

ASBL[®]
REALTY OF TOMORROW



SPIRE
LIVE UNBOUND

EXCLUSIVE 3 BHK
KOKAPET | HYDERABAD



SPIRE

LIVE UNBOUND

Spire is a play of concept and a modern-day edifice in the upcoming healthful locality of Kokapet, Hyderabad.

- 2.85 acres of Total Site Area
- 75% of Open Space
- 36 Floors Hi-Rise Residential Project
- 393 Exclusive 3-BHK Units

The rooms are generously spaced with ample ventilation and natural light. The project is a true delight to those who cherish living in the presence of nature. The spacious balcony area along with the planter box in each unit sets up the rhythm for a peaceful habitat.



At ASBL, our purpose is simple- to build better products. We strive to build products that are efficient and reliable by using the best of engineering and technology in the construction space.

The company was launched to explore the construction technology space and deliver the finest quality to its customers. With a strong tech-driven approach, conscious practices, and responsible ethics, we endeavor to keep the worth of your investments high by shaping the realty of tomorrow.



Live the Unbound Life

A place close to nature with endless possibilities, true freedom and absolute fulfilment

MASTER PLAN

- 1 ENTRY/EXIT
- 2 BASKETBALL COURT
- 3 MULTIPURPOSE LAWN
- 4 GAZEBO
- 5 KIDS PLAY AREA
- 6 BADMINTON COURT
- 7 WATER BODY
- 8 AMPHITHEATER
- 9 OUTDOOR GYM
- 10 JOGGING TRACK
- 11 GRID PLANTATION



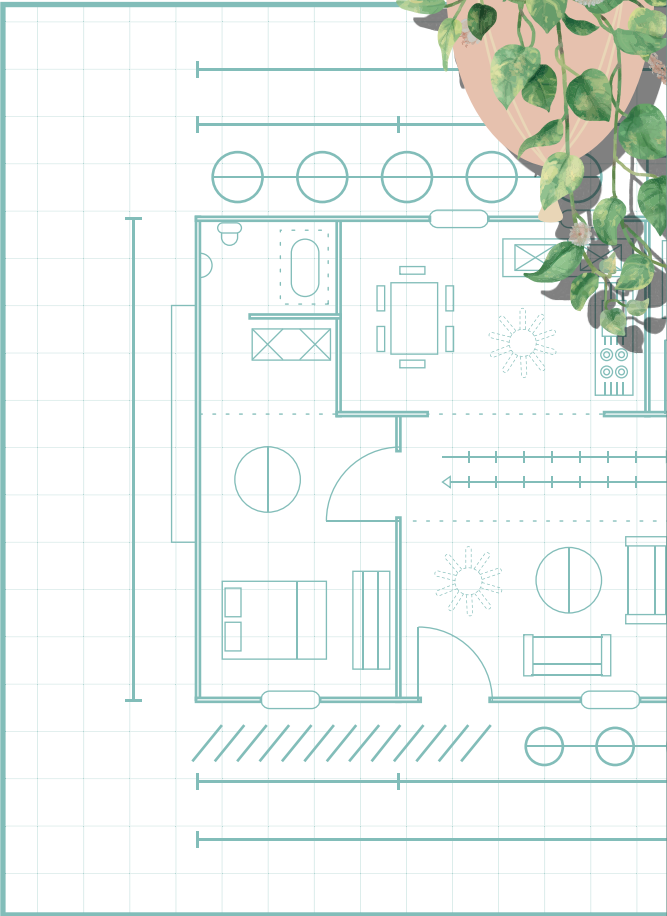
UNIT PLANS

1905 SFT

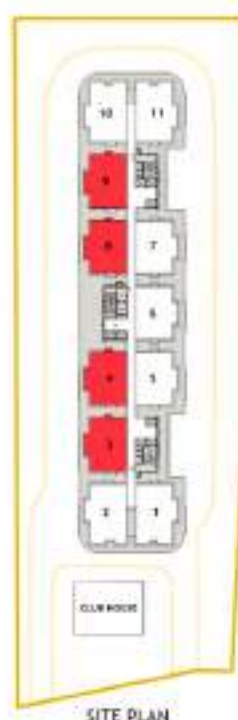
- 1905- EAST
- 1905- WEST

2120 SFT

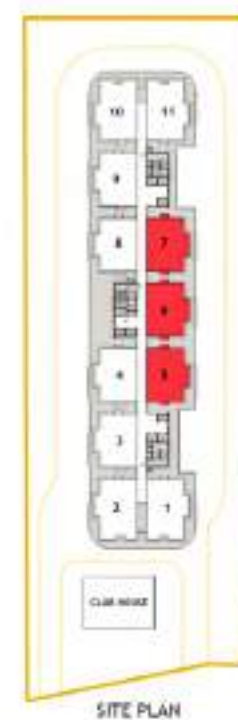
- 2120- EAST | TYPE-1
- 2120- EAST | TYPE-2
- 2120- WEST | TYPE-1
- 2120- WEST | TYPE-2



1905 EAST



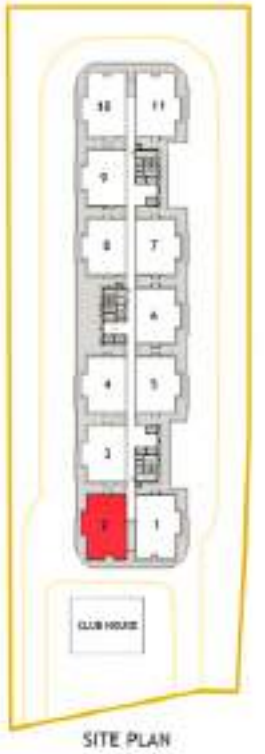
1905 WEST



2120 EAST TYPE-1



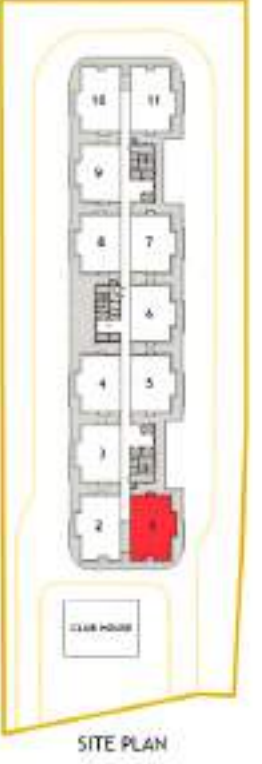
2120 EAST TYPE-2



2120 WEST TYPE-1



2120 WEST TYPE-2





THE OUTDOOR LIVING



One area of home to come the furthest in terms of design over the years is the outdoor living space i.e. the commonly termed **balcony area**. This space has come a long way in terms of aesthetics, style, and sense of living.

At Spire, with a **spacious balcony** the indoor activity elegantly spills into the outdoors. The project has a decorated outdoor space that comes with a **planter box** and carefully designed internal & external architecture. This allows residents to create the perfect space that befits their tastes and needs.



All you need is an Outdoor Space, Music and Barbeque!



Plant your own "Outdoor"



Work from home | Create routines and stay connected

Dear **You,**

“
How will you celebrate the
Outdoor Living Experience!
”



#LiveUnbound



Shore The **CLUBHOUSE**

The design scheme for the clubhouse at SPIRE is aligned with the theme of a '**Shore**'. The intuitive feel of the pool deck boasts high standards of fitness, sports and entertainment zone. Shore curates a holistic leisure experience.

- 24,000 sft Themed Clubhouse
- 3 Storey Multi-Facility
- Luxuriously Knitted





THE AMENITIES



Swimming Pool



Gymnasium



Fitness-Studio



Kids Play Area



Table-Tennis
Arena



Indoor Badminton
Court



Half Basketball
Court



Jogging Track



Outdoor Gym



Party-Hall



Club Lounge



Amphitheatre

Perfect Place to **Stay Fit**

Showcase your love for fitness by engaging in sports and recreational activities with friends and family.

Enjoy a bit more **Together !**

Busy schedule keeping you away from relaxation sessions?
We got it all planned for you.

Live close to Nature

A landscape with a fresh and peaceful view that will make your morning run even special!



A wide-angle, high-angle photograph of a rooftop garden at dusk. The scene is illuminated by warm, golden light from the setting sun and various landscape lights. In the foreground, a paved walkway leads into a large, green lawn. Several people are walking or standing on the lawn. To the right, there are lounge areas with wooden frames and cushions, some of which are occupied by people. A small, rectangular water feature with multiple jets is visible near the lounge areas. The background is filled with lush tropical vegetation, including many palm trees. In the far distance, a city skyline is visible against the twilight sky. The overall atmosphere is relaxed and celebratory.

Live to Celebrate

Light up every evening and
stay tuned to the ones that
deserve celebration!

INTERNAL SPECIFICATIONS

Super Structure

- RCC shear wall-framed structure, resistant to wind and earthquake (Zone -2)

Walls

- Internal Wall: Reinforced shear wall
- External Wall: Reinforced shear wall

Ceiling Finishing

- Smoothly finished with putty and acrylic emulsion paint in Drawing, Dining, Living, Bedrooms, Kitchen and Balcony
- In Bathroom Grid ceiling to cover all service lines

Wall Finishing

- Internal Smoothly finished with putty and acrylic emulsion paint in Drawing, Dining, Living, Bedrooms, Kitchen, and Balcony. In Bathrooms, ceramic tiles cladding up to 7'0" height.
- External: Texture finish & two coats of exterior emulsion paint of best-reputed brands with the architectural features

Flooring

- 600 x 600 mm size double charged Vitrified tiles of the best brand with 2mm spacer joint in Drawing, Dining, Living, Bedrooms, and Kitchen
- Anti-skid vitrified/ceramic tiles in Balcony/ Bathroom/ Utility
- Corridor: Vitrified tiles with spacer joint
- Staircase: Natural stone/Clay tiles/Staircase Tiles.

Bathrooms

- Washbasin with Bottle trap/ Half pedestal.
- EWC with Flush Valve of reputed brand.

- Single lever Diverter.
- All faucets are chrome plated of reputed brands

Doors

- Main Doors - Hard wood frame, finished with melamine spray polish, teak finished flush shutters with reputed hardware.
- Internal Doors - Hard wood frame or factory-made wooden frames with both sides laminated flush shutter with reputed hardware.
- Utility -uPVC door frames with Toughened clear float glass.
- Bathrooms -Granite frame with both side laminated flush shutter with reputed Hardware.
- Balconies- Aluminum/UPVC glazed sliding doors with mosquito mesh provisions.

Windows

- All windows are of Aluminium alloy / UPVC glazed sliding/open-able shutters with EPDM gaskets
- Provision for mosquito mesh shutter.

Kitchen

- Piped LPG gas connection with gas meter.
- Provision for water purifier.

LPG

- Supply of Piped natural gas from sub-station / Supply of gas from centralized Gas bank to all individual flats with prepaid Gas meters.

Ventilators

- All ventilators are of Aluminium alloy / UPVC glazed with open-able shutters.

Water Proofing

- Waterproofing shall be provided for all bathrooms, utility area &; roof terrace.

EXTERNAL SPECIFICATIONS

Electrical

- Concealed copper wiring of reputed make.
- Power outlet for Air Conditioners in all Bedrooms and Living room.
- Power outlets for Geysers in all Bathrooms.
- Power outlets for the chimney, hob, refrigerator, microwave oven, mixer/grinder in kitchen.
- Washing machine in utility area.
- 03 phase supply for each unit and individual Prepaid meters.
- Miniature circuit breakers (MCB) for each distribution board of reputed make.
- Modular Switches of reputed make.

TV/Telephone

- Fiber to the Home with Wi-Fi, internet, DTH.
- Internet: Living Room.
- Television points: All bedrooms & living (with CAT6 &; RG 6).

WTP & STP

- Water treatment plant for Bore-well water and Water meter for each Unit.
- A Sewage Treatment plant of adequate capacity as per norms will be provided
- Treated sewage water will be used for landscaping and flushing purposes.

ASBL Spire: Area Statement (in sft)

Saleable Area	Facing	RERA Carpet Area (a)	Balcony Area (b)	External Walls & Shafts Area (c)	a+b+c	Common Area
1905	EAST / WEST	1186	147	138	1471	434
2120	EAST / WEST	1186	318	138	1642	478

Security

- Intercom facility to all units connecting security.
- Comprehensive security system with cameras in identified locations.

Fire safety

- Fire alarm, Automatic sprinklers, and wet risers as per Fire Authority regulations.

Power Back up

- 100% DG Set backup with acoustic enclosure & AMF.

Billing System

- Automated Prepaid billing system for Water, Power, Gas.

Parking

- Parking will be provided in 4 Basements
- Entire parking is well designed to suit the number of car parks, provision of parking signage at the required places for ease of driving.

Lifts

- V3F drive high-speed Lifts of Reputed make.
- Lift lobby cladding with vitrified tiles/granite.

THE NEIGHBORHOOD



Kokapet is at the center stage for major developments in the city. Here at Spire, you will have easy access to important locations:

- 1 min walk to the GAR IT Park
- 3 min walk to Kokapet SEZ
- 5 min Walk to My Home IT Park- 1.7 Km
- 5 min drive to Wipro Circle - 3.2 Km
- 10 min drive to Gachibowli - 5 Km
- 12 min drive to IKEA - 6.7 Km
- 12 min drive to Raheja Mindspace - 12 Km
- 25 min drive to RGI International Airport, Hyderabad - 30 Km

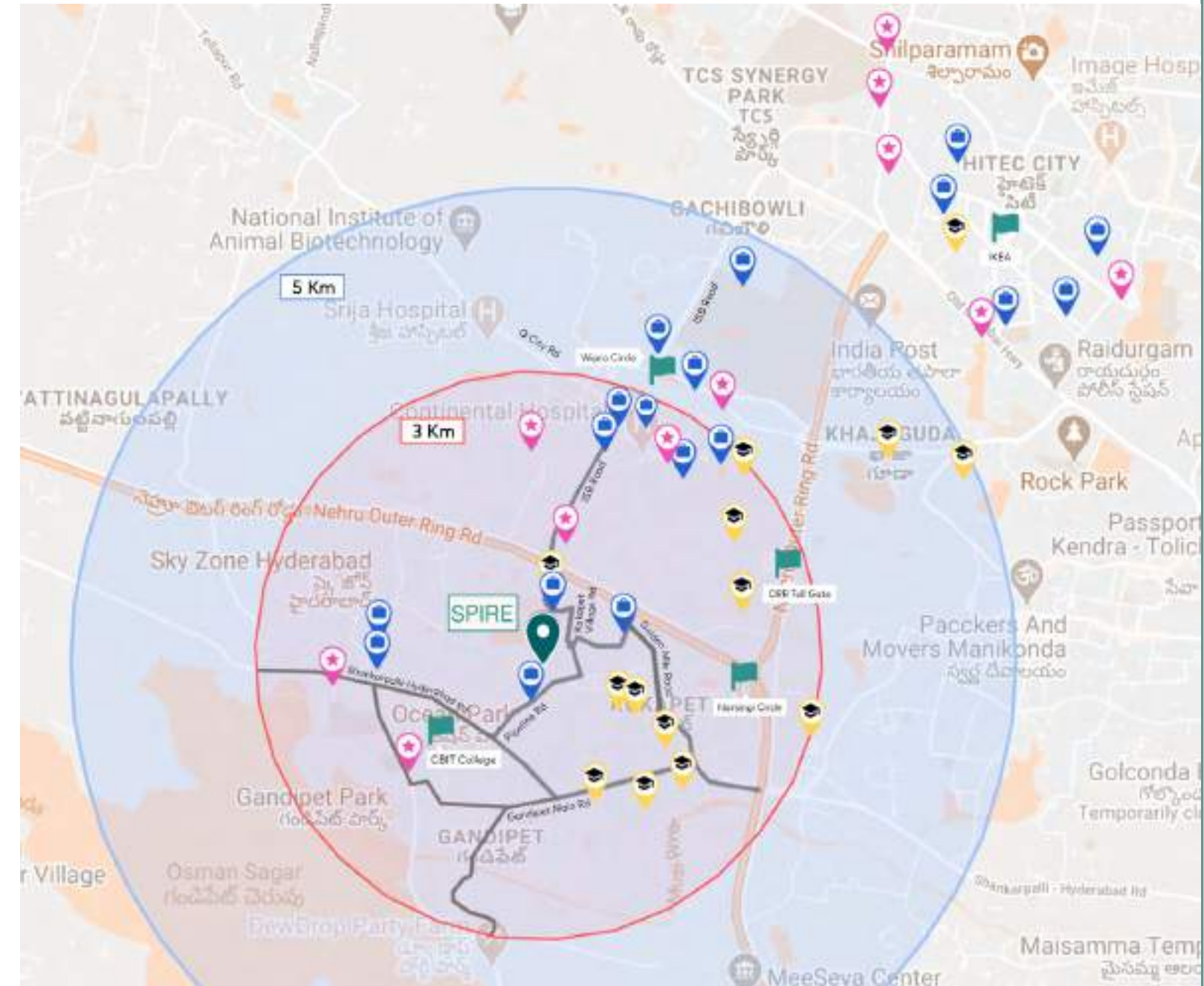
Approx. distance

 **13+**
SCHOOLS

 **18+**
IT PARKS

 **11+**
RECREATION

 **5+**
LANDMARKS





Site Address:

ASBL Spire, Kokapet Village,
Gandipet Mandal, Rangareddy
District, Hyderabad, 500089.

TS RERA No: P02400002261