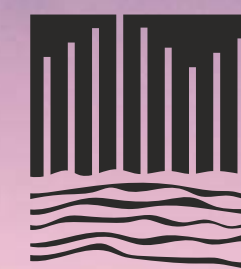


A Project by

**AADITRI**  
CREATING LIFESTYLE



# EVEREST

## THE PEAK OF HIGH LIFE

**AADITRI**  
CREATING LIFESTYLE

Corporate Office:  
**AADITRI PROPERTIES PVT. LTD.**  
Pravritri Bhavan, H.No: 8-2-293/82/A/233, 3rd & 4th Floor,  
Rd No: 36, Beside Jubilee Hills Checkpost Metro Station,  
Jubilee Hills, Hyderabad - 500033.

Everest Site Office: Ameenpur, Hyderabad.

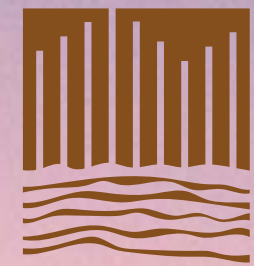
info@aaditrigroup.com  
Toll Free Number: 1800 303 4929  
www.aaditrigroup.com

Note: This Tri-Folder is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the flat may differ. The promoters reserve the right to make changes in the elevations, plans & specifications as deemed fit.

**TS RERA**  
TELANGANA STATE REAL ESTATE REGULATORY AUTHORITY  
**P01100007149**



A Project by



# EVEREST

## THE PEAK OF HIGH LIFE



Corporate Office:  
AADITRI PROPERTIES PVT. LTD.  
Pravritri Bhavan, H.No: 8-2-293/82/A/233, 3rd & 4th Floor,  
Rd No: 36, Beside Jubilee Hills Checkpost Metro Station,  
Jubilee Hills, Hyderabad - 500033.

info@aaditrigroup.com  
Toll Free Number: 1800 303 4929  
www.aaditrigroup.com

Everest Site Office: Ameenpur, Hyderabad.

Note: This Tri-Folder is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the flat may differ. The promoters reserve the right to make changes in the elevations, plans & specifications as deemed fit.







# THE PEAK OF HIGH LIFE

Closer than it seems, grander than you imagined.  
Taller than expectations, rising beyond the ordinary.  
Here, serenity unfolds like never before.  
The journey finds its destination—in the tranquil embrace of home.

You rise above, where every view unveils a new perspective,  
A reminder that dreams are for the ordinary.  
Here, they are an everyday reality.  
On the banks of a rippling lake, beside a sanctuary of rare wings,  
Lies a pinnacle of living apart, where you and nature become one,  
Bound by serenity, embraced by freedom.

Here, the sun awakens the day,  
The breeze breathes life into every moment,  
Clouds drift through golden afternoons,  
And starry nights cradle your dreams.  
Noise dissolves. Calm prevails. Serenity sets the tone.

It's not the mountain we conquer, but yourself  
And life, the way it's meant to be.

This is the call of the high life.





# AMEENPUR

## THE PEAK

### WHERE HERITAGE AND FUTURE CONVERGE.

Nestled beside a scenic lake that has stood for over 300 years, Ameenpur is a legacy in the making. Renowned as a birdwatcher's paradise and a biodiversity heritage site, this satellite town of Hyderabad is emerging as an iconic address for those looking to live, invest, and prosper. With its proximity to Hitech City, Gachibowli, and the Financial District, Ameenpur is poised to be a hub of futuristic development; offering a perfect balance of nature and modernity. Here, heritage meets innovation, and with serene parks, seamless connectivity, and effortless access to education, entertainment, and work. Ameenpur is more than a place; it is where the future is not just imagined but claimed.



# NATURE. FUTURE. GRANDEUR.

THE TOWERING PEAK OF  
EXQUISITENESS AND EXCLUSIVITY.





AN ADDRESS THAT HONORS  
YOU AND THE PLANET,  
**ABOVE &  
BEYOND.**





# THE EPITOME OF HIGH LIVING, ELEVATING EVERY SFT. INTO A MASTERPIECE OF PRESTIGE.

Set against a breathtaking landscape and pristine lake, Everest is a masterpiece where design meets aspiration. Every inch of space is meticulously crafted to elevate your experience, blending sophistication with modern luxury. It's your new address, where nature and architecture exist in perfect harmony, offering an expansive layout that embodies your dreams, and ambitions. Here, every detail is an ode to exclusivity, and every step is an ascent to new heights of prestige.





15.2

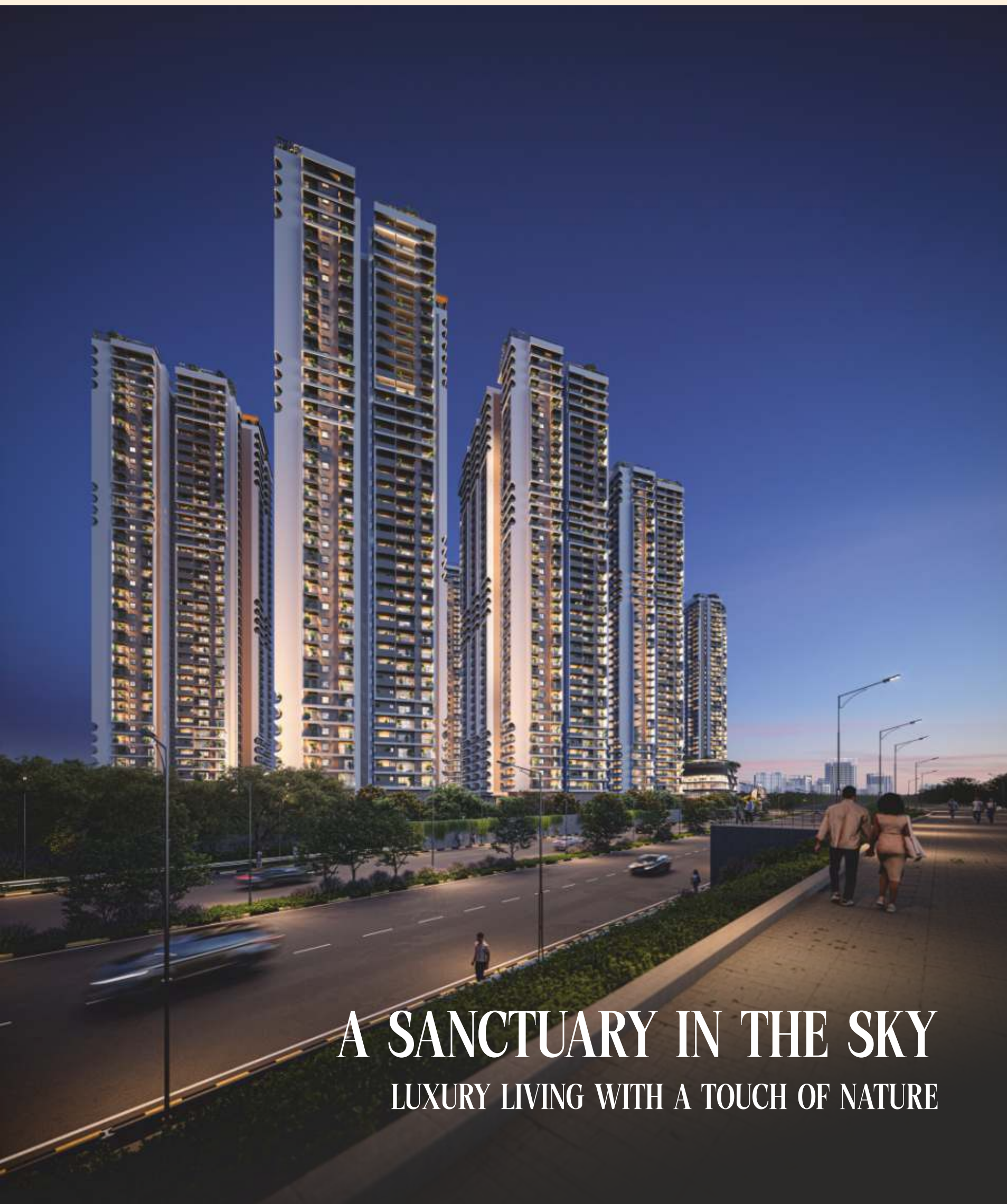
ACRES

09

TOWERS

3054

UNITS



A SANCTUARY IN THE SKY  
LUXURY LIVING WITH A TOUCH OF NATURE



RISE ABOVE THE REST  
A COMMUNITY DESIGNED  
FOR YOU

2, 3 & 4 | 1 LAKH  
BHK SFT. CLUBHOUSE





# MASTER PLAN

## LEGEND

- ENTRANCE PLAZA
- GUARD HOUSE
- CHILDREN'S WAITING AREA
- BANQUET LAWN
- GRAND WALK
- WAITING PLAZA
- WATER FEATURE
- CHANGING ROOMS
- POOL DECK
- SWIMMING POOL
- POOL PATIO
- ENGAGING SPACE
- PAVILION
- ELEVATED TREE WALK
- GREAT LAWN
- RELAXING SPACE
- READERS' CORNER
- TODDLERS' PLAY AREA
- PEOPLE'S PLAZA
- TRICYCLE PATH /STROLLERS PATH
- CONSTRUCTIVE PLAY AREA
- ORCHID
- COFFEE DECK
- FRANGIPANI COURT
- TRIM TRAIL
- TENNIS COURT
- HALF BASKETBALL COURT
- ZEN GARDEN
- SENSORY WALKWAY
- RELAXING LAWN
- EXERCISE STATION
- OUT DOOR GYMNASIUM
- WOODS
- YOGA LAWN
- HAMMOCK PARK
- VOLLEYBALL COURT
- CHILDREN'S PLAY AREA
- SKATING RINK
- AMPHITHEATRE
- LAP POOL
- LABYRINTH
- PET PARK
- SENIOR SEATING PLAZA
- PALM COURT
- CRICKET PRACTICE NETS
- PATHWAY
- TT TABLE
- PICKLEBALL COURT
- FLEA MARKET
- WAITING LOUNGE





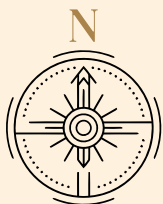
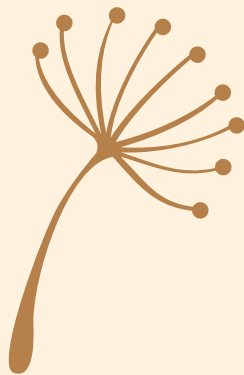
# AREA STATEMENT TYPICAL FLOOR PLAN

BLOCKS  
(A,B,C,D,F,G,H,I)



FLAT NO	FACING	TYPE	SALEABLE AREA (SFT)
01	EAST	3 BHK	2,055
02	WEST	3 BHK	1,745
03	EAST	3 BHK	1,745
04	WEST	3 BHK	2,055
05	WEST	3 BHK	2,055
06	WEST	2 BHK	1,335
07	EAST	2 BHK	1,335
08	WEST	2 BHK	1,335
09	EAST	3 BHK	2,055

KEYPLAN



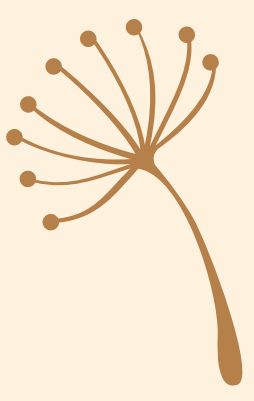




# AREA STATEMENT TYPICAL FLOOR PLAN

BLOCKS

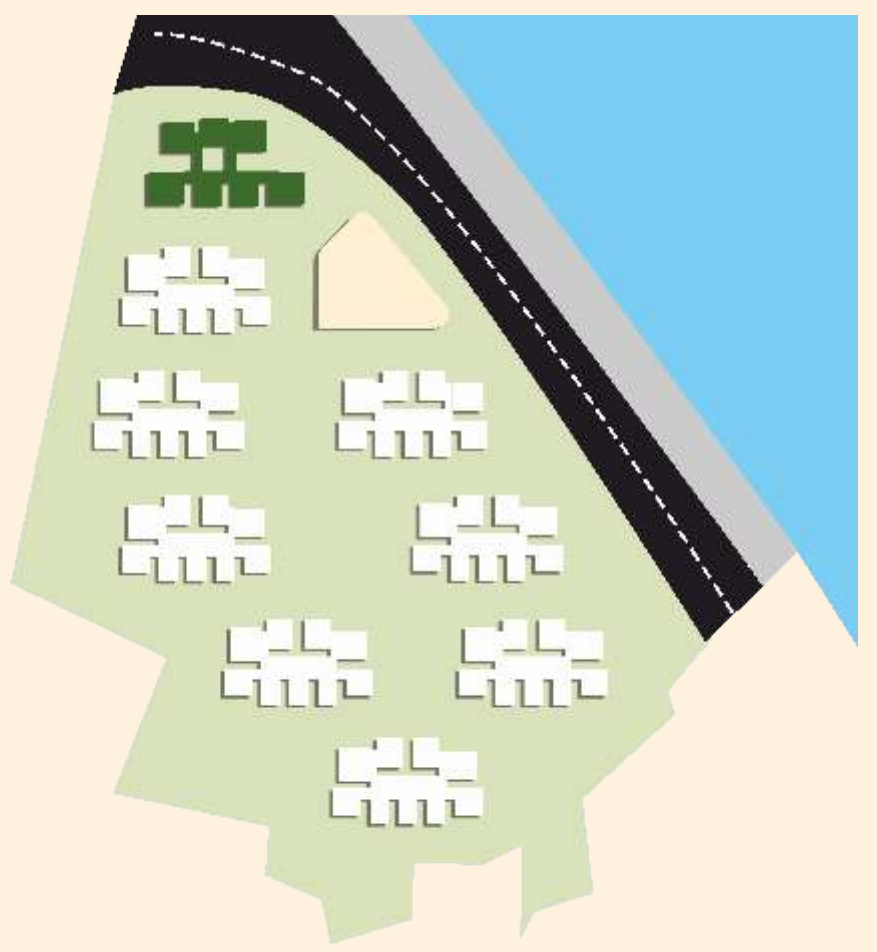
(E)



FLAT NO	FACING	TYPE	SALEABLE AREA (SFT)
01	EAST	3 BHK	2,055
02	EAST	3 BHK	1,785
03	WEST	3 BHK	2,055
04	WEST	4 BHK	3,080
05	EAST	3 BHK	1,780
06	EAST	3 BHK	1,780
07	EAST	4 BHK	3,080



KEYPLAN





# TYPICAL FLOOR PLAN



3 BHK EAST:2055 SFT TYPE - 1



3 BHK WEST:1745 SFT TYPE - 2



TYPE - 3 3 BHK EAST:1745 SFT



3 BHK WEST:2055 SFT TYPE - 4



TYPE - 9 3 BHK EAST: 2055 SFT



2 BHK EAST: 1335 SFT  
TYPE - 6,7,8



TYPE - 5 3 BHK WEST:2055 SFT



# OPEN IS OUR NATURE

WHERE SERENITY IS PURE BLISS.

CENTRAL PARK AREA | 75% OPEN AREA | 45% COVERED AREA

38% SOFTSCAPE | OPEN-AIR THEATRE |





# A FIVE-STOUREY GRANDEUR, REDEFINING THE PEAK OF EXCEPTIONAL PRIVILEGE.

Discover a world of luxury and leisure across seven floors of unparalleled amenities, where every level unveils a new dimension of relaxation and recreation. No stone is left unturned in curating an environment of utmost luxury. Here, every moment is an opportunity to indulge in sophistication, where work, play, and wellness seamlessly intertwine. Spanning over 970,000 sq. ft., each corner of this magnificent Clubhouse is meticulously designed to offer you a world where you don't just claim privileges, but rise to new heights of grandeur. At the peak of luxury, you don't just reside—you rise.





# TOP-OF-THE-WORLD EXPERIENCES,

CARVED INTO THE HEART OF THE PEAK



## CLUBHOUSE AMENITIES



USE ICONS



GRAND ENTRANCE LOBBY



BANQUET HALL



DINING HALL



RESTAURANT



SPA



AEROBICS HALL



THEATRE



GYM



YOGA HALL



PLAY STATION



BADMINTON COURT



INDOOR GAMES



OFFICE SPACES



CONFERENCE ROOM



GUEST SUITES ROOMS



PARTY LAWN



SWIMMING POOL



OUTDOOR DINING AREA



BAR & KITCHEN



# PLAY. PAUSE. GIGGLE. PLAY AGAIN.

A SOULFUL HAVEN WHERE PLAYFULNESS  
ASCENDS TO THE PEAK.





**ELEVATING EVERY SFT. INTO A  
MASTERPIECE OF PRESTIGE.**



## **LIVE LIFE AT NEW HEIGHTS A COMMUNITY THAT INSPIRES**

Set against a breathtaking landscape and pristine lake, Everest is a masterpiece where design meets aspiration. Every inch of space is meticulously crafted to elevate your experience, blending sophistication with modern luxury. It's your new address, where nature and architecture exist in perfect harmony, offering an expansive layout that embodies your dreams, and ambitions. Here, every detail is an ode to exclusivity, and every step is an ascent to new heights of prestige.





## KID'S FRIENDLY AMENITIES



AMPHITHEATRE



OPEN AIR THEATRE



SKATING RINK



PET PARK WITH PET  
REQUIREMENTS



KIDS' PLAY AREA




BIRD WATCHING DECK



KID'S POOL





PLAY. SWEAT.  
CHEER. PLAY  
AGAIN.

UNLEASH THE HIGH THRILLS IN THE  
OUTDOOR BLISS.





## OUTDOOR AMENITIES



MULTIPURPOSE ZONE



OUTDOOR MUSIC COURT



MULTIPURPOSE DECK  
WITH BBQ



CRICKET PRACTICE PITCH



BASKETBALL COURT



SWIMMING POOL



CYCLING TRACK



OUTDOOR FITNESS ZONE



OUTDOOR CAFETERIA



TENNIS COURT



VOLLEYBALL COURT



ELEVATED WALKWAY



POOL SIDE POOLSIDE  
CAFETERIA



JOGGING TRACK



# THE PEAK OF NEW FUSION AND DIMENSIONS, BUILT WITH A DIFFERENCE

Designed to harmonize with nature, this IGBC-certified masterpiece integrates biophilic architecture, creating a sanctuary where the environment and your lifestyle thrive. Futuristic in its essence, it blends cutting-edge technology with flexibility and innovation, offering a home that evolves with your dreams. With safety at its core and sustainability as its foundation, this space is a timeless refuge where every detail is crafted to nurture your peace and well-being.



THE EVEREST EDGE



**IGBC-CERTIFIED:**  
NATURE-INTEGRATED BIOPHILIC ARCHITECTURE



**BIO-DIVERSITY FOCUS:**  
POSITIONED BUILT CLOSE TO NATURE'S BIRD HABITAT



**FUTURISTIC:**  
TECH-CENTRIC + FLEXIBLE + MODULAR



**CENTRALISED SERVICES:**  
SECURITY, HVAC, BMU, AND SERVICE FLOOR  
MANAGEMENT



**BEST SAFETY STANDARDS**  
REFUGE AREAS & ASSEMBLY POINTS AS PER NBC16



# A SYMPHONY OF PERFECTION, CRAFTED WITH PEAKS OF EXCELLENCE.

## FOUNDATIONS

R.C.C. framed structure with plywood shuttering ensures a sturdy base for structural integrity.

- a) Super Structure: R.C.C. framed structure with aluminium shuttering enhances strength and longevity.
- b) Cement: Employing Ultratech, Birla Shakti OPC 53 or equivalent brands for concrete works and PPC for masonry ensures optimal durability and performance, meeting stringent construction requirements.
- c) Steel: TATA, JINDAL, VIZAG or equivalent brands of TMT Fe500 or Fe550 for robust structural strength.
- d) Plastering: Gypcore H 100 gypsum, Asian paints,

## DOORS

The main door boasts a 5" X 3" engineered wood frame with a 40mm thick flush shutter, veneered on both sides, polished, and fitted with premium hardware. Internal doors feature a 4" X 2.75" engineered wood frame with 32mm thick shutters, laminated on both sides, and premium hardware fittings.

## WINDOWS

Utilizing Premium UPVC windows with mosquito mesh shutter provision from Fenesta, Aparna, or equivalent brands ensures a combination of durability, aesthetics, and functionality.

## PAINTING

The use of Alteck, Asian Paints Premium Emulsion, and Apex, or equivalent brands, ensures a durable and visually appealing finish. External painting includes a texture/cement putty smooth finish.

## COMMON AREAS

VDF flooring in parking areas, vitrified tiles in corridors, and advanced amenities, such as an 8 member capacity passenger lift, pneumatic pumps, and sewage treatment plant, enhance the overall functionality and aesthetics of common spaces.

# SPECIFICATIONS

## TELEVISION AND TELEPHONE POINTS

Strategically placed in the living room for connectivity and convenience, aligning with modern lifestyle needs.

## CCTV CAMERA

Strategically positioned at the entrance gate, parking, driveways, and common areas, the CCTV system ensures robust security surveillance.

## ELECTRICAL

Trust in Havells, Finolex, RR, or equivalent brands for concealed copper wiring, ensuring a secure infrastructure. Legrand or equivalent brands switches offer seamless control, enhancing user experience. Power outlets provision includes considerations for various appliances, adding practicality.

## FIRE SAFETY SYSTEM

Designed in accordance with fire department norms, the fire safety system ensures the safety and well-being of residents in case of emergencies.

## KITCHEN DETAILS

The kitchen is equipped with water tap provisions from an UG sump source, electrical and water points for dishwasher and washing machine, and exhaust fan/chimney provisions for efficient ventilation.

## PROVISION FOR WI-FI INTERNET

Ensuring community-wide provision for internet connectivity, aligning with the modern need for seamless digital connectivity.

## PLUMBING

Elevate bathrooms with American Standard, Jaguar, or equivalent brands sanitary ware for quality and aesthetics. PVC and RCC Hume pipes ensure efficient drainage. CPVC and G.I pipes for water supply, plumbing, and fittings guarantee a reliable system.

## FLOORING

Enjoy top-notch room flooring from Kajaria or equivalent brands, combining aesthetics and durability. In bathrooms, Kajaria or equivalent wall tiles add style and functionality.

## LIFTS

8-member capacity passenger lifts from reputable brands like Otis, Johnson, Kone, or equivalent brands to ensure smooth vertical transportation, adhering to safety and performance standards.

## ADDITIONAL AMENITIES

Compliance with MEP design, reputable lifts from Otis, Johnson, or Kone or equivalent brands, and Water Treatment Plant (WTP) & Sewage Treatment Plant (STP) reflect a commitment to modern amenities and sustain ability.

## GENERATOR

D.G. set backup for lighting and emergency areas, such as lifts and cellar parking, guarantees uninterrupted power supply during critical situations.

## BOOM BARRIER

Efficiently installed at entry and exit points, boom barriers regulate access, adding an additional layer of security.

## COMPOUND WALL

Erected at the plot's periphery, the compound wall enhances security and privacy for the entire community.

## RAMPS

Thoughtfully provided for easy access to parking and at lift lobbies, catering to the needs of physically handicapped individuals.

## PROVISION FOR CAR WASH & CAR CHARGING STATION

Offering residents the convenience of car-related services within the community.



# LOCATION HIGHLIGHTS

## EDUCATION

- Fusion International School - 0.5 km
- Sprit Ridge International Pre School - 0.5 km
- Sancta Maria International School - 3 km
- Oaktree Kids International School - 3.5 km
- Rainbow International School - 3.5 km
- Meru International School - 4 km
- Sadhana Infinity International School - 4 km
- Silver Oaks International School - 5 km

## HOSPITALS

- Medicover Hospital - 3 km
- PRK Hospital - 3 km
- Pranam Hospital - 5 km
- Ankura Children's and Women's Hospital - 4 km
- Fernandez Outpatient Clinic - 4 km
- American Oncology Institute & Citizens Hospital - 4 km

## LEISURE & SHOPPING

- GSM Mall
- Chennai Shopping Mall
- RS Brothers
- KLM Shopping Mall
- GRT Jewells

## OFFICES & ESTABLISHMENTS

- Genpact India Pvt Ltd - 7 km
- Cyber Towers - 10 km
- DLF Sez - 10 km
- Wave Rock - 12 km

## TRANSPORT

- Mumbai Highway - 3 km
- Outer Ring Road (ORR) - 3.5 km
- kmLingampalli Bus Stand - 4 km
- Lingampalli Railway Station - 5.5 km
- Miyapur Metro Station - 6 km

## OTHERS

- BHEL Circle - 3.5 km
- Medical Devices Park - 7 km

