



**PIONEER DEVELOPERS**  
No. 50/725, 1st Floor, PRMR Plaza,  
Birla compound, Kurnool - 518002 AP.

Phone: +91 80 2245 0012  
Mobile: +91 9880112222  
E-mail: sales@pioneerdevelopers.co.in

**www.pioneerdevelopers.co.in**

LIVING SPACES Ph: +91 96633 77739

**Pioneer**  
*Sitaara*  
3 BHK, Boutique Apartments  
Doctors Colony, Kurnool

The project title "Pioneer Sitaara" is centered on the right page. "Pioneer" is in a red, bold, sans-serif font. "Sitaara" is in a large, elegant, green cursive script. Several small, green musical notes are scattered around the word "Sitaara". The background of the entire right page is a soft-focus image of green leaves and branches, with some leaves appearing to float in the air.

Come home to a lifestyle of melody





Pioneer

# Sitara

3 BHK, Boutique Apartments  
Doctors Colony, Kurnool

## Distinguishing grandeur

When creative architecture is combined with modern engineering, the result is an edifice that stands out among several of its kind. And, this distinction goes to Sitara for its majestic looks against an equally-imposing backdrop of a blue sky and greenery all around. What more does an address card need to enhance its owner's standing?



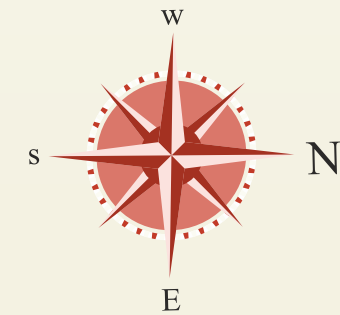
# Typical Floor Plan



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Elegant design, functional advantage

The best recipe for a good layout-plan is a combo of vastu wisdom, contemporary architecture, in-trend interiors and optimal utilization of space with abundance of clear sunlight and fresh air. Sitara satisfies this craving of connoisseurs of fine lifestyle.



33' WIDE ROAD



## Specifications:

### STRUCTURE:

- RCC framed structure (Stilt+G+4 upper floors approximately) conforming to IS code for earthquake & wind loads using JSW Steel or equivalent brand. Ramco, ACC, ULTRATECH WITH 53 GRADE OPC CEMENT.

### WALLS:

- 8 inch external wall, 4 inch internal walls with AAC blocks.

### DOORS & WINDOWS:

- Main Door: Teak wood door frame with 35 mm thick Teak wood door shutter with brass fitting finished with polish.
- Internal doors: Sal wood door frame with 30mm thick Laminated shutter, And W P C Door frames with W P C Shutters for toilets and utilities.
- UPVC 3track sliding windows with mosquito mesh and safety grills.
- Alluminium ventilators and safety grills in toilet.
- Locks: Europa or Equivalent Brand.

### ELECTRICAL:

- Wires of Anchor/Havells/lapp India make.
- Elegant modular electrical switches of Schneider/ Crabtree make.
- Two earth leakage circuit breaker (ELCB) for lighting & power in each flat of legrand make.
- Miniature circuit breakers (MCB) for lighting & power circuits.
- Telephone points in MBR and living area.
- A/C power point in master bed room.
- 1KVA DG power back up for each flat and 100% back up for common area and amenities with Mahindra or ashok Leyland brand.

### LIFT:

- 6passenger Gearless automatic lift with KONE make or Jhonson equivalent brand (consumes 53% less Power).

### PAINTING:

- Smooth putty with Two coats Plastic emulsion for interior walls with roller finish and ACE & APEX for external wall, Asian paints or equivalent brand.

### FLOORING:

- Granite flooring & cladding in entrance lobby, common passage and staircase.
- Premium quining & kitchen.
- Premium quality vitrified tiles of size 2ft x 4ft for living, d double charged vitrified tiles of size 2ft x 2ft for master bedroom, children bedroom & guest room.
- Anti-skid ceramic tiles for balcony & utility.

### KITCHEN:

- Edge polished 30mm granite platform with CARYSIL German engineered steel sink.
- Ceramic tile (530\*300mm) cladding of 2feet above granite counter.
- Provision for water purifier, chimney and hob.
- Provision for gas cylinder, washing machine in utility.

### OILETS FITTING AND ACCESSORIES :

- Sanitary fixtures of hindware brand white European water closets and wash basins.
- Jaguar or equivalent CP fittings.
- Superior quality anti-skid ceramic tile flooring.
- Superior quality ceramic wall tile cladding up to 7ft height.



## Amenities to complete and compliment lifestyle

Sitara, the edifice, comes with a bouquet of amenities that make your life as comfortable as possible with all the thrills of an exciting lifestyle.

### Amenities :

- C C Cameras in common area
- Electric car charging point at individual
- car parking | Intercom facility



## The landmark of your life

Kurnool, a former capital of Andhra Pradesh and known for mighty caves and famous temples, is now a home to one more landmark, the Pioneer White Palace.

Just about 150 km. from Hyderabad Airport, Kurnool has not remained untouched by progress.

And, Pioneer White Palace itself is in the vicinity of all essentials like banks, schools, hospitals, malls, etc.

Staying here is like giving a historic ambience to a modern lifestyle.

## Location Map

