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PRANITH®
A D V A Y A

 THUMMALOOR



UNIQUELY YOURS!



EMBRACE THE PERFECT BLEND OF NATURE AND MODERNITY

Introducing Pranith Advaya, an exclusive apartment project located in Thummaloor on Srisailem Highway, Hyderabad. Developed by Pranith Concepts & Developers, known for its integrity and customer centricity, Pranith Advaya offers residents a peaceful escape from the city's hustle and bustle, while maintaining proximity to the airport and several key landmarks. Advaya boasts modern amenities, making it the ideal choice for those seeking a serene and convenient lifestyle.

2
Towers

6
Levels

190
Flats

2.25
Acres



UNIQUELY POSITIONED FOR GROWTH



Thummaloor is evolving, and Advaya is at its forefront. This suburb, brimming with potential, presents an ideal blend of tranquility and accessibility.



A BALANCE OF SUBURBAN PEACE AND URBAN CONNECTIVITY

Landmarks & Connectivity

Pharma City	10 min
Fab City & Electronic City	8 min
Shamshabad International Airport	20 min
ORR Tukkguda Exit #14	8 min

Hospitals & Shopping

Laxmi Super Speciality Hospital	15 min
Rama Devi Super Speciality Hospital	15 min
Sri Vasistta Multi Speciality Hiospital	15 min
Decathlon	20 min

Schools & Colleges

Bhasyam Blooms - The School	3 min
The Aga Khan Academy	15 min
Sri Sri International School	5 min
Devendra Vidhyalaya	8 min
Narayana Junior College	20 min
Nishita Engineering College	2 min
NRI Institute Of Technology	5 min

Workspaces & Entertainment

Mankhal Industrial Develop Area	5 min
DRDO RCI Corp Office	15 min
Ranga Reddy Collectorate Complex	20 min
Tata Teleservices	15 min
TCS & TATA Aerospaces	15 min
Wonderla Amusement Park	15 min





WHERE EVERY DETAIL IS UNIQUELY YOURS

Advaya offers more than homes; it offers a distinctive living experience. Its architecture and community-centric design set a new standard in residential living. Advaya presents an array of thoughtfully designed amenities. From serene landscapes to an ultra-modern gym, each feature is crafted to enhance the unique lifestyles of its residents.



Children Play Area



Elders Park



Jogging Track



Shuttle Badminton Court



Pool & Pool Deck



Rain Water Harvesting



Landscaped Area



Visitors' Car Parking



Staircases and Elevators



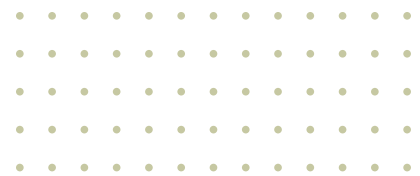
Power Back-up In Common Area, Lighting & Elevators



24x7 Security & Central CCTV



Well-designed Entrance Lobby



WHERE ELEGANCE MEETS ENGAGEMENT

At the heart of Advaya is the clubhouse, a symbol of sophistication and community. It's a place where neighbors connect and create lasting memories.





CLUBHOUSE

At the heart of Advaya, the clubhouse stands as a vibrant hub, fostering community spirit. Designed to cater to diverse interests, it offers an array of activities — from leisurely afternoons in the café to spirited games in the recreation room. Here, neighbors connect, friendships bloom, and every moment is an opportunity for shared joy and community building, making it much more than just a space, but a cornerstone of communal living.

- Pharmacy
- Party Hall
- Table Tennis
- Beauty Parlour
- Gym
- Supermarket
- Toddlers Room
- Swimming Pool
- Aerobic Room
- Indoor Games
- Spa
- Kids Pool



FLOOR PLANS

BLOCK A - FLOOR PLAN



BLOCK B - FLOOR PLAN



INTERIORS





SPECIFICATIONS



Structure: R.C.C framed structure, footings, columns, beams and slab in R.C.C higher grade concrete.



Super Structure: Solid Red bricks for the walls in cement mortar.



Plastering:
Internal: Single coat with sponge finish.
External: Plastering in two coats with sponge finish.



Doors:
Main Door: Teak wood frame and teak wood door shutters as per the design provided.
Internal Doors: WPC designer skin moulded paneled door shutters with standard fitting & locks.
Windows: window frames in UPVC/Aluminum with glass panels fitted with elegantly designed painted grills and standard hardware.



Painting:
External: Exterior paint with exterior emulsion paint of Asian/Equivalent.
Internal: Smooth wall putty finish with acrylic emulsion paints of Asian/Equivalent over a coat of primer.



Flooring: First quality Verified tile flooring in living room, bedrooms and kitchen, Marble/kutnee marble/ Granite flooring in corridors / Lobby.



Kitchen: Granite platform with stainless steel sink / carysil sink provision for fixing water purifier, ceramic tile dado up to 2' height above kitchen platform, provision for exhaust & chimney.



Telecom: Telephone point in drawing room.



Bathroom & Toilets:

- Wash Basin: With hot and cold wash basin mixture.
- WC flush tank of Hindware / Grove or equivalent make.
- Hot and cold mixer with shower.
- Provision for geysers in toilets.
- All fittings are chrome plated.
- Tiles up to 7' high.
- Ceramic non slippery flooring.



Electrical: Concealed wiring of Finolex / Polycab / RR / Havells or Equivalent make fire retardant wiring in conduits for lights, fan, plug and power plug points.

- Power outlets for air conditioners in all bedrooms.
- Power outlets for geysers in all bathrooms.
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer grinder in kitchen.
- Adequate plug points for refrigerator, TV & audio systems etc.
- 3-phase supply for each Flat and individual meter boards.
- All electrical fittings of L & T Make.



Cable TV: Provision for cable in all bedrooms & living room



Lift – KONE / Equivalent Lifts.



Internet: One internet provision in each flat.



Generator – Kirloskar Make / Equivalent – entire common area and entire flat except ACS and Geysers.

