

TS-RERA : P01100003785



THE ESPINO

Nature's beauty is a gift that
Cultivates appreciation and gratitude



Avantika's Sumukha
Plot #102, 3rd & 4th Floor, Road No. 3/2,
Near Zenas International School Lane,
MathruSri Nagar, Miyapur,
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a warm welcome to
AVANTIKA CONSTRUCTIONS
Group of Companies

Avantika is known to deliver quality ahead of anticipation.
Consistency, Quality, Reliability, and Trust are the words that define Avantika Constructions.
Established in 2011, Avantika Constructions is one of Telangana's Finest Construction Company.
Renowned for this Excellence and Leadership in Prestigious Construction Projects and Development,
We have Successfully Delivered a Broad Spectrum of Services in the Construction Space.
As a Professional Construction Company, We always make your dream come true with our dedicated Hard work,
Quality, and Collaboration with Perfect Professional Hands. We Leverage on both of its Hitherto Expertise
and Cumulative Experience of Founders in the Construction Space.

Our Vision

"To continue being and flourish as an efficient construction company of choice working in a principled and an objective mode striving for distinction through perseverance, dedication, skill, as well disciplined and qualified teams with an enduring passion to hand over quality oriented, well-timed, and gainful projects."

Our Mission

A meaningful and sensible work ambience would make each employee not only accountable and productive, but also makes him to participate sincerely in organizational goals. While sustaining such environment on day to day basis.
Avantika strives to maintain healthy relationships with vendors and deploy value added engineering and construction practices so as to achieve the goals of different time frames and ultimate goal of customer satisfaction.

Our Objectives

Believing in the adage "Visualize to achieve something and the whole universe will conspire for you", we strongly envisage and picture uniquely designed environment of high quality for every project we take up.
To work with invincible focus on obtaining 'Quality' in every project to the utmost satisfaction of the client.
Knowing the fact that an inadequate design may delay the schedules thus burdening the project with additional budget, the design team with Avantika would always handover distinctive designs. Enable the teams to work in an affordable environment where the employees at all levels can contribute their inputs to the management, which would create a diligent personnel who would strive to handover the project with quality on time.

Values At AVANTIKA

Quality

Quality is our biggest asset. We deliver every project that reflects the quality and adds more value.

Safety

Avantika ensures complete safety with its perfect construction activity right from the planning to execution.

Reliability & Integrity

We deliver what we promise. We always value the customer's trust and believe that their satisfaction is our success.

Timeliness

We always stick to the timeliness as it is an incredible trust factor in the construction industry.
We deliver in time with the best quality that promised.

WORKING FOR EXCELLENCE

Our Objectives

- Be it small or big, the objective is to deliver every project with high quality.
- To achieve customer satisfaction by meeting their expectations and beyond.
- Delivering distinctive, competitive, and incredible designs without any delay.
- Enable teams to work in an affable environment and encouraging every employee to contribute their inputs to management.

FOCUS ON SERVICE

Our Focus

We always focus on quality, trust, deliverability & consistency in all the above.
Avantika focuses on fulfilling the customer's dream and meet their expectation and beyond.

QUALITY

Quality is always our primary focus. Right from the planning to crafting amenities, we maintain stringent quality in every facet.

COMFORT

We focus on your thoughts on the comforts, amenities that a home can provide.
We understand your thought-process.

DESIGN

We design your expectations on your project and enhance it with our skills.
We give a unique shape to your project with our designs.

PLANNING

We are perfect planners.
We pride ourselves on our execution beyond planning with good discipline and dedication.



About the Espino : The Hawthorn is a tree of magical enchantment and is strongly associated with Beltane, the ancient festival celebrating spring. In Celtic mythology it is one of the most sacred tree and symbolises love and protection.

Hawthorn name in spanish is Espino, this is the topographical meaning of Espino in spanish - some one living by a hawthorn or in area charecterised by hawthorns, Espino.



THE ESPINO

Spread in 7 acres in 6 blocks with 2 level parking + 10 floors each consisting of 550-2BHKs with Range from 1100 to 1300 sft. salable area, 240 - 3BHKs of 1450 to 1745 sft. salable area and a club house with 39000 sft. in ground + 3 floors with 60% open space and 40% built-up coverage



Project Highlights :

- Project designated as per HMDA Norms
- 10 Floor 2 & 3 BHK High-Rised Apartments
- Delux quality Construction
- Grand designer Entry Lounge at Main Gate
- 24 hours Security with Intercom Facility
- Visitor Parking Facility at Main Gate Entry
- Exclusive Clubhouse
- Extensive Landscaping
- Jogging Track with Grass Pavers
- Tot Lots & Children Play Areas
- RFID access
- Good Ventilation for cellar parking
- 2 Level Parking for Residents



Ameenpur Lake is on edge of the city of Hyderabad. It is the First Water Body in India to be Recognised as a Bio-diversity Heritage Lake and is the First Bio-diversity Lake to be declared in an Urban Area by the Ministry of Environment under the Biological Diversity Act 2002 because of the Large Number of Migratory Birds that thrive there.. Ameenpur Lake is on the Northwestern Fringes of Hyderabad. The lake is surrounded by undulating terrain with rocky outcrops and rocky formations which lie in the midst of an urban sprawl.

Wildlife Various resident and migratory birds, such as flamingos, egrets, herons, cormorants, kingfishers, and river terns etc.



In 2017 it was reported that the lake was home to 8 species of mammals, 166 birds, 45 herpetofauna (12 amphibians and 34 reptiles), 9 species of fish, and 143 invertebrates (26 aquatic beetles, 41 butterflies, 18 odonates, 25 arachnids, and 33 other invertebrates). Ameenpur Lake is a major spot for birdwatchers in Hyderabad.



Site Master Plan

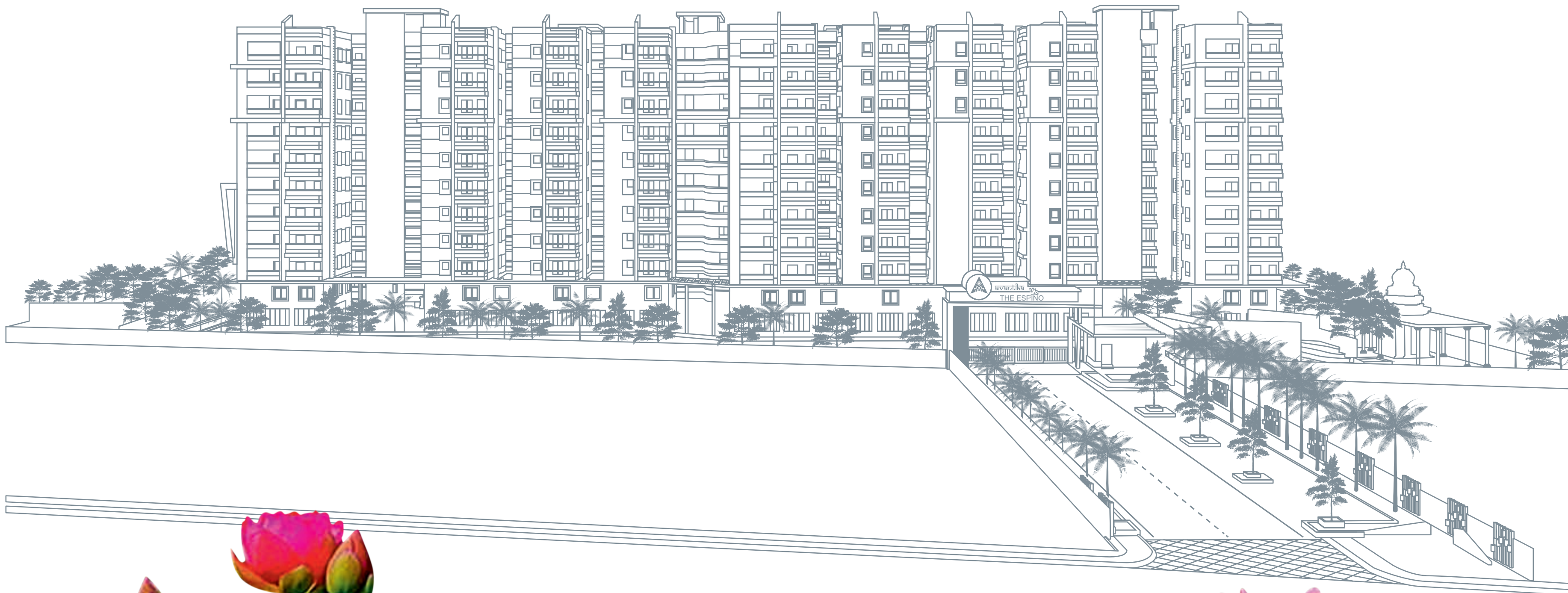


the ESPINO Legend

- 1. Block Aster
- 2. Block Bellis
- 3. Block Cosmos
- 4. Block Dahlia
- 5. Block Eustoma
- 6. Block Felicia
- 7. Espino VIVIAN Clubhouse with Swimming Pool at Terrace



- 8. Siddhi Vinayaka Temple
- 9. Amphi Theater
- 10. Entry Eye Land
- 11. Main Entrance with Lounge
- 12. Landscape with Seating Area
- 13. Jogging / Walking Track with Seating
- 14. Children's Play Area with Canopy and Fountain
- 15. Net Cricket
- 16. Central Vista
- 17. Lawn
- 18. Tennis Court
- 19. Half Basket Ball Court
- 20. Visitor Parking
- 21. Landscape with Pylon





FIRST FLOOR PLAN

2ND TO 10TH TYPICAL FLOOR PLAN

	Flat No's	TYPE	CARPET AREA (SFT)	BALCONY (SFT)	UTILITY (SFT)	PLINTH (SFT)	SALEABLE AREA (SFT)
1st Floor	1 to 7	2BHK	697	-----	71	846.50	1100
	8 to 14	2BHK	740	-----	63	881.00	1145
2nd -10th	1 to 7	2BHK	800	50	36	969.50	1260
	8 to 14	2BHK	824	52	44	1000.00	1300



The name "Aster" is derived from the Greek word "Astron", which means "Star". The name was given by the Botanist Carl Von Linnæus. Aster Symbolize Patience and Elegance.





FIRST FLOOR PLAN



2ND TO 10TH TYPICAL FLOOR PLAN



	Flat No's	TYPE	CARPET AREA (SFT)	BALCONY (SFT)	UTILITY (SFT)	PLINTH (SFT)	SALEABLE AREA (SFT)
1st Floor	1 to 6	3BHK	980	42	38	1154.00	1500
	7 to 10	3BHK	1014	-----	59	1168.00	1518
	11	3BHK	1041	-----	43	1195.50	1554
2nd - 10th	1 to 6	3BHK	1107	53	45	1311.00	1704
	7 to 10	3BHK	1100	55	61	1314.00	1708
	11	3BHK	1116	59	82	1368.50	1779

The genus name "Bellis" is the Latin word for "Pretty" or "Beautiful". It is also a slang word for something of excellent quality. Bellis Symbolize Innocence, Purity, Rebirth and new Beginnings.



Note : This is only conceptual presentation of the project and not a legal offering



FIRST FLOOR PLAN

2ND TO 10TH TYPICAL FLOOR PLAN



Flat No's	TYPE	CARPET AREA (SFT)	BALCONY (SFT)	UTILITY (SFT)	PLINTH (SFT)	SALEABLE AREA (SFT)
1 to 11	2BHK	685	-----	71	834.00	1084
12 to 20	2BHK	740	-----	64	881.00	1145
1 to 11	2BHK	790	49	41	960.00	1248
12 to 20	2BHK	824	52	44	1000.00	1300

The genus name comes from the Greek word "Cosmos", which means "Harmony" or "Balanced Universe". Cosmos Symbolize Order, Peace, Modesty and Harmony.





Completed Projects

Avantikas-Narmada



Avantikas-Rohini



Avantikas-Swati



Avantikas-Yamuna



Flat No's	TYPE	CARPET AREA (SFT)	BALCONY (SFT)	UTILITY (SFT)	PLINTH (SFT)	SALEABLE AREA (SFT)
1 & 5	3BHK	942	50	37	1132.50	1472
2 to 4	2BHK	685	-----	71	834.00	1084
6	3BHK	965	-----	38	1116	1450
7 to 9	2BHK	740	-----	62	881.00	1145
1 & 5	3BHK	1099	53	38	1305	1697
2 to 4	2BHK	790	49	41	960.00	1248
6	3BHK	1053	46	64	1277.00	1660
7 to 9	2BHK	824	52	44	1000.00	1300

The genus name **Dahlia** comes from the Swedish Botanist named "Anders Dahl". Dahlia Symbolize Elegance, Dignity, Confidence and Beauty.



FIRST FLOOR PLAN

2ND TO 10TH TYPICAL FLOOR PLAN



Key Plan



FIRST FLOOR PLAN

2ND TO 10TH TYPICAL FLOOR PLAN



	Flat No's	TYPE	CARPET AREA	BALCONY (SFT)	UTILITY (SFT)	PLINTH (SFT)	SALEABLE AREA (SFT)
1st Floor	1 & 4	3BHK	942	50	37	1132.50	1472
	2 & 3	2BHK	685	-----	71	834.50	1084
	5 & 6	2BHK	740	-----	62	881.00	1145
	7	3BHK	965	-----	39	1116	1450
2nd - 10th	1 & 4	3BHK	1099	53	39	1305	1697
	2 & 3	2BHK	790	49	41	960.00	1248
	5 & 6	2BHK	824	52	44	1000.00	1300
	7	3BHK	1054	53	64	1282.00	1666

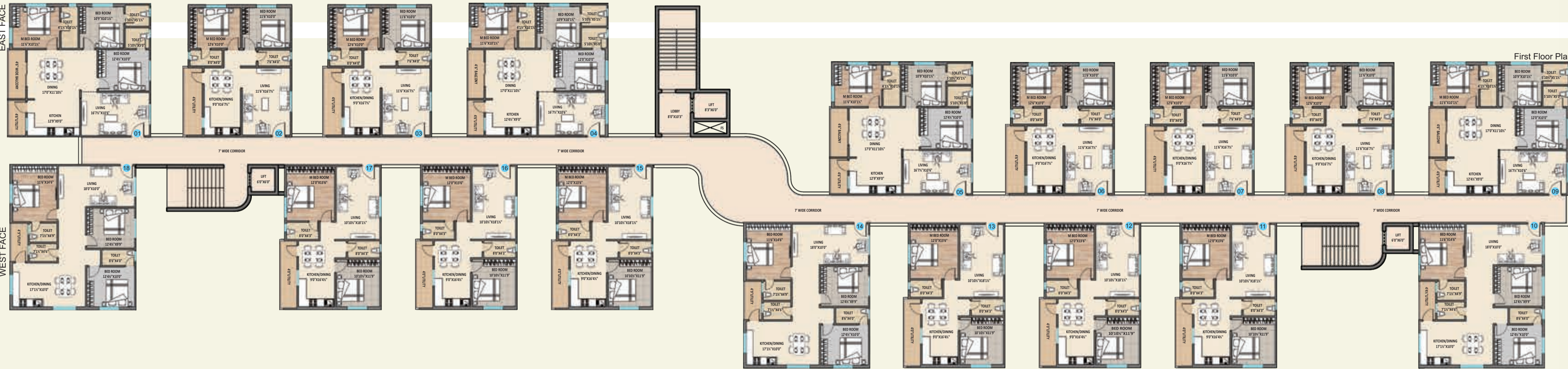
The genus name comes from the Greek word. Eustoma
 Symbolism : The flower means happiness, Joy and Positive Energy. Aside from that, Eustoma Symbolize Gratitude, Longevity, Peace, Charm and Love.

BLOCK *Eustoma*



EAST FACE

WEST FACE



First Floor Plan

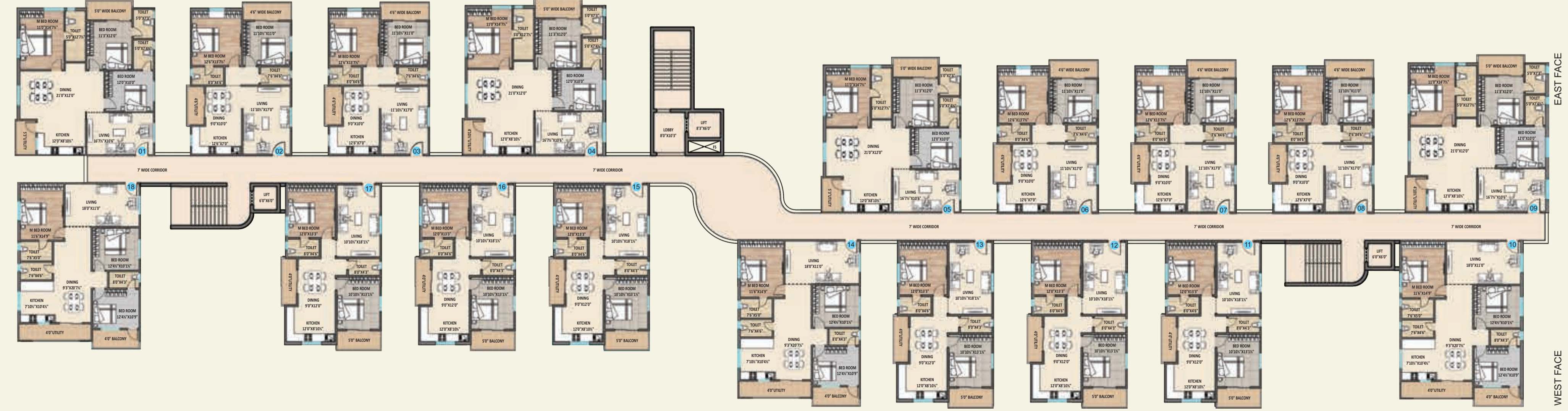
FIRST FLOOR PLAN



Key Plan



2ND TO 10TH TYPICAL FLOOR PLAN



EAST FACE

WEST FACE

	Flat No's	TYPE	CARPET AREA	BALCONY (SQ FT)	UTILITY (SQ FT)	PLINTH (SQ FT)	SALEABLE AREA (SQ FT)
1st Floor	1,4,5 & 9	3BHK	942	50	37	1132.50	1472
	2,3,6 To 8	2BHK	685	-----	71	834.00	1084
	10,14 & 18	3BHK	965	-----	38	1116	1450
2nd - 10th	11 To 13 & 15 To 17	2BHK	740	-----	64	881.00	1145
	1,4,5 & 9	3BHK	1099	53	39	1305	1697
	2,3,6 To 8	2BHK	790	49	41	960.00	1248
	10,14 & 18	3BHK	1053	46	62	1277.00	1660
	11 To 13 & 15 To 17	2BHK	824	52	44	1000.00	1300

The origin of the name comes from the Latin word "Felix", which means "Happy". Felicia Symbolize Happiness, Purity and Innocence.





Ongoing Projects

Avantikas-Anuradha



Avantikas-Bharani



Avantikas-Godavari Block 1,2,3



Avantikas-Revathi



THE ESPINO
VIVIAN
Club House

Indoor Shuttle Court



Indoor Gym



Indoor Snooker



Indoor Table Tennis



Indoor Yoga Center



Indoor Knowledge Center



The **ESPINO** environment is designed to engage the next generations in a refreshing way, the leisure is well spent by residents from toddlers to senior citizens filling life with excitement. For residents 4 level (Approximately 39000sqft. area) exclusive Clubhouse **VIVIAN** to indulge in proactive recreation keep fit, play, swim, entertain and celebrate parties in one of a kind community destination where laughter mirth and motivation are found in abundance, step out into outdoors for a whiff of freedom.

Club Amenities

- Knowledge Center
- Indoor Shuttle Court
- Super-Market
- PHC with Pharmacy
- Creche
- Multipurpose Hall
- Fitness Center
- Banquet Hall
- Guest Rooms
- Terrace Swimming Pool
- Food Court





Children's Play Area with Canopy and Fountain



Siddhi Vinayaka Temple



Half Basket Ball Court

Central Vista



Tennis Court

Entry Eye Land

Amphi Theater



Structure:

RCC Framed Structure: RCC framed Structure to withstand Wind & Seismic Loads
Super Structure: 9" Thick Red Brick work for External Walls & 4.5" Thick Red Brick Work for Internal Walls

Plastering:

Internal: 1 Coat of Plastering with sponge finish for Walls and Ceiling with Cement Mortar
External: 2 Coats of Plastering for Walls with Cement Mortar

Doors & Windows:

Main Door: M.T. Wood / Manufactured Hard Wood Door Frame & Veneered Flush Door Shutter finished with good Quality Melamine Polish & Hardware of Reputed make
Internal Doors: M.T. Wood / Manufactured Hard Wood Door Frame & Veneered Flush Door Shutter finished with good Quality Melamine Polish & Hardware of Reputed make
Bathroom & Utility Doors: M.T wood / Manufactured hard Wood Door Frame & Flush Door Shutters with one side good Quality Melamine Polish and another side Enamel Paint & Hardware of Reputed make
French Doors: uPVC Door frame with Plain Glass Paneled Shutters of Reputed make
Windows: uPVC Window Frame with Plain Glass Shutter of Reputed make with provision for Mosquito Net/Mesh

Painting:

External: Combination of Texture and Cement based Putty with a coat of Primer and two coats of Emulsion Paint
Internal: Two coats of Cement based Putty with a coat of Primer and two coats of Plastic Emulsion Paint

Flooring:

Drawing, Dining, All Bedrooms & Kitchen: 800 x 800 mm size double charged Vitrified Tiles of Reputed make
Bathrooms: Anti-Skid Ceramic Tiles of Reputed make
Corridors: Marble / Granite flooring
Balconies: Rustic Ceramic Tiles of Reputed make
Utility: Rustic Ceramic Tiles of Reputed make
Staircase: Granite Stone
Parking & Driveways: VDF Flooring as per Design

Tile Cladding:

Bathrooms: Glazed Ceramic Tiles dado up to 7ft. Height of Reputed make
Utilities: Glazed Ceramic Tiles dado up to 3ft. Height of Reputed make

Utility / Wash Area: Provision for Washing Machine & wet area for Washing Utensils etc.

Kitchen: Provision for Water Purifier, HOB & Chimney. Provision for Municipal Water (HMWSSB) and underground Water connection. Kitchen Platform with Granite topping, Tiles dado upto 2ft. with Taps & Sink

Bathrooms: Medium size Washbasin of Reputed make, Hot & Cold Diverter Mixer with Overhead Shower of Reputed make, Provision for Geysers in all Bathrooms, Concealed Flush tank with Wall Mounted W.C of Reputed make and Chrome Plated Fittings of Reputed make.

Electrical: Concealed Copper wiring in Conduits for Lights, Fans, Power Plugs of Reputed make, Power Outlets for Geysers & Exhaust fans, Power Plugs for Cooking range, Chimney, Refrigerator, Mixer / Grinders, Microwave Oven in Kitchen. Washing Machine in Utility Area, Plug Points for TV & Audio System in Living & Bedrooms, 3-Phase Supply for each Apartment & Individual Pre-Paid Meters, Modular Switches of Reputed make. Miniature Circuit Breakers (MCB) for each Distribution Boards of Reputed make and Power Outlets for Air Conditioners in all Bedrooms.



Specifications

Communication System: Providing Telephone Points in Living & Master Bedroom, TV Points in Living & all Bedrooms, Intercom Facility connecting the Security and Internet Provision in Living room

Lifts: High Speed Automatic Passenger Lifts of Reputed make with Rescue Device and V3F for Energy Efficiency of reputed make. Granite / Marble cladding at the Lift Entrances

WTP & STP: Underground Water with an Exclusive Water Softening Plant of Reputed make (Not RO Plant) and Water Meters for each Unit A Sewage Treatment Plant of Adequate Capacity as per norms for the Entire Project with a feature to use Treated Sewage Water for the Landscaping and Rain Water Harvesting pits for recharging Ground Water levels

Car Wash Facility: Car Wash Facility

Generator: D.G Set (Acoustic enclosure & A.M.F panel) Power Backup for all Fans and Lights, Common Area & Lifts

Car Parking: Parking in 2 Levels (Cellar & Stilt)

Facilities for Differently Aabled: Access Ramps at all Entrances for Differently Aabled

Security / BMS: Round the Clock Security, C.C Cameras & Intercom Connected to the Security Room and lifts. Solar Power Fencing around the Compound Wall, Surveillance Cameras at the main Security & Entrance of each Block

Clubhouse Amenities:

- | | |
|--------------------------------|------------------------|
| Entrance Lobby | Food Court |
| Reception / Waiting Lounge | Multipurpose Hall |
| Association Office | Creche |
| Banquet Hall | Spa |
| Shuttle Court | Indoor Games |
| Gym/Fitness Center | Knowledge Center |
| Yoga / Meditation Hall | Guest Rooms |
| Primary Health Center/Pharmacy | Swimming Pool |
| Super-Market | Toilets & Change Rooms |

Outdoor Amenities:

Siddhi Vinayaka Temple, Amphi Theater, Tennis Court, Basket Ball Court, Cricket Net Practice Court Children Park, Jogging Track

Parking Management: Ample Parking areas with Sign Boards at Required places to ease Driving

Fire & Safety: Fire Hydrant & Fire Sprinkler System as per NBC (National Building Code) Norms Fire Alarm & Public Addressing System as per NBC Norms

Landscape: Aesthetically Designed Landscape



Note: We Strongly discourage any Customization. However, where in Exceptional cases and subject to our Management Approval, any Materials are substituted by the Customer, the cost of such Materials shall solely be borne by the Customer and in no case will any Credit be issued for such replaced Items.



Location Map (not to scale)



Location Key Features

- Education :**
 Fusion International School - 0.3kms
 Spritridge International Pre-School - 0.95kms
 Sancta Maria International School - 4kms
 Oaktree Kidz International School - 4.3kms
 Rainbow International School - 4.3kms
 Meru International School - 4.7kms
 Sadhana Infinity International School - 5.4kms
 Silver Oaks International School - 7.3kms
- Others :**
 BHEL Circle - 2kms
 Medical Devises Park - 10kms

- Offices :**
 Gempact India Pvt.Ltd. - 12kms
 Cyber Towers - 12kms
 DLF Sez - 13kms
 Waverock - 15kms
- Leisure & Shopping : with in 3.9kms**
 GSM Mall
 Chennai Shopping Mall
 RS Brothers
 KLM Shopping Mall
 GRT Jewells

- Hospitals :**
 Medicover Hospital - 2.5kms
 PRK Hospital - 3kms
 Pranam Hospital - 5.2kms
 Ankura Children's & Women's Hospital - 5.4kms
 Fernandez Out Patient Clinic - 5.4kms
 American Oncology Institute & Citizens Hospital - 5.8kms
- Transport :**
 Outer Ring Road (ORR) - 6kms
 Lingampally Bus Stand - 2kms
 Lingampally Railway Station - 4.2kms (Local & Outstation)
 Miyapur Metro Station - 7.5kms

