

A Serene Celebrated Life



Rathi Constructions





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Building trust through Buildings

About us

We began our journey dedicating ourselves to providing affordable housing at affordable prices to homebuyers and looking back, we have tirelessly worked in the last 21 years to create these opportunities for our customers.

Our commitment to quality and innovation collaborated to design quality homes that meet stringent standards while remaining cost-effective.

Throughout our journey we have developed strong relationships with our customers and our dedication goes beyond providing a residence. We take pride in creating vibrant communities that offer a sense of belonging and opportunity to every home buyer.

Vision Statement:

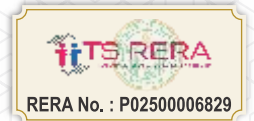
Our vision is to establish world-class standards in the real estate industry, setting a new benchmark for excellence, innovation, and customer satisfaction. Our unwavering commitment to quality, professionalism, and ethical conduct drives us to exceed expectations, deliver exceptional outcomes, and shape the future of real estate on a global scale.

Mission Statement:

Our mission is to uphold the highest level of integrity in all aspects of our business approach, ensuring credibility and trustworthiness at every step. Through our unwavering commitment to integrity, we aim to not only meet but exceed expectations, delivering reliable and credible services that establish us as a trusted leader in the industry.



A Serene Celebrated Life





Live Life on Your Terms



Sri Tirumala Golden Gate is for those having a zest for an elevated life with style and substance. The project has been designed with you in mind, with thoughtfully chosen amenities unveiling a boutique style. Creativity blends with the architecture and the living units built with care focused on your comfort and convenience. Spaciously built insides, high-class carpentry, balanced lighting, adequate ventilation, and a host of convenience features make it a masterpiece of a home where you would like to stay forever.





For Those Seeking Fine Luxury

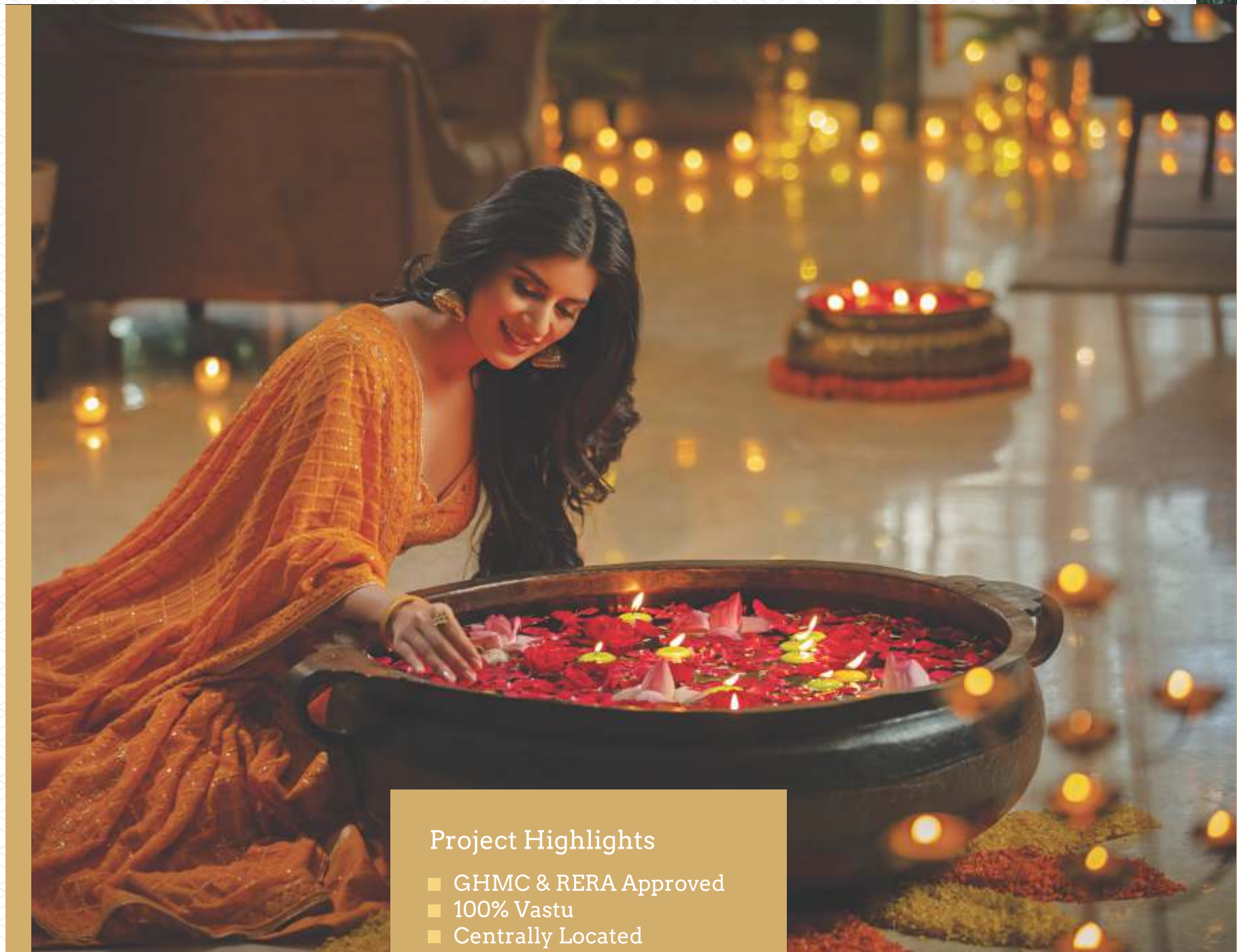
Nestled amid lush greens, overseeing the approach roads, the pleasing sight of Sri Tirumala Golden Gate rims the neighbourhood. A view of the building from the adjoining main road a few metres away casts a halo. Coming closer, the imposing facade of Sri Tirumala Golden Gate discloses extraordinary scale in architectural finesse and perfect finishes redefining luxury and comfort. Prominent, dignified and spaciouly crafted, Sri Tirumala Golden Gate matches your style and stature.

Amenities at a Glance

- Tot-lot
- Children's Play Area
- Walking Track
- Two-level Car Parking
- 24-hour CCTV Surveillance
- Entrance Arch with Security



Invitation to A New Era of Living



Project Highlights

- GHMC & RERA Approved
- 100% Vastu
- Centrally Located
- Rich Architecture
- Adequate Ventilation
- Spaciously Designed Rooms
- Ample Parking Space
- Close to Schools & Colleges
- Pollution -Free
- Clear Title





Stylish Aesthetic

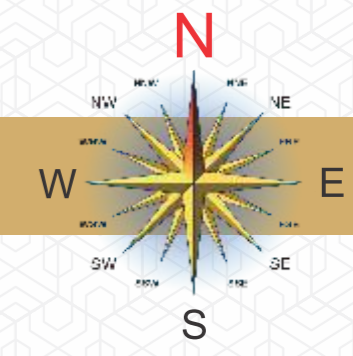
Every square foot of the design in Sri Tirumala Golden Gate residence has been carefully thought of and utilized. The living room, the flooring, the compact kitchen, the dining area and the bedrooms complement one another. Built tastefully and functional in all aspects.



Bringing Life to Designs



TYPICAL FLOOR PLAN



3 BHK
1850 Sq. Ft.
East Facing



3 BHK
1875 Sq. Ft.
West Facing

3 BHK
1700 Sq. Ft.
East Facing



2 BHK
1225 Sq. Ft.
West Facing

3 BHK
1700 Sq. Ft.
East Facing



3 BHK
1600 Sq. Ft.
West Facing

3 BHK
1500 Sq. Ft.
East Facing



2 BHK
1235 Sq. Ft.
West Facing

3 BHK
1925 Sq. Ft.
East Facing



3 BHK
1925 Sq. Ft.
West Facing

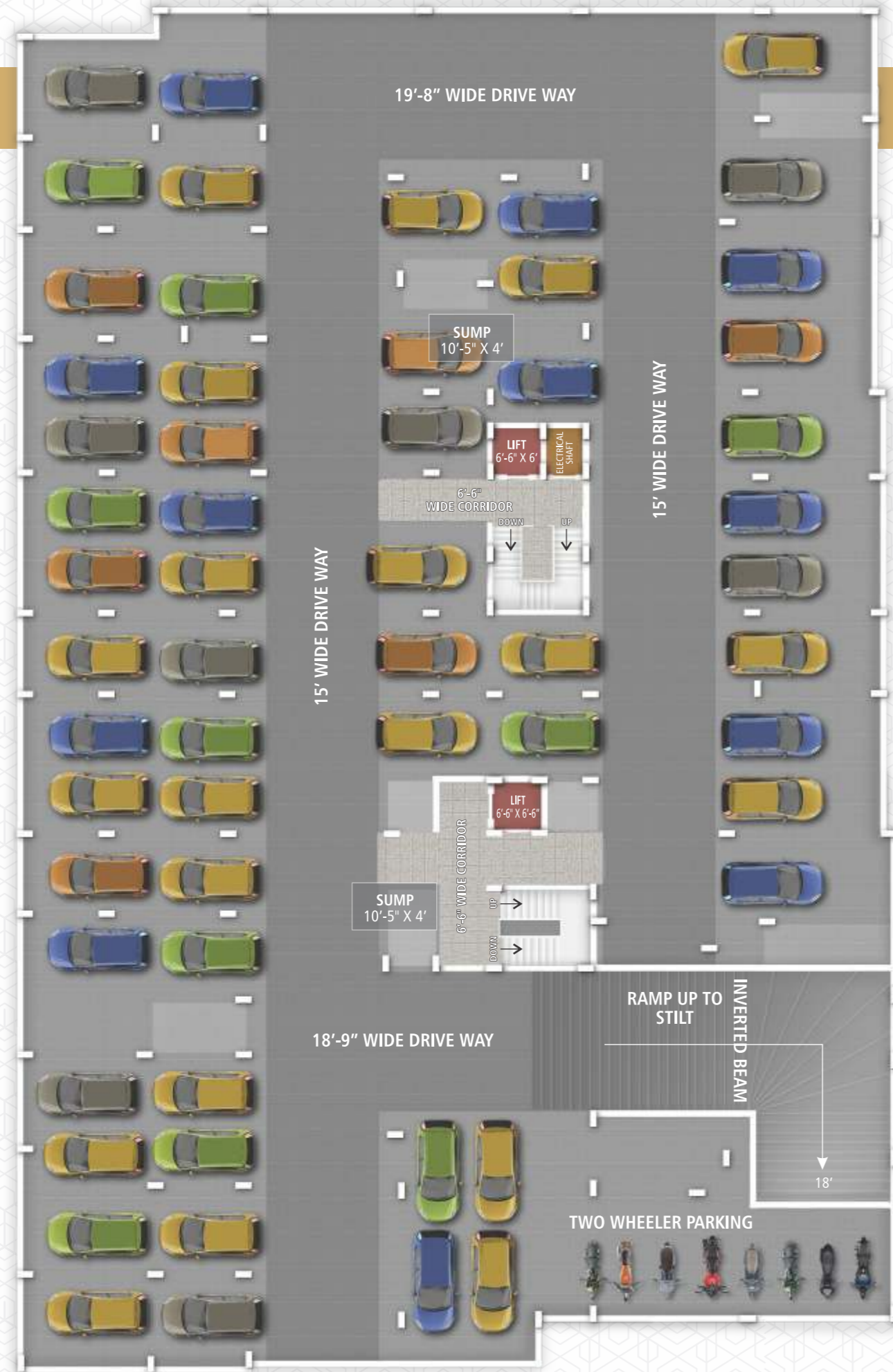
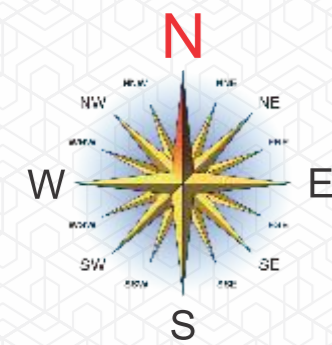
3 BHK
1800 Sq. Ft.
East Facing

FLATS AREA STATEMENT

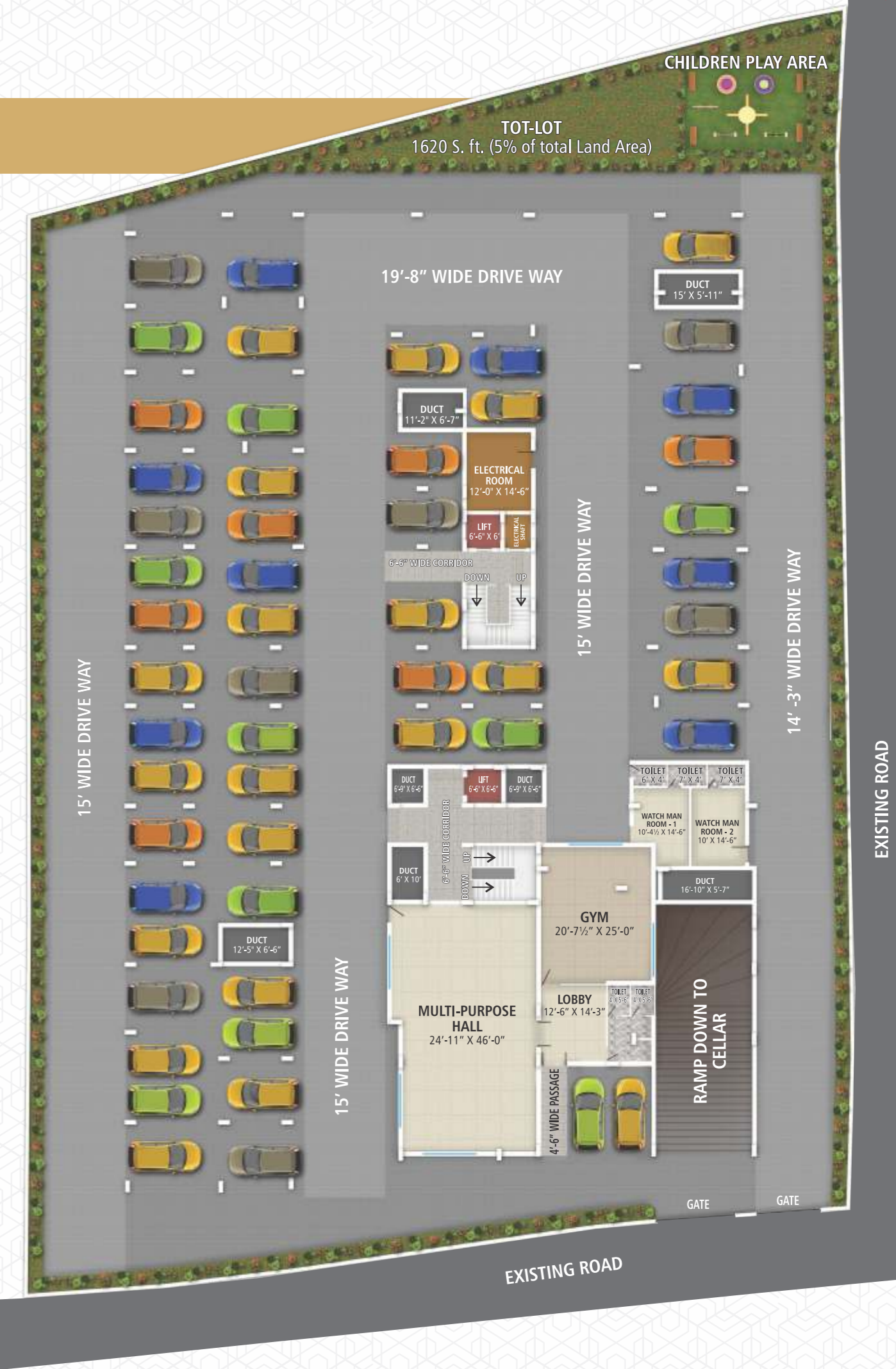
Flat No.	Flat Facing	Flat Type	Super Built-up Area (Sq. ft) including Common Areas
1	WEST	3 BHK	1875
2	EAST	3 BHK	1785
3	EAST	3 BHK	1850
4	WEST	2 BHK	1225
5	EAST	3 BHK	1700
6	WEST	3 BHK	1600
7	EAST	3 BHK	1700
8	WEST	2 BHK	1235
9	EAST	3 BHK	1500
10	WEST	3 BHK	1925
11	EAST	3 BHK	1800
12	EAST	3 BHK	1925

CELLAR FLOOR PLAN

Space Setting
the Pace



STILT FLOOR PLAN



Elegant Classic

Each Sri Tirumala Golden Gate residence is a cocoon of comfort. Classically laid out, the rooms are spaciouly designed with your comfort and convenience as the cornerstone. Each room is a distinct in its look and feel, yet the residence is a wholesome elegant space.



F - 2
3 BHK
1785 S. Ft.
EAST FACING



F - 3
3 BHK
1850 S. Ft.
EAST FACING



F - 4
2 BHK
1225 S. Ft.
WEST FACING



Elegant Classic



F-5
3 BHK
1700 S. Ft.
EAST FACING



F-7
3 BHK
1700 S. Ft.
EAST FACING



F-6
3 BHK
1600 S. Ft.
WEST FACING



F-8
2 BHK
1235 S. Ft.
WEST FACING

Each Sri Tirumala Golden Gate residence is a cocoon of comfort. Classically laid out, the rooms are designed spaciouly with comfort and convenience as the cornerstone. Each room is distinct in its look and feel, yet the residence is a wholesome elegant space.



F - 9
3 BHK
1500 S. Ft.
EAST FACING

Every Sri Tirumala Golden Gate home is crafted spacious. The brilliant design and superb finishes announce a premium lifestyle awaiting you. The layout is such that a cosy ambience pervades all around the home, making way for a comfortable and luxurious life for you and your loved ones.



F - 10
3 BHK
1925 S. Ft.
WEST FACING

Gracious & Spacious



F - 11
3 BHK
1800 S. Ft.
EAST FACING



F - 12
3 BHK
1925 S. Ft.
EAST FACING



The Next Level Living

The design and build of Sri Tirumala Golden Gate are meticulous and have been crafted to give a distinct appeal to the residence. The comfort of living and aesthetic beauty have been planned and abundantly provided for.

A premium life is waiting here to make it your own. Sri Tirumala Golden Gate is truly a gateway to a golden opportunity to live life on the next level.



OUR COMPLETED
& ONGOING PROJECTS
@ HYDERABAD



Sri Tirumala Rathi Residency
@ Gandhi Nagar



Sri Tirumala Crest
@ Karmanghat



Sri Tirumala Dreams
@ Sivarampally



Sri Tirumala Lotus
@ Sivarampally



Sri Tirumala Almond
@ Mailardevpally



Sri Tirumala Elite
@ Mailardevpally



Sri Tirumala Bliss
@ Raghavendra Colony



Sri Tirumala Hamilton
@ Padmarao Nagar



Sri Tirumala Orchid
@ Gandhinagar



Sri Tirumala Jewels
@ Gandhinagar



Sri Tirumala Anmol
@ Esamiya Bazar



Sri Tirumala Gopal Dham
@ AshokNagar



Sri Tirumala Pranmoksha
@ Kapra, Sainikpuri



Sri Tirumala SVV Golden Pride
@ Mallapur, Hyderabad

Amid of everything you would need

Sri Tirumala Golden Gate is centrally located in the Sri Ram Nagar locality in Shamsheergunj. A bustling and prime area is Shamsheergunj close to schools, colleges, hospitals, banks, restaurants, entertainment & recreation and other daily needs of life. Accessible by a network of the Hyderabad city roads, Sri Tirumala Golden Gate is located off the Falaknuma Road [NH765] in Sri Ram Nagar locality.

Locational Highlights

Schools

- Academic Heights- 1km
- Sri Chaitanya School-0.1 km
- Progress High School-0.5 km
- Bachpan play school

Colleges

- Progress Junior College-0.5 km
- Presidency School of Management & Computer Sciences-0.7 km
- AR College of Commerce-1.1 km

Healthcare

- Falaknuma Medicare-0.5 km
- Health Needs Clinic-0.4 km
- Gemini Health Care

Banks & ATMs

- SBI
- HDFC
- Axis

Roadway Access

- ORR
- Falaknuma Road

Transport Nodes

- Hyderabad International Airport-17 kms
- Hyderabad Railway Station- 7 kms
- Uppuguda MMTS-1 km
- Falaknuma MMTS- 1.5 km

Entertainment

- Cinepolis Sudha Multiplex-1.6 km
- Shama Theatre- 0.6 km

Neighborhood Localities

- Falaknuma
- Sivaganga Nagar
- Sivaji Nagar
- Engine Bowli

Industries & Works

- Lohiya Agro Industries
- CEAT Tyres



Location Map
Not to Scale

ARCHITECT

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Rathi Constructions



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**Civil Works**

RCC Column Framed Structure.
AAC Block Masonry walls. Reinforced Cement Concrete foundation, Plinth, Cut Lintels, Beams & Roof slab. All Internal Walls plastering with sponge finish.

**Flooring**

2' X 2' Vitrified tiles in Living, Bedrooms, Dining area & Kitchen.
Toilets : Anti-skid tiles flooring with ceramic tiles dado up to door height in all Bedroom and Common toilets.
Balconies : Anti-skid Wooden ceramic tiles.

**Doors**

Main door : Teak wood door frame with elegantly finished flush shutters.
Bed Rooms & Toilet Doors : Teak wood door frames with flush shutters.

**Electricals**

Wiring concealed with fire resistant wires.
Provision for Split AC in all bedrooms and hall. Adequate points for lights, fans & other plugs in bed rooms, toilets and kitchen with modular switches of reputed brand.
Exhaust fans & geysers points in toilets and kitchen. Plug points for chimney, water purifier, refrigerator & other kitchen appliances in kitchen. TV points in living & master bed rooms.

**External and Internal Paint**

External Wall : One coat of primer & Two coats of ACE / APEX paint.
All Internal Walls : Emulsion paint with Two coats of wall putty.

**Windows**

UPVC sliding windows with safety grills.

**Kitchen**

Black Granite cooking platform with stainless steel sink.
Wall cladding up to 2' height above kitchen platform with designed tiles.
Provision for Exhaust and Chimney.

**Toilets**

Non-skid tiles for flooring and 7' height wall cladding with standard make ceramic tiles like Johnson / Kajaria / Somany or equivalent.
ISI standard CPVC piping (Ashirvad / Astral / Prince / Sudhakar).
CP fittings in bathrooms and kitchen will be provided by branded CP fittings of Paryware / Somani / Cera / Hindware / Jaguar / ESS-ESS or equivalent make.
Concealed piping system for Cold & Hot water with provision for geysers.
Provision for exhaust.
Porcelain sanitary wares of Parryware / CERA / Jaquar or equivalent.

**Water**

24 hours water supply from Bore well and Drinking water provision in kitchen.

**Power Backup**

Power Backup for Common Areas, Lift and 2 Fans, 2 Tube Lights in each flat.

**Security Features**

Round the clock security. CCTV Cameras at Cellar & Stilt floor.

**Lobby & Lifts**

Entrance lobby finished with marble / granite flooring. Automatic Lifts of KONE / LEGEND or equivalent make of Six passenger capacity.

Note

Registration charges, GST and any duties levied by Govt. bodies should be born by the Flat Owners.

DISCLAIMER : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters/builders reserve the right to make changes in the elevation, plans, amenities and specifications as deemed fit.





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