



Home building – sweet home, sweeter memories

Turkapally is one of the towns of Telangana that is growing fast and developing at a fast pace. This town on the Hyderabad-Karimnagar route is known for the Universities, Regional Ring Road, Bharath Biotech, MN Hub, Genome Valley, Aspen Bio Pharma etc . It is well connected to Medchal, Hyderabad and other major towns of Telangana. Located at a distance of 30kms from Hyderabad, this town is transforming into a commercial hub and its accessibility to quality educational institutions in Turkapally make it a most sought after location for setting up residential communities.



CONTACT: +91-8019104073



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BIRD VIEW
— 53 Acres —

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53 Acres



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Luxury Villas @ Turkapalli



**EXCLUSIVE
RESIDENCES
THAT EMBRACE
GREEN LIVING**

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Green Clubhouse

A vast area of 53 Acres of prime land has been earmarked for the development of a gated community with the best of facilities and infrastructure that is expected of such a project. There are 750+ Units of the dimension of 150 sq.yds | 165 sq.yds | 244.44 sq.yds Units types that would make an ideal residence for the Happy families with a reasonable budget and cozy dreams. The gated community, when completed would have all the amenities that one has come to expect like adequate open area, Landscaped Gardens, Health Club, CC Roads, Play Area for the Tiny Tots, World Class Clubhouse with G+1 and community gatherings, Compound wall, 24x7 security and so on and so forth.

**The
CLUB**

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EAST FACING VILLA



PLOT AREA : 244.44 Sq.Yd
 TOTAL AREA : 3478 SFT
 NO OF FLOORS: G+2

GROUND FLOOR - 1315 SFT



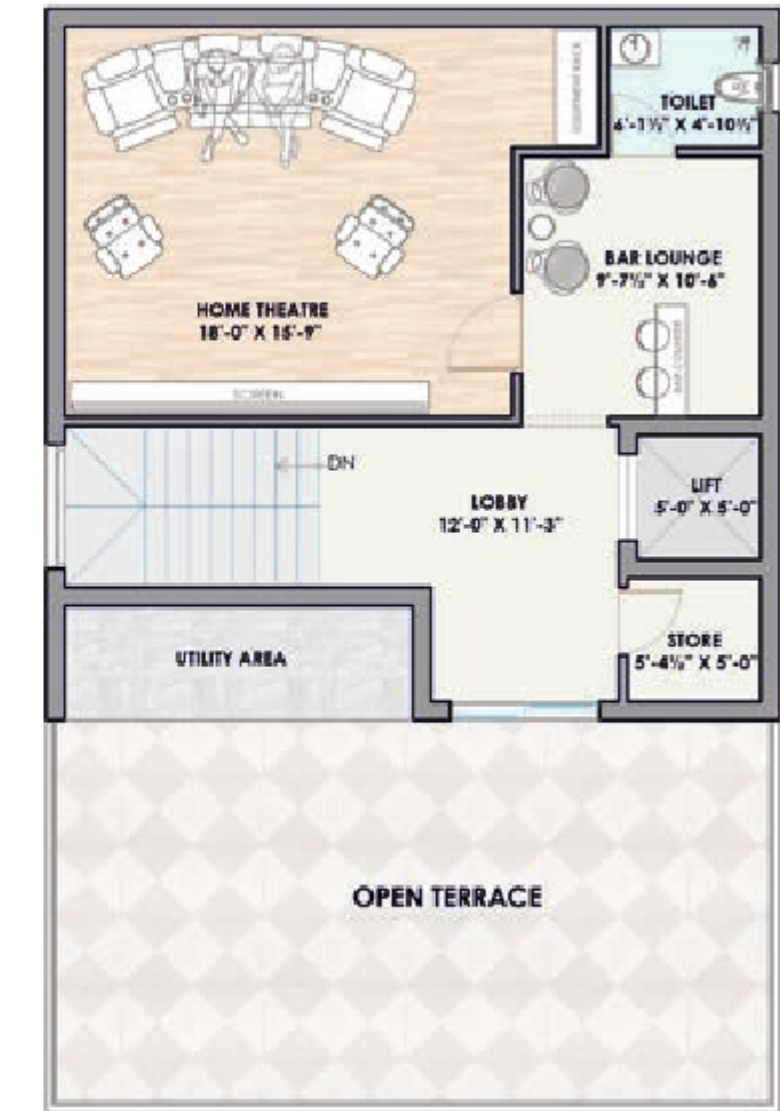
GROUND FLOOR PLAN

FIRST FLOOR - 1315 SFT



FIRST FLOOR PLAN

PENT HOUSE - 848 SFT



TERRACE FLOOR PLAN

EAST FACING VILLA : 40 X 55

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EAST FACING VILLA



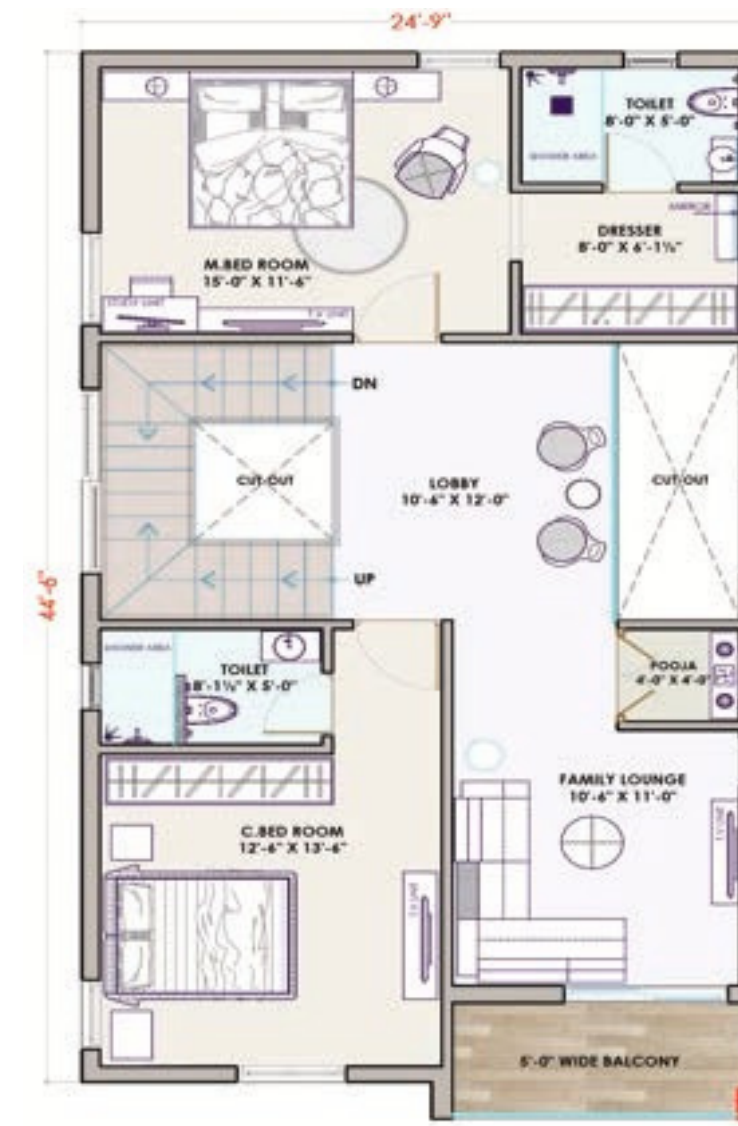
PLOT AREA : 183.33 Sq.Yd
 TOTAL AREA : 2865 SFT
 NO OF FLOORS: G+2

GROUND FLOOR - 1120 SFT



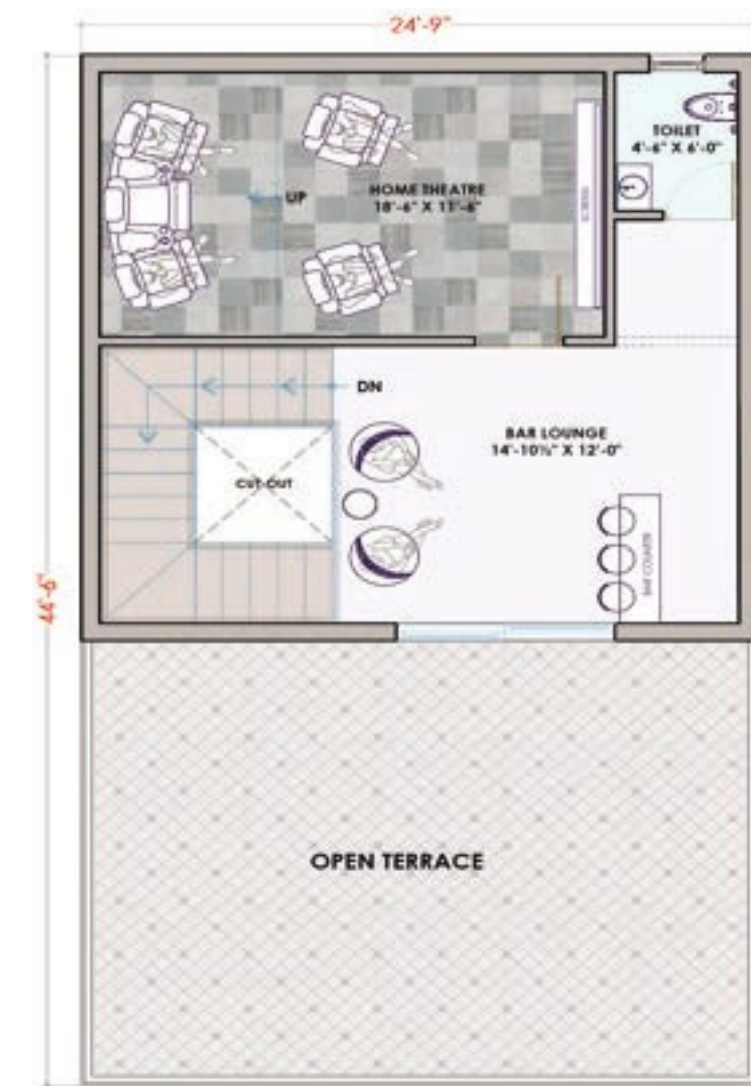
GROUND FLOOR PLAN

FIRST FLOOR - 1120 SFT



FIRST FLOOR PLAN

PENT HOUSE - 625 SFT



TERRACE FLOOR PLAN

EAST FACING VILLA : 30 X 55

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EAST FACING VILLA

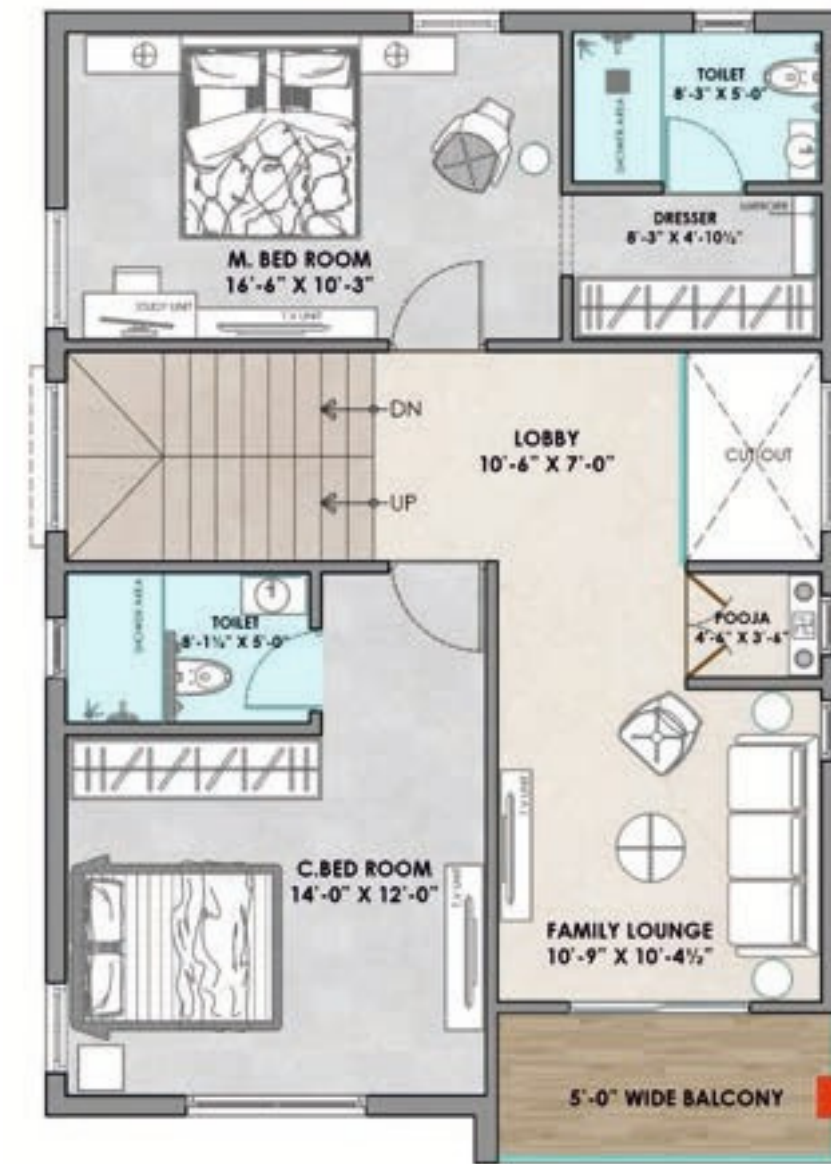


PLOT AREA : 165 Sq.Yd
 TOTAL AREA : 2525 SFT
 NO OF FLOORS: G+2

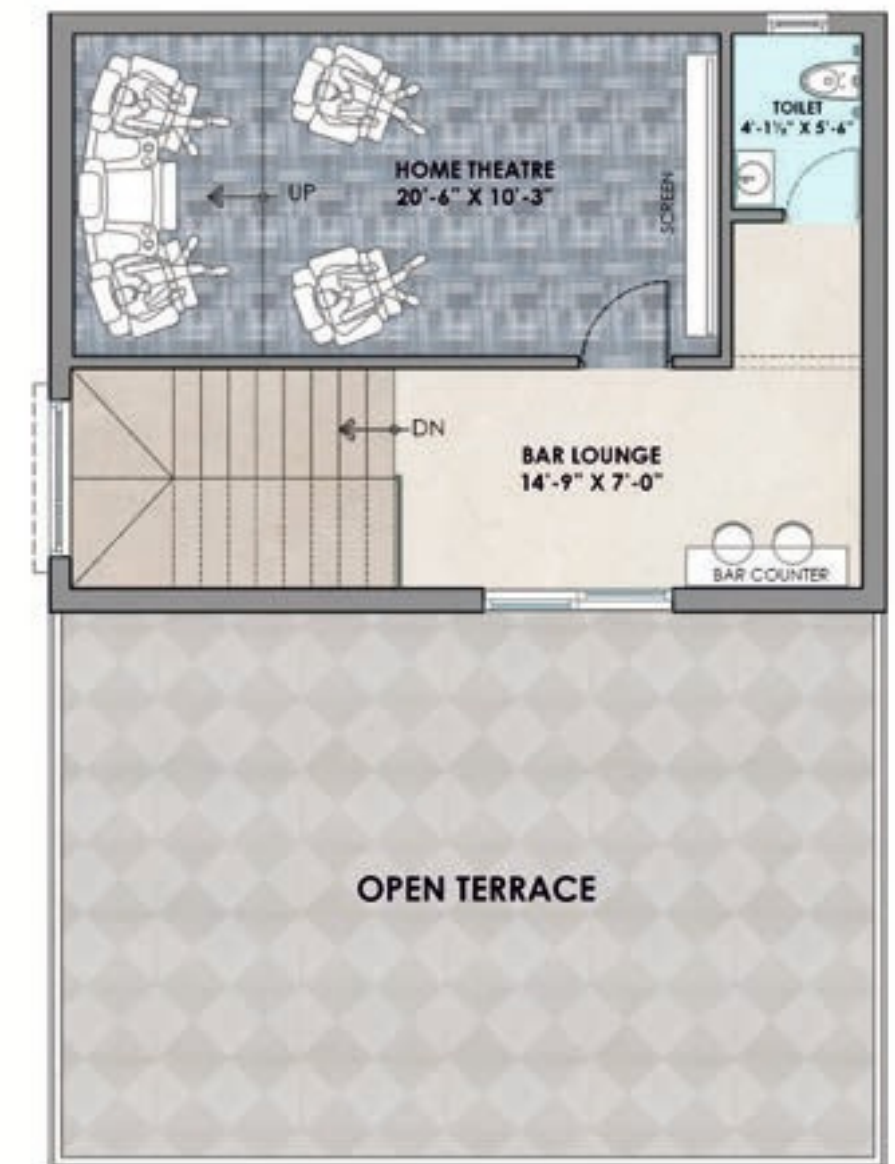
GROUND FLOOR - 1025 SFT



FIRST FLOOR - 995 SFT



PENT HOUSE - 505 SFT



EAST FACING VILLA : 33 X 45

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EAST FACING VILLA



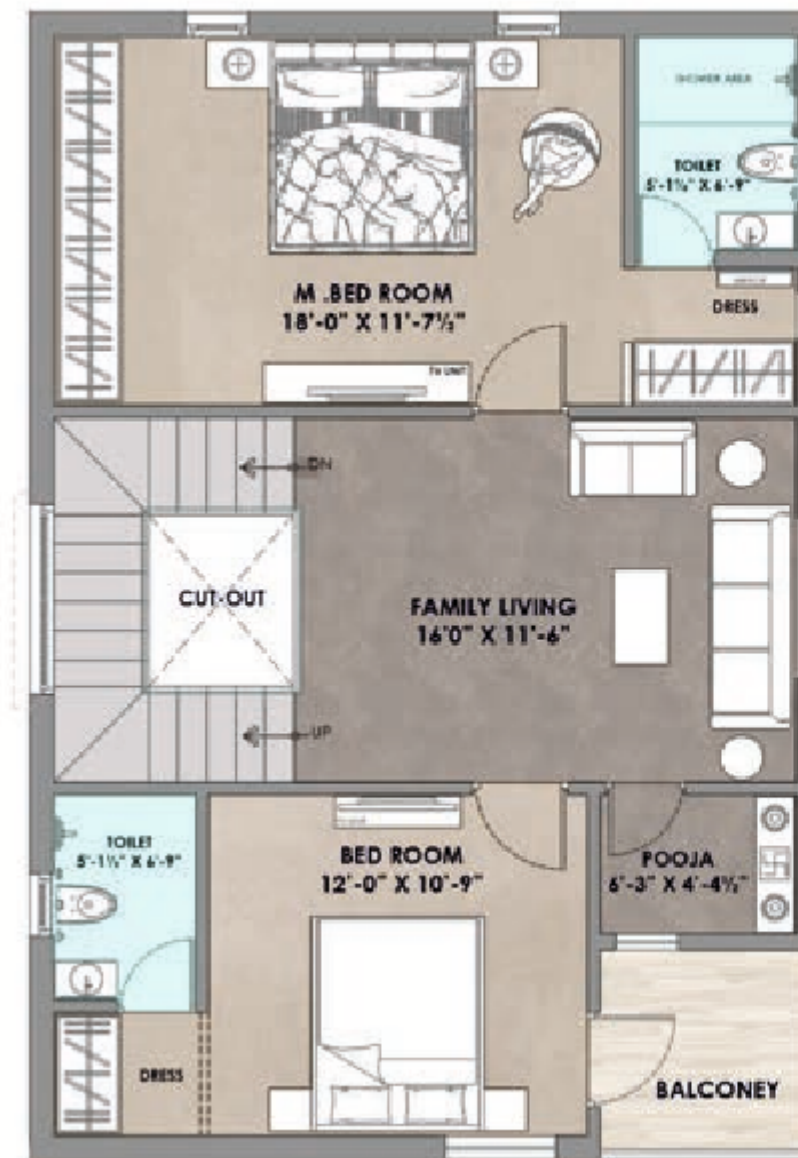
PLOT AREA : 150 Sq.Yd
 TOTAL AREA : 2314 SFT
 NO OF FLOORS: G+2

GROUND FLOOR - 907 SFT



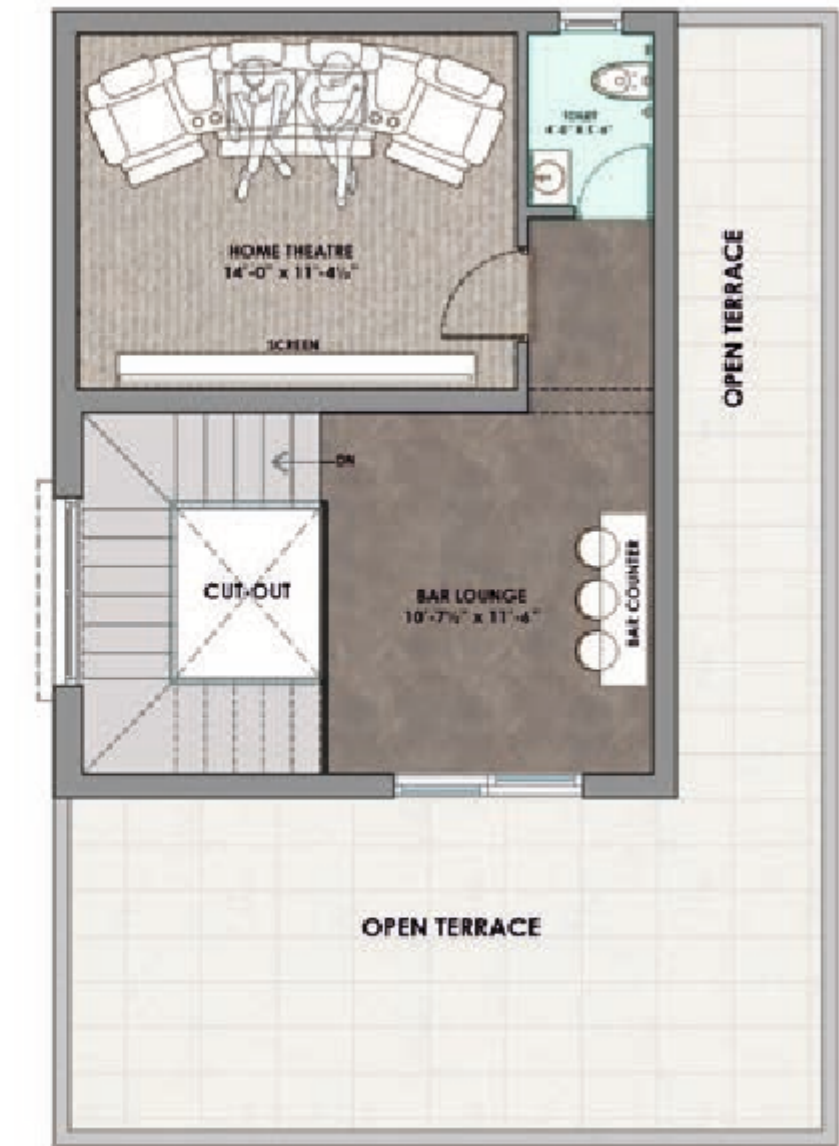
GROUND FLOOR PLAN

FIRST FLOOR - 907 SFT



FIRST FLOOR PLAN

PENT HOUSE - 500 SFT



TERRACE FLOOR PLAN

EAST FACING VILLA : 30 X 45

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WEST FACING VILLA



PLOT AREA : 244.44 Sq.Yd
 TOTAL AREA : 2992 SFT
 NO OF FLOORS: G+1

GROUND FLOOR - 1315 SFT



GROUND FLOOR PLAN

FIRST FLOOR - 1315 SFT



FIRST FLOOR PLAN

PENT HOUSE - 362 SFT



TERRACE FLOOR PLAN

WEST FACING VILLA : 40 X 55

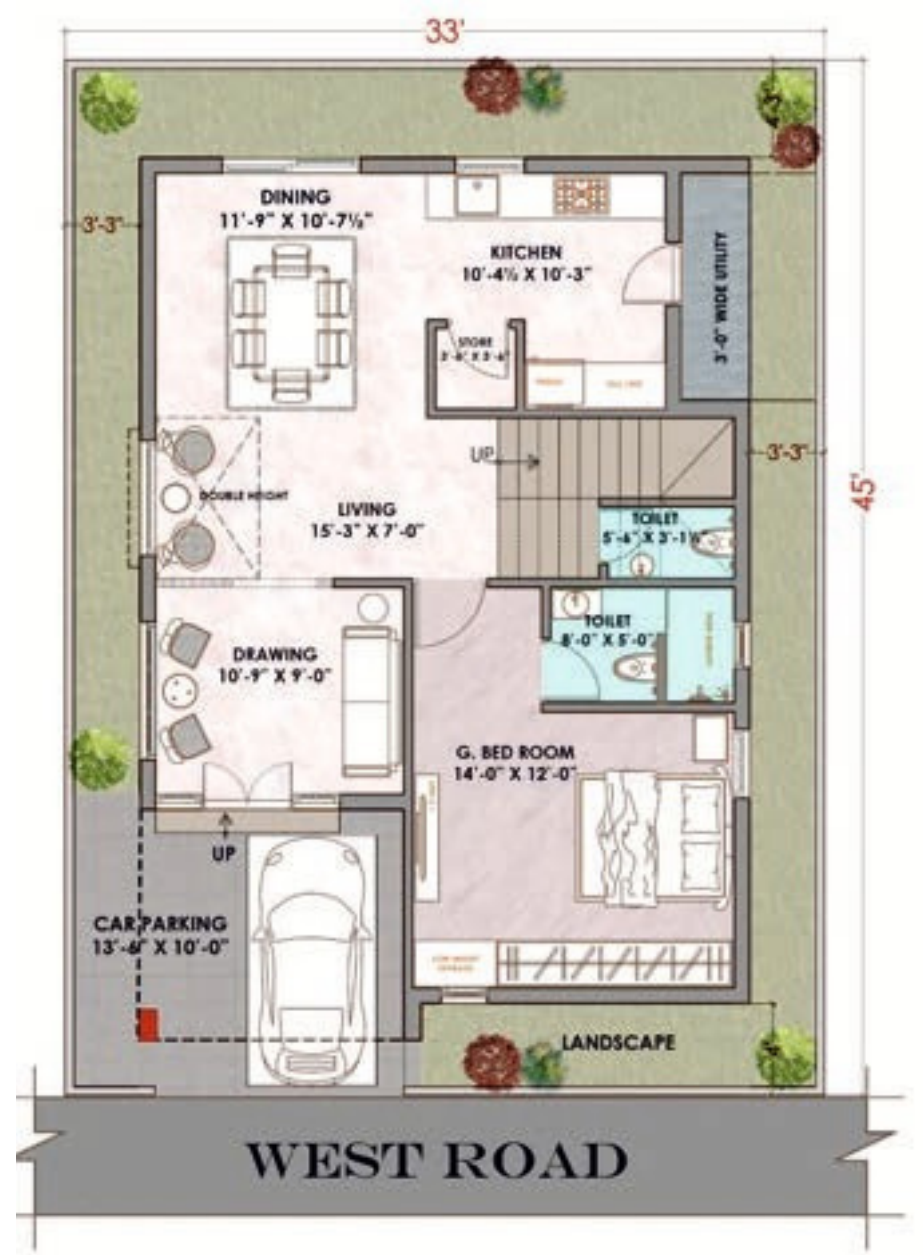
CONTACT: +91-8019104073

WEST FACING VILLA



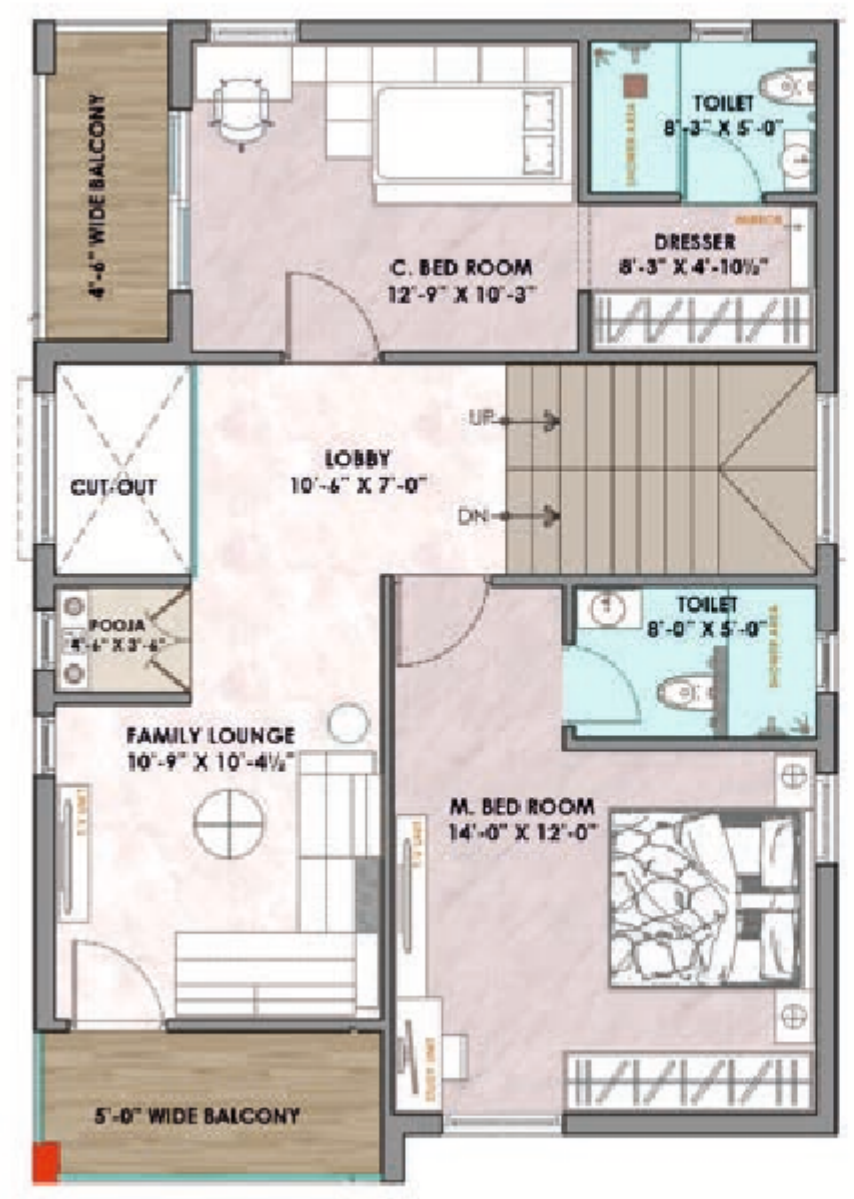
PLOT AREA : 165 Sq.Yd
 TOTAL AREA : 2143 SFT
 NO OF FLOORS: G+1

GROUND FLOOR - 1015 SFT



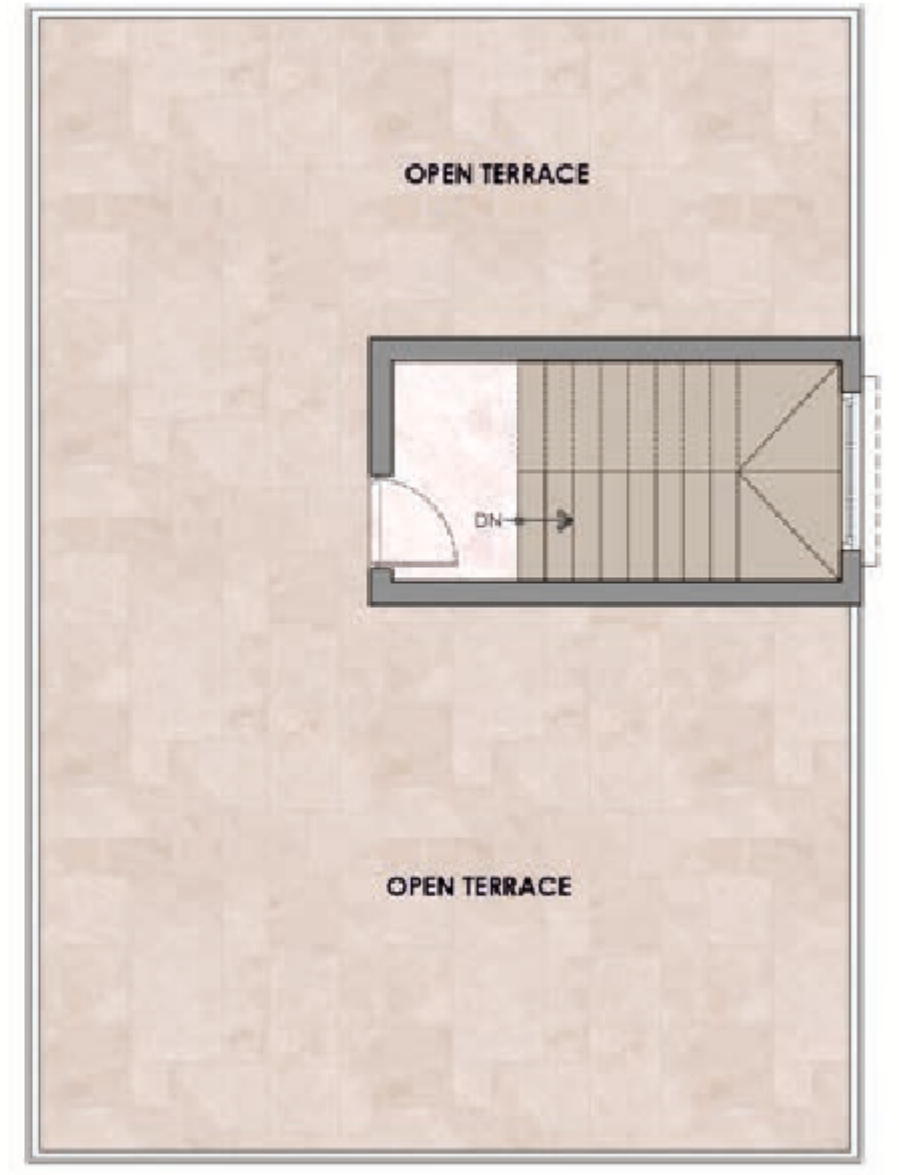
GROUND FLOOR PLAN

FIRST FLOOR - 995 SFT



FIRST FLOOR PLAN

PENT HOUSE - 133 SFT



TERRACE FLOOR PLAN

WEST FACING VILLA : 33 X 45

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WEST FACING VILLA



PLOT AREA : 150 Sq.Yd
 TOTAL AREA : 2000 SFT
 NO OF FLOORS: G+1

GROUND FLOOR - 938 SFT



GROUND FLOOR PLAN

FIRST FLOOR - 938 SFT



FIRST FLOOR PLAN

PENT HOUSE - 124 SFT



TERRACE FLOOR PLAN

WEST FACING VILLA : 30 X 45

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AMENITIES

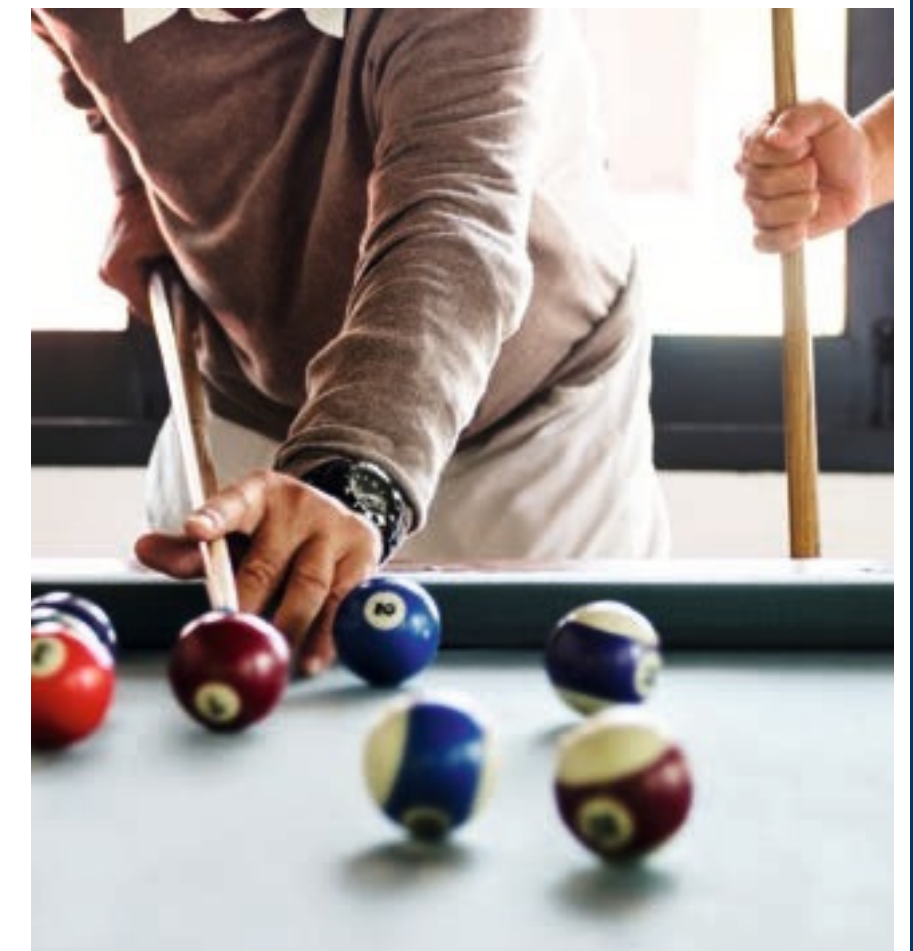
Quality is paramount to us and you can purchase the Villa with your eyes closed. From the basic brick to the end finishes, all the features and facilities of the project have been built with superior grade materials. We have left no stone unturned to give the project its deserved class.

- Main Entrance & Exit Gate
- Road Paving with C.C Pavers
- Free Standing Pylons
- Grand Entrance
- Footpath
- Entrance Deck with Pergola
- Pathway / Jogging Track
- Lawn
- Seating Area
- Seating Deck Under Pergola
- Entrance Deck with Feature Wall
- Half Basket Ball Court
- Children's Play Area
- World Class Club House
- Lawn with Stepping Stones
- Stage Under Pergola
- Amphitheater
- Party Lawn
- Fitness Station
- Junction Paving



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RVM Medical COLLEGE



BIOCON

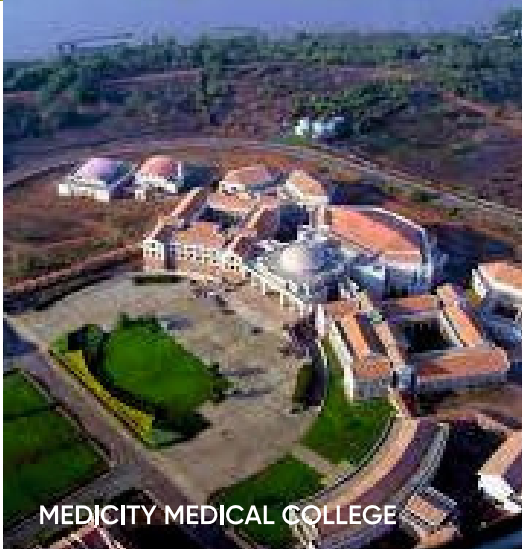


NARFBR



ICICI KNOWLEDGE PARK

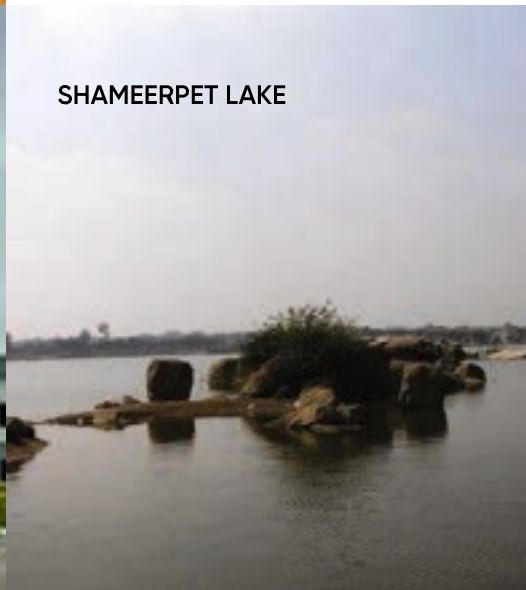
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MEDICITY MEDICAL COLLEGE



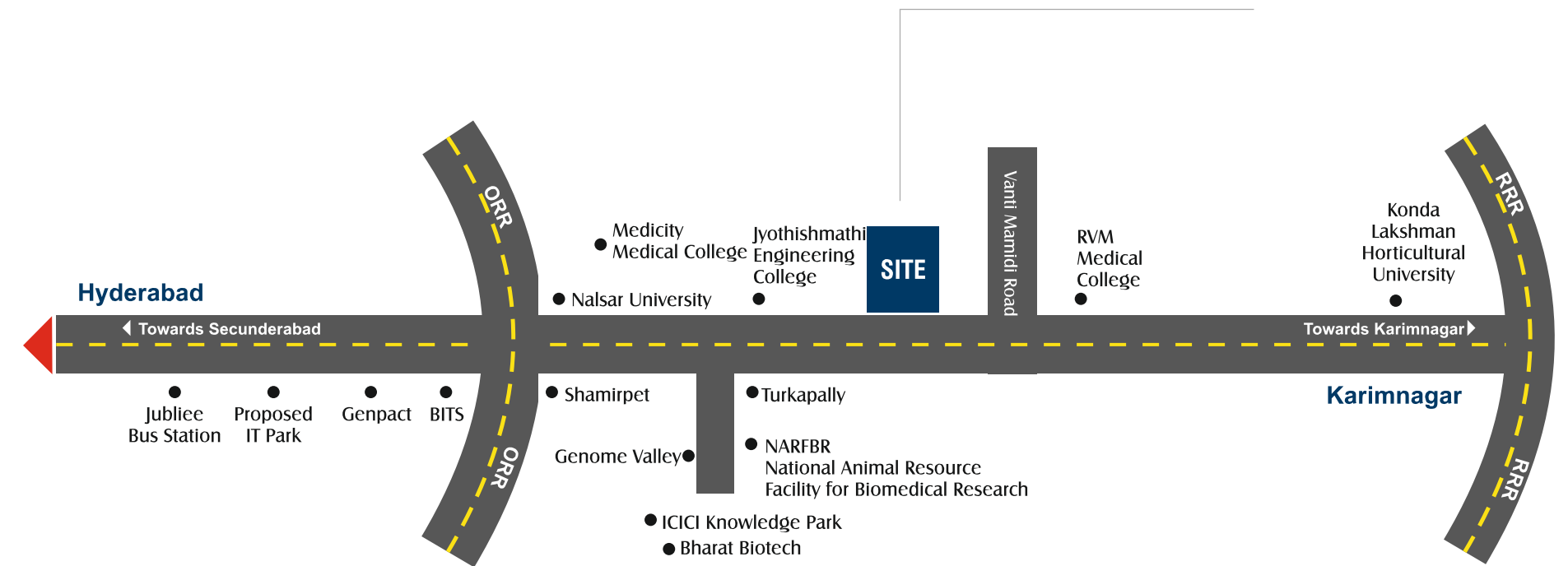
BHARAT BIOTECH



SHAMEERPETA LAKE



BITS



Location Advantage

- 5 mins from Bharat Biotech
- 5 mins from Genome Valley
- 5 mins from Schools and Colleges
- 10 mins from ORR
- 20 mins from Kompally
- 30 mins from Jubilee Bus Station
- 40 mins from Secunderabad
- 60 mins from International Airport
- Near Proposed IT Park
- Near Konda Lakshman Horticultural University
- Near NARFBR National Animal Resource Facility for Biomedical Research

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STRUCTURE

- **FRAMED STRUCTURE:**
R.C.C Framed structure resistant to wind and earthquake (zone-2).
- **SUPER STRUCTURE:**
9", 6" and 4.5" red brick / cement blocks for external and internal walls as applicable.



PLASTERING

- **INTERNAL:**
Double coat cement plastering (or) Pop punny over one coat of cement plastering
- **EXTERNAL:**
Double coat cement plastering for rcc and masonry surface



DOORS AND WINDOWS

- **MAIN DOOR:**
FRAMES: Teak wood with melamine polish
SHUTTER: Flush shutter with veneer on both sides with melamine polish
- **INTERNAL DOORS:**
FRAMES: Teak wood with melamine polish
SHUTTER: Flush shutter with veneer on both sides with melamine polish
- **BATHROOM DOORS:**
FRAMES: Teak wood with melamine polish
SHUTTER: Flush shutter with veneer on one side melamine polish and laminate on other side
- **HARDWARE:**
Hardware of reputed make
- **FRENCH DOORS:**
UPVC Sliding doors with provision for mosquito mesh of reputed make
- **WINDOWS:**
UPVC Windows with provision for mosquito mesh for sliding doors of reputed make



PAINTING

- **EXTERNAL:**
Texture and smooth putty finish with two coats of acrylic exterior emulsion as per architect design
Front elevation as per architect design
- **INTERNAL:**
Smooth putty finish with two coats of acrylic emulsion paint over a coat of primer



FLOORING

- Drawing, living, family lounge, kitchen, dining & All bedrooms of 2'6"*5'0" verified tiles of reputed make
- **Home Theater:**
Wooden laminated flooring
- **BATHROOMS:**
Anti-skid verified tiles of reputed make
- **TERRACE:**
Anti-skid verified tiles of reputed make
- **STAIRCASE:**
Granite Flooring
- **UTILITY:**
Anti-skid verified tiles of reputed make
- **BALCONIES:**
Anti-skid verified tiles of reputed make



DADO

- **BATHROOM:**
Verified tiles of reputed make up to lintel level
- **UTILITY:**
Verified tiles of reputed make up to sill level



KITCHEN

- Bare shell kitchen with provision for Fixing water purifier, chimney, taps, refrigerator, grinder and adequate points



PLUMBING AND SANITARY

- Vanity type wash basin
- EWC Concealed flush tank of duravit / kohler / equivalent make
- Single lever fixtures with wall mixer-cum-shower of grohe / kohler / hansgrohe / equivalent make
- All C.P fittings are chrome plated of grohe / kohler / hansgrohe / equivalent make



WATER SUPPLY

- Centralized water distribution by hydro-pneumatic system for all villas with individual water meter for each villa



CABLE TV

- Provision for cable connection in ground floor living room, first floor family lounge, master bedroom and second floor home theater



TELEPHONE

- Telephone points in ground floor living room, parents bedroom, first floor master bedroom, family lounge & home theater room.
- Intercom facility to all units connecting to main security



SECURITY

- Sophisticated round the clock security system
- Solar fencing through the boundary
- C.C. Cameras in identified common areas and club house



ELECTRICAL

- Concealed copper wiring of finolex / havells / lapp / equivalent
- Power socket for air conditioners in all rooms
- Power socket for geysers in all bathrooms and kitchen utility
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinder in kitchen, washing machine in utility area
- 3-Phase supply for each unit and individual meter boards
- Miniature circuit breakers (mcb) for each distribution boards of reputed make
- Modular switch boards of legrand / havells / equivalent make



WTP & STP

- Domestic water made available through an exclusive water softening plant with water meters for each unit (not ro plant)
- Sewage treatment plant of adequate capacity as per norms will be provided inside the project.
- Treated water will be used for landscaping purpose only
- Rainwater harvesting pits provided for recharging ground water levels