



More life. Fewer neighbours.

57 BOUTIQUE APARTMENTS | NARSINGI, HYDERABAD

2 & 3 BHK residences. 25 amenities. A personal community.

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Architectural visuals are representations. Ask for current availability and project documents.



A project by
G Square & Shri Salasar Developers



The Way Luxury Is Meant To Be

In a world where luxury has come to mean tall towers, congested communities and overburdened amenities, finding a genuinely extravagant home that delivers exclusivity, access, and privacy is next to impossible. At Shri Salasar Developers, we are making it possible by crafting homes that are true to the definition of affluent living.



Welcome To Exclusivity

Imperia is an elite apartment community of 57 homes designed to pamper and nurture you in every way possible. With over 25 thoughtful amenities and incredible access to the city and beyond, Imperia is all you've ever wanted from a luxurious home. Turn the page and prepare yourself to experience a lifestyle promised by many but delivered by just a few.

57

2 & 3 BHK

Boutique Apartments



25

Amenities



Shaped To Comfort

Comfort begins at home, and you get tonnes of it from your abode here at Imperia. The spacious 2&3 BHK homes of 1141 - 1697 sft have been smartly carved out to maximise your living experiences and provide the space you need to thrive with your beautiful family. Open your life to a decongested life full of peace and privacy that prioritises your well-being above all else.

Shri Salasar Developers

MASTER PLAN



LEGEND

- | | | | |
|------------------------------------|----------------------------------|----------------------------|--|
| 1. PARTY LAWN | 9. CHILDREN'S PLAY AREA/SAND PIT | 17. BIRD BATH | 25. POOL SIDE DECK |
| 2. MINI STAGE | 10. REFLEXOLOGY PATHWAY | 18. ENTRANCE WATER FEATURE | 26. BOX NET |
| 3. ENTRANCE PATH | 11. NATURAL STONE BOULDERS | 19. PORCH | 27. MULTIPURPOSE HALL/COVERED PARTY AREA |
| 4. STEPPING STONES | 12. YOGA DECK | 20. SECURITY CABIN | 28. RECEPTION |
| 5. PLANTER BOX WITH WOODEN BENCHES | 13. RAMP | 21. TERRACE PARTY LAWN | 29. INDOOR GAMES |
| 6. LANDSCAPE WITH PLANTATION | 14. KIDS TOT LOT WITH PLAY AREA | 22. TERRACE BAR COUNTER | 30. PARTY HALL |
| 7. JOGGING TRACK | 15. GAZEBO WITH SEATING AREA | 23. AMPHITHEATRE | 31. GYM |
| 8. HALF BASKETBALL COURT | 16. DRY GARDEN | 24. SWIMMING POOL | |



Isometric view

2 BHK - WEST FACING

1141 - 1201 Sft.



ENTRY

01. Foyer | 02. Toilet | 03. Bedroom
04. Balcony | 05. Kitchen | 06. Utility
07. Master Bedroom | 08. Living/Dining



Isometric view

3 BHK - EAST FACING

1457 - 1697 Sft.



ENTRY

01. Living/Dining | 02. Kitchen | 03. Utility
04. Toilet | 05. Master Bedroom | 06. Balcony
07. Bedroom - 1 | 08. Bedroom - 2

THE
IMPERIA
RESIDENCES

Unveiling the Elegance
Defining the Ultimate Terrace
Swimming Pool Experience.



Swimming pool



Yoga Deck



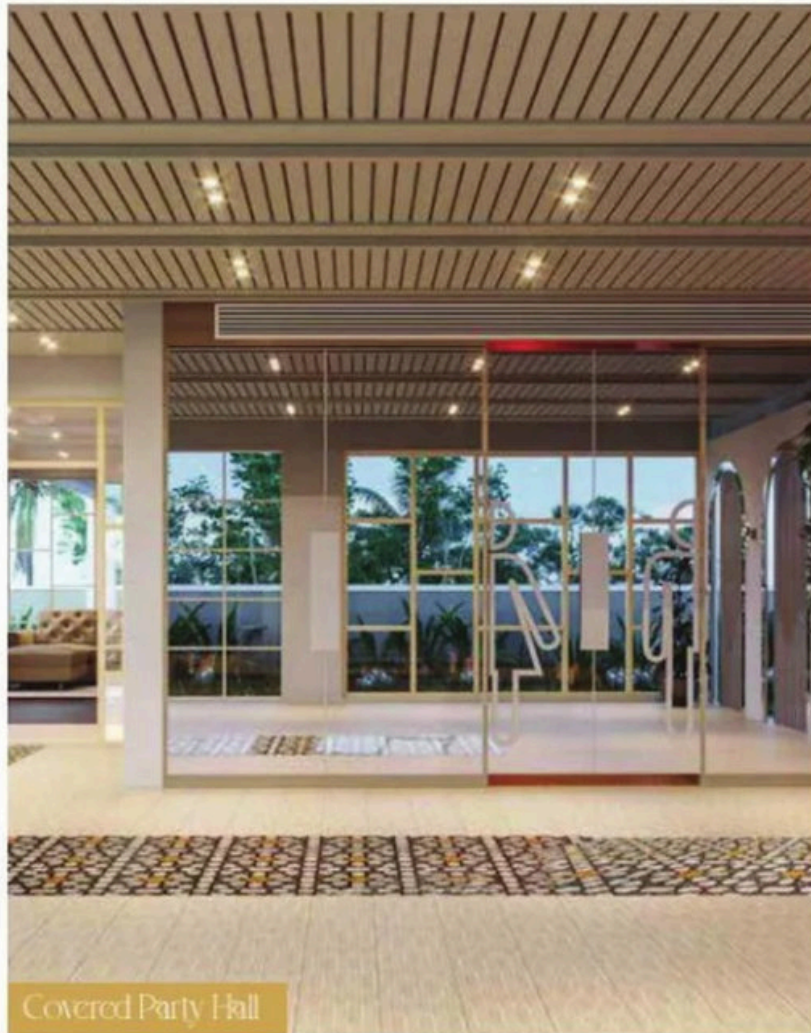
Covered Party Area



Outdoor Designer Bar



Jogging Track



Covered Party Hall



Designer Terrace Area



Children's Play Area

A project by
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Indulge In Unparalleled Luxury

Exceptional Amenities That Define
Your High-End Life



Gymnasium



Built To Enrich

The elegant 2-storied clubhouse is here to expand your horizons and help you lead a better and healthier lifestyle. Club Imperia has a gym, indoor games and many more amenities to refresh, energise and invigorate you. Whether you love to relax or push your body to the limits, Club Imperia has what you need to fuel your zest for life.

Amenities



AMPHITHEATRE



INFINITY
SWIMMING POOL



VAASTU COMPLIANT



A/C INDOOR GAMES



BOX NET



YOGA DECK



SECURED ACCESS WITH
BOOM BARRIER & CCTV
SURVEILLANCE



OUTDOOR
DESIGNER BAR



A/C GYM



JOGGING TRACK

Amenities



CHILDREN'S PLAY
AREA & SAND PIT



COVERED
MULTIPURPOSE HALL



EXCLUSIVE VISITOR
LOBBY AND RECEPTION



HIGH-END SANITARY
FIXTURES



AUTOMATIC ELEVATORS
UPTO TERRACE



ZEN GARDENS



INTERCOM FACILITY



TERRACE
PARTY LAWN



SECURITY
SURVEILLANCE CABIN



EV CHARGING
POINTS



RAIN WATER
HARVESTING



DESIGNER LANDSCAPE
WITH WATER FEATURE



HALF BASKETBALL
COURT



COVERED PARTY
AREA



DEDICATED GAZIBOS



Specifications



STRUCTURE

- RCC framed structure to withstand wind and seismic loads with adequate safety measures.
- Super Structure: All the walls are made of 4" & 8" ISI Certified AAC blocks.
- Plastering: Double coat for external finish in cement mortar and neatly finished, single coat for internal finish in cement mortar and neatly finished.



INTERNAL & EXTERNAL WALL FINISHES

- Internal walls neatly finished with cement plaster.
- Exterior walls are neatly finished with two coats of plaster with water proofing chemicals. The exterior finish shall be as per the architectural elevation design and theme.



DOORS & WINDOWS

- The main door frame shall be of teak Wood with a smooth finish, covered with wooden polish.
- The main door shutter shall be of 32mm decorative panel with Veneer on both sides. The exclusive design shall be equipped with Godrej make main door lock along with other S.S. Finish required Hardware.
- Windows & French doors are made of uPVC with toughened glass with mosquito mesh provision and safety grill provision inside the flat.
- All other door frames opening from the hall shall be of teak wood with smooth finish covered with wooden polish or paint as per architect design.
- Bathroom door and all other door shutters opening from the hall are flush doors/WPC doors finished with laminate on both sides equipped with S.S. finish hardware, locks and handle.



FLOORING & WALL FINISHES

- 100 cm X 100 cm polished vitrified tiles flooring in drawing, dining and living room.
- 60 cm X 60 cm polished vitrified flooring in all bedrooms.
- Branded premium quality, matt (non-slippery) vitrified tiles in kitchen, utility and balconies.
- Matching designer floor tiles in bathrooms and wash areas.
- Bathrooms: 30 cm X 30 cm or 45 cm X 45 cm high quality designer imported ceramic/ vitrified wall tiles to be provided up to the door level in the toilets.
- Utility: 30 cm X 30 cm ceramic tiles up to 4' height.
- Designer theme-based imported stone/natural stone/granite, shall be used for lift cladding, staircase and common corridors.
- Designer cement tiles/paver block/VDF flooring in the parking areas as per Architects design.





PLUMBING - WATER SUPPLY

- All sanitary and water supply in concealed CPVC pipe of Ashirvad/Sudhakar or equivalent make.
- Municipal water supply shall be given.
- Borewell water supply shall be given.
- Branded pressure pumps as required by the MEP architect's design shall be given.



KITCHEN & UTILITY

- Granite cooking platform provision will be provided.
- 15 AMP points of Legrand make will be provided, dishwasher in kitchen/utility along with provision for refrigerator/microwave oven/mixer/grinder/water filter/washing machine/chimney.
- Angle cock shall be provided for one municipal water, one bore water connection and one water purifier provision.
- Tap in the utility area shall be provided.
- One angle cock for the washing machine shall be provided.



ELECTRICAL

- Three phase power supply to all units shall be provided.
- Separate meters for common areas usage shall be provided.
- Dedicated electrical room with all required meters shall be provided along with fire extinguishers and loose river sand for safety shall be provided.
- Transformer shall be ISI reputed make, government approved.
- Havells/Finolex/Polycab Make, Concealed copper wiring in conduits for sufficient lights, fans and power plug points legrand make wherever necessary as per electrical MEP architect drawings.
- Legrand make TV switch provision in hall and all bedrooms.
- Miniature Circuit Breakers(MCB) for each distribution board of Legrand brand or equivalent brand.
- 3 phase individual meter will be provided (proportionate deposits shall be borne by the purchaser)



RAINWATER & DRAINAGE

- Rainwater drainage with adequately sized outlets and piping from roofs, balconies and open areas shall be provided.
- Rainwater harvesting as per statutory norms shall be provided.



COMMUNICATION & DTH

- For DTH service and internet service, common service provider two options shall be given to the apartment society to choose one.
- For router connections provision - 2 (Two) 6 AMPs Legrand make switches with socket per flat shall be provided.
- All data related equipments in common area shall be provided with help of a service provider.



TOILETS

- All sanitaryware and CP fittings will be of JAQUAR or KOHLER make.
- Exclusive overhead rain shower for master bathroom.
- Separate designer basin with CP fittings in the master bathroom with hot & cold water mixer shall be provided.
- Shower area hot & cold water wallmixer in the other bathrooms shall be provided.
- Hand wash basin with CP fitting in all other bathrooms with pillar cock shall be provided.
- Wall-hung EWC/Floor-EWC with flush tank or valve shall be provided.
- Shower area with hot & cold water concealed diverters in the master bathroom.
- Geyser provision to be provided in all bathrooms along with CPVC dummy plugs.



SECURITY SERVICES

- Biometric access control for all supporting staff shall be mandatory.
- CCTV cameras in all common areas including main gate, staircase, lift, corridors, parking areas shall be provided.
- Designated cabins near the main gate for security guards shall be given.
- Designated space in the common lobby for security shall be given.



AIR CONDITIONING

- In the visitors' area, Common lobby will have air-conditioning.
- Indoor games room, Gym, Ground Floor party area, shall be installed with Air conditioning.
- All flats shall have 16 amps required electrical provisions or air conditioning, no copper pipe shall be provided.
- The outdoor unit shall be installed in the ducts in, designated demarked/pre-defined areas.
- All flats air conditioning drain shall be connected to external common air-conditioning plumbing pipeline.



PAINTING

- External: Sponge-finished sand-faced cement plaster painted with two coats of exterior emulsion Branded paint with textured exterior paint.
- Internal: Smooth plastered surface treated with putty & two coats of premium acrylic emulsion paint of reputed make up over a coat of primer for internal walls. Slab i.e. Ceiling (no-plastering) bare RCC ceiling treated with putty & two coats of premium acrylic emulsion paint of reputed make up over a coat of primer.



GENERATOR BACK-UP

- Generator backup for one 6 amps switch & plug, one light and one fan point shall be provided per room.
- Generator of reputed make will be provided by KOEL/Ashok Leyland.
- Elevators, motor pumps, lightings in common areas shall be fully on back-up.



EV CHARGING

- Dedicated EV charging station with 2 guns shall be provided in common area.



LIFTS

- High speed automatic elevators - 2 Nos. shall be provided.
- All the elevators shall come in SS finish doors and cabin.
- All the elevators shall come with 8 stops/landing.
- All the elevators shall be fitted with V3F energy saving device.
- All the elevators shall be fitted with Automatic Rescue Device (ARD).
- Opening on each floor to be provided including terrace floor.

THE
IMPERIA
RESIDENCES

A perfect home
where cherished
moments begin..!





Location Highlights

CONNECTIVITY

ORR	1.8 kms
Kokapet	3.1 kms
Taramati Baradari	3.7 kms
TSPA	3.8 kms
Financial District	6.0 kms
Golkonda	6.8 kms
Wipro Circle	9.9 kms
Gachibowli	10.0 kms
Hitech City	12.0 kms
Airport	23.2 kms

HOSPITALS

Aaron Hospital	1.0 kms
Avasa Hospital	5.0 kms
Continental Hospital	6.8 kms
KIMS Hospital - Gachibowli	7.5 Kms

LESUIRE

Ratnadeep	2.9 kms
Cafe Sandwicho	3.0 kms
Kokapet One Mall	4.9 kms
The Wilderness Retreat Resort	5.5 kms
Golkonda Resort	7.0 kms
Sheraton Hyderabad Hotel	7.9 kms
Inorbit Mall	11.0 kms
Sarath City Capital Mall	12.0 kms

SCHOOLS

Bachpan Play School	3.0 kms
Rockwell International School	3.5 kms
Scholars Academy	3.5 kms
Elate International School	4.7 Kms
Oakridge International School	6.8 kms

EXPERIENCE THE IMPERIA RESIDENCES

Arrange your personal site visit.

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THE IMPERIA RESIDENCES / SHRI SALASAR DEVELOPERS

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Layouts, areas, specifications, amenities and possession are subject to approved documents and agreement terms.

The brochure area figures include common areas. Confirm the carpet area and availability of your chosen unit.