

Dosman's Everest

A retreat even the
Nawabs & Rajas
would envy.

A Sanctuary Without Parallel

True to the ethos of building homes that become more than just a house or a place to reside, Aparna is focused on providing elegant designs, purpose-built to be the owner's private sanctuary, setting a new benchmark for a quality lifestyle.

Dosman's EVEREST is the company's latest creation, perfectly positioned in the rolling, very English-like hinterland of Mettuguda.

The project is an inspiration, built to mirror a luxurious English retreat.

It is not just a home, it is a sanctuary for bringing to life, luxury and leisure living. An investment in timeless designs and quality craftsmanship that lasts for generations.

Strategically Located*:

- Situated in the heart of the city, close to the serene surroundings of the IRISSET Golf Club (Railway Golf Club) with a beautiful undulating Terrain.
- 1 Km from Mettuguda Cross Roads.
- Situated just behind the "Railway Officers Club" & next to the Railway Recruitment Board.
- Close to Mettuguda Metro Railway station.
- Close to Secunderabad Railway Station.
- Hospitals - Apollo Hospital, South Central Railway Hospital, Gandhi Hospital.
- Close to prestigious educational institutions like Osmania University, Gandhi Medical College, National Institute of Nutrition, Central Institute of English & Foreign Languages.
- Close to Sacred Heart High School, David Memorial Education Society, Delhi Public School, St. Ann's High School.
- Close to Banks & ATM's, Super Markets, Shopping Malls, Movie Theaters & vegetable/fruit market, Places of Worship, Parks, Restaurants.



The best of a Past now in the Present

The design is inspired by the exclusive bungalows still seen throughout the Mettuguda area. Where the English lived like the nawabs and rajas of that time.

Dosman's EVEREST successfully brings the essence of leisure living right into the home's core and into the quiet expansive surroundings of Mettuguda. Capturing an exotic feel, with just the right balance of air, light and space.

The result is a sprawling 5-Floor bungalow complex, Block A & Block B, with six apartments to a floor and a floor plan offering a unique, very feminine perspective on the whole layout of the interiors. Taking cues from the elegant ladies of a bygone era. Who took charge of how their families lived, ate and played.

In all, there are 59 four and three bedroom apartments at Dosman's EVEREST. Each presents a blank canvas to design and create a home, the way you want. Come, bridge the gap between a life that was and what it can be.

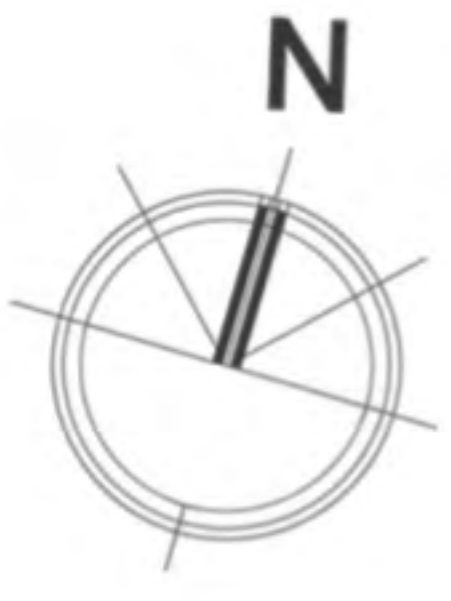
The possibilities are endless.





SALE AREA STATEMENT

Block-A	1	2	3	4	5	6	Block-B	7	8	9	10	11	12
	4BHK	4BHK	3BHK	4BHK	3BHK	3BHK		4BHK	3BHK	3BHK	3BHK	4BHK	3BHK
1 st floor	2415		1895	2550	2295	2015	1 st floor	2600	2125	2025	2280	2550	1895
2 nd floor	2415	2615	1895	2550	2295	2015	2 nd floor	2600	2125	2025	2280	2550	1895
3 rd floor	2415	2615	1895	2550	2295	2015	3 rd floor	2600	2125	2025	2280	2550	1895
4 th floor	2415	2615	1895	2550	2295	2015	4 th floor	2600	2125	2025	2280	2550	1895
5 th floor	2415	2615	1895	2550	2295	2015	5 th floor	2600	2125	2025	2280	2550	1895



Typical Floor Plan

Note: First Floor & Fifth Floor Plans may vary marginally.

Specifications

FRAMED STRUCTURE		R.C.C. framed structure to withstand Wind & Seismic Loads.
SUPERSTRUCTURE		8" thick solid blocks for external walls & 4" thick solid blocks for internal walls.
PLASTERING	INTERNAL EXTERNAL	One coat of plastering in CM 1:6 for Walls & Ceiling. Two coats plastering in CM 1:6 for External walls.
DOORS, WINDOWS & GRILLS		
MAIN DOOR		Teak wood /machine made frame with moulded paneled shutter doors with melamine polishing & reputed make hardware fittings.
INTERNAL DOORS		Teak wood /machine made frame with moulded paneled shutter doors with paint finish & reputed make hardware fittings.
FRENCH DOORS, if any		uPVC door frames with tinted float glass paneled shutters & designer hardware of reputed make.
WINDOWS		uPVC Window system with tinted Float Glass with suitable finishes as per design, with provision for mosquito mesh track (Mesh & fixing has to be at the cost of client only).
GRILLS		Aesthetically designed, Mild Steel (M.S) grills with Enamel paint finish.
PAINTING	EXTERNAL INTERNAL	Textured finish & Two coats of Exterior Emulsion paint of reputed make. Smooth putty finish with Two Coats of premium Acrylic emulsion paint of reputed make over a coat of primer.
FLOORING	LIVING & DINING MASTER BEDROOM BEDROOM & KITCHEN BATHROOMS BALCONY & UTILITY CORRIDORS STAIRCASE	80cm X 80cm double charged Vitrified Tile flooring of reputed make. Wooden flooring. 600 X 600 mm size double charged Vitrified tiles for other Bedrooms & Kitchen. Acid Resistant, Anti-skid Ceramic Tiles of reputed make. Rustic Vitrified tile of reputed make. Double charged Vitrified Tile of reputed make. Tandoor Stone.
TILE CLADDING		
	DADOOING IN KITCHEN BATHROOMS UTILITIES / WASH	Glazed Ceramic Tiles dado up to 2'-0" height above kitchen platform of reputed make. (Optional) Glazed ceramic Tile dado of reputed make up to 7'-0" height. Tiles Dado upto 3' Height.
KITCHEN		<ol style="list-style-type: none"> 1. Granite Platform with Stainless Steel Sink. (Optional) 2. Provision of treated water (Manjeera or any other water provided by GHMC along with Bore well water). 3. Provision for fixing of Water Purifier, Exhaust Fan & Chimney. 4. Provision for Geyser for hot water near the sink.
UTILITIES		Dish Washer & Washing Machine provision in the Utility Area.
BATHROOMS		<ol style="list-style-type: none"> 1. Vanity type Wash Basin / Counter Top. 2. EWC with concealed flush tank of reputed make. 3. Single lever fixtures with wall mixer cum shower. 4. Provision for Geysers in all Bathrooms. 5. All C.P. Fittings are Chrome Plated of reputed make.
ELECTRICAL		<ol style="list-style-type: none"> 1. Concealed Copper Wiring of reputed make. 2. Power outlets for Air Conditioners in all rooms. 3. Power outlets for Geysers in all bathrooms. 4. Plug points for T.V. & Audio Systems etc. 5. 3 phase supply for each unit & individual Meter Boards. 6. Elegant designer Modular Electrical switches. 7. Miniature Circuit Breakers (MCB) for each distribution boards of reputed make. 8. Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen, Washing Machine & Dish Washer in Utility Area.
TELECOM		1. Telephone points in all Bedrooms, living room, & family room. 2. Intercom facility to all the units connecting Security.
CABLE TV		Provision for Cable Connection in all Bedrooms & Living Room.
INTERNET		Internet provision in each apartment.
LIFTS - (Johnson Make)		<ol style="list-style-type: none"> 1. Two automatic passenger lifts with rescue device with V3F for energy efficiency with Granite / Marble Cladding. 2. Two Service lifts with V3F for energy efficiency, entrance with Granite / Marble Cladding.
WTP & STP		Fully treated water made available through an exclusive water softening & purification plant with water meters for each unit.
GENERATOR		100% D.G Set backup without AC's & Geysers.
CAR PARKING		Each Apartment will have 2 Car parks and parking will be in Two Levels. (Allotment would be by a lottery system)
FACILITIES FOR PHYSICALLY CHALLENGED		Access ramps at all entrances shall be provided for the Physically Challenged.
SECURITY / BMS		<ol style="list-style-type: none"> 1. Sophisticated round-the-clock security system. 2. The Complete building shall be provided Building Management System with all facilities. 3. Panic button and Intercom is provided in the lifts connected to the security room. 4. Solar power fencing around the compound. 5. Surveillance cameras at the main security & entrance of each block to monitor.
CLUBHOUSE & AMENITIES		Clubhouse with facilities like Indoor Games, Waiting Lounge, Gym & Multi-Purpose Hall. Swimming pool with deck.
PARKING MANAGEMENT		Entire parking is well designed to suit the number of car parks provided. Parking signages & equipment at required places to enhance the Driving Comfort / Safety.
FIRE & SAFETY		Fire & Safety norms as per the rules & regulations.
LPG		Supply of gas from centralised Gas bank to all individual apartments with Prepaid gas meters.

No Customisation / No Change in Specifications

The multi-award-winning luxury home builder has more than 17 years of combined experience in the design and building industry, with an impressive portfolio showcasing exquisite homes. Creating some of the largest, best in class gated communities of Hyderabad.

APARNA Constructions and Estates Pvt. Ltd.

Delighted customers are a testament to Aparna's commitment and dedication to delivering a home exceeding the client's expectations.

Completed Best-in-Class Gated Communities - Apartments

 Aparna Lake View Aparna Lake View, Begumpet	 Aparna Residency Aparna Residency, Madhapur	 Aparna Hights Aparna Hights 1, Kondapur	 APARNA'S CHANDRADEEP Aparna Chandradeep, Banjara Hills
 APARNA TOWERS Aparna Towers, Kondapur	 APARNA Hights 2 Aparna Hights 2, Kondapur	 Aparna Sarovar Aparna Sarovar, Nallagandla	 Aparna Cyber Commune Aparna Cyber Commune, Nallagandla
 APARNA HillPark Aparna HillPark Avenues, Chandanagar	 APARNA KANOPY Tulip Aparna Kanopy Tulip - Phase I, Kompally		




Completed Best-in-Class Gated Communities - Villas

 Señor Valley Aparna Señor Valley, Jubilee Hills	 Aparna Orchids Aparna Orchids, Hitex	 Aparna County Aparna County, Hafeezpet	 APARNA Shangri-La Aparna Shangri-La, Gopanpally
 APARNA CYBER COUNTY Aparna Cyber County, Gopanpally	 PALM MEADOWS Splendid Aparna Palm Meadows, Kompally	 APARNA HillPark Boulevard Aparna HillPark, Boulevard, Chandanagar	

Best-in-Class Ongoing Projects

 APARNA AURA Aparna Aura, Shaikpet	 APARNA HillPark Gardenia Aparna HillPark Gardenia, Chandanagar	 APARNA KANOPY Tulip Aparna Kanopy Tulip - Phase II, Kompally	 APARNA CyberZON Aparna CyberZon, Nallagandla
 APARNA HillPark Lake Breeze Aparna HillPark Lake Breeze, Chandanagar	 APARNA KANOPY Jasmine Aparna Kanopy Jasmine, Kompally	 APARNA Sarovar Grandé Aparna Sarovar Grandé, Nallagandla	 APARNA KANOPY Lotus Aparna Kanopy Lotus, Kompally

Completed Best-in-Class Commercial Projects

 Astral Heights Aparna Astral Heights, Banjara Hills	 APARNA Crest Aparna Crest, Banjara Hills	 APARNA Astute Aparna Astute, Shaikpet
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Best-in-Class Future Projects

 APARNA Cyber Life Aparna Cyber Life, Nallagandla, (Apartments)	 APARNA ELINA Aparna Elina, Kondapur, (Apartments)	 APARNA HillPark Silver Oaks Aparna HillPark Silver Oaks, Chandanagar (Apartments)	 APARNA Parnika Aparna Parnika, Kondapur (Villas)	 APARNA ELIXIR Aparna Elixir, Puppalaguda (Villas)
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Dosman's Everest
CitiView Apartments, Mettuguda