

Safe Residence

Your Dream Home in Safe Hands



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Where Quality enriches life - A truly luxurious living

Safe Residence is an ultramodern residential complex being built by **SafeLink Real Estate Developers**, in the highly desirable neighborhood of Azampura Area, Hyderabad, India.

Safe Residence is located in friendly vicinity surrounded by some of the finest residential colonies and in close proximity to the commercial areas of Hyderabad.

Safe Residence is having magnificent elevation, well-planned interiors; this five floor complex has 10 flats, two flats per floor. Each flat consists of two bedrooms having branded and superior sanitary and electrical ware, flooring, doors, windows, paint on the walls, amenities in kitchen, tiles etc., all reflect a sincere desire on part of the builders and promoters to give their customers a wonderfully livable place. False ceiling with roof lights, spot lights and chandelier in the drawing and dining area along with each flat being provided with a separate inverter makes Safe Residence the perfect destination for a luxurious living. Uninterrupted power supply with generator back-up for lift and common area further added to the day to day needs.

Features:

- ✓ **Strategic Location**
- ✓ **100% Vasthu**
- ✓ **Premium Quality Construction**
- ✓ **Earthquake Resistant Design**
- ✓ **Exquisite Landscaping**
- ✓ **Excellent Ventilation**
- ✓ **24 Hours Water Supply**
- ✓ **Intercom Facility**
- ✓ **Power Backup Generator**
- ✓ **4 Passenger Lift (Generator supported)**
- ✓ **Round-the-Clock Security System**

Why Safe Residence is your first choice?

- Reliable
- Branded fittings
- Quality Construction
- On-time delivery
- Clear Title
- 24 x 7 Security

Nearness:

- 50 meters to Masjid
- 100 meters to shopping area
- 1km to National Bus Depot
- 1km to Post Office
- 1km to Metro Station
- 1km to Railway Station
- 5 km to Souk (Charminar Area)
- 6 km to University
- 20 km to Airport
- 1 to 4 km access to Yashoda & Care Hospital, Function Halls, Reputed Schools and Colleges

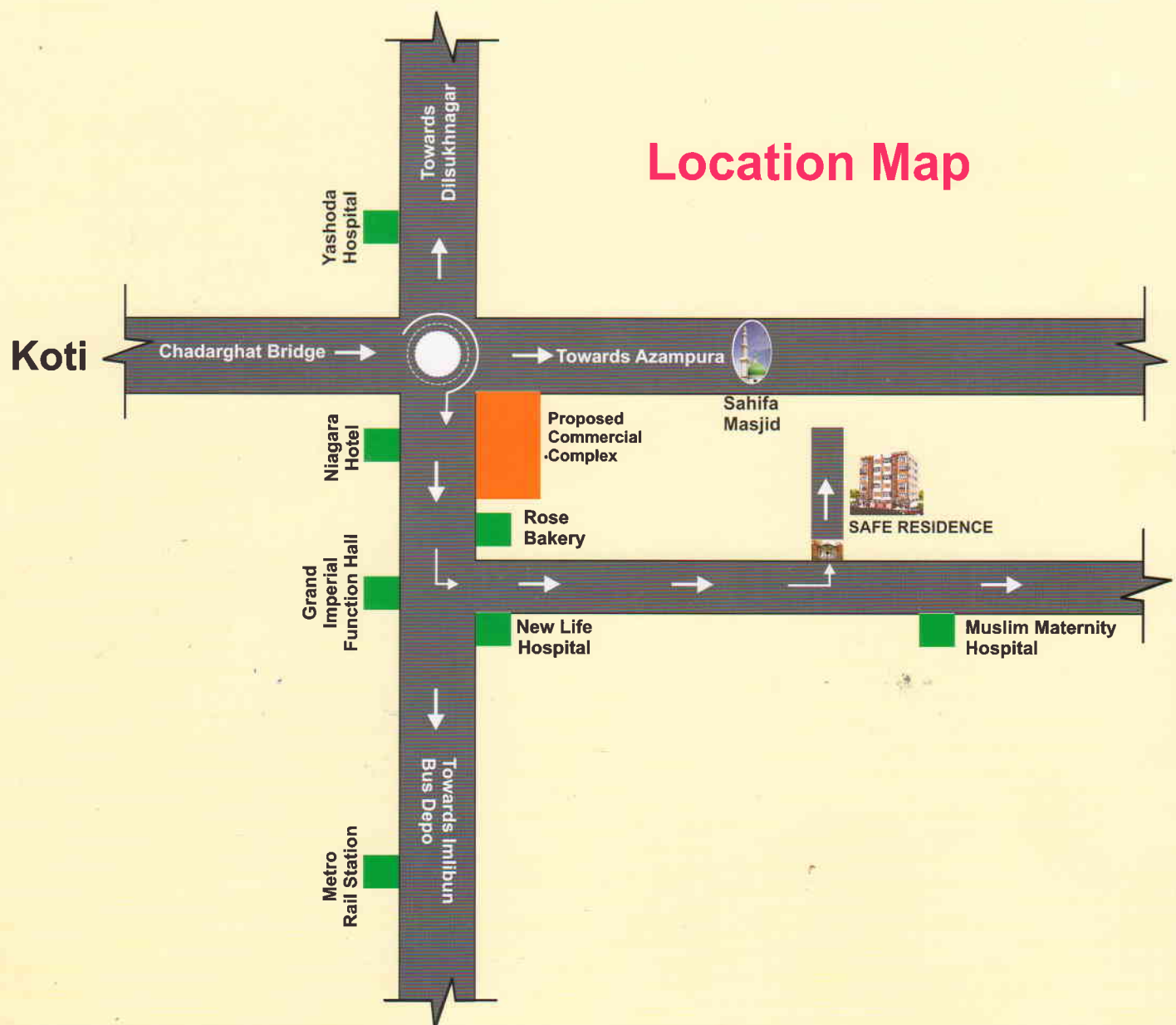
Flat Specification:

1 Master Bed Room with attach Bathroom, 1 Common Bed Room, 1 Common Bathroom
1 Living Hall, 1 Drawing Room, 1 Kitchen, 1 Balcony at rear side

Area Statement

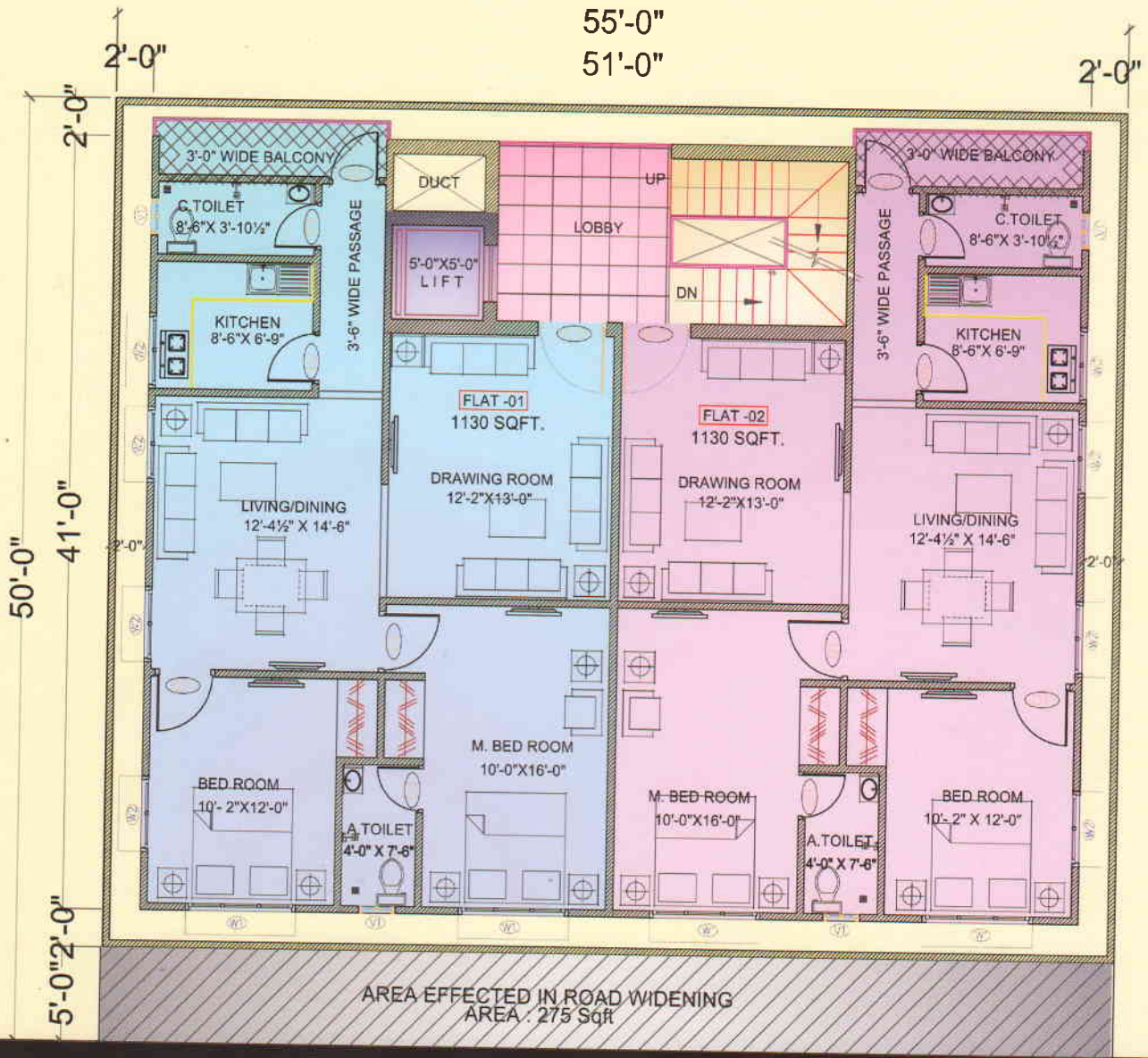
Floor	Flat	Area	Rate
1st	Each Flat	1130 SFT	Rs. 3,700/-
2nd	Each Flat	1130 SFT	Rs. 3,500/-
3rd	Each Flat	1130 SFT	Rs. 3,300/-
4th	Each Flat	1130 SFT	Rs. 3,200/-

** Each parking Rs.2 Lakhs.

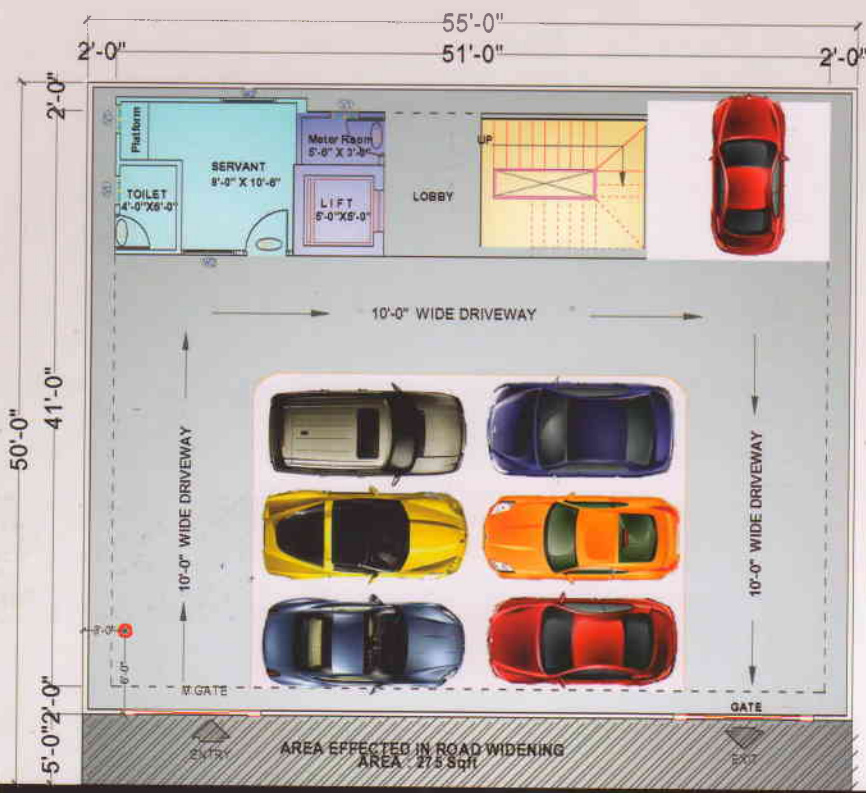


TYPICAL 3D FLOOR PLAN

1st, 2nd, 3rd, 4th & 5th Floors



3D VIEW OF FLOOR PLAN



AREA STATEMENT FOR RESIDENTIAL BUILDING

TOTAL AREA	: 2750 Sqft or 305.55 SqYds or 255.55 SQMT
AREA EFFECTED ROAD WIDENING	: 275 Sqft
TOTAL NET PLOT AREA	: 2475 Sqft or 275 SqYds or 229.99 Sqmts
BUILT UP AREA	: 2116 Sqft
OPEN AREA	: 359 Sqft
STILT FLOOR (Parking)	: 2116 Sqft
FIRST FLOOR	: 2116 Sqft
SECOND FLOOR	: 2116 Sqft
THIRD FLOOR	: 2116 Sqft
FOURTH FLOOR	: 2116 Sqft
FIFTH FLOOR	: 2116 Sqft
TOTAL	: 10,580 Sqft

AREA OF SCHEDULE :- (20 % Including Common Area)

Flat no.	Area in Sft	common Area 20%	Total Area in Sft
1.	941	189	1130
2.	941	189	1130
			Total Area : 2260

TYPICAL FLOORS
(2260 Sqft x 5 Floors) : 11,300 Sqft



STILT FLOOR PLAN

Specification

RCC FRAMED STRUCTURE	: Earthquake resistant Reinforced Cement Concrete structure as per IS Code 1893-1984 with Jayraj steel (or) equivalent to withstand wind and Seismic loads
Super Structure	: All external and internal walls built with light weight table mould clay brick 4 ½ thick (Single/Double Walls).
Plastering	: Two coats smooth internal plaster (or) Altek for interiors
DOORS	
Main Door	: Teak wood with brass hardware of reputed make
Interior Doors	: Teak wood frame with flush type shutters with reputed make of hardware fittings.
Windows	: All windows will be three slot aluminum frames with mosquito mesh and pin-headed glass and safety grills.
FLOORING	: Complete flooring in the flat – Vitrified Tiles of reputed make
Bathroom	: Digital tiles of reputed make
Utilities/Wash	: Ceramic tiles and dado upto 3ft height
Kitchen	: Wood flooring tile or equivalent make
PAINTING	: All interior walls – Luppam & Putty finish All exterior walls – Sandex mat or Ace (Asian Paint) Designer Royale Play paint for one side of the wall in master bedroom (or) drawing room
KITCHEN	: Granite cooking platform with stainless steel sink & 2.6" digital tile over kitchen platform and provision for water purifier
TOILETS	: Hot and cold water mixer with head shower, provision for geyser, digital tiles dado up to 7' height & anti skid ceramic tiles flooring in both toilets. All fitting of Hindware and equivalent make
ELECTRICAL	: All wiring will be of Finolex Company and modular switches. 3 Phase connection meters will be provided for each flat. We provide all fans and lights of reputed make.
INTERIOR	: False ceiling with roof lights, spot lights and chandelier
LIFT	: One lift of 4 (or) 6 passenger's capacity of reputed make.
GENERATOR	: Uninterrupted power supply with generator (10KV) back-up for lift & common area.
INVERTER	: Each flat will be provided with inverter wiring.
WATER	: Municipal and Bore well water supply to all Flats for 24 Hours
SECURITY & COMMUNICATION	: Ultra modern communication facilities for all flats with CCTV surveillance for the building
PARKING	: Each Flat will be provided with one car parking slot at a cost of Rs.2,00,000/-

NOTE: (EXTRA CHARGES)

- 1) VAT, Registration and Service Tax applicable as per Government Norms.
- 2) Any buyer are desirous to alter/modify shall inform the changes at the time of booking.



Safelink Real Estate Developers

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(A Division of SafeLink Group)

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ZAKI & ASSOCIATES

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