

Live.....
down the road!





Inspired By A Vision, Realized By Passion



People Behind

In only a decade the builders of City Heights have emerged as one of the trusted builders in Hyderabad. The builders have a dedicated team that has successfully built high-class quality residential projects. These projects have cemented a concrete relationship with its customers with its professional approach to every project from selection, planning, execution and delivery. City Heights understands owning a home is big investment and makes all effort to exceeds customer expectations for quality, service and safety



I invite you to join this wonderful journey that we are embarking upon. It's a vision to create a home as exclusive and as enchanting as you. It's built with passion, capturing every aspiration and creating an address that stands out uniquely for living, enjoying and investment. Come, let's write a new chapter in lifestyle living!

Mohammed Omer Ahmed

Managing Director
City Heights Homes & Resorts Pvt. Ltd.



Nature Soothes, Heals And Provides Unparalleled Peace



Welcome to 5th Avenue!

Here not just the home where you live, but a plethora of 'avenues' all around you; is what adds opportunities to let you enjoy a youthful, urban living!

5th Avenue at Kothur, in the vicinity of the ever-expanding Shamshabad, is a well - designed matrix of exclusive Lavish Villas, where the space is designed with the utmost care and aesthetic sense to not just make you feel at home, but let you live down the road.

Spread over acres of neatly selected place, with direct access to the main road, this avenue offers you an opportunity to take your pick from a set of hundreds joyous Villas; from where you can set out to explore life down the road!



Nature soothes, heals and provides unparalleled peace

What's so special about our architectural designs...

For one, there is more villa per villa! Rarely would you get nearly 4000 sft. of builtup space on a 200 sq. yds. plot! But we have made it happen with a healthy balance between public and private places. Next there is the intelligent integration of comfort and convenience factors. Then, the seamless flow between the indoors and the outdoors. All this with a perfect rectangular plan that knocks off dead spaces completely to let you use and enjoy every inch that you have invested in. Then again the visual 'green wall' between homes that makes the landscape one big green sprawl. And finally the icing on the cake...the contemporary look of the structure itself!

On the light and air circuit...

The structural design makes the most of naturally available light and air. Whatever the time of the day, intelligent planning ensures that natural light streams in copiously and air circulation is robust and refreshing.

Sticking to science...

Vaastu is the science of healthy living spaces. Every Mayfair home is fully vaastu compliant - which means, every directive that contributes to the health of a Mayfair Villas family has been met with.



Enjoy the luxury of Villa with the lifestyle and security of a gated community.

5th Avenue premium homes featuring the highest design standards and quality amenities at attractive price points. Walk into your home and experience a feeling of luxury, quality and workmanship. As part of the larger 5th Avenue community, each villa is designed to give you the freedom to grow and flourish in a gated community. Undoubtedly the perfect home for you and your loved ones.

Amenities

- Plot size 200 Sq. Yards.
- 33', & 40' wide black top roads.
- Electricity supply.
- Street Lighting for roads and open spaces.
- Underground Sewerage System.
- Footpath with Paver Blocks & Avenue Plantation.
- Safe Play area for kids.
- Gated community, 24x7 security.
- Sufficient water supply.



Earth laughs most when swathed in green

Why we chose this bit of Earth for you...

A year ago, a team of energetic people set out to locate that one place which could support the vision of homes that let nature indoors. It took months of exploration to zero in on the right plot. This 9-acre expanse of virgin land in the lap of nature is far away from the bustling, polluted cityscape and yet, close enough for easy access to the City's most happening districts.

Salient Features

- Purely residential with luxury specifications and amenities.
- Well planned layout in Residential (R1) Zone (HMDA norms)
- Design as per vaasthu.
- Closed by NH-7
- Closed by Kothur Railway Terminal
- Builders with a reputation for honesty and quality construction.



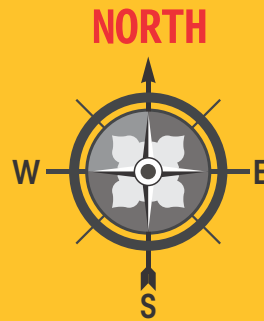
CITY HEIGHTS

5th AVENUE



BEST PLACE... BETTER LIVING...

Site Layout

City Heights's latest venture, a Approved layout of FIFTH AVENUE developed at . Survey Nos. 377, 414, Enmulanara Village Kothur Mandal Mahaboobnagar Dist. Telangana




100% vastu


-  Outright Block
-  Compound Wall



TOWARDS NH-7 BANGALORE HIGHWAY



Johnson-Johnson



Hotel

Bank

TOWARDS J.P DARGA

Shopping Mall

Hospital



East Facing 1BHK Villa



EAST FACE 1BHK FLOOR PLAN

Plot Area 200 sq. yds.
Builtup Area 750 sq.ft.

1 Bedroom + Living + Kitchen + Dining Room



WEST FACE 1BHK FLOOR PLAN

Plot Area 200 sq. yds.
Builtup Area 750 sq.ft.

1 Bedroom + Living + Kitchen + Dining Room



East Facing 2BHK Villa



**EAST FACE 2BHK
GROUND FLOOR PLAN**



**EAST FACE 2BHK
FIRST FLOOR PLAN**



**WEST FACE 2BHK
GROUND FLOOR PLAN**



**WEST FACE 2BHK
FIRST FLOOR PLAN**



**Plot Area 200 sq. yds.
Builtup Area 1250 sq.ft.**

2 Bedrooms + 2 Living Rooms +
Kitchen + Dining Room

**Plot Area 200 sq. yds.
Builtup Area 1250 sq.ft.**

2 Bedrooms + 2 Living Rooms +
Kitchen + Dining Room



QUALITY SPECIFICATION



FRAMED STRUCTURE

RCC Frame work with strong foundation.

WALLS

9" thick external walls and 4 1/2" thick internal walls with red bricks.



WALL FINISHES

INTERNAL WALLS / CEILING: Smooth plastered surface treated with luppam/ putty and painted with acrylic emulsion colour.

EXTERNAL WALLS : Sponge finished plaster admixed with water proofing compound and painted with weather proof cement paint of approved make and colour.



FLOORING

Vitrified tiles in living, Dining, Kitchen & Bed Rooms with 4" skirting. Antiskid ceramic tiles flooring in toilets.



DOORS

Main door : Teak wood paneled shutter with sal wood frame finished with enamel paint with good quality hardware and suitable locking arrangement.

Internal door : 30 mm thick painted lush door shutters with sal wood frame fixed with good quality hardware.



WINDOWS

Aluminum frames with sliding doors with safety grills.



KITCHEN

Polished granite platform and stainless steel sink.



ELECTRICAL

Modular switches, TV outlets in living and master bed room and one A.C. point. One light point and one fan point for each room.



SANITARY FITTINGS

Ceramic ware of brands like Cera / Parryware.

CP fittings of standard quality.

WATER SUPPLY PIPING

CPVC / PVC piping with special fittings as per relevant specifications.

SANITARY AND RAIN WATER PIPING

Superior quality PVC with special fittings as per relevant specifications.

No customization / No changes in specifications

Disclaimer: This brochure is conceptual and not a legal offering. Facilities / Layout / Specifications / Plans / Information / Images / Brand names contained herein are indicative and the promoter reserves the right to change, alter, add, or delete any of them mentioned herein without prior permission or notice. The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering.

Making your home a green comfort zone

Down the road living!

When we say that at 5th Avenue you live down the road, we mean it in every sense. Located at Kothur, 5th Avenue has extremely easy access and connectivity with Hyderabad, one of the most fast-growing and vibrant neighbourhoods of Hyderabad.

A plethora of corporate workspaces like Rajiv Gandhi International Airport, NRSA (National Remote Sensing Agency), Symbiosis International University, Aviation Township & Cargo Sectors, Pan Pharma Labs (APIIC), SEZ's of IT, Pharma, Financial & Manufacturing Industries and a college of fun destinations like DLF Township and Zoo Park are present just a stone's throw away, are as we call it ... down the road!

Add to this, reputed healthcare destinations, excellent educational institutions and every other avenue to fulfil your daily needs is right down the road.

LOCATION MAP

(not to scale)



DISTANCES FROM 5th AVENUE

Rajiv Gandhi International Airport	< 20 mins
Shadnagar	< 15 mins
Kothur Railway Terminal	< 10 mins
Hospitals	< 10 mins
Schools	< 5 mins
P&G, Johnson&Johnson	< 5 mins
Nacto Labs & Papyrus port	< 10 mins
Aramghar X Road	< 30 mins
Gachibowli IT Hub	< 30 mins
Symbiosis International University	< 20 mins
TATA institute of Social Science	< 20 mins



COUNT ON CITY HEIGHTS EXPERIENCE

City Heights which has a proven track record of building lifestyle communities, landmark projects in Hyderabad. The young company is dynamic with a customer focused approach. The developers distinguish themselves with designer buildings backed by innovative concepts. City Heights Homes & Resorts Pvt. Ltd. embodies outstanding ideas and values with a resolve to build quality living spaces that are unique. They add a new dimension to responsible and luxurious living.

Creations @ CITYHEIGHTS



@ KOTHUR



@ SHADNAGAR



@ SHADNAGAR



@ SHADNAGAR



@ MOINABAD



@ MAHESWARAM



REGISTERED & CORPORATE OFFICE

Flat No. 101, 101A, 201 & 202 1st Floor & 2nd Floor
Shamshiri Estate Lakdi Ka Pul Hyderabad 500 004 Telangana India
Tele Phone : 040 6666 8401 / 2 / 3 / 4.
Email : info@cityheights.co.in. www.cityheights.co.in

SITE ADDRESS

Enmulanara Village Kothur Mandal
Mahaboobnagar Dist. Telangana



www.facebook.com/cityheightsrealestate

www.twitter.com/citiheights