



Life like it's
best enjoyed.

RR CENTRAL PARK

Fresh as nature



A project by

2 & 3 BHK Luxury Apartments
@ ALKAPOOR TOWNSHIP, MANIKONDA



RR **CENTRAL** **PARK**

Fresh as nature



Wake up to
a caress
by winds.

Imagine being surrounded by the calm of nature, the echo of nothing but just rain drops falling on the abundant leaves around you, the gentle splatter of rain on tar roads, the stimulating aroma of wet-mud and the breeze that wakes you up with a caress as it comes wading through your windows. Are you ready for a home that takes you through such experiences every day?

Then behold, for here's a home that's all about that. A home called **Central Park**.



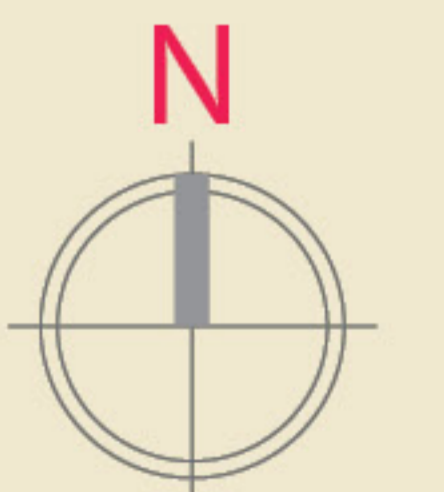


TYPICAL FLOOR PLAN

Area Statement

Flat No	Type	Facing	Carpet Area in Sft. (as per RERA)	Plinth Area in Sft.	Common Area in Sft.	Saleable Super Built-up Area in Sft.
1	3BHK	East	1077.55	1268	317	1585.00
2	3BHK	East	1074.15	1272	318	1590.00
3	2BHK	West	794.95	952	238	1190.00
4	3BHK	East	1001.89	1200	300	1500.00
5	3BHK	West	1000.01	1200	300	1500.00
6	2BHK	East	787.59	952	238	1190.00
7	3BHK	West	1074.15	1272	318	1590.00
8	3BHK	West	1079.07	1272	318	1590.00
9	2BHK	North	834.51	1020	255	1275.00
10	2BHK	North	834.51	1020	255	1275.00
11	2BHK	North	834.51	1020	255	1275.00
12	2BHK	North	834.51	1020	255	1275.00

Blend of spacious and beautiful residences.



Central Park has been thought-through to be a vibrant community of exclusive residential spaces. It has 6 floors comprising a total of 63 apartments. You have the choice to invest in what you find apt.



AMENITIES & FEATURES

- Multipurpose Hall
- A/C Gymnasium
- Open Badminton Court
- Swimming Pool
- Water Meters
- Half-basketball Court
- Solar-fencing
- CC Cameras
- Water-softener
- Children's Play Area
- Intercom Facility
- Landscaping
- Power back-up Generator



SPECIFICATIONS

- STRUCTURE**
RCC-framed structure.
- SUPERSTRUCTURE**
9" external walls and 4 1/2" internal walls with red bricks.

- DOORS AND WINDOWS**
Teakwood frame with designer shutter for main door. Teakwood frames with designer flush shutters for bedroom. UPVC windows with mesh Alfine equivalent.

- FLOORING AND DADO**
Granite flooring in corridors and lobbies. 600x600 double-charged vitrified tiles in hall, dining and remaining bedrooms (RAK / AGL or equivalent). Glazed ceramic tile dado upto 7-0" height in all bathrooms (RAK/AGL or equivalent).

- PLUMBING AND SANITARY**
EWC with flush tank CERA or equivalent. Wash basins in dining, master and children's toilet of Cera or equivalent. Single lever fixtures with wall mixer cum shower Cera or equivalent. CPVC pipes for plumbing of premium make Ashirvad. Provision for geysers in all bathrooms.

- PAINTING**
Tractor advcal emulsion with luppam finish for interior walls and ceiling, Asian or equivalent. Textured finish for exterior as per architectural specifications. Polish for main door and enamel paint for all other doors.

- KITCHEN**
Granite platform with stainless steel sink with provision for both municipal and bore water connection, with provision for fixing water-purifier. Ceramic tile dado upto 2 feet height above kitchen granite platform. Provision for fixing exhaust fan and chimney.

- WATER-PROOFING**
For all toilets and wash areas.

- ELECTRICAL**
PVC-insulated wires of premium make Finolex or RR. Power outlets for geysers in all bathrooms. Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer / grinders in kitchen. Plug points for refrigerator and TV wherever necessary. 3-phase supply for each unit and individual meter boards. Distribution boards and MCBs of premium-make L&T, premium switches. Provision for split AC in all bedrooms.

- TELECOM**
Telephone point in living area.

- CABLE TV**
Provision for cable connection in master bedroom and living room.

- INTERNET**
Provision for Internet connection in living room.

- LIFTS**
6-passenger automated lift of Johnson or Kone make with front granite / tiles.

- POWER BACK-UP**
100% DG backup for common areas and inside flats excluding ACs, geysers and 15-amp sockets.

- LANDSCAPES AND HARDSCAPES**
Beautifully designed landscapes and hardscapes designed along with walking path, activity zones, children's play areas etc, for community living.

- SOLAR-POWER FENCING**
Solar-power fencing all round the compound.

- NOTE**
Registration Charges, GST and any other taxes applicable as per government norms to be borne by customers only.

Live with pleasures of leisure.

With the goodies of modern living forming the basic amenities of **Central Park**, there's little you'll want to ask for. Add to it, the privilege and convenience of having to park your car in your very own parking slot, you have a home that's just perfect for this lifetime. So, while there's leisure, there's lots of pleasure always coming your way.





Let advantage
be on your side.

Gather the best of advantages your way, as your home called **Central Park** will never be far from your workplace or your children's school. Set in Alkapoor Township, which is a star locality in this side of Hyderabad, there's quite so much you'll have surrounding you. Come make the most of your home here, one day at a time.

LOCATED NEAR-BY

International Schools	: Oakridge / DPS / Scholars	: 5 to 15 min
IT Park	: HITECH City	: 15 min
	Gachibowli / DLF	
	Financial District / TSL Terminals	: 15 min
Airport	: RGI Airport	: 35 min
Malls	: Inorbit / Gachibowli Central	: 15 min
Hospitals	: Continental / Care Hospitals	: 20 min



RR BUILDERS

Flat No.101, Royal Palace, Road No.30,
Alkapoor Township, Neknampur,
Gandipet Mandal, RR Dist - 500 089

e-mail : rrbuilders.hyd@gmail.com
website : www.rrbuilders.in

Cell : **87907 85672,**
99891 00299, 70931 25467



First Floor, Plot No.258, Road No.78
Prashasan Nagar, Jubilee Hills, Hyderabad-500 033

Ph.No : 040-23310971

Mobile No. : 98665 40971

e-mail : architectramna@gmail.com

website : www.instonearchitects.com

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

Disclaimer: The information provided in the leaflet (including any images, brochures, plans etc) is for informational purposes only and you shall not rely or depend on such information for the purpose of making any purchase in any of our projects. The information in the leaflet does not constitute an invitation to purchase advertisement, marketing or offer for sale of any of the units in our projects. We will be taking steps for registration of the project in accordance with the Real Estate Regulation Authority act, 2016 as soon as the authority as constituted.

Artifice 9885253570