



THE
FLOURISHING
WORLD OF
SMR VINAY ICONIA
CALLS...

TS RERA Nos -
P02400000195
P02400002207

ALL PICTURES ARE ACTUAL SHOTS OF SMR ICONIA

PROMISES MADE

When you live in SMR Iconia, you don't just get the most breathtaking home for your family - you also get self-sustained environs for growing and glowing!

THE THRIVING
SMR ICONIA
COMMUNITY
AWAITS YOUR
ARRIVAL



PROMISES DELIVERED



THE URBAN
RETREAT.
**THE
NEW FACE OF
HYDERABAD.**



A GREAT LIFE
IS ALREADY
HAPPENING HERE.
WHERE ARE YOU?

SMR Iconia is undoubtedly one of Hyderabad's most iconic residential spaces. The sprawling project is growing in phases and is already inhabited by hundreds of families who are rediscovering luxury, comfort and convenience.



Tranquility calls at
SMR ICONIA



VINAY
ICONIA
THE URBAN RETREAT
at Kondapur, Gachibowli

BE A PART
OF THIS SMART
NEW WORLD

When you are looking for choices and
have been waiting for an opportunity that
understands your pace,

YOUR SEARCH
ENDS HERE.



WHERE **GENERATIONS** THRIVE

Living here implies that you get all the community facilities on a platter.

This self-sustained township has everything ranging from leisure and active sports to medical and shopping zones. People have already started using these facilities, and you can do the same from Day 1!

When you are looking forward to grow together in a place that ensures joys and happiness for all,

YOUR SEARCH **ENDS HERE.**



**VINAY
ICONIA**
THE URBAN RETREAT
at Kondapur, Gachibowli



When you want to settle down in an
upscale neighbourhood
which is already inhabited and thriving,

YOUR SEARCH
ENDS HERE.



PROJECT HIGHLIGHTS

GHMC-Approved Gated Community

11 Towers, 20 - 35 Floors

2, 3 & 4 BHK apartments

1245 Sft - 3550 Sft areas

100% Vastu

Exclusive clubhouse

Elegant landscaping

Parks & Play areas

Amphitheatre

Busbay

Temple

Cricket Ground

75% Open spaces

24-hr Water supply

3-Level cellar parking

Visitors' parking at ground floor area

24-hr Security with Intercom & CC TVs

Waste Water Treatment Plant

Centralized Piped Gas System

24 hrs Power backup

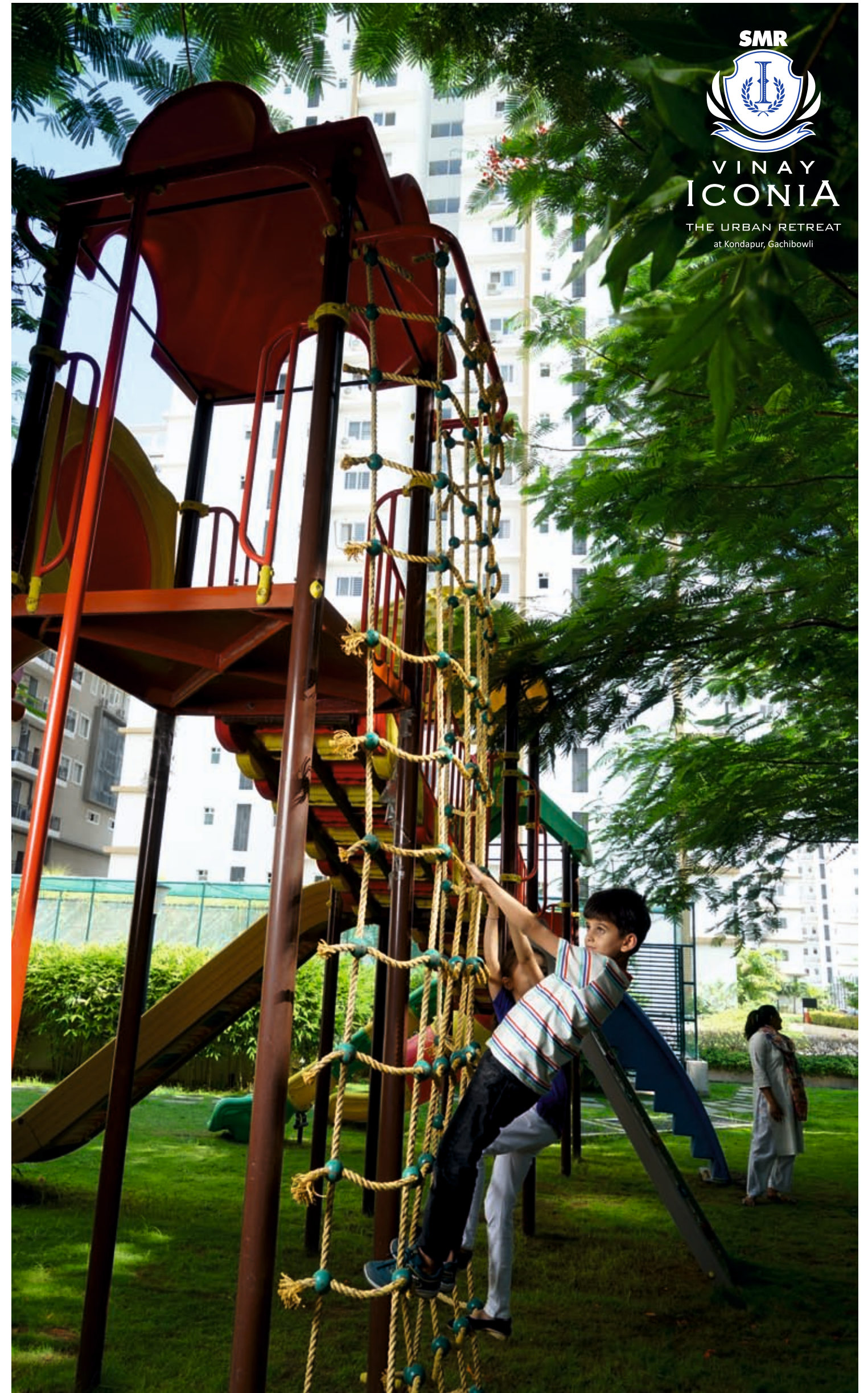




CHILDHOOD
IS MORE
**BEAUTIFUL
HERE**

When you want to give your child a proactive life where they can flourish in a safe, pulsating and exciting environment right from day one,

YOUR SEARCH
ENDS HERE.





NEVER
A DULL
MOMENT

When you want to make the best of the day each day, while playing a game, or bonding with family in lush outdoors,

YOUR SEARCH
ENDS HERE.

CLUBHOUSE - From the impressive lounge to the sprawling gym, from cafeteria to reading room, from indoor games to a sparkling swimming pool on the terrace, from party lawns to banquet hall..this is where you refresh, revive and rejuvenate life.

CLUB

- G+5 Level clubhouse in approx 50,000 sft area
- Swimming pools
- Banquet Halls
- Indoor games - billiards, table tennis etc
- Rooftop Tennis court
- Squash Court
- Two Badminton courts
- A/C Gymnasium
- Furnished A/C guest rooms
- Yoga, meditation & aerobics hall
- Play School
- ATM
- Cafeteria /Multipurpose Hall
- Spa
- Mini Theatre



**THE TERRACE
CLUB POOL**
FOR A DIP AND
REFRESHMENT

SMR

**VINAY
ICONIA**
THE URBAN RETREAT
at Kondapur, Gachibowli



When you want a lifestyle that promotes fitness, at one the most modernly equipped gymnasium to stay fit and active,

YOUR SEARCH
ENDS HERE.





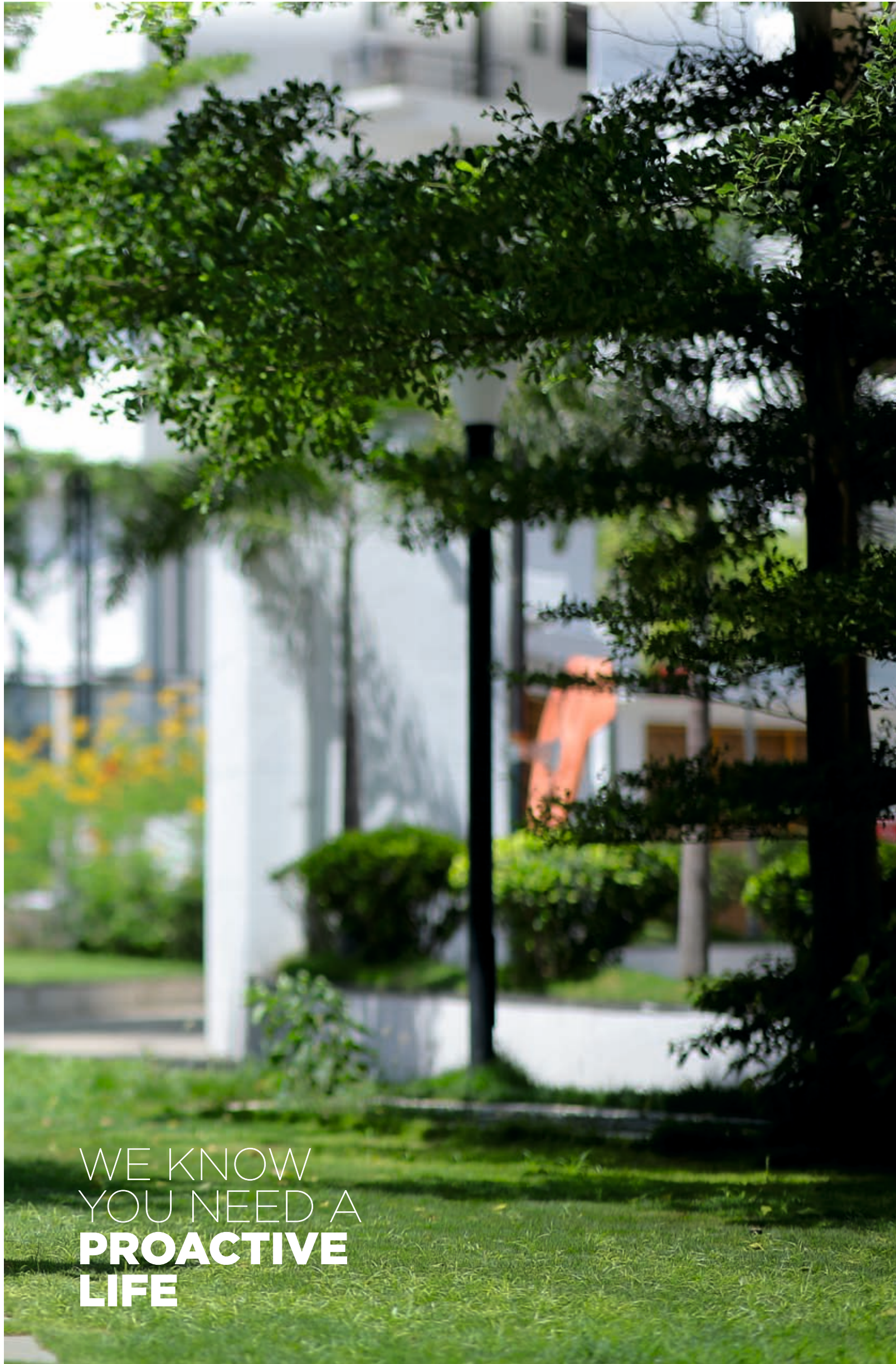
UNBELIEVABLE PLETHORA OF **MODERN AMENITIES**

FACILITIES! You name it, and we have it. A tennis court on the clubhouse terrace. A full-fledged basketball court. A superb squash court. Two designated badminton courts, and a huge cricket field. So whichever sport you play or want your young one to excel in, this is the right place to pursue a passion.



- Two Badminton Courts
- Terrace Tennis Court
- Squash Court
- Home Theatre
- Multipurpose Hall
- Banquets
- Guest rooms
- Indoor games (Snooker, T-T, Carrom, etc)





WE KNOW
YOU NEED A
**PROACTIVE
LIFE**



YOUR HOME
AWAITS
**ARE YOU READY
FOR THE NEW?**

All around the bejeweled residences is a feeling of positive energy. It radiates from the play zone where children play in wild abandon. It can be felt in the clubhouse with its sparkling swimming pool and state-of-the-art gym. It reverberates across the community hall where residents celebrate community festivals and private functions. And with 24-hour security within the precincts, what you get is unmatched peace of mind.





PRESENTING
NOW
FOR YOU...



THE NEW
**ICONIC
BLOCKS**



TOWER
SHIVALIK

23 & 4
BHK

AREA
1470
SFT

2935
SFT

TS RERA No -
P02400002207



TOWER
HAMILTON

2 & 3
BHK

AREA
1435
SFT

2435
SFT

TS RERA No -
P02400000195



TOWER
LOGAN

2 & 3
BHK

AREA
1360
SFT

2125
SFT

TS RERA No -
P02400000195

THREE
EXCITING
OPTIONS
YOU CAN
**COME
HOME TO.**

ZULIA SHOPPING CENTRE. REALIZE **THE BUSINESS POTENTIAL.**



Department Stores

Banks, ATMs

Restaurants

Office spaces

Clinics & Pharmacy

Hospital

State-of-the-art Gym

Small businesses

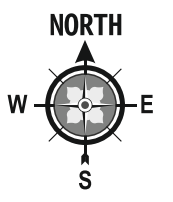
Brand stores

Electronics & Computer stores etc.

Zulia Shopping Center is one swanky shopping center attached to SMR Vinay Iconia for its resident's convenience. The plush building offers over one lakh Sft quality spaces for the shopping and business needs of Iconia residents and others. It is the perfect setting for residents of Iconia to have a business office/studio and enjoy a modern walk to work culture. Flexible and glittering floor spaces, top-of-the-line amenities, professional maintenance attract lakhs of footfalls enabling brisk business for entrepreneurs.



SITE LAYOUT



LEGEND

- A. Entry / Exit
- B. Commercial Entry / Exit
- C. Basket Ball Court
- D. Terrace Tennis Court
- E. Swimming Pool
- F. Terrace Swimming Pool
- G. Guest Parking
- H. Play Areas
- I. Outdoor Gym
- J. Cricket Ground
- K. Cricket Pitch
- L. Temple
- M. Bus Bay
- N. Amphitheatre

GROUND + **26**
UPPER FLOORS

LOGAN
TYPICAL FLOOR PLAN



SITE LAYOUT



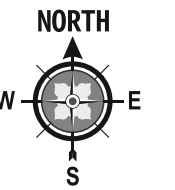
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Premium CATEGORY-1 From 22nd to 26th Floor
Premium CATEGORY-2 From Ground to 21st Floor

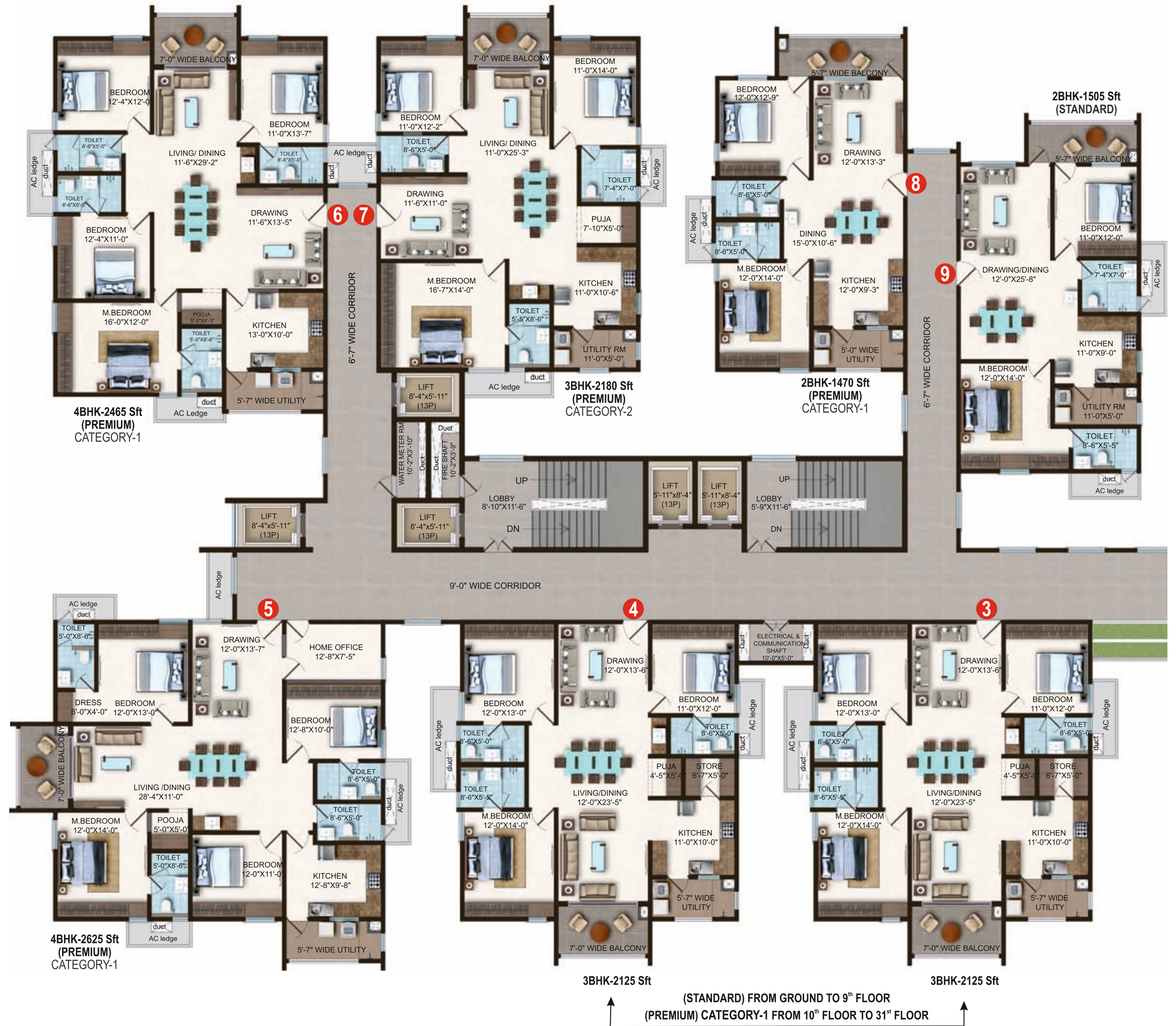
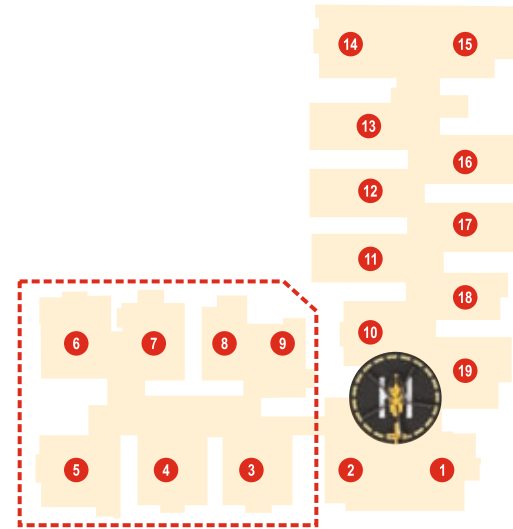
SHIVALIK

TYPICAL FLOOR PLAN

GROUND + **31**
UPPER FLOORS



3 to 9 Units



SITE LAYOUT

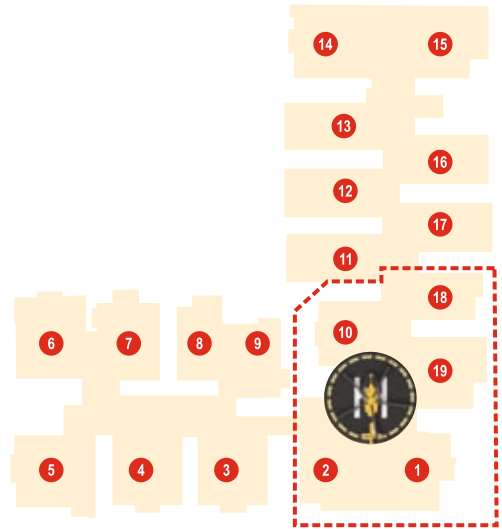
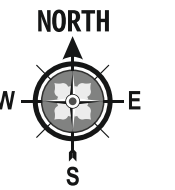


SHIVALIK

TYPICAL FLOOR PLAN

GROUND + **31**
UPPER FLOORS

1, 2, 10, 18 & 19 Units



SITE LAYOUT



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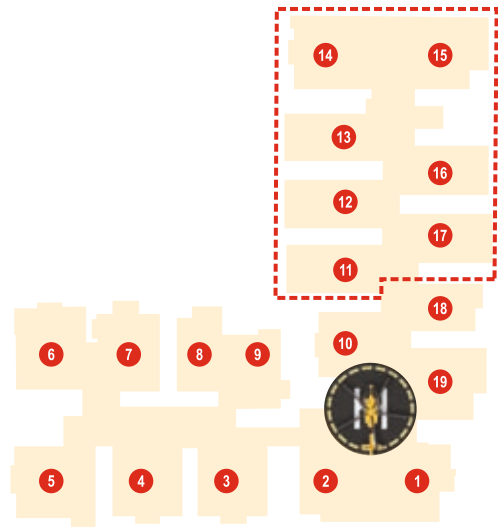


SHIVALIK

TYPICAL FLOOR PLAN

GROUND + **31**
UPPER FLOORS

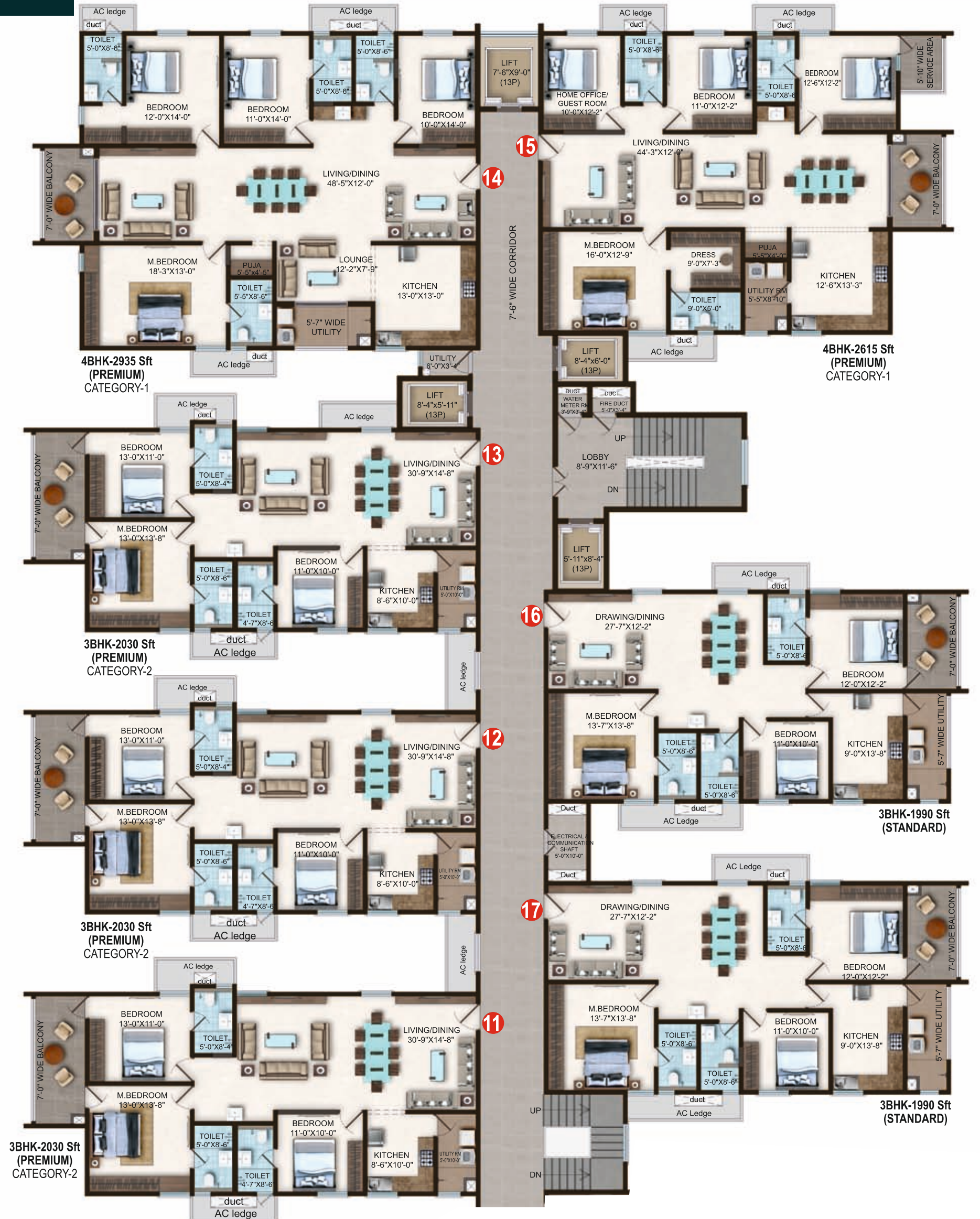
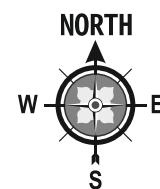
11 to 17 Units



SITE LAYOUT



TS RERA NUMBER: P02400022207





NEIGHBOURHOOD

Over 4000 acres of green lung space, as viewed from SMR Vinay Iconia

LOCATION MAP



LUXURY HOTELS

- Avasa Hotel
- Hotel Trident
- Hotel Radisson
- The Westin
- Novotel

EDUCATIONAL INSTITUTIONS

- Meridian School
- Delhi Public School
- Oakridge Intl. School
- Phoenix Greens Intl. School
- ISB

RETAIL ZONES

- Inorbit Mall
- SLN Terminus Mall
- City Capital
- Bharti Walmart

FINE DINING & CAFE'S

- Barbeque Nation
- Collage - Hyatt
- Deli 9 Bistro
- Shanghai Chef 2
- Coastal Spice

WORK SPACES

- Microsoft
- Infosys
- Wipro
- Cyber Towers
- Raheja Mindspace



SPECIFICATIONS



FOUNDATION & STRUCTURE: RCC
Framed structure designed to withstand wind & seismic loads.



SUPER STRUCTURE
6 3/4" Thick RCC shear wall.



DOORS
MAIN DOOR: Main Door frames of Teak wood and flush shutter with both side Veneer & Hardware of the standard brand.
INTERNAL DOORS: Internal Door frame of Teak wood flush shutters with both side Veneer and hardware of the standard brand.
WINDOWS: Aluminum powder coated windows /UPVC sliding windows.
GRILLS: Aesthetically designed, Mild Steel (M.S) grills with enamel paint finish wherever required.



PAINTING
EXTERNAL: Textured finish & two coats of exterior emulsion paint of the standard brand.
INTERNAL: Smooth putty with two coats of premium acrylic emulsion paint of the standard brand over a coat of primer.



FLOORING
LIVING & DINING: 800 x 800 mm size vitrified tiles of the standard brand.
BEDROOMS & KITCHEN: 600 x 600 mm size vitrified tiles of the standard brand.
TOILETS, BALCONY & UTILITIES: Acid-resistant, anti-skid ceramic tiles of the standard brand.
CORRIDORS, STAIRCASES & LIFT LOBBIES: Granite/vitrified flooring.



TOILETS
Glazed ceramic tiles dado of the standard brand upto 7'-0" height.



UTILITIES / WASH
Provision for washing machine, dishwasher & wet area for washing utensils etc.



BATHROOMS
Toilets with European WC, washbasin, CP and sanitary fittings of Kohler make or equivalent brand.



ELECTRICAL

- Concealed copper wiring with PVC insulated wires and modular switches of reputed make.
- Two way switches for fan and light in bedrooms.
- Power points for cooking range chimney, refrigerator, microwave oven, mixer/grinder, water purifier, exhaust fan in kitchen, washing machine and dishwasher in Utility area.
- Provision for geyser points in bathrooms.
- Provisions for internet point and AC point in hall and all bedrooms.
- TV points in hall and all bedrooms.
- Three phase supply for each unit & individual Prepaid meter.
- Miniature Circuit Breakers (MCB) for each distribution boards of the standard brand.
- Prepaid meters for DG Power, water, power.



TELECOM

- Telephone points in living, dining areas, master bedroom & children bedroom.
- Intercom facility to all the units connecting Security.



CABLE TV
Provision for cable connection in master bedroom & living room



LIFTS

- High speed automatic Passenger lifts with rescue device with of standard make.
- One Service lift with V3F for energy efficiency for each tower.
- Granite/marble cladding at ground level at lift lobby.
- Vitrified tiles/Granite tile cladding at other levels of lift lobby.



WTP & STP

- Fully treated water made available through an exclusive water softening plant.
- Sewage Treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping & flushing in w.c.



GENERATOR
100% D.G set backup with acoustic enclosure.



CAR PARKING
Car parking provision in 3 basement levels.



SECURITY / BMS

- Sophisticated round-the-clock security system.
- The complete building shall be provided with Building Management System with all facilities.
- Panic button & intercom will be provided in the lifts connected to the security room
- Surveillance cameras at the main Security & entrance of each block.



CLUBHOUSE & AMENITIES
Well designed clubhouse with facilities like terrace tennis court, basket ball court, table tennis, gym, open party areas, terrace pool, indoor games, badminton courts, squash court, banquet halls, guest rooms, Yoga/Meditation/Aerobics, pools, multi purpose hall etc.



PARKING MANAGEMENT
Entire parking is well designed with spacious driveways to suit the number of car parks provided with parking signage & equipment at required places to ease the driving.



FIRE & SAFETY

- Fire hydrant & fire sprinkler system in all floors & basements.
- Fire alarm & Public address system in all floors & parking area (basements).
- Control panel at main Security as per Fire Department Norms.



LPG:
Supply of gas from centralized Gas bank to all individual apartments with pre-paid gas meters.

HYDERABAD



SMR VINAY SYMPHONY AT GACHIBOWLI



SMR VINAY HILANDS AT MIYAPUR



SMR VINAY SKY CITY AT RAMANTHAPUR



SMR VINAY CITY AT MIYAPUR



SMR VINAY HARMONY COUNTY AT BANDLAGUDA JAGIR



SMR VINAY FOUNTAINHEAD HYDERNAGAR



SMR VINAY ICONIA PHASE - 1
KONDAPUR GACHIBOWLI

BENGALURU



SMR VINAY GALAXY, HOODI JUNCTION, WHITEFIELD

OUR MAJOR
COMPLETED
PROJECTS IN



OUR MAJOR
ONGOING
PROJECTS IN

HYDERABAD



SMR VINAY BOULDERWOODS AT BANDLAGUDA JAGIR



SMR VINAY CASA CARINO, BANDLAGUDA JAGIR



SMR VINAY METRO MALL & MULTIPLEX, MIYAPUR

BENGALURU



SMR VINAY ESTELLA, MS PALYA



SMR VINAY GATEWAY, CHIKKAJALA



Receiving Quality Award for excellent & Innovative construction from H.E. Shri Rameshwar Thakur, Governor of A.P. in 2007



TV 5 Business Leader 2012 Award in Mid-Segment by the Chief Minister of Andhra Pradesh



Receiving quality award for excellent & innovative construction from His Excellency Shri Surjeet Singh Barnala, Governor of A.P.



Receiving award for Best Architectural Performance from His Excellency Shri Shankar Dayal Sharma, President of India



Receiving award from the Governor of Assam

INNOVATIONS FOR **BETTER LIVING**

SMR Holdings is under the leadership of its Chairman and Managing Director, Sri S. Ram Reddy who is an architect and a dynamic visionary. Sri S. Ram Reddy was awarded the prestigious CITD Award for Best Architectural Performance for the year 1996-97, by H. E. Dr. Shankar Dayal Sharma, The President of India, Rashtrapathi Bhavan, New Delhi. He also received Membership Certificate on 25-08-2001 from IIID (Indian Institute of Interior Designers), Mumbai, electing as Associate Member (Life) and announcing as a Member of IFI (International Federation of Interior Designers), Asia-Pacific Space Designers Association (APSDA).

SMR
HOLDINGS
Innovations for Better Living

SECOND GENERATION

Sri S. Pruthviraj Reddy joined as entrepreneur in SMR with Architecture and Construction Management background and supports the organization in planning, scheduling and progress of the projects.



S. Pruthviraj Reddy., B.Arch, A.I.I.A., M.S.(Construction Management), USA
Executive Director



Corporate Office

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Interiors & Landscaping
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Chief Consulting Architect

Ar. S. Ram Reddy

B.Arch, M.Hg., A.I.I.A.





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