

HERE, EVERYTHING IS
IN PERFECT BALANCE.



About us ... !



Eternal Group is one of the leading real estate developer in Residential and Commercial Buildings. Customer satisfaction and quality work are the focus of the company.

With years of experience in the field of construction, we stand tall amongst our peers.

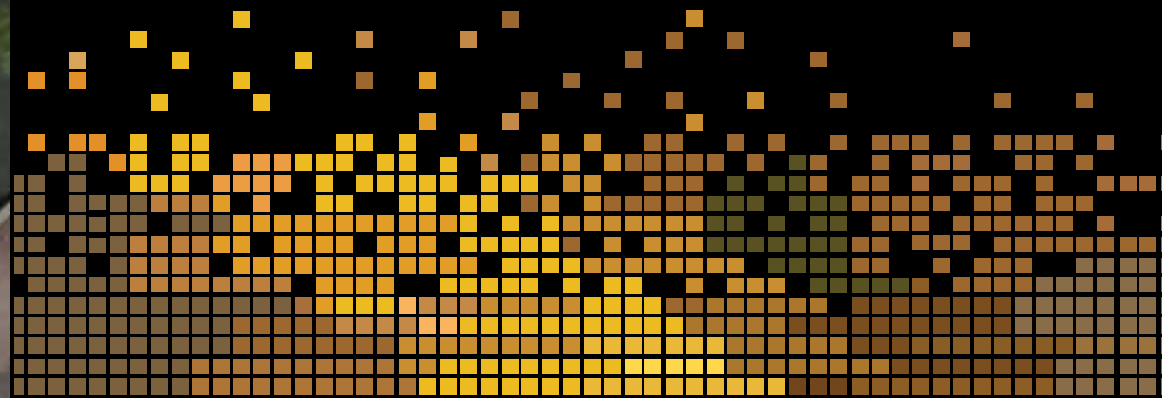
The success of a company comes from the capable team leading it. The company employs the very best and nurtures talent. We strive hard for customers satisfaction and provide our clientele with innovative ideas and customized solutions.

We at **Eternal Group** are focused on creating quality residential spaces for you to live and enjoy every moment of life with your family. We meticulously plan using the best techniques, adopt latest technologies and deliver luxurious living spaces for a joyful and comfortable living.





Escape the rush.
Relax In your personal
OASIS.





STUNNINGLY
DESIGNED TO
ENSURE YOUR HOME
IS AS FUNCTIONAL
AS IT IS PLEASING
TO THE EYE.

The word 'A Retreat' written vertically in a green, serif font. The text is surrounded by a soft, glowing green aura and a small illustration of a house with a chimney, suggesting a peaceful, rural setting.

Your home in **Sai Eternal** brings the best of lifestyle amenities to your doorstep with unprecedented connectivity near and far. Brilliantly located at Kompally, the nearby shopping centres provide the full gamut of amenities including medical and health facilities, gourmet restaurants and takeaway outlets, and lifestyle services. In this rapidly growing region, no other style of living comes close.

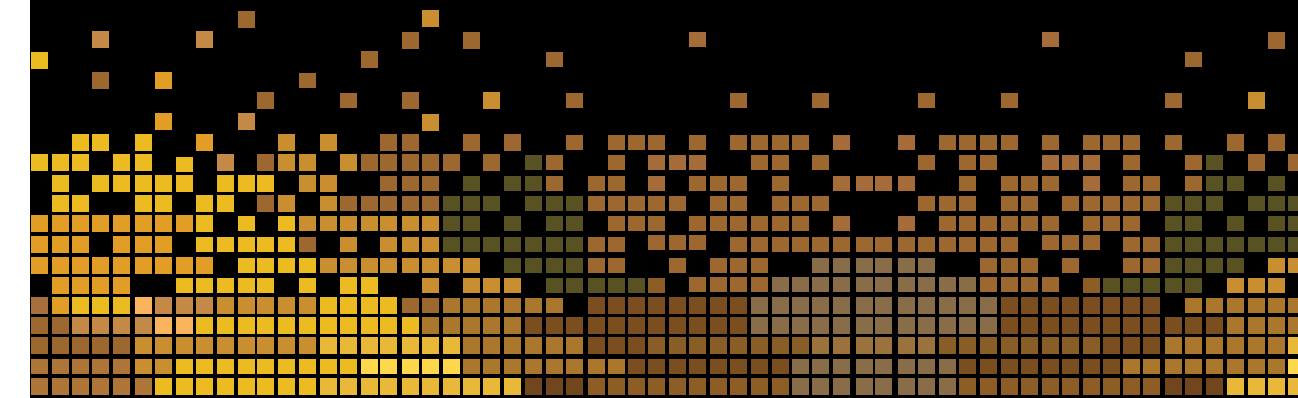
Immerse yourself in the serene green open spaces of **Sai Eternal** – a soothing, relaxed space where you can find a sense of contemplative calm.



Apartments Reaching The Seventh Heaven.

It's not just where you live, but how you live. At **Sai Eternal** you'll find stylish spaces and perfect places – inside, outside, at home, or at play. Step inside a home awash with the warmth and tranquillity of abundant natural light.

Sai Eternal is a residential complex of 40 premium apartments. Your apartment is designed to give you the flexibility and the expanse to create spacious, relaxed and sophisticated living space. Then your distinctive elements of décor, colour and style complete the home that's ideally and uniquely yours.





Amenities at a glance

- Swimming pools
- Inverter for Individual flat
- R.O System for Individual flat
- GYM
- Video Door Phone Individual flat
- Banquet hall
- Heat pump system for 24 hours heat water
- Greenery landscaping wherever required
- Children play Area
- Indoor games
- Waiting Lounge



FLAT NO. 3, East Facing

1. Drawing/Living - 32'10" x 12'0"
2. Dining - 11'6" x 17'10 1/2"
3. Kitchen - 10'10" x 8'6"
4. M. Bed - 16'0" x 12'0"
5. M. Toilet - 9'0" x 5'5"
6. Balcony 5'11"
7. Wash 5'0"
8. Toilet - 6'3" x 5'1 1/2"
9. Pooja - 10'0" x 4'0"
10. Ch. Bed - 15'9" x 11'6"
11. Toilet - 8'3" x 6'0"
12. G. Bed - 14'0" x 11'6"



FLAT NO. 1, West Facing

1. Drawing/Living - 32'9" x 12'0"
2. Dining - 11'6" x 13'11 1/2"
3. Kitchen - 10'10 1/2" x 8'4 1/2"
4. M. Bed - 16'0" x 11'7 1/2"
5. M. Toilet - 9'0" x 5'4 1/2"
6. Balcony 3'0"
7. Wash 3'0"
8. Toilet - 7'0" x 4'3"
9. Pooja - 10'6" x 4'0"
10. Ch. Bed - 14'7 1/2" x 11'7 1/2"
11. Toilet - 5'0" x 2'0"
12. G. Bed - 14'0" x 11'7 1/2"
13. Pooja - 4'0" x 7'0"



FLAT NO. 354, East Facing

1. Drawing/Living - 27'4 1/2" x 14'0"
2. Dining - 11'0" x 18'5"
3. Kitchen - 9'9" x 13'2"
4. M. Bed - 12'0" x 17'1 1/2"
5. M. Toilet - 8'0" x 5'8"
6. Balcony 5'11"
7. Wash 5'0"
8. Toilet - 5'0" x 5'0"
9. Pooja - 9'4 1/2" x 5'
10. Ch. Bed - 15'0" x 14'0"
11. Toilet - 5'0" x 8'0"
12. G. Bed - 12'4 1/2" x 14'0"



FLAT NO. 2, West Facing

1. Drawing/Living - 28'6" x 14'0"
2. Dining - 11'1 1/2" x 18'5"
3. Kitchen - 9'4 1/2" x 12'0"
4. M. Bed - 12'0" x 17'1 1/2"
5. M. Toilet - 8'0" x 5'0"
6. Balcony 5'0"
7. Wash 5'0"
8. Toilet - 6'0" x 5'0"
9. Pooja - 6'0" x 5'0"
10. Ch. Bed - 15'2" x 14'0"
11. Toilet - 5'11 1/2" x 8'0"
12. G. Bed - 12'0" x 14'0"

Typical floor plan



Area statement

Flat no.	Area
1	2450 Sft.
2	2275 Sft.
3	2275 Sft.
4	2450 Sft.
5	2475 Sft.



Structure:

RCC Framed structure with RCC slabs & beams system.

Super structure:

External walls in brick masonry 9" thick using Fly Ash Red Bricks. Internal walls in brick masonry 4½" thick using Fly Ash Red Bricks .

Wall Finisher:

Internal Walls Double coat plastering with roller applied high grade plastic emulsion of Asian paints or equivalent make over smoothly prepared surface with putty.

External Walls High grade Weather proof Asian paint or equivalent on textured finish.

Water proofing:

Water proofing will be done with MYK / Fosroc / Bostic Brush bond waterproofing chemical in all toilets, sit outs & balconies and other wet areas if any

Joinery:

Frames:

Main door frame in solid teak wood with architraves finished with Melamine polish

Internal door frames in solid wood frames

Shutters:

Main door: Solid teak paneled shutter with melamine polish

Bedroom doors: Flush shutters finished with laminate

Toilets & Utility door: Flush shutter finished with laminate

Hardware: Door hinges and tower bolts in SS / Brass SS Coated, Europa lock or equivalent make

Windows: Window frames and shutters with UPVC along with glass, safety grills, with mosquito mesh

Flooring & Skirting:

Drawing / Living, Dining: 2'x4' Size VitriFied tiles make of Somany or equivalent brand

Master Bedroom: 2'x4' Size VitriFied tiles make of Somany or equivalent brand

Other Bedrooms: 2'x4' Size VitriFied tiles make of Somany or equivalent brand

Kitchen: 2'x4' Anti-skid: VitriFied tiles make of Somany or equivalent brand

Sitouts: 2' X 2' Antiskid VitriFied Tiles make of Somany or equivalent brand

Toilets & Utility: 1' X 1' Antiskid VitriFied Tiles make of Somany or equivalent brand

Parking Area: Good Quality Parking tiles or Tandoor Stone

Dado:

Toilets: Dado up to 7' in glazed ceramic/vitriFied tiles of Kajaria / somany / johnson or equivalent brand

Utility: Dado up to 4' in glazed ceramic/vitriFied tiles of Kajaria / somany / johnson or equivalent brand

Electrical Fixtures & Cables:

Light points: one light point for every 100sqft of built up area for each unit. Two way light points one each in each bed room.

Fan points: One point each in drawing, living, all bedrooms, dining, kitchen

Exhaust fan points in all toilets

Bell: One call bell point with buzzer outlet in drawing

Power Sockets:

5AMPs: 2 no's 5amps in each bed rooms, 1 no 5 amp in each toilet, two each in dining and drawing, 3nos in kitchen (for cook top, chimney and RO unit)

15 AMPs: 1 in each toilet for geysers, 6 no's for refrigerator, washing machine, oven and other kitchen appliances in kitchen and utility

20 AMPs: Split type AC's points in all bedrooms, dining, living and drawing

TV Cable Outlets: Conduit for TV Cable in living, drawing, master bedroom

Telephone:

Conduit for telephone points in master bedroom and drawing

Intercom: Intercom wiring and point in living room to connect between all units and security room

Internet: Internet cable conduit provision in living room

Earthing: Multi strand copper wire for earthing by means of loop system. Separate earthing for transformer, DG set and lighting protection

Distribution Boards with ELCB's and MCB's of MDS Legrand/ ABB/ Havells or equivalent make

Switcher: MDS mosaic / Legrand / Schneider/ Panasonic or equivalent make

Cables: Concealed Copper Wiring Polycab / Finolex or Equivalent

Power Backup: Power Backup for lift and common areas

Lift: One 8 passenger capacity lifts of Kone / Johnson or equivalent and One Goods lift of Kone / Johnson or equivalent

Bath Fixtures & Plumbing:

Sanitary Fixtures:

Washbasins: Bedroom toilet wash basins of Kohler / or equivalent Brand

EWC: wall mounted EWC of Kohler / equivalent brand with concealed flush tank, health faucet and angle stopcocks CP Fixtures / Faucets:

Shower: concealed single lever diverter for hot and cold water; over head shower & spout of Kohler / equivalent brand

Kitchen Bowl:

Kitchen: single bowl with drain board of size 40"x20" of Nirali / FRANKE make or equivalent with wall mounted sink cock, angle stopcocks below counter.

Geyser: Provision for Geyser's in all Toilets & Kitchen utility

Services:

Water Supply: water supply shall be means of Gravity system from tank. Supply of water shall be from municipal main and bore well. Supply from bore well shall be treated as requirement. Supply lines CPVC of Ashirvad or Supreme or equivalent.

Drainage: Internal and external drainage lines in of Ashirvad or Supreme or equivalent.

Security

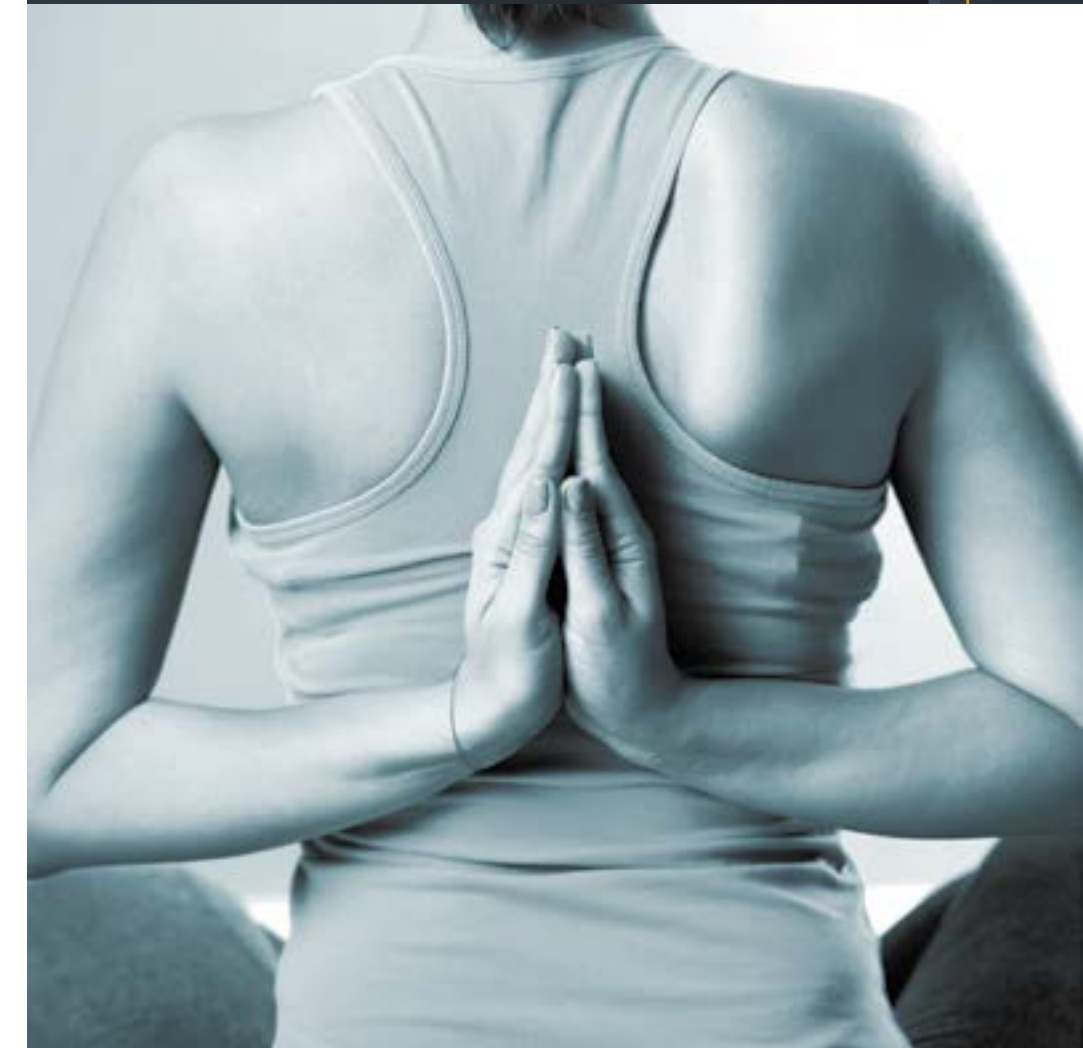
Solar Fencing

Surveillance cameras at main entrance and other key locations



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A charmed life of
leisure
and privilege





Planned
to Perfection

Previous projects



Eternal Pearl, Barkatpura



Eternal Songs of Earth, Jubilee Hills



Eternal Gayatri Yagna, Jeedimetla



Eternal Vasiraju Paradise, Jubilee Hills



Eternal Raaga, Saidabad



Eternal Sri Andal Residency, Gaddinnaram



Eternal V R R, S B H Cony Gaddinnaram



Eternal Lakshmi Nilayam, Habsiguda

Location plan



Developers



3-4-578/1, Shri Sai Krishna Vihar Apartments
401/A, Narayanguda, Hyderabad-500029
con.eternal@gmail.com

Contact:

Hari Kishan Ph: **92465 04935**

Architects



NS Associates

Baghlingampally, Hyderabad-20

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