



## Buying an Apartment

Whether you like it or not, property, and especially house property, plays an important role in society and in our lives. The ownership of house properties rightfully inspires considerable respectability and admiration. When purchasing a house property, one must exhibit courage, but also wisdom and careful consideration regarding the future. Purchasing a house property is not like every day shopping, it is an investment of life long importance. This remains true regardless of the motive of your purchase, whether you consider it an investment or whether you are purchasing a new home for yourself.

**Here are some more top considerations to bear in mind when considering your potential apartment:**

Criterion	Definition	'The Flora'
Location	Location is of importance, especially in regard to different communications and development potential. Infrastructure (or infrastructure under construction) – communications and transport network, technical communications and public facilities.	<p><b>Walk to work:</b> 'The Flora' is literally in the heart of the emerging Hyderabad with leading IT /Financial corporate, educational institutions, sports complexes, shopping, and entertainment close at hand.</p> <ul style="list-style-type: none"> <li>• The Flora is being connected to Outer ring road with 120 ft approach road.</li> <li>• Established public facilities like drainage system, Manjeera water, and telecommunications.</li> <li>• Top class schools and colleges in the vicinity</li> </ul>
Safety & Security	How safe and secure is your house from theft, burglar, fire, etc.	<ul style="list-style-type: none"> <li>• Round-the-clock security</li> <li>• Intercom facility from each house to security room and other houses</li> <li>• Burglar alarm, a push-button device in the kitchen sets off an alarm in the corridor of the floor your flat is in simultaneously rings in the security cabin</li> <li>• Gas cylinders are provisioned to keep outside kitchen.</li> <li>• Lift and common area lighting was 100% power backed up with auto fail-over.</li> <li>• Superior quality antiskid flooring</li> </ul>
Outside Space	The quality of the environment that shapes and influences you should reach well beyond your doorstep.	<p>Due consideration was given in design for unobstructed supply of natural light, ventilation, greater intimacy and better view for all floors and flats.</p> <ul style="list-style-type: none"> <li>• Zero deviation to GHMC approved plan</li> <li>• 55% open to sky</li> <li>• Inter block distance 23ft</li> </ul>



		<ul style="list-style-type: none"> <li>• No common walls - separated by 6, 8 &amp; 10 ft → Greater privacy!!!</li> <li>• Net 6.5 ft Corridors</li> <li>• Designer landscaping</li> <li>• Children play area</li> <li>• Gym, library, roof top community hall</li> </ul>
Inside the Apartment	The important thing is to what degree every square foot can be used, how evenly the space of the property is distributed from room to room according to its function	<p>Utmost importance given in design to provide great space utility for its functionality and efficiency value.</p> <ul style="list-style-type: none"> <li>• Hardly find any non-circular points in the house!!!</li> </ul>
Communal Space	Apartments must be considered in light of the space you will be sharing with others in the building. How spacious is the communal space (corridors, stairways, lifts, garden space, entry/exit).	<p>We know you should feel comfortable every time you enter your apartment building. The common areas and vertical communications are organized, with respect to function and esthetics.</p> <ul style="list-style-type: none"> <li>• Separate entry and exit for vehicles.</li> <li>• 2 six passenger lifts with 100% auto fail-over power back up.</li> <li>• Net 6.5 ft Corridors</li> <li>• No flat facing each other → Greater privacy!!!</li> <li>• 55% of plot area is either path way or garden</li> </ul>
Degree of calm	Absence of noise from road traffic, railways or airport	<p>'The Flora' is ideally located from undue sound pollution:</p> <ul style="list-style-type: none"> <li>• Reasonably away from 120ft road</li> <li>• Considerable distance to railways or airport</li> <li>• Surrounded by non-polluting high-tech industry</li> </ul> <p>And the complex itself provides the calm soothing atmosphere and privacy that is so important in life.</p>
Distance to public transport	Distance to stops for bus, metro, or train	<ul style="list-style-type: none"> <li>• Frequent City bus service available in just 100mts</li> <li>• Metro stations are away by 6-7 km</li> </ul>
Distance to shopping facilities	Distance to shopping streets and centers	<p>'The Flora' is literally in the heart of the emerging Hyderabad with leading IT /Financial corporate, educational institutions, shopping, and entertainment close at hand.</p>



		<ul style="list-style-type: none"> <li>In less than 1.5 Km Reliance, Mantri, IVRCL shopping malls and multiplex theaters coming up shortly.</li> </ul>
Distance to nature	Closeness to forest, open areas, or lake	<ul style="list-style-type: none"> <li>5 acres of Govt School is just behind the complex – plan to develop greenery there.</li> <li>2000 acres of ISB campus is in just &lt;1.0 km away.</li> <li>Lots of open land(restricted development area) in South- East to the complex – Himayat sagar catchment area</li> </ul>
Distance to schools/ colleges	Distance to primary and secondary schools	<ul style="list-style-type: none"> <li>DPS, Okridge international schools are in just 2-3 Kms</li> <li>ISB, IIIT colleges in just 2-3 Kms</li> <li>Sports complexes – Balayogi stadium, Pullela Gopichand Academy in just 2-3 Kms</li> <li>Govt Primary School just behind the complex</li> </ul>
Builder commitment	Who are going to realize your dreams	<p>We stand for transparent business practices and have 100% customer satisfaction as core value.</p> <p><b>Our Commitment →Always exceed customer expectations</b></p>
Quality	The construction of the building and building material is also important, as well as functionality of the apartment building and its surroundings. And how efficiently the space is used and balanced - the balance between natural lighting and shade	<p><b>Akshaya</b>, the architects and engineers of this project is one of the leading architects firm in South India since 1998.</p> <p>Quality was built in right from design, specification, selection of raw materials and construction.</p> <ul style="list-style-type: none"> <li>Only proven manufacturers, suppliers were only considered</li> <li>100% Teak wood for all Door and Window frames</li> <li>Superior quality floor/ wall tiles from Johnson/ Kazaria/ or equivalent</li> <li>All sanitary ware from Parryware / Hindware / Johnson / or equivalent</li> <li>All plumbing ware from Jaquar / Ess Ess / or equivalent</li> <li>Elegant modular electrical switches of Anchor Roma make or similar</li> <li>Electrical cable from Finecab/ Anchor/ or equivalent</li> <li>Automatic passenger lifts of OTIS / Kone or similar</li> </ul>



		<ul style="list-style-type: none"> <li>• Diesel generator from Kirloskar / Mahindra/ Kholer/ or equivalent</li> </ul>
Price	Price must reflect its value, mainly the value it has for you as an individual, but also the value it has and in the future will have on the real estate market.	Assured value for money
Dissolution	Have a good liquidity and are easy to sell and rent.	<p>Because of its location- walk to work, existing employment and potential growth in employment and profile of the employ community around this complex are sure to provide high degree of liquidity and are easy to sell and rent.</p> <ul style="list-style-type: none"> <li>• Current employment strength - 1,00,000 with in 2Km</li> <li>• Potential employment strength - 2,00,000 with in 2Km</li> <li>• 90% of these employees belong to higher income groups</li> <li>• Near by, great scarcity to good residential complexes</li> </ul>

Once you're satisfied that the property is up to standard, you're free to make an offer.

**Good luck!!!**

**Pala Homes India Pvt. Ltd.**

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