



2&3 BHK LUXURY APARTMENTS
@ SANTHOSH NAGAR COLONY

90 FLATS

24 HOUR SECURITY

20 AMENITIES



THE PEOPLE WHO RESPECT YOU.

A warm hello from Watan Developers. We are a team of real estate entrepreneurs creating value-added solutions in the real estate arena. We always strive to bring a whole range of benefits that our customers can gain from, while ensuring quality in an appreciable ambiance at an affordable price. Our focus is to give better returns on the hard-earned money of our customers that they invest to buy a home. Over the years, we've earned a reputable name for ourselves and have been building luxurious homes with modern amenities in Hyderabad.

VISION

To provide the best of homes at minimum costs and emerge as a pioneer in residential buildings in the best of locations in the city of Hyderabad.

MISSION

- To offer residential flats while staying focused to cover areas with high rent and high resale value.
- To offer complete adaptability with cost-effective prices by implementing eco-friendly, state-of-the-art design, architecture and engineering, to cater to the growing lifestyle in Hyderabad.
- To grow with responsibility and mutual respect, while maintaining an environment and culture that will encourage productivity and respect amongst our customers.

A Project by

watan
DEVELOPERS

THE
ADDRESS
TO ADMIRE



3 BHK
3D VIEWS
FLAT NO. 1



THE
DESIGN TO
APPRECIATE

TYPICAL FLOOR PLAN

Area Statement

Flat No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Facing	East	East	East	East	East	East	East	West	West	West	West	East	West	West	West
Flat Type	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK
Area (sft.)	1690	1600	1575	1490	1490	1490	1210	1080	1080	1080	1080	1660	1690	1130	1120

3 BHK
3D VIEWS
FLAT NO. 5





THE PARKING THAT'S DEDICATED

Planning is quite the hallmark of Peers Elegance, that is, depending on the size of the flat, one can own up to 2 parking slots in the twin-level parking here. That said, there's enough room for both four-wheelers and two-wheelers, with the drive way enabling easy-going and easy-coming to and from the parking bay.



STILT
FLOOR
PARKING
PLAN



BASEMENT
FLOOR
PARKING
PLAN



THE
QUALITY
THAT TOPS.

STRUCTURE

RCC-Framed structure.

WALLS

External walls of 9" thickness, internal walls of 4.5" thickness and table-moulded lightweight bricks with cement mortar.

WINDOWS

UPVC sliding shutters with mosquito mesh with three-track provision.

KITCHEN

Granite counter-top with stainless steel sink. 3' height wall tile dado above counter-top. Provision for chimney.

SANITARY

Superior quality sanitary fittings. EWC for master toilet, Indian for common toilet.

LIFT

Three lifts of 8-passenger capacity, KOE or equivalent with ARD & V3F technology.



MAIN DOOR

Balharshah Indian teakwood door frame section of 5"x3" and teak wood door of 1.5" thickness, single teak shutter with melamine polish and brass fittings with suitable lock set.

PLASTERING

Two coats of smooth internal plastering and two coats of external plastering with water-proof cement compound.

COMMON EXTRAS

Kirloskar sound-proof generator, transformer, 3-phase power connection panel board, drainage and car parking area with MS railing at balconies and SS pipe railing staircase. Granite flooring in corridors and staircase.



INTERNAL DOORS

Balharshah Indian teakwood door frames section, 32 mm thickness molded flush doors with enamel paint with teakwood frame fixed, with good quality ironmongery.

COMMON AMENITIES

- a) Generator power back-up for lift, common areas and multipurpose hall
- b) Intercom facility
- c) Beautiful landscaping
- d) Flat owners' nameboards
- e) LED lights for common areas
- f) CC cameras for lobbies, building setbacks, stilt and cellar, corridors, staircase, lift openings, covered tot-lot, children's play area

WATER SUPPLY

Bore water for general purpose will be supplied through sump and overhead tanks. Hot water supply for master and children's room toilets, through geyser provision. Water purifier provision above kitchen sink.

SPECIFICATIONS



FLOORING

Standard vitrified flooring tiles with 4" skirting and anti-skid ceramic tile flooring in toilets, balcony and utilities.

PLUMBING

All water pipelines of Ashirvad CPVC brand. SUDHAKAR PVC pipes for waste water and CP fittings of Plumber make or equivalent, diverters with health faucets in the bathrooms.

ELECTRICAL

Concealed copper wiring for light, fan, plug and power plug points wherever necessary. Power plug for refrigerator, mixer grinder, microwave oven and chimney in kitchen, washing machine. Utility flame-retardant, low smoke medium duty ISI-certified PVC conduits, AC points in two bedrooms. Modular switches like Finolex, Legrand or equivalent. Power plug points for TV and computer in hall and master bedroom.

TOILETS

Anti-skid concept ceramic tiles for flooring and walls concept ceramic tiles up to 7' (door-top level) Fosroc water-proofing liquids, used for toilet water-proofing with two coats.

NOTE

Registration charges, GST and any other taxes applicable as per government norms to be borne by customers only.

You are in good company with elite brands



THE
OPTIONS
HAT'LL PLEASE





OVER **20** AMENITIES



AMENITIES & FEATURES



Vaastu-compliant



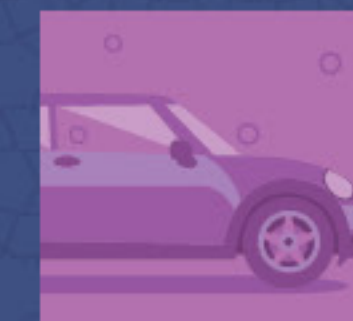
Round-the-Clock
Security



Power Back-up
Generator



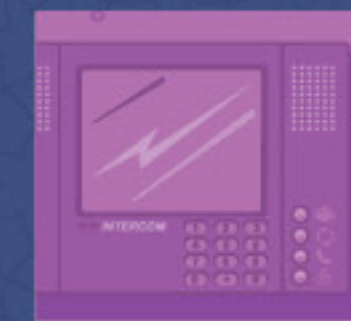
Grand Entrance
Gateway



Ample Car Parking



Excellent Ventilation
from all Sides



Intercom



Indoor Games



Rain Water
Harvesting / STP



Strategic Location



Wi-Fi Access in
Common Areas



Sand pit



Kids' Play Area



CCTV Surveillance

THE SURROUNDINGS TO THRILL

Peers Elegance has a spread of amenities and features that complements the lifestyle of people they are meant for. That's not all, we have also taken measures for environmental conservation as well. Come to think of it, amenities span from a little oasis in the form of a Sand Pit for children, to a Rainwater Harvesting System. You are sure to like them all, as together with the wonderful vibes this community will create.

THE
VIEW THAT'LL
CHARM



THE DISTANCES THAT COMFORT

Peers Elegance has a lot of places of importance in its surroundings, which you will want to be staying close to always. Whether it is dropping your kid to school, or your proximity to everyday conveyances like super bazaars – you will always be close to them. To add to your delight, it falls in proximity to the proposed metro train from LB Nagar to Falaknuma. Come discover for yourself all these places and enjoy the everyday convenience.

CLOSE TO PROXIMITY

SCHOOLS

- Narayana Junior College
- Bhashyam Public School
- Bhoj Reddy Engineering College
- KV Reddy Degree College
- Royal Embassy School
- Vidya Dayini Educational Institutions

HOSPITALS

- Owaisi Hospital
- Apollo Hospital
- Yashoda Hospital
- Kamineni Hospital

BANKS

- HDFC Bank
- ICICI Bank
- SBI Bank
- Canara Bank

SUPERMARKETS

- Big Bazar
- Heritage
- D-Mart
- More



PREVIOUS VENTURES



Watan Residency, Lanco Hills, Manikonda



KK Heights, King Koti, Hyderguda



KK Livings, King Koti, Hyderguda



17-1-54, Opp. Santhosh Nagar Police Station,
Santhosh Nagar Colony, Hyderabad – 500 059.
e-mail: info@watandevlopers.com
website: www.watandevlopers.com

Promoters:

Jeddah – KSA
Naveed Ahmed – 009665 0462526
Hyderabad – India
Fareed Ahmed – 93335 79999
Fayaz Ahmed – 95333 79999

Architects



PR ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS
Level 2, 8-2-684/4/17, Anand Banjara Enclave,
Road No.12, Banjara Hills, Hyderabad – 500 034.
Tel: 040-6450 6789 / 6457 3789



Structural Engineers
ZAKI & ASSOCIATES

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.

Artifice 9885253570