



Office Address

Plot No. 164A, 164/B, Isnapur to Pashamylaram
100 feet Road, Isnapur, Patancheru Mandal,
Sangareddy District, Hyderabad - 502307, Telangana.

Site Address

Plot No. 311 & 312, Panchathatva Layout,
Near ORR Exit No. 03, Pocharam Village, Patancheru Mandal,
Sangareddy District, Hyderabad - 502300, Telangana.

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A PLANNING TO
YOUR ASPIRED LIVING

2BHK APARTMENTS
@ MUTHANGI - POCHARAM (ORR EXIT NO. 03)



TEAM

<p>Architects</p>  <p>Udbhava Architects Hyderabad. 99665 59219.</p>	<p>Structural Consultants</p>  <p>ID Structural Consultants Banjara Hills, Hyderabad.</p>	<p>Landscape</p>  <p>Mahee Designs Landscape Banjara Hills, Hyderabad.</p>	<p>3D Renders & Walkthrough</p>  <p>VISIONCRAFT VISUALIZING FUTURE Ph: 79971 79972 www.visioncraft.in</p>	<p>Brochure Design</p>  <p>TRIOCHI CONCEPTS Near Hitex Exhibition, Hyd. www.triochi.com</p>
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concept of **TRIOCHI** 90527 55731

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A BUILDING THAT FULFILS YOUR NEEDS

HOME IS A BASIC NEED. BUT A DREAM HOME IS A LUXURIOUS NEED. WE BELIEVE THAT EVERYONE SHOULD INCH CLOSER TO THEIR LUXURIOUS WANTS. THIS PERFECTLY ORCHESTRATED PLAN BRINGS NOT ONE BUT SIXTY HOMES. FULFILLING SIXTY DREAMS ALTOGETHER IN A CAREFULLY CONSTRUCTED COMMUNITY IS EXACTLY WHAT TVIN BIRDS IS. WITH WORLD-CLASS AMENITIES AND TOP-NOTCH ARCHITECTURE, THIS EDIFICE IS THE PROMISED LAND. LIVING CLOSE TO THE RING ROAD, THIS RESIDENCE IS THE BEST ONE FOR YOU, HAVING ACCESS TO THE ENTIRE CITY AT YOUR DISPOSAL. WE WELCOME YOU TO BE A PART OF THIS MAGNIFICENCE.



TVIN  BIRDS
2BHK APARTMENTS @ MUTHANGI - POCHARAM (ORR EXIT NO. 03)



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 **MPH**
shaping dreams

A SIGHTING
THAT GIVES YOU
VISUAL PLEASURE

TVIN  BIRDS



A BUILDING
THAT FULFILS YOUR
NEEDS

TVIN  BIRDS

PROJECT FEATURES

- > HMDA & RERA APPROVED
- > GRAND ENTRANCE & EXIT
- > SEMI GATED COMMUNITY
- > STILT + 5 FLOORS
- > TOTAL 60 UNITS
- > AVAILABLE IN 2 BHK CONFIGURATIONS
- > 100% VASTU COMPLIANT
- > 24 HRS CCTV SURVEILLANCE
- > 100% D.G BACKUP FOR COMMON AREAS
- > RAIN WATER HARVESTING PITS
- > CHILDREN'S PLAY AREA
- > PRIME LOCATION



 MASTER PLAN





TYPICAL FLOOR PLAN



A

BLOCK



BLOCK

B

A HOUSING
THAT MAKES YOU
FEEL CONTENT

TVIN  BIRDS



A REWARDING
THAT OFFERS YOU
NUMEROUS BENEFITS

TVIN  BIRDS



SPECIFICATIONS

COMBINING ELEGANCE WITH PLANNING BRINGS OUT A PERFECT EXECUTION.
MEETING YOUR NEEDS AND WANTS IN TERMS OF SPECIFICATIONS

TVIN  BIRDS



STRUCTURE

Footings, Columns, Beams and Slabs in RCC grade.



SUPER STRUCTURE

All external walls of 8" & 6" and internal walls of 4",
Cement Solid bricks with Cement mortar.



DOORS

Main Door: Main door with teak wood door frame and modular veneer finishing door aesthetically designed with fine finish and designer hardware of reputed make.

Internal doors: Teak wood door frame and Venner/flush door shutters.



WINDOWS

Window frames and shutters with complete UPVC with glass panels fitted with elegantly designed MS painted grills and standard hardware.



PLASTERING

Two coats of Cement plastering with sponge finishing.



WATER SUPPLY

Underground and overhead storage tanks of adequate capacity with bore well.



ELECTRICAL

Concealed copper wiring of ISI Mark Reputed making Brand for internal wiring, Main lines and Modular switches.



FLOORING

Vitrified tiles with 4" skirting.



TV & INTERNET

Provision for TV point and Internet point in living room.



KITCHEN

Granite slab for Kitchen platform with Glazed ceramic tiles dado up to 2' height with built-in Stainless Steel sink. Ceramic tile dado will be provided in the wash area up to 3' height.



PAINTING

All interior walls with premium emulsion paint with roller, Exterior fascia with premium paint.



TOILET

Ceramic anti skid tiles for flooring and walls with ceramic tiles of size 12"X18" up to 6'6" height.



BACKUP GENERATION

Standby generator of reputed make to operate lifts, common area and staircase lighting and selected points in each flat.



LIFT

6 Passenger's Lift .



PLUMBING

Reputed make of sanitary ware with concealed wall Mixer, Single piece WC and washbasin of Reputed make.



SECURITY

24 Hrs CCTV Surveillance.

BLOCK - A

FLAT NO : 6 | 2BHK
1115 SFT. | WEST FACING



TWIN BIRDS



BLOCK - B

FLAT NO : 1 | 2BHK
1027 SFT. | EAST FACING



COMPLETED PROJECTS



ASPIRA
@ Isnapur, Hyderabad.



WONDUR
@ Isnapur, Hyderabad.



MPH WHITE ROCK
@ Isnapur, Hyderabad.



INDEPENDENT HOUSE
@ Isnapur, Hyderabad.



MPH WILLOWISH
@ Isnapur, Hyderabad.



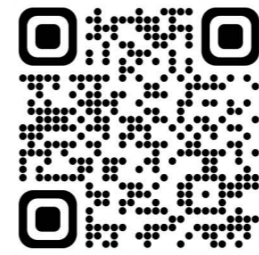
MPH WILLOW TRI
@ Isnapur, Hyderabad.



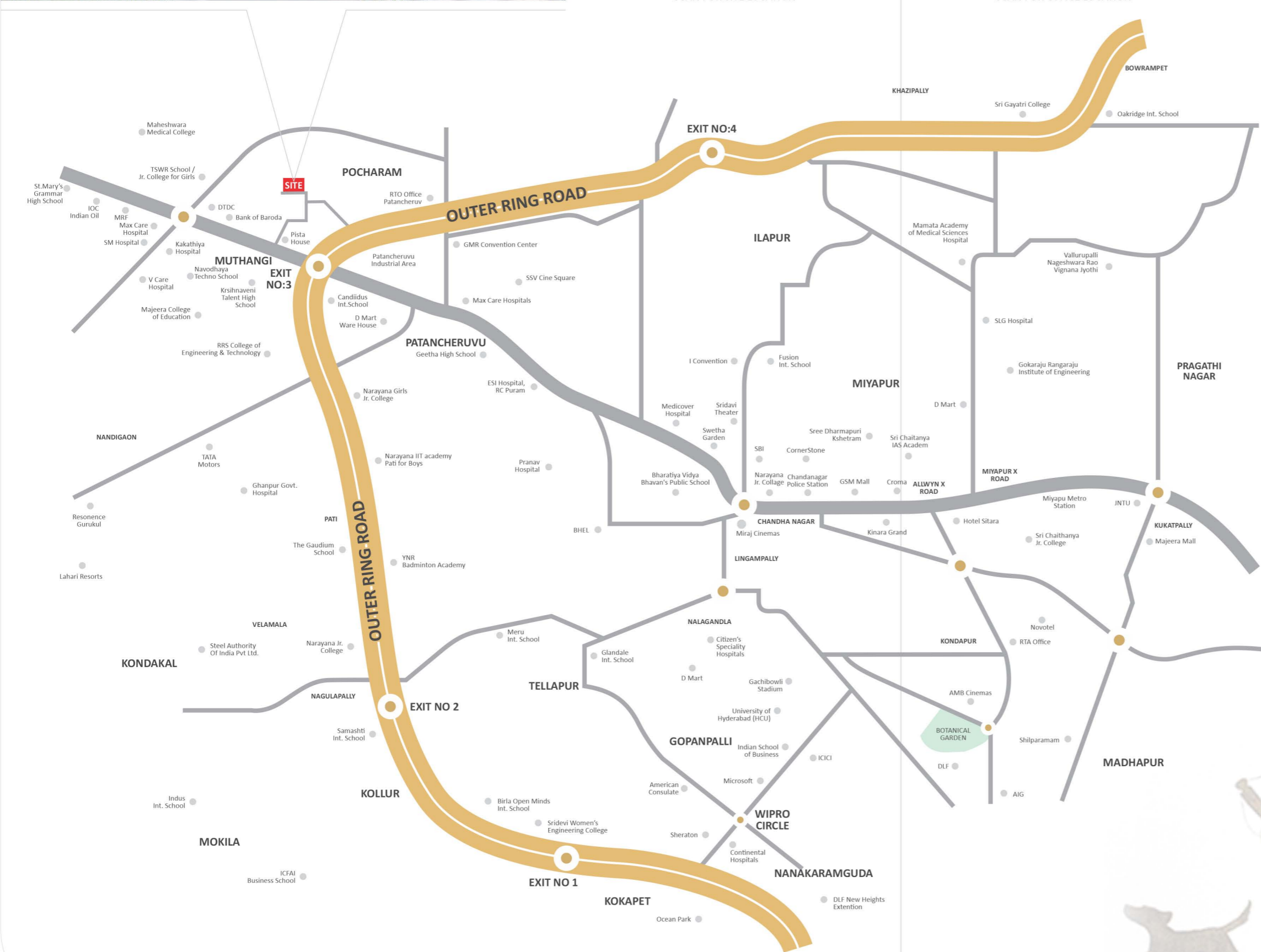
TVIN BIRDS



SCAN FOR SITE LOCATION



SCAN FOR OFFICE LOCATION



DISTANCE THAT DELIGHT

- > Walkable distance from Mumbai-Hyderabad Highway
 - > Prime Location in HMDA approved Layout
 - > 10 minutes to Candiidus School
 - > 15 minutes to Narayana Jr. College
 - > 15 minutes to Patancheru / Medicover Hospital
 - > 15 minutes to Gitam Univeristy
 - > 15 minutes to IIT, Kandi
 - > 15 minutes to Lingampally Rly. Station
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- > 20 minutes drive to Finacial Distric / Exit No. 1
 - > 30 minutes drive to IT Companies
 - > 40 minutes drive to RGI Airport
 - > Good approach Roads
 - > Fast growing area

