

welcome to
an oasis of calm



www.anuhar.com



RERA NO. P02400006604

welcome to
a fusion of
luxury and
nature



GAUTAMI
HEIGHTS



Anuhar
HOMES
SHAPING LIVES BY CONSTRUCTIVE IDEAS

welcome to a world of wellness

As the curtains rise on a new universe of luxury, you can feel something special in the breeze. A happy, healthy lifestyle awaits you at Gautami Heights, the latest venture of the Anuhar Group. This premium condominium of apartments with the finest amenities and outdoor life is a fairytale come true. Whether you wish to rejuvenate your mind or refresh your body, this is home!



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welcome to a seamless unity of design

Get ready for the magic at Anuhar Gautami Heights. The single tower of 10 floors rises on spectacular landscaped grounds, and has been designed to perfection. Feel like royalty as you look down from spacious sit-outs and feast your soul on open green space. All that's beautiful is all yours.





welcome to
homes nestled
in peace



10 Floors,
243 Units



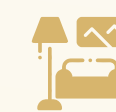
*RERA
approved
Project*



2, 2.5 and 3BHK
Premium Residences
North, East and
West Facing Units



24/7 Security Services
CCTV Surveillance
Automatic Entry &
Exit System



European Brand
Fixtures
& Plush Decor



Single Tower
Welcome Lounge
No Common Walls
Vaastu Complaint Units
6 Branded lifts



Staggered, Expansive
Balconies For Unique
Ambiance.



Over 90%
residences boast
lush green views.



GAUTAMI
HEIGHTS

welcome to
the joys of
childhood



COMMUNITY FEATURES

CCTV Surveillance
Sewage Treatment Plant
Rainwater Harvesting
Grand Main Entrance Gate

Landscape Green Zone
24/7 Security
3-Level Car parking
Water Softener
Adequate Power Backup



GAUTAMI
HEIGHTS



master plan



- 1 Entry
- 2 Granite Paving
- 3 Cycling Track
- 4 Portal Frame
- 5 Children's Play Area
- 6 Lawn
- 7 Pathway
- 8 Seating
- 9 Badminton Court
- 10 Pergola Seating



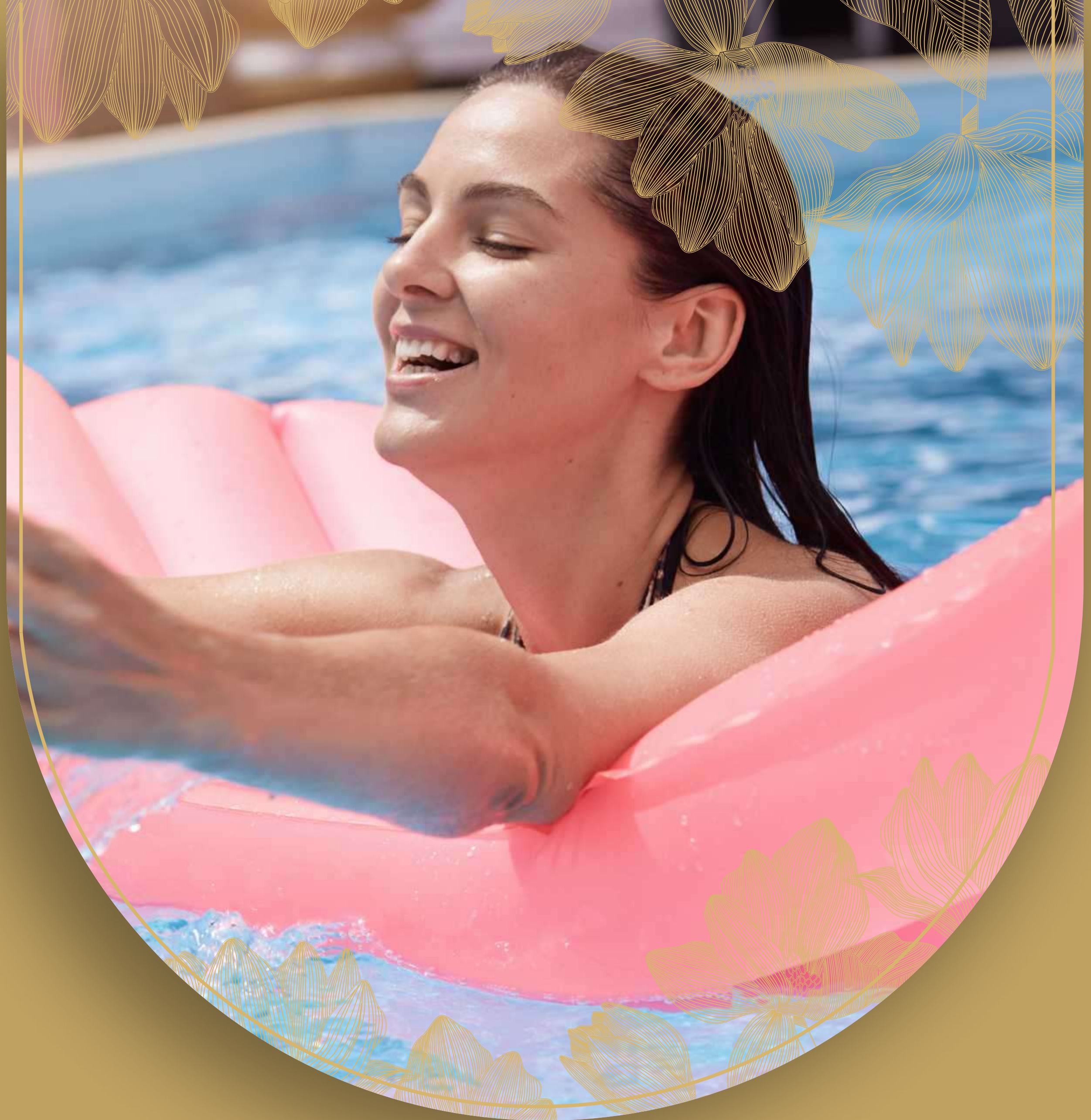
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HEIGHTS

welcome to a splash of relaxation

What can be better than to dive into the sparkling swimming pool for a brisk swim? The pool with its deckside seating is only one of the many pleasures of the leisure. Elegant and equipped with a plethora of fun-n-fitness facilities.



GAUTAMI
HEIGHTS



club house features



Guest Rooms
Multipurpose Hall
Terrace Swimming Pool
Spa



Salon
Gym
Indoor Games
Library



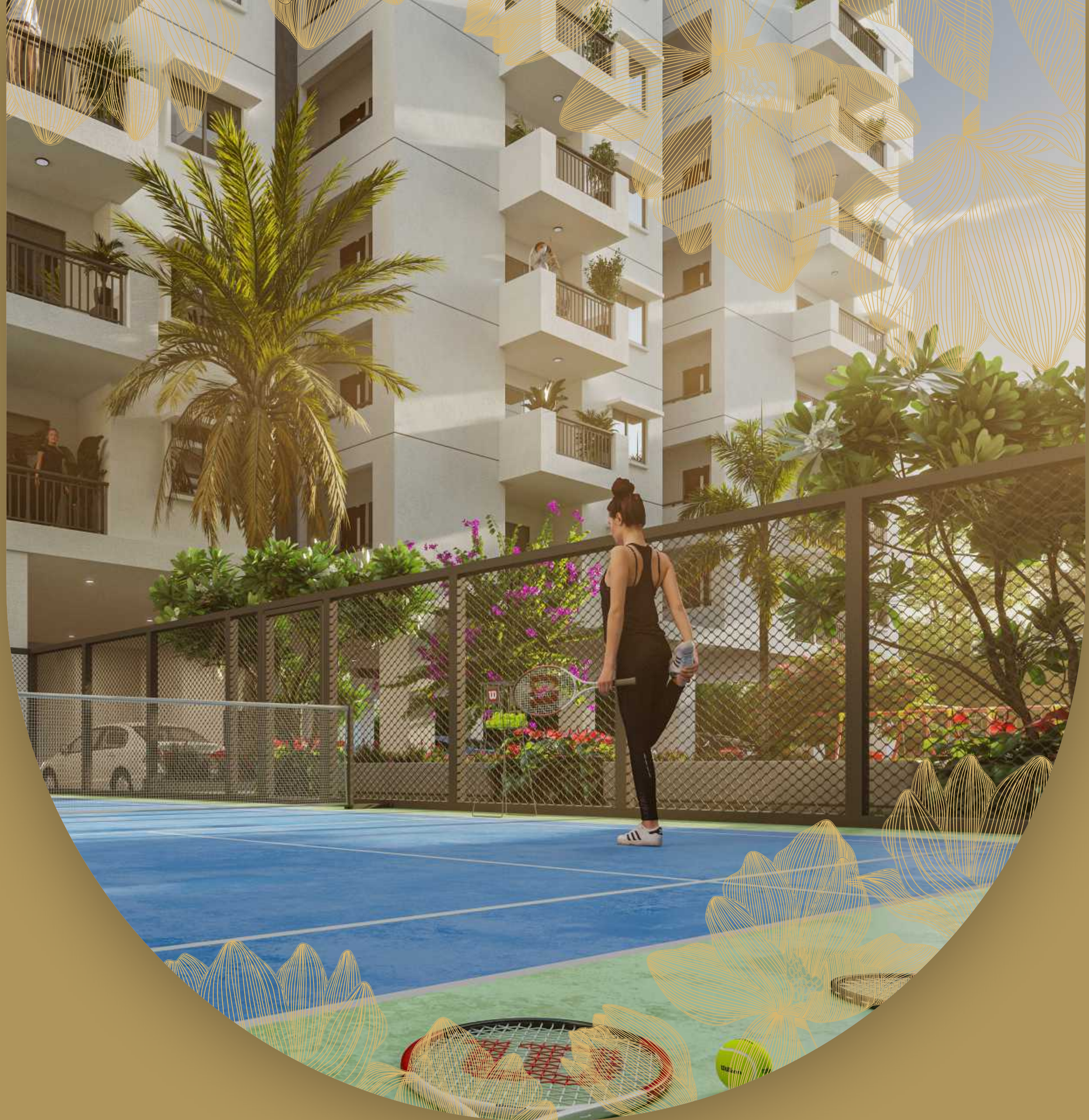
welcome
to everything
you've
dreamt of

welcome to the mantra of fitness

Activity is the key to an enriching life! Step out of your home, and you'll find the activities you love at your doorstep. The central green space is designed to offer designated spaces for children, seating areas for the elderly and sports arenas for badminton.



GAUTAMI
HEIGHTS





welcome to
the active
badminton
court



welcome to
a signature of
sophistication





welcome to
peace & calm



AREA STATEMENT AREAS IN SFT.

Flat No.	Type	Carpet	External Wall	Utility	Balcony	Builtup	SB AREA
1	3BHK	1300	105	46	63	1514	1968
2-5	2BHK	813	84	34	51	982	1276
6	3BHK	1129	131	40	134	1434	1864
7	2.5BHK	986	101	34	133	1254	1630
8-11	2BHK	819	84	34	45	982	1276
12	3BHK	1060	96	45	71	1272	1654
14-15	2BHK	753	80	30	53	916	1190
16	3BHK	1099	99	34	92	1324	1721
17,23	2BHK	827	85	36	53	1001	1301
18,24	2BHK	817	85	38	46	986	1281
19,21	2.5BHK	940	90	36	68	1134	1474
20,22	3BHK	1139	98	46	68	1351	1755
25	2.5BHK	954	100	36	127	1217	1582
26	3BHK	1188	111	44	139	1482	1926



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welcome to
a blend of style &
substance



STRUCTURE

R.C.C framed structure to withstand seismic loads

SUPER STRUCTURE

8" external walls and 4" internal walls with AAC/Red Bricks



WATER PROOFING

For all toilets and entire terrace.

PLUMBING

- + All internal and external waterlines
- + All drainage Fittings and lines



TOILETS

- + Wash basin in all Toilets
- + Pedestal wash basin in dining/balcony area
- + Cascade W.C with valves
- + Hot and cold wall mixer with shower
- + Provision for geysers
- + C.P. Fittings

PAINTING

Internal : Smooth Lappam Altek finish with acrylic Emulsion paint.

External : Combination of textured / smooth Lappam finish for all external walls.

UTILITIES

Provision for Chimney & washing machine.



DOORS

Main Door : Teak Wood frame & Veneer Shutter aesthetically designed with melamine polishing and designer Hardware of Reputed make

Internal Doors : Flush doors with Reputed make hardware fittings

Balcony Doors : UPVC sliding shutter with float glass panels

WINDOWS : UPVC window system with safety M.S. grill



FLOORING

Tiles



ELECTRICAL

- + Concealed copper wiring in conduits for lights, fan, plug and power plug where ever necessary.
- + Power outlets for Air Conditioners in all bedrooms.
- + Power plug for cooking range, chimney, refrigerator, micro wave ovens, mixer grinders in kitchen
- + Plug points for refrigerator and T.V.
- + 3 Phase supply for each unit and individual meter boards.
- + Miniature Circuit breakers for each distribution board.
- + All Flats with Modular Switches.



TELECOM

Telephone point in living area.

CABLE TV

Provision for cable connection in Living area.

INTERNET

Provision for Internet connection in Hall.



LIFTS

10 or 15passengers lifts of reputed make with front marble cladding.



POWER BACKUP

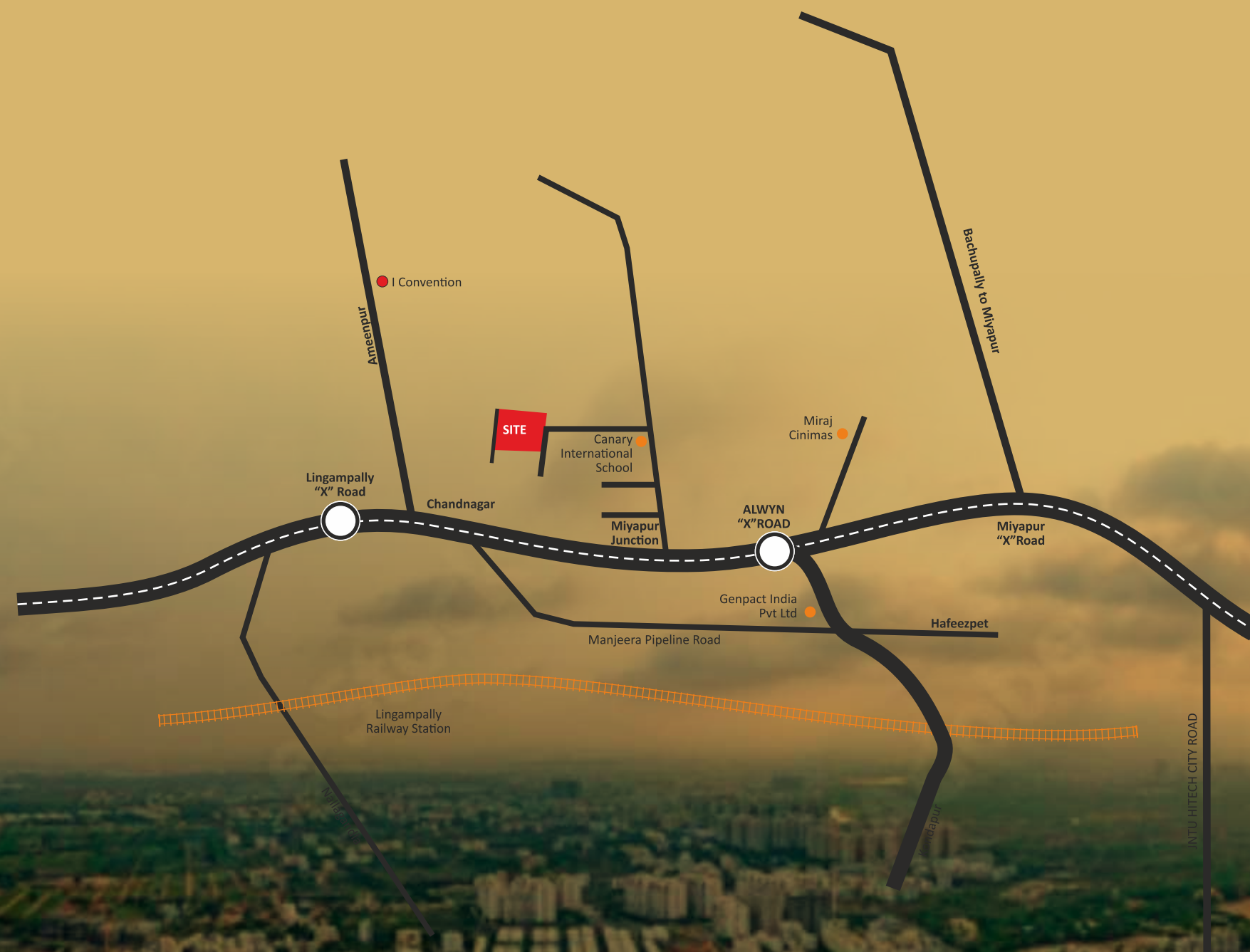
Adequate power backup for each flat.

Location Plan

(not to scale)

welcome to the hub of action

Anuhar Gautami Heights is located for appreciation, both as a home and investment. Well connected and in close proximity to the IT belt and Financial district, the neighbourhood has direct access to premium schools, corporate hospitals, malls and restaurants. Living here is like experiencing the future, right in the present.



EDUCATIONAL INSTITUTIONS

- Canary Int. School - 3mins.
- Gensis Int. School - 6 Mins.
- Meru Int. School - 10Mins.
- Sri Chaitanya IAS Academy - 6mins.
- Infinity World School - 8mins.
- Vignan Global School - 15Mins
- Oaks Tree Int. School - 15Mins.



OFFICES

- Genpact India Pvt. - 10Mins.
- TCS Kondapur - 15Mins
- GOOGLE - 18Mins
- Cyber Towers - 20Mins



HEALTH CARE

- Pranaam Hospital - 5Mins.
- Best Kidney Hospital - 5Mins.
- Ankura Hospital - 5Mins.
- Srikara Hospital - 7Mins.
- Hanmah's Pet Hospital - 7Mins.



CONNECTIVITY

- GSM Mall - 5Mins.
- Miyapur Cross Road - 5Mins
- JNTU, Kukatpally- 10Mins
- Metro Station - 10Mins
- Lu Lu Mall - 15Mins.
- Forum Sujuna Mall - 15Mins
- Hitech City - 15Mins.



**GAUTAMI
HEIGHTS**



welcome to a trusted relationship

When you repose your trust in a property built by the Anuhar Group, you have entered the realms of quality. The group is focussed on crafting beautiful abodes that offer calm and activity at the same time. The professional approach shows in their delivery of well-designed communities that are on budget and within timelines, supported by transparent dealings and business ethics.

our completed projects

our ongoing projects

Anuhar Homes Pvt. Ltd.

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Team

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Srinivasa Associates
Hyderabad.

Landscape Consultants

SLD
Hyderabad.

A MEMBER OF



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