

TS RERA NO: P02400008780



Silver Oak

R E S I D E N C E S

NEAR TUKKUGUDA, MAHESHWARAM MANDAL,
THUMMALOOR

Project by



SINGLETON

CONSTRUCTIONS COMPANY PVT. LTD.

Project partner

La-tierra
Infra-Realty-Interiors-Landscape

A BEAUTIFUL VILLA
GATED COMMUNITY



Silver Oak
RESIDENCES

6
ACRES

75
VILLAS

DIFFERENCE IS CLEAR



Serenity.. that you deserve

CONNECTED LIVING AWAITS

Srisailem Highway	: 5 mins	Hardware Park	: 19 mins
MAK Project	: 7 mins	Wonderla	: 23 mins
Manchester Global School	: 8 mins	Amazon Data Center	: 21 mins
Bhashyam School	: 9 mins	Aga Khan Academy	: 26 mins
Fab City	: 9 mins	International Airport	: 31 mins
ORR Exit-14 Tukkguda	: 10 mins	TCS Adibatla	: 33 mins
E-City	: 15 mins	Financial District	: 43 mins



Silver Oak
RESIDENCES





EAST VILLA



Silver Oak
RESIDENCES

VALUE FOR
MONEY
GUARANTEED



EAST VILLA



Silver Oak
RESIDENCES

YOUR
HOME IS
HERE!!



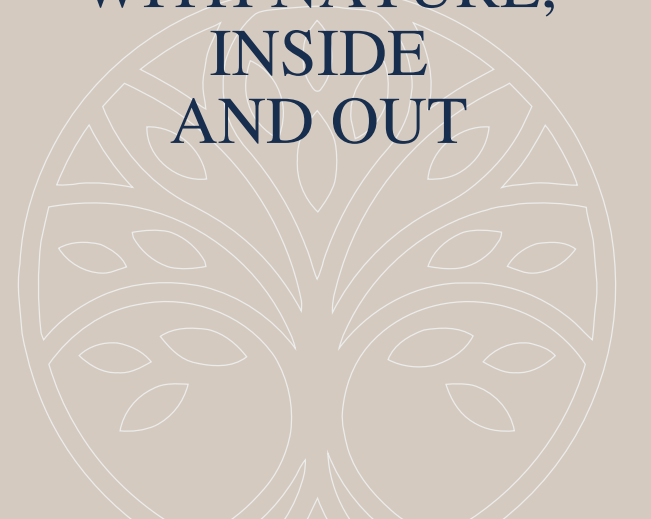


WEST VILLA



Silver Oak
RESIDENCES

HARMONY
WITH NATURE,
INSIDE
AND OUT





WEST VILLA

SERENITY LIVING IN GROWTH CORRIDOR

The villas at Silver Oak are a true architectural delight, featuring expansive and well-ventilated spaces. The 3 and 4 BHK villas boast thoughtfully designed living and dining areas, complemented by exquisitely crafted kitchen spaces. From the moment you arrive to every detail of your home, Silver Oak offers a comprehensive and enriching experience that caters to all your senses.



Silver Oak
RESIDENCES



Silver Oak
RESIDENCES

COMFORTABLE
BOUTIQUE
LIVING



CLUB WITH
FINEST FACILITIES
12,000 sft



SOMETHING
FOR EVERYONE

ABUNDANT AMENITIES

Tennis Court
Indoor Badminton Court
Mini Basketball Court
Kids Play Zone
Gym
Swimming Pool
Yoga Space
Walking Track
Table Tennis

Pool Table
Pose Ball
Skating Rink
Cafeteria
Senior Citizen Corner
Guest Rooms
Multipurpose Hall
EV Charging provision



Silver Oak
RESIDENCES







SITE LAYOUT



Villa No.	Facing	Sq.Yd	Saleable Area	Villa No.	Facing	Sq.Yd	Saleable Area
1	West	202	3221	40	East	212	3450
2	East	238	3952	41	West	212	3450
3	West	223	3593	42	East	212	3450
4	East	238	3952	43	West	212	3450
5	West	220	3593	44	East	212	3450
6	East	238	3952	45	West	212	3450
7	West	219	3593	46	East	212	3450
8	East	238	3952	47	West	212	3450
9	West	224	3593	48	East	212	3450
10	East	238	3952	49	West	212	3450
11	West	231	3593	50	East	212	3450
12	East	238	3952	51	West	212	3450
14	East	212	3450	52	East	212	3450
15	West	221	3312	53	West	212	3450
16	East	212	3450	54	East	212	3450
17	West	229	3312	55	West	212	3450
18	East	212	3450	56	East	212	3450
19	West	237	3312	57	West	212	3450
20	East	212	3450	58	East	212	3450
21	West	241	3312	59	West	212	3450
22	East	212	3450	60	East	212	3450
23	West	238	3312	61	West	212	3450
24	East	212	3450	62	East	212	3450
25	West	231	3312	63	West	212	3450
26	East	212	3450	64	East	212	3450
27	West	211	3140	65	West	212	3450
28	East	238	3915	66	East	212	3450
29	West	212	3450	67	West	212	3450
30	East	238	3915	68	East	212	3450
31	West	212	3450	69	West	212	3450
32	East	238	3915	71	West	212	3450
33	West	212	3450	73	West	212	3450
34	East	238	3915	75	West	212	3450
35	West	212	3450	77	West	212	3450
36	East	212	3450	79	West	212	3450
37	West	212	3450	81	West	212	3450
38	East	212	3450	83	West	212	3450
39	West	212	3450				



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

EAST FACING VILLAS | 212 SQ. YDS



GROUND FLOOR	1427
FIRST FLOOR	1378
SECOND FLOOR	644
BUILT-UP AREA	3450

VILLA NOS 14, 16, 18, 20, 22, 24, 26, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68

EAST FACING VILLAS | 238 SQ. YDS



GROUND FLOOR	1633
FIRST FLOOR	1576
SECOND FLOOR	724
BUILT-UP AREA	3952

VILLA NOS 2, 4, 6, 8, 10, 12



GROUND FLOOR



FIRST FLOOR



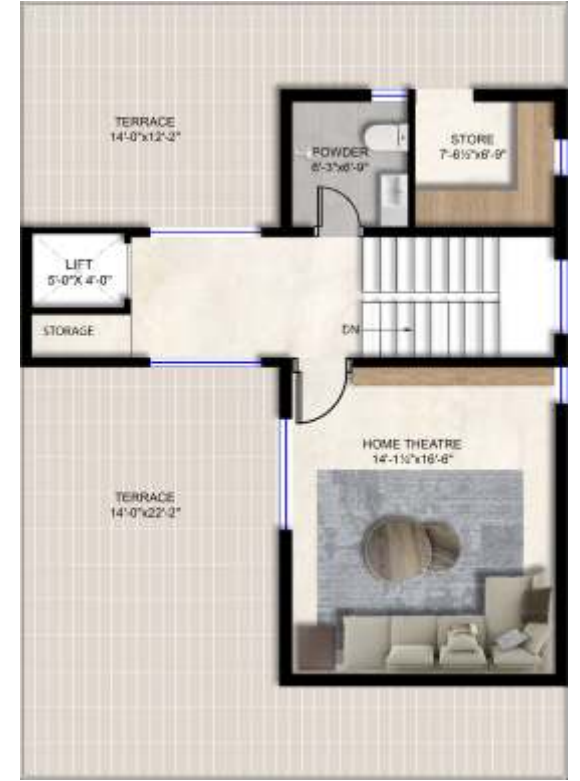
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

EAST
FACING
VILLAS

238
SQ. YDS



GROUND FLOOR	1624
FIRST FLOOR	1574
SECOND FLOOR	693
BUILT-UP AREA	3915

VILLA NO.S 28, 30, 32, 34

WEST
FACING
VILLAS

202
SQ. YDS



GROUND FLOOR	1334
FIRST FLOOR	1286
SECOND FLOOR	600
BUILT-UP AREA	3221

VILLA NO.S 1



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

WEST
FACING
VILLAS

212 SQ. YDS



GROUND FLOOR	1426
FIRST FLOOR	1378
SECOND FLOOR	645
BUILT-UP AREA	3450

VILLA NO.S
29, 31, 33, 35, 37, 39, 41, 43,
45, 47, 49, 51, 53, 55, 57, 59,
61, 63, 65, 67, 69, 71, 73, 75,
77, 79, 81, 83

WEST
FACING
VILLAS

211 SQ. YDS



GROUND FLOOR	1308
FIRST FLOOR	1260
SECOND FLOOR	573
BUILT-UP AREA	3140

VILLA NO.S
27



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

WEST
FACING
VILLAS

VILLA NO	3	5	7	9	11
SQ. YDS	223	220	219	224	231



GROUND FLOOR	1483
FIRST FLOOR	1428
SECOND FLOOR	680
BUILT-UPAREA	3593

WEST
FACING
VILLAS

VILLA NO	15	17	19	21	23	25
SQ. YDS	221	229	237	241	238	231



GROUND FLOOR	1434
FIRST FLOOR	1376
SECOND FLOOR	502
BUILT-UPAREA	3312

SPECIFICATIONS

STRUCTURE

- R.C.C framed structure designed to withstand wind and seismic loads as per NBC norms.
- 11'0" Roof height including slab thickness for villa ground floor and first floor and 10'0" roof height for 2nd floor with good height of basement (as norms and approval).

SUPER STRUCTURE

8"/ 6"/ 4" thickness with good quality Cement brick for external and internal walls

PLASTERING

Internal: Cement sand plastering for walls and ceilings.

External: Double coat plaster for R.C.C and masonry

DOORS

Main door: 8'0" Height Teakwood frame and shutter with melamine polish

Internal doors: 8'0" Height hardwood frame + flush shutter finished with Duco Paint.

Windows: Aluminum Profile sliding windows of reputed make with clear glass and provision for mosquito mesh Hardware: Designer hardware of reputed make.

PAINTING

External: Matte texture/fine texture/cladding (as per elevation design) with weather proof exterior emulsion paints of Asian or equivalent make.

Internal: Smooth finish with putty and Royal emulsion paints.

FLOORING

Living/Dining/Family lounge/Kitchen: Vitrified tiles in size of 1200 mm x 1800 mm standard make.

All bedrooms / Dress: Vitrified tiles in size of 800mm x 1600mm.

Bathrooms: 600mmx1200mm Glazed vitrified wall tiles up to 8'0" height. Flooring with 600mm x 1200mm anti-skid vitrified tiles of standard make

Sit out and Balconies: Matt finish-Vitrified tiles in

size of 600mm x 600mm of standard make.

Parking: natural stone / heavy duty tiles cut pieces as per architect's choice.

Internal staircase: Granite for steps and designed railing of architect's choice.

Kitchen: Provision for modular kitchen with all electric & plumbing points with municipal & bore water connection.

Provision for exhaust fan, hub, fridge, aqua guard & chimney.

Utilities Wash: 600mm x 600mm Glazed ceramic tiles dado up to 3ft height.

Provision for washing machine, dishwasher and wet area for washing utensils etc..

TOILETS

- Granite counter top wash basin with hot and cold valve. (For 3 toilets) EWC with concealed flush tank of standard make. (Kohler/Grohe/ Equivalent)
- Concealed diverter with shower in all toilets.
- Provision for geysers in all toilets.\
- All fittings are chrome plated of standard make. (Kohler/Grohe/ Equivalent)

ELECTRICAL

- Concealed copper wiring with PVC insulated wires and modular switches of standard makes
- 2-way switches for lights and fans in bed rooms
- Power outlets for air conditioners in all bedrooms and halls
- Power outlets for geysers in all bathrooms
- Power plug for cooking range chimney, refrigerator, microwave oven, mixer grinder in kitchen, Plug points for T.V. and audio systems etc.
- Miniature Circuit breakers (MCB) for each distribution board.

TELECOM, INTERNET & CABLE TV

- Fiber optic cable at single point in ground floor will be provided for TV, Internet & Telephone.
- Extra CAT6 cable will be provided in each floor for strong Wi-fi

GENERATOR

- 2 KV of power will be supplied to each Villa.
- One DG set exclusively for all villas and one DG set for common usage including clubhouse.
- Meter will be provided in each villa for DG point.

SECURITY NETWORK

- CCTV cameras in identified common areas & clubhouse with monitoring & recording from security.
- Boom barriers with long range readers at entry and exit for residents un obstructed movement.
- Solar powered security fence on compound wall

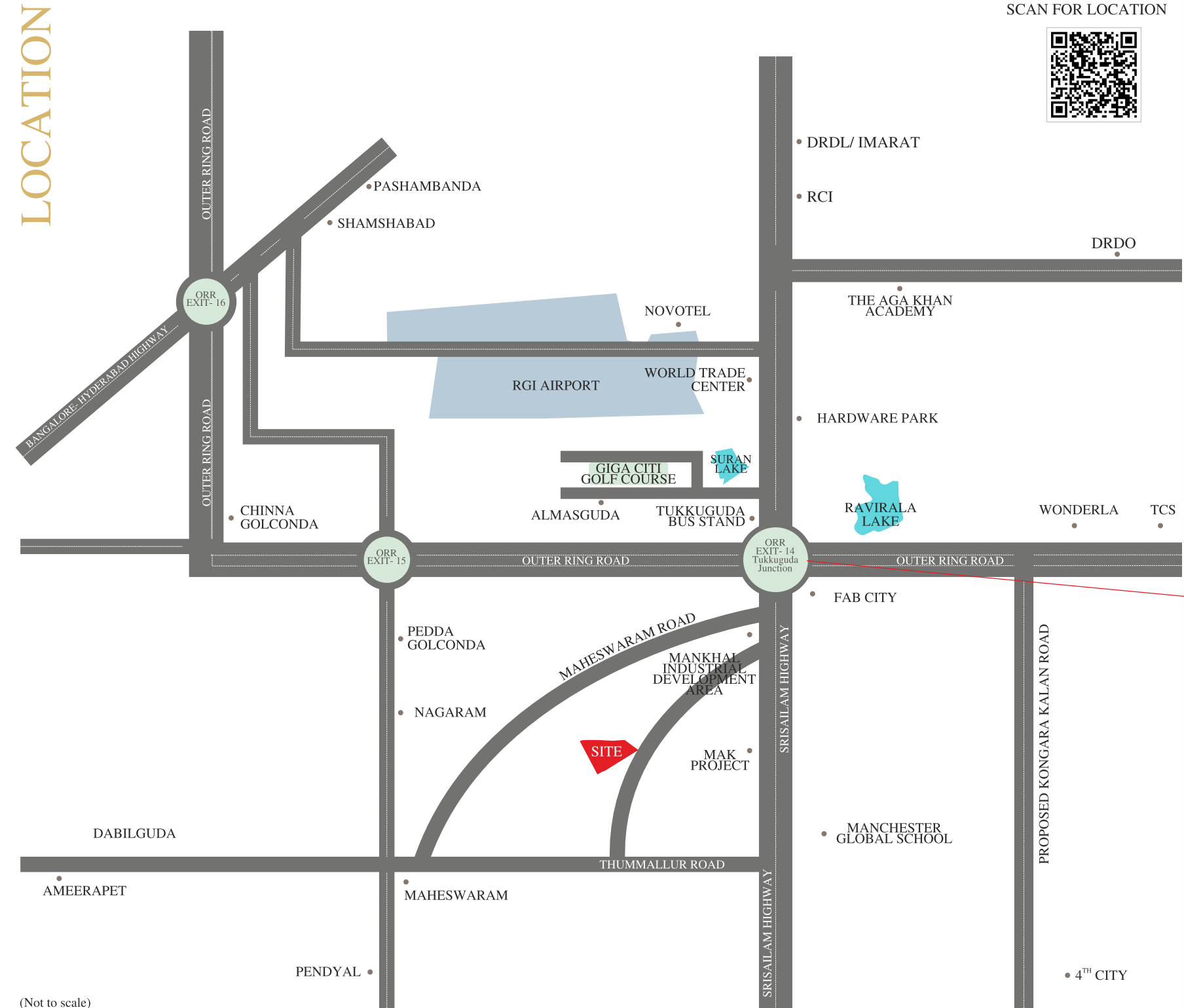
WTP & STP

- Hydro pneumatic system for water supply.
- Sewerage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping.
- Water Meter for each Villa

INTERNAL COMMUNITY DEVELOPMENT

- Grand entrance with avenue plantation.
- Avenue plantation with a landscape design in common areas water bodies, elders meeting point
- Roads with VDF, pavers, cement, grass pavers and white topping as per landscape design.
- Walking/Jogging track
- Children's play area with sandpit/EPDM flooring
- Provision for one EV charging point in car parking area in all Villas.

LOCATION



Project by



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