

4 POINT
HOMES
Air | Light
Water | Health



S&S GREEN
PROJECTS



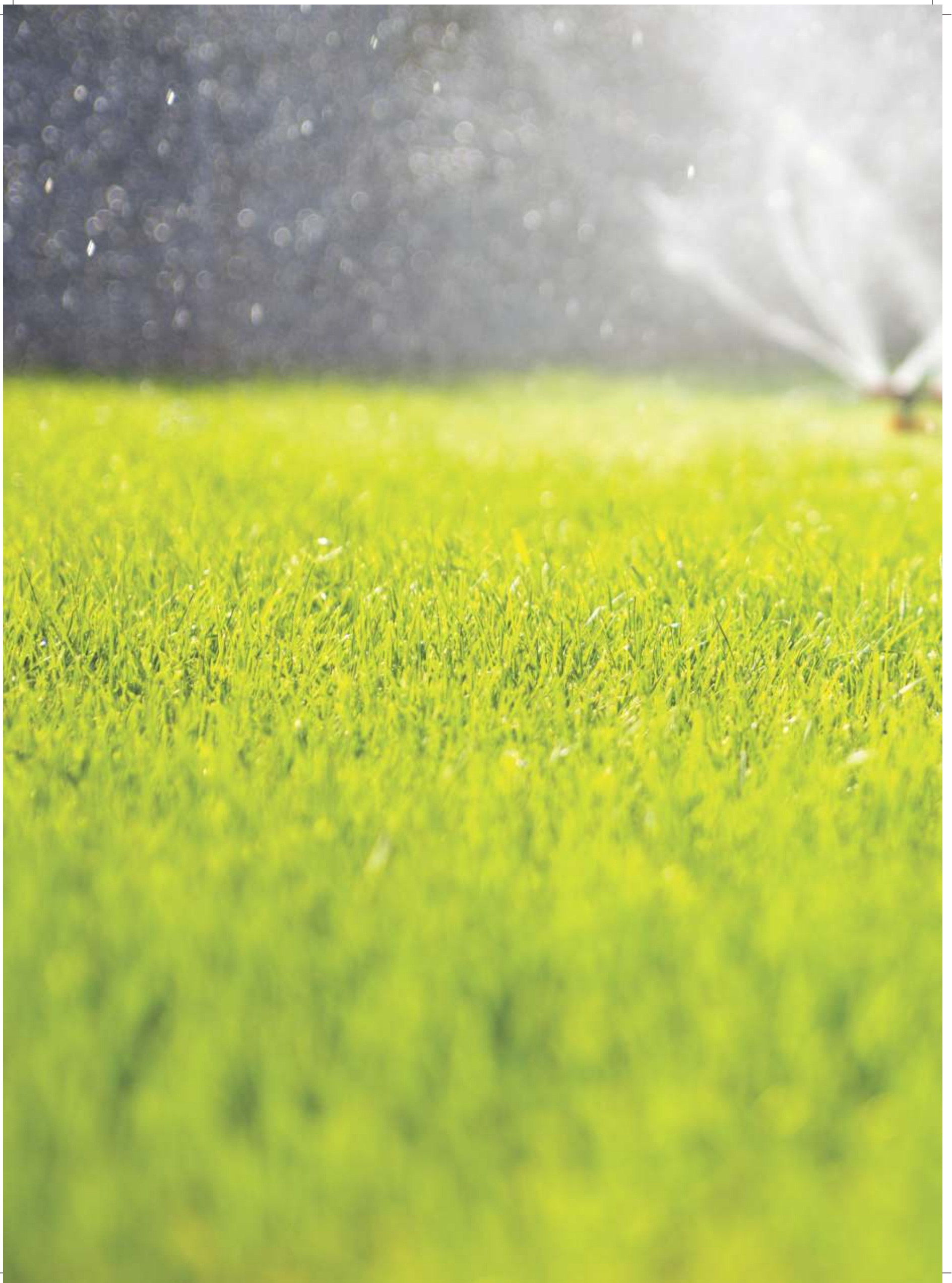
Green by Living... Luxurious by Lifestyle...

GREEN GRACE

An Eco Friendly Project

GACHIBOWLI







**S&S GREEN
PROJECTS**

COMMITTED TO GREEN.

A 15 year old company, S&S Green Projects follows a basic 4 Point Standard – the quality of air, use of natural light, conservation of water and good health, which is committed to sustainability and builds green residential buildings. This standard is adhered to in all its projects.

In addition to creating architectural masterworks, the company takes meticulous care in ensuring that the projects have perfect Vaasthu, utility, a clear title so as to give our customers a hassle-free ownership.

An intensely customer focused company that guarantees a quality product that will last generations - S&S Green Projects.



GREEN GRACE

An Eco Friendly Project

GACHIBOWLI

LIVE GREEN. LIVE LUXURIOUS.

One of the most luxurious green projects, that too, in the heart of Gachibowli; here's Green Grace for you. An amalgamation of beautiful aesthetics, smart planning and green living, Green Grace is spread across 5.38 acres of sprawling space. A total number of 420 three bedroom apartments of 2405 and 2800 Sq.ft, each tower at Green Grace is G+14 floors and promises ample sunlight and ventilation throughout the day.

A host of superlative amenities and features also await you, while the Aurora Block, being true to its name, will spread its splendour and will be hard to ignore. Not to forget, the Green quotient that is followed throughout the project makes it all the more different, all the more natural.



300 ft. deep pipes laid for the deepest water percolation into the soil.
2 lakh litres capacity storage tank for excess rainwater.



1000 Sq.ft. area of local tree species.
Better lung space with natural flora.



40,000 litres of solar heated water per tower.
Less dependence on fossil fuel - lesser global warming.



Home that is in sync with the art & science of
green & healthy living amongst nature.



Maximum use of Led Lights.
Lifts with V3F technology.



30% reduction of dependence on fresh water.



Premium interior & exterior emulsion paint with low VOC.
Low Volatile Organic Compounds (VOC)
paints release low level of toxic emissions which cause lesser health issues.



43 ft – 70 ft. gap between 2 towers.
Better air, light and spacious walkways.



20 minutes from the International Airport.



Wide corridors.
Independent towers with no common wall.



10 minutes drive to the IT hub.



Oakridge International School & Delhi Public School
are located only 5 minutes away.



Spacious sit-outs



GRACIOUSLY YOURS!

3 BHK Luxury Apartments | 5 min. from Financial District
2405, 2800 Sq.ft. units

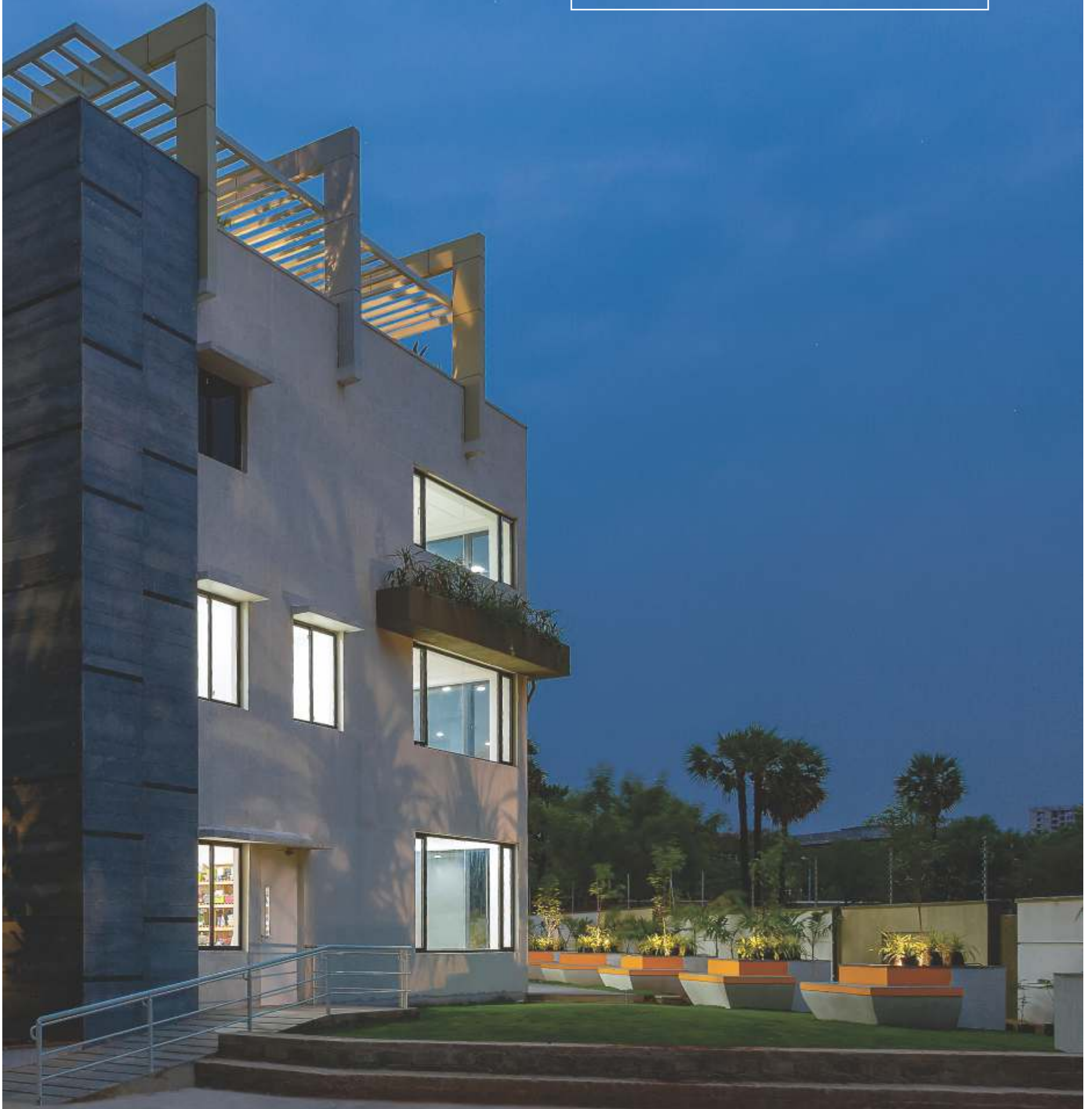




Architect's Impression.



AESTHETICALLY DESIGNED
TO SUIT YOUR STATURE.

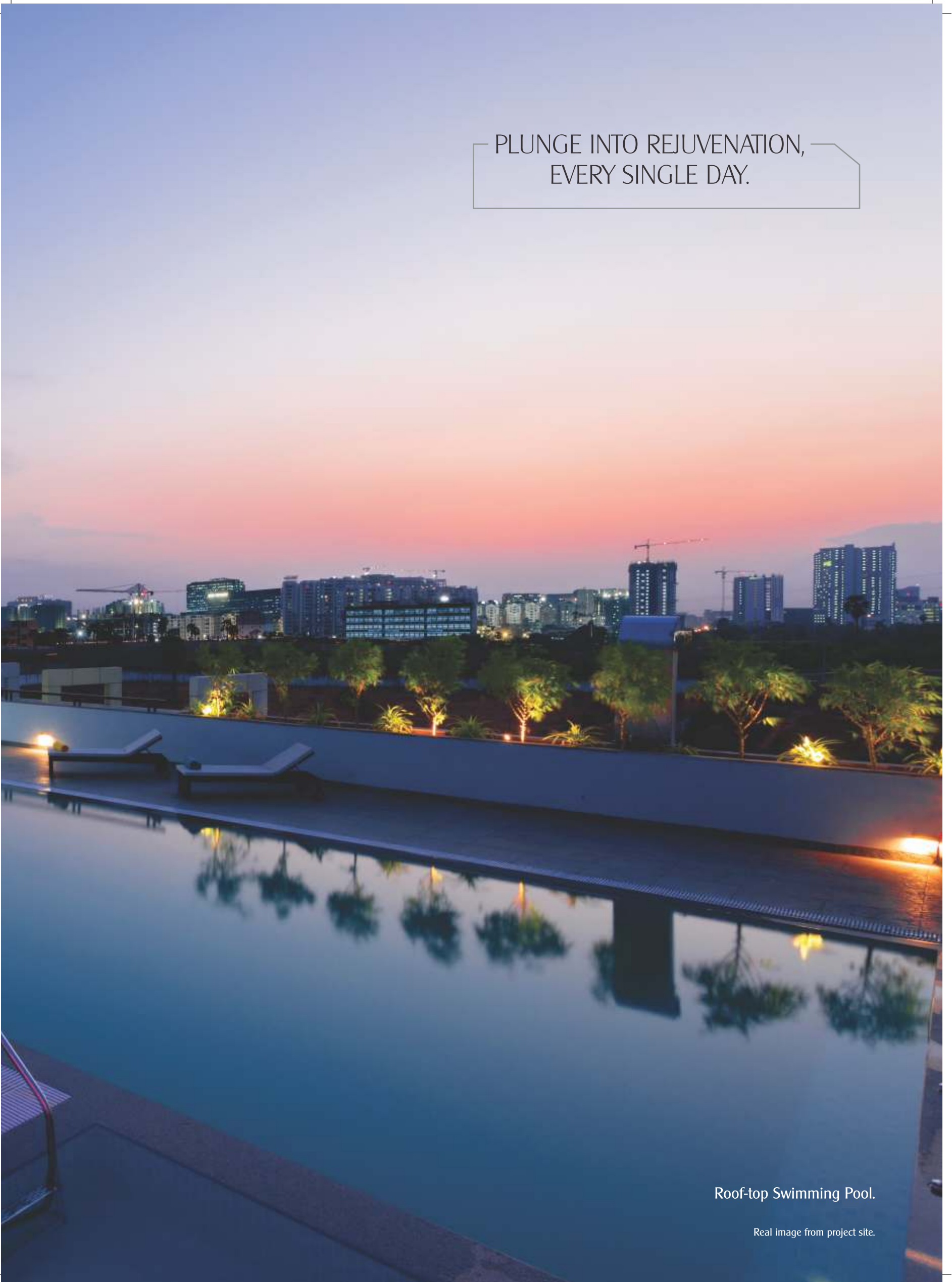


A 29,000 Sq.ft. ready-to-use Clubhouse.

Real image from project site.



PLUNGE INTO REJUVENATION,
EVERY SINGLE DAY.



Roof-top Swimming Pool.

Real image from project site.





SPLENDOR THAT'S
ABOVE THE WORLD.

AVANI BLOCK

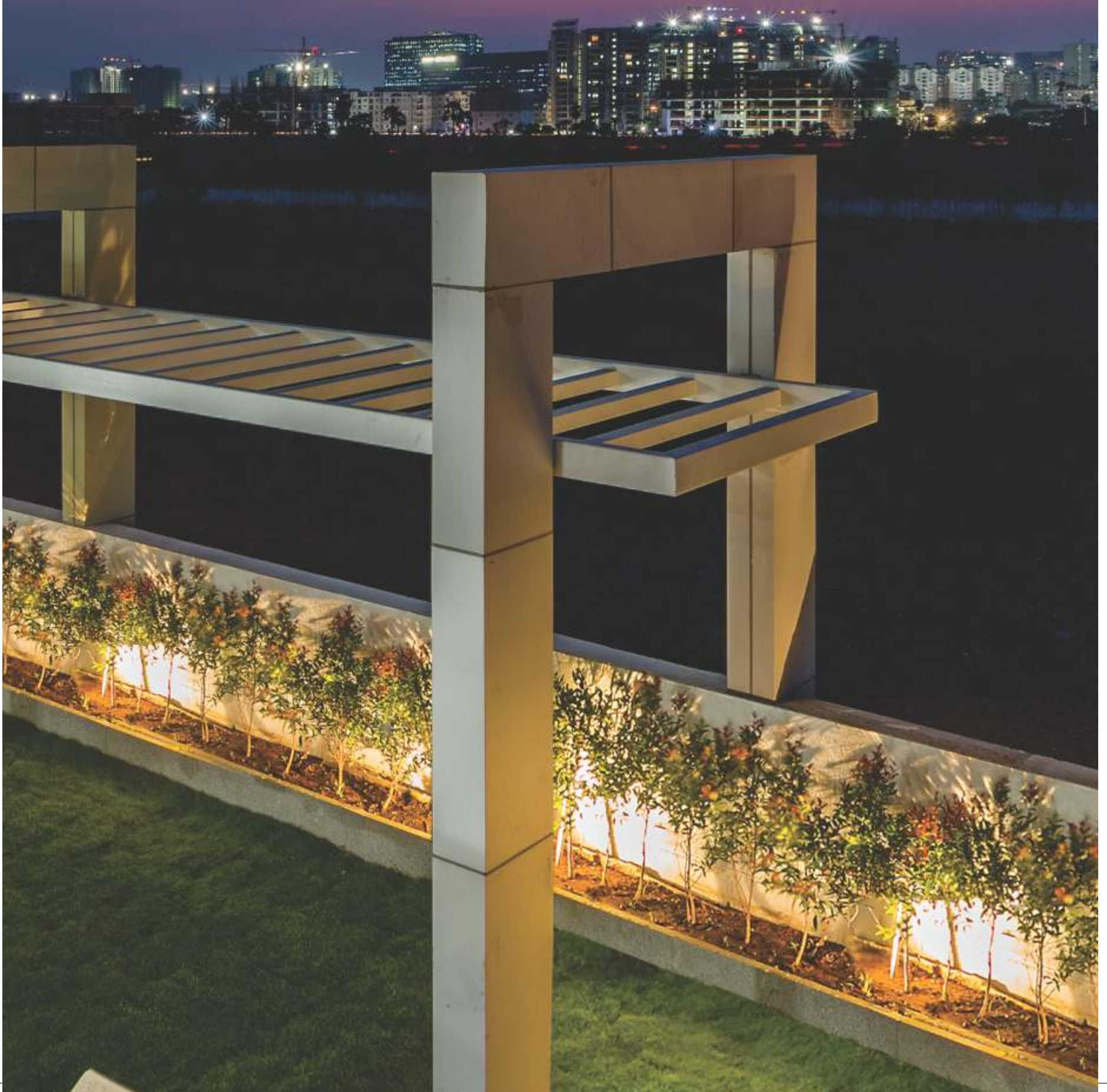
Real image from project site.



Roof-top Party Place.

Real image from project site.

FOR CELEBRATIONS THAT
TOUCH THE SKY.





Gym



Indoor Games



Banquet Hall



Super Market



Library



Tuition Room



Guest Room



Yoga Hall



Medical Centre



Physiotherapy



Coffee Shop



Theatre



INDIVIDUAL FLOOR PLAN.



2405 Sq.ft --- EAST



2405 Sq.ft --- WEST



2800 Sq.ft. --- EAST



2800 Sq.ft. --- WEST

PLANNED TO PERFECTION.



EVERYTHING YOU NEED & MORE.

FOUNDATION	RCC framed structure to withstand wind and seismic loads for zone II.
SUPERSTRUCTURE	Fly ash / Hydraulic pressed cement block masonry in cement mortar for external walls. Fly ash / First class table moulded lightweight brick masonry in cement mortar for internal walls.
PLASTERING	INTERNAL: Single coat cement plastering finished with gypsum plaster / putty finish. EXTERNAL: Double coat sand faced cement plastering finished with texture paint. CEILING: Double coat sand faced cement plastering finished with putty finish.
JOINERY WORKS	MAIN DOOR: Teakwood frame with aesthetically designed shutter of teak wood for outer frame & 19 mm ply with 4 mm veneer both sides with designer beading finished with melamine matt polish fixed with reputed make hardware. INTERNAL DOORS: Wooden frame with hard core solid flush shutter with one side veneer finished with melamine matt polish/reputed make hardware. FRENCH DOORS: UPVC French door sliding type single glazing. WINDOWS: UPVC sliding single glazed windows.
PAINTING WORKS	INTERNAL & CEILING: Two coats of plastic emulsion paint over a base coat of primer with roller finishing. EXTERNAL: Premium quality texture painting. PARKING AREA: Matt finish paint, parking signage with radium paints. Driveway route indication with radium paints.
FLOORING WORKS	Vitrified tiles of standard make for drawing room, dining room, living room, kitchen and other bedrooms and laminated wooden flooring for master bedrooms. Best quality acid resistant anti-skid ceramic tiles for toilets.
TILES CLADDING & DADOING	TOILETS: Designer glazed ceramic tiles dadoing up to 6'9" height. UTILITY/WASH: Glazed ceramic tiles dadoing up to 3'0" height.
KITCHEN	Provision for modular kitchen with cold water connection only.
TOILET WORKS	All toilets will consist of: Washbasin Hot water provision in all washbasins excluding dining area Wall mounted cascade Hot and cold single lever mixer with overhead shower Shower partition(Optional) All C.P fittings of premium quality from Jaquar or other standard make
ELECTRICAL WORKS	Concealed copper wiring of standard make in conduits for lights, fans, plug and power points wherever necessary Power outlets for split Air Conditioners in halls & bedrooms at fixed locations Power plug for cooking range chimney, refrigerator, microwave oven, mixer grinders in kitchen Plug points for TV & Audio systems etc. 3-phase supply for each unit and individual meter boards Miniature Circuit Breakers (MCB) & ELCB for each distribution board
TELEPHONE	Telephone provision for master bedroom, drawing room and living room and intercom facility to all the units connecting security.
CABLE TV	Cable provision for living room and master bedroom.
AIR-CONDITION	Complete electrical cabling with copper pipes and drain lines for drawing, living areas and all bedrooms for fixing of split ACs at fixed locations (Optional).
INTERNET	High-speed internet provision for each flat.
LIFTS	Four numbers of high-speed automatic passenger lifts with V3F technology for each block. One goods lift with V3F technology.
GENERATOR	100% DG backup including Air conditioners with acoustic enclosure.



HEAR WHAT OUR HAPPY RESIDENTS/EXPERTS HAVE TO SAY...



V Suresh
Ex- Chairman
HUDCO

Green Grace has the best possible design features required for modern and sustainable residential living. Solar Water Heating systems for example. Great Clubhouse! Tuition rooms are a unique facility. As far as the quality is concerned, it is truly 'A' Class engineering.



BR Ajit
Chairman
IGBC - Cochin Chapter

The facilities at Green Grace Project are amazing. The clubhouse with its various facilities is one of the best I have seen. The quality of construction is exemplary with features like rainwater harvesting & natural flow of air and light. As an architect who's seen many projects, Green Grace is really outstanding.



Vivek Agarwal
Vice President
HSBC Bank

The layout of the flat is excellent and the project is strategically located. It is within the city yet outside the city. It is well connected to the airport and other lifestyle amenities.



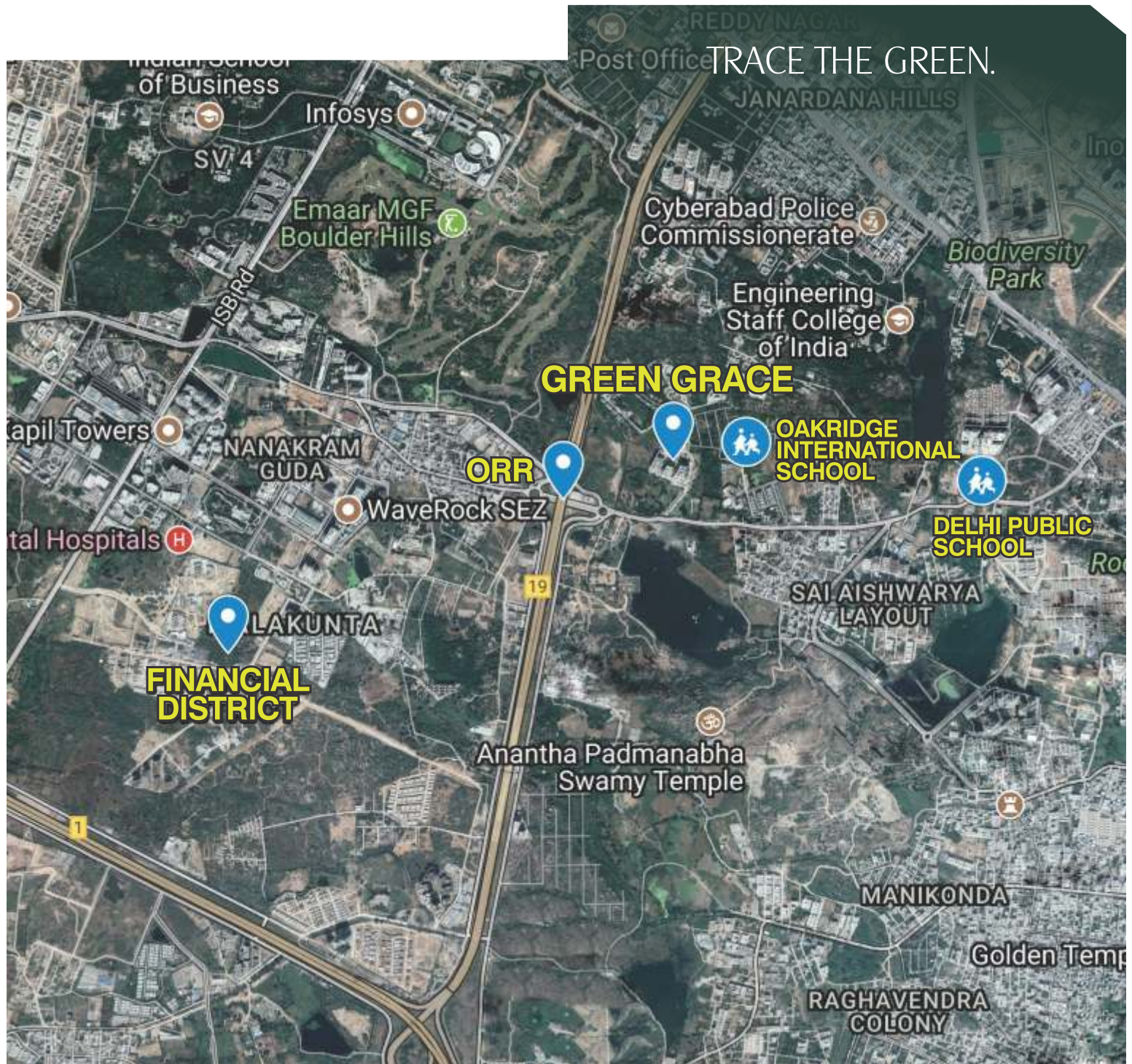
Aparna Krishnan
Facilitator
French Language, IB

I am really very happy living here. The ventilation is excellent. Even better is the location which is well connected to all the facilities. I feel so vibrant living here.



Anujadas
Associate Managing Director Editor,
Eyns Publishing Group

From the time we moved to this place, we have been thoroughly enjoying the place. We are very fortunate to be a part of this community. Our kids are enjoying the locality, we have very cooperative residents who are conducting all events like New Year Eve, Independence Day Celebrations, Ganapati Puja, Christmas, Halloween and others. They have a very good security round the clock. Please come and join us in this beautiful endeavour so that we can be a part of nature's lap in Green Grace.



TRACE THE GREEN.

Member Strategic Partner







Project approved by











YOUR ADDRESS AT GREEN GRACE AWAITS YOU!

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S&S GREEN
PROJECTS

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