

PROPOSED VILLAS

@PATANCHERU, LAKDARAM



ANITHARA AURA

ARIAL VIEW



MASTER PLAN



EAST FACING



EAST FACING 3D



165 SQYDS EAST

AREA STATEMENT	
GROUND FLOOR	956 SFT
FIRST FLOOR	956 SFT
TERRACE FLOOR	198 SFT
TOTAL BUILD-UP AREA	2110 SFT

165 SQYDS EAST VILLA



165 SQYDS EAST VILLA



FIRST FLOOR PLAN (956SQFT)



165 SQYDS EAST VILLA



TERRACE FLOOR PLAN (216 SFT)



WEST FACING



WEST FACING 3D



165 SQYDS WEST VILLA

<u>AREA STATEMENT</u>	
GROUND FLOOR	956 SFT
FIRST FLOOR	956SFT
TERRACE FLOOR	190 SFT
TOTAL BUILD-UP AREA	2102 SFT

165 SQYDS WEST VILLA



FIRST FLOOR PLAN (816 SF)



165 SQYDS WEST VILLA



TERRACE FLOOR PLAN (190 SFT)



200 SQYDS EAST
(WITH HOMETHEATER)

AREA STATEMENT

GROUND FLOOR

1205 SFT

FIRST FLOOR

1205 SFT

TERRACE FLOOR

720 SFT

TOTAL BUILD-UP AREA

3130 SFT

EAST FACING



200 SQYDS EAST VILLA



200 SQYDS EAST VILLA



FIRST FLOOR PLAN (1205 SFT)



200 SQYDS EAST VILLA – TERRACE FLOOR(WITH HOME THEATER)



SECOND FLOOR PLAN (720 SFT)



200 SQYDS WEST
(WITH HOMETHEATER)

AREA STATEMENT

GROUND FLOOR	1210 SFT
FIRST FLOOR	1210 SFT
TERRACE FLOOR	720 SFT
TOTAL BUILD-UP AREA	3130 SFT

WEST FACING



200 SQYDS WEST VILLA



200 SQYDS WEST VILLA



FIRST FLOOR PLAN (1236 SF)



200 SQYDS WEST VILLA -TERRACE FLOOR(WITH HOME THEATER)



SECOND FLOOR PLAN (720 SFT)



STREET VIEW



25000 sq.ft











30⁺ Amenities






AMENITIES

-  Grand Entrance Arch.
-  Parking.
-  Water Tank.
-  Party & Ambient Deck.
-  Elevator.
-  Garden.
-  Board Games.
-  Table Tennis.
-  Half Basket Ball Court.
-  Cricket Nets.

-  Badminton Badminton Court.
-  Toddler Zone.
-  Outdoor Fitness Station.
-  Kids Play Area.
-  Stepped Seating.
-  Pet Park.
-  Multitype Lawn.
-  Fire Fighting Equipment. Shade
-  Pavilions.
-  Swimming pool.

-  Banquet Hall.
-  Multipurpose hall.
-  Reception/Waiting Lounge.
-  Supermarket Provision.
-  GYM Center.
-  ATM Center.
-  Spa & Soloon Provision.
-  Yoga / Meditation.
-  Kid's Activites Zone.
-  Guest Rooms - 4 No's.

-  Admin Office. Beige
-  Pavilion.
-  Indoor Doctor Clinic Provision.
-  Library & Business Centre.

-  Rain water harvesting pits.
-  Personalized name plate for villa.
-  Under Ground Drainage System.

30+

SPECIFICATONS

STRUCTURE

- RCC framed structure to withstand wind & seismic loads.
- Solid concrete blocks for external & internal walls.

DOORS

- **Main Door** : Sustainable wood frame finished with melamine spray finish on veneered flush shutters with reputed hardware.
- **Internal Doors** : Sustainable Wood Door Frame & Laminated Flush.
- Shutter and Hardware of Reputed make.

TOILETS

- Premium quality sanitary ware of Reputed make.
- Wall mounted PWC with flush tank.
- Vitrified Tiles of reputed make up to Urinal level.

KITCHEN

- Granite platform with 2" height tiles.
- Plumbing & electrical provision for water purifier & sink faucet.
- Power sockets for chimney, refrigerator, microwave & washing machine.

PAINTING

- **External walls** : Textured finish & 2 coats of exterior emulsion paints of reputed make.
- **Internal walls** : Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make.

WINDOWS

- **Windows** : UPVC window glazing system with sliding / casement shutters with provision for mosquito mesh.
- **Window Grills** : MS Grills provided to ground floor flats only. Standard design window grills for upper floors will be provided at extra cost.

FLOORING

- **Living & Dining** : 600 x 600 mm size Vitrified Tiles of reputed make with spacer joints.
- **Bedrooms & Kitchen** : 600 x 600 mm size Vitrified Tiles of reputed make with spacer joints.
- Anti-slip Ceramic Tiles flooring in Toilets, Balcony & Utility with Paper Joints.

ELECTRICAL

- Power outlets for AC's in all bedrooms, living, dining & home theatre.
- Concealed copper wiring of reputed make. Modular switch boards of reputed make. TV points, internet connection & intercom facility to all.
- Meters, Metering: Three phase supply for each unit and individual Prepaid Energy meters.

Near By Hospitals

- Maheshwara Hospitals
- Amedha Hospitals
- Panacea Meridian Hospitals
- Pranaam Hospital
- Kakatiya Hospital

Near By Educational Institutions

- IIT Hyderabad
- Maheshwara Medical College
- GITAM UNIVERSITY
- RRS College of Engineering & Technology
- Narayana IIT NEET Academy
- RAO'S International School Isnapur
- Candidus International School
- The Gaudium School

Project Highlights

- Project adjacent to 100ft & 150ft road
- 30ft, 40ft, 60ft, Internal CC roads
- Beautiful design Entrance Arch
- HMDA Approved Project
- Clear Title with 100% Vaastu
- Under ground Drainage Systems
- Avenue Plantation
- Children's Play Area
- Park Area
- Rain water Harvesting
- Drinking water Connection
- Over head Tank
- Grand Entrance Arch & Compound Wall
- Residential (R1 Zone)



Location Highlights

- 05 Mins to NH65
- 10 Mins from ORR EXIT - NO 3
- 10 Mins from Value Zone Mart
- 15 Mins from Patancheru (Bus Terminal)
- 20 Mins from Kollur IT Park
- 25 Mins from Financial District
- 30 Mins From Lingampally
- 30 Mins From Gachibowli



THANK YOU

Your dream home is just a step
away. Let's make it a reality!