



AJANTA
BY ACE VENTURES

*Beauty & Peace.
Everyday.*





**At Ace, we believe that art inspires our minds,
uplifts our spirits and makes life more beautiful.**

We are delighted to present Ace Ajanta, a home where your family can experience a modern life in a gated community, surrounded by hundreds of acres of peaceful greenery and made more beautiful by paintings, sculptures and designer landscapes.





THE MODERN DESIGN OF AJANTA

Unique Architecture. Designed to be a landmark.

From the grand entrance decorated by original artwork, to the unique buildings with a fusion of traditional and modern architecture, Ace Ajanta will be a unique local landmark from the day it is built.



BEAUTIFULLY DESIGNED DOMES

THE ANCIENT ORIGIN OF AJANTA

A home for inspiring art and peace of mind

The magnificent Ajanta caves are famous for their beautiful Buddhist cave paintings. These paintings were not just beautiful, but they conveyed wise teachings too. The caves were home to Buddhist monks and students and the art inspired and reminded them to live according to the higher principles of life such as Kindness, Compassion, Integrity and Strength of character. Ace Ajanta hopes to be a modern version of this timeless way of living a richer and more meaningful life.



GRAND ENTRANCE PILLARS



CLUBHOUSE

An Inside Tour of Ajanta. Designed to inspire your mind.

Ajanta's architects and landscape designers were asked to create a space that enriches the life of its residents daily.



Fall in love with your daily walk

Ajanta's walkways are dotted with natural stone water-wells, its green lawns adorned with tasteful metal and stone fusion sculptures, and walls decked with traditional paintings and murals.



Walk The Mind Maze!

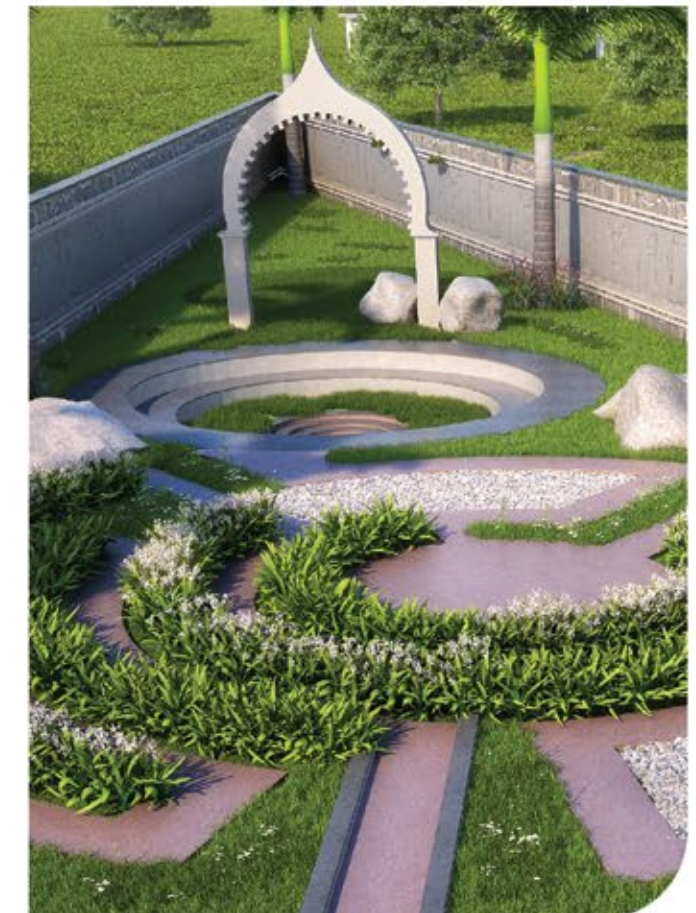
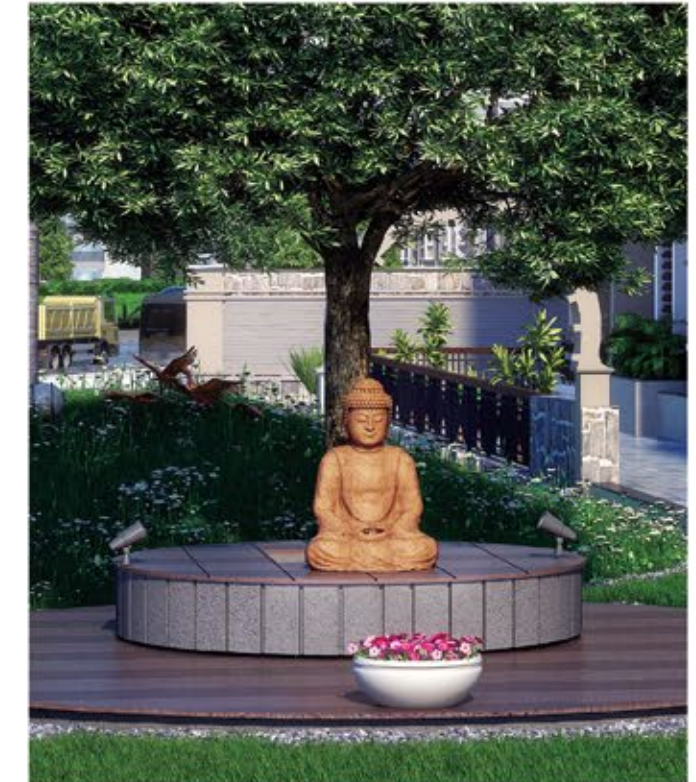
Ajanta's mind maze is a unique way to activate the creative parts of your brain! Have you experienced this? Many of us get our best ideas when we are on a drive, in a bath, or during a walk. This is because, during such activities, the subconscious brain is activated. Walking, especially in a twisted path, is proven to activate the right brain.

The Hamsa Hand

One of the walls at Ace Ajanta will house the Hamsa Hand Mural, a traditional symbol of protection, peace, happiness, good luck, good health, and good fortune.

The Inner Space

A silent mind, it is said, is a peaceful mind. Ajanta has several spaces for inner reflection, but the best of them is an elegant circular meditation space situated in a quiet corner of the project.





WITH HIGH QUALITY COMES LONG LIFE AND PEACE OF MIND.

Quality Outside

Premium grade cement, steel and raw materials are used to construct earthquake resistant structures. Long lasting exterior paints provide protection against weather and preserve the beauty of the building.



Keeping true to the promise of quality, Ace will repair or replace all originally provided fittings inside your apartment for 7 years from time of delivery of your home.

Quality Inside

Ace uses wooden doors, reputed hardware, robust UPVC windows, premium flooring tiles and reputed brands of switches, taps, and sanitary ware. Combined with top-notch paints, plastering and finishing, so that your apartment is durable and beautiful for a long time to come.



“

There are apartment buildings on our street that were built almost four years after ours. Yet they look so old and they need fresh painting. Our apartment building looks great even now with its original paint. Ace promised that they would use high quality materials and there has been no compromise on this front.

Mr & Mrs. Pavan Dasari
Resident of Ace Ratna Pearl





WHAT IS LIFE LIKE SURROUNDED BY HUNDREDS OF ACRES OF GREENERY?

Clean, fresh air. Vibrant health. Pleasant views. The occasional call of the peacock. Countless hours spent in the large balconies of your apartment.



Decades of undisturbed greenery

Ace Ajanta is located right next to the Geological Survey of India and across the road from the National Reserve Forest, ensuring that your home will be surrounded by greenery for decades to come.

GREEN EVEN ON THE INSIDE.

Ajanta is designed with several green building features that enable you to save on energy, water, and obviously, money.



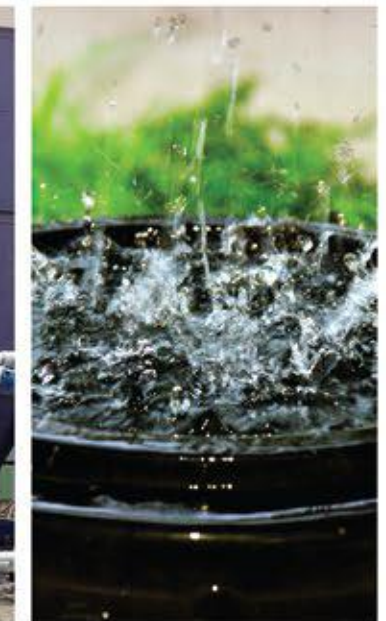
Solar Powered Common Areas
For lower maintenance costs



Water Treatment Plant
For access to better quality borewell water



Sewage Treatment Plant
For recycling water and saving water bills



Rainwater Harvesting
For collecting rainwater and replenishing ground water

THE CONVENIENCE OF A GATED COMMUNITY

Ajanta offers every modern convenience of a gated-community, making everyday life smoother than ever before.



Features for Easy Living



Professional Security Systems



Single entry and exit



Television & Intercom Connections



100% Generator Backup



Household Repairs



Common Area Maintenance

THE LIFESTYLE OF A GATED COMMUNITY

The Grand Club at Ajanta.



Grand Lifestyle for All



Hobbies and Culture
Music, Dance and Art Classes
Library



Recreation
Mini Theatre
Banquet Hall
Party Lawns
Guest Rooms
Kids Studio
Multipurpose Hall



Sports and Games
Roof-top Cricket Net
Badminton Court
Indoor Games
Kids Play Area
Roof-Top Football Net



Give your health a boost!
Walking and Jogging Path
Swimming Pool
Gym with a Steam Room
Yoga Deck

NEAR THE METRO, NEXT TO A FOREST

Located at Bandlaguda, Nagole, Ace Ajanta sits right next to the Geological Survey of India and across a 100 acre lush greenery of the National Reserve Forest. Ajanta is at an ideal location for raising a happy and healthy family. The site is easily accessible and well connected to the city; one has more than enough options to commute to and from your new home.



4 Kms to Nagole Metro Station

With the Hyderabad Metro at your doorstep, reach the other end of our city in just 45 minutes.



Direct access to the Outer Ring Road

Take the Outer Ring Road and reach Gachibowli, HITEC and Financial District in less than an hour.



Accessibility to Commercial Centers

- Metro Cash and Carry: 3 Kms
- Malls in Kothapet: 5 Kms
- More Super Market: 2 Kms
- ATMs: Within 200 Meters
- Medical Shops: Within 200 Meters



Distance from Avenues of Public Transport

- Less than 5 minutes from Uppal Station, Habsiguda
- 20 minutes from Secunderabad Station
- 40-45 minutes from HITEC City Station, Kukatpally
- 4 km from Hyderabad Metro Rail Starting Point at Nagole
- 300 meters from Bandlaguda Bus Depot



Accessibility to Avenues of Entertainment

- 8 Kms and 20 Minutes from Asian Cine Square
- 8 Kms and 20 Minutes from Miraj Cinemas, Shalini and Shivani Cinemas



Accessibility to Schools

- Indu International School: 100 Meters
- Bachpan Play School: 1 Km
- Johnson Grammar School: 4 Kms
- Kendriya Vidyalaya Unit No.1 : 6 Kms



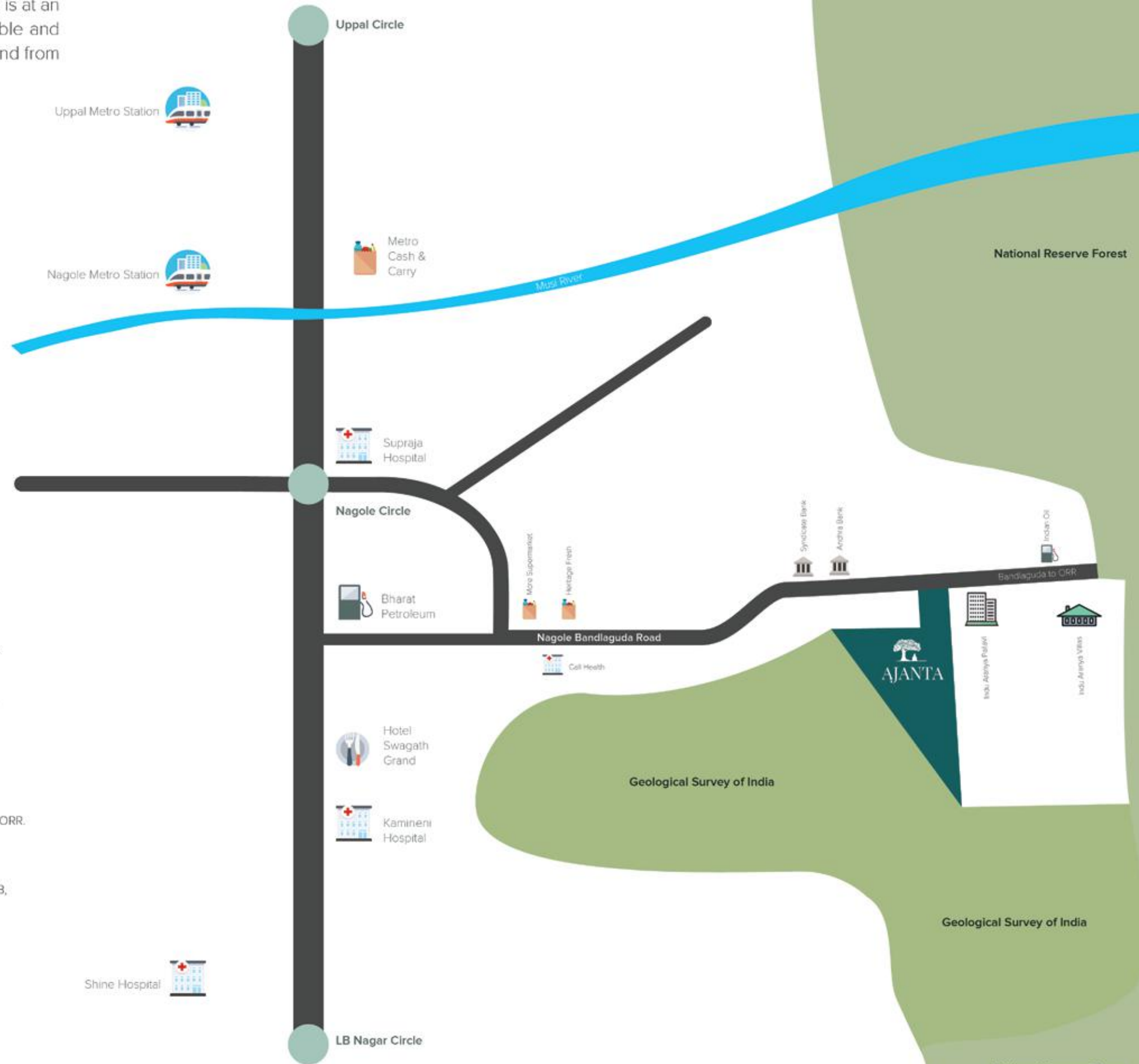
Distance from Work Hubs

- Easy access to 100 Ft Road, IRR and ORR.
- 15 minutes away from ORR
- 30 minutes away from Adibatla
- 45 minutes away from RGI Airport
- Close to government offices of CCMB, NGRI, GSI, SOI, CSIR, IICT



Accessibility to Hospitals

- Supraja Hospital: 3 Kms
- Omni Hospital: 5.5. Kms
- Kamineni Hospital: 4.6 Kms



PROJECT LAYOUT

Find the floor that suits your lifestyle. There are 149 unique 2 BHK, 2.5 BHK, and 3 BHK flats for you to choose from.

Each flat sizes range from 1200 Sq.ft to 2130 Sq.ft and is infused with art to inspire your everyday life. All the houses are spacious enough for that perfect ambience.

PROJECT OVERVIEW

Location	Bandlaguda	Total Units	149	Club House	Ground + 3 Floors
Space	1200 - 2130 Sq.ft	2 BHK	54 Units	Club House Area	11,005 Sq.ft
Land Size	2.5 Acres	2.5 BHK	12 Units		
No. of Blocks	3 (Block A, B, C)	3 BHK	83 Units		

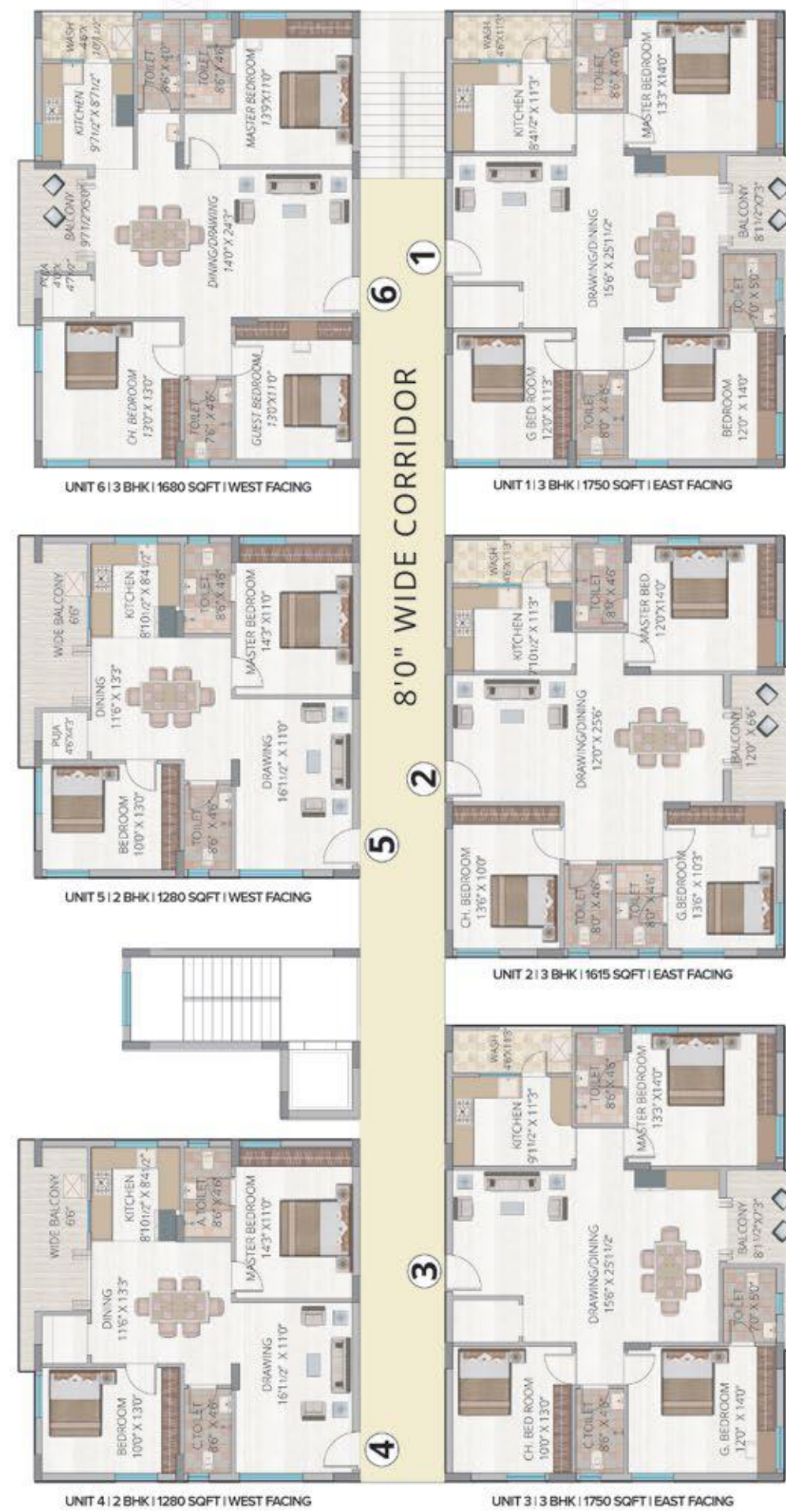
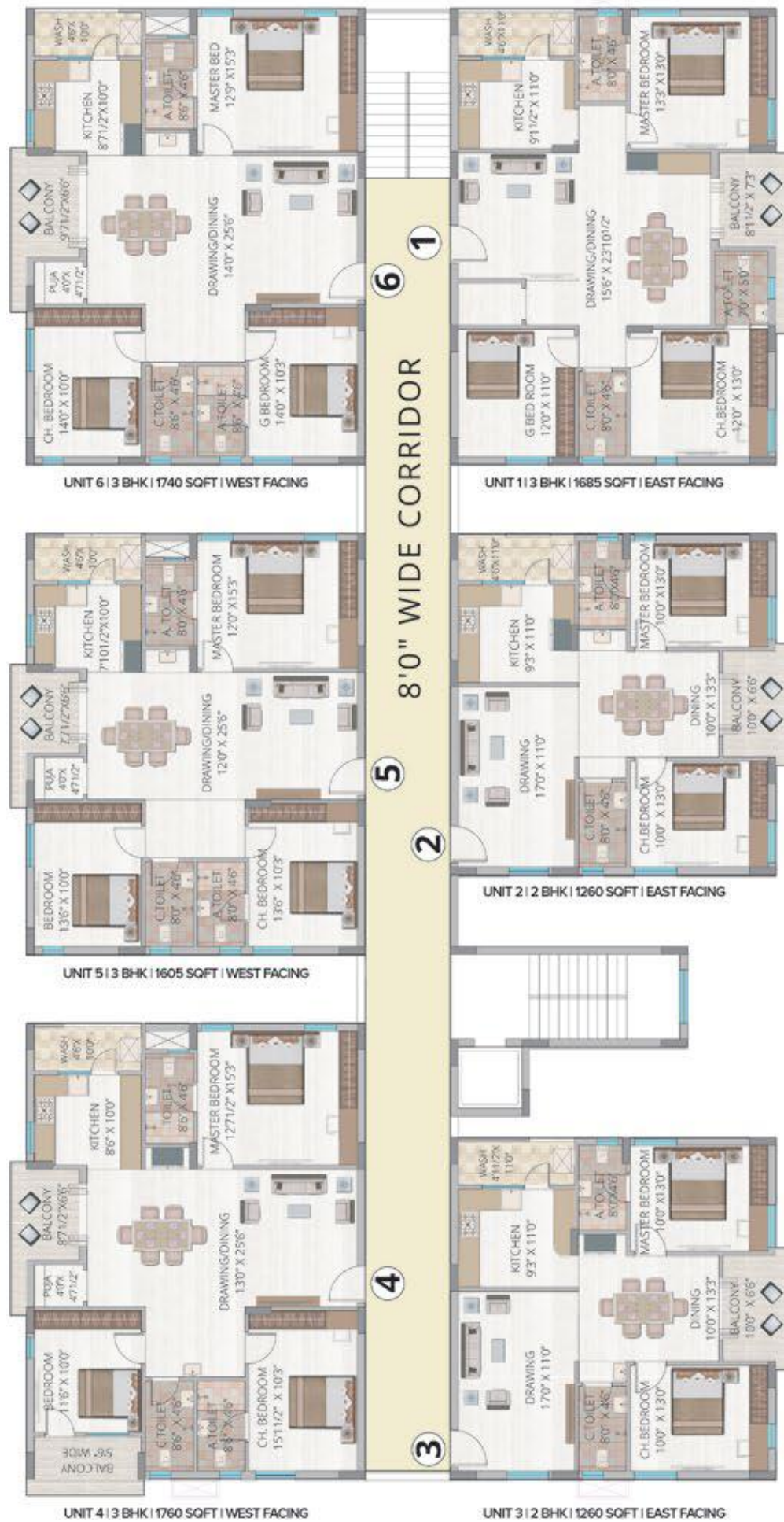


FLOOR PLANS

Block 'A'

FLOOR PLANS

Block 'C'



LEGEND

Unit	BHK	Area (sq.ft)	Facing
1	3 BHK	1685	E
2	2 BHK	1260	E
3	2 BHK	1260	E
4	3 BHK	1760	W
5	3 BHK	1605	W
6	3 BHK	1740	W

LEGEND

Unit	BHK	Area (sq.ft)	Facing
1	3 BHK	1750	E
2	3 BHK	1615	E
3	3 BHK	1750	E
4	2 BHK	1280	W
5	2 BHK	1280	W
6	3 BHK	1680	W

FLOOR PLANS

Block 'B'



LEGEND

Unit	BHK	Area (sq.ft)	Facing
1	3 BHK	1585	E
2	3 BHK	1585	E
3	3 BHK	1635	W
4	3 BHK	1635	W
5	2 BHK	1235	W
6	2 BHK	1235	W
7	3 BHK	2130	W
8	3 BHK	2130	W
9	2 BHK	1200	E
10	2 BHK	1200	E
11	2 BHK	1200	E
12	2.5 BHK	1415	E
13	2.5 BHK	1415	E










NOTE FROM THE ARCHITECT

Ace Ajanta's architecture is deliberately infused with artistic elements – the builder's intention is that residents may stimulate the subtle benefits of art into their lives through regular engagement.

The conceptual and architectural designs of Ace Ajanta are inspired by the Buddha Dharma which emphasizes on the quality of being beautiful at the heart throughout the life. ”


Mr. Parshuram Reddy. K
Chief Designer, PR Associates

PROJECT SPECIFICATIONS

 STRUCTURE	Framed Structure	RCC Framed Structure
	Super Structure	Cement Concrete blocks for all walls / Red Brick
 PLASTERING	Internal & External	Double coat plaster for external walls, RCC & Masonry surfaces. Single coat cement plastering for ceilings
 DOORS & WINDOWS	Main Door	Teak Frame with designer shutter with reputed hardware fittings - melamine finished
	Internal Doors	Teak Frame and flush shutter with reputed hardware fittings
	Sliding Door	UPVC Sliding door with provision for mosquito mesh
	Windows	UPVC Windows with float glass
	Safety Grills	M.S. Grills with enamel paint finish
	Toilet Doors	Granite frame with WPC shutter and reputed hardware fittings
 FLOORING	All Rooms	2x2 Vitrified tiles
	Bathrooms	Acid resistant, Anti-skid ceramic tiles
	Staircase	Natural stone
	Covered Balconies	Rustic Ceramic tiles
	Parking areas	VDF Flooring / Pavers
	Corridors	Granite and vitrified tiles
 WALL CLADDING	Wash / Utility Area	Ceramic tile dado
	Bathrooms	Glazed Ceramic tile dado
 PAINT	Internal	Two coats of emulsion paint over smooth putty finish
	Service Areas	Two coats of Acrylic Oil Bound Distemper (OBD) over one coat Primer
	External	Two coats external water-proof, weather-proof paint over texture
 KITCHEN		Provision for supply of treated water connection at one point with provision for fixing of Water purifier, Exhaust fan and Chimney.
 PLUMBING & SANITARY	Sanitaryware	Vanity type wash basin with Hot & Cold water mixer European WC in all Toilets
	Wall Mixer	Single lever fixtures with Wall mixer cum Shower
	Other Extras	
 CABLING	Telephone	Provision in living and master bedroom
	Internet	Provision in living and master bedroom
	Cable TV	Provision in living and master bedroom

 ELECTRICAL	Wiring	Concealed copper wiring of reputed make
	Power Outlets	<ul style="list-style-type: none"> • 16 Amp power outlet for Air conditioner in all Rooms • 16 Amp power outlet for Geysers in Bathrooms & Kitchen Power outlets for <ul style="list-style-type: none"> • TV & Audio systems • Cooking range chimney • Refrigerator • Microwave Oven • Mixer / Grinder • Washing machine in utility area
	Distribution	<ul style="list-style-type: none"> • 3 Phase Supply for each unit • Individual meter boards • Miniature Circuit Breakers (MCB) for each Board
	Switches	Reputed Brand Switches
	Protection Systems	Lightning protection and earthing systems

Infrastructure

 BACKUP POWER	Generator	<ul style="list-style-type: none"> • 100% Power backup for each flat except AC points and Geysers • 70 KW Solar Power for common areas and services
 SECURITY SYSTEM		<ul style="list-style-type: none"> • Sophisticated round the clock surveillance system • Solar fencing throughout the boundary • LV system - telecom & intercom facility
 WATER SUPPLY		<ul style="list-style-type: none"> • Centralised underground and overhead storage tanks of suitable capacity with Hydro-Pneumatic system to supply • Water softening plant • Terrace Rain water and Storm water collection system for rainwater harvesting to recharge ground water
 SEWERAGE		Sewerage treatment plant (STP) is being provided for the entire project
 PARKING		<ul style="list-style-type: none"> • Mechanical ventilation system for two level basement • Fire fighting system



ACE VENTURES – GOING THE EXTRA MILE

Uncompromisingly, we build beautiful properties which provide long term benefits to our buyers like longevity, pride of ownership, value appreciation and lower cost of maintenance.

We Value

1 CREATIVITY

We aim to design beautiful homes, with an artistic touch, to give pride and joy to our customers.

2 QUALITY

We use high quality raw materials, fittings and finishes to give our homes a long life and lower costs of maintenance.

3 SHARED RESPONSIBILITY

Our team works with the ultimate shared aim of delivering a happy experience of buying and living in an Ace Ventures home.

AJANTA - CLUB AMENITIES



HAPPY CUSTOMERS MAKE US SMILE

“

Not just my family, but all my relatives who choose to live at an Ace project are really happy with their services and most importantly the style and quality of their construction.

- M. Sridhar Rao

“

I like Ace Ventures for their superior construction and posh finishing. With them, I did experience the joy of living in a well equipped and maintained gated community.

- Yougender Rao



* All images are for conceptual representation only. Actual Interiors might vary as per the discretion of the developer.

Project By



ACE VENTURES
GOING THE EXTRA MILE

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