

RERA No: P02200001590



**SANJANA**

**The Rich,  
affordable home!!!**



**SANJANA**  
**COURTYARD**

Kandlakoya on Medchal highway

**Welcome to an elegant and rich lifestyle in a gated community...**  
one that is easy on the pocket!

Sanjana Courtyard ushers in a rich lifestyle at an affordable price. Surrounded by green belts, Sanjana Courtyard fulfils your aspiration for a premium home within a gated community offering futuristic amenities. Located in Kandlakoya on Medchal highway. Your premium home will have easy connectivity to the city and accessibility to various social infrastructures.

**The family home beckons...**

Sanjana Courtyard is a refreshing alternative to the cramped city home where you can breathe easy. For a nuclear family, it is the ultimate home that sets the tone for joyful times and your family will appreciate your decision to own such a premium apartment. There is ample scope for your children to relish every moment both indoors and outdoors. In short, the affordable luxury is also a children focused home.



**Advantages galore  
Spacious corridors  
with no common walls**

Sanjana Courtyard offers 630 units 2 BHK apartments, each having 956 sft. Unlike many other projects that are congested, Sanjana Courtyard comes with an immense corridor of 8 feet 2 inches. This is a huge advantage to the home owners as they can feel the space more comfortably realizing their dream of the finest home. Further, we have built 8 feet 2 inches ducts between apartments exceeding the norms to give you much better ventilation and light into your home.

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# SANJANA COURTYARD



## Medchal Highway fast developing and competing with the city

Being strategically located, Sanjana Courtyard promises a great future with growth corridor along the Medchal highway. Unveiling an exciting future, the project represents tomorrows that are happier, healthier and tension free. By stepping into the future now, you have access to a future that is prosperous, pleasant and enriching.



### Our Clubhouse

All luxuries and comforts under one roof. The clubhouse has three levels and is the ideal place to have parties, get-togethers, and indulge in fun!

### Amenities in the Clubhouse

- ▶ Reception area
- ▶ Visitors lounge and Grand lobby
- ▶ Banquet hall
- ▶ Guest rooms
- ▶ Gym, Yoga, Aerobics
- ▶ Indoor games - Table tennis, Carroms, Chess



### A swimming pool where you can have great sky views... from the very top floor of clubhouse

The terrace swimming pool is not just a great way to beat the stress but also grants spectacular sky views to please your senses. Take a cool dip to recharge your nerves.



### Location

Tomorrow dawns today

- ▶ Away from the Hustle and Bustle ▶ 20 kms away from Paradise Circle
- ▶ 12 kms away from Suchitra Circle ▶ 1.2 kms away from ORR
- ▶ Surrounded by Schools, Engineering and Medical Colleges
- ▶ Niraj International School 1.4 kms ▶ Delhi Public School 10 kms
- ▶ Food Courts and Entertainment Zones just 7 kms away
- ▶ Leonia Resorts 14 kms ▶ Nearest MMTS station
- ▶ Medici Super Specialty Hospital and Medical College 12 kms

### Specifications

- ▶ Superstructure: R.C.C. framed structure with Shear walls (RCC walls). Concealed columns and beams.
- ▶ Designed as per relevant BIS codes for Earthquake Resistance - structurally efficient system implemented.
- ▶ 8 feet 2 inches wide Corridors, 8 feet 2 inches wide Ducts between 2 flats and main arterial driveway is 7.5m which is wider than the standard norm of 6m.
- ▶ Doors: WPC frames and skin moulded shutters for all doors.
- ▶ Windows: Kommerling (German made- world's leading brand) or equivalent UPVC Windows with safe in-built Stainless steel grill for movable window and sliding mosquito mesh.
- ▶ Paint: Smoothly finished with putty and two coats of Asian Tractor emulsion for internal walls. Textured finish with two coats of Asian Ultima emulsion for External walls.
- ▶ Flooring: 2'x2' polished vitrified tiles with skirting all around.
- ▶ Kitchen: Platform with granite top and stainless steel sink and glazed finished tiles. Dado up to 2' height above the platform.
- ▶ Toilets: Jaquar or equivalent bath and sanitary fittings in each toilet. Anti-skid finished ceramic tiles for flooring and Ceramic Glazed finished wall Tiles up to 8 feet. With 2x2 gypsum grid false ceiling tiles to cover service lines.
- ▶ Cabling: Concealed copper wiring, LeGrand or equivalent make modular switches.
- ▶ Power points: For Lighting, 2 AC units, Fan, Geyser and Exhaust fan.
- ▶ Plumbing: Astral Flow guard CPVC or equivalent system.
- ▶ Water supply: Water supply through borewell and provision for Municipal Water with water meter for each unit.
- ▶ Communication: TV point in hall and Master bedroom, provisions for internet and DTH.
- ▶ Lift: Johnson or equivalent 6 passengers capacity lift with automatic door.
- ▶ Back-up power: 2 electrical points per flat, one lift per block and common areas.

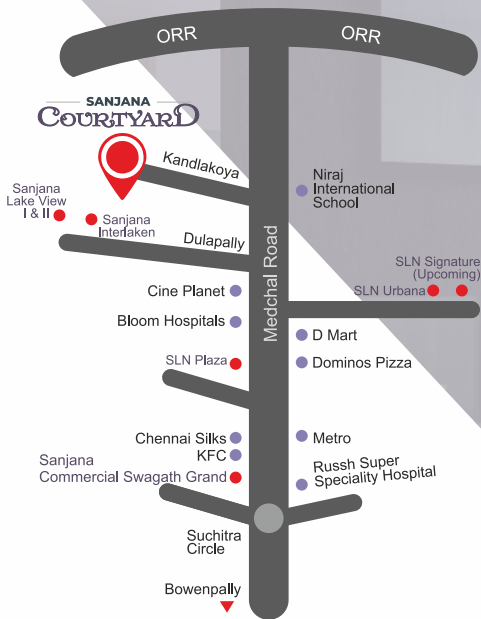




## SANJANA GROUP

Sanjana Group is a dynamic real estate group which has created many reputed landmarks in the past. Its vast experience and expertise and use of state-of-the-art technologies lead to quality projects that bring unhindered joys to those who invest in their projects. Led by strategic leadership, Sanjana Group is racing ahead into a vibrant future.

### Route Map (not to Scale)



### Projects completed so far by Sanjana Group

- Gangasthan, Layout at Dulapally
- Jyotis Greenway, Layout at Goopanpally Village, Nizamabad
- Sanjana Commercial Building at Suchitra Junction, which accommodates Swagath Grand Hotel, KFC, Reliance Digitals
- Sanjana's Lake View Apartments Phase 1, Dulapally
- Sanjana's Lake View Apartments Phase 2, Dulapally
- Sanjana's Interlaken, 180 Apartments at Dulapally

### Projects Completed by SLN Developers Other Group Company:

- SLN Urbana Apartments - 103 luxury apartments, behind Dmart, Kompally
- SLN Plaza next to Deewan Dhaba, Kompally which accommodates Q by Tonique
- SLN Signature Apartments (upcoming premium luxury apartments project) adjacent to SLN Urbana

# SANJANA COURTYARD

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