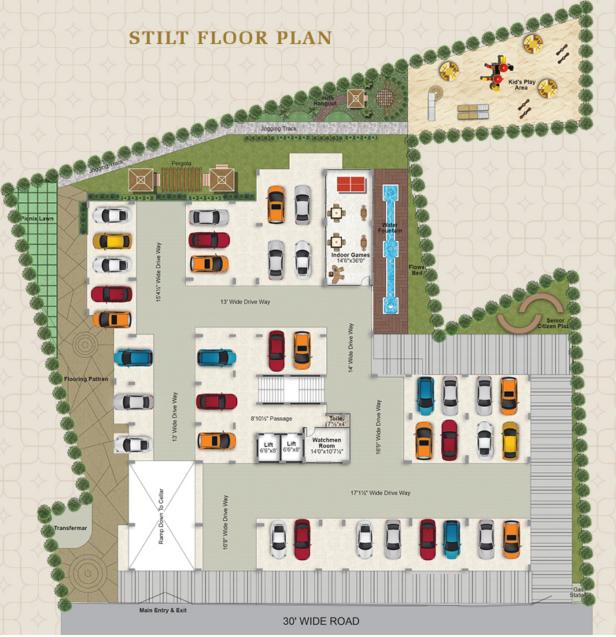












NOTHING BETTER DESCRIBES IT BETTER THAN 'PRIME'.

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.

LANDMARKS NEARBY



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SCHOOL AND COLLEGES

- Johnson Grammar School
- Delhi Public School
- Deccan SpringsGlobal School
- Narayana College
- Sri Chaitanya College

ENTERTAINMENT

- AMR Planet Multiplex
- Asian Radhika Multiplex

SUPER MARKETS

- Ratnadeep Super Market
- Furo Natural Super Market

OFFICE

NFC and ECIL

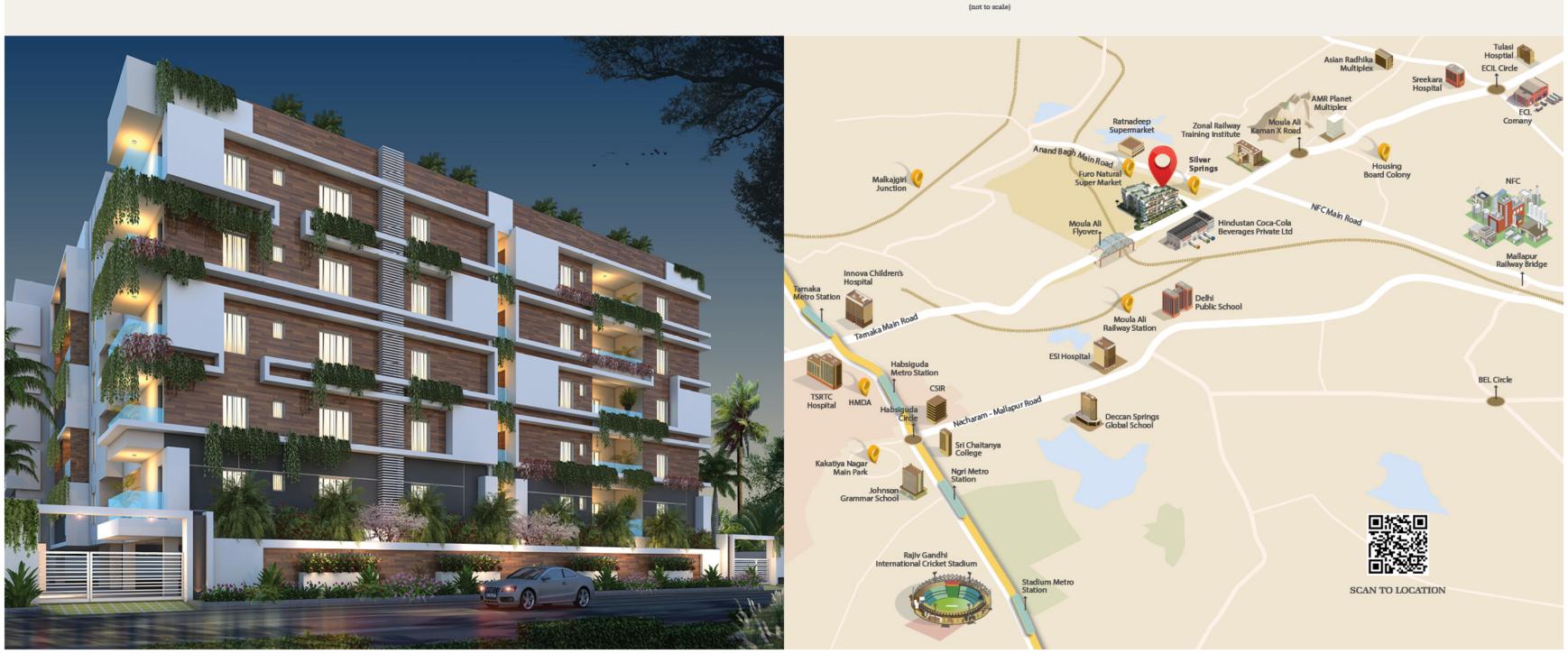
CONNECTIVITY

- Tarnaka Metro station
- Moula Ali Metro StationMalkajgiri Metro Station

HOSPITALS

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

LOCATION PLAN





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.



Builders & Developers

Plot No: 3&4

Opp: Hindustan Coca Cola Beverages Pvt. Ltd.

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Approved by

