



Manbhumi



**A SMART HOME WITH
A FOREST, LAKE, PARKS,
BIRDS, AND SO MUCH
MORE.**

**Come be one
with nature.**



 **AGROVE
BY THE LAKE**
Nurtured by Manbhumi

RERA No.: P02200004600

SMART. By nature.

Presenting the next generation of smart homes, powered by India's largest home automation brand.

Save so much, automatically:



Save energy – remotely control your fans, lights, ACs & geysers from anywhere



Save money



Save the planet

Approved by Mother Nature:



Built using eco-friendly building material



Water saving measures for reduced wastage



Rainwater harvesting



Waste segregation



Solar powered common areas



Provision for electric car charging



Alexa-ready



CLOSE TO THE CITY CENTRE. Far from its noise.

- 10 minutes to Kukatpally
- 15 minutes to JNTU
- 20 minutes to Jeedimetla
- 25 minutes to HITEC City
- 30 minutes to ORR

You're never too far from:

Public Transport

- KPHB Metro Station
- JNTU Metro Station
- Kukatpally Metro Station
- Srinivas Nagar Colony Bus Stop
- Gajularamaram Bus Stop

Education

- St. Alphonsa's High School
- Aparna Play School
- Narayana Junior College
- Sri Chaitanya Junior College

Healthcare

- Usha Mallapudi Cardiac Centre
- The Womb
- Sunshine Diagnostics Centre
- Apollo Pharmacy

Shopping

- South India Shopping Mall
- Kalamandir
- R.S. Brothers
- KLM Fashion Mall

Financial Services

- IndusInd Bank
- HDFC Bank
- Axis Bank
- ICICI Bank

Food

- Sri Udipi Grand
- Lakeway Restaurant
- Paradise Biryani
- Chaistaan

Groceries

- Ratnadeep Supermarket
- More Supermarket
- Tirumala Supermarket



**FOR SOME IT'S A SMART HOME
SURROUNDED BY NATURE.**

For others, it's paradise.

- Spread across 3 acres
- Home to a mini forest, with a lake next door
- 2 blocks divided by a large central space for recreation
- 288 smart apartments; 2 & 3 BHK

Take a walk on the wild side, only at **A Grove by the Lake**. It's a home with its very own mini forest, and a lake right next door. And with every possible amenity included, it's where both sides of luxury meet – a great automated home and the great (little) outdoors. So come on over. And get ready to explore your own piece of paradise, right outside your door.

For Your Pleasure:



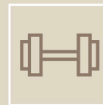
State-of-the-art
G+3 clubhouse



Swimming
pool



Walking/
jogging track



Gym



Large central
space for
recreation



Yoga room



Indoor
games room



Children's
play area



Banquet hall

THE BUILDING BLOCKS, for the perfect home.

Structure

RCC framed structure ● Brick masonry with AAC/Cement bricks using manufactured sand/natural sand in cement mortar. Anti-termite treatment carried out as per IS standards.

Plastering

Internal: Cement plaster with trowel finish using manufactured or natural sand, or gypsum plaster. ● **External:** Cement plaster with trowel finish using manufactured or natural sand.

Doors

Main Door Frames & Shutter: 3'6" x 7'0" size with teak wood frames of 5" x 3" in sections, panel type shutter with one mortise lock and necessary hardware fittings & fixtures or steel doors. ● **Inner Door Frames:** Sitouts with UPVC/ aluminium French doors. Inner door frames of engineered wood with a frame section size of 40 mm x 100 mm and flush shutters. Inner doors size of 3'0" x 7'0", with toilet and utility doors' size of 2'9" x 7'0". Alternatively, steel doors with relevant section size and thickness will be used.

Windows

UPVC/Aluminium windows and French doors. No grills will be provided.

Painting

External: Combination of texture paint and smooth finish, of Birla WallCare/ Nippon/Berger/Nerolac/Asian Putty or equivalent make, in specified areas. ● **Internal:** One coat of primer over Birla WallCare/ Nippon/Berger/Nerolac/ Asian Putty or equivalent make, and two coats of plastic emulsion paint of Asian Putty/Nippon/Berger/Nerolac or equivalent make.

Tiling

Living, Drawing, Dining, Bedrooms & Kitchen: Double charged vitrified flooring of 600 mm x 600 mm size, of Kajaria/NITCO/Simpolo/Somany/Varmora/ Aparna/Cera or equivalent make. ● **Utility, Bathrooms & Sitouts:** Ceramic/GVT anti-skid tiles of Kajaria/NITCO/Simpolo/Somany/Varmora/Aparna/Cera or equivalent make for dado and flooring. ● **Staircases & Lobbies:** Granite/ Vitrified tiles/Natural stone with skirting.

Kitchen

Granite platform with SS Sink and provision for fixing water purifier. ● Provision for exhaust fan or chimney.

Utilities/Wash

Provision for washing machine/dishwasher, and wet area for washing utilities.

Plumbing & Sanitary Fixtures

Well-planned toilet layout with wet & dry areas, and step down for shower area. ● Wall-hung WC with flush tank and wash basins of American Standard/Kohler/Hindware/Jaguar or equivalent make. ● All bathrooms equipped with wash basin, CP tap, and single lever hot & cold wall mixer with shower. All CP fittings of Jaguar/American Standard/Kohler or equivalent make.

Electricals

Concealed copper wiring in PVC conduits. Power outlets for air-conditioners in all bedrooms and drawing room. ● **Backup Power:** Generator with acoustic enclosure to energise all common areas, lifts, pumps, and all points within the flat (excluding ACs and geysers). ● Separate electrical connection with 3-phase circuit for each flat, with common meter for all common light points, pumps, lifts, and other facilities. ● MCBs (Miniature Circuit Breakers) and ELCBs of Legrand/Panasonic or equivalent make. ● **Bedrooms, Drawing, Dining, Kitchen & Sitouts:** All bedrooms provided with two light points, one fan point, and one 5 amp socket. Drawing and dining rooms provided with two light points, two fan points, and two 15/5 amp sockets. All balconies provided with one light point. Kitchens provided with one light point, two 15 amps socket, and one 5 amp power socket for water purifier connection. ● **Toilets:** Provided with one light point and one 15 amp power socket for geyser. ● Cables of Finolex/Anchor/RR-V-Guard/Polycab or equivalent make.

Communication

TV & Communication Cables: TV cable (DTH) and telephone connectivity provided for hall/dining. Intercom telephone facility from apartment to apartment and security kiosk. ● Telephone points in drawing room. ● Provision for internet.

Parking Area

VDF flooring/Interlocking pavers/Natural stone.

Elevators

Elevators from reputed manufacturers like Schindler, Otis, Fujitec, or Johnson.

Infrastructure

STP, underground drain, electrical cabling, rainwater harvesting, 24x7 security, and firefighting equipment.

Landscaping

Designer landscaping to beautify the entire stilt area. Lightscape around the building for added visual appeal.

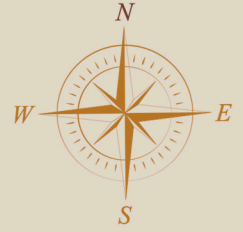
Amenities (In-depth)

Outdoor: Walking/Jogging track, yoga area, children's play area. ● **Indoor Games:** Library, carrom, chess, table tennis/pool table. ● **Clubhouse:** Multipurpose hall, fully-equipped gym, swimming pool, and provision for crèche/store.

60 FEET ROAD

ENT.GATE

60 FEET GRAND
ENTRANCEWAY



7M WIDE DRIVEWAY

7M WIDE DRIVEWAY

7M WIDE DRIVEWAY

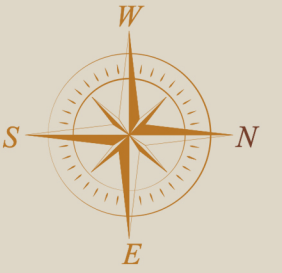
7M WIDE DRIVEWAY

7M WIDE DRIVEWAY

7M WIDE DRIVEWAY



G+3 CLUBHOUSE



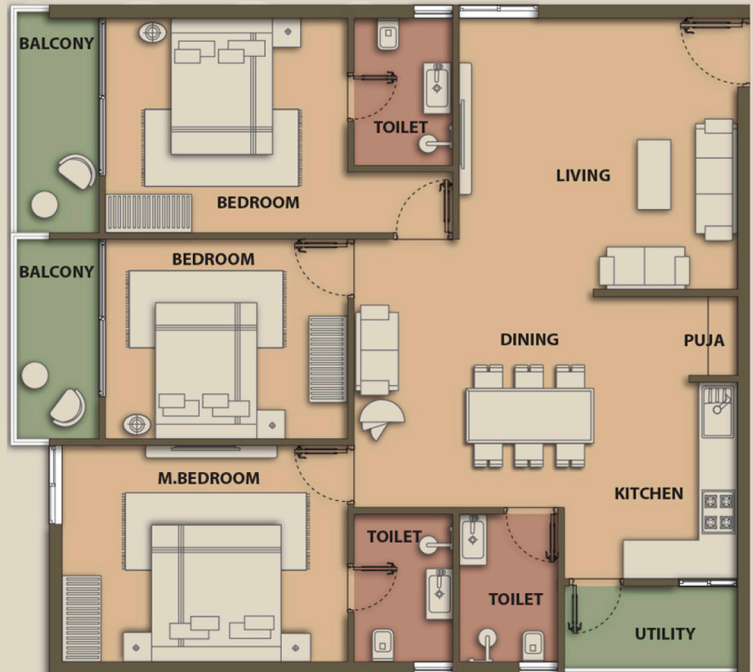
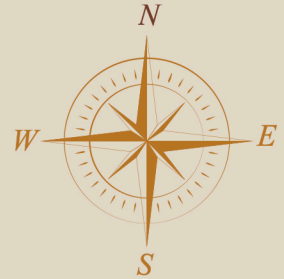
Flat 1 | 1,852 Sq.ft. (East Facing)

Drawing	12'0" x 18'0"
Balcony	13'8" x 7'8"
Living & Dining	20'3" x 10'3"
Kitchen	8'0" x 10'9"
Puja	4'6" Wide
Utility	5'8" x 11'11"
Master Bedroom	16'0" x 10'3"
MB Toilet	8'0" x 5'0"
Bedroom 1	14'0" x 10'3"
BR 1 Toilet	8'0" x 5'0"
Bedroom 2	13'0" x 10'3"
BR 2 Toilet	5'0" x 8'0"



Flat 2 | 1,572 Sq. ft. (East Facing)

Living	14'1" x 13'9"
Dining	12'1" x 13'7"
Common Toilet	5'0" x 7'6"
Kitchen	7'0" x 10'0"
Puja	4'0" Wide
Utility	8'9" x 4'6"
Master Bedroom	14'6" x 11'0"
MB Toilet	5'0" x 7'6"
Bedroom 1	12'3" x 10'1"
BR 1 Balcony	4'6" x 10'7"
Bedroom 2	12'3" x 10'11"
BR 2 Toilet	5'0" x 7'6"
BR 2 Balcony	4'6" x 11'8"



Flat 3 & 5 | 1,702 Sq.ft. (East Facing)

Drawing	12'0" x 11'0"
Living & Dining	22'8" x 10'11"
Kitchen	9'0" x 11'0"
Utility	5'11" x 8'2"
Master Bedroom	16'0" x 11'0"
MB Toilet	6'0" x 7'6"
Bedroom 1	13'4" x 10'11"
BR 1 Toilet	5'0" x 8'0"
Bedroom 2	13'7" x 10'1"
BR 2 Toilet	5'0" x 8'0"
Balcony	22'8" x 10'11"



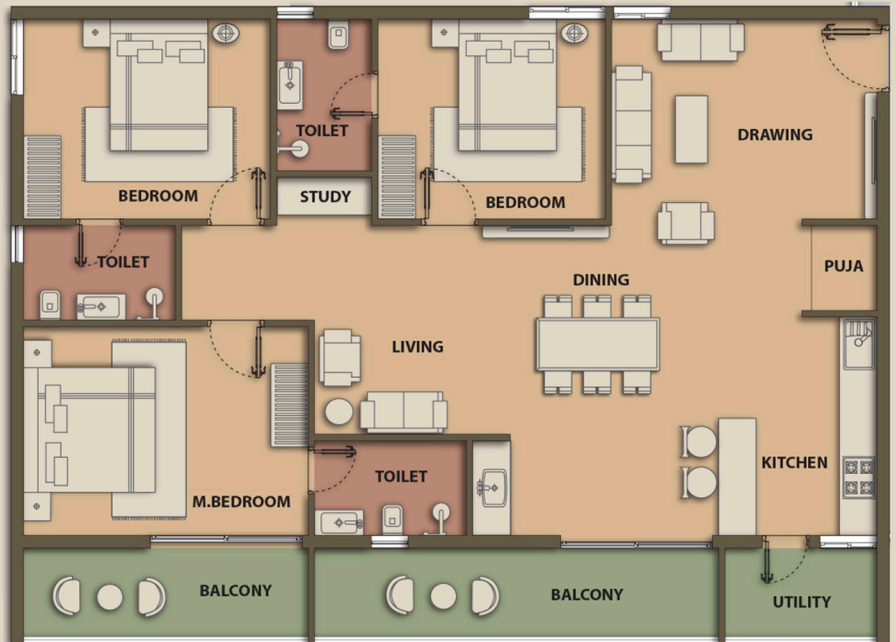
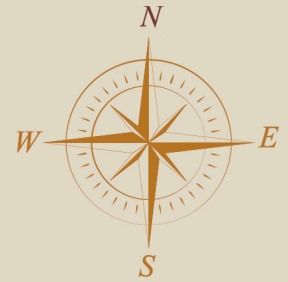
Flat 4 & 6 | 1,546 Sq.ft. (East Facing)

Drawing	10'11" x 10'11"
Living & Dining	20'2" x 10'11"
Kitchen	7'11" x 11'0"
Utility	4'10" x 8'2"
Master Bedroom	14'6" x 11'0"
MB Toilet	6'0" x 7'6"
Bedroom 1	11'3" x 10'1"
BR 1 Toilet	5'0" x 8'0"
Bedroom 2	12'0" x 10'1"
BR 2 Toilet	5'0" x 8'0"
Balcony	5'6" x 11'7"



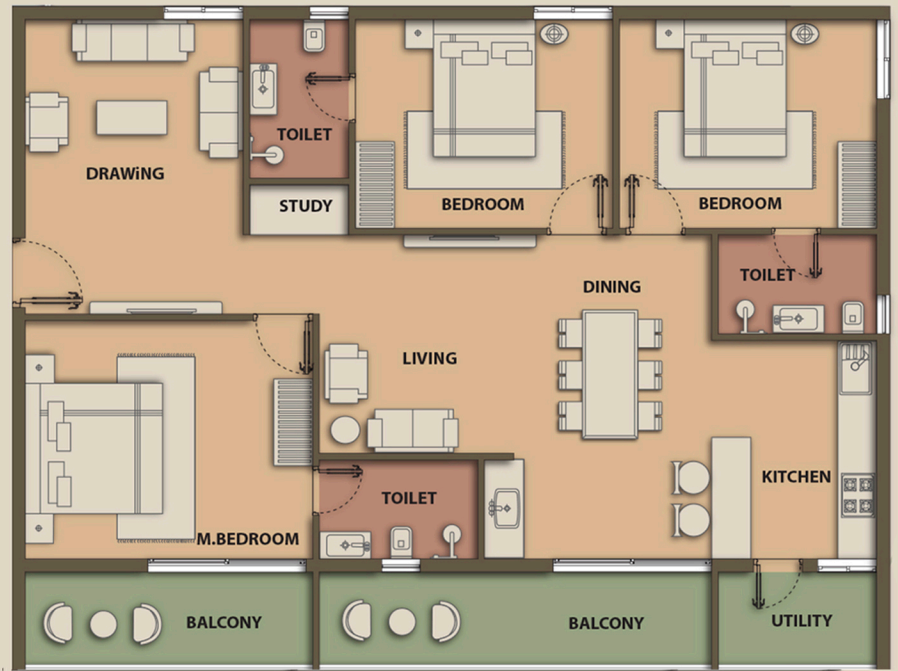
Flat 7 | 1,944 Sq.ft. (East Facing)

Drawing	13'11" x 10'10"
Living	10'3" x 11'0"
Dining	11'0" x 16'4"
Balcony	21'3" x 5'0"
Kitchen	8'0" x 11'6"
Puja	4'6" Wide
Utility	8'8" x 5'0"
Master Bedroom	15'0" x 11'0"
MBR Toilet	8'0" x 5'0"
MBR Balcony	15'8" x 5'0"
Bedroom 1	13'0" x 10'6"
BR 1 Toilet	8'0" x 5'0"
Bedroom 2	12'0" x 10'6"
BR 2 Toilet	5'0" x 8'0"



Flat 8 | 1,861 Sq.ft. (West Facing)

Drawing	11'0" x 14'10"
Living & Dining	19'9" x 11'0"
Balcony	19'9" x 5'0"
Kitchen	8'0" x 11'0"
Utility	8'0" x 5'0"
Master Bedroom	15'6" x 12'0"
MB Toilet	5'0" x 8'0"
MBR Balcony	14'6" x 5'0"
Bedroom 1	13'0" x 10'6"
BR 1 Toilet	5'0" x 8'0"
Bedroom 2	13'0" x 10'6"
BR 2 Toilet	5'0" x 8'0"



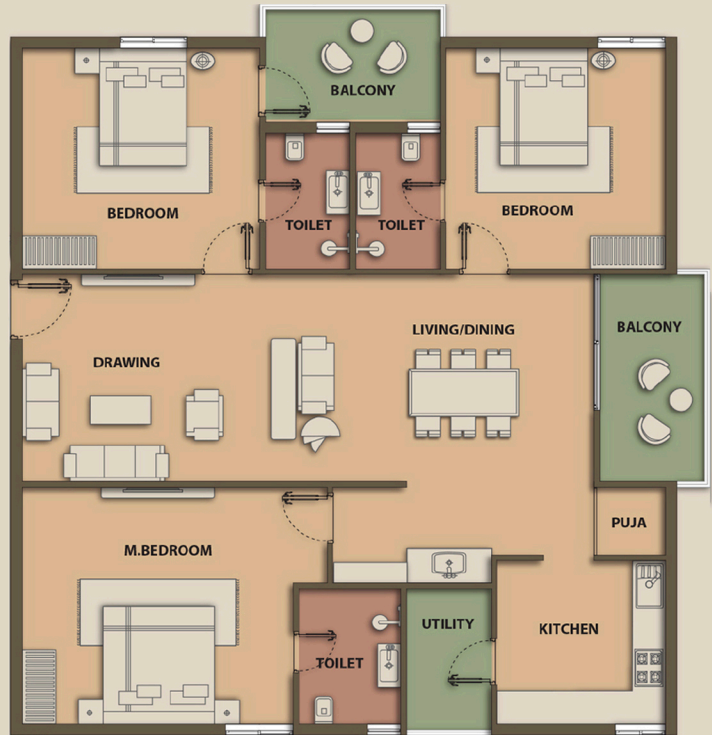
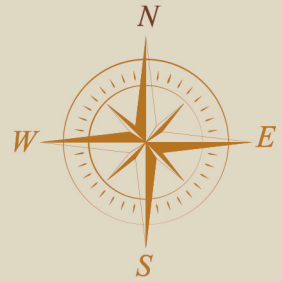
Flat 9, 10, 11, 12 & 13 | 1,702 Sq.ft. (West Facing)

Drawing	10'2" x 10'11"
Living & Dining	22'10" x 10'11"
Balcony	7'0" x 11'7"
Kitchen	9'0" x 11'0"
Utility	5'11" x 8'2"
Master Bedroom	16'0" x 11'0"
MBR Toilet	6'0" x 7'6"
Bedroom 1	13'4" x 10'11"
BR 1 Toilet	5'0" x 8'0"
Bedroom 2	13'7" x 10'1"
BR 2 Toilet	5'0" x 8'0"



Flat 14 | 2,086 Sq.ft. (West Facing)

Drawing	10'2" x 12'2"
Living & Dining	23'7" x 16'6"
Balcony	6'6" x 12'10"
Puja	4'0" Wide
Kitchen	9'11" x 9'8"
Utility	5'0" x 8'8"
Master Bedroom	16'0" x 14'0"
MBR Toilet	6'0" x 8'0"
Bedroom 1	14'0" x 13'0"
BR 1 Toilet	5'0" x 8'0"
Bedroom 2	12'11" x 13'0"
BR 2 Toilet	5'0" x 8'0"



IT'S A PICNIC SPOT. IT'S A CAMPING TRIP.

It could be your new home!



Manbhum

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Nurtured **40+** thriving projects | **25**-year legacy

25 lakh sq.ft. brought to life | **1,000+** delighted customers