

PRANITH®
ADVAYA





Embrace
the perfect blend of
Nature & Modernity



అద్వయ ప్రాజెక్టు

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.



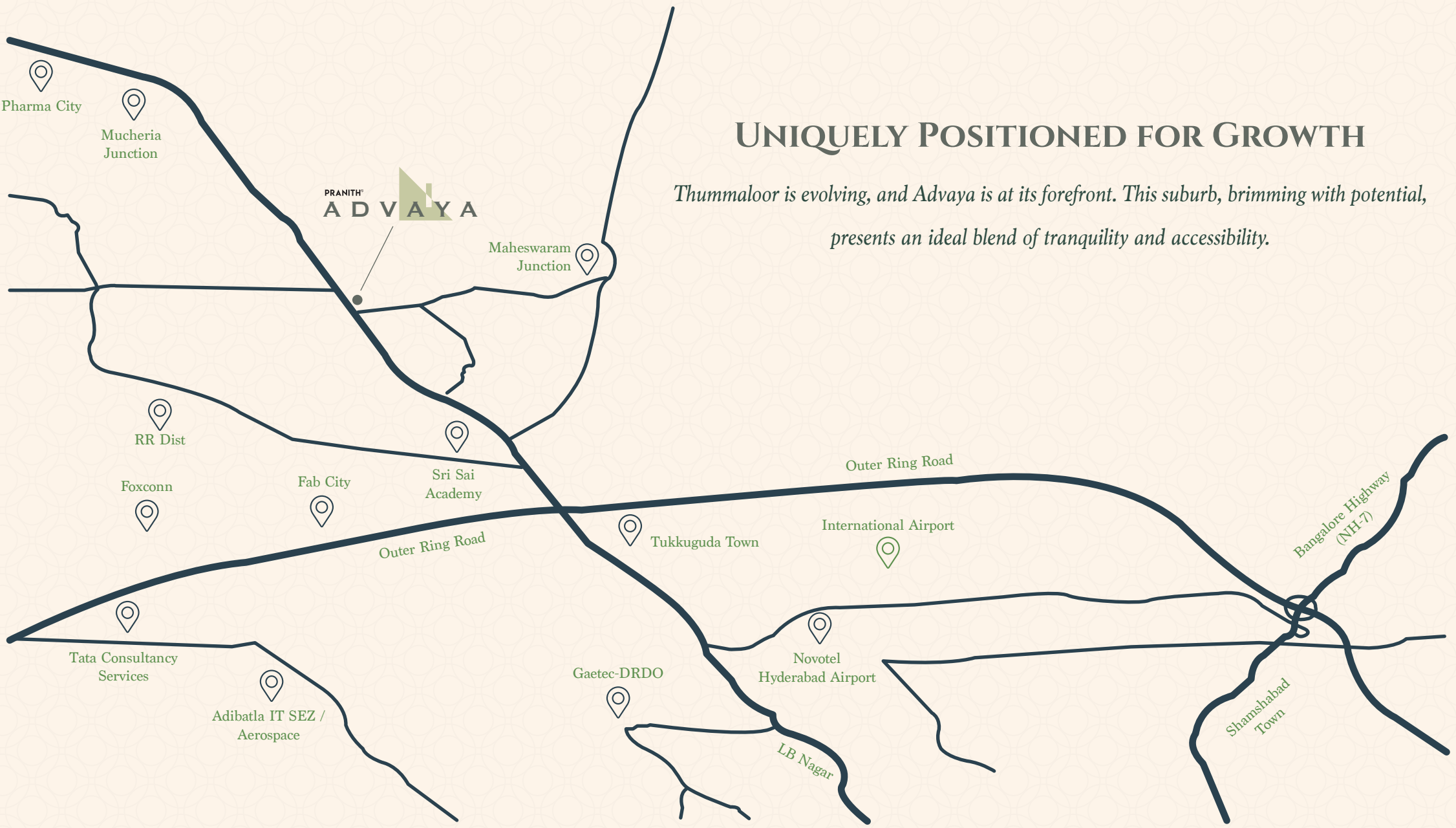
2
Towers

5
Levels



180
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 Tukkuguda Exit #14	8 min

Hospitals & Shopping

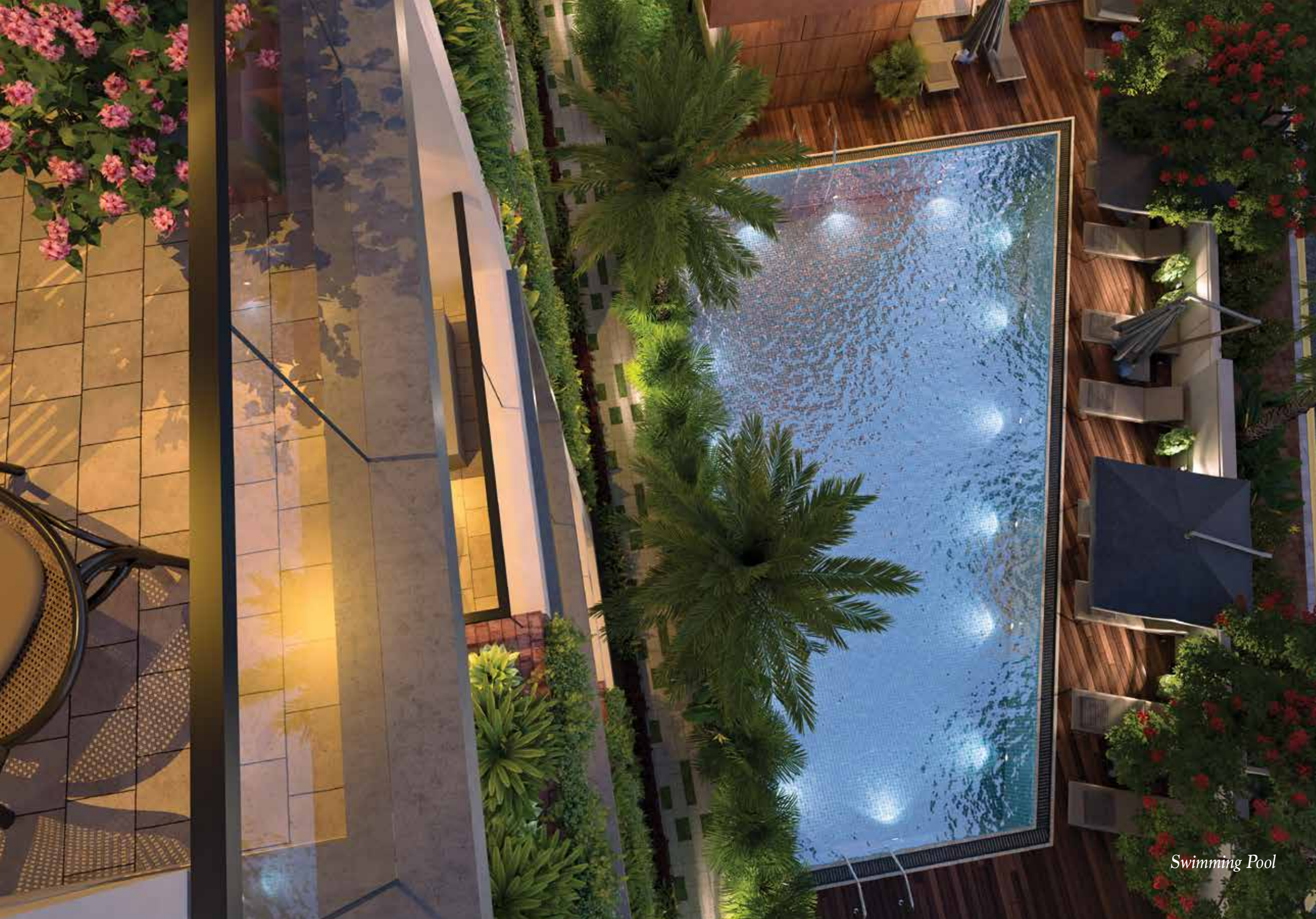
Laxmi Super Speciality Hospital	15 min
Rama Devi Super Speciality Hospital	15 min
Sri Vasistta Multi Speciality Hiospital	15 min
Decathlon	20 min

Schools & Colleges

Bhashyam 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



Swimming Pool

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.



COMMUNITY AMENITIES



Swimming Pool



Children Play Area



Gazebo / Seating Area



Senior Citizen Sit-out



Walking / Jogging Track



Little Scholar's Hub



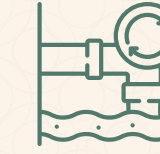
EV Charging Point



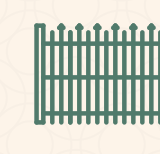
Car Wash Area



Hydraulic Car Parking



Sewage Treatment Plant



Solar Fencing



Solar Power for Common Areas



24hrs Security



Rainwater Harvesting



Amphitheatre



Service Lift

TRULY UNIQUE.
TRULY YOURS.



CELEBRATE A COMMUNITY THAT'S UNIQUELY YOURS

The clubhouse at Advaya is the heart of the community, where residents come together to unwind, socialize, and create lasting memories. With its modern design and comfortable amenities, it's the perfect place to relax with a book, host events, or simply enjoy quality time with friends and neighbors. Whether you're looking for a quiet retreat or a lively gathering spot, our clubhouse has something for everyone, making it the hub of all things fun and community-oriented.





Badminton Court



Kids Play Area

CLUBHOUSE AMENITIES



Multipurpose Hall



Entrance Lounge



Indoor Games



AC Gym



Yoga / Meditation Room



Mini Theatre



Day Care Centre



Beauty Parlour / Spa



Co-working Space



Business Lounge



Guest Rooms



Super Market





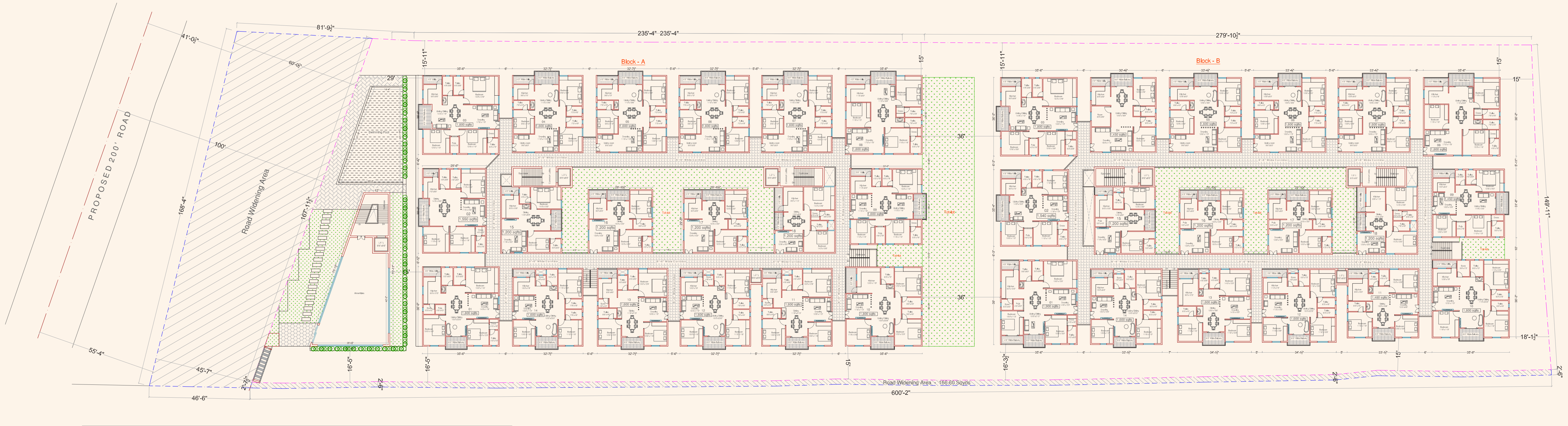
Banquet Hall



Gym

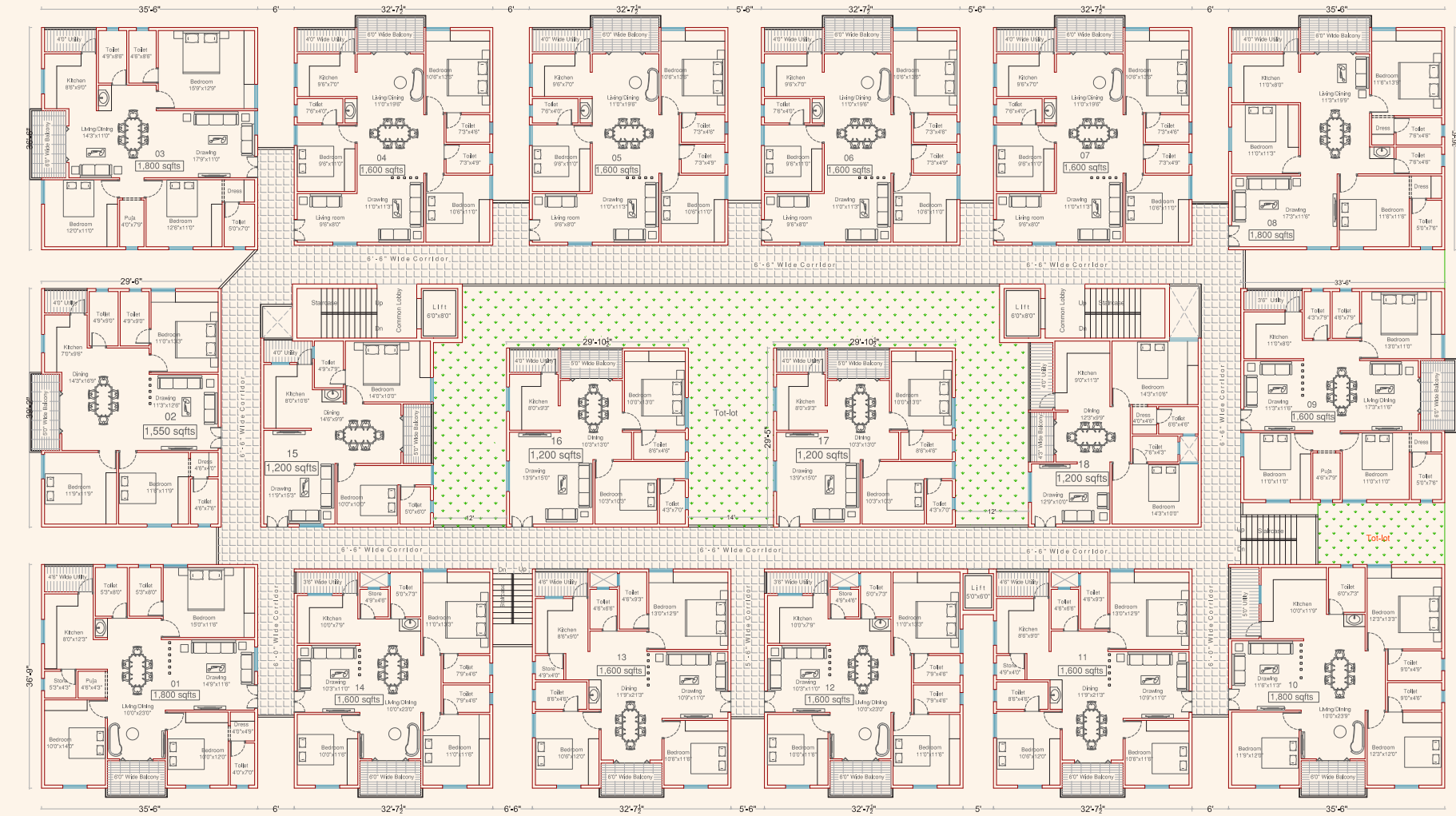


Indoor Games

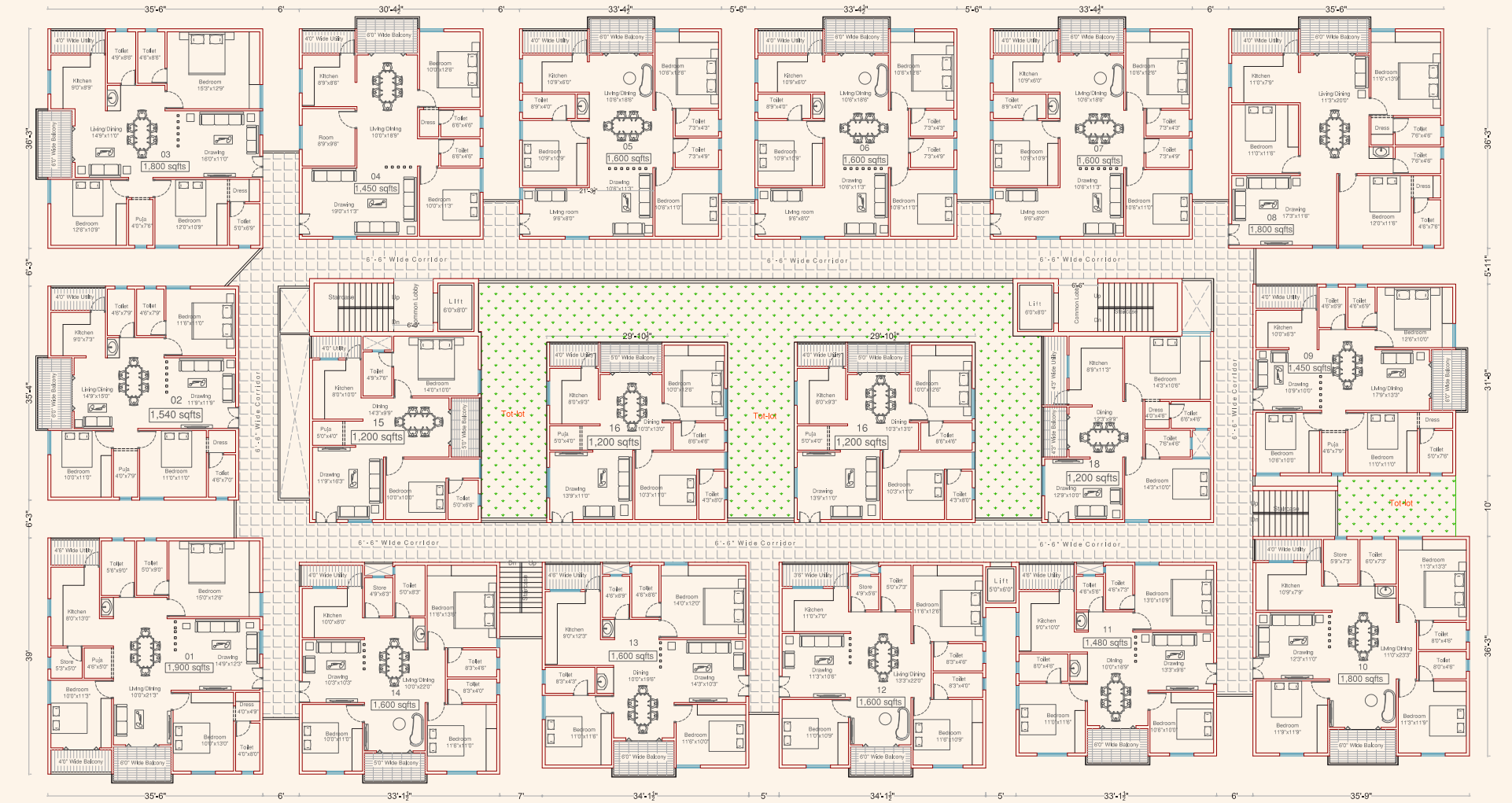


Road Widening Area - 166.60 Sqyds
600'-2"

BLOCK A - FLOOR PLAN



BLOCK B - FLOOR PLAN





Entrance Arch

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:
a) Wash Basin: With hot and cold wash basin mixture.
b) WC flush tank of Hindware / Grove or equivalent make.
c) Hot and cold mixer with shower.
d) Provision for geysers in toilets.
e) All fittings are chrome plated.
f) Tiles up to 7' high.
g) 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.
a) Power outlets for air conditioners in all bedrooms.
b) Power outlets for geysers in all bathrooms.
c) Power plug for cooking range chimney, refrigerator, microwave ovens, mixer grinder in kitchen.
d) Adequate plug points for refrigerator, TV & audio systems etc.
e) 3-phase supply for each Flat and individual meter boards.
f) 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 Geysors.



It started with a Mission in the Mind of P N Suresh, bidding good bye to a secure Government Job in 2002, to make a mark in Real Estate business, meeting challenges in the industry, weathering the transformation of the business and making it a success despite competition.

In 2017, his son P N Pranith joined hands, conceptualising a firm, "Pranith Koncepts". Pranith Koncepts is a meeting of expertise and experience with freshness and modern technical knowledge. A combination of father and son out on a mission to realise dreams of their associates through customised real estate solutions, building modern elegant homes and going out of the way to delight the customer. Today, we strive to serve more customers and to serve each customer more, and better; We aspire to see the firm spread wide and rise high; We want to make a name and fame by sheer service and giving value for money to our valued associates. We are ready to walk an extra mile, and even to go beyond the company's interests or own products, to ensure customer satisfaction.



Master Bedroom



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KONCEPTS
& DEVELOPERS

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