



A Project by



# Platinum Heights

Life above the rest

A LUXURY LIVING 2 & 3 BHK APARTMENTS @ ISNAPUR

Sparkle Frame 80192 42496

A Project by



**Site Address:**

Survey No: 206 Part  
Isnapur village, Patancheru Mandal,  
Sangareddy District ,Telangana : 502300  
[www.platinumheights.in](http://www.platinumheights.in)

ARCHITECTS & ENGINEERS



Road No. 03, Kakatiya Hills  
Madhapur, Hyderabad - 90.



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, plan and specifications as deemed fit.





Platinum Heights  
Life above the rest

*experience a new space  
like never before*

Where would you find a better home that's vast, green and lets you choose **Platinum Heights**.

A complete, self-sustained community in itself. For as much as the city of Hyderabad is densely populated. It still has the space to welcome a fabulous life and a developing community. **Platinum Heights** is an example of that lovely facet of Hyderabad as it is located in the heart of the city. If you're looking for a premium life on this side, come discover it.



# INDIVIDUAL FLAT VIEWS

(3D Render Image)



East Facing  
2 BHK - 1090 SFT



East Facing  
2 BHK - 1070 SFT



West Facing  
3 BHK - 1320 SFT



West Facing  
2 BHK - 1080 SFT



North Facing  
2 BHK - 1070 SFT

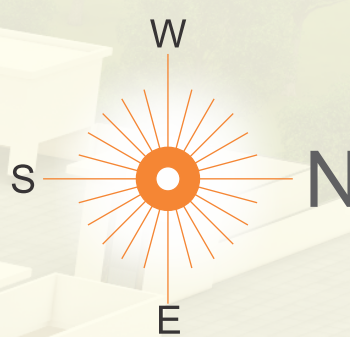


East Facing  
3 BHK - 1320 SFT



West Facing  
2 BHK - 1070 SFT





# TYPICAL FLOOR PLAN



## CLUB HOUSE AMENITIES

- Gym
- Yoga & Meditation Room
- Shuttle Court
- Children Play Area
- Walking Track.
- Multi Purpose Hall
- Seating Plaza
- Landscaping
- Solar Fencing
- Cctv Surveillance

## AREA STATEMENT

Flat No's	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19
Area in SFT	1090	1070	1320	1080	1320	1070	1070	1070	1080	1070	1070	1090	1070	1070	1320	1080	1320	1070	1080



DETAIL SPECIFICATIONS

FOUNDATION & STRUCTURE

- RCC Framed Structure with Earth quake resistant design

SUPER STRUCTURE

- 9" External Wall and 4 ½" Internal Wall with Red Brick or AAC Blocks

PLASTERING

- Internal:** Double coat cement plastering of 18mm thick-ness
- External:** Double coat sand faced cement plastering of 18mm thickness

JOINERY WORKS

- Main Door:** Teak wood frame with veneered flush shutter finished aesthetically designed with melamine polish fitted with hardware of reputed make
- Internal Doors:** Teak wood frame with Panel skin door / flush shutter with paint finish fitted with hardware of reputed make
- French Doors:** uPVC sliding shutter with clear glass
- Windows:** uPVC sliding frames with clear glass and provision for mesh
- Ventilators:** uPVC with provision for exhaust fan
- Grills:** Aesthetically designed mild steel grills with enamel paint finish

PAINTING

- Internal:** Putty finish with two coats of interior emulsion paint of Asian / ICI or equivalent make over a coat of primer.
- External:** Textured / Putty finish with two coats of exterior emulsion paint of Asian / ICI or equivalent make over a coat of primer.
- Parking Area:** Two coats of water-proof cement paint over a coat of primer of Asian / ICI or equivalent make.

FLOORING

- Hall, Dining, Kitchen and all other Bedrooms:** 600 x 600 mm size double charged vitrified tiles of reputed make
- Toilets:** Best quality acid resistant anti skid designer tiles
- Parking Area :** Cement based designer tile flooring / V.D.F Flooring as per design
- Corridor and Staircase :** 18 mm thick granite flooring as per design

CLADDING & DADOING

- Toilets:** Best quality acid resistant designer tiles, Dado upto 7 feet height
- Kitchen :** Ceramic tiles Dado up to 2 feet height above kitchen platform
- Utility / Wash:** Glazed ceramic tiles dado up to 4 feet height

KITCHEN

- Black Granite platform with stainless steel sink with both drinking and bore water connection & Provision for Exhaust Fan, Chimney and Aqua Guard(water purifier).

PLUMBING & SANITARY FIXTURES

- PVC and CPVC Pipes for plumbing of premium make. (SUDHAKAR or equivalent)
- CP Fittings of premium make with Wall MIXER (CERA or Equivalent).
- EWC and Wash Basins in all bathrooms of Premium make. (CERA or Equivalent)

ELECTRICAL

- Concealed Copper wiring in conduits for lights,fans and power plug points wherever necessary of Finolex or Equivalent
- Power outlets for air-conditioners in all bedrooms
- Power outlets for geysers & Exhaust Fans in all bathrooms
- Power Plugs for cooking range, Chimney, Refrigerator, Microwave oven, Mixer / Grinders in kitchen
- Plug points for TV & audio systems etc wherever necessary.
- 3 Phase supply for each unit and individual meter boards
- Miniature Circuit Breakers (MCB) Legrand make.
- Elegant designer Modular electrical switches of Legrand or equivalent make.

COMMUNICATION SYSTEM

- Telephone :** Telephone point provision in living room.
- Cable TV :** Provision for cable connection in Living and Master Bed rooms.
- Internet :** One internet provision in each apartment.

LIFT

- 6 passenger lift leading to all floors with rescue device with V3F for energy efficiency of reputed make and Granite cladding at all entrances.

GENERATOR

- 100% DG backup with acoustic enclosure for Lift,Borewell and common area lights
- Inside the flat 5 points of 5 Amps will be provided

PARKING

- One Level, Well designed covered Car parking to accommodate the number of car parks required, Parking Signage at required places to ease driving.

SECURITY

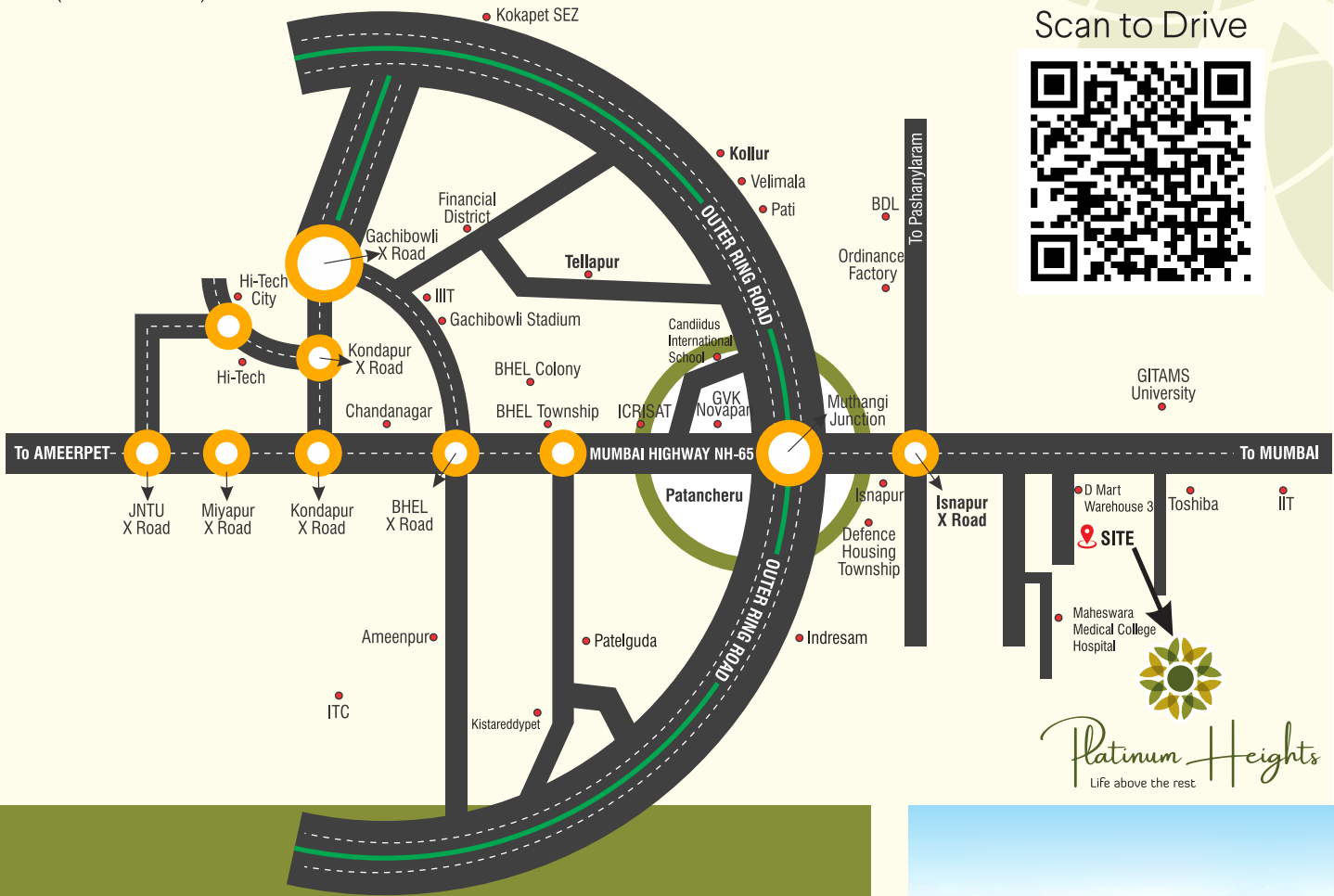
- CCTV is provided at parking area for external security coverage.

LANDSCAPING

- Good quality red soil with manure as the base layer for landscaping.
- Aesthetically designed landscape

LOCATION & PROXIMITY

(Not to Scale)



Proximity

- Close Proximity to D Mart Warehouse 3
- Close Proximity to MUMBAI National Highway-65
- Just 2 Mins to Maheswara Medical College Hospital
- Just 5 Mins to Gitam University
- just 15 Mins from ORR Exit No-3



D Mart Warehouse 3



MUMBAI National Highway-65



ORR Exit No-3



Gitam University



Maheswara Medical College Hospital