



**SVs**  
**ORACLE**

World class neighbors ...!  
with nature at its purest form ...!





Narapally's an ideal location for **SVS Developers**. To us this unexplored nature's paradise merely at a distance of 7 kms from Uppal ring road, near to Infosys, Genpact, Raheja Mindspace and bestowed with many educational institutions in the surroundings. Also Narapally happens to be a free Oxygen Zone with the famous Bhagya Nagar Nanadvanam (Deer Park), a forest reserve located in the area. So this nature's heaven endowed with a clean green environment is a promising destination for the home seekers.

**SVS Oracle** an eighty unit 2 and 3 BHK luxury apartment project is company's latest in the offering launched in June 2019. The flats ranging between 1113-1535 sqft. built up area are being built with each unit having walls separated from the other by a distance of 6.5 ft.

This single block structure will have roads on its three sides with its entrance facing a 100 ft road. The structure is at a height with a good view of the surrounding areas including Infosys campus, forests and many schools and engineering colleges.

**SVS Oracle** will be the pride of Narapally and could be your ideal luxury home in the lap of nature, so close to Pocharam IT park.







## Amenities



- Childrens play area
- Gymnasium
- Indoor games
- CCTV at the entrance
- Power back-up
- Round the clock security
- Intercom







## UTMOST PRIVACY

**SVS**  
**ORACLE**

**SVS ORACLE** has been planned, designed and built to exude privacy and exclusivity in every nook, every corner. Unbelievably spacious homes on every floor, your space and luxury have been carefully woven to be perfectly balanced.

Think of **SVS ORACLE** as a select sanctuary, where the crowd gets filtered to just the crème of the city and you live among the elite, stylish and extremely classy.







## SVS ORACLE

At a time when a home in a great neighbourhood is one of the most difficult things to find, **SVS ORACLE** is located in a prime slice of real estate, supported by expansive views and modern infrastructure both.

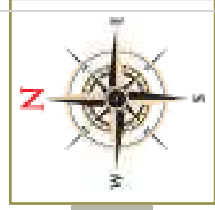
**SVS ORACLE** is located on at a place which is free from pollution, away from city traffic and yet has fantastic connectivity to **ORR** and **Uppal**. Close proximity to the city's top **educational institutes** as well as the **IT hub** and movie **theatres** makes this one of the most prime locations in the city.







on a homelock  
at Amenities

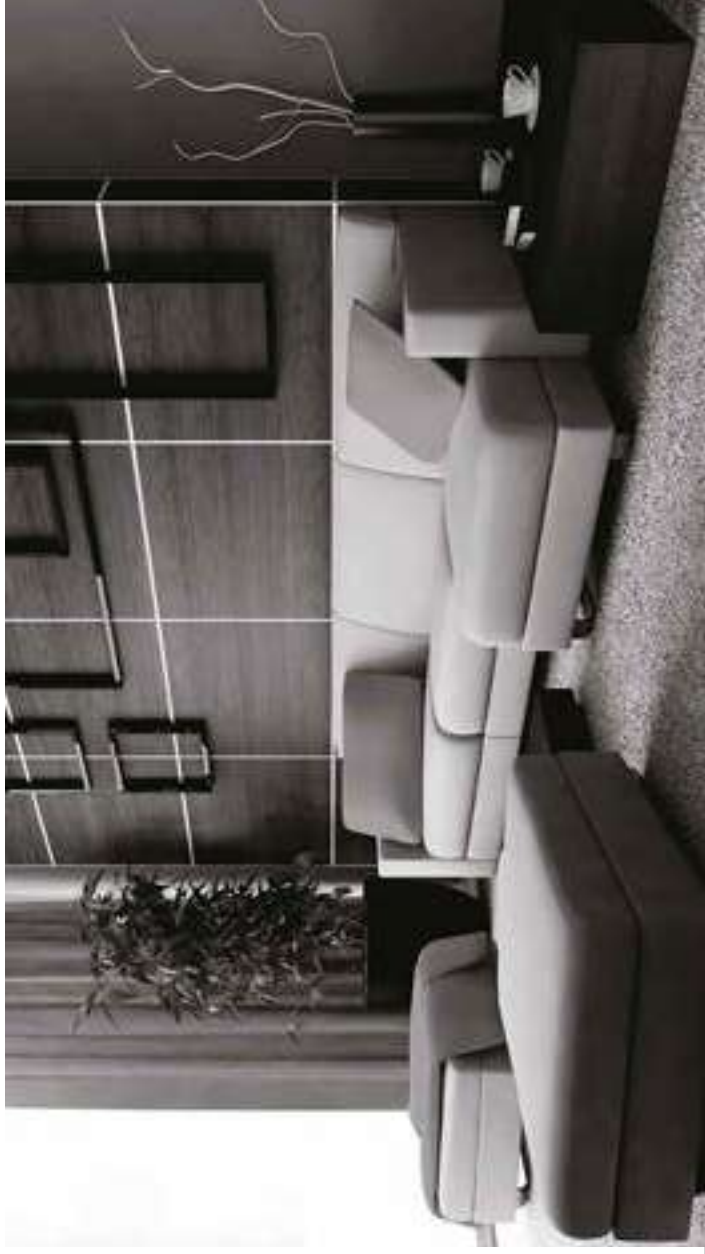


Typical Floor Plan



Area Statement

S.No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	TOTAL
FACING	WEST	WEST	WEST	NORTH	NORTH	NORTH	NORTH	EAST	EAST	EAST	WEST	WEST	EAST	WEST	EAST	EAST	
CARPET AREA	760	800	1007	760	760	794	796	1028	744	1008	735	726	756	718	748	697	12837
BALCONIES & WAS AREA	70	69	81	70	70	66	64	88	70	87	73	82	42	77	86	110	1205
WALLS AREA	90	83	116	90	90	72	72	112	77	109	75	80	80	83	89	87	1405
COMMON AREA	255	263	301	255	255	258	258	307	249	301	237	249	235	235	252	251	4161
UNIT SALABLE AREA	1175	1215	1505	1175	1175	1190	1190	1535	1140	1505	1120	1137	1113	1113	1175	1145	19608





## Parking plan

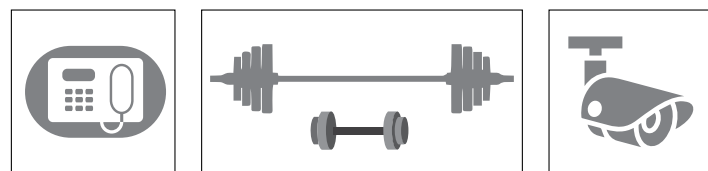


## Isometric view of flat no.5 (2BHK)

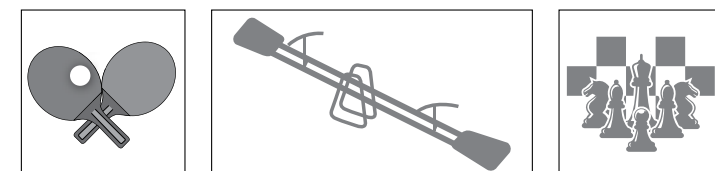




Isometric view of flat no.13 (2BHK)



Isometric view of flat no.14 (2BHK)

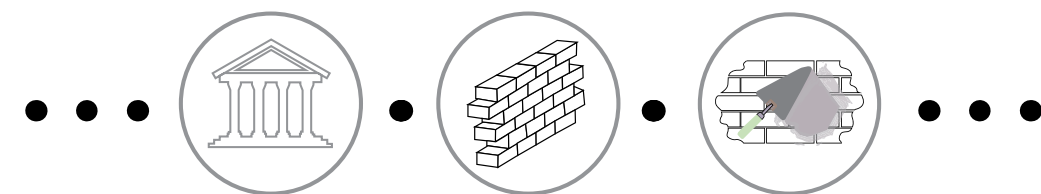
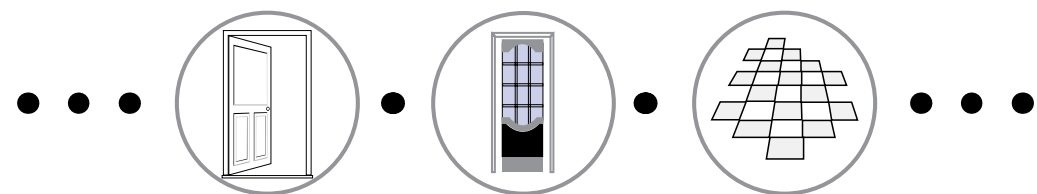
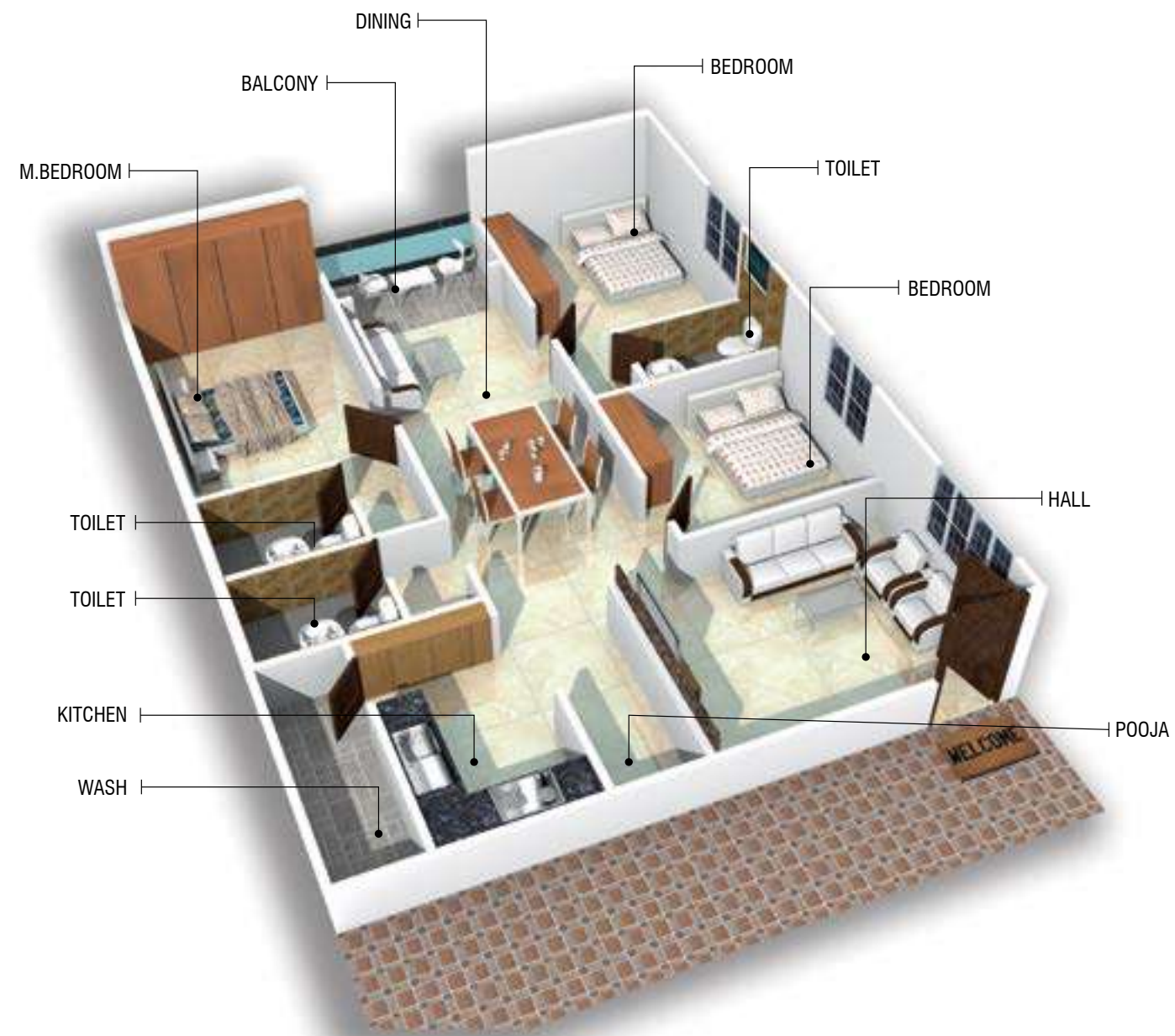






Isometric view of flat no.10 (3BHK)

Isometric view of flat no.03 (3BHK)





# Specifications



## STRUCTURE

RCC framed structure with seismic compliance as per IS 1893-2002.



## WALLS

6" cement solid blocks for exterior walls & 4" cement solid blocks. for internal walls.



## PLASTERING

External walls with double-coat sponge finish. Internal walls smoothly plastered with lime rendering.



## FLOORING

Vitrified tiles for entire flooring & ceramic tiles for balconies.

Common Areas

Granite flooring for common areas like staircase, lobbies etc..



## ELECTRICALS

Concealed copper wiring with Anchor Rider/great white/equivalent switches & sockets.



## PAINTING

Tractor emulsion paint for internal walls and exterior with Asian Apex paint.



## WATER SUPPLY

Water supply from borewell with the overhead tank and sump.



## PLUMBING

Hindware CP fittings and Hindware white colour sanitary or equivalent.



## TOILETS

Ceramic tiled flooring & glazed tile dado upto door height.



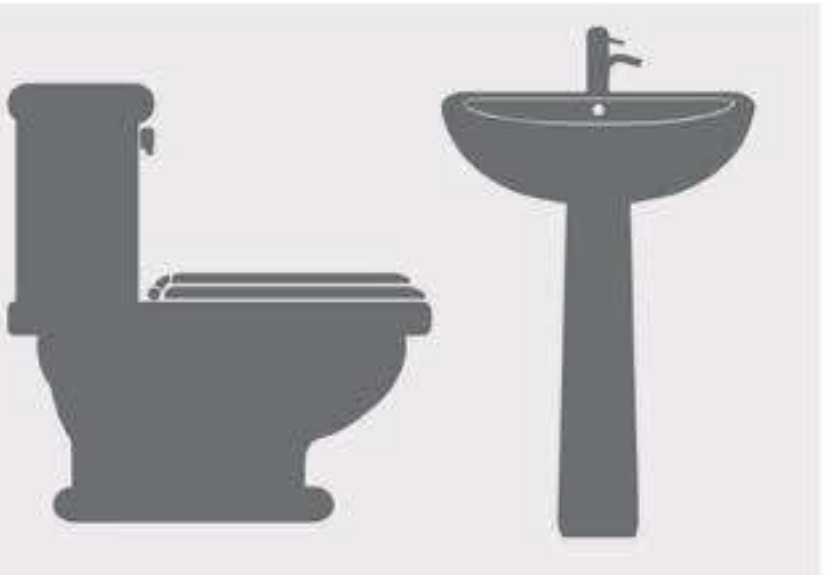
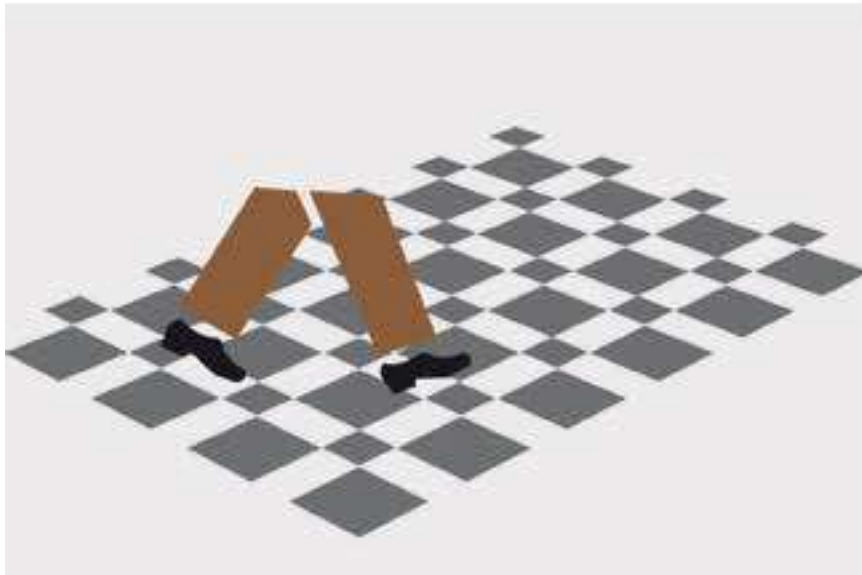
## LIFT

2 Lift of 6 passenger capacity.



## TV & TELEPHONE

Individual TV & telephone points in hall & TV point in master bedroom.



## MAIN DOOR

Teak frame with OST shutter.

## OTHER DOORS

Good quality hard wood frames with skin shutters.



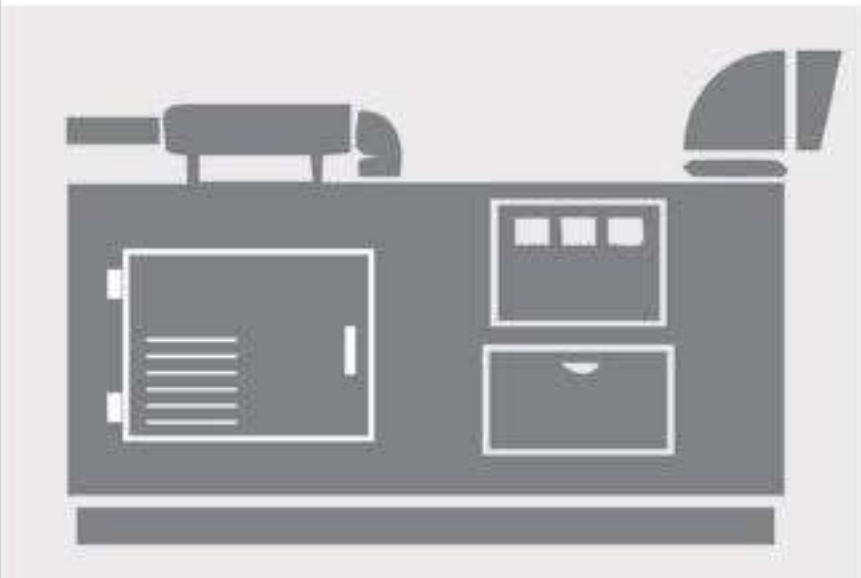
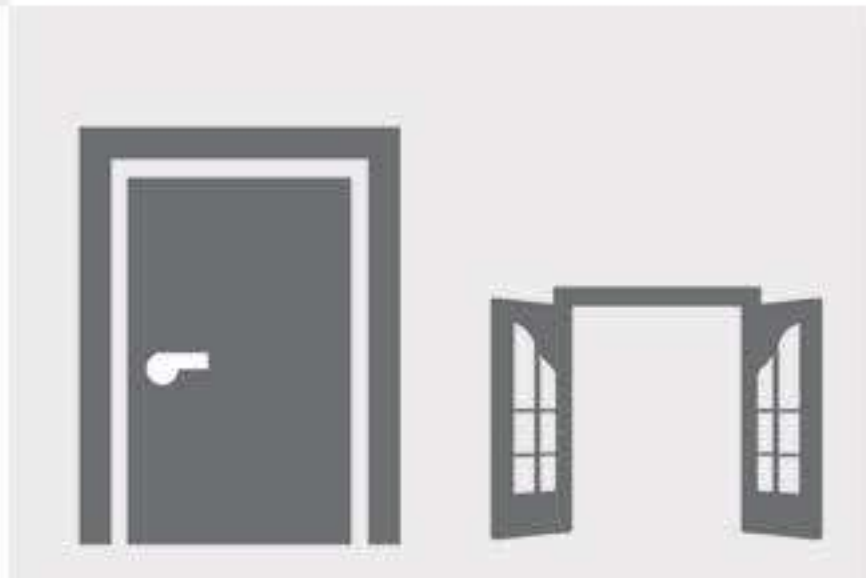
## WINDOWS

3 track powder coated aluminum/UPVC windows with safety grills & glass shutters.



## KITCHEN

Granite platform with stainless steel sink.



## INTERCOM

Intercom will be provided for all flats from security.



## POWER BACKUP

Generator for common area, lift & 0.5 KVA power for each flat.

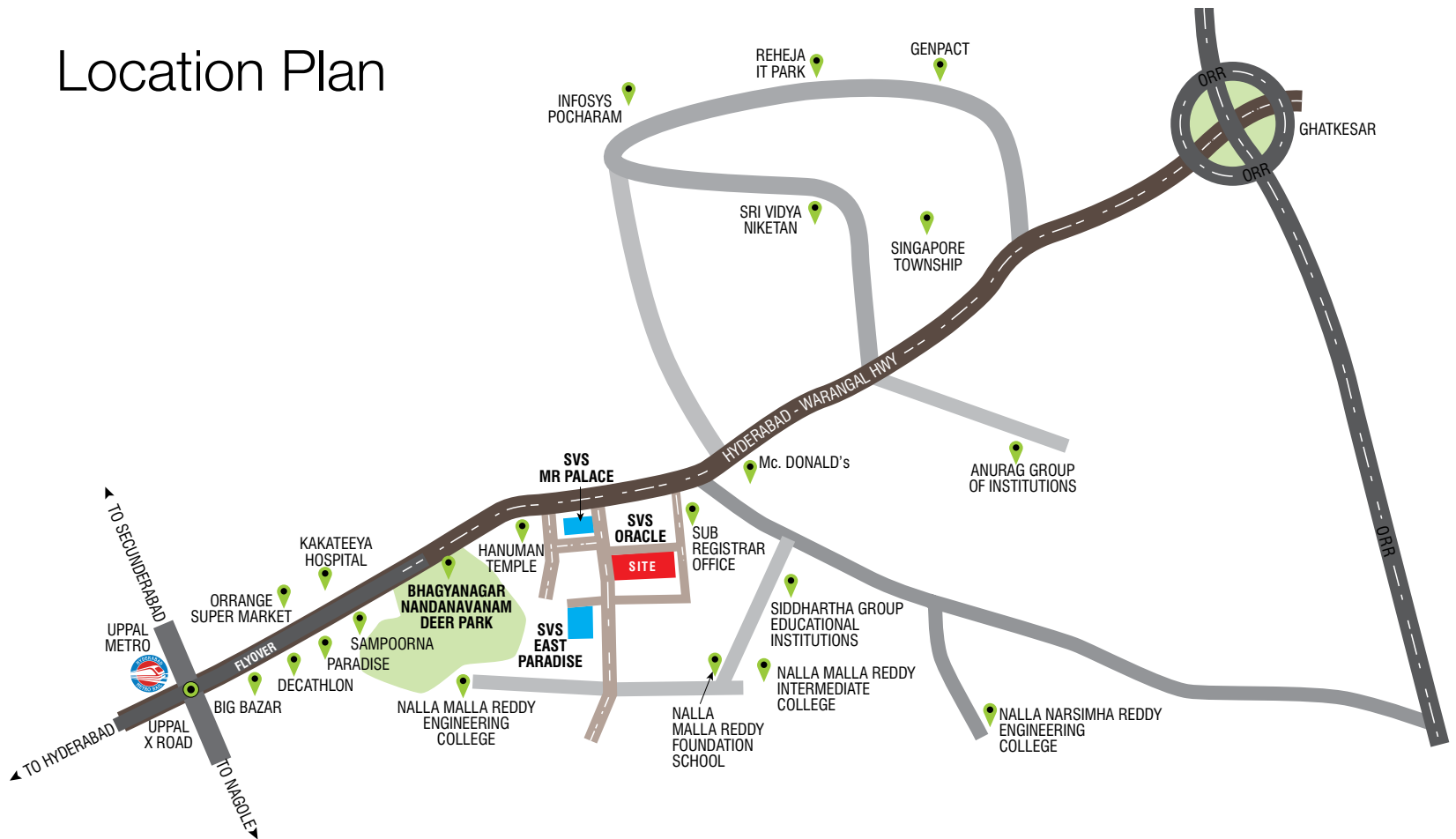


## SECURITY SYSTEM

CCTV 24hrs.



# Location Plan



## LOCATION HIGHLIGHTS

### Areas

- Bhagyanagar Nandanavanam - 0.3 km
- Uppal - 8.0 km
- Nagole - 10.7 km
- Secunderabad - 17 km

### Mall's

- Sree Hemadurga Mall - 6.0 km
- Saree Niketan - 4.2 km
- Decathlon - 5.1 km
- Big Bazar - 5.2 km

### School's

- Rotterdam - 1.0 km
- Foundation School - 1.4 km
- Sage International School - 1.7 km
- Rockwood School - 3.0 km
- Ravindra Bharati School - 3.4 km
- Delhi public School - 4.0 km
- Sree Chaithanya School - 4.9 km
- Nalla Malla Reddy Bhashyam Public School - 4.9 km

### IT

- Infosys, Pocharam - 5.0 km
- Mindspace, Pocharam - 5.0 km
- Genpact - 5.0 Km

### Restaurants

- McDonald's - 0.5 km
- Sampoorana restaurant - 2.5 km
- Paradise world's favorite biriyani - 3.4 km
- SVM Grand - 3.5 km
- Tulip Grand - 4 km

### Hospital's

- Apex Hospitals - 3.6 km
- Spark Hospitals - 5.0 km
- Apollo Clinic - 5.3 km
- Aditya Hospitals - 5.5 km
- Supraja Hospitals - 10.2 km



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