



MIRCHI
DEVELOPERS

Where dreams come home...



Premium
LUXURY VILLAS

@
PATI - KOLLUR
HYDERABAD

Pampered by all facilities within your budget

A young girl with long dark hair, wearing a white sleeveless dress, is seen from behind, sitting on a wooden swing. She is holding the ropes of the swing. The background is a vibrant sunset sky with a gradient from orange at the bottom to purple and blue at the top. A bright shooting star streaks across the upper left portion of the sky. On the right side, there are branches with autumn-colored leaves in shades of orange and brown. The overall mood is serene and nostalgic.

THE DESIRE OF
HEALTHY LIVING
WITH LUXURY

Spacious
Independent
Living...



247 Luxury Villas Project



Fusion of Nature and Urban Comfort..



5 Star Rated
Villa Elevation



PERFECT
ENVIRONMENT



PERFECT
LOCATION

PERFECT
AMENITIES



PERFECT
CONNECTIVITY

PERFECT
INVESTMENT



PERFECT
SECURITY

Please Visit Our Award Winning Model Villa

North East Corner Villa Original View



NORTH EAST Facing | 394 Sq.yds | PLOT SIZE: 71'x 50' | TOTAL BUILT-UP AREA - 5514

East - Facing Villa View

Residence
Where you can
find **Peace**

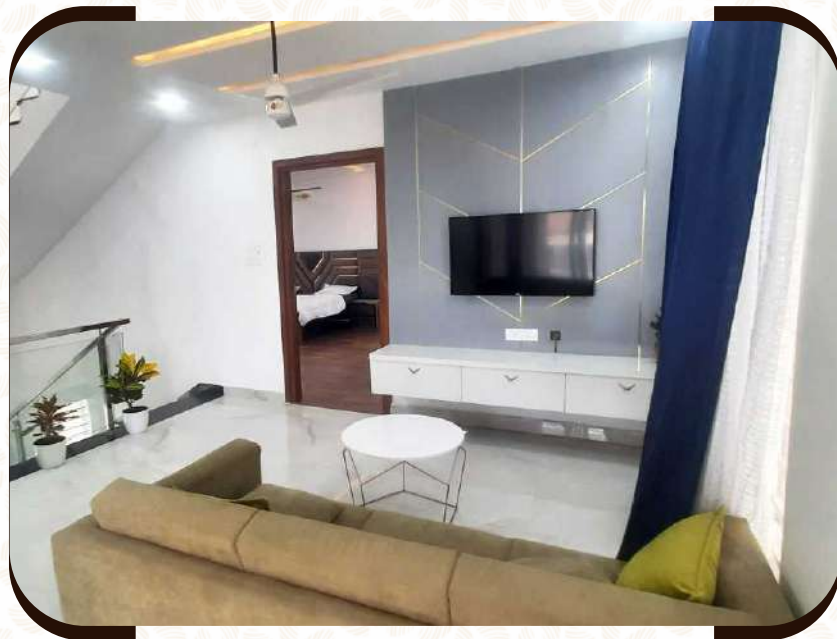


East - Facing Villa Street View



A PERFECT BLEND OF LUXURY WITH SERINITY...

- East Model Villa Authentic Interior Images -



West - Facing Villa View

Residence
Where you can
find **Peace**



West - Facing Villa Street View



A PERFECT BLEND OF LUXURY WITH SERINITY...

- West Model Villa Authentic Interior Images -



To Celebrate the Joy of Life
15000 sft Fully Loaded Clubhouse



Experience an ethereal Lifestyle...

Every great community should be a place that gives the elders of the house corners that let them relax in peace, give the children of the house places to let them play and make as much merry they wish. While all of that is taken care of, there are places for those in the middle years of their life as well.



30+ WORLD CLASS AMENITIES

The M Club Community is a group of like minded and forward thinking individuals, connected with a common way of living. The club brings together remarkable people with ambitions and ideas, forming beneficial and lasting connections. M Club community is exposed to accurate lifestyle experience that is customized and at the same time sets a vibrant and stimulating environment.

- A Lavish and Independent Club House Consist of G+2 Floor
- Indoor and Outdoor Games
- State of Art Gym
- Yoga Hall
- Banquet Hall
- Multipurpose Hall
- Terrace Party Area
- Swimming Pool
- Shuttle Court
- Super Market
- Cafeteria
- Pharmacy
- ATM
- Spa
- Beauty Parlor
- Two Guest Rooms
- Meeting Hall
- Office Room
- Cycling Track
- Walking Track
- Beautiful Landscaping
- Children Play Area
- Drinking Water R.O Plant
- Power Backup for Common Areas
- Generator Facility for Individual Villa Lights & Fans
- Rain Water Harvesting Pits
- Solar Fencing Boundary Wall
- 1 Lakh Liters Overhead Water Tank
- Unique Villa Owner Name on Every Villa

***5.5 ACRES GOVERNMENT SPORTS COMPLEX
OPPOSITE OF OUR VENICE CITY EXIT GATE**

EXPERIENCE A LUXURIOUS LIFE





Sports
Amenities

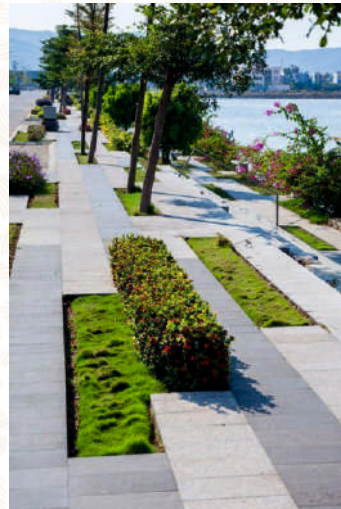




Club
House
Amenities



Other Exciting Amenities





Kids
Play
Zone





Other
Existing
Amenities





Other
Existing
Amenities



Make way for a lifestyle Un-Experienced

If all that you've wanted to experience is a life of incredibleness in the company of homes that share unparalleled class and elan, Venice City is the place to settle in. Each home is an inspiring example of bespoke design and solid construction, crafted by minds that know what you expect after having arrived up there in life. So here it comes, a life of pride accompanied by a lifestyle of total refinement.





Total Extent of land: **16 acres**

Total Villas **247**

Project approved by: **HMDA**

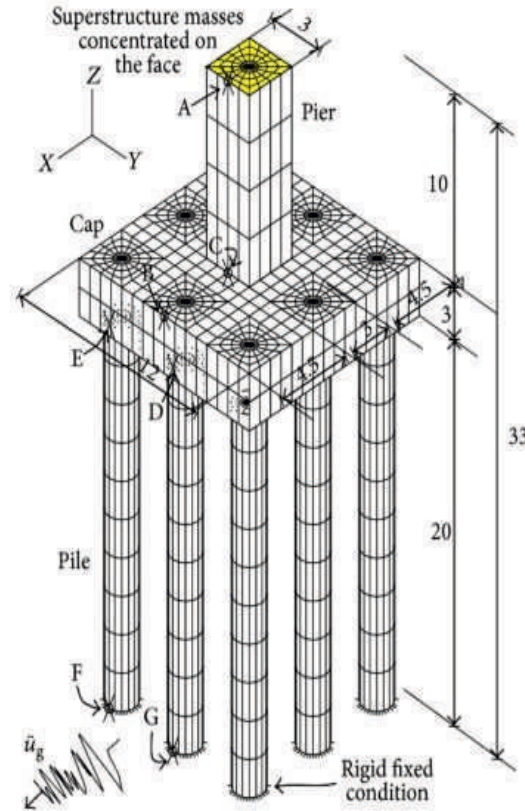
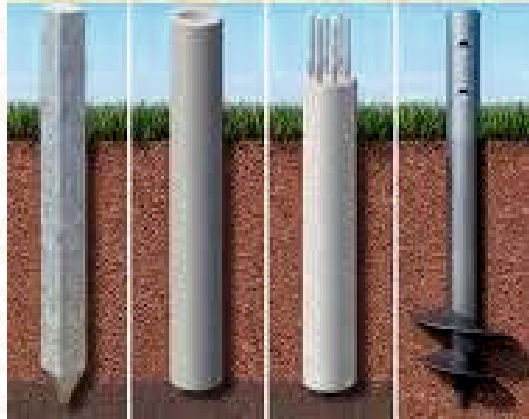
RERA No.: **P01100002456**

Possession Date: **December, 2022**

BANKING PARTNERS



Strong & High Quality



If you are looking for strong, durable and high quality Villas build with Piles Foundation with top class finished. Then look no further homes in our projects are built using Piles Foundation. This is the right project for you...



- ≡ Implementing Innovative Technology
- ≡ Quality Construction
- ≡ Affordable Pricing with Luxury
- ≡ Trust Worthy Team
- ≡ Handpicked Premium Locations
- ≡ Building Spacious Homes in Limited Land
- ≡ Great Return on Investment
- ≡ Committed Management
- ≡ Hassle Free Land Titles (Own Lands)
- ≡ Experts at Creating Sustainable Living

WHY ?



Best Emerging
Premium Villa Award
From
Times of India



Venice City Specifications

Foundation:

RCC Framed Structure of Ground Plus Upper One Floor

Walls:

6"/8" Thick External Wall, 4"/4" Internal Wall with Cement Brick or AAC blocks

Plastering:

Two Coat plastering for both interior and Exterior Walls.

Doors, Door Frames and shutters:

All Doors, Door frames and shutters Duradoor from NCL, DEC or Equivalent Group.

Painting:

- I. Internal and Ceiling painting: 2 Coat Putty + 1 coats of Primer + 2 coats of emulsion paint (Asia/Birla/JK/Berger/ Techno Paint or Equivalent)
- ii. External Painting: 2 Coats Putty + 1 Coat of Primer + 2 coats of External weather proof paint (Asia/Birla/JK/Berger or Equivalent)

Electrical:

- I. All Wiring Dr.Copper or Equivalent Switches/DB of Dr.Copper /Legrand or Equivalent.
- ii. Power point Provisions for Ac's for all bed rooms and Geysers In bathrooms.
- iii. Internet Provision at ground Floor and provided TV Cabling Provisions for all bedrooms.

Flooring:

- i. Vitrified Tiles in Drawing, Dinning and bedrooms, Lounge, Somany, Asian, Muranoor or equivalent Brands
- ii. Wooden Flooring in Master bed room
- iii. Staircase: Combination of Elegantly designed Granite/Marble or Equivalent.
- iv. Bathrooms: Antiskid Ceramic tiles with glazed tiles dado upto 7' height
- v. Utility: Antiskid Ceramic tiles with glazed tiles dado upto 4' height
- vi. Balconies/Open Terrace: Antiskid vitrified tiles flooring.
- vii. Top Terrace: Water Proofing Treatment as per standards.

Plumbing:

- a. CPVC pipe provided for sewerage supply lines (Vectus/Ashirvad/Astral or Equivalent)
- b. CPVC pipes provided for water supply lines (Vectus/Ashirvad/Astral or Equivalent)

Kitchen:

- I. Granite Platform with Stainless Steel Sink,
- ii. Provisions in kitchen: for fixing of water purifier, exhaust fan and chimney
- iii. Up To 2' feet dado finishing tile

Ro plant:

Ro water purifier plant will be provided for community

Water Supply System:

Centralized water distribution by hydro pneumatic system for all villas.

Windows:

All Windows and French doors are UPVC

Bathroom Fittings:

Grohe, Jaquar, Parryware, CERA, Hindware or equivalent brands

Power Backup:

- i. DG Power Upto 2kv to each villa
- ii. DG Power Backup for common areas

Car Parking Area:

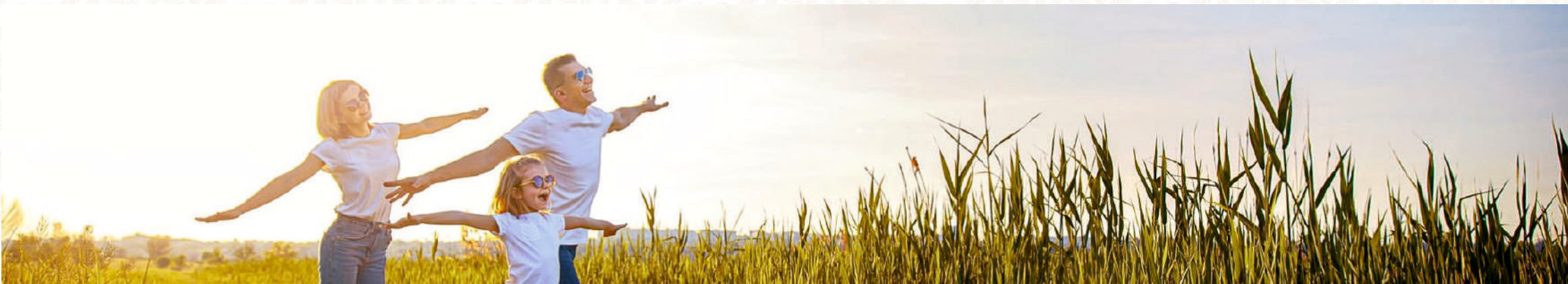
Parking Tiles

CC Cameras:

CC Camera cable provision for each villa

Railing:

Elevation Balcony SS Railing with glass Stair case SS Railing.



Highlights of the Project

- HMDA Approved Project
- 16 Acres Project
- 247 Luxury Villas
- 200 feet and 100 feet Road Two Way Connectivity to Venice City
- Premium Location in Hyderabad
- Fully Developed Surrounding Areas
- As per Vastu
- Street Lights
- Over Head Water Tank
- Sewerage treatment plant
- 40 & 30 feet Internal CC Road
- Immediate appreciation
- More Open Area
- Under Ground Drainage and Electricity
- Fully Loaded Club House
- Plenty of Plantation
- Only East & West Face Villas
- Near to All IT Hubs
- Near to Financial District
- Near to Gachibowli
- Very near to Ring Road Exit no. 2 & 3
- Inside the ring road



RO WATER



FUNCTION HALL



COMMUNITY DINING



LANDSCAPED GARDEN



CLINIC WITHIN THE CAMPUS



SEWAGE TREATMENT PLANT



AYURVEDIC SPA



BEAUTY SALOONS FOR MEN & WOMEN



GUEST ROOMS



SAFETY LOCKER FOR VILLAS



INDOOR GAMES ROOM



SHUTTLE COURT



POWER BACKUP



INTERCOM FACILITY



PROVISION FOR SOLAR WATER HEATER FOR VILLAS



FULLY EQUIPPED GYMNASIUM



PANIC ALARM



24 HRS SECURITY WITH CCTV SURVEILLANCE



Venice City Areal View



Master Layout Plan

200' Ft Road

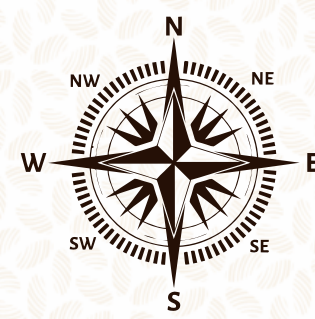
Shankarpalli to Patancheru

- 165 Sq.yds
- 183 Sq.yds
- 133 Sq.yds - 394 Sq.yds



Shankarpalli Road to Pati - Kolluru

100' Ft Road



18 165 Sq.yds	19 165 Sq.yds	54 183 Sq.yds	55 165 Sq.yds	89 183 Sq.yds	OPEN AREA		121 168 Sq.yds	153 208 Sq.yds	154 219 Sq.yds	185 265 Sq.yds	186 271 Sq.yds	216 155 Sq.yds	217 157 Sq.yds	247 197 Sq.yds
17 165 Sq.yds	20 165 Sq.yds	53 183 Sq.yds	56 165 Sq.yds	88 183 Sq.yds	90 165 Sq.yds	120 183 Sq.yds	122 165 Sq.yds	152 183 Sq.yds	155 165 Sq.yds	184 183 Sq.yds	187 165 Sq.yds	214 167 Sq.yds	218 165 Sq.yds	246 183 Sq.yds
16 165 Sq.yds	21 165 Sq.yds	52 183 Sq.yds	57 165 Sq.yds	87 183 Sq.yds	91 165 Sq.yds	119 183 Sq.yds	123 165 Sq.yds	151 183 Sq.yds	156 165 Sq.yds	183 183 Sq.yds	188 165 Sq.yds	213 183 Sq.yds	219 165 Sq.yds	245 183 Sq.yds
15 165 Sq.yds	22 165 Sq.yds	51 183 Sq.yds	58 165 Sq.yds	86 183 Sq.yds	92 165 Sq.yds	118 183 Sq.yds	124 165 Sq.yds	150 183 Sq.yds	157 165 Sq.yds	182 183 Sq.yds	189 165 Sq.yds	212 183 Sq.yds	220 165 Sq.yds	244 183 Sq.yds
14 165 Sq.yds	23 165 Sq.yds	50 183 Sq.yds	59 165 Sq.yds	85 183 Sq.yds	93 165 Sq.yds	117 183 Sq.yds	125 165 Sq.yds	149 183 Sq.yds	158 165 Sq.yds	181 183 Sq.yds	190 165 Sq.yds	211 183 Sq.yds	221 165 Sq.yds	243 183 Sq.yds
13 165 Sq.yds	24 165 Sq.yds	49 183 Sq.yds	60 165 Sq.yds	84 183 Sq.yds	94 165 Sq.yds	116 183 Sq.yds	126 165 Sq.yds	148 183 Sq.yds	159 165 Sq.yds	180 183 Sq.yds	191 165 Sq.yds	210 183 Sq.yds	222 165 Sq.yds	242 183 Sq.yds
12 165 Sq.yds	25 165 Sq.yds	48 183 Sq.yds	61 165 Sq.yds	83 183 Sq.yds	95 165 Sq.yds	115 183 Sq.yds	127 165 Sq.yds	147 183 Sq.yds	160 165 Sq.yds	179 183 Sq.yds	192 165 Sq.yds	209 183 Sq.yds	223 165 Sq.yds	241 183 Sq.yds
11 165 Sq.yds	26 165 Sq.yds	47 183 Sq.yds	62 165 Sq.yds	82 183 Sq.yds	96 165 Sq.yds	114 183 Sq.yds	128 165 Sq.yds	146 183 Sq.yds	161 165 Sq.yds	178 183 Sq.yds	193 165 Sq.yds	208 183 Sq.yds	224 165 Sq.yds	240 183 Sq.yds
10 165 Sq.yds	27 165 Sq.yds	46 183 Sq.yds	63 165 Sq.yds	81 183 Sq.yds										
PROPOSED 40' WIDE ROAD														
09 228 Sq.yds	28 190 Sq.yds	45 211 Sq.yds	64 190 Sq.yds	80 394 Sq.yds	97 190 Sq.yds	113 394 Sq.yds	129 190 Sq.yds	145 394 Sq.yds	162 190 Sq.yds	177 394 Sq.yds	194 190 Sq.yds	207 394 Sq.yds	226 190 Sq.yds	238 394 Sq.yds
08 198 Sq.yds	29 165 Sq.yds	44 183 Sq.yds	65 165 Sq.yds	81 394 Sq.yds	98 165 Sq.yds	114 394 Sq.yds	130 165 Sq.yds	146 394 Sq.yds	163 165 Sq.yds	178 394 Sq.yds	195 165 Sq.yds	208 394 Sq.yds	227 165 Sq.yds	239 394 Sq.yds
07 198 Sq.yds	30 165 Sq.yds	43 183 Sq.yds	66 165 Sq.yds	82 183 Sq.yds	99 165 Sq.yds	115 183 Sq.yds	131 165 Sq.yds	147 183 Sq.yds	164 165 Sq.yds	179 183 Sq.yds	196 165 Sq.yds	209 183 Sq.yds	228 165 Sq.yds	237 183 Sq.yds
06 198 Sq.yds	31 165 Sq.yds	42 183 Sq.yds	67 165 Sq.yds	83 183 Sq.yds	100 165 Sq.yds	116 183 Sq.yds	132 165 Sq.yds	148 183 Sq.yds	165 165 Sq.yds	180 183 Sq.yds	197 165 Sq.yds	210 183 Sq.yds	229 165 Sq.yds	236 183 Sq.yds
05 198 Sq.yds	32 165 Sq.yds	41 183 Sq.yds	68 165 Sq.yds	84 183 Sq.yds	101 165 Sq.yds	117 183 Sq.yds	133 165 Sq.yds	149 183 Sq.yds	166 165 Sq.yds	181 183 Sq.yds	198 165 Sq.yds	211 183 Sq.yds	230 165 Sq.yds	235 183 Sq.yds
04 198 Sq.yds	33 165 Sq.yds	40 183 Sq.yds	69 165 Sq.yds	85 183 Sq.yds	102 165 Sq.yds	118 183 Sq.yds	134 165 Sq.yds	150 183 Sq.yds	167 165 Sq.yds	182 183 Sq.yds	199 165 Sq.yds	212 183 Sq.yds	231 165 Sq.yds	234 183 Sq.yds
03 198 Sq.yds	34 165 Sq.yds	39 183 Sq.yds	70 165 Sq.yds	86 183 Sq.yds	103 165 Sq.yds	119 183 Sq.yds	135 165 Sq.yds	151 183 Sq.yds	168 165 Sq.yds	183 183 Sq.yds	200 165 Sq.yds	213 183 Sq.yds	232 208 Sq.yds	233 211 Sq.yds
02 198 Sq.yds	35 165 Sq.yds	38 183 Sq.yds	71 165 Sq.yds	87 183 Sq.yds	104 165 Sq.yds	120 183 Sq.yds	136 165 Sq.yds	152 183 Sq.yds	169 148 Sq.yds	184 277 Sq.yds	201 155 Sq.yds	214 290 Sq.yds		
01 200 Sq.yds	36 177 Sq.yds	37 193 Sq.yds	72 177 Sq.yds	88 200 Sq.yds	105 183 Sq.yds	121 206 Sq.yds	137 187 Sq.yds	153 186 Sq.yds	170 133 Sq.yds	185 138 Sq.yds				

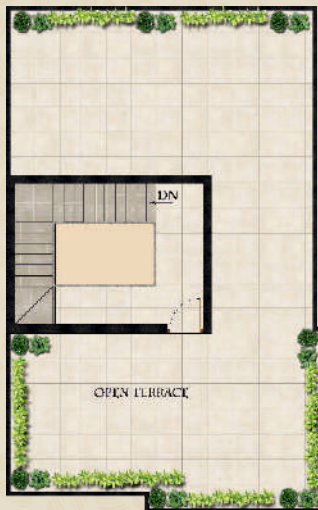


50' EAST ROAD

East Facing
Ground Floor Plan



East Facing
First Floor Plan



East Facing
Terrace Floor Plan



EAST Facing

183 Sq.yds

PILOT SIZE: 33'x 50'

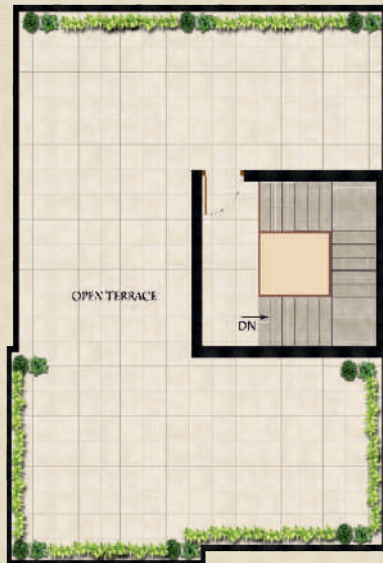
TOTAL BUILT-UP AREA - 2599



West Facing
Ground Floor Plan



West Facing
First Floor Plan



West Facing
Terrace Floor Plan



WEST Facing

165 Sq.yds

PIOT SIZE: 33'x 45'

TOTAL BUILT-UP AREA - 2230

“ 5 Minutes Drive from Kollur IT HUB ”



Venice City is a hot cake property at the most happening place Kollur where the new IT Hub is also taking shape.
Luxury and work match to create a fabulous lifestyle. Enjoy it.

Educational Institutions

Gaudium International School: 07 Minutes
Samashti International School: 07 Minutes
Candiidus International School: 07 Minutes
International School of Hyderabad: 17 Minutes

Hospitals

Continental Hospital: 20 Minutes
Citizens Speciality Hospital: 25 Minutes
AIG Hospital: 25 Minutes
Care Hospital: 25 Minutes

Shopping Malls

GSM Mall: 20 Minutes
Sarath City Capital Mall: 30 Minutes
Inorbit Mall: 30 Minutes

IT Hubs

Kollur IT Hub: 05 Minutes
Financial District: 15 Minutes
Gachibowli: 20 Minutes
Hitech City: 30 Minutes

Nearby

ORR Kollur Exit No 2: 03 Minutes
ORR Patancheru Exit No 3: 03 Minutes
Patancheru - Mumbai Highway: 05 Minutes
BHEL: 15 Minutes
Lingampally MMTS Railway Station: 20 Minutes
Google Office: 15 Minutes
Amazon Office: 15 Minutes
Rajiv Gandhi International Airport: 45 Minutes



Location Advantages



*Celebrate
the Delightful
Moments with
Mirchi*





Corporate Office Address:

3rd Floor, Bizness Square, Hitech City Rd, Laxmi Cyber City,
HITEC City, Hyderabad, Telangana 500081.

📍 Site Address:

Pati - Kolluru (Pati to Gaudium School Road)
Patancheruvu Mandal, Sangareddy Dist, Hyderabad



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This marketing collateral is purely conceptual and does not constitute a legal document. Visual representation are not to be taken as representation of facts and do not form part of an offer or contract. The management of Mirchi group reserves the right to add, delete or alter any specification mentioned here.

A PROJECT BY



MIRCHI DEVELOPERS

Where dreams come home...

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