

for those  
who prefer  
the heights  
of exclusivity

# Pearl Celestial

Premium Luxury Apartments

AT KOKAPET



A PROJECT BY **BPR** INFRASTRUCTURE LIMITED







## The Best Place for Work, Play & Rest

**Pearl Celestial** is an epitome of luxury and convenience in a globally distinct location. Rising a few minutes from ORR, Pearl Celestial presents two and three bedroom apartments with quality spaces, refined finishes integrated with enticing club features meant for contemporary living.

## Class, Comfort & Connectivity?

# Look no further

Kokapet has been one of Hyderabad's most cherished destinations. It will be richer by the addition of **Pearl Celestial**. The latest residential icon offers a privileged lifestyle in stunningly landscaped premises. The swanky shopping malls, prestigious schools, MNCs and IT companies are located in a few minutes drive from your home through ORR.

**Pearl  
Celestial**

Premium Luxury Apartments





# Crafting a Landmark

The promoters drew their inspiration from customers who work hard and party hard. It's conceived with a refreshing outlook on design, built in unrivaled quality blending with club facilities on a picturesque canvas. The project encompasses the most desirable amenities the customers aspire for.

Pearl  
Celestial

Premium Luxury Apartments





The luxury of choice



Pearl Celestial comprises 107 luxuriously appointed apartments ranging from 1206 Sft to 2466 Sft areas. The apartments are built to reflect residents' expectations. Be it a nuclear family or a three-generation joint family, the apartments spread spaces which are functional and elegant. These spaces let you explore the many hues of colorful life. Open up to warm relationships and countless joys at Pearl Celestial.

Pearl  
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### Project Highlights

HMDA-approved project  
G+9 Floors block  
Deluxe quality construction  
107 Two & Three BHK apartments  
1206 Sft - 2466 Sft areas  
100% Vaastu  
Futuristic location  
Grand entrance gate  
No common walls  
Designer landscaping  
Water bodies & lawns

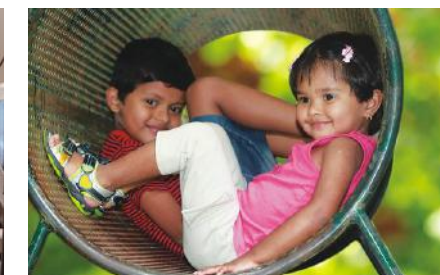
Play areas & Tot-lots  
Central courtyard  
Seating areas  
Wide driveways  
Adequate water supply  
Two-level parking  
24-hr Security with Intercom  
Controlled entry & exit

Visitors' parking  
Generator for power back-up  
Solar street lighting  
Water harvesting pits  
Abuts 120' wide road  
Strategic location

# Pearl Celestial

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### Club Features

- Swimming pool with Toddlers' pool
- Gymnasium
- Indoor games
- Multi-purpose hall
- Library
- Space for provision store

Be it quiet mornings or exhausted evenings, the clubhouse at Pearl Celestial keeps you engaged and energetic. Reinvent yourself with a strict regimen of jogging, swimming everyday. The evenings are more eventful with social interaction in clubhouse. Play an indoor game with neighbors, withdraw into a book at library or celebrate parties in multi-purpose hall. Stroll in the lawns, watch children play and blend in with senior citizens. The clubhouse keeps you entertained and vigorous for the next day.

# Pearl Celestial

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# Ground Floor Plan

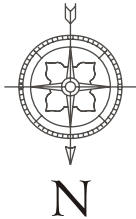
# Pearl Celestial

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Area Statement

FLAT No.	AREA IN SFT	TYPE	FACING
1	2063	3 BHK	East
2	1608	3 BHK	North
3	1510	3 BHK	North
4	1510	3 BHK	North
5	1510	3 BHK	North
6	1510	3 BHK	North
7	1510	3 BHK	North
8	1206	2 BHK	North





# First Floor Plan

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# Typical Floor Plan

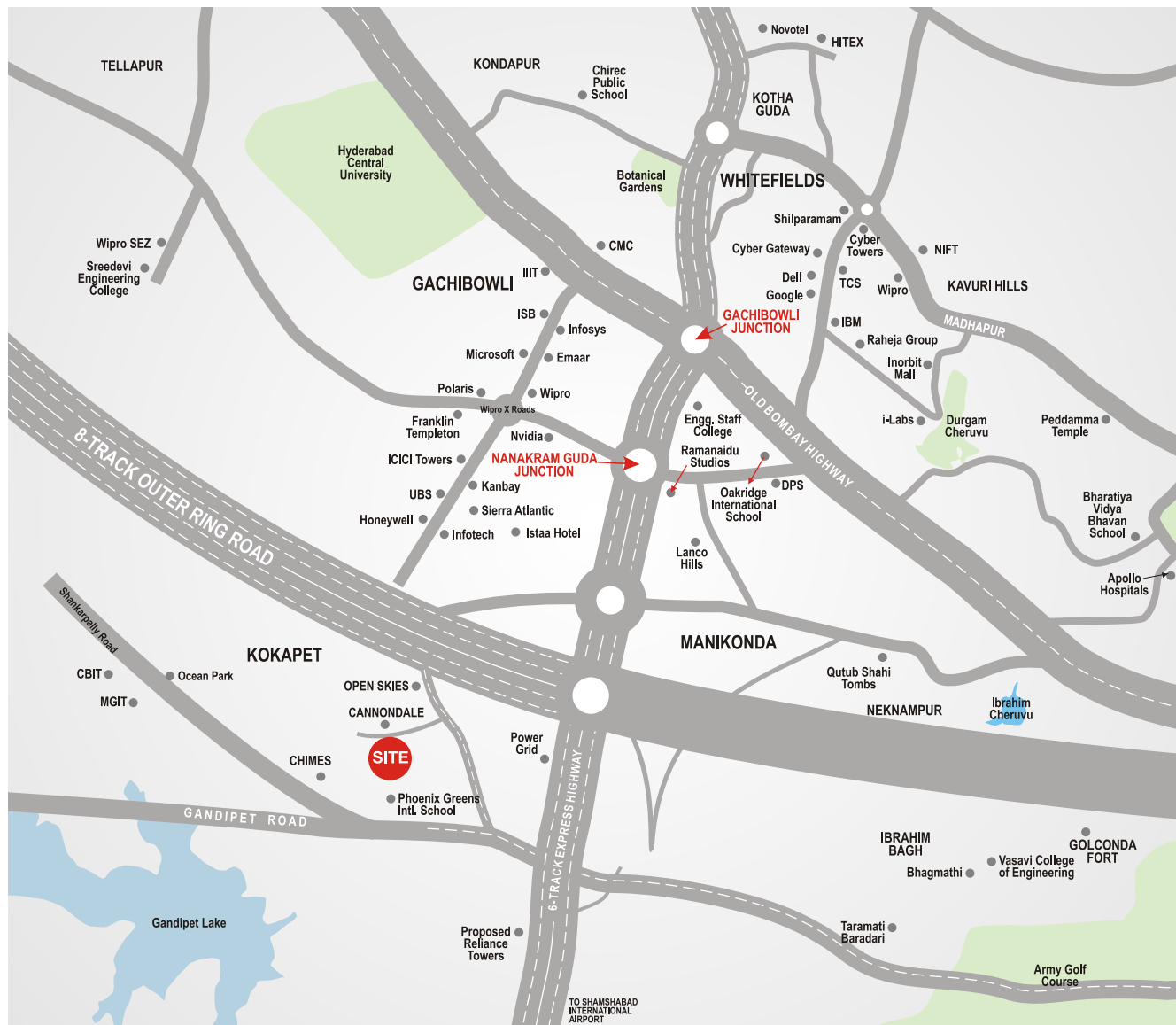
2nd to 9th

## Pearl Celestial

Premium Luxury Apartments







# The Future at Your Doorstep

## Location Highlights

- Located in the Growth Corridor of ORR
- Located in the prime potential area
- Phoenix Greens Intl. School - Walking distance
- Outer Ring Road - 2 Kms
- Financial District - 3 Kms
- Wipro X Roads - 3 Kms
- Continental Hospital - 3 Kms
- Madhapur - 14 Kms

# Pearl Celestial

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## Specifications

### STRUCTURE

RCC framed structure.

### Super Structure

8" thick AAC blocks for external walls and 4" thick AAC blocks for Internal walls.

### Plastering

Internal: Two coats of cement plastering with sponge finish.

External: Two coats of cement plastering with sponge finish.

### WOOD WORK

#### Main Door

Teak wood frame and shutter with melamine polishing with SS hardware of reputed make.

#### Internal Doors

Teak wood frame with moulded panel doors with SS hardware of reputed make.

#### Windows

Teak wood/UPVC frame with float glass paneled shutters and hardware of reputed make.

### FLOORING

Vitrified tiles flooring of reputed make. Common areas granite/marble flooring.

### KITCHEN

Granite top and 2' height glazed tiles .

### UTILITIES

Washing glazed ceramic tiles dado upto 4' height. Provision for washing machine & wet area for washing utensils etc.

### TOILETS

CPVC pipe for Internal water supply lines. Glazed ceramic tiles dado upto 7' height of reputed make. Granite counter wash basin with hot and cold basin mixer of reputed make in master bedroom and standard wash basins in other toilets. EWC with flush tank of reputed make.

### PAINTING

#### External

Two coats of cement based water proof paint over one coat of primer. Texture paint will be provided as per architect design.

#### Internal

Plastic emulsion for walls and ceiling over Altek lappam finish.

### ELECTRICAL

Concealed copper wiring for lights, fan, and plug points.

Power outlets for air-conditioners in all bedrooms.  
Power outlets for geysers in all toilets.  
Power plug for chimney, refrigerator in kitchen.  
Plug points for TV and audio system etc.,  
20 Amps 3-Phase energy meter for each unit and individual meter boards.  
Miniature Circuit Breakers (MCB) & ELCB for each distribution board.

### TELECOM

Telephone points in living areas and Master bedroom.

Intercom facility in all the units connected to Security.

### CABLE TV

Cable TV provision in living areas and Master bedroom.

### INTERNET

One Internet provision in each flat.

### LIFT

2 Automatic passenger lifts and 1 automatic service lift.

### GENERATOR

DG set back-up for lifts and common areas.

BPR Infrastructure Ltd has three decades of experience in civil, structural, Infrastructure and electrical engineering services. BPRIL is passionate about sound engineering practices, excellence and sticking to time schedules. Under the dynamic leadership of Sri B. Prabhakar Reddy, BPRIL spread its wings in Andhra Pradesh, Telangana, Maharashtra, Karnataka, Uttar Pradesh and Madhya Pradesh.

A professional team of project managers, engineers and quantity surveyors with modern construction equipment render the highest standards to all projects. BPRIL's foray into Real Estate is aimed at delivering the finest habitats to discerning clientele.

### Some of our Previous Ventures

- Govt. Medical College, Nellore
- Govt. Sainik School, Kalikiri, Chittoor
- High Rise Apartments, Indore
- Govt. Medical Hospital, Nizamabad
- High Rise Apartments for Rajiv Swagruha, Pocharam
- Gandhi Hospital, Musheerabad
- Haj House, Nampally
- RIMS - Rajiv Gandhi Medical College, Kadapa
- Singareni Collieries residential housing, Kothagudem

### Ongoing Projects

- Govt. Hospital to Sri Padmavathi Medical College, Tirupati
- Library, SAC & other buildings at IIIT, Nuziveedu



Pearl County at Attapur, Hyderabad



Pearl Heights at Attapur, Hyderabad





## PROMOTERS



### **BPR INFRASTRUCTURE LIMITED**

Plot No 8,9,10,11, Silicon Valley Layout  
Flat No 103 & 104, Fortune Chambers  
Image Garden Road, Madhapur, Hyderabad - 500 081  
**Mobile: 97013 46171, Tel: 040-4021 1441-43**  
eMail: sales.bpril@gmail.com  
www.bpril.org

## ARCHITECTS



# 3-6-134 Flat No: 302, SVC-ROYAL DM Apartments  
St. No 18, Himayatnagar, Hyderabad - 500 029  
Mobile: 98665 33393, Ph: 040-2326 1158  
Email: abhikramarchitects@yahoo.com

## STRUCTURAL ENGINEERS

### **ZAKI & ASSOCIATES**

H.No.3-6-10, 4th Floor, Anasuya Commercial Complex  
Liberty Junction, Himayatnagar, Hyderabad - 500 029  
Ph: 040-2322 4772 / 6661 3497  
Email: zakiassociates@gmail.com

Note : This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.