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SPRINGFIELD
VILLAS PRIVATE LIMITED

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NOTE: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.


PINE SPRINGS

*There's always
room for delight*


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Let the world hold its breath. For there's a place, that's bound to make others wish that this was theirs. Walk into the ultimate in luxury living. Let the world go green with envy.

Presenting Pine Springs. A luxurious 3 bedroom, 1754 sft. independent duplex house on a 200 sq. yd. plot. Adorned with all

Features - For the living you always desired

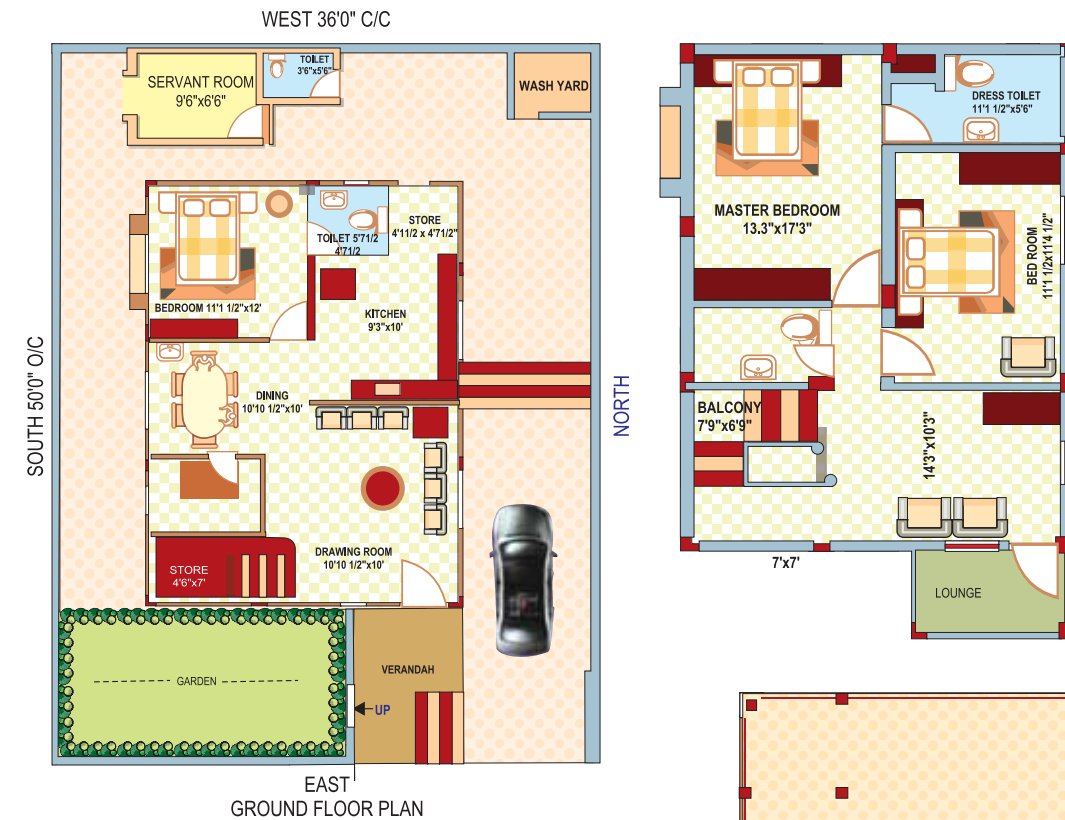
- 30 minutes from Secunderabad
- 5 minutes from MMTS station (to HiTech City, Shamshabad etc.)
- World Class Township with
 - 4 acre mall
 - 6 acre club/recreational facilities
 - 100% landscaped parks, open areas
- Underground electrical, telecom/cable, gas and other services
- Sewage treatment plant to recycle water for gardening, utility etc.
- Gated township with access controlled entry/exit
- Professional maintenance by the company
- Vaastu, Fengshui and Geobiologically perfect



There's always room for delight

Our Architect

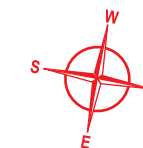
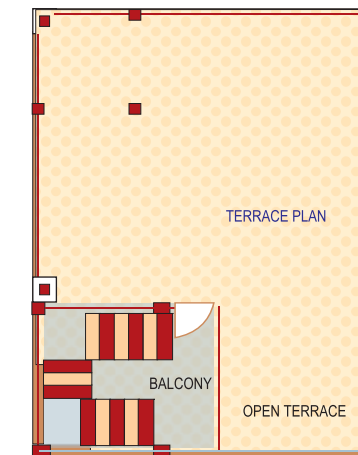
Highland Springs is designed by Hiren Patel and Architects, Ahmedabad. A renowned architect who designed the house of Shri L.K. Advani, Ex. Dy. Prime Minister of India, his work has been published in many magazines



PLOT AREA: 200 sq. yds.

FLOOR	BUILT-UP AREA (sft)
GROUND	748.63
FIRST	732.57
OTHERS*	272.67

* SERVANT QUARTER + STAIR HEAD ROOM + OVERHEAD TANK



SPECIFICATIONS - It's all about quality in detail

FOUNDATION AND STRUCTURE

- Reinforced concrete framed structure
- Earthquake resistant design

DOORS/ WINDOWS

- Main door frame and panel door of teak
- Internal teak door frames / flush doors
- Teak window frames with glazed swinging teak shutters

UTILITY

- Wet area for washing utensils etc.
- Detached service quarter for maids, drivers

KITCHEN

- Granite platform with ceramic tile cladding up to window height
- Cabinetry with fixtures

BATHROOMS

- Bathrooms with shower stall/bath tub
- Wall cladding with ceramic tiles up to ceiling height
- One wall mixer and shower
- Sanitary ware and fixtures of Jaquar or similar make

FLOORING

- Villa : Exquisite marble flooring

LANDSCAPE

- Hard scape : Stone and rough granite
- Soft scape : Exquisite shrubbery and carpet greens

PAINTING

- Internal wall finished smoothly with putty (cement based) and painted with emulsion
- External wall treated with texture paint

ELECTRICAL AND COMMUNICATION

- Concealed copper wiring with adequate modular switch points

WATER SUPPLY

- Round the clock
- Solar water heater

STAND BY POWER

- Auto start generator backup

COOKING GAS

- Centralised LPG distribution system

- Project approved for housing loans from leading retail banks
- HUDA approved
- Modifications as per applicable costs and viability/approval by architects & company