

*A Right Decision  
makes a Great difference in your Life*



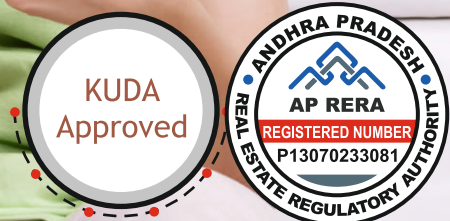
**APR GRAND  
HEIGHTS**

Luxury Apartments @ Kurnool



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Avail Inaugural offer  
2BHK - 50 Lakhs  
3BHK - 60 Lakhs



Project From  
**APR ICON PROJECTS LIMITED**





# a Perfect Option for Perfect People with 100% Clear Title



APR Grand Heights is the ideal home for those desiring a beautiful home in a prime location. APR Grand Heights is distinctively endowed with superior architecture & quality construction. It is specially designed to provide splendid value for money. Buying a new home is a significant financial investment of your life and we want to make sure that when all is said and done, your new home is every thing you dreamed it would be. APR Grand Heights is Designed with passion to give quality, luxury and comforts.

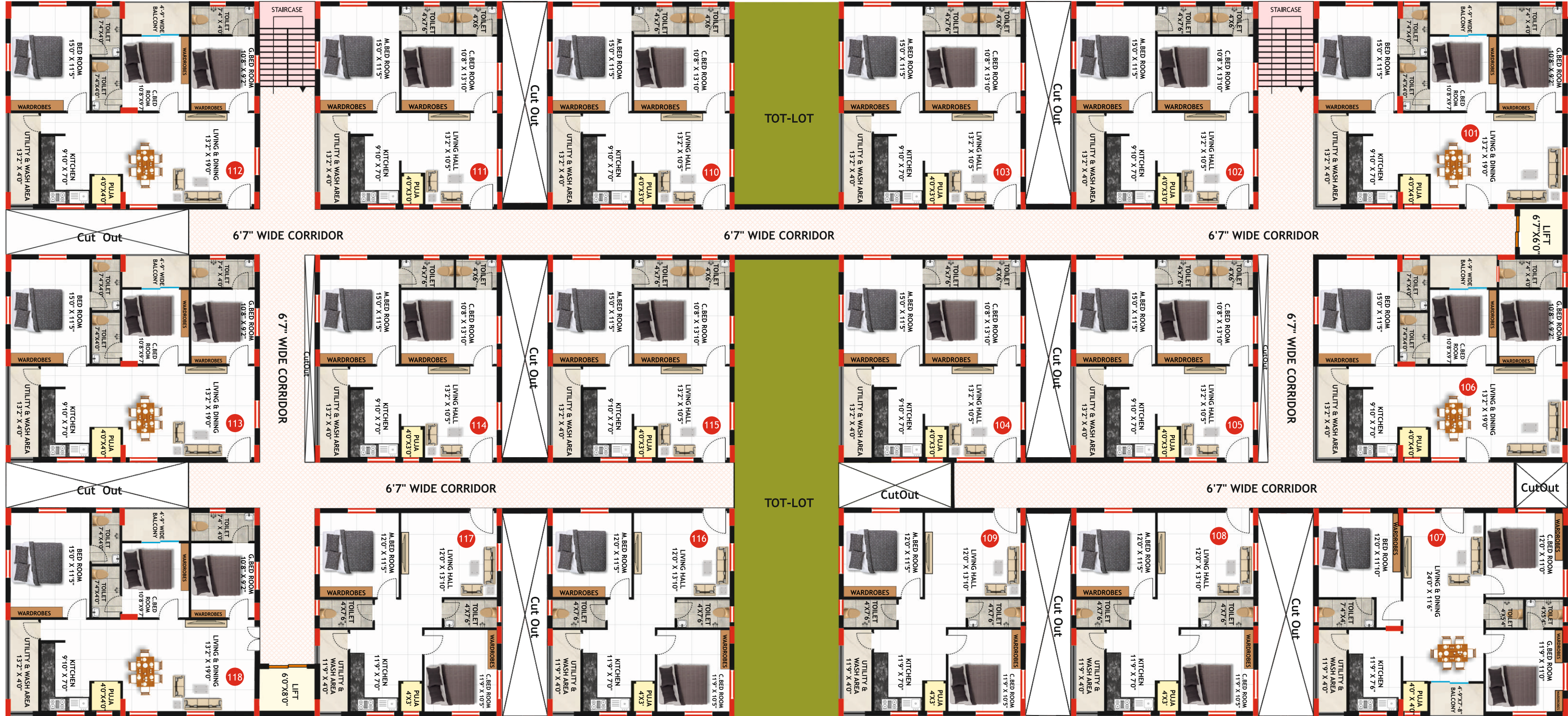
APR Grand Heights is a magnificent edifice in the elite neighbourhood. APR Grand Heights offers you a choice of excellent 2 & 3 BHK flats with most modern facilities for a modern quality and luxurious lifestyle with modern architecture values to ensure plenty of natural light, fresh air and a clean environment. To truly experience the unique features of APR Grand Heights have a look through the elegance of the living room, the comfort of the bedrooms, the modern kitchen and the bathroom fittings. Everything has been thoughtfully taken care of to see that you will be living comfortably.



🏠 Welcome to APR GRAND HEIGHTS



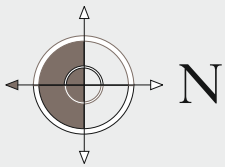
SOUTH SIDE 30' WIDE ROAD



## Typical Floor Plan

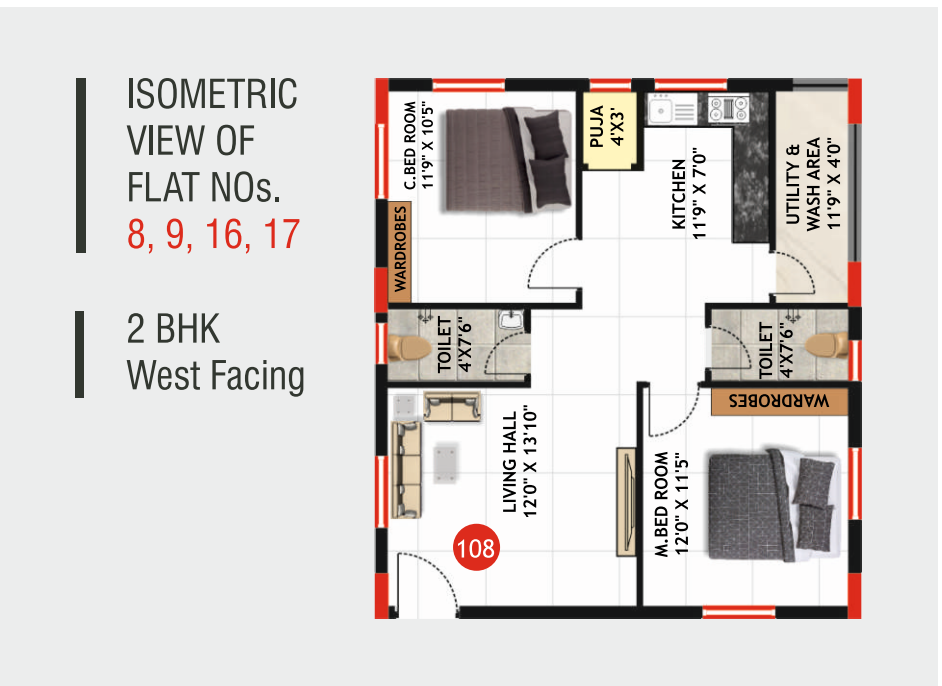
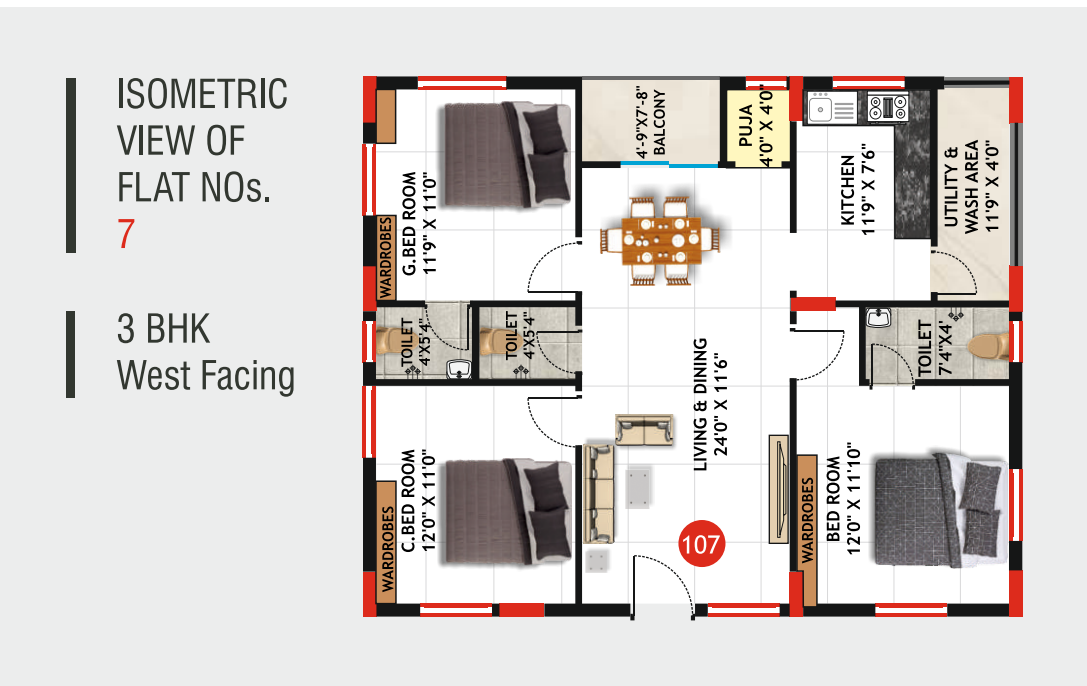
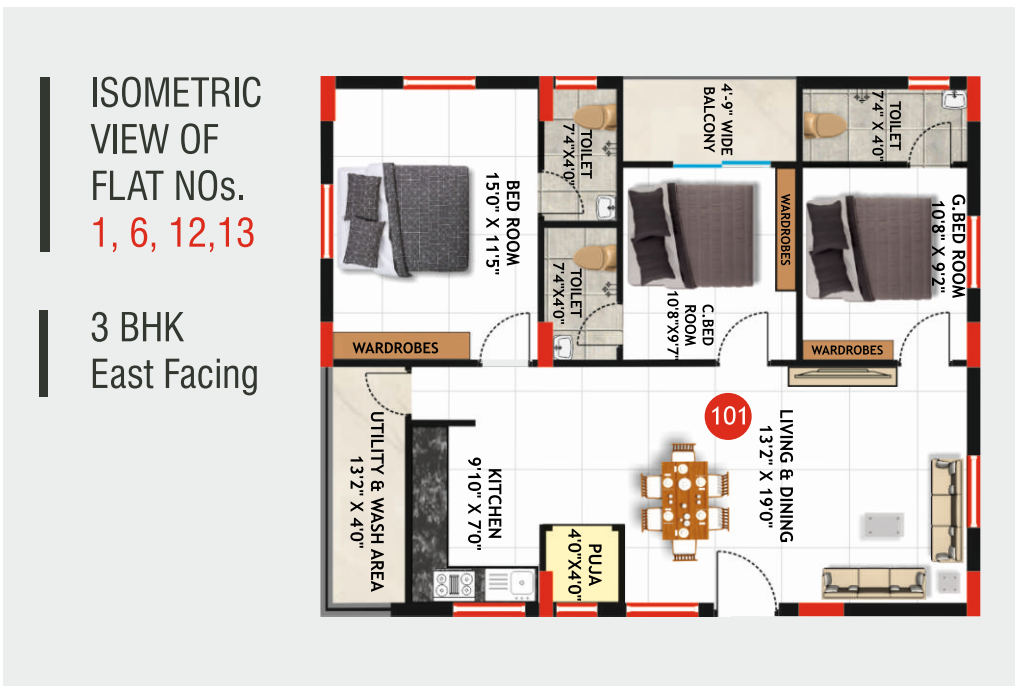
### Area Statement

Flat Nos.	Facing	Type	Super Built up Areas (in sft)
1	EAST	3 BHK	1350
2	EAST	2 BHK	1012.5
3	EAST	2 BHK	1012.5
4	EAST	2 BHK	1012.5
5	EAST	2 BHK	1012.5
6	EAST	3 BHK	1350
7	WEST	3 BHK	1350
8	WEST	2 BHK	1012.5
9	WEST	2 BHK	1012.5
10	EAST	2 BHK	1012.5
11	EAST	2 BHK	1012.5
12	EAST	3 BHK	1350
13	EAST	3 BHK	1350
14	EAST	2 BHK	1012.5
15	EAST	2 BHK	1012.5
16	WEST	2 BHK	1012.5
17	WEST	2 BHK	1012.5
18	NORTH	3 BHK	1350

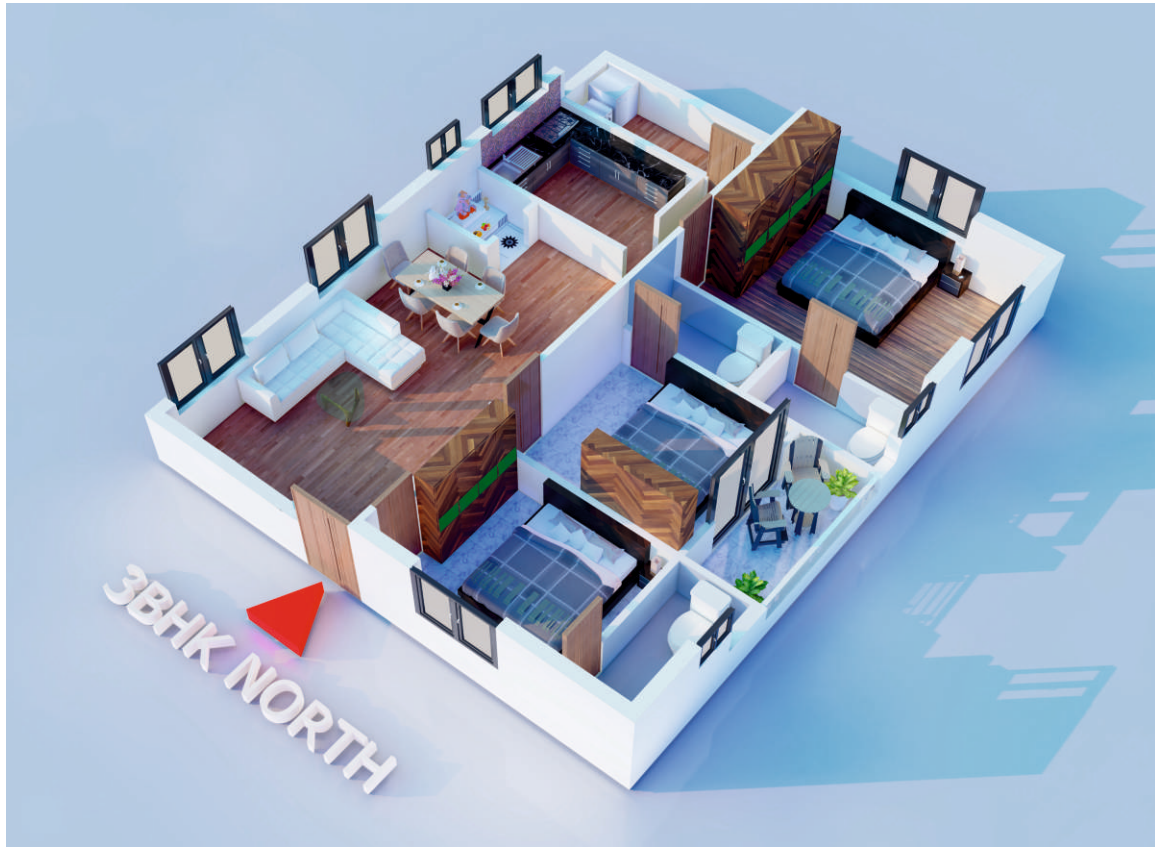


- 100% Vaastu
- Adequate Ventilation
- Rich Architecture
- 100% Clear Title
- No Common Walls
- Ample Parking Space









ISOMETRIC  
VIEW OF  
FLAT NO.  
18

3 BHK  
North Facing





Specifications

Details	Specifications	Brand / Make Details	Details	Specifications	Brand / Make Details
Foundation & Structure	Reinforced Cement Concrete structure as to the design approved by the Structural Engineer.	R.C.C. Framed structure as per IS: 456 Standards. STEEL AUTHORITY OF INDIA, VIZAG STEEL, BIRLA, DALMIA & ZUARI CEMENTS	Electrical	1. Concealed copper wiring and Modular switches of standard make. 2. Power points for air conditioners in all bedrooms and Hall. Adequate power points in all rooms. 3. 3 Phase power supply with MCB.	FINOLEX or Equivalent  All switches shall be of ANCHOR
Walls	AAC Blocks				
Windows	Main Windows Other Windows	UPVC with safety grills	Lifts	Passenger Lifts are 2 numbers for the Project	JOHNSON / KONE or Equivalent with generator backup
Doors	Main Door	Teak wood frame and Standard designed shutters with melamine polished aesthetically designed with good quality hardware.	Plastering	Plastering with sponge finish.	Plastering with River Sand.
	Internal Doors	Nallmaddi or WPC wood door frame and good quality flush shutter fixed with quality hardware.	Generator	Lifts, Corridors & water pumps	Kirloskar / Ashok Leyland or equivalent. 1. Lifts, water pumps and other equipment. 2 At Common Corridors & Stilt Car parking
	Toilet Doors	WPC frame with shutter.	Communication	Telecom	Intercom provision from each apartment to security
Kitchen	Polished granite slab with Stainless steel sink, Cement shelves up to 100 sft.	With Dado above platform up to 3 feet, provision for Water inlet near sinks for water purifier.	Note		Registration charges, GST and any other applicable taxes payable to the Govt. should be solely borne by the customer. work based monetary deductions be set off against customer’s desire. All kinds of customer requested additional works are feasible at extra cost plus GST
Toilet	Sanitary ware: EWCs & Wash Basin. CP Fittings, CPVC / SWR	Hindware / Parryware or Equivalent Ashirvad, Prince Or Equivalent			
Flooring / Dado	<b>Living, Dining, Bedrooms &amp; Kitchen:</b> Vitrified Tiles of 24"x24" size. <b>Balcony &amp; Toilets:</b> Anti-skid ceramic tiles <b>Corridors &amp; Staircase:</b> Granite / Tiles flooring <b>Bathrooms:</b> Ceramic tiles Dado up to door height <b>Utility / Wash area</b> Ceramic tiles Dado up to 3 Feet Height	KAJARIA / VARMORA or Equivalent with 4" skirting  Anti- skid tiles Granite / Tiles flooring with SS Hand railing.   Water proof and Anti- skid tiles & Tiles Dado up to Door height.   3 feet height tiles Dado on all sides			
Wall, Ceiling & Joinery Treatment	Internal walls, Exterior walls and Stilt Floor columns and walls  Joinery: Internal grills only for windows & Balcony railing.	Putty finish with BERGER / ASIAN wall putty or Equivalent and painting with premium emulsion over primer Weather coat emulsion over primer. All internal Doors enamel paint over primer.  Enamel paint over 1 coat Zinc primer			

Highlights of the Project

Celebrate all the Seasons of Joy

1. 100% Vaastu

2. Children Play Area.

3. Walking track around the Building.

4. Beautiful Land Landscape around the Building.

5. 6'6" Open space between the flats.

6. CC Cameras in Corridors & Parking areas.

7. Intercom facility for each and every Flat.

8. Mineral water plant with bore recharge facility.

9. Rain water harvesting pits.

10. Branded automatic door Lifts.

11. Inverter wiring for each and every Flat.

12. Easy access to Public transport & Shopping centres

13. Power back-up Generator for Lift, Corridors & Water Pumps.









## Promoters:



### APR ICON PROJECTS LIMITED

Regd. Off: Plot No: 306, R.K.H. Colony,  
Neredmet, Hyderabad, Telangana.

Branch Off: S.No. 79, Adj. NH-44,  
Dinne Deverpadu Village (Post),  
Kurnool Rural Mandal,  
Kurnool Dist, A.P.  
e-mail: apripl999@gmail.com

### Site:

#### APR GRAND HEIGHTS

Survey No: 102/2,  
Near Bangalore - Hyderabad Highway  
Dinne Devarapadu Village(Post),  
Kurnool Rural Mandal,  
Kurnool Dist, A.P. 518 002

### Structural Consultants:



**CHATHUR DISHA**  
Construction and engineering services

Srinivasa Reddy, Kurnool  
M: 83096 93288, 94929 28821

### Architects & Engineers:

Vasavi Assocites:  
A. Surendra babau  
M:88970 36440

### Project Consultants:



#### CVR Projects

C V Rajasekhar Reddy  
M: 97003 71626



**For Details Contact:**  
**8639894034, 7013761464**

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



## Location Plan (Not to Scale)



## Location Advantages

- 5 Minutes walk to Bangalore - Hyderabad Highway
- Nearby The Athena School & Montessori Indus School
- 2 km drive from Nandyal to Anantapur ORR
- 2 kms. from Chaitanya School
- 4.5 kms. from Collectorate Complex & Govt. Gen.Hospital
- 5.9 kms. from RTC Bus Stand
- 7 kms. from Railway Station
- 30 Minutes drive to Airport Connectivity through Bypass Road
- Site is close to Arena Maruthi Suzuki Show Room



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