

the golden days of
grand living are
back...and now!

LA  HACIENDA
VILLA HOMES

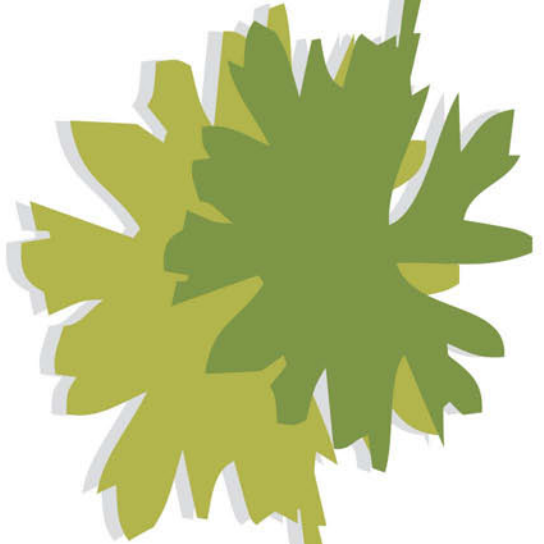
located @ velimela



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Building a Better Tomorrow



Heralding a new era of Hacienda lifestyle in Hyderabad



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The term hacienda in Spanish refers to a big and pivotal house in a large estate. Once in Spain, having a hacienda of your own catapulted you to a higher pedestal. It's because life in colonial times revolved around the haciendas, which were the economic, political and social centre of every human habitation - from small towns to large cities. They were truly a mark of elevated status.

Among Indian cities, Hyderabad has a rich heritage which is unrivalled. During the princely rule of Nizams, Hyderabad State had emerged as the richest and the senior-most salute state, among the Indian imperial states. Now adding to its sublime history is the contemporary version of haciendas – stately villas in a salubrious setting. Welcome to an experience of a hacienda life which flourished in Spain for hundreds of years.

Welcome to The Hacienda in Hyderabad!



Highlights

- Sprawling 25+ acres gated community
- 100+ Luxury independent villas
- Premium villas on 600 square yards
- Built up area of 3395 sft and 3503 sft
- HMDA Approved housing layout
- 100% Vaastu
- 24/7 Pneumatic system for water supply
- Kimplas pipes for community water piping
- STP
- Underground cabling for electrical network
- Exclusive elders park for recreation
- 60 ft. main road and 40 ft. internal roads
- Avenue Plantation
- Solar powered lighting in amenities area
- Eco-friendly park
- All amenities/ facilities as per HMDA norms
- 24/7 security

Graceful Grandeur

- Aesthetic appeal of lushly landscaped areas and amphitheatre
- Wide blacktop roads/ pattern cement tiles
- Water softener system
- Waste water recycling system with treated water to be used for gardening
- High compound wall mounted with solar security fence
- Sophisticated transformer to ensure quality power
- Yoga/Meditation hall
- Ample parking space for visitors
- Rain water harvesting

Connectivity features

- Optical Fibre Cable connectivity for all voice, video and data communication
- Wi-Fi enabled community
- Public address system
- Office work space
- Generator : 100% acoustic enclosed D.G. backup shall be provided for common amenities and street lighting

EAST FACING VILLA

Plot Area	600 sq yards
Ground Floor	1600 sft
First Floor	1610 sft
Head Room	185 sft
Built-Up Area	3395 sft



GROUND FLOOR

PARKING	18'X11'
DRAWING	13'X12'
DINING	18'X12'
KITCHEN	11'X13'
UTILITY	6'X6'
STORE	6'X6'3"
G. BEDROOM	16'X14'
DRESS	6'9"X8'
TOILET	8'X8'
LIVING	14'9"X14'6"

WEST FACING VILLA

Plot Area	600 sq yards
Ground Floor	1595 sft
First Floor	1723 sft
Head Room	185 sft
Built-Up Area	3503 sft



GROUND FLOOR

PARKING	13'9"X11'3"
DRAWING	13'X14'
G. BEDROOM	13'X17'
TOILET	6'4"X9'
DRESS	6'4"X7'7"
LIVING	20'X14'
KITCHEN	12'X12'
STORE	6'X5'9"
UTILITY	6'X5'10"
DINING	14'9"X12'



FIRST FLOOR

SITOUT	18'X12'
HOME THEATER	18'X13'
CH. BEDROOM	12'9"X17'4"
TOILET	7'X8'
DRESS	5'4"X8'
PUJA	4'X5'
M. BEDROOM	18'X14'
DRESS	4'9"X8'
TOILET	8'X8'



FIRST FLOOR

HOME THEATER	12'X18'
M. BEDROOM	14'X17'
TOILET	6'4"X9'
DRESS	6'4"X6'7"
PUJA	4'X6'
CH. BEDROOM	17'1"X12'
TOILET	9'X6'6"
DRESS	9'X5'1"
SITOUT	7'X13'6"

A broader range of sophistication, with clear values and superior comforts



Sensuous indulgences for body and intellect



- Swimming Pool
- Air Conditioned Gymnasium
- Party Hall
- Integrated Library
- Study Lounge
- Snooker Table
- Table Tennis Room
- Games Room (Carom / Chess / Cards)
- Wi-Fi enabled amenities
- Spa / Sauna facility

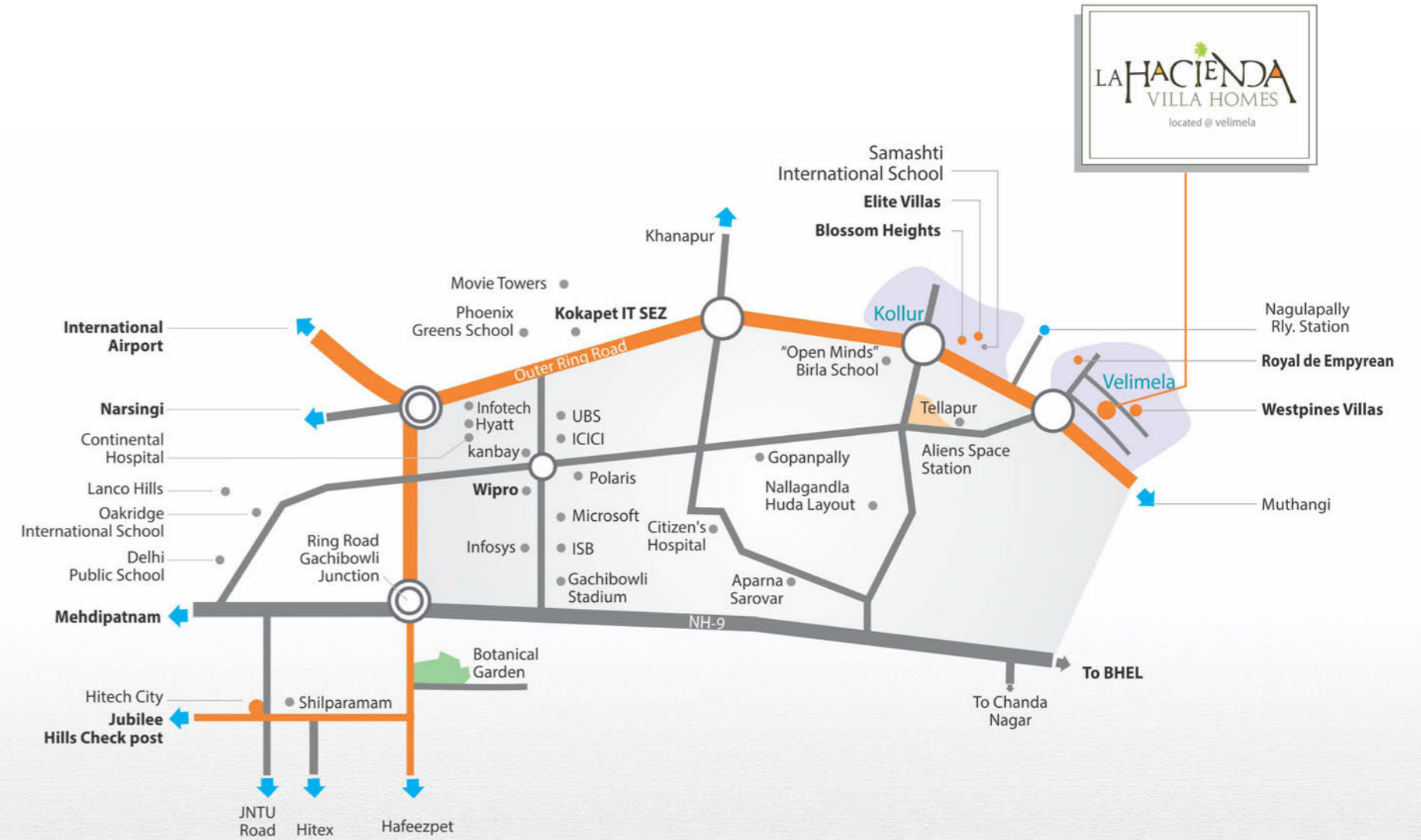
For the love of outdoor sports

- Shuttle Court
- Basketball Court
- Tennis Court
- Well-equipped children's Play Area
- Beach Volleyball court



STRUCTURE	: RCC frame
WALLS	: Eco- friendly cement bricks and mortar
EXTERIOR	
Plaster	: Sand-faced
Surface Treatment	: Exterior-grade paint in combination as per design
CAR PORCH	
Feature Wall	: As per the architect's design with exterior-grade paint
LOBBY	
Floor	: Vitrified tiles - Kajaria/ Nitco/ RAK or equivalent
STAIRCASE	: Treads & risers - Granite
BALCONY	: Wooden shaded vitrified tiles - Kajaria/ Nitco/ RAK or equivalent
LIVING / DINING ROOM	
Floor	: Vitrified tiles - Kajaria/ RAK or equivalent
Wall Surfacing	: Plaster with waterproof putty base
Wall Coating	: Acrylic emulsion
BED ROOM	
Floor	: Laminated wooden (Master bedroom and home theatre) Vitrified tiles - Kajaria/ RAK or equivalent (for other bedrooms)
Wall Surfacing	: Plaster with waterproof putty base
Wall Coating	: Acrylic emulsion
KITCHEN	
Floor	: Vitrified tiles - Kajaria/ RAK or equivalent
Interior	: Wall tiles - Asian/ Somany or equivalent. Granite platform and wall dado-tiles up to 2 ft height for modular kitchen.
Fixtures	: SS double bowl sink - Nirali or equivalent
TOILET	
Floor	: Vitrified tile - anti skid - Asian/ Somany/ Kajaria or equivalent
Interior	: Vitrified tiles Dado - Asian/ Somany/ Kajaria or equivalent make upto 7' high
MAIN DOOR	: Frame/ Door - Best Indian Teak wood designer door
INTERNAL DOORS	: Frame/ Door - Teak wood
BATHROOM DOORS	: Frame - Teak wood, Shutter - Flush Shutter with Lamination on internal face and veneer on external face
WINDOWS	: Shutter - UPVC - Wintech/ Kommerling/ Fenesta or equivalent Provision for mosquito mesh
BATHROOM	
FITTINGS	: Sanitary - Duravit/ Aqua-do/ ROCA or equivalent CP Fittings - Grohe/ Jaquar or equivalent
ELECTRICAL	: Cabling - copper concealed PVC Conduit - Finolex/ Anchor/ Havells or equivalent Switches/ MCBs - Crabtree/ Legrand/ Havells or equivalent Provision for UPS and solar power Provision for solar water heater
AC	: Facilities - Provision of conduits for split units in living & bedrooms
WATER SUPPLY	: CPVC pipes and fittings Sewerage lines: SWR piping
COMMUNICATION	: Provision for dish connectivity in all rooms Provision for internet connectivity in living area

Location Map (not to scale)



An idyllic locale that cradles verdant greenery and modern development

In contrast to the main city residences where limited space hinders your dream lifestyle, at The Hacienda, you are spoiled for choice when it comes to available area. With 600 square yards of land and a built up area of 3395sft and 3503sft square feet, the project offers a large, elegant, and generous lifestyle. This is all possible thanks to the Outer Ring Road (ORR) which enables seamless connectivity from Velimela village to city. With large expanse of greenery and natural beauty, abundant fresh air and open spaces combined with all modern luxuries, the village offers the best quality of life. What's more, easy access to IT hub/ Financial district and other urban amenities ensures that there is no compromise, whatsoever.





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independent villa homes

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Note: This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.