



### DEV SHREYA BUILDERS PVT. LTD.

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# Tirupati Paradise

*Paradise of joy and happiness*



A Prestigious Project of **Dev Shreya Builders Pvt. Ltd.**





*Your pathway to the world of luxury.*



*Live with peace & Luxury forever ....  
at Tirupati Paradise.*







## *Discover the Lifestyle you love*

Our lives are always changing so our homes should evolve as well. From the latest interior designs to environmentally friendly ambience, your new home will take on your personality as you'll live here.

So chart a new course, start fresh ,free your inhibitions, and let yourself shine at **Tirupati Paradise.**

- Vastu Friendly Layout
- Optimum Space Management
- Open Kitchen Plan
- Excellent Cross ventilation
- Neo Rich Specification
- Environment Friendly Construction



## Premium Features

- Beautifully landscaped greenery with breathtaking flora & fauna
- Earthquake resistant structure
- Environment friendly design
- Energy efficient product, Lighting & Fire Fighting System, Rainwater Harvesting System, Water Supply
- 24 hours manned periphery for the complex, Boom barrier for main gate. Access control through CCTV at basement & entrance at ground floor
- 24 hour water supply & power backup
- Ample Parking Space on Stilt, Basement & Surface
- 10 Passenger lift in each tower, Intercom & Camera in lifts connected to the guard room







Tirupati Paradise, upcoming towers strategically located at Malhour Road, Lucknow offers you a grand luxury to rejoice with your family and friends in the beautiful land of life.

Tirupati Paradise is situated at a distance of about 20 minutes from Charbagh. Connecting to NH-28 it is surrounded by various educational institutions like Babu Banarasi Das, opposite to Amity University, Ramswaroop, Saraswati Dental, Goel Institute of Management and Technology etc.



*Home that reflect your modern  
contemporary and energetic lifestyle.*

When it comes to beauty, Tirupati Paradise have left no stone untouched, right from the elegant flooring style utilizing vitrified tiles, marble, wooden flooring and non skid ceramic tiles at the required places to anodized aluminium windows with float glass and laminated block doors with stainless steel fittings. Relish the nature with surrounding ample green cover and landscaping.

The 2bhk and 3bhk are respectively of 1190 sqft., 1545 sqft. and 1721 sqft. approximately. Every room of the apartment is designed with new, fast and trendy architecture.







# 2 BHK

Super Area = 110.54 sq.m  
(1190 sq.ft)







# 3 BHK

Super Area = 143.52 sq.m  
(1545 sq.ft)



# 3 BHK + STUDY

Super Area = 159.87 sq.m  
(1721 sq.ft)





*Step in to your own world.*



### Drawing & Dining

Floor	:	Vitrified Tiles
Wall	:	Tile skirting / OBD
Internal & External door	:	Hard wood frame with flush doors in enamel paint finish
Window	:	UPVC / Anodized aluminum sliding glazed windows with one wire mesh panel
Ceiling	:	OBD & POP Cornices
Other	:	Designer teak door for main entrance. Godrej door lock.

### Bedroom

Floor	:	Vitrified Tiles
Wall	:	Tile skirting / OBD
Internal & External door	:	Hard wood frame with flush doors in enamel paint finish
Window	:	UPVC / Anodized aluminum sliding glazed windows with one wire mesh panel
Ceiling	:	OBD & POP Cornices
Other	:	Flush door for main entrance

### Kitchen

Floor	:	Anti skid ceramic tiles / Vitrified Tiles
Wall	:	Tile skirting & Plastic paint / OBD
Internal & External door	:	Hard wood frame with flush doors in enamel paint finish
Window	:	UPVC / Anodized aluminum sliding glazed windows with one wire mesh panel
Ceiling	:	OBD
Other	:	Open kitchen with Granite counter top

### Toilets

Floor	:	Anti skid ceramic tiles
Wall	:	Tile skirting & Plastic paint
Internal & External door	:	Hard wood frame with flush doors in enamel paint finish
Window	:	UPVC / Anodized aluminum sliding glazed windows with one wire mesh panel
Ceiling	:	OBD
Other	:	White sanitary fitting. Jaguar or equivalent make C. P. fittings for Taps & Shower

### Balconies/ Terrace

Floor	:	Anti skid ceramic tiles
Wall	:	OBD / Plastic paint
Ceiling	:	OBD / Plastic paint and Cornices
Other	:	3 Ft. ht. M. S. Railing

### Corridors / Lobby

Floor	:	Vitrified Tiles
Wall	:	OBD / Plastic paint
Ceiling	:	OBD / Plastic paint & POP Cornices
Other	:	M. S. Railing

### Main and Fire Staircase

Floor	:	Kota Stone
Wall	:	OBD / Plastic paint
Window	:	Fixed glazing
Ceiling	:	OBD / Plastic paint
Other	:	M. S. Railing

### Electrical

PVC insulated multi strand copper wiring with ISI marked modular switches.
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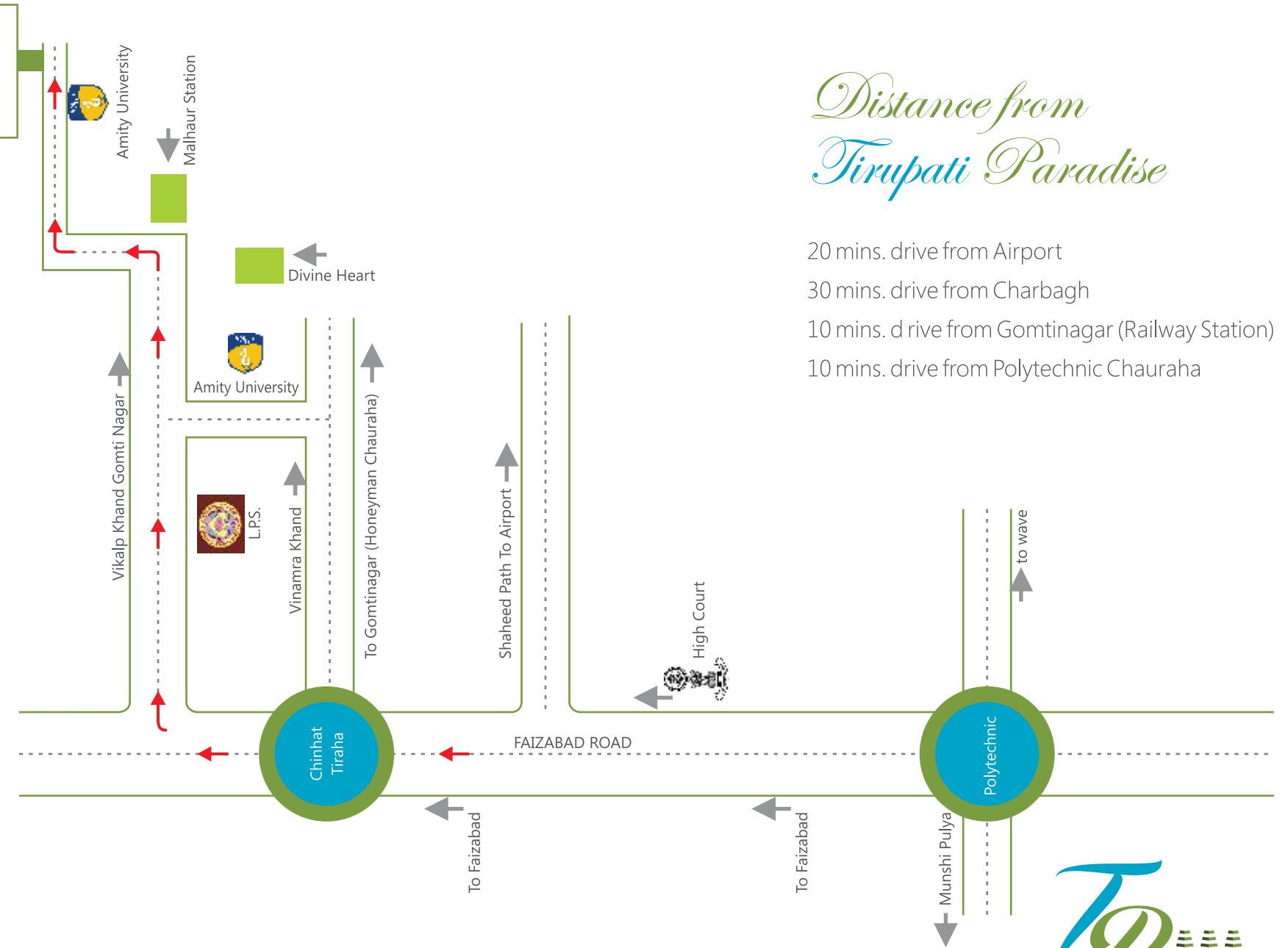
### Structure

RCC frame earthquake resistant structure with brick partition walls.
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### Facade

Premium quality water proof paint over plastered surface / textured paint.
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## Distance from Tirupati Paradise

- 20 mins. drive from Airport
- 30 mins. drive from Charbagh
- 10 mins. drive from Gomtinagar (Railway Station)
- 10 mins. drive from Polytechnic Chauraha

