



[www.Zricks.com](http://www.Zricks.com)

[www.zircozgroup.it](http://www.zircozgroup.it)

Space. Design. Form. Elegance. And most importantly, freedom defines Elite. Freedom from saturated apartments, lacklustre environments and mundane lifestyle. Rising to fulfill the expectations in luxury living, Elite makes you reconsider the very notion of what a residence should be like. Imaginative, impressive, innovative and intelligent.

Where living has to be larger than life and the best amenities are accessible within the blink of an eye, Aliens Elite is the answer you are looking for. Positioned in the IT heart of the city and surrounded by the newly developed shopping, restaurant, entertainment and leisure quarters, Elite is an exciting and vibrant place to live at.







## ELITE

### PHASE - I

- 12 Blocks
- 5 Floors per block
- 4 Apartments per floor
- 2 car park per flat
- 2 floors of car park

### PHASE - II

- 3 Blocks
- 5 Floors per block
- 2 levels of car park

# ZRICKS









LUXURY LIVING,  
IN THE VERY HEART  
OF MIYAPUR.

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## FOR THOSE WITH A SIMPLE TASTE - THE BEST.

Dream homes are passé. Elite is for those who live beyond dreams and render them to reality. The door of each apartment opens to a home where your space is recreated and the magic of a hi-tech home begins. Smart decor, pragmatic fixtures and fittings make Elite a perfect home for today's techno-elite buyer. And that's not all, life beyond Elite surrounds you with hottest developments in the city from shopping, entertainment to nightlife. Why compromise when you have it all?

A large, stylized 'Z' logo composed of three overlapping geometric shapes: a dark grey triangle on the left, a red parallelogram in the center, and a light grey triangle on the right.

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LTD.



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## PROJECT HIGHLIGHTS

- Remote controlled electric switches
- 100% Power back-up
- Six feet projected balconies
- Centralised LPG pipeline
- Hi-speed Wi-Fi enabled Internet access
- AC Gym
- Tennis, Squash and Basket Ball Courts
- Library, Coffee lounge
- Abundant Greenery and Landscaping
- Sewerage Water Treatment Plant (100% Recycled)
- Glass elevators
- 24 hrs video security cameras



## APARTMENTS OF DISTINCTION



Can there be class without value? We believe not. 'Lifestyle Elite' extends to not just your apartment but also to life around it. Blending the modern with the utilitarian, Elite is unique in its design and contemporary in its outlook with staggered apartment designs overlooking the central courtyard. Spacious entrances for cross ventilation and only four apartments per floor ensure the residents can enjoy greater privacy and the comfort of an individual house.

Open interiors, slick exteriors, sophisticated facilities, abundant landscaping, and imaginative social and recreational spaces makes Elite an unparalleled lifestyle statement. As Elite not just stands for its ample opportunities to give its resident next generation high, but also speaks volumes about their savoir-faire, style and preference to be a cosmopolite.

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Quality; the wise  
choice of many  
alternatives



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A stylized letter 'Z' logo composed of three diagonal stripes. The top-left stripe is grey, the middle stripe is red, and the bottom-right stripe is grey.

SO WHAT'S YOUR EXCUSE?

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## LIFE is not just about four walls.

Trends change, lifestyles change, but can you be left behind? Life today is more than keeping up with your neighbours. Elite's apartment's feature French windows with UPVC, remote controlled switches, Wi-Fi Internet access, Centralised cooking gas connection, RO water softening system, Video security system and other modern fixtures and fittings. That's just the beginning, to add to your comforts our in house Teams - Care, Support, Property Management Service and Finance and Legal are ever geared up to assist you from start to end, and beyond. A corpus fund has also been set up for a two-year free maintenance and auto revenue generation to add perpetual value to the community and your individual apartment as well.



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LIFE





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## TRUE cosmopolitan environment.

Swimming pool, AC Gymnasium, Club house, Spa/ Sauna/ Jacuzzi, Laundrette, Jogging track, Tennis court, Mini Basket Ball court and skating rink, Indoor games-Carrom, Chess, Table Tennis, Library, Badminton court, Squash Court, Party space with barbeque, Meditation hall, Children play area, coffee bar, restaurant/Food court, convenience stores, ATMs...

Need we say more?



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JUN



## LOCATION.

As Hyderabad progresses to Cyberabad, so does your standard of living with Elite. Reinvent your lifestyle in a city ever evolving and always stimulating. Located in Miyapur, Elite is just a few Kms away from Hi-Tech city and IT/ Financial developments of Gachibowli. Schools, Colleges, Hospitals, ATMs and Supermarkets and other necessities are easily accessible from Elite. Just a kilometre from Bombay Highway, Elite is well connected and easily accessible via road.



ALERE  
ELITE

#### ACCESSIBILITY AND SURROUNDING AREA:

IT/ Pharma/ Financial/ Manufacturing industry:

- Hi-tech city
- Microsoft
- Infosys
- Polaris
- UBS
- Oracle
- CSC
- Raheja Mindpace
- Franklin Templeton
- Dr Reddy's research center
- BHEL

#### Schools and Colleges:

- ISB, Gachibowli
- JNTU, Miyapur
- Kennedy High School, Miyapur
- Vikas Public School, Bachupally
- HCU, Gachibowli
- IIT, Gachibowli
- Oakridge International School, Gachibowli
- Chirec Public School, Gachibowli
- Orchids International School, Gachibowli
- Delhi Public School, Gachibowli

#### Hospitals:

- Mira Multi speciality Hospital
- Shalpa Nursing Home

#### Convenience stores:

- Trinetra
- Food World

#### Railway Stations:

- Halaspet
- Lingampalli

#### Upcoming Centres:

- 10 screen Multiplex
- Shopping Mall
- Restaurant & Fast food centres
- Pizza Hut



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ALLEN  
ELITE



SHARSHAW  
INTERNATIONAL  
AIRPORT



23 KM



LOCATION PLAN

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## AN EXCEPTIONAL SPECIFICATION

At Elite we've thought of everything. Spacious rooms, contemporary kitchen, uncluttered living space with French windows, large balconies and well-fitted bathrooms - your apartment says it all, the pinnacle of innovation, luxury, style and comfort.



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LTD



ABSOLUTE  
REFINEMENT





## APARTMENT SPECIFICATIONS:

### Foundation and structure:

- RCC
- Framed structure on footing over hard strata with plinth beam for extra safety
- Ready mix concrete

### Super structures:

- Outer walls of 9" and inner walls of 4.5" thickness. Red / cement bricks with cement mortar (1:6 prop)

### Cupboards:

- Provision will be made for cupboards

### Doors and shutters:

- Main door frames of MT teak
- Shutters are made of designed veneer flush wood
- All internal doorframes are of teak
- Flush door for internal doors

### Windows:

- Anodised windows of aluminium frame and shutter glazed sliding doors
- Or
- UPVC window systems hollow multi chambered with EPDM gaskets and steel reinforcement with an outer wall thickness of two MM and hardware is fixed through this reinforcement

### Balconies:

- Outward projected 6 feet balconies wherever designed
- French windows with float glass for balcony wherever designed

### Kitchen:

- Granite counter top with wall cladding upto 2 feet with high quality tiles

### Utility:

- Provision for washing machine
- Wet area for washing utensils

### Toilets:

- Non-slippery ceramic tile flooring
- Wall cladding with ceramic tiles upto 7 feet height
- One wall mixture, shower of Plumber/ Seiko/ Essess or equivalent make.
- Sanitary ware Parry ware John Peddar/ Rassi/ Cera sanitary ware
- Waterproofing
- Provision for geysers in all toilets
- CPVC / PPR / UPVC piping

### Staircase flooring:

- Marble flooring

### Corridors:

- Vitrified flooring

### Lift wall cladding:

- Vitrified/ Marble/ Granite cladding

### Paint:

- Living and dining with OBD over huppum (smooth finish)
- Premium Emulsion paint over white cement huppum base
- External walls with two coats of cement plaster in sponge finish and two coats of weather resistant paint



#### Electrical and communications:

- Concealed copper wiring of Italia or equivalent brand
- Remote controlled electrical switches
- Two Power plugs (15 amps) for Kitchen and Dining
- Geyser power points in all bathrooms
- Three phase power supply
- TV point (Drawing and Master bedroom)
- AC point in all bedroom
- Telephone point (Drawing and Master bedroom)

#### Internet:

- Wi-Fi Internet access

#### Stand-by power:

- Auto start soundproof generator
- Selected common area lighting and lift or water pump
- 1 KVA per flat for all electrical points, auto-change over cum current limiter (ACCL) microprocessor

#### Lifts:

- Two passenger lifts
- V3F drive (for smooth operation, energy saving and lowering wear and tear)
- Stainless steel door or slide door

#### Security:

- Intercom for all flats
- Video security system

#### Water:

- RO system for drinking water
- Water softener
- Sewage Treatment plant where 100% water is recycled. The same used for flush tanks, gardening and Landscaping)

#### Cooking gas:

- Centralised LPG connection



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J.T.N

## WITH INTERIORS PACKAGE:

Aliens group also facilitates a 'With Interiors package' to Elite's buyers. An in-house interior designing team share their expertise and knowledge to customise individual apartments according to the customer's requirements and budgets.

The 'With Interiors Package' includes:

- Interior Design solutions from Initiation to Execution
- False Ceiling with designer lights
- Modular Kitchens/Electric Chimney & Hob
- Wardrobes and Cabinets
- 3 Split AC's for 2 BHK apartment & 4 split AC's for 3 BHK apartment
- Wooden Flooring in Bed Room or as per design plan.
- Wall paint shades and texturing according to Aliens Interior Design / Care Team
- Dishwasher, Front-loading Washing machine for 3 BHK apartment



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An extension to our belief -  
Personal TOUCH.



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LTD.



## VALUE ADDED SERVICES:

### CARE TEAM

Immaculate homes are what we desire to deliver. And to facilitate it, our Care Team gives you a hands-on approach in delivering impeccable finish in all the standardised customisation processes before possession of your pride-your home.

#### Services:

- Architectural Consultation
- Interior Design Consultation and Execution
- Standardised customisation requirements from pre-occupancy to post occupancy

### SUPPORT TEAM

"Maintenance is a constant reaction and not an action" is the motto of our support team. No grievance/complaint of the buyer goes unresolved even after the final possession of their cherished investment.

#### Services:

- Post-occupancy building/ apartment maintenance
- Renovation and re-modelling service
- Services covered in the guarantee card

### F&L TEAM

Say hello to a hassle-free possession process. No more worries about documentations, loans or payment schedules. The finance and legal team takes care of the rudimentary making the ownership of your home as easy as just receiving the key to your dream life.

#### Services:

- Sale agreement
- Home loans arrangement
- Registration formalities
- Loan disbursement
- Follow up for payment as per schedule
- Handing over the possession of the apartment





#### PMS Team:

At Aliens, property sold is always a property managed. The PMS Team provides impartial and professional services of rent collection, property resale, landscaping and house keeping of common areas and round the clock security services. The PMS services are provided for the first two years.

#### Services:

##### Community services:

- House keeping of common area
- AMC and maintenance of common equipments
- 24 hrs security
- Common area landscaping
- Travel desk and 24 hrs hospital contact (in process)
- 24 hrs support service (in process)

##### Client services:

- Property renting
- Rent collection
- Property protection from tenants etc
- Property investment management
- Intermediate maintenance of property before renting
- Support during breakdown of amenities/ facilities or any other property maintenance concern







## CORPUS FUND

Five years down the line and Elite looks as good as new. As a part of our value package, the management of the entire property Elite is done by a corpus fund. The amount collected via corpus fund ensures lifelong running maintenance generation against the traditional monthly maintenance collection. It is a one-time amount collected from every buyer to maintain, upkeep, improvise, repair and monitor the life of Elite's apartments and the community. An individual body will exist to administer the corpus fund and in case of any deficit a supporting amount would be raised by this body through revenue generating mechanisms like telecom tower renting, billboards or any other channel suitable.



### How does the Corpus Fund work?

In a typical scenario, the residents of an apartment usually pay a certain amount as monthly maintenance. This monthly maintenance collected at the beginning of each month is used for maintaining and upkeep of the apartment community. However, at Elite, we end the conventional monthly maintenance hassle and introduce the concept of Corpus Fund to our customers. The Corpus Fund is a one-time amount raised per square foot at the time of purchase from each of our buyers. The fund collected is utilised to ensure smooth operation of the utilities, security services, building maintenance, landscape and ground maintenance, and other necessary expenses arising. Being a one-time amount collection, it also eliminates the possibility of any added burden on the buyer in any form of payments arising in due course of time due to inflation or increased expenses towards property maintenance.

### Benefits

- Professional property management services
- Hospitality standards of a five star hotel
- Enhanced lifestyle standards
- End to monthly maintenance cycle
- Society monitoring services
- Perpetual value addition of the community life





## AMENITIES/ FACILITIES SPECIFICATIONS:

### Indoor:

- Squash Court
- Table Tennis
- Shuttle Court
- Clubhouse with Billiards Table,
- Spa with Steam, Sauna and Jacuzzi
- Pool Table
- AC Gymnasium

### Outdoor:

- Swimming Pool
- Kids Pool/ Fun Pool
- Tennis Court
- Skating Rink
- Basket Ball court
- Jogging Track
- Children Play Area
- Landscaping of common areas

### Others:

- Yoga/ Meditation Hall/ Aerobic center
- Library
- Terrace party space with barbeque facility on one of the towers
- Banquet hall / Multipurpose hall
- Laundrette

### Hospitality services:

- Concierge

### Shopping zone:

- 10,000 Sq. feet of shopping zone accommodating super market, ATM's and other everyday need shops
- Coffee Lounge

## AN OUTSTANDING REPUTATION

Property development just doesn't happen. It begins with courage and conviction to challenge the conventional wisdom and balance the same with excellence and expertise. It was this forethought that laid the foundation and genesis of Aliens group. Since its inception in 2003, the group has come a long way in redefining the cityscape of Hyderabad with its passion for innovation and imagination in developing of apartments, townships, community living and other large-scale building activities.

As a young and dynamic organisation, Aliens group believes that thinking differently plays a large role in revolutionising property development and constructing of what we call- 'intelligent living spaces'. Being the pioneers of innovative real estate development in Hyderabad, we believe in delivering comprehensive, integrated, value-generating assets to address the changing needs of customer satisfaction in modern day living.

Our vision of futuristic experience allows us to bridge the gap between technology and people in all our developments. If yesterday's benchmarks are today's minimum standards, Aliens group surpasses this norm by creating tomorrow's experiences in today's projects where technological innovation is one part of the equation, global standards of quality and service is the other.

### PROJECT CONSULTANTS :



**A ALIENS GROUP**  
"INTELLIGENT LIVING"

ZRICKS



**All Enquiries:**  
91-40-4033 6666

**Email:**  
sales@aliensgroup.in



Plot # 57, Vittal Rao Nagar,  
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The particulars are prepared with all due care for the convenience of intending purchasers but the information provided is intended as a preliminary guide and does not form part of any contract. The developer reserves the right to vary the specification as necessary to complete the works.

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