



Dhanish
Crescent Park

Next to TCS building @ Adibatla

Blessed by nature's bounty ...
and designed to stay so forever.

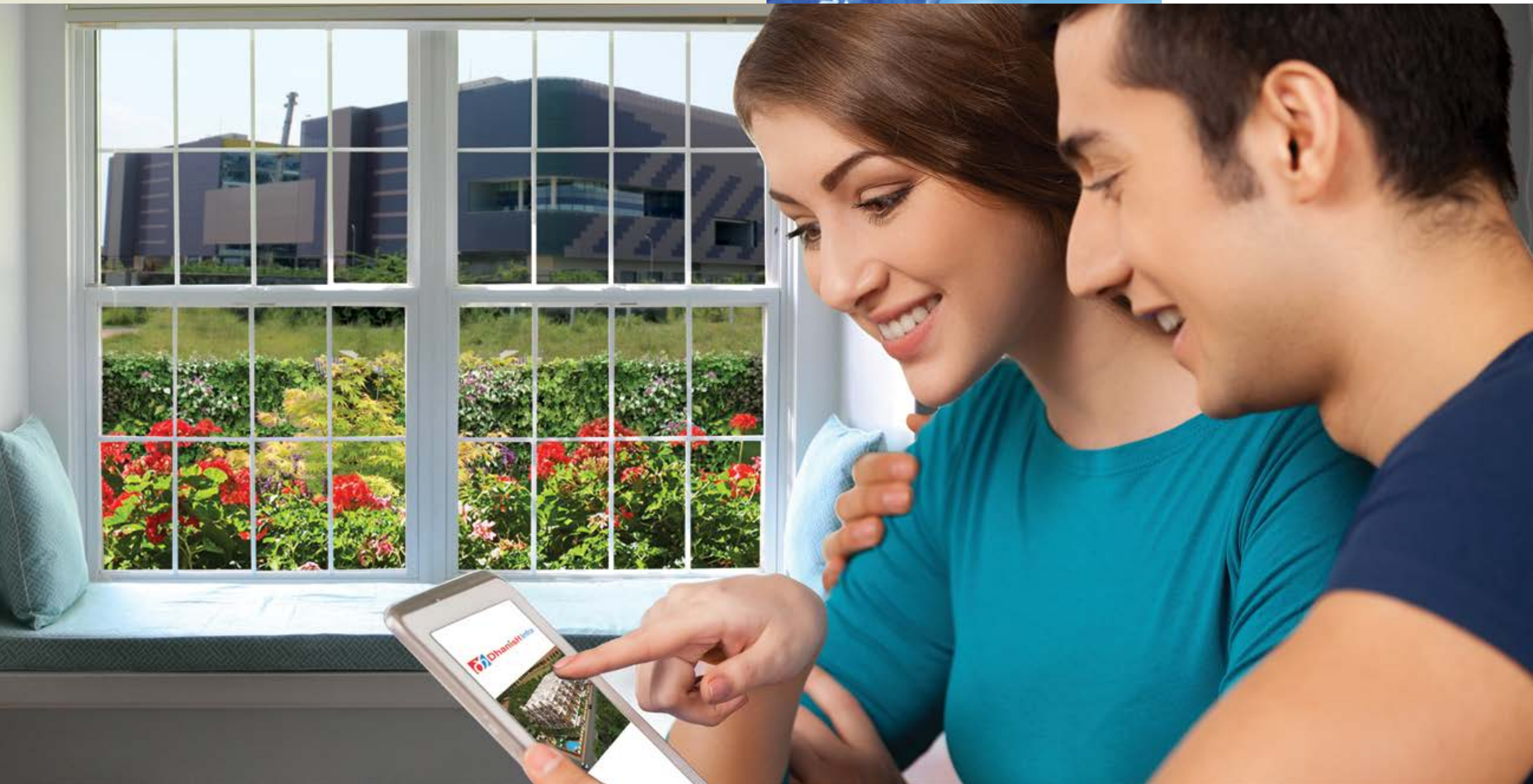


From beautifully landscaped outdoors to immaculate designed buildings, we have planned every facility perfectly to the minute details. We have carefully designed and built to offer our residents a great balance between comfort and cost. Whether you are intending to buy a flat in **Crescent Park** to start a new family life, we offer you elements of both small town tranquility and the bustle of inner city living. We guarantee that every detail of your apartment community from the landscape grounds and excellent maintenance, to the outstanding features and customer service will exceed your expectations.



Crescent Park is a brand new state of the art building in the heart of Information Technology Investment Region (ITIR). It spread over more then one acre offering ample space with the comfort of natural surroundings along with suitable connectivity to the city. Our home features and community highlights are guaranteed to make you love **Crescent Park**.

Crescent Park apartments compliment the surrounding neighborhood, but remain individual and unique just like you. We offer a superior collection of 2BHK apartments created to suit your modern lifestyles. **Crescent Park** is not only spacious, but also meticulously designed to create a congestion-free environment for your home.



About the location, Adibatla !

Crescent Park is located at Adibatla near ORR Junction , Hyderabad. The city that has a story of its own, its individual style, world class flavors and a place that has lot to say. The exclusive location is in the very heart of the new Cyberspace.

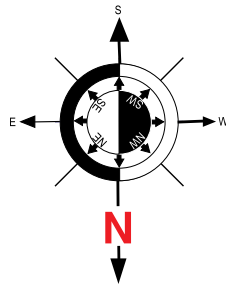
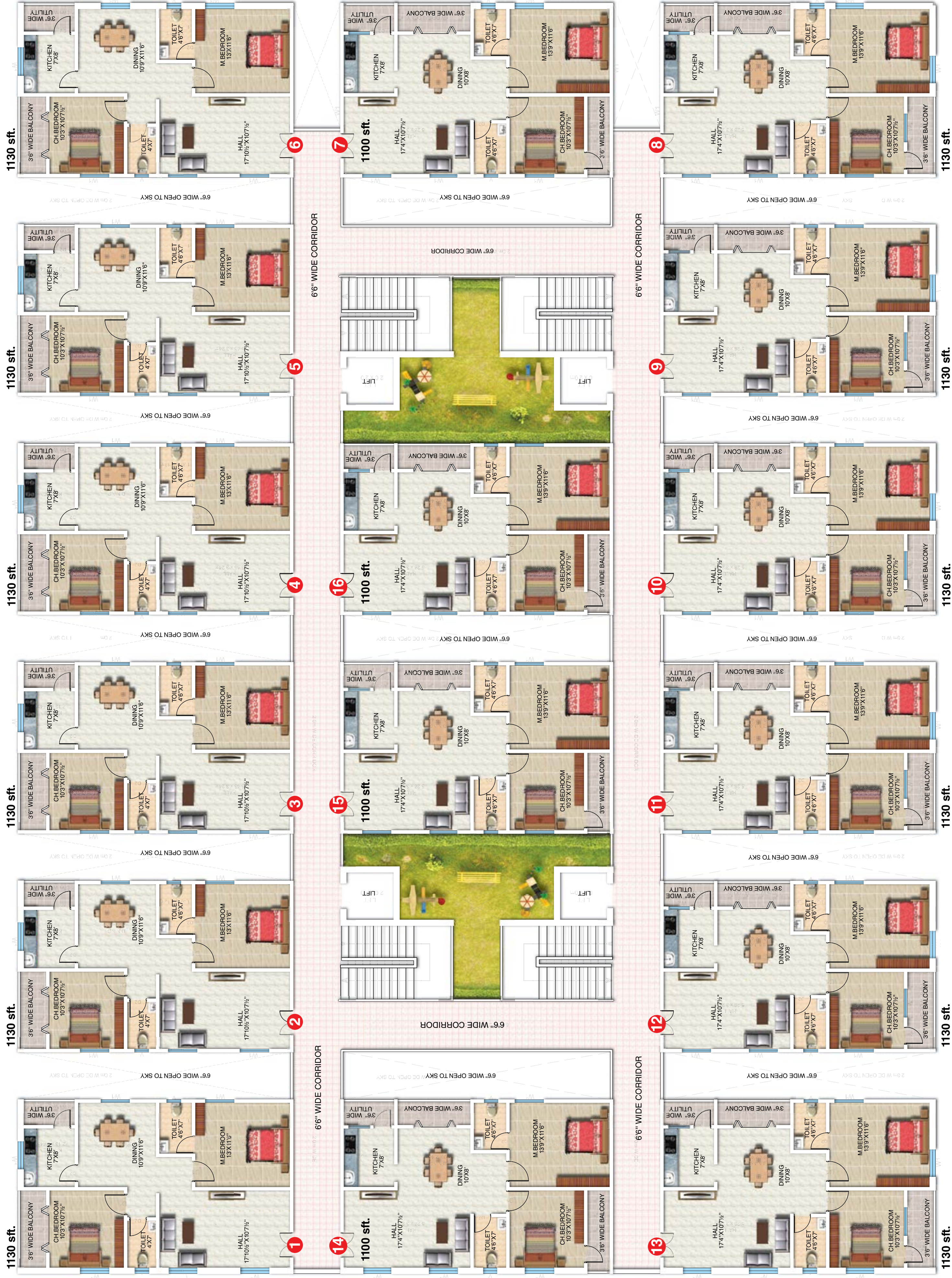
Adibatla next IT hub like Hitech City and Gachbowli, the major world leading companies like **TCS, Cognizent, Tata Advanced Systems, Tata Lockhed, Martin Aerostructures Ltd, Samuha Bio-tech Park, Aero space, Fabcity** are in list. Gaining attention of commercial companies and industries, but also of developers. It is evident from the fact that the locality has second highest number of activities in the city. **TCS** india's leading software firm will double its capacity at its largest delivery centre. The company built over an area of 82 acres and with a headcount of over 3 lacs announced a projection of adding 55,000 employees in the year 2016-17. Top companies whose focus areas are aerospace, missiles, Homeland Security optroics, UAVs and radars among other defence related products. Soon Adibatla aerospace and Precision Engineering Park to get major boost and it to turn hi-tech defence.



Walk to work ...

Good location, next building to TCS building
Good rental income
Good appreciation







Flat : 2BHK
Facing : West
Area : 1130 Sft.

Amenities



- Swimming pool.
- Beautiful green landscaping.
- Gym.
- Children's play area.
- Generator power back-up for all common areas and 2 to 3 points in each flat.
- Multi- purpose hall.
- 100% Vasthu compliance.
- CC cameras at all the entry points.
- Two- level, fully covered car parking.
- Rainwater harvesting.
- Intercom - each connecting to security.



Salient Features



- Project approved by HMDA.
- Independent walls.
- Super markets and Banks are just off to our project.
- ORR is just 500 Mtrs distance from our project.
- Adjacent to TCS campus.
- 20 Mts drive to Shamshabad International Airport.
- 20 Mts drive to prime locations like LB Nagar, BN Reddy nagar etc.
- 5 Mts drive to Wonderla Amusement Park.
- 10 Mts drive to Delhi public school, Nadergul.
- 10 Mts drive to Sloka International school, Manneguda.



Specifications

FRAMED STRUCTURE: RCC framed structure with Seismic Compliance.

SUPER STRUCTURE: AAC Blocks with Cement Mortar / NCL Compounding Agent.

PLASTERING: Double coat sponge finish cement plastering of 20mm thickness for both inside and outside walls .



PAINTING

Interior: Plastic emulsion paint over NCL ALTEK or equivalent putty for all rooms with smooth finish.

Exterior: Premium quality texture with weather proof paint with ASIAN/ ICI make.



JOINERY WORKS

Main Doors: Good teak wood frame with esthetically designed teak veneered flush door shutter with melamine polish and standard hardware.

Internal Doors: M.T wood frame with skin/membrane flush door shutter with standard hardware.

Windows & French Doors: UPVC sliding windows with provision for mosquito mesh track with M.S safety grills for windows.

ELECTRICAL: Fire-resistant concealed copper wiring with ISI marked cables and Legrand economy model or equivalent make. Provision for A/C in master bedroom, power outlet for geysers in all bathrooms. Power plug for chimney, refrigerator, microwave/mixer grinder in kitchen. Telephone and TV points in master bedroom and hall. 3 phase supply for each unit and individual meter boards, (MCB) for each distribution board of standard make



FLOORING & CLADDING

Living, Dining & Bedrooms: Vitrified tiles (24" X 24").

Balconies & Utility Area: Anti-skid ceramic tiles.

Kitchen: Black granite kitchen platform and 2' dado above granite kitchen platform in ceramic glazed tiles.



CABLE TV:

Provision for cable connection in living room & master bedroom.

INTERNET: Provision for internet in each flat.



WASH ROOMS: EWC (2 piece) and wash basin white coloured in all toilets, Hindware/ CERA or equivalent make. Health faucet for attached toilets. Hot & cold water mixer with shower. Provision for geyser in all toilets. All C.P. fittings are chrome plated of CERA/Jaguar or equivalent make glazed ceramic tile dado up to 7' height with anti-skid flooring.

Common Areas: Corridors with anti-skid tiles and staircase and landing with granite flooring. Granite cladding at lift entrance.

LIFTS: 4 No's 6 passenger lifts with V3F, ARD. Johnson/ KONE/ OTIS or equivalent make.

GENERATOR: D.G set power backup (with acoustic enclosure).





TCS, Adibatla

Location plan



ONGOING PROJECTS PROPOSED PROJECTS



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