



**SAS
DIAMOND TOWERS**

TS RERA: P02400002881



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HITEC City, Hyderabad, Telangana 500081

For Enquiries Call

+91 97186 62299



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OPEN POSSIBILITIES



BEHOLD SAS DIAMOND TOWERS

A new innovative mixed-use project with two towering residential skyscrapers, each 52 floors high, and a 27-floor commercial tower. SAS Diamond opens possibilities with grandeur that offers limitless luxury and convenience. Live where you work, and work where you live as you experience commercial real estate like never before, where you can book your office space, or shop your favourite brands, just an elevator ride away from your luxurious home. All packed in a blockbuster location.



OPEN POSSIBILITIES

With residential, commercial, retail and leisure, all at one place, SAS Diamond offers an integrated lifestyle, like no other. With most of your lifestyle needs covered right here, you can open possibilities to experience life like never before. If you need to travel, the airport is less than half an hour away, with the upcoming Airport Metro Line too, that not only connects you to the airport, but to all interior parts of the city. Cut down your commute time to work and open unlimited possibilities, everyday. Reach your fitness targets, spend more happy moments with family, eliminate the chaos of traffic and say good bye to the side-effects of pollution. All of these while you upgrade to a lifestyle of convenience and luxury, right in the urban center.



Bi-os Mall



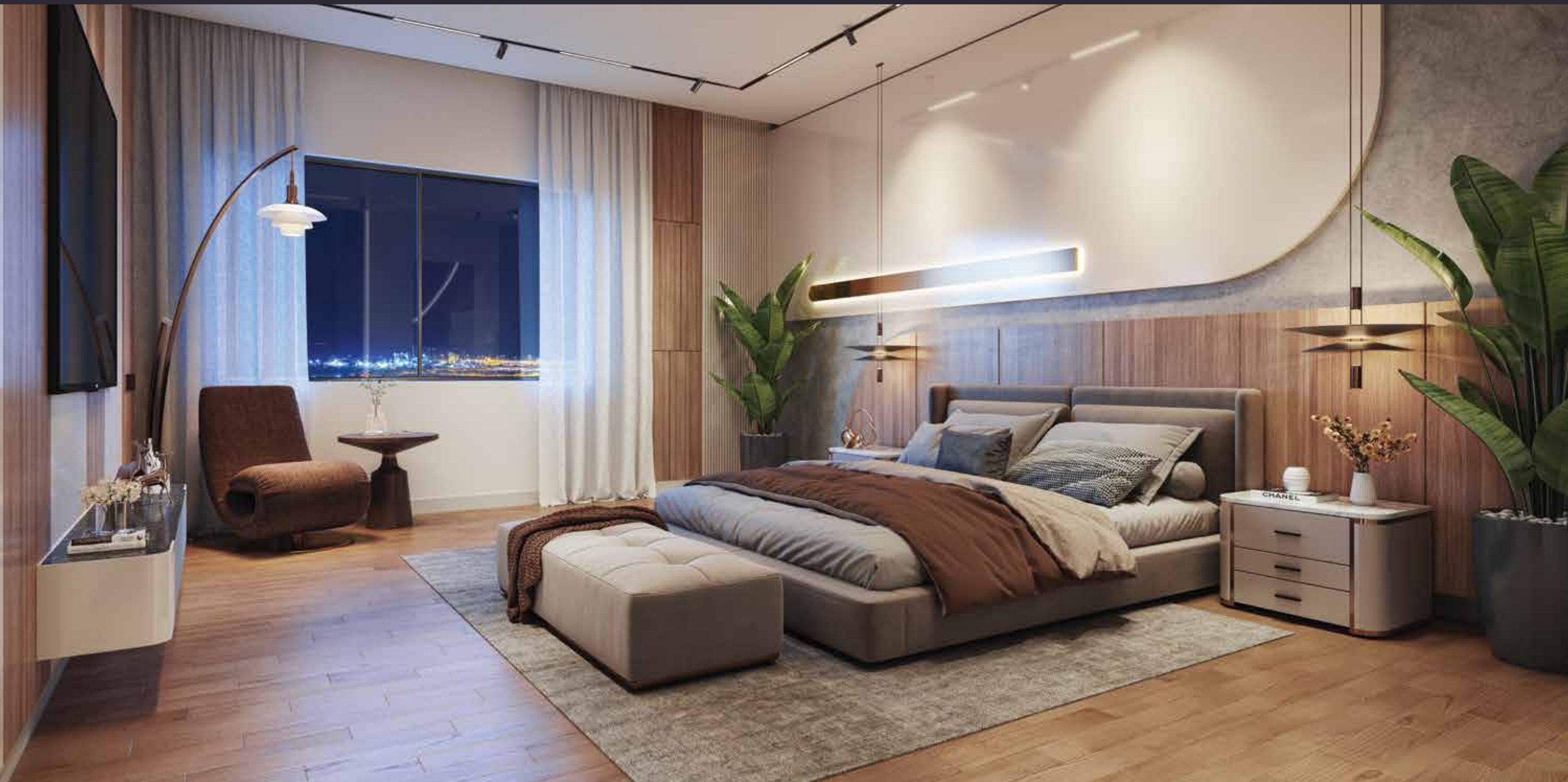
INTEGRATED LIFESTYLE

Being an innovative mixed-use project, SAS Diamond caters to all your lifestyle requirements. With a G+5 mall attached, be sure of your retail therapy, as and when you like. Watch the latest flicks without worrying about missing the show. Enjoy the calming biophilic exteriors. The G+4 clubhouse brings you the best of the amenities to spend your leisure, or organise get-togethers or play your favourite sport with a like-minded community. With your stylish office space right next to you, be sure to impress delegates and visitors. When it comes to your apartment, enjoy luxurious living at its finest in the spacious living spaces, bedrooms, and room-sized balconies where ultimate comfort and relaxation await.



A PRIVATE OASIS OF COMFORT & LUXURY

Experience chic, contemporary living at SAS Diamond Towers, where stylish design and livable comfort meet. Relax in your private oasis of luxury with extra living space and stunning views from the spacious balconies.





SITE PLAN

TOWER A - Commercial Building
6 Basements + Ground + 27 Upper Floors

TOWERS B & C - Residential Buildings
6 Basements + Ground + 52 Upper Floors

TOWER - B FLOOR PLANS

UNIT-04 NORTH
3665 Sq.Ft.

UNIT-05 EAST
2715 Sq.Ft.



UNIT-03 WEST
4080 Sq.Ft.

UNIT-02 WEST
2915 Sq.Ft.

UNIT-01 WEST
4025 Sq.Ft.

TYPICAL FLOOR PLAN

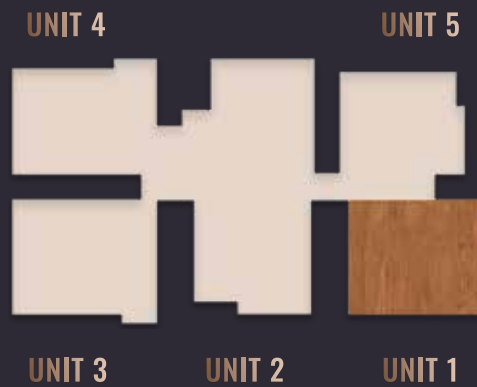
LEGEND

1. LOBBY 3.975m WIDE
2. CORRIDOR 3.0m WIDE
3. FIRE TOWER LOBBY 2.675 X 3.55m
4. FIREMAN LIFT 2.55 X 3.1m
5. LIFT- 13 PAX 2.45 X 2.55m
6. STAFF ROOMS
7. STAIRCASE



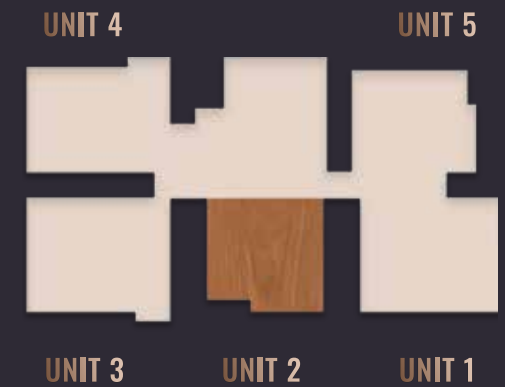
TOWER B - KEY PLAN

UNIT - 1
WEST FACING | 4025 SFT



TOWER B - KEY PLAN

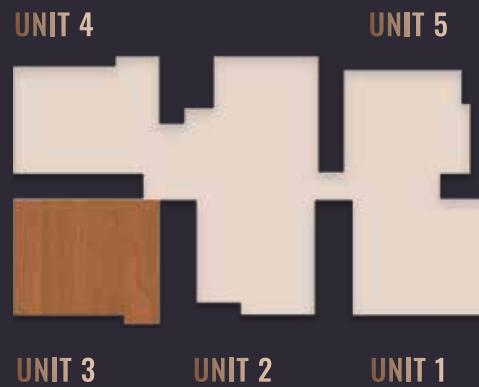
UNIT - 2
WEST FACING | 2915 SFT





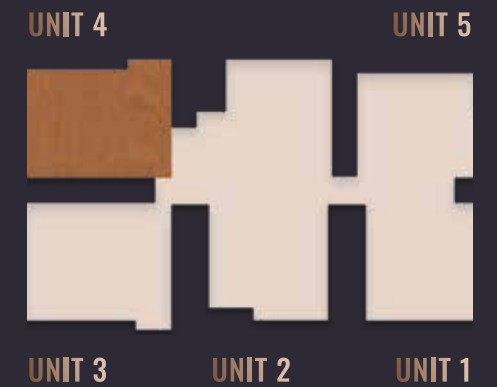
TOWER B - KEY PLAN

UNIT - 3
WEST FACING | 4080 SFT



TOWER B - KEY PLAN

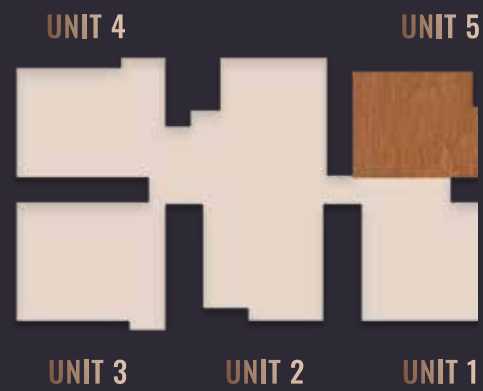
UNIT - 4
NORTH FACING | 3665 SFT





TOWER B - KEY PLAN

UNIT - 5
EAST FACING | 2715 SFT



TOWER - C FLOOR PLANS

UNIT-03 NORTH
3395 Sq.Ft.



UNIT-04 EAST
3740 Sq.Ft.



UNIT-02 NORTH
3635 Sq.Ft.

UNIT-01 WEST
3700 Sq.Ft.



TYPICAL FLOOR PLAN

LEGEND

1. LOBBY 3.975m WIDE
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3. FIRE TOWER LOBBY 2.675 X 3.55m
4. FIREMAN LIFT 2.55 X 3.1m
5. LIFT- 13 PAX 2.45 X 2.55m
6. STAFF ROOMS
7. STAIRCASE



TOWER C - KEY PLAN

UNIT 3

UNIT 4

UNIT - 1



TOWER C - KEY PLAN

UNIT 3

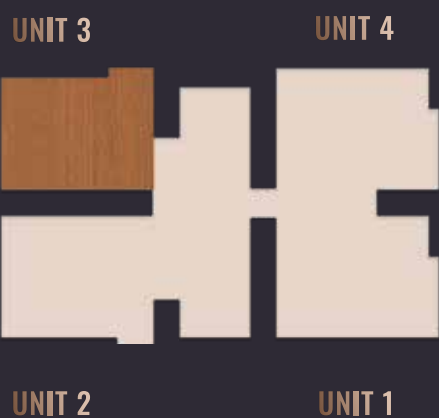
UNIT 4

UNIT - 2





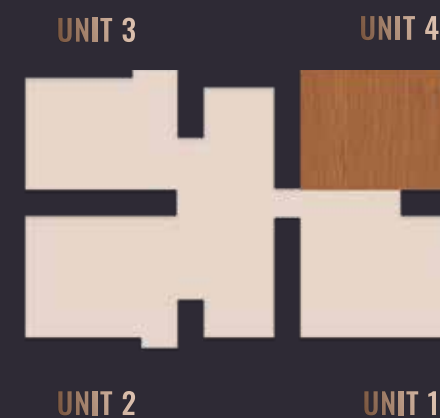
TOWER C - KEY PLAN



UNIT - 3
NORTH FACING | 3395 SFT



TOWER C - KEY PLAN



UNIT - 4
EAST FACING | 3740 SFT



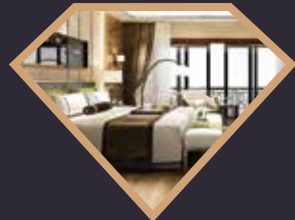
B AMENITIES



Pet Zone
Outdoor



Yoga Room



Premium
Guest Suites

afeteria | Conference Hall | Creche
n | Café | Gym Fitness – Indoor | Library
unges | Admin Rooms House Keeping
door | Swimming Pool





of exterior emulsion paint.

Internal Paint :

Drawing, Dining, Living, Bedrooms, Kitchen & Balcony: Smooth finished with putty & acrylic emulsion paint.

Bathrooms:

Dadoing up to ceiling level & false ceiling with moist resistant.

Flooring:

Drawing, Dining, Living, Bedrooms & Kitchen: Double charged vitrified tiles

Balcony & Bathroom/Utility:

Anti-skid vitrified/Ceramic tiles.

Corridors:

Vitrified tiles with spacer joints.

Staircase:

Natural stone/Granite.

Windows/Grills:

All Windows are Aluminium/UPVC with sliding & necessary hardware with mosquito mesh provision.

Doors:

Main Door:

Hard wood Frame/manufacture teak wood door with reputed hardware.

Internal Doors:

Hard wood frame doors with laminated shutters with reputed hardware.

Kitchen:

Provision for Water Purifier/Exhaust Fan/Chimney.

Provision for electric car charging.

Electrical:

Concealed copper wiring of reputed make.

Power outlets for AC in Hall & all Bedrooms.

Power outlets for geyser in all bathrooms & utility area.

Power outlet for chimney, Hob, Refrigerator, Oven, Mixer/Grinders in kitchens.

Washing Machine point in utility area.

3 Phase supply for each flat with individual prepaid meter.
MCP (Miniature circuit board of reputed make)

TV/ Telephone/ Internet:

Telephone point in Hall/Living area.

Intercom Facility.

Internet:
Provision for Internet connection provision at Living/Hall area.

DTH Provision.

All Bathrooms:

Vanity type wash basin with granite counter top.

Ewe with flush tank of reputed brand.

Cp & Sanitary fixture of reputed make.

Provision of geyser in all bathrooms.

Terrace.

Power Backup:

100% power back up will be provided.

Security:

Intercom Security to all units connecting Security Comprehensive Security System with Cameras in required locations.

Lifts:

Passengers Lifts:

High Speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make for each tower with CCTV's inside the lifts.

Fire/Service Lifts:

High speed automatic service lifts per block with rescue device with V3F for energy efficiency of reputed make for each owner with CCTV's inside the lifts.

WTP & STP:

Water Treatment Plant for Bore-Well Water & Water Meter for each unit.

STP of adequate capacity as per norms will be provided.

Treated water will be used for landscaping & flushing purpose.

Fire Safety:

Fire alarm, automatic sprinklers as per norms.



BUILDINGS,

WE BUILD TRUST



ABOUT SAS IN FRA

SAS Infra is an innovation based real estate design and development company: a standing testimony of 'Think Global – Act Local' that is set to revolutionize the real estate sector in Hyderabad. It is a confluence of handpicked International expert firms across select genre blended with deep rooted local network to create buildings that speak for themselves.

BLOCKBUSTER LOCATION



LOCATION



SCAN HERE FOR
COORDINATES