

A project by



Ludhani
Estates Pvt. Ltd.

KRISHNA
Elegance

 **Somajiguda**

Discover a peaceful and serene
living experience while being in

THE HEART
OF **THE CITY**

Ready to move in flats **FOR SALE**

Limited time promotional offers available



Unbeatable **Location.**
Unmatched **Convenience.**
Unparalleled **Connectivity.**



- **2 Mins** - Irrum Munzil Metro Station
- **2 Mins** - PVR Mall
- **5 Mins** - Banks
- **5 Mins** - Hussain Sakar Lake
- **5 Mins** - 5 Star Hotels
- **7 Mins** - TS Secretariat
- **10 Mins** - Top Hospitals
- **10 Mins** - KBR Park
- **15 Mins** - HPS

LIVE IN SOMAJIGUDA, INDIA'S SECOND-BEST HIGH STREET

A beautiful apartment located in the peaceful and well-connected area of Somajiguda

Developed by Ludhani Estates, a trusted and established name in the real estate industry, this project offers a comfortable and convenient living experience.

Designed to cater to the needs of modern-day urban living, where each flat comes with a mesmerizing view.



KRISHNA
Elegance



ENJOY MODERN LIVING WITH **ESSENTIAL** **COMFORT AND** **SAFETY FEATURES**

Krishna Elegance is thoughtfully designed and equipped with all the necessary amenities to ensure a comfortable and hassle-free lifestyle with features that are essential for modern-day living.

KRISHNA
Elegance



- Constructed on 865 Sq Yards of land
- 2 flats per floor in a Total 5 floors
- Italian marble reception with mood sensing chandelier
- A beautiful gazebo for outdoor relaxation
- Backup generator to ensure uninterrupted power supply in the flat & common area
- Motion sensor lights to promote energy efficiency
- Advanced security systems such as electronic check-and-allow system for entry permission into the apartment
- High-speed elevators to ensure convenience
- Beautifully landscaped gardens to create a serene environment
- Spacious balconies to enjoy the beautiful surroundings
- Large windows to let in natural light and promote ventilation
- Rainwater harvesting pit
- A separate service door provided for the movement of goods and material
- Lift cladding done in all floors using Alaska White Granite for luxurious feeling



EXPERIENCE THE BEST OF
APARTMENT LIVING :

SPACIOUS AND FUNCTIONAL MEETS MODERN CONVENIENCES

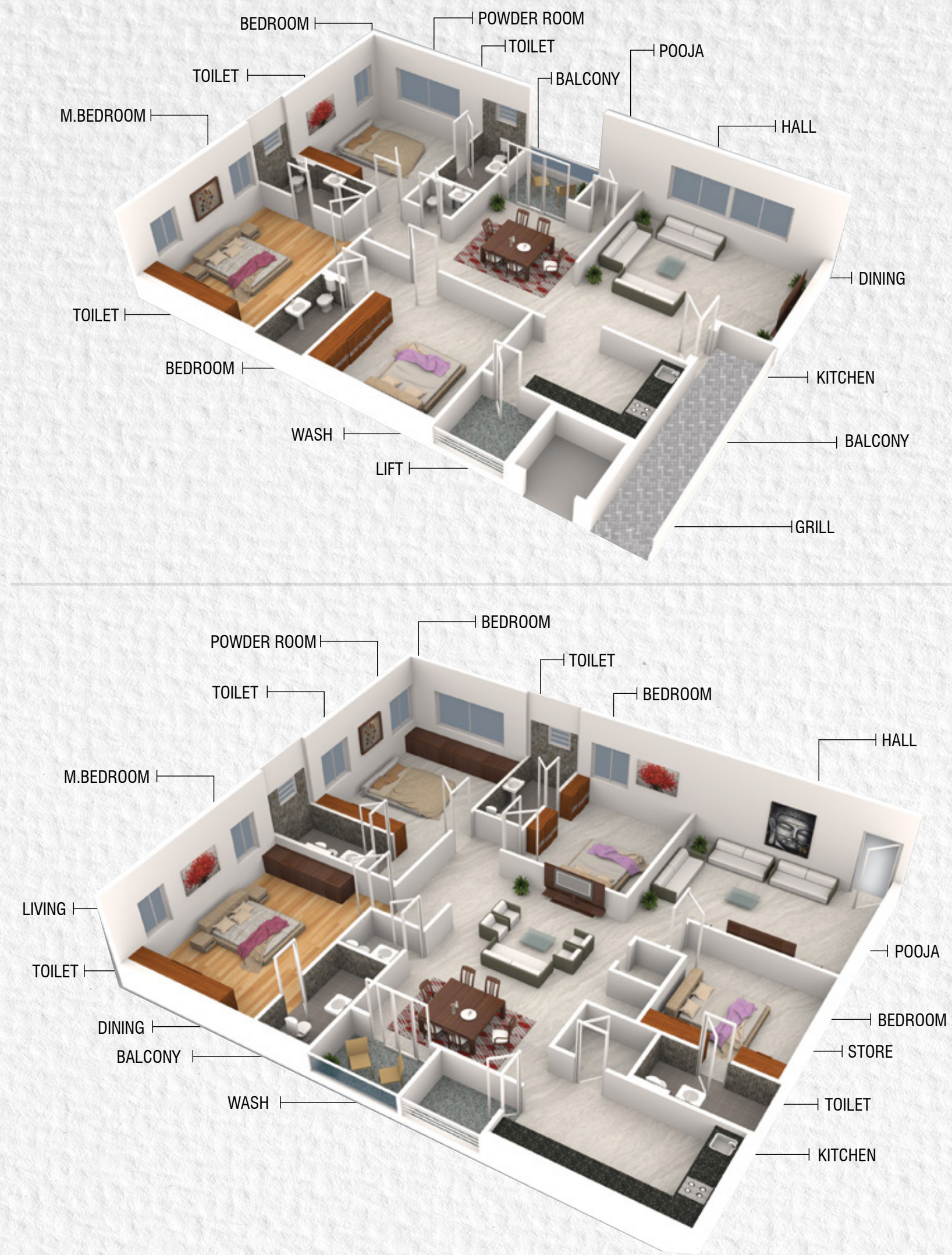
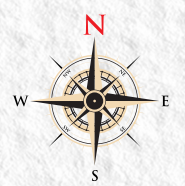
Flat Features :

Each flat has a main hall, dining space, kitchen with separate utility area, a master bedroom, a guest room, a children room, a pooja room, a main balcony and an independent balcony at the entrance.

- Italian marble in main hall
- 8-foot-tall doors and Indian teak wood frame in main door
- 12 ft wide and 6 ft height window in the main hall
- Spacious kitchen with granite counter and soft edged borders to prevent water spilling
- 6 ft height windows in all rooms
- All branded fittings from Jaguar, Doorset and Ceramic brands
- Wooden finish vitrified tiles in children room
- DGV T Tiles in the master and guest bedrooms
- Attached bathroom in all rooms
- An extra toilet provided in the hall for guests
- Ample power points and adequate switches
- Heavy load 4 sq. mm wiring done for all 16 amps plug points
- All electrical fittings from Legrand brand and Finolex wirings
- Granite clad door and window frames in the flat for longer life and ease of maintenance
- Fenesta brand doors and windows in the flat



Area statement						
30' WIDE ROAD						
FLAT NO.	FACING	CARPET AREA	BALCONIES & WASH AREA	WALLS AREA	COMMON AREA (28%)	UNIT SALABLE AREA
1	EAST	1467 Sft.	173 Sft.	144 Sft.	500 Sft.	2284 Sft.
2	NORTH	1956 Sft.	68 Sft.	141 Sft.	606 Sft.	2771 Sft.



THE FINER BITS.

- Terrace - 9" wall thickness with 4 ft height for added safety. A granite counter with electricity provision is provided.
- Rooftop - waterproofing has been done using the 'Brick-Bat-Coba' process. This helps to prevent water seepage during rains, and also helps in controlling heat.
- Separate valves in the roof that connect the main water connection pipe to each flat. This helps in controlling the flow of water and maintaining consistent pressure across all floors.
- Duct shielding - polycarbonate sheet fixed to heavy gauged MS Frame covers the duct area.
- Covered space in the roof top with a granite counter and electrical provisions for organizing get-togethers





YOUR SPACE YOUR PRIVATE BALCONY

As you step inside, you'll be greeted by a private balcony thoughtfully designed with a safety double-door grill gate and premium grade SS rails, ensuring both security and tranquility.

These additional safety features not only provide peace of mind but also add a touch of sophistication to the overall aesthetics.

- 304 Gauge SS Rail
- Safety Double-Door Grill Gate

upstyle

EVERY FLAT COMES WITH AN ALLURING VIEW

Offering a capvang view of a lush garden adorned with majestic mango trees and a vibrant array of bloomingflowers, this charming space invites you toimerse yourself in a sanctuary of serenity. Imagine sipping your morning coffee or indulging in adelightful evening tea, surrounded by the gentle sway of leaves and the intoxicicaing aroma of blossoms.

Imagine enjoying your morning coffee or hosting inmate gatherings in this exclusive outdoor space, basking in the serene ambiance.

The balcony of your dream sawaits, promising a harmonious blend of nature and comfort.

Come, witness this slice of paradise first hand, and let your senses be captivated by the sheer allure of our remarkable property.



AIRY & BRIGHT

The large windows in all flats fill every room with an abundance of natural light, creating a warm and inviting ambiance. These windows are adorned with elegant granite cladding, adding a touch of sophistication to the interior.

Premium Fenesta brand windows, known for their exceptional quality and durability, not only enhance the aesthetic appeal but also provide excellent insulation and soundproofing, ensuring your comfort and peace of mind.

Embrace the beauty of natural light and the allure of fine craftsmanship in this exceptional flat, where everyday is filled with warmth and serenity.

Discover a new level of living in Krishna Elegance, your dream home await.



Granite
Cladding
in all
windows

Previous project

Ongoing project



Krish Central, Begumpet



Krishna Pride, Marredpally

Promoters



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Estates Pvt. Ltd.

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Note : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.