



'And I think to myself, what a



wonderful world

Garden Facing Villas
APPA Junction, Hyderabad



East Facing Villa

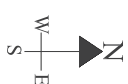
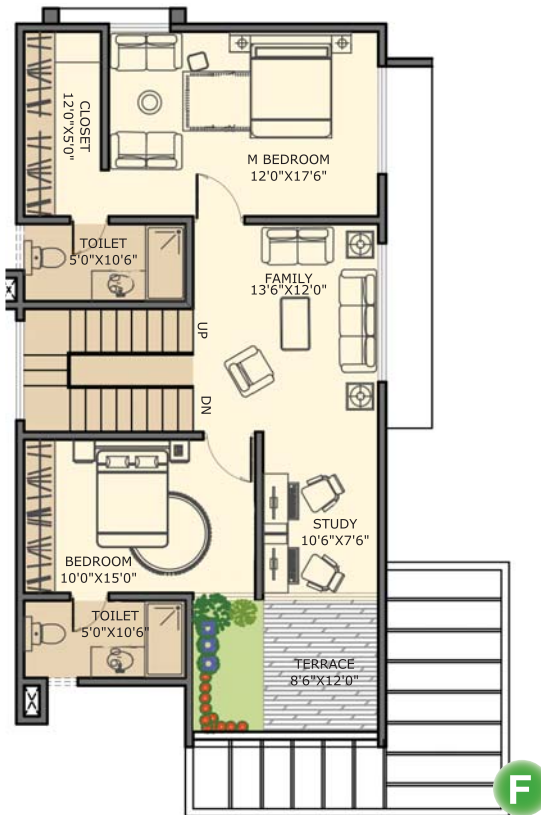
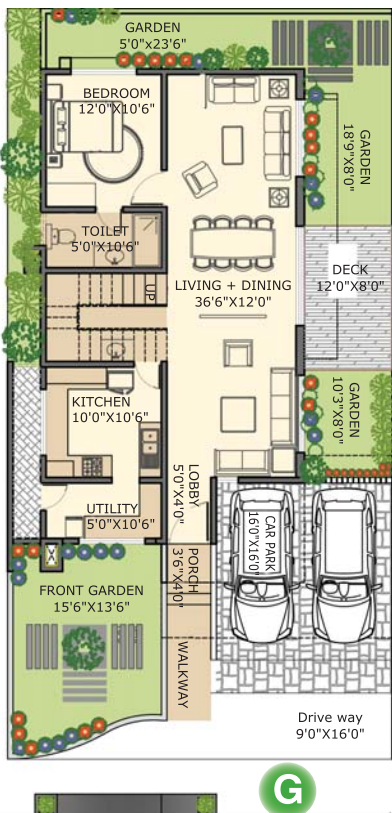


West Facing Villa



*The sun-kissed morning, the velvety night.
Your home welcomes, you with great delight!*

Located at Kismatpur, near APPA Junction 'Wonderful World' is spread across 3 acres, encompasses 30 garden facing villas of 2500 sq.ft & 3000 sq. ft. 'Wonderful World' gives community living a new dimension, as it takes care to conform to all your modern day needs and desires making sure that you never miss out on happiness and experience a blissful living!



EAST FACING VILLA Type - 1

Plot Area : 259 - 302 Sq yds

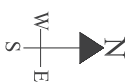
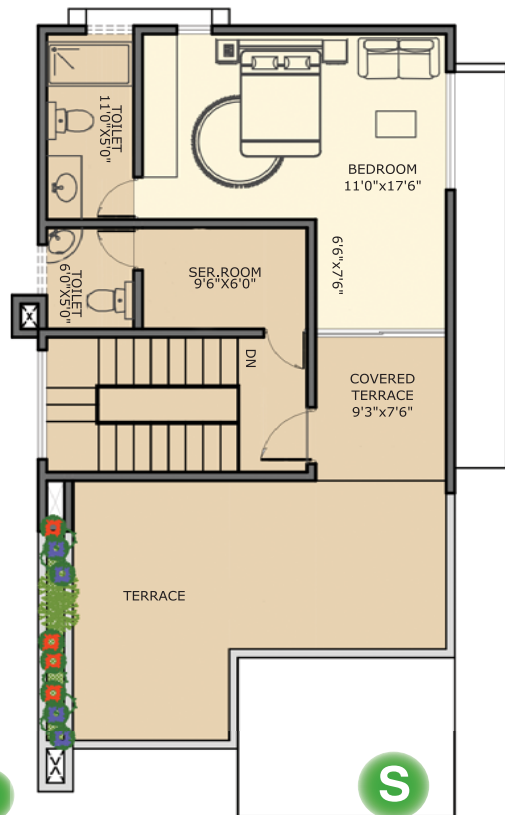
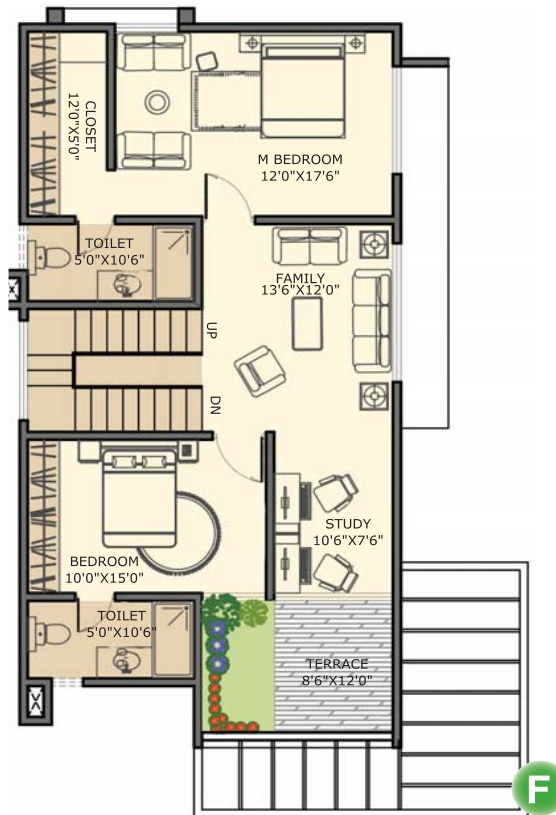
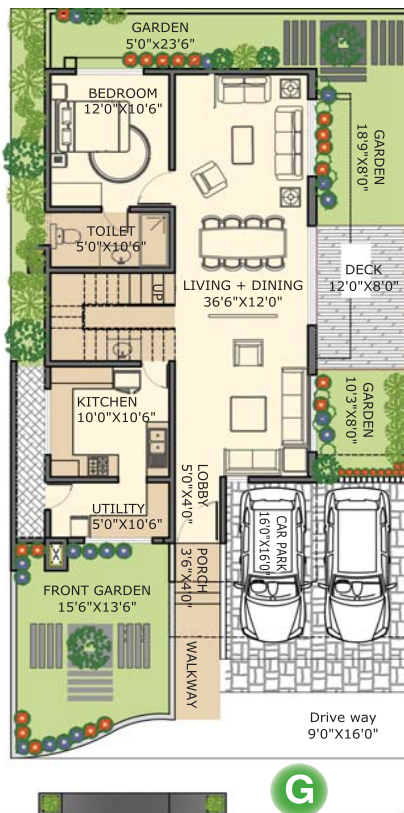
Ground Floor Area : 1276 Sq. ft.
First Floor Area : 1080 Sq. ft.
Head Room Area : 144 Sq. ft
Total : 2500 Sq. ft

- G** GROUND FLOOR
- F** 1st FLOOR
- S** 2nd FLOOR

Master Plan

Set within a serene landscape and peaceful surrounding, residents of Wonderful World have access to the beautiful clubhouse that houses a swimming pool and gymnasium.

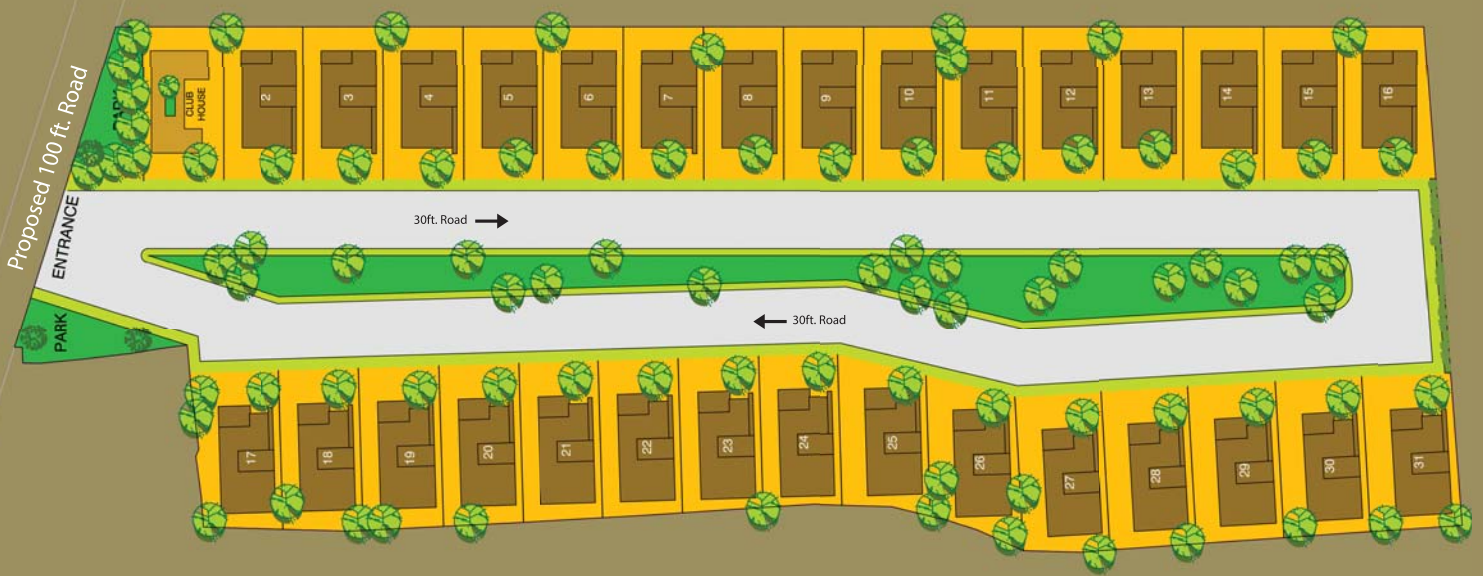
Unit Details		AREA	BUA	Unit Details		AREA	BUA
Unit No	Facing	in Sq yds	in Sft	Unit No	Facing	in Sq yds	in Sft
2	West	260	2502	17	East	259	2500
3	West	260	2502	18	East	271	2500
4	West	260	2502	19	East	272	2500
5	West	260	2502	20	East	270	2500
6	West	260	2502	21	East	267	2500
7	West	260	2502	22	East	263	2500
8	West	260	2502	23	East	258	2500
9	West	260	2502	24	East	254	3000
10	West	260	2502	25	East	270	3000
11	West	260	2502	26	East	263	3000
12	West	260	2502	27	East	289	3000
13	West	260	2502	28	East	292	3000
14	West	260	2502	29	East	290	3000
15	West	260	2502	30	East	288	3000
16	West	278	2502	31	East	302	3000



EAST FACING VILLA
Type - 2
Plot Area : 259 - 302 Sq yds

Ground Floor Area : 1276 Sq. ft.
First Floor Area : 1080 Sq. ft.
Second Floor Area : 644 Sq. ft.
Total : 3000 Sq. ft

- G** GROUND FLOOR
- F** 1st FLOOR
- S** 2nd FLOOR



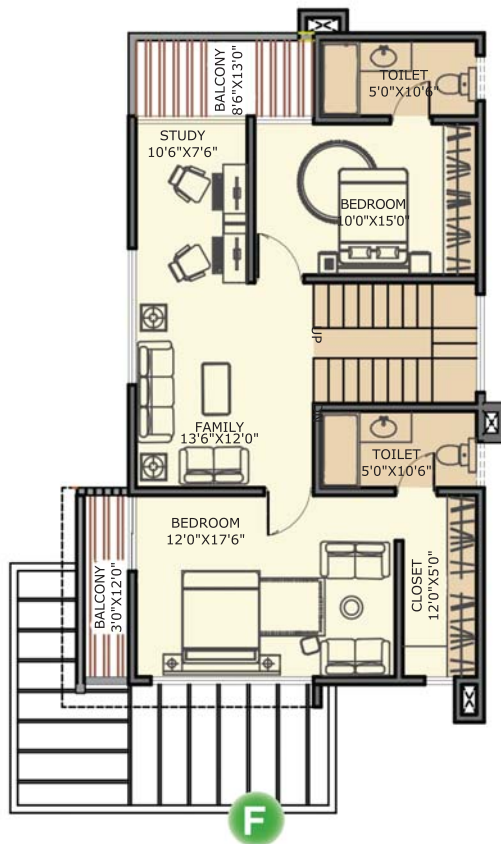
Key Features

30 Independent Residential Units | 260 Square Yards Plot Area with 2500 Sft & 3000 sft BUA | 4000 Square feet of Club house

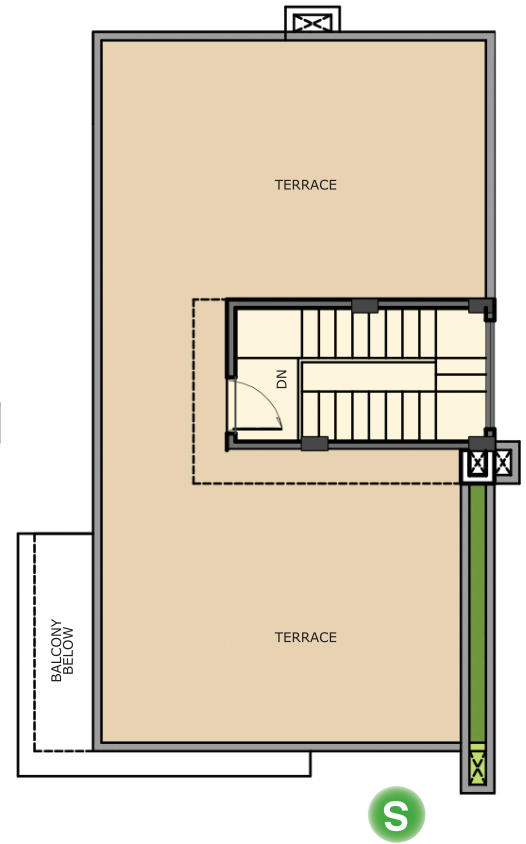
Gated community with regulated ingress and egress | 60 feet cement concrete roads with pavements and walkways | Fully landscaped Central Park



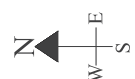
WEST FACING VILLA
Plot Area : 260 - 278 Sq yds



Ground Floor Area: 1276 Sq. ft.
First Floor Area: 1080 Sq. ft.
Head Room Area: 144 Sq. ft
Total: 2502 Sq. ft



G GROUND FLOOR
F 1st FLOOR
S 2nd FLOOR



Facilities & Amenities

CLUB HOUSE:	Club house with a common space for Parties / Functions, Pool Table, Table Tennis Room, Coffee Lounge.
SWIMMING POOL:	Swimming pool with Deck Shower Cubicles and Changing Rooms
GYM:	Modern equipments with air conditioner
OPEN SPACES:	Fully Developed Parks with landscaping / Senior Citizens Zone / Children Play Area / Walking Track
ROADS:	60 feet laid with Re-enforced concrete or Machine cut curble stones / Paved Walk ways / Street Lighting / Avenue Lighting / Grand Entrance with Signage's.
SERVICE YARD:	Transformer yard / Generator Room / Electrical Room / Water Softening Plant
HOME SECURITY:	Glass Break Sensors / Gas Leak Detectors / Smoke Detector
COMMUNITY SECURITY:	Gated Community / Electrical Wall Fencing / Guard Rooms / Secured and Validated Ingress & Egress points
UTILITIES:	Integrated interconnected Audio & Video System / Intercom Facility / DTH Connections / High Speed Internet Connections.
ECO FRIENDLY:	Rain Water Harvesting / Water Softening Plant / Water Sprinkler System / Drip Irrigation System.
MAINTENANCE:	Up to 10 Years of Community Maintenance / Preventive Maintenance / Periodical Service of Generators, Pumps & other Electrical Appliance / On call maintenance support teams.

Location map



Map not to scale

- Gachibowli - 14 Kms
- International Airport - 14 Kms
- Banjara Hills - 14 Kms
- Outer Ring Road - 2 Kms
- Appa Junction - 3 Kms

Specifications

STRUCTURE

Structure: RCC Framed Structure.
Super Structure: Good quality table moulded cement / fly ash bricks with cement mortar

FLOORING & TILING

Living, Dining: Imported Marble finished with coats of polish / 3 X 3 Vitrified Tiles
Bedrooms: Master Bedroom Wooden Flooring / Other Bedrooms Vitrified tiles
Utility & Bathrooms: Quality Ceramic antiskid Tiles for flooring / Ceramic Tiles Dado
Garden: Landscaping with, shrubs, groundcovers and manicured lawn
Deck Area: Combination of Wooden Deck and Natural Outdoor Material
Car Parking & Walkway: Heavy Duty tiles
Staircase: RCC steps encased in wooden veneer or imported marble. Railing with SS support

SANITARY & PLUMBING

Water Closet: Western style wall mounted porcelain EWC of Parryware / Kohler or equivalent in all bathrooms.
Cisterns: Water Saving Dual Flush Cisterns in all Bathrooms
Health Faucets: Health faucets of Kohler or equivalent make in all bathrooms
Wash Basins: Porcelain basins of Parryware/Kohler or equivalent make in all bathrooms.
Kitchen sink: Stainless steel
Overhead Showers: Overhead showers of Kohler equivalent make in all bathrooms.
Faucets: All faucets shall be CP of body metal fittings of Kohler or equivalent make. Hot water connection shall be provided to the shower and wash basin in each bathroom and to the sink in the kitchen.
Shower Cubicles: Glass Partitions for Showers in Master / Children Bedrooms
Cockroach Traps: Detachable SS traps with Lids
Plumbing: All water supply lines & drainage lines shall be in CPVC/UPVC pipes.

DOORS & WINDOWS

Frames: Main door frames shall be teakwood. All other door frames shall be made of Seasoned hardwood. Seasoned hardwood for glass panel frames for courtyards and terrace gardens.
Window shutters: All window frames and shutters shall be of UPVC or Equivalent.
Door shutters: All door shutters shall be in solid core flush shutters provided with a natural wood veneer.
Hardware: All hardware shall be in stainless steel. German make hardware for glass panel frames for courtyards and terrace gardens.
Door stoppers: Magnetic / concealed door stoppers for the Main door and bedroom doors

ELECTRICAL

Wiring: All wiring shall be of Havells or equivalent make.
Switches: All switches are of Crabtree or equivalent make with adequate fan, light, TV, telephone, AC points, 5/15 amps power points

MCB's: Havells/MK/Northwest or Equivalent.
Back Up Power: Back – Up Power provided to the entire unit, Up to a limit of 05 KVA per Unit.

PAINT

Exterior: Exterior emulsion paints of Asian make or equivalent
Interior: Smooth Finish of acrylic emulsion paint over Birla or equivalent cement based.
Maintenance: Up to 10 Years of Community Maintenance / Preventive Maintenance / Periodical Service of Generators, Pumps & other Electrical Appliance / On call maintenance support teams.

PVPL + Co ordination for bank loans & legal formalities.
Co ordination with the interior I furniture landscaping design team of the client.
Co ordination for home customization.
Co ordination for additional electronic & communication features.
Co ordination for the setup of central air-conditioning units.



For more details please contact:

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