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STEP INTO YOUR WORLD OF PREMIUM

LUXURY



**NORTH
CREST**

RERA : P02200007136 LIFE @ GUNDLAPOCHAMPALLY



EMBARK ON A
JOURNEY INTO THE LAP OF
OPULENCE

Experience exquisite living in our meticulously designed apartments, where the blend of luxury and community is seamless. Revel in a lifestyle thoughtfully crafted for both comfort and sophistication.

Welcome home to a haven of elegance in North Hyderabad, courtesy of Sri Venkateshwara Developers.

**NORTH
CREST**



2.65

ACRE GATED
COMMUNITY

**BASEMENT+ STILT
+ 10 UPPER FLOORS**

160

**3 BHK LUXURY
RESIDENCES**

**LUXURY
CLUB HOUSE
WITH
TERRACE POOL**

**HMDA
& RERA
APPROVED**



YOUR GATE WAY TO
**ELEVATED
LIVING**

Indulge in **unparalleled luxury and architectural excellence** within this exclusive community featuring two towering structures set against a backdrop of blue skies and lush landscapes.

Nestled adjacent to NH44, this gated retreat promises secure, serene living harmoniously integrated with the natural world. Your residence embodies elevated living, offering a lifestyle that maximizes indulgence, minimizes compromise, and **showcases exceptional spatial design.**

**NORTH
CREST**



**VAASTU
COMPLIANT
HOMES**

**2 COVERED
CAR PARKINGS
PER FLAT.**

**SOFTENED
DOMESTIC
WATER SUPPLY**

**SEWERAGE
TREATMENT
PLANT**

**NORTH
CREST**



LIFE AT A DESIGNED URBAN OASIS

Step into a meticulously designed urban oasis at North Crest, where lush green lawns, ornamental trees, captivating designer artifacts, and sculptures grace the grounds. Discover charming seating areas and shaded pathways that weave through the landscape. The presence of basketball courts and a children's playpen adds an invigorating and natural touch to life in North Crest. Residents are privileged with access to the scenic views of this well-designed outdoor space and partake in a variety of engaging activities.

40%
OPEN
SPACES

WELL DESIGNED
LANDSCAPE

CHILDREN'S
PLAY AREAS

JOGGING
TRACK

PARTY LAWN
& PATHWAYS

EXPANSIVE
CANTILEVER
BALCONIES

**NORTH
CREST**



104%

POWER BACK UP EXCEPT 16 AMP POWER PLUG, AC'S & GEYSERS

24/7

SECURITY SERVICE

CCTV SURVEILLANCE

EV CHARGING

MULTIPURPOSE COURT

ELDERS SEATING ZONES

OUT DOOR SPORTS & ACTIVITIES



UNWIND IN THE
HARMONIOUS BLEND OF
CALM &
SPORTS NEXUS

Plan your move into the secure and landscaped gated community of North Crest. The central space between the two towers, adjacent to the clubhouse, is meticulously designed to offer leisure opportunities for residents of all ages. Enjoy sports courts within this excellently secure community, enhancing the overall lifestyle experience.

**NORTH
CREST**



EXPERIENCE THE
COLOR OF JOY

North Crest is a wholesome community where outdoor living is as beautiful as life indoors. Head over to the Clubhouse, take a refreshing dip in the inviting swimming pool with a seating deck, and relish the added delight of a terrace pool on the top floor. Following your aquatic adventures, explore the other delights within the clubhouse – an experience tailored for every age.

WELL DESIGNED
TERRACE POOL
WITH SEATING DECK

**NORTH
CREST**



CLUB LUXURIES



GUEST BEDROOM



DOUBLE HEIGHT RECEPTION & LOUNGE



FAMILY SWIMMING POOL

KIDS POOL

POOLSIDE SEATING DECK



TERRACE POOL



MULTIPURPOSE HALL



EQUIPPED GYM



LIBRARY



HOME THEATER (20-SEATER)

NORTH
CREST



MASTER PLAN

WELCOME TO
EVERYTHING AT
YOUR DOORSTEP

LEGEND

- 1 MAIN ENTRY
- 2 EXIT
- 3 ARRIVAL PLAZA
- 4 CLUBHOUSE
- 5 LAWN
- 6 PATHWAY/JOGGING TRACK
- 7 DRIVEWAY
- 8 SEATING DECK WITH COVERED STRUCTURE
- 9 CHILDREN'S PLAY AREA

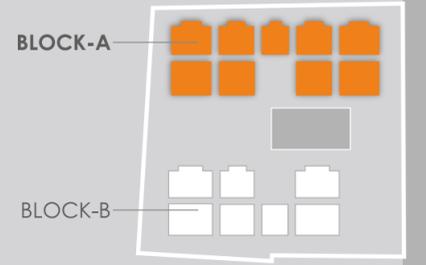


BLOCK -A

TYPICAL FLOOR PLAN



NORTH CREST

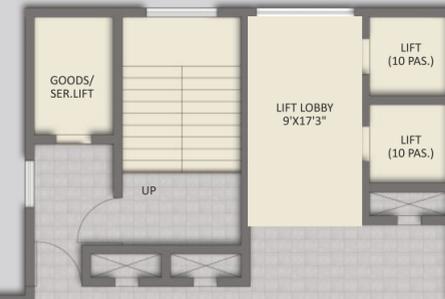
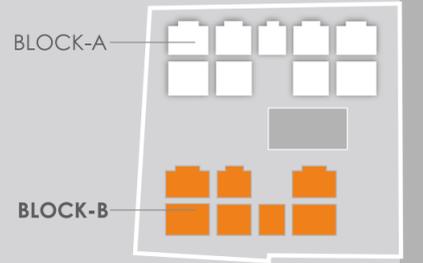


BLOCK -B

TYPICAL FLOOR PLAN



NORTH CREST



8' WIDE CORRIDOR

8' WIDE CORRIDOR



STRUCTURE : RCC framed structure designed for earthquake / seismic resistant and wind

SUPER STRUCTURE MASONRY : Clay Bricks

PLASTERING
Internal : 1 Coat plastering with river sand/engineered sand and cement for smooth finish
External : 2 Coat plastering with river sand/engineered sand and cement for smooth finish, as per facade design.



DOORS
Main Door : Indian Teak wood frame/Engineered Wood frame with veneered flush shutter with melamine polish with all fittings
Internal Doors : Indian teak wood frame with laminated flush shutter of required thickness
Hardware : Godrej / Europa / Dorset or equivalent make.
French Door: UPVC door system with sliding shutter and provision for fly proof shutter (fly proof shutter shall be provided at the cost of client)

WINDOWS
UPVC window system with required tracks and plain glass and provision for fly proof shutter (fly proof shutter shall be provided at the cost of client)
Grills : MS Grills for windows with enamel paint finish

TILE CLADDING/DADOING
Dadoing in Kitchen : Glazed ceramic tiles up to 2 feet above granite plat forms
Bathrooms : Glazed ceramic tiles up to door height
Utilities : Ceramic tiles upto 3ft



LIFTS : High speed automatic passenger lifts and service lift of reputed brands with V3F for energy efficiency.



FLOORING

- Living and Dining : Vitrified Tiles (800x800) mm
- Bedrooms & Kitchen : Vitrified Tiles (600 x 600mm)
- Balconies, Bath Room & Wash area : Anti-skid tiles (300 x 300) mm
- Corridor and stair case : Granite Slabs / Tiles of required thickness
- Lift lobby : Granite tiles / Vitrified tiles based on aesthetics.
- Stilt, Cellar and Basements : VDF flooring



ELECTRICAL

- Concealed copper wiring with ISI mark of reputed brands
- Modular switches with ISI mark of reputed brands
- Power outlets for air conditioner in all bedrooms and living area
- Power outlets for geysers in all bathrooms.
- Power plug for cooking range chimney, refrigerator, mixer/grinder and RO/aqua guard plant in kitchen, washing machine in utility area.
- Three phase power supply for each unit and individual meter boards
- Miniature circuit breakers (MCB) for each room at main distribution box.



CORRIDOR LIGHTING : LED Lighting for all corridors



POWER BACKUP
100% DG backup except 16 AMP Power plug, Ac's & Geyser



INTERNET/CABLE TV

- Provision for cable connection in Master bedroom and livingroom
- Internet router provision in living area in each apartment



FIRE & SAFETY
Fire Sprinkler system in basement, fire alarm and other installation as per fire department norms.



PAINTING
External : Textured/smooth finish with two coats of exterior weather proof paint of Asian or equivalent brand.
Internal: 2 coat putty for smooth finish of reputed brand followed by 1 coat primer and 2 coats of premium emulsion paint of Asian brand or equivalent brand.



STP : A sewerage treatment plant of adequate capacity as per norms will be provided.



PLUMBING
Bathrooms

- Plumbing and sanitary lines as per design and guidance by MEP consultants
- Wall mounted EWC with concealed flush tank and sanitary fittings of reputed brands
- Wash basin of reputed brand in every bathroom
- Provision for geysers in all bathrooms.
- Single lever fixtures (wall mixer cum shower)
- All C.P fittings of reputed brands



CCTV AND SECURITY MANAGEMENT

- Panic button and intercom is provided in the lifts
- CCTV system for Security Surveillance



PARKING MANAGEMENT

- Entire parking is well designed with parking signages and equipment at strategic locations to ease traffic flow
- Basements& Stilt traffic flow has been designed to ensure smooth flow of vehicles



KITCHEN

- Granite Platform with Stainless steel sink
- Provision for fixing of water Aquagaurd system, exhaust fan and chimney

Utilities/Wash:
Wet area with water provision for cleaning purpose and washing machine provision in Utility area

NORTH CREST

SPECIFICATIONS



WELCOME TO A TRUSTED RELATIONSHIP

Emerging as one of Hyderabad's most trusted real estate players since the year 2013, Sri Venkateshwar Constructions is focussed on delivering quality living and happiness to its customers. Their villa and apartment qualities are known for the strategic location, exceptional design and world-class amenities. Sri Venkateshwar Constructions creates spaces for play, spaces for relaxation, spaces for bonding, spaces to rejuvenate, all of which together make for a lifetime of health and positivity.

PROJECTS



LIVING SPACES



BOBBILI EMPIRE



VG HOMES



VISTARA DELIGHT HEIGHTS

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Survey No.: 41/1 & 48,
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Project Consultants

MEP



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Branding



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