



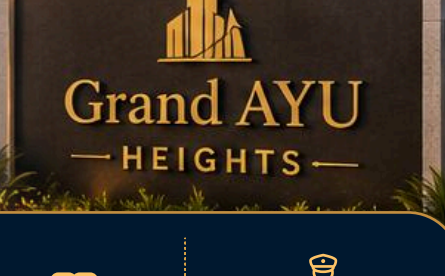
Upgrade Your Lifestyle

at an

AFFORDABLE PRICE

Premium Living Within Your Reach

MORE BENEFITS
BEST PRICE
BETTER LIVING



- S + 5 Premium Community
- 2 Acres Community
- Large Open Parks
- Indoor Swimming Pool
- Banquet Hall
- 24x7 Security & Power Backup

- Build for **Better Tomorrow**
- 160 Units
- 1250 SFT
- 4 Towers
- East & West Facing

Developed by



89 88 87 87 87
83 45 87 87 87

Railapur Medchal

100 Feet Road Access



Your Dream Home Awaits you

MORE BENEFITS
BEST PRICE
BETTER LIVING

East Facing Flat 2 BHK | 1250 SFT



West Facing Flat 2 BHK | 1250 SFT



- Spacious 2BHK 1250 SFT
- Smart Layout Max Space Utilization
- East & West Facing Flats Only
- Vaastu Compliant Homes
- Premium Quality Construction
- Well Ventilated & Well Lit Homes
- Designed for Comfort & Convenience

LIFESTYLE HIGHLIGHTS

- Indoor Swimming Pool
- Children's Play Area
- Landscaped Gardens
- Club House & Banquet Hall
- 24 x 7 Security
- Power Backup
- High Speed Lifts
- 100 Feet Road Access

SPECIFICATIONS

- Structure:** RCC framed structure designed for strength & durability.
- Walls:** Red bricks with double coat plaster inside & out side
- FLOORING:** Vitrified tiles in living, dining, bedrooms & kitchen.
- KITCHEN:** Polished granite platform with SS sink & glazed dado tiles.
- TOILETS:** Premium CP fittings & glazed tiles up to 7ft height.
- DOORS:** Teak wood main door & quality internal doors.
- WINDOWS:** UPVC windows with MS grill & mosquito mesh.
- ELECTRICAL:** Concealed copper wiring with premium modular switches.
- WATER:** Borewell & HMWSS water supply.
- PARKING:** Stilt floor car parking with easy access.
- ELEVATOR:** 6 Persons capacity standard company lift.

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Every Amenity Every Details

Designed for Comfort. Built for Better Living.

MORE BENEFITS
BEST PRICE
BETTER LIVING

- Ample Car & Two-Wheeler Parking
- 20-Foot Wide Internal Driveways
- Large Open Park with Landscaped Seating Areas
- Dedicated EV charging provision for every flat
- Indoor Swimming Pool with Enhanced Privacy & Safety
- Elegant Waiting Lounge
- Wi-Fi Enabled Co-Working Space
- Commercial Retail Shops for Daily Convenience
- Dedicated Children's Play Area
- Spacious Indoor Games Room
- Modern Gym
- Yoga & Meditation Room
- 8 Guest Rooms for Visitors & Relatives
- Two-Floor Banquet Hall (200 Member Capacity)
- Rooftop Terrace Party Area
- Branded High-Speed Lifts
- 24 x 7 Security
- CCTV Surveillance at All Key Locations
- Adequate Lighting | Across the Community
- 24/7 Power Backup
- Grey water recycling & re use management
- 6 Borewells for Reliable Water Availability
- 1Lac Liter Rainwater Harvesting & Storage System
- 1 Lac Liter Underground Water sump for Govt Water
- Dedicated Senior Citizen's Seating Area

More Benefits. Best Price. Better Living

Thoughtfully Planned. Beautifully Crafted. Exclusively for you.

160 Units All are 2BHKs with 1250 SFT

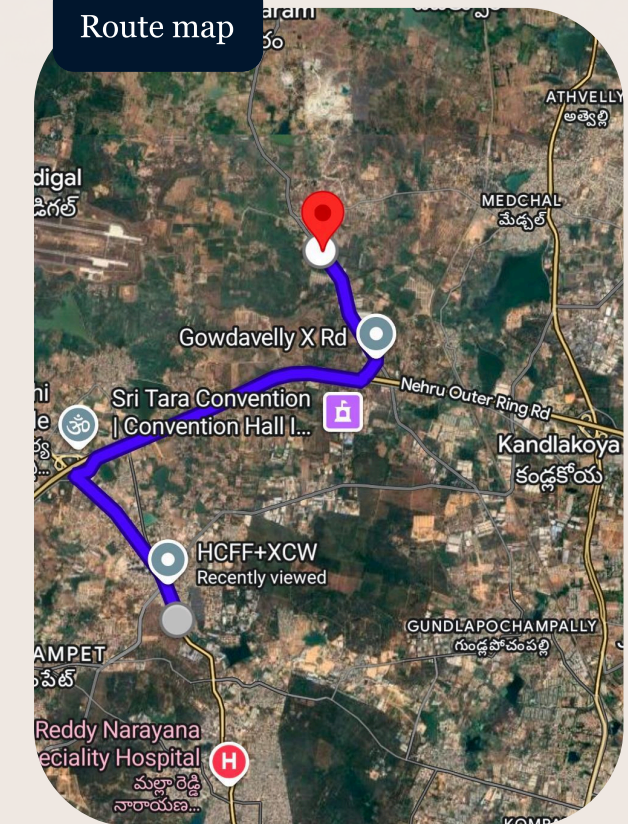
*Conditions Apply. Images are for illustrative purposes only



Your Dream Home Awaits You

- Prime Location 100 Feet Road Access
- Modern Lifestyle With World class Amenities
- Quality Construction With Premium Standards
- 1250 SFT Spacious Build-up Area
- 100% Vaastu Vaastu compliant Homes

Spacious & Well Ventilated Homes



Project Details

- Project Name: Grand AYU Heights
- Location: Railapur, Medchal
- Building Structure: S + 5 Floors
- Total Towers & Floors: All 2BHKs, 1250 SFT
- Unit Type & Size: East & West Available
- Facing: 60 Square Yards
- UDA (Land Share): Vaastu Compliant Homes
- REERA Number: P0232323200203

2BHK | 1250 SFT Spacious & Well Ventilated Homes

BANK LOAN FACILITY Home Loan Available from Leading Banks

Scan for Location

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