



A Better Way to Come Home

Let your mornings open to the stillness of a lakeside view, and your evenings wind down in a place that genuinely slows the rush of the day. At BMR Sterling, the sunrise greets you, the sunset stays with you, and the quiet in between becomes part of your rhythm. It's the kind of calm that doesn't demand a getaway, just a return home.

*A home that finally
feels like you.*





15

Finest
for the chosen few

BMR Sterling blends the ease of exclusive living with the quiet charm of its hillcrest.

With just 15 thoughtfully crafted premium homes, residents enjoy genuine privacy and a peaceful setting overlooking Peerancheruvu Lake. Each apartment is perfectly oriented to the North or East, inviting in brighter mornings, cooler afternoons, and natural ventilation throughout the day.

Set in the well-connected neighbourhood of Snehita Hills, BMR Sterling offers the ideal balance of comfort, access, and the everyday calm that modern families seek.

A well-connected home deserves all the essentials

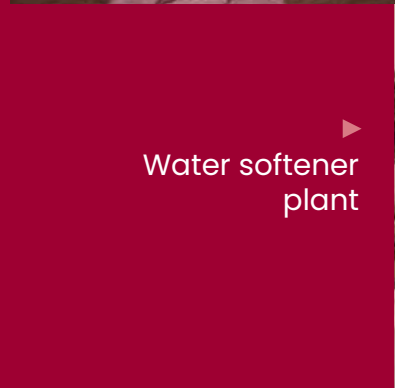
Lifestyle Amenities



◀ Designer landscaped areas on the ground and terrace for a premium look & feel



◀ 8 Passenger Lift access all the way to the terrace



▶ Water softener plant



▶ False ceiling



◀ LED-lit parking area with designer tiles / VDF finish



◀ Provision for EV charging points

Security, Power & Connectivity



◀ Video door phone for each flat



◀ CCTV surveillance in common areas



◀ Intercom system (watchman + inter-flat connectivity)



◀ Provision for high-speed internet



◀ DG backup for all common areas + basic lights & fans in all rooms



◀ TV points in the living room & master bedroom

Smart Living Elements Designed for Smarter Daily Living

Energy-efficient lighting
in common areas

Efficient water
management supported
by borewell recharge pits

Modern lift with
terrace garden access

Well-planned ventilation
and natural light





Competitive Edge

What Sets BMR Sterling Apart?

Fewer flats, more exclusivity

Naturally bright premium homes for modern living

Thoughtful design that adds value to everyday living

Rooftop leisure space you rarely see in this segment

Lake-side living within city limits

Project Specifications

Built Better, Down to Every Detail



FOUNDATION & STRUCTURE

- RCC Framework with UltraTech (or similar) cement & high-quality ribbed steel for columns, footings & slab



SUPERSTRUCTURE

- High quality light weight red bricks with cement mortar; Outer walls 6-9 inches thickness and Inner walls 4.5 inch



FINISHING & INTERIORS

- Plastic emulsion paint over smooth putty coating and cement plastering to all walls



CEILING

- Aesthetically designed false ceiling in all flats with sheets of Saint-Gobain or similar make



EXTERNAL ELEVATION

- Two coats of weather shield paint with top quality contemporary elevation



DOORS

- **Frames:** Full wall thickness for main door and 4"-5" width for internal doors
- **Doors:** Aesthetically designed doors with veneer finish



WINDOWS:

- 6 feet tall UPVC windows with mosquito mesh



FLOORING

- 800mm x 800mm Vitrified tiles in all flats.
- Anti-Skid tiles for bathrooms and utility area.
- Granite flooring for common staircase and lobby areas.
- All tiles of Qutone / Johnson or similar brands



KITCHEN

- Bare shell with granite counter and provision for sink, RO water, mixer, grinder, refrigerator, oven, washing machine and dishwasher in utility



TOILETS

- All CPVC and PVC pipes of Ashirwaad / Sudhakar / Astral make; Wall mounted EWC's and all other fittings in Jaquar / Hindware or other reputed brand make



ELECTRICAL

- 3 – phase supply for each unit
- PVC insulated fire resistant copper conductor multi strand wiring of RR Kabel or similar brand
- Modular switches of Legrand or similar make
- Power outlets for air conditioners in all bedrooms
- Power outlets for geysers in all bathrooms



COMMUNICATION

- Provision for High-speed Internet via cable
- Provision for TV unit in Living Room & Master Bedroom



PARKING

- LED lit parking area finished in designer tiles or VDF finished concrete
- Provision for Electric Car Charging points at the Parking Area for Electric Vehicles



SECURITY

- Video door phones for enhanced security
- CCTV surveillance in Common Areas for security purpose
- Intercom system with Watchman & in between flats



GENERATOR

- DG backup with Kirloskar Green (or similar) silent generator for all common areas and basic lights and fans in all rooms

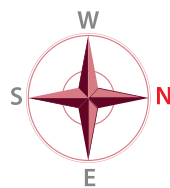


LIFTS

- 8 – passenger lift of reputed make (Johnson or Kone or similar)

A Layout That
Fits Your Life
Beautifully

40' WIDE ROAD



1

1740 SFT

2

1646 SFT

3

1622 SFT

Location Highlights

Easy Access.
Effortless Living.

Situated in Snehita Hills

Walkable proximity to
Peerancheruvu Lake

Calm and serene
neighbourhood

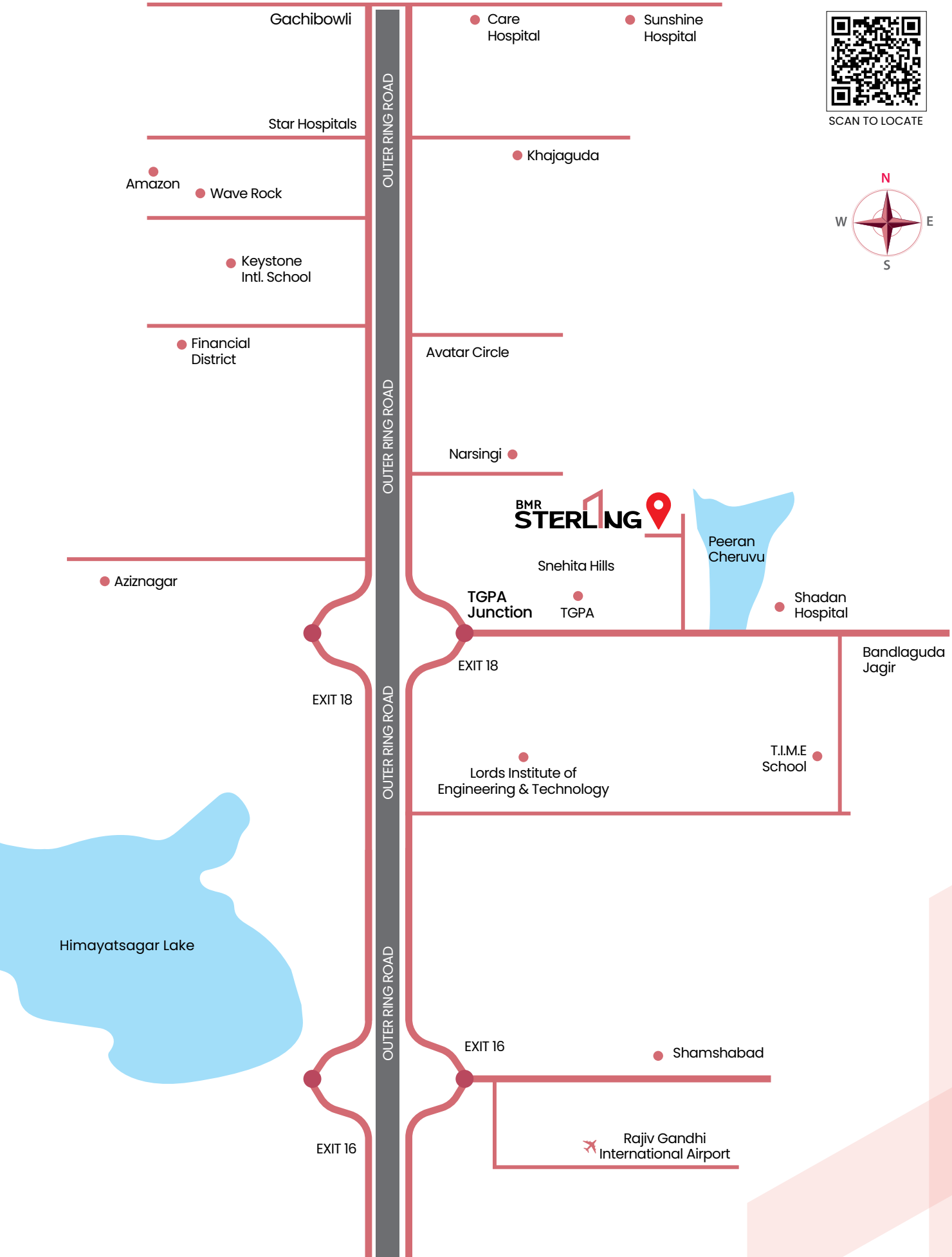
Connectivity
& Accessibility

Easy access to ORR

Close to schools,
supermarkets, and daily
conveniences

Quick ride to major IT
corridors

Coming home should feel like a pause, not a rush. In this neighbourhood, the pace naturally slows, the air feels lighter, and the surroundings offer the kind of quiet that helps you unwind without trying.



About BMR Projects

Our Commitment to Homebuyers

Since 1991, BMR Projects has built a reputation for homes that respect every buyer's space by providing durable and honest quality. With every project, the effort is to prioritize transparency, functionality, and design that brings lasting comfort.

Brand Philosophy

We build homes that add financial, emotional, and pragmatic value. Our focus is on delivering premium experiences for every family.

BMR's Projects

A Legacy in Motion

Residential Completed



BMR Hillcrest - Humayun Nagar



BMR Pearl - Shantinagar



BMR Serenity - Kakateeya Hills



BMR Residency - Kakateeya Hills



BMR Platina - Shanti Nagar



BMR Elegance - Kakateeya Hills



BMR Towers - Shanti Nagar

Built on years of experience, BMR Projects delivers homes shaped by clarity in planning, honesty in execution, and a clear focus on lasting quality.

Residential Ongoing



BMR Tulips - Kakateeya Hills



BMR Galaxy - Kakateeya Hills

Commercial Completed



BMR Alpina - Kavuri Hills



Prestige Towers - Mehdipatnam

RERA NO: P02400010222

Regd. Office:



10-3-76, 3rd Floor, Prestige Towers, Pillar No.4,
Mehdipatnam, Hyderabad – 500028

www.bmrprojects.com
Info@bmrprojects.com

☎ **630 3180 165**
996 3180 113

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