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happiness is ...
coming home to spacious opulence

SAIARC'S
**SURYA
ELITE**

Simply sophisticated



Rera No. : P02200005258



Happiness has many definitions.
But only one destination. **Surya Elite.**

An elite space that reflects young,
and urban lifestyle, **Surya Elite**
is a cluster of boutique apartments-
an abode of charm.

home
is...
a space
for
creating
happiness
together

SAI ARC'S
**SURYA
ELITE**

Simply sophisticated

happiness is ...
seeing your dreams
take flight

Architecture that is minimalistic
yet elegant. Design that blends
opulence with tradition.
Surya Elite is everything
you dreamt off.

SAI ARC'S
**SURYA
ELITE**

Simply sophisticated

an artistic rendering of saiarc's surya elite elevation view



happiness is ...
discovering
an opulent lifestyle

The opulent vibe in Surya Elite starts from the entrance lobby. The large and lavishly designed reception lounge will set benchmark for future standalone apartments. This gives you and your guests an aura of affluence.

SAI ARC'S
**SURYA
ELITE**

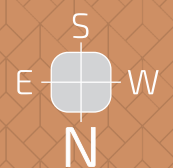
Simply sophisticated

an artistic rendering of saiarc's surya elite entry lobby view



TYPICAL
FLOOR PLAN

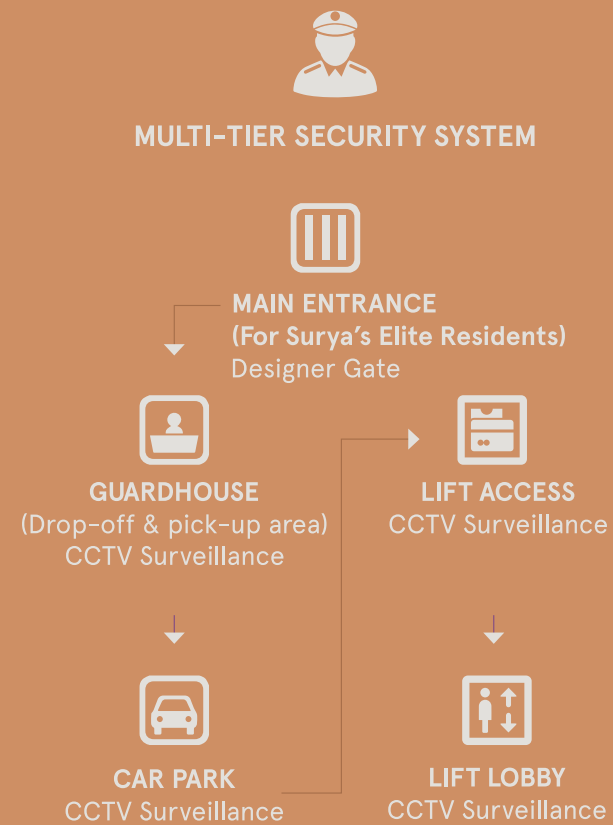
KEY PLAN



AREA STATEMENT

UNIT 1	1660 sft.
UNIT 2	1660 sft.
UNIT 3	1660 sft.
UNIT 4	1660 sft.

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safety with elegant
boutique lifestyle

PROJECT HIGHLIGHTS

- LUXURY BOUTIQUE APARTMENTS
- HMDA APPROVED PROJECT
- 100% VAASTU COMPLIANT
- 2 COVERED CAR PARKINGS PER FLAT
- LUXURIOUS COMMON AREAS
- EXTRA WIDE CORRIDORS - 8'4½"
- SPACIOUS LIFT
- WELCOME LOBBY WITH PLUSH INTERIORS

20 UNITS

5 FLOORS
3 BHK PREMIUM RESIDENCES

happiness is ...
being pampered in
every corner

From the welcome lobby to the elevator area, the common spaces are beautifully planned and designed. These boutique apartments provide complete exclusivity and grandeur.

left : an artistic rendering of saiarc's surya elite lift staircase lobby view
right : an artistic rendering of saiarc's surya elite entrance lobby view



UNIT - 1
West Facing
1660 sft.

UNIT - 2
East Facing
1660 sft.



UNIT - 4
West Facing
1660 sft.

UNIT - 3
East Facing
1660 sft.

SPECIFICATIONS



FOUNDATION & STRUCTURE

Earthquake resistant R.C.C. framed structure in accordance with IS:456:200 and 1893:2002



SUPER STRUCTURE

9" External wall and 4.5" internal wall with first class moulded clay bricks in cement mortar.

FINISHES

Internal : Smooth plastered surface treated with lappam/putty and with tractor emulsion.

External : Sand finished plaster surface admixed with water proofing compound and painted / textured with weather proof cement paint of approved make and color by the consultants.



DOORS & WINDOWS

Main Door : Teak wood frame & shutter aesthetically designed with polish. Fitted with good quality hardware and locking system of reputed make.

Other Doors : Teak wood frame & good quality water proof shutter with two side lamination and fixed with quality hardware and lock.

French Door/Windows : UPVC sliding door with MS Grills.



FLOORING

800mm x800 mm VITRIFIED tiles
Toilet and Balcony : Anti- skid Matt finish Ceramic Tiles.



ELECTRICAL

- Concealed copper wiring with Polycab or equivalent make.
- Modular switches/sockets will be of Anchor/Roma or equivalent make.
- Provision for A/C in all bedrooms, Geyser points in all Bathrooms.
- Plug Points for cooking range chimney, refrigerator, microwave oven and mixer/ grinder in kitchen.



KITCHEN

Granite platform, Stainless steel sink with both Drinking and Bore water connection & provision for water purifier.

TILE DADOING

Kitchen : Glazed ceramic tile dado up to 2' height above kitchen platform.

Toilet : Glazed ceramic tile dado up to lintel (7') ht.

Utility /Wash : Glazed ceramic tile dado up to 3' ht.



TOILETS

All toilets will consist of

- Wash basin of Hindware/Parryware equivalent make
- Floor mounted WC with Hindware/Parryware or equivalent make
- Hot and cold wall mixer with shower & spout
- Provision for geyser and exhaust fan
- All C.P. fitting of Hindware/Cera or equivalent make



GENERATOR

Back- up generator for 2 lights and 2 fans per flat and all common area.



LIFT

Schindler or equivalent make



COMMUNICATION

Internet cable and co-axial cable connection at TV point.

happiness is ...
availing the finest
features

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happiness is ... finding the perfect locale

Coming up in one of the most coveted locations of Hyderabad, Surya Elite has the advantage of connectivity and accessibility. The wide roads, efficient public transport and great infrastructure make the neighbourhood suitable for a grand lifestyle and the best returns on investment.



LOCATION QR CODE



LOCATION PLAN
(Not to Scale)

SAI ARC'S

SURYA
ELITE

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joining hands with the right people

When it comes to creating benchmarks for luxurious community living, the name of Saiarc stands at the forefront. The company has rich experience and knowledge of the best real estate practices. Saiarc has numerous impressive projects in there portfolio and they are trusted for the best locations, sophisticated design, latest engineering and amenities, as well as opulent finish and exclusive craftsmanship.

Our Recent Projects



RIVER SHADES @ MANIKONDA



PRASHANTHI TOWERS
@ BANJARA HILLS



SERENE HILLS
@ BHARANI LAYOUT



SERENE @ KAVURI HILLS

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