

W6 | SMRITINSHA APARTMENTS

A semi-furnished, east-facing penthouse in Banjara Hills



3,050

SQ FT APPROX. SBA

+ 3,050

SQ FT PRIVATE
TERRACE

EAST

FACING

3

SLEEPING / STUDY
ROOMS

2

KITCHEN ZONES

2 + 1

BATHS + POWDER

A home that remembers the practical things

There is an expanse of living space, of course. But what makes W6 work is what sits behind it: a separate service kitchen, a proper utility area, room for luggage to disappear, insect-meshed openings, and a pooja room that receives daylight from above. The private terrace is almost the same size as the enclosed home. You can have space without sacrificing the workings of a household.

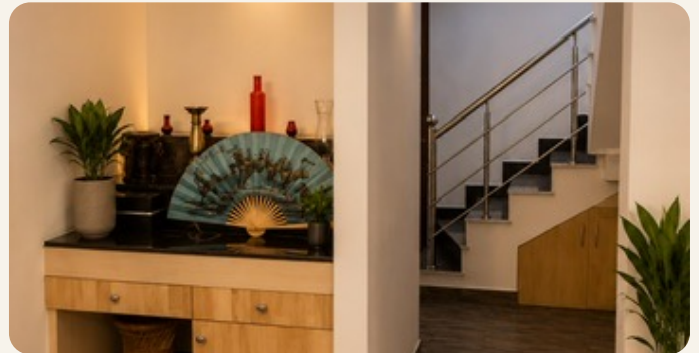
ADDRESS

W6, Smritinsha Apartments, 10-5-391/10/7, Mithila Nagar,
Road No. 12, Banjara Hills, Hyderabad - 500034

W6 includes ACs, fans, geysers and cupboards; loose furniture and decorative items shown are not included unless separately agreed.

Space that actually works

An independent-house way of planning, six floors above the street



Living and sleeping

- Separate drawing and living areas with a defined dining zone, rather than one hall doing every job.
- A main bedroom, second bedroom and a study/guest bedroom as labelled on the W6 plan.
- A skylit pooja room at the centre of the home, with daylight coming from above.
- A long balcony for seating and plants, with a second narrower balcony shown on the plan.

Work, storage and terrace

- Display kitchen, separate service kitchen and a dedicated utility zone.
- Built-in cupboards, weight-bearing stainless-steel racks and high-level luggage storage.
- An office/yoga niche and practical electrical planning shown on the drawing.
- Approximately 3,050 sq ft of private terrace, with distant Tank Bund and Golconda Fort views; permanent additions require written approval.

An important distinction

The 3,050 sq ft private terrace is additional outdoor area. It is not part of the approximately 3,050 sq ft enclosed SBA. Any use beyond ordinary outdoor living needs to be consistent with building rules and the signed lease.

The essentials are already there

Semi-furnished: air-conditioners, fans, geysers and cupboards are included



Included fixtures and provisions

INCLUDED IN W6

Air-conditioners, ceiling fans and geysers.

Built-in cupboards and high-level storage.

Jaquar bathroom fittings, concealed cisterns and insect mesh to relevant openings.

KITCHEN & UTILITY

Granite work platforms across the cooking zones.

Space or provision for dishwasher, washing machine and RO purifier.

Gas-cylinder provision and designated utility/drying area.

BUILDING & ACCESS

Overhead water storage and underground sump.

Generator support described for the building; exact operating scope to confirm.

Sheltered parking and separate staff/driver accommodation by written allocation.

What semi-furnished means here

The ACs, fans, geysers and cupboards are part of the offer; their number, location and working condition will be recorded in the signed inventory. Beds, sofas, televisions, refrigerators, dishwasher, washing machine, RO unit, inverter/battery and terrace furniture are not included unless expressly agreed in writing.

A straightforward handover

Before possession, the owner and tenant will test and record the ACs, fans, geysers, cupboards and other fixed fixtures, together with bathrooms, kitchens, water and electrical connections, the terrace, keys and any separately agreed parking or staff areas. The signed inventory controls.

The setting and the lease

A considered home for a longer tenancy



The neighbourhood

Smritinsha is on a residential lane in Mithila Nagar, off Road No. 12, Banjara Hills. Mithila Nagar Park is approximately 200 m away, with walking space and greenery; KBR Park is approximately 2 km away. Prospective tenants should check routes, access and travel times in person.

Rental particulars

Monthly rent	On enquiry; subject to agreed offer
Security deposit	Four months' agreed rent; refundable under signed terms
Maintenance & utilities	Society charges and metered consumption additional
Lease & escalation	24-36 months; +10% on prevailing rent every 12 months
Notice & rent due	As agreed in the signed lease
Parking / staff areas	Allocation and any charges by written agreement
Availability	Subject to inspection, readiness and agreed handover

Condition, use and responsibilities

A signed condition report and inclusion list will be the reference at handover and exit. Tenant-caused damage and outstanding charges are assessed against evidence; normal wear and owner-responsibility defects are dealt with under the lease. Terrace works, subletting, smoking, pets and alterations must be addressed expressly in the signed terms.

VIEWING & PROPERTY INFORMATION

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Information for prospective tenants and their agents. Figures and inclusions should be verified at viewing; only the executed lease and signed inventory are binding.