

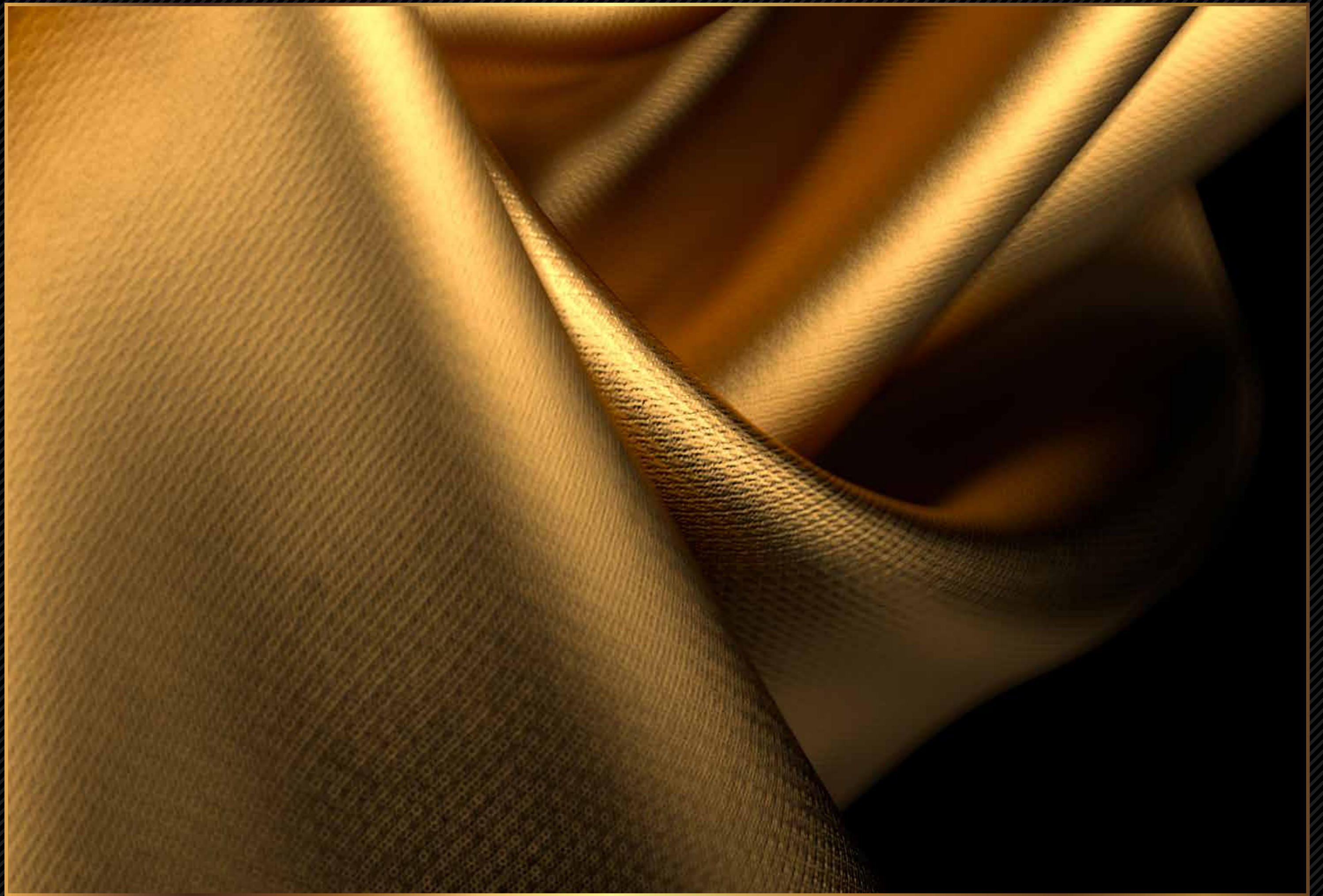


SAS  
CROWN

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THE JEWEL OF HYDERABAD

BIG ENOUGH TO HOLD YOUR FRIENDS, SMALL FOR YOUR DREAMS.





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Welcome to SAS Crown – The Jewel of Hyderabad.  
A magnificent piece of contemporary architecture laced in luxury,  
for people with lofty desires to be the best.  
Get ready to own a dominion and rule your world.

Crown your desires with luxury a notch higher, with us.

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# SAS CROWN

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THE JEWEL OF HYDERABAD

AN EPITOME OF ULTRA LUXURY RESIDENCES BEFITTING YOUR LOFTY DESIRES TO REIGN AND LIVE LIFE KING SIZE.

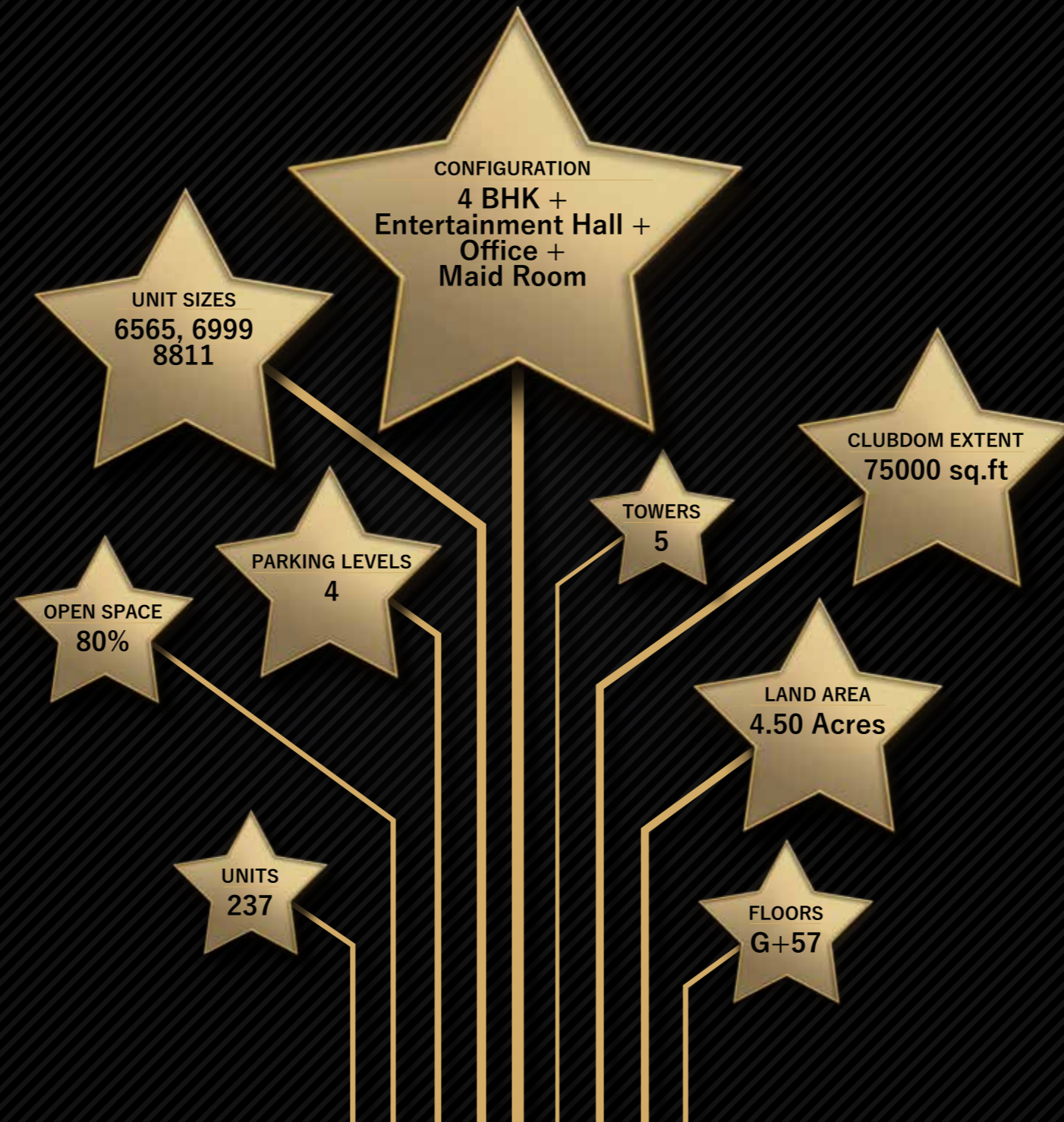




a Notch Higher  
Luxury



AN OVERVIEW



RERA Registration No. : P02400002786









### WITH PRIVATE ACCESS

Private life lobbies ensure direct access privacy for comfort and restrictions for safety.

Enter your world in ease.



### IN SPACE & NOTICEABILITY

Spread across 4.5 acres of Golden Mile Layout, the sheer expanse of the project spells luxury like none other.

Set amidst the highly connected financial district with an entry and exit gate to ring road, Kokapet, Hyderabad. The location is of supreme advantage.

Gain from this double edged luxury here.



### IN BLUE PRINT

Designed to deliver an inherent success with comfort, its 100% vastu complaint and ensures freshening nature to flow through.

Truly you can enjoy the lightness of the air.



### WITH LAVISH SIZE

Ultra Super Luxury Residential Kingdoms of King-Sizes; this prolific space is bountifully endowed with four car parking slots.



### IN LINEAGE

Rooted in a legacy of milestone markers, it is developed by SAS Infra promoter of iTowers - the tallest business tower in Hyderabad.

Pure luxury is a habit here: both encompassing and engulfing, growing with every new development.



### CLUBHOUSE IS CLUBDOM

A redefining experience of reigning over Clubdom – a lavish colossal clubhouse of over 75000 sq.ft. fully loaded arena for Socializing to experience the next level here.



Sports Arena

A sporting infrastructure collective to hone your skills and  
build both physical and mental endurance  
A perfect way to workout for defining lifestyle



Jogging track

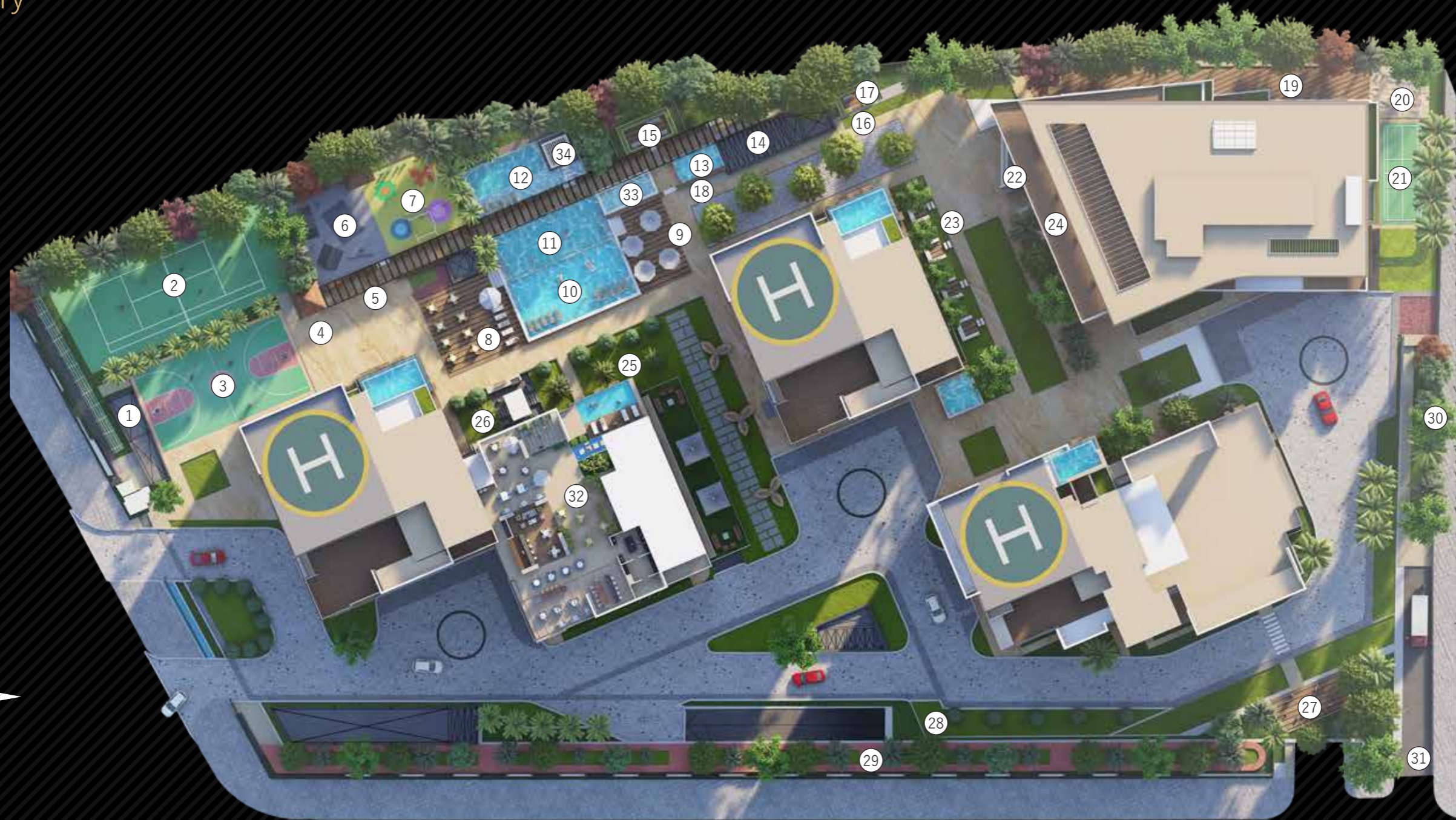
Jog your worries away. Feel the wind on your face or just Pump up the adrenaline... flex your thoughts or blow the stress away.. Hit the tracks and find Jogging joy anytime and every time

a Notch Higher



MASTER PLAN

Luxury



Landscape Concept Design

- ★ 1. Batting Cage
  - ★ 2. Tennis Court
  - ★ 3. Basketball Court
  - ★ 4. Fitness Plaza
  - ★ 5. Rock Climbing Wall
  - ★ 6. Skate Park
- ★ 7. Children's Play Area
  - ★ 8. Beach Deck
  - ★ 9. Cabana Pods
  - ★ 10. Children's Pool
  - ★ 11. Main Pool
  - ★ 12. Private Pool
- ★ 13. Jacuzzi
  - ★ 14. Changing Rooms
  - ★ 15. English Garden
  - ★ 16. Orchid Garden
  - ★ 17. Hanging Garden
  - ★ 18. Foot Reflexology
- ★ 19. Wedding Deck
  - ★ 20. Soft Play
  - ★ 21. Badminton Court
  - ★ 22. Amphitheatre Plaza
  - ★ 23. Seating Pods
  - ★ 24. Pre-Function Space
- ★ 25. Open Lawn
  - ★ 26. Scent Garden
  - ★ 27. Pet Zone
  - ★ 28. Overflow Parking Bay
  - ★ 29. Jogging / Walking Track
  - ★ 30. Plantation Garden
- ★ 31. Loading/Unloading Bay
  - ★ 32. Sky Club
  - ★ 33. Rain Garden
  - ★ 34. Cabana





Office Space at your Kingdom

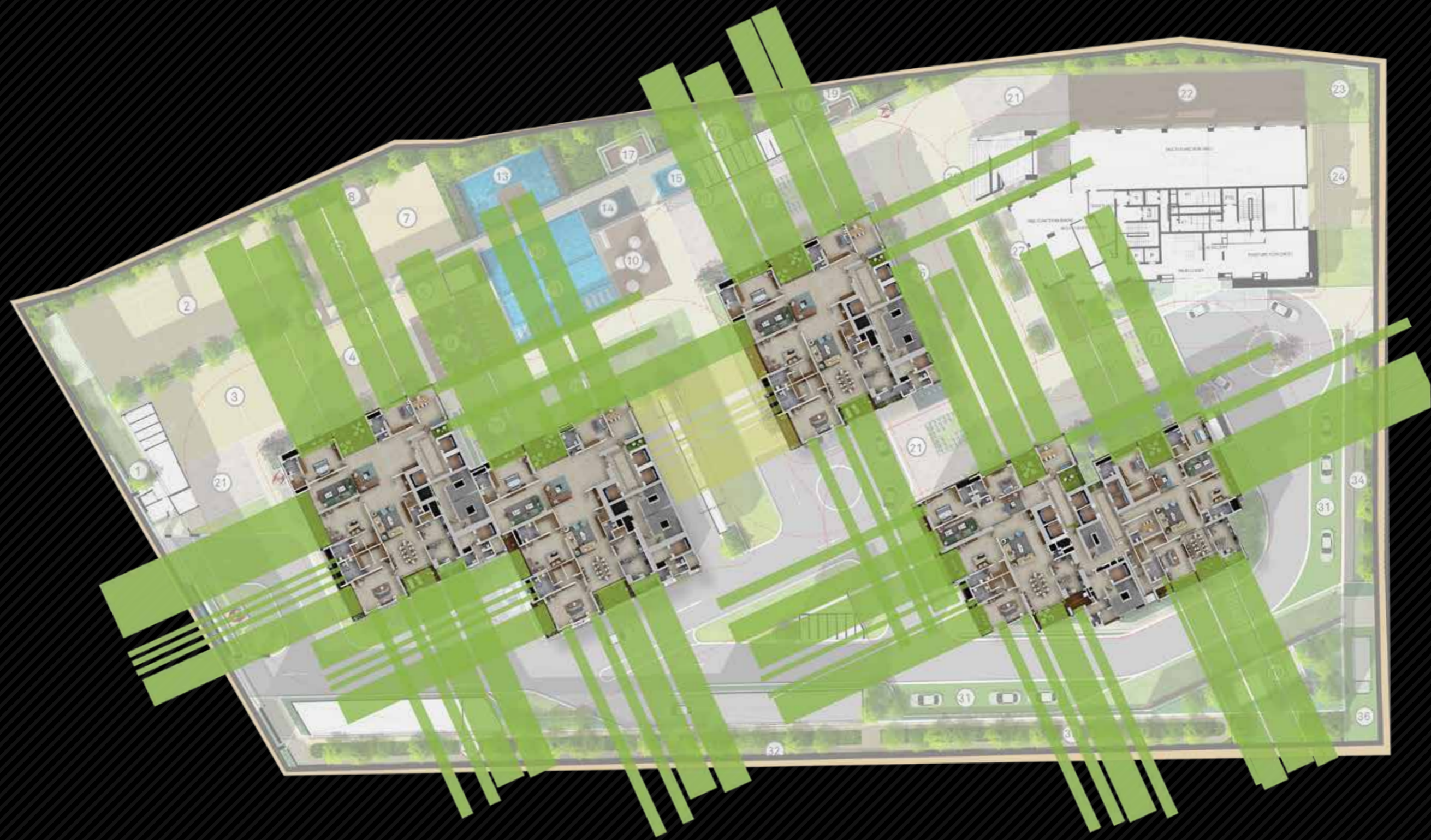


Deck

a Notch Higher  
Luxury



UNOBSTRUCTED VIEWS



Luxury ▲ a Notch Higher ★ WITH DUAL FLOORED

Get overwhelmed twice over. The astounding duplex with its breathtaking views is a ideal blend of designed interiorscapes and awe inspiring landscape views.

Strictly, Designed to floor you.



Duplex



Clubdom Extent 75,000 sq.ft



Luxury ▲

**STRUCTURE**

- ★ R.C.C FRAMED STRUCTURE: R.C.C. framed structure to withstand wind & seismic loads.

**PLASTERING**

- ★ INTERNAL: 14mm thick single coat cement plaster with putty smooth finishing excluding ceiling.
- ★ EXTERNAL: 18mm thick double coat sand faced cement plastering.

**DOORS**

- ★ MAIN DOOR FRAME & SHUTTER: Designer main door frame & shutter of 10' height with premium designer hardware fittings from Hafele / equivalent make.
- ★ INTERNAL DOOR FRAME & SHUTTER: Designer internal door frame & shutter of 8' height with premium designer hardware fittings from Hafele / equivalent make.

**WINDOWS FRAME & SHUTTER**

- ★ Extruded anodized aluminum window systems especially designed to take wind pressure, airtightness, water tightness.

**PAINTING**

- ★ EXTERNAL: Textured finish with 2 coats of Asian paint or equivalent.
- ★ SIT OUT / DECK: Weather proof paint over external putty finish at utility / sit out.
- ★ PARKING: Waterproof cement paint and oil paint over a base coat of primer.

**FLOORING**

- ★ DRAWING, FOYER, ALL BEDROOMS, FAMILY LIVING , CLOSETS, DINING, DRY KITCHEN HOME THEATRE: Imported marble with 3" skirting.
- ★ ALL TOILETS: Combination of Italian Marble & Granite- full height dadoing for wet areas & 4' height for dry areas.
- ★ LIFT LOBBIES: Combination of Marble & Granite for both walls & floor.
- ★ LIVING BALCONIES: Wooden vitrified tiles.
- ★ PASSENGER STAIRCASE: Granite.

- ★ FIRE STAIRCASE: stone as per fire norms.
- ★ STORE/ WASH AREA / WET KITCHENS / UTILITIES / SERVANT ROOM & SERVANT TOILET: Premium vitrified tiles.

**MODULAR KITCHEN**

- Dry Kitchen: European make.
- Wet Kitchen: Premium Indian make.

**KITCHEN / UTILITY / WASH**

- ★ Separate municipal water tap (Manjeera) and bore well water through softener plant.
- ★ Provision for RO, dish washer, washing machine and wet area for washing utensils with CP fittings.
- ★ Provisions for exhaust fan in wet kitchen.

**BATHROOMS**

- ★ Rain showers in Master & Kids bathrooms of Premium Italian make.
- ★ Shower cubicles in all bathrooms.
- ★ Washbasin(s) Premium Italian make.
- ★ Technology based wall mounted WCS.
- ★ Thermostat / single lever diverter with shower of equivalent Italian make.
- ★ All C.P fittings & sanitary fixtures of Premium Italian make.
- ★ Provision for Exhaust fan in all bathrooms.
- ★ Heat pump in utility area for hot water in all bathrooms.

**ELECTRICAL**

- ★ Concealed copper wiring of Havells / Finolex or equivalent make.
- ★ Power outlets for exhaust fan(s) in all bathrooms.
- ★ Power plug(s) for cooking range chimney, refrigerator, microwave oven, mixer / grinder and aqua water in kitchen.
- ★ Power plug(s) for washing machine and dish washer in utility area.
- ★ Three phase power supply for each unit.
- ★ Miniature circuit breakers (MCB) for each distribution board of Legrand / Schneider / Equivalent make.
- ★ Plug pin(s) for TV & audio in living, drawing and all bedrooms.
- ★ Internet Points in living room & master bedroom.

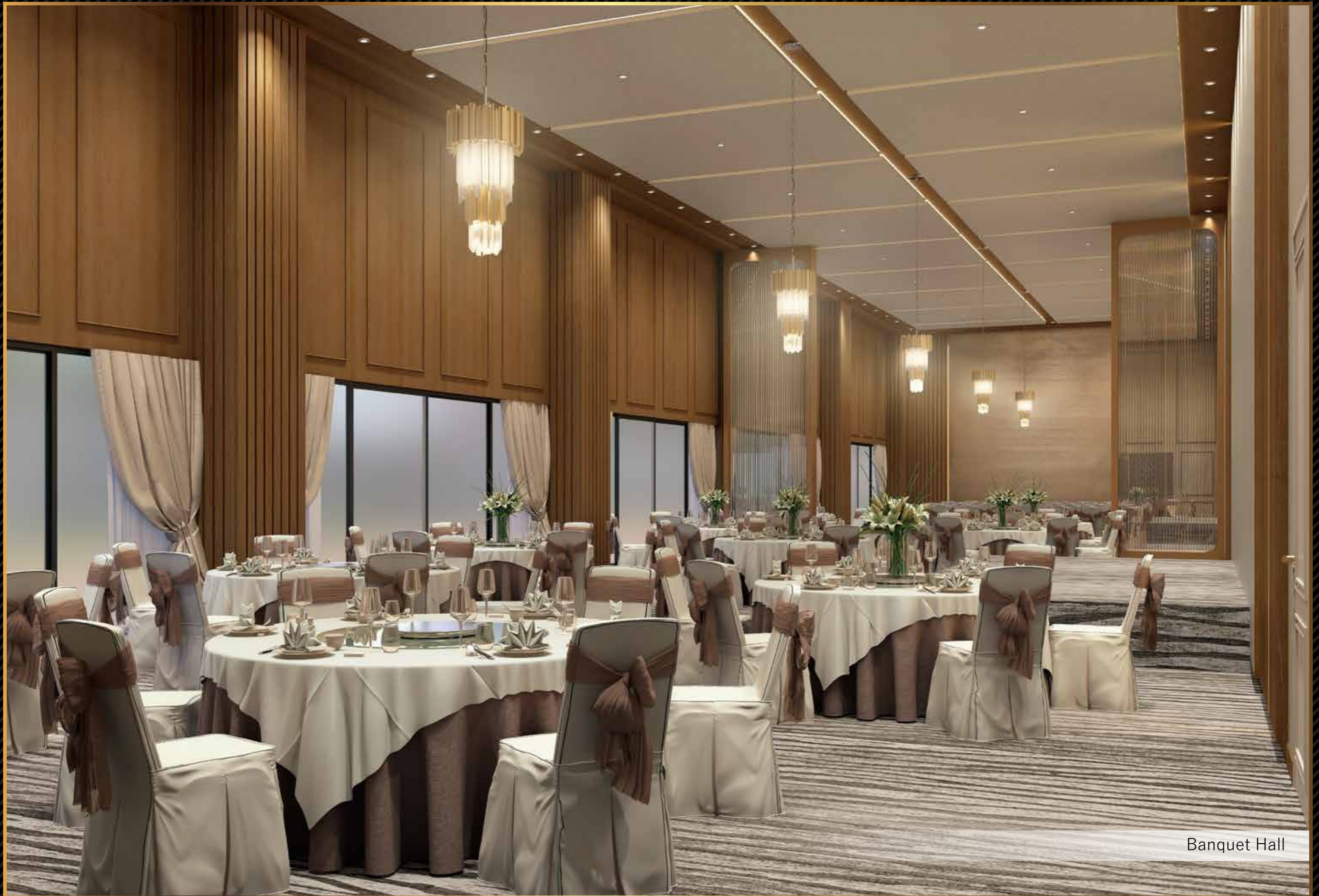




Theatre at clubhouse



Infinity Swimming Pool at Duplex



Banquet Hall

## ★ HOME AUTOMATION

- ★ Basic Automation with provision for upgradation.

## BIOMETRIC LOCK

- ★ Biometric lock for main door. (YALE / Hafele / equivalent make)

## TELECOM & INTERCOM

- ★ Telephone points in all rooms with system of IPBX & Intercom facility connecting security, concierge, housekeeping and reception.

## STRUCTURE FOR TV

- ★ Provision for cable connection in all bedrooms, living room & servant room.

## INTERNET

- ★ 100% Wi-Fi internet within the community.

## VIDEO DOOR PHONE

- ★ IP based video door phone at main door with Session Initiation Protocol. (SIP Integration)

## LIFTS

- ★ Premium Hi-speed Passenger lift 3 nos. in each block of Mitsubishi / Toshiba / equivalent make.
- ★ Service lift 1 no. in each block.

## RAILING

- ★ Balustrade system of 4 ft. height along with 13.5 mm clear toughened glass, which increases proportionately as the floor/height increases duly mounted on aluminium frame.

## WTP & STP

- ★ Fully treated Bore water through an exclusive water softening and purification plant of reputed make.
- ★ A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for flushing and landscaping.

## ★ CAR WASH FACILITY

- ★ Provision for car wash facility in each cellar parking area.

## GENERATOR

- ★ 100% D.G backup with dual meter for each flat.

## CAR PARKING

- ★ Ample Car Parking space spread across 4 levels.
- ★ Visitor's car parking as per norms.

## LPG

- ★ Reticulated piped gas system to individual unit monitored with gas meter.

## AIR CONDITIONING

- ★ VRV or VRF Ducting system of Mitsubishi / Toshiba or equivalent make.

## WASTE MANAGEMENT

- ★ Garbage collecting facility will be provided for every floor level and centrally collected for better disposal. Separate bins to collect dry waste, e-waste & wet waste will be provided at main garbage collecting point.

## PARKING MANAGEMENT

- ★ Entire parking is well designed to suit the number of car parks with parking signage's and equipment's at strategic locations for the ease of driving.

## FACILITIES FOR PHYSICALLY CHALLENGED

- ★ Access and non-slippery ramps at all entrances shall be provided for physically challenged, appropriately designed preferred car park, uniformity in floor level and visual warning signage's.

## CCTV

- ★ 100% IP based CC cameras protection & security room monitoring for all areas from entry till main doors of all units & back till exits.

## SECURITY

- ★ Sophisticated round-the-clock security system.



- ★ Video phone facility at main door.
- ★ Intercom facility.
- ★ Solar power fencing around the compound.
- ★ Identity cards for servants.
- ★ Boom Barriers at entrance.
- ★ Panic button and intercom is provided in the lift that is connected to security room.

#### BMS FIRE & SAFETY

- ★ Fire system will be provided inside the flat, common areas and cellars with fire hydrant system, fire safety equipment & water sprinkler system as per fire safety norms.

#### LANDSCAPING

- ★ Landscaping in the setback areas wherever feasible and in tot lot areas with aesthetically designed landscape.

#### WATER BODIES

- ★ Water bodies, fountains, cascades in setbacks & common areas as per design.

#### WATER

- ★ Pneumatic pumps will be used for supply of fresh water, Manjeera water & treated water to individual flats. Each unit fitted with separate water meter.

#### RAINWATER HARVESTING

- ★ Rainwater harvesting through recharge wells onsite to improve ground water level.

#### EXTERNAL LIGHTING

- ★ LED light posts with lamp fittings at setback and landscaping areas and lights in staircase & corridor areas.

#### BOOM BARRIERS

- ★ Boom barriers at entry & exit for vehicular movement with IR card based operation.



#### DRIVEWAY

- ★ V.D.F flooring.

#### COMPOUND WALL

- ★ Compound wall shall be constructed all around the plot with solar fencing.

#### OTHER SPECIAL FEATURES

- ★ 100% Vaastu compliant
- ★ Floor to floor height of 12 feet
- ★ No common walls
- ★ Anti-termite treatment for all flats.



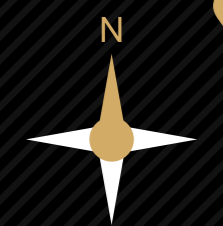


Bed Room

a Notch Higher

LOCATION

Luxury



NOT TO SCALE

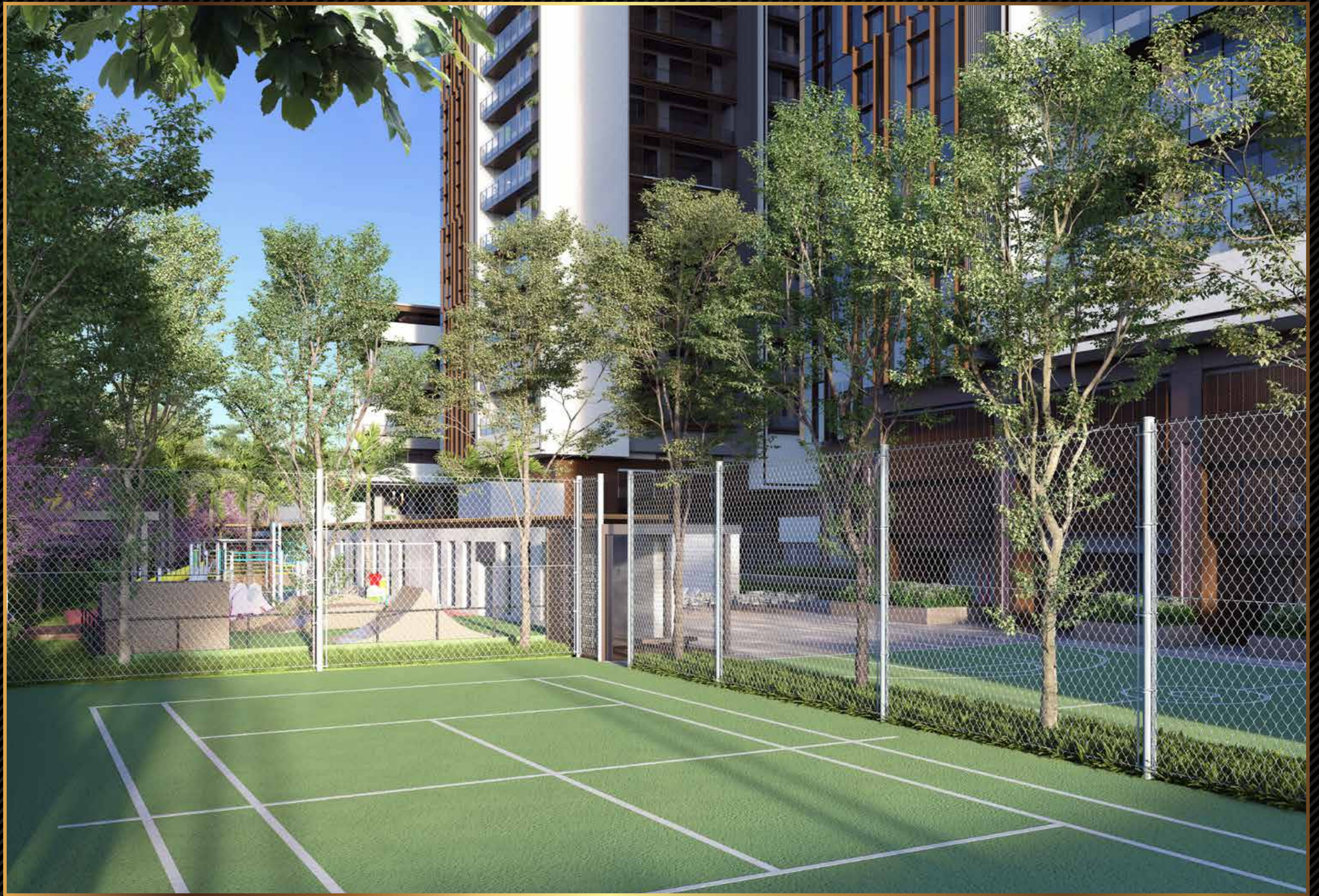








Living Dining area at your kingdom





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