



MOVE INTO THE BEST PART OF TOWN!

**WELCOME TO THE
BEST PART OF TOWN!**

'Middle Town is the latest project by SR Constructions.

It's an amalgamation of comfort with connectivity.
A place designed to suit the needs of the entire family.

TOTAL AREA OF 2 ACRES & 7 GUNTAS
WITH 2.35 LAKH SQ.FT BUILT-UP AREA.



A PERFECT PLACE TO LAY YOUR ROOTS AND FLOURISH!

Located in the ideal destination of Kandlakoya, near Oxygen park & Gateway IT park, 'Middle Town' is a premium gated community.

It's surrounded by pleasant natural views, fresh winds and a peaceful environment to provide you and your family with a life that's rooted in serenity.

Built in the area of 2 acres & 7 guntas, with a functional architectural design, modern urban amenities and a multifaceted clubhouse; once you move here, you'll know you've moved into the best part of town!

MAXIMUM CONNECTIVITY, INSIDE & OUTSIDE!

Strategically placed elevators between 2 flats ensure the highest comfort for the residents. With a total of 2 elevators for each floor, Middletown fulfils the promise of utmost convenience and connectivity indoors and outdoors!



M I D D L E T O W N



FEEL AT HOME EVERY DAY, IN EVERY WAY.

Homely nests in Middle Town, provide the much-needed calmness and breath of fresh air to nurture your wholesome lifestyle.

The entire community is beautifully designed and planned for utmost utility and comfort to make you feel at home every day, in every way.

Here blocks D and E are exclusively built for only 3 BHK units and blocks A, B, and C are 2 BHK only, to simplify things for you.

Everything, big or small, may it be a lavish 4 storey clubhouse or simple parking space, has a focused purpose to make your life easier.



THE BEST PART OF MIDDLE TOWN!

Apart from the most ideal location, the greatest part of Middle Town is the array of uber amenities. Specified play areas for your children to bring out their mischievous side. Poolside lawns for your parents to just relax and catch up on the chitchat. A multifunctional hall for a yoga session or a dance workout, it has everything your family needs and much more!

AMENITIES



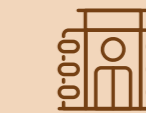
CRICKET NET



CHILDREN'S
PLAY AREA



PARTY LAWNS



CLUBHOUSE



24 X 7
SECURITY



SOLAR FENCING
SYSTEM



VAASTU
COMPLIANT
HOMES



GRAND ENTRY AND
EXIT WAYS



EXCELLENT
VENTILATION



EARTHQUAKE-
RESISTANT
ARCHITECTURE



CC CAMERA
SECURITY
ALL-AROUND



ADEQUATE
CAR PARKING



DESIGNER
LANDSCAPING



HIGH-SPEED
AUTOMATIC LIFTS



Children's Play Area to fulfil your child's endless giggles and laughter!



Cricket Net for unleashing that inner game craze!



Partylawn and Pool to have a ball of every celebration at your comfort!



Badminton Court for a friendly match with your loved one!

SOMETHING FOR EVERYONE!

A multifunctional 4-storey clubhouse at Middle Town provides a unique space, be it a small catch-up over coffee, peaceful yoga meditation, or even your big celebrations. It has multiple games for the children to play to their heart's content and a gymnasium for the health-conscious. You can swim away your stress, at the swimming pool or get a fresh look at the salon. There is something for everyone here!

The Clubhouse has a built-up area of Approx 6000 Sq. FT and many modern amenities such as...



PROVISIONAL STORE



MULTIPLE INDOOR GAMES



MULTI-PURPOSE ROOM FOR YOGA, SMALL PARTIES, ETC



GUEST ROOMS



BEAUTY SALON



WELL-EQUIPPED GYMNASIUM



SWIMMING POOL WITH GAZEBO



CLUBHOUSE:

4-storey Clubhouse with a built-up area of over 6000 Sq. ft.



OPTIONAL DRAWING ROOM



FOYER

YOUR HOME, YOUR WAY!

Along with the exquisite amenities, our thoughtful architecture and design in the project come with the freedom to customize your homes your way. With the provision of a drawing-room in the 2 BHK flats, you can have - An extra bedroom? Kids Playroom? An Office? the possibilities are endless!

MAKE WAY FOR UTILIZATION.

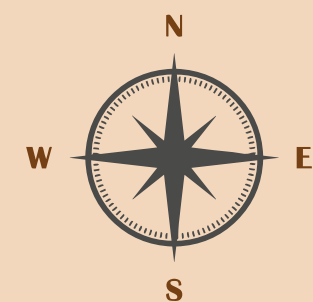
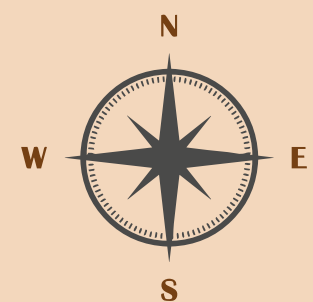
An opportunity to sweep guests off their feet or a place for their footwear! A cozy foyer at the entryway helps set the tone for the rest of your home. An aesthetic mirror, saplings to start your day good and green or great space for footwear or other storage; this prominent space covers multiple uses for your home.

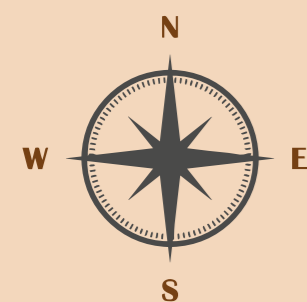
TOTAL OF
**5 BLOCKS WITH
 5 FLOORS EACH**
**A, B, C BLOCKS
 HAVE 2 BHK UNITS**
**D & E BLOCKS EXCLUSIVELY
 HAVE 3 BHK UNITS.**

Amongst 180 Flats 120 would be 2 BHK and 60 would be 3 BHK.
 2 BHK would be 1290 Sq. FT and 3 BHK would be 1635 Sq. FT



- LEGEND:**
- ENTRANCE GATE
 - DRIVE WAY
 - CLUB HOUSE
 - SWIMMING POOL
 - GAJEBO
 - BADMINTON
 - SEMI BASKET BALL COURT
 - KIDS PLAY AREA
 - CRICKET NETS
 - EXIT GATE

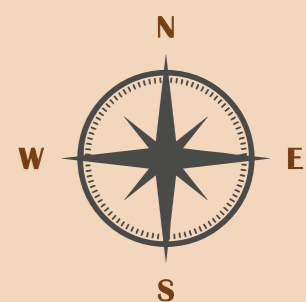




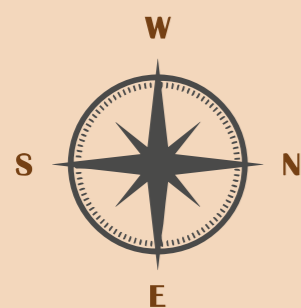
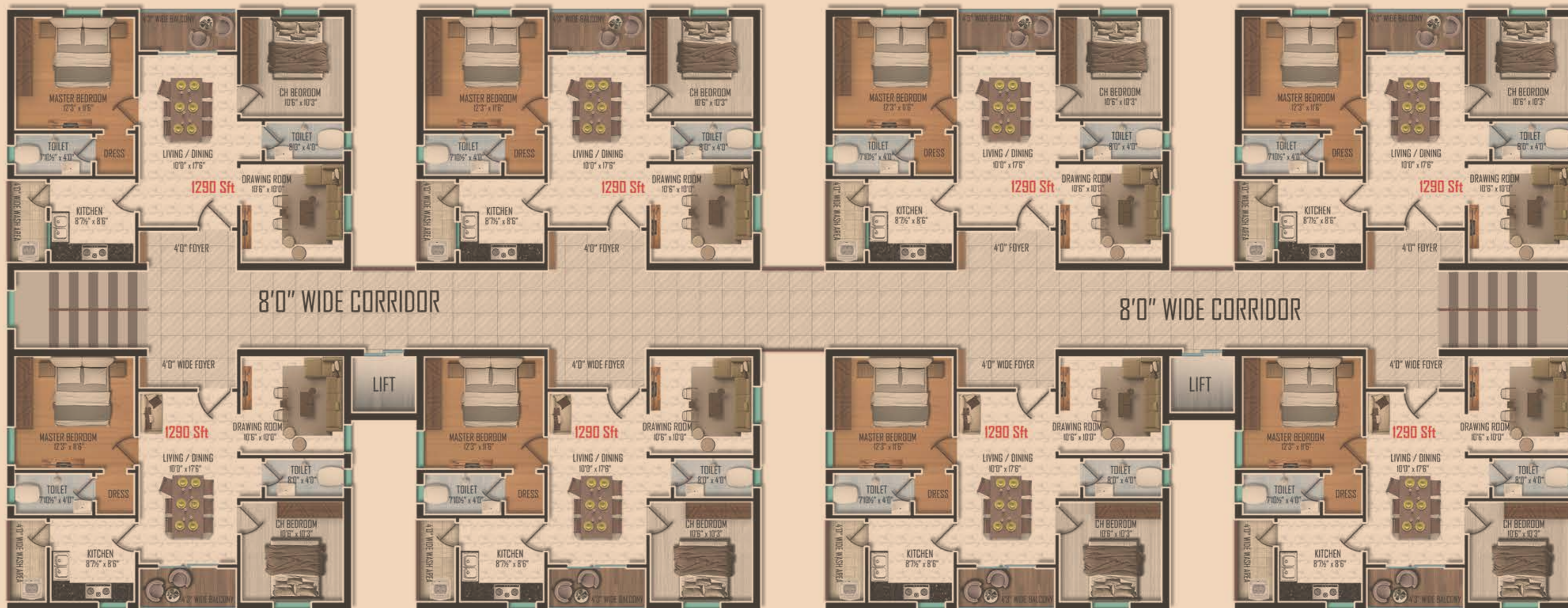
TYPE-W1
FLAT AREA-1290 Sq. FT



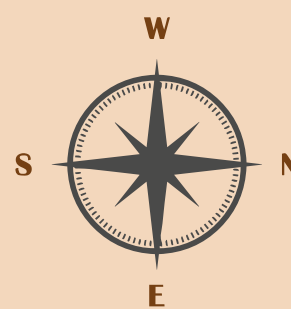
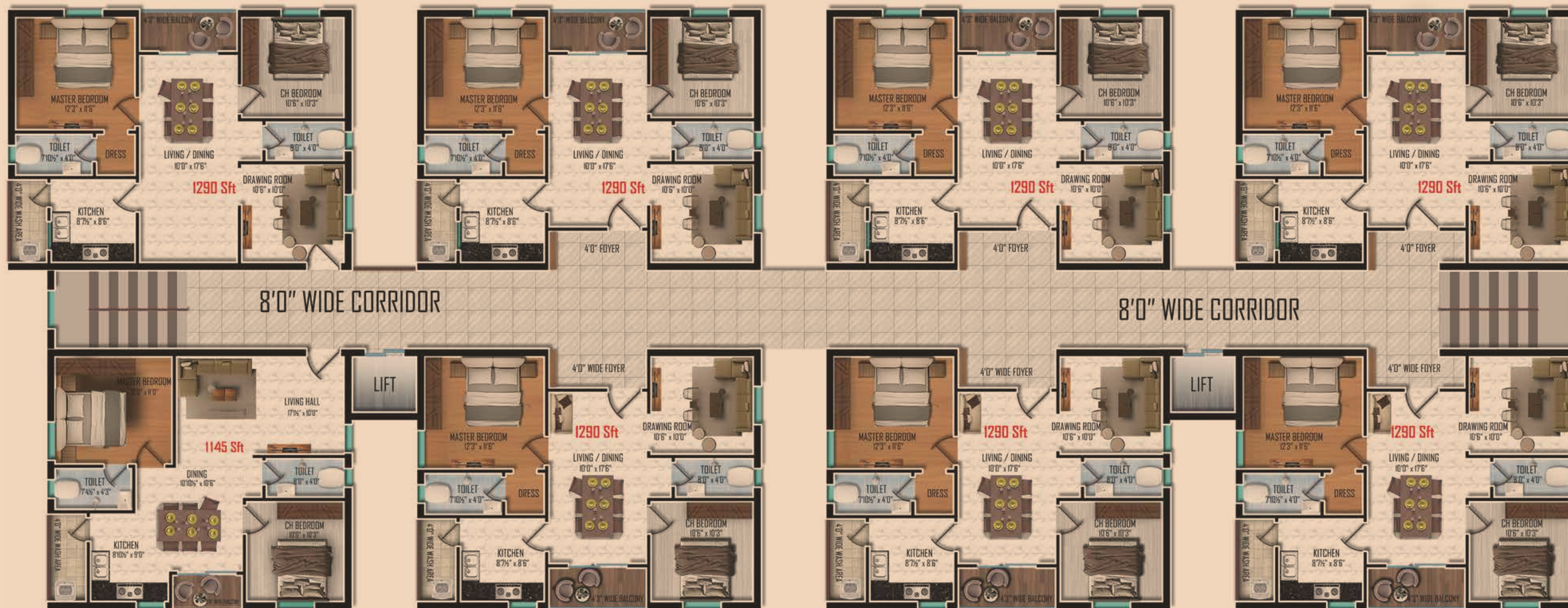
TYPE-W2
FLAT AREA-1635 Sq. FT



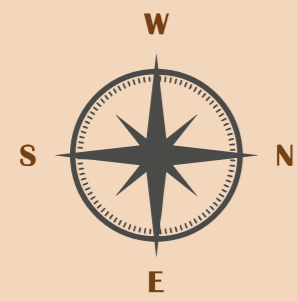
BLOCK A & B



BLOCK C



BLOCK D & E



8'0" WIDE CORRIDOR

8'0" WIDE CORRIDOR



LIFT



LIFT



IN THE VICINITY...

GATEWAY IT PARK

Just five minutes away from Middle Town, the government is setting up the 'Gateway IT Park' project at Kandlakoya in the Medchal-Malkajgiri district as part of its GRID (growth in dispersion) strategy to diffuse IT sector growth across Hyderabad. It is located near ORR and has excellent connectivity as it will take just an hour to reach the Shamshabad International Airport as well as Gachibowli and Hi-Tech City. The MMTS project is also located very close to the Gateway IT Park and efforts are underway to develop the Gundlapochampally station.



GATE WAY IT PARK, KANDLAKOYA

OXYGEN PARK

Two minutes away from Middle Town, Spread over 75 acres, the Oxygen Park is a natural treat for those desperate to escape, take a break from hectic city life, and enjoy a walk in the serene beauty of nature. The three-kilometre-long track inside this conserved forest is perfect for breathing fresh air and the best place for a morning walk. There is also a special butterfly park with a variety of flowering plants.



OXYGEN PARK, KANDLAKOYA



TECH MAHINDRA CAMPUS



NALSAR UNIVERSITY



CMR MAIN CAMPUS



GENOME VALLEY

THE BEST WAY TO MIDDLE TOWN!

Middle Town offers many advantages, such as quick connectivity, and multi-fold appreciation.

- ▶ 5 mins to Gateway IT park
- ▶ 5 mins to 'ORR' Exit 6 - an advantage for city commuters
- ▶ 5 mins to Kandlakoya Oxygen Park - for fresh air, always!
- ▶ Near CMR main campus
- ▶ Engineering, Medical & Management Institutions & Schools - in the near vicinity
- ▶ Set in the cluster of multiple Tech & Pharma Companies - a home near the office!
- ▶ Just off the Nagpur highway - easy connectivity

The ever-so-convenient location is the main reason Middletown got its name! In the vicinity and strategically placed in the middle of popular attractions and resorts like Leonia, Aalankrita, Celebrity, the upcoming Hilton and many more, you are just a few kilometres away from a retreat! Also in close proximity to Genome Valley, your workplace may basically be your neighbour!



TERRACE ROOF:

Finished terrace with cement mortar.

PARKING AREA:

Parking area with tiled & pattern flooring

POWER BACK-UP:

Super convenient 100% power back-up

MISCELLANEOUS:

Gate & compound wall as per architectural design.
Provision to external underground drainage connection.
Sump as per the requirement.
Railing as per the design for steps & balconies.
Elevation, as per the design.

SPECIFICATIONS –**STRUCTURE:**

- R.C.C. framed structure: footings columns, beams and slabs in R.C.C. designed grade concrete.

SUPER STRUCTURE:

- First-class red brickwork in cement mortar.
- External: 9" thick walls
- Internal: 4½" thick walls

PLASTERING:

- Internal & external plastering;
- Double coat CM plastering with sponge finish.

DOORS:

- Main Door: Polished African Teak frame with bottom seal and Flush door shutter with designed Teak Veneer furnished with Ultra Godrej central lock or equalent make
- Internal Door Frames: Inner Doors- Indian Teak wood frames with beading and flush shutters with painting or polish furnished with Europa Central locks or equalent make

WINDOWS:

- Standard uPVC windows with mesh and M.S. grills.

PAINTING:

- white Birla wall putty will be used for internal finish.
- Interior walls final coat painted with Asian premium paints.
- Exterior faces of building will be texture coat with Apex Asian paints.

FLOORING:

- Vitrified Tile Flooring 2' X 2'

KITCHEN:

- Granite platform with stainless steel sink with both municipal and bore water connection.
- A provision for fixing water purifiers.
- Glazed ceramic tile dado up to 2" height above kitchen platform.

TELECOM/COMMUNICATION:

- Points in one bedroom & drawing-room.

TOILET/UTILITY:

Indian Teak wood frames with beading and WPC skin door shutters with painting or polish.

HARDWARE:

Central lock, Bronze handles and latches for main doors, standard tower bolts and locks for Internal doors

ELECTRICAL:

- Concealed copper wiring of Finolex/equivalent make in conduits for all points.
- Provision of power outlets for air-conditioners in all bedrooms.
- Power outlets for geysers in all bathrooms.
- Power plug for cooking range chimney, micro ovens, mixer grinder in the kitchen (max four power plug points).
- Plug points for refrigerators, T.V. & audio systems etc.
- Power provision for EV charging points at parking level.
- 3 phase supply for each unit and individual meter boards.
- All electrical fittings of modular with standard make.

CABLE T.V.:

- Provision for cable in one bedroom & living room.



ARCHITECTS:



LEGAL ADVISERS:

N. Manohar & Associates,
P. Sri Harinath

PROJECT DESIGN & LANDSCAPE BY

Absolute Adobe Studio

PROJECT BY:



CORPORATE

RADIANT AVENUES

Sree Plaza, H.No. 3-66-1/2, Plot No. 202, 2nd floor,
Jayabheri Park Rd, Kompally, Hyderabad, Telangana

SR CONSTRUCTION

Plot No 175, Street No 10, Vediri Township, Ameenpur, Miyapur

SITE

Medchal Checkpost, Miyapur Road, Hyderabad, Telangana



90595 10703 | 90596 10703