



Iconia	Phase - I	Phase - II
<b>Basic price per sft</b>	<b>7500/-</b>	<b>7500/-</b>
<b>Infrastructure Amenities &amp; Club House</b>	Rs. 8,00,000/- for 4 BHK Rs. 7,00,000/- for 3 BHK	Rs. 7,00,000/- for 3 BHK Rs. 6,00,000/- for 2 BHK
<b>Floor Rise</b>	Rs.20/- per sft per floor from 3 <sup>rd</sup> floor onwards.	Rs.20/- per sft per floor from 3 <sup>rd</sup> floor onwards.
<b>Car parking</b>	Rs. 3,00,000/-for 2BHK(Single) Rs. 6,00,000/-for 3BHK(Double) BtoB	Rs. 3,00,000/-for 2BHK(Single) Rs. 6,00,000/-for 3BHK (Double) BtoB
<b>Corpus Fund</b>	Rs. 60/- per sft	Rs. 60/- per sft
<b>Preferred Location Charges</b>	Rs. 100/-per sft.	Rs. 100/-per sft.
<b>Maintenance Charges</b>	Rs. 4/- Per sft (24 months at the time of position)	Rs. 4/- Per sft (24 months at the time of position)

**Terms and conditions :**

- GST will be extra as applicable on the total flat value exclusive of corpusfund
- Registration Charges extra as per govt. prevailing norms.(6% on the total flat value)
- Corpus fund & 24months Maintenance (Rs.4 per Sft per month + GST) to be paid at the time of possession of the property after registration.

THE NEW FACE OF HYDERABAD.



**SMR**  
HOLDINGS

A Project by SMR Builders Pvt Ltd



## THE URBAN RETREAT

Iconia is back in competent hands! One of the largest and prestigious residential projects, SMR Vinay Iconia is taking shape to change the lifestyle perceptions in Hyderabad. The sprawling magnum opus is a skyline of 11 towers in 22 acres offering 2465 apartments to be a landmark in the global destination of Kondapur, Gachibowli. The integrated development of open green spaces, amenities, recreation and apartment spaces in futuristic designs give its residents a world of comfort and convenience.

BIG  
THINGS  
BECOME  
SMALL  
WHEN  
IN RIGHT  
HANDS.

The modern estate management ensures total security, lush green surroundings, traffic management to deliver a living experience like no other. Located in the most happening destination, SMR Vinay Iconia has unmatched connectivity to IT hubs in Madhapur and Gachibowli, shopping malls, fine dining and schools through ORR and wide roads in a few minutes drive.





### EACH TOWER HAS

- Entrance Reception
- Lobby Space
- Help Desk
- Pantry
- Access Control
- Security
- Private Lounge
- Conference Room
- Mini Banquet Hall
- Rest Rooms

Friendly Design for the Physically Challenged

An Address of Privileged Lifestyle



Little gestures of care. BIG SMILES IN RETURN.

The New Face of Hyderabad



### PROJECT HIGHLIGHTS

- GHMC-Approved Gated Community
- 11 Towers, 20 - 35 Floors
- 2, 3 & 4 BHK apartments
- 1245 Sft - 2950 Sft areas
- Premium quality construction
- 100% Vastu
- No common walls
- Exclusive clubhouse
- Elegant landscaping
- Parks & Play areas
- 75% Open spaces
- 24-hr Water supply
- Water softening plant
- 3-Level cellar parking
- Visitors' parking
- 24-hr Security with Intercom & CC TVs
- Fire Fighting System
- Waste Water Treatment Plant
- Centralized Piped Gas System
- 24 hrs Power backup for common areas



Every Square Yard Well Defined

An All-inclusive Environment



Temple



The Bus Bay In Premises

A Complete World in Itself



### ADVANTAGES OF SMR

- Comprehensive SMR team experience
- Micro-level quality control system
- Sustainable green architecture
- Waste water management with recycling system
- Solar hot water for individual homes
- Vastu compliance
- Earthquake resistant structure
- Uninterrupted walkways
- Extensive amenities
- Property management
- Fire fighting system
- Extensive children play lots
- Guest/Visitors parking lots



Sync with outdoors. BLEND WITH ELEMENTS.

### OUTDOORS

- Amphi-Theatre
- Cricket Ground
- Basketball Court
- Skating Track
- Jogging track
- Cycling Track
- Uninterrupted Pedestrian Walkways
- Bus bay
- Bicycle Parking
- Seating Areas with Pergolas
- Temple
- Outdoor Fitness Center
- Gazebos
- Visitors Car parking
- Outdoor Meditation Platform
- Children Play areas with play equipment



The Mall for Convenient Shopping

- Department Stores
- Banks, ATMs
- Restaurants
- Office spaces
- Serviced suites
- Clinics & Pharmacy
- State-of-the-art Gym
- Small businesses
- Brand stores
- Electronics & Computer stores etc.

Recreation for the Body, Mind & Soul



### CLUB FACILITIES & AMENITIES

- Multipurpose hall with attached restaurant
- A/C Gymnasium
- Children play areas with designer landscapes
- Ground level swimming pool
- Terrace swimming pool
- Terrace cafeteria
- Indoor games (Table Tennis, Chess, Carroms & Snookers etc)
- Indoor Shuttle courts
- Roof-top Tennis court
- Basketball court
- Yoga / Meditation / Aerobics hall
- Banquet Halls
- Ample off-street guest car parking space
- Library
- Wi-Fi
- Squash courts
- Spa / Saloon
- Creche
- Guest rooms

CLUB COOPER (Phase - 1)

CLUB BAKER (Phase - 2)



Rooftop Tennis Court



## SPECIFICATIONS

**FOUNDATION & STRUCTURE:** RCC framed structure designed to withstand wind & seismic loads.

**SUPER STRUCTURE:** 6" thick Solid cement / mud bricks for external walls with CM (1:6) and 4" thick solid cement / mud bricks for internal walls with CM (1:6).

### PLASTERING:

**INTERNAL:** 12mm thick smooth cement plastering in CM 1:6 for walls & ceiling.  
**EXTERNAL:** 20mm thick smooth cement plastering in CM 1:6 for walls.

### DOORS

**MAIN DOOR:** Main door frames of Teak wood and HDF skin moulded paneled shutter / Teak paneled shutter with melamine polishing & designer hardware of the standard brand.

**INTERNAL DOORS:** Internal doors frame of Teak wood & flush doors shutters with one side Teak veneer with melamine polish / HDF skin moulded paneled shutters with paint finish & designer hardware of the standard brand.

**WINDOWS:** Aluminum powder coated windows / UPVC sliding with glass with safety grills (M.S) with enamel paint finish.

**GRILLS:** Aesthetically designed, Mild Steel (M.S) grills with enamel paint finish.

### PAINTING

**EXTERNAL:** Textured finish & two coats of exterior emulsion paint of the standard brand of Indian make.

**INTERNAL:** Smooth putty with two coats of premium acrylic emulsion paint of the standard brand over a coat of primer.

### FLOORING

**LIVING & DINING:** 800 x 800 mm size vitrified tiles of the standard brand.

**BEDROOMS & KITCHEN:** 600 x 600 mm size vitrified tiles of the standard brand.

**TOILETS, BALCONY & UTILITIES:** Acid resistant, anti-slip ceramic tiles of the standard brand.

**CORRIDORS, STAIRCASES & LIFT LOBBIES:** Granite/vitrified flooring.

### KITCHEN

Black granite platform with stainless steel sink with 2' height dadoing.

### TOILETS

Glazed ceramic tiles dado of the standard brand upto 7'-0" height.

### UTILITIES / WASH

Provision for washing machine & Wet area for washing utensils etc.

### BATHROOMS

Toilets with European WC, wash basin, CP and sanitary fittings of Jaquar/Kohler make or equivalent brand.

### ELECTRICAL

1. Concealed copper wiring with PVC insulated wires and modular switches of reputed make.  
2. Two way switches for fan and light in bedrooms.  
3. Power points for cooking range chimney, refrigerator, microwave ovens, maer/grinders, water purifier, exhaust fan in kitchen, washing machine in Utility area.  
4. Provision for geyser points in bathrooms.  
5. Provisions for internet point and AC point in hall and all bedrooms.  
6. TV points in hall and all bedrooms.  
7. Three phase supply for each unit & individual meter boards.  
8. Miniature Circuit Breakers (MCB) for each distribution boards of the standard brand.

**TELECOM**

1. Telephone points in living, dining areas, master bedroom & children bedroom.  
2. Intercom facility to all the units connecting Security.

### CABLE TV

Provision for cable connection in master bedroom & living room.

### LIFTS

1. High speed automatic passenger lifts with rescue device with V3F for energy efficiency of standard make.  
2. One service lift with V3F for energy efficiency for each tower.  
3. Granite/marble cladding at ground level at lift lobby  
4. Vitrified tiles/granite tile cladding at other levels of lift lobby.

### WTP & STP

1. Fully treated water made available through an exclusive water softening plant.

2. Sewage Treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping & flushing purpose.

### GENERATOR

100% D.G set backup with acoustic enclosure.

### CAR PARKING

Car parking provision in 3 basement levels.

### FACILITIES FOR PHYSICALLY CHALLENGED

Access ramps at all entrances shall be provided for the physically challenged.

### SECURITY / BMS

1. Sophisticated round-the-clock security system.  
2. The complete building shall be provided with Building Management System with all facilities.  
3. Panic button & intercom will be provided in the lifts connected to the security room.  
4. Surveillance cameras at the main Security & entrance of each block.

### CLUBHOUSE & AMENITIES

1. Well designed clubhouse with facilities like terrace tennis court, basket ball court, table tennis, gym, library, creche, open party areas, terrace swimming pool, indoor games, shuttle courts, squash courts, banquet hall, guest rooms, Yoga/meditation/aerobics, shallow pool, multi purpose hall etc.

### PARKING MANAGEMENT

Entire parking is well designed with spacious driveways to suit the number of car parks provided with parking signage & equipment at required places to ease the driving.

### FIRE & SAFETY

1. Fire hydrant & fire sprinkler system in all floors & basements.  
2. Fire alarm & Public address system in all floors & parking area (basements) Control panel will be kept at main Security.

### LPG:

Supply of gas from centralized Gas bank to all individual apartments with pre-paid gas meters.



Over 4000 acres of green lung space, as viewed from SMR Vinay Iconia



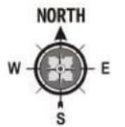
## CRISTALLO - GROUND FLOOR PLAN



## CRISTALLO - TYPICAL FLOOR PLAN



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## JADE - GROUND FLOOR PLAN



## JADE - TYPICAL FLOOR PLAN



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# MONT BLANC - GROUND FLOOR PLAN



# MONT BLANC - TYPICAL FLOOR PLAN

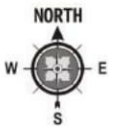
UNIT-1 : 2410 SFT

UNIT-2 : 2415 SFT



UNIT-4 : 2405 SFT

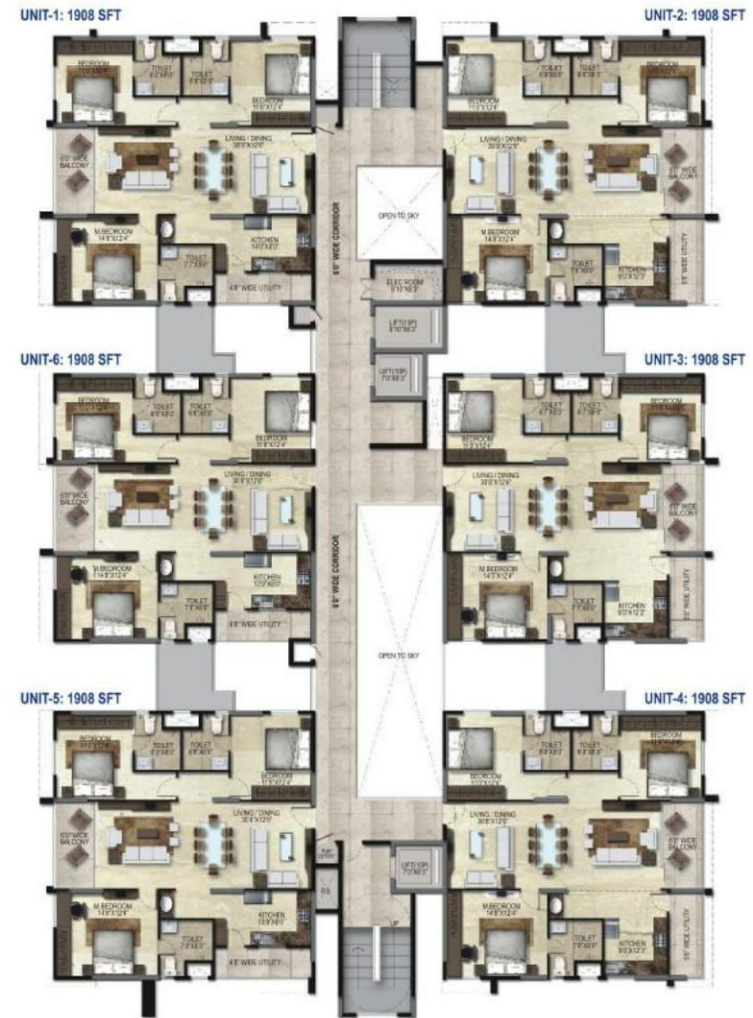
UNIT-3 : 2445 SFT



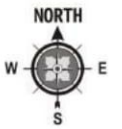
## TITLIS - GROUND FLOOR PLAN



## TITLIS - TYPICAL FLOOR PLAN



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**ICONIA**  
THE URBAN RETREAT



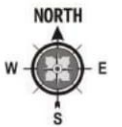
## ROSA - GROUND FLOOR PLAN



## ROSA - TYPICAL FLOOR PLAN



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**ICONIA**  
THE URBAN RETREAT



KEY PLAN



# OLYMPUS - GROUND FLOOR PLAN



# OLYMPUS - TYPICAL FLOOR PLAN



# SMR HOLDINGS



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