



Location :

3rd Floor, Santoshi Arcade, Plot No:  
167, Kavuri Hills, Madhapur,  
Hyderabad, Telangana 500081

Consultants :  
**SREE ASSOCIATES**  
Architects & Engineers  
Sainikpuri, Hyderabad, Telangana.  
Cell : 98660 26789



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Brochure by :  
Prabhu Graphics : 98480 52552, 79814 29298

## Premium Villas

Is a prestigious Projects



Elevate your **Life Style** to an Extraordinary.



Invest in the Gateway  
to the Bright future

It is every person's dream to own an Independent Luxury House.  
A place where nothing comes between oneself and the sky above and the earth below.  
Where nature abounds and peace reigns.  
A place with like - minded successful people as neighbors, living becomes a pleasure.

## Premium Villas

Is a prestigious Projects



Children's Park - Seating Plaza



Swimming Pool

As you pass the Inviting Community Entrance Gate at the beginning *Premium Villas* even the air becomes charged with flowing breezes and lush green of the environment, a fertile habitat to built your cozy home here. The Avenue plantations, Club House - Designed Swimming Pool, Gym, The Lush Green Hub Scenery, Spacious Parks, The soft Grass and the clear - fresh water here will enchant you with a mesmerizing ambience.



Terrace Party - Banquet Hall - Super Market - Gymnasium & Yoga

AMENITIES VIEWS





## EAST VIEW



## ISOMETRIC VIEW



## GROUND FLOOR



**PLOT NO.s - 30 To 35 & 55 To 61**

## EAST PLAN

## FIRST FLOOR



**PLOT AREA - 165.33 Sq.Yds.**

GROUND FLOOR AREA - 1025 Sft.

FIRST FLOOR AREA - 1025 Sft.

SECOND FLOOR AREA - 670 Sft.

**TOTAL BUILT-UP AREA - 2720 Sft.**

## SECOND FLOOR





## EAST PLAN

### GROUND FLOOR



PLOT NO. 5 - 36 To 41, 62 To 66 & 74 To 76

### FIRST FLOOR



PLOT AREA - 160 Sq.Yds.

GROUND FLOOR AREA - 980 Sft.

FIRST FLOOR AREA - 980 Sft.

SECOND FLOOR AREA - 650 Sft.

TOTAL BUILT-UP AREA - 2610 Sft.

### SECOND FLOOR



Premium  
Villas

Is a prestigious Projects

## CENTRAL STREET VIEW



Premium Villas is an address for quality of living.

An indulgent exercise in creating a monumental residence.

It's a reason to celebrate life passionately. It's for you.



## WEST PLAN

GROUND FLOOR



WEST ROAD



PLOT NO. s - 24, 42 To 47 & 71 To 73

FIRST FLOOR



PLOT AREA - 160 Sq.Yds.

GROUND FLOOR AREA - 980 Sft.

FIRST FLOOR AREA - 950 Sft.

SECOND FLOOR AREA - 720 Sft.

TOTAL BUILT-UP AREA - 2650 Sft.

SECOND FLOOR



## SPECIFICATIONS

Structure	R.C.C (As per Engineer's Drawing) framed structure with resistant to wind & earthquake.
Super Structure	9" Thick External and 4" Thick Internal walls use up Red Clay Bricks with cement mortar.
Plastering	Double smooth sponge finished plastering to both Internal & External walls with ceiling.
Flooring	800 X 800 size double charged Vitrified tiles flooring of reputed make. Toilets, Balcony & Wash area etc., with Anti skid Ceramic tiles. Granite Staircase with glass railing.
Doors	Main door - Best teak wood frame with veneered flush shutter with melamine polishing & hardware of reputed make. Internal doors - Medium teak wood frame, flush shutter with hardware of reputed make.
Windows	UPVC windows with clear glass and mosquito mesh.
Painting	Internal walls and ceiling Birla / NCL putty finish with two coats of Premium emulsion paint of Asian or equivalent over of primer. External walls & ceiling with texture or putty finish with 2 coats of exterior emulsion paints of Asian or equivalent.
Kitchen	Polished Granite platform with S. S. Sink and 2' height tile cladding to walls above platform. Provision for water purifier, hob & chimney.
Toilets	Sanitary and CP fixtures of CERA / Hindware or equivalent. Hot and Cold water wall mixer with shower. Provision for Geyser and Exhaust fan.
Electrical	Concealed copper wiring of Finolex / Polycab or equivalent of reputed make. Modular switches of Legrand / Anchor or equivalent. Power outlets for air conditioners in all Bedrooms & Hall. Power outlets for Geysers and Exhaust Fans in all bathrooms. Power plug for cooking range Chimney, Refrigerator, Mixer / Grinders in kitchen. Power plug for Washing machine in utility area. Three phase power supply for each unit with individual metre boards. Miniature circuit breakers (MCB) of Legrand / Siemens or reputed make.
NOTE	* Windows, Shelves, Chajjas, Lofts, or any kind of modifications alterations are not allowed. * House will be handed over for wood work/interiors after receiving 100% payment only. * Extra Cost - Amenities with Club House, Water, Electricity, GST, Registration & Govt. Taxes.

## LOCATION PROXIMITY

- Isnapur Cross Roads (Junction) - 05 Mins.
- Maheshwara Medical College - 10 Mins.
- Delhi Public School, Patancheru - 12 Mins.
- Gitam University, Patancheru - 12 Mins.
- ORR Exit No. 3 at Muthangi - 05 Mins.
- ICRISAT and IIIT College - 15 Mins.
- Gadium International School - 10 Mins.
- Samishti International School - 15 Mins.
- Chandanagar BHEL Junction - 20 Mins.
- Birla International School - 20 Mins.
- Ameenpur Lake - 20 Mins.
- Tellapur - 25 Mins.
- Financial District Route - 20 Mins.
- Lingampally Railway Station - 25 Mins.
- Miyapur X Roads - 30 Mins.
- Indian Institute of Technology - 20 Mins.
- Movie Malls and Entertainment - 30 Mins.
- Shamshabad International Airport - 45 Mins.

## WEST VIEW



## WEST PLAN

GROUND FLOOR



WEST ROAD



PLOT NO. s - 25 To 28 & 48 To 54

FIRST FLOOR



PLOT AREA - 165.33 Sq.Yds.

GROUND FLOOR AREA - 1015 Sft.

FIRST FLOOR AREA - 990 Sft.

SECOND FLOOR AREA - 745 Sft.

TOTAL BUILT-UP AREA - 2750 Sft.

SECOND FLOOR







## LAY OUT PLAN



## PROJECT HIGHLIGHTS

- Entrance Arch with Cabin
- Intercom facility from Gate
- Central Security - CC Camera
- TSRERA Approved Community
- HMDA Approved Gated Project
- Located in Prime residential area
- Clear Title & Spot Registration
- From Experienced Professionals
- Elevation with good aesthetics
- Safe and Secure Investment
- Designed as per Vastu
- Well Designed Swimming Pool
- Underground Electrical lines
- Water Lines to Each Villa
- Termite Resistant Treatment
- Power Back-up Generator
- Quality Material - Fine Finishing
- Senior Citizen's Seating Plaza
- Avenue Plantation
- Club House - Terrace Party area
- Gym, Yoga and Meditation Hall
- Multipurpose Function Hall
- Parks - Children Play area
- 30' & 40' Block Top Roads
- Super market in Club House
- Water Softening System
- Water Harvesting System
- Compound wall with Solar fencing

