

TG RERA NO: P02200008919



elegancia

Where Elegance Meets Grandeur
Kompally



PROJECT HIGHLIGHTS

Prime Location Advantage

Less than 1 Km from Cineplanet & just 150 meters from Dulapally Road.

Premium Gated Community Spread Over 3.5 Acres

7 acres combined with Phase I

4BHK + Home Theatre Triplex Villas

Extra Room, Extra Luxury
Perfect for Work, Play, or Leisure

183, 232 & 300 Sq. Yds Villa Units

Smarter Configurations to Maximize Comfort and Space

3403 | 4365 | 5200 SFT BUA

From Spacious to Super Spacious – Homes That Breathe

A Private Enclave of Just 45 Handcrafted Villas

Well-Laid 40 & 30 Ft Wide Internal Roads for Smooth Access

14,000 Sft Clubhouse

Club-Class Living Just Steps from Your Villa

Vastu-Compliant Layouts for Peaceful Living

Designed to Invite Balance, Energy & Well-being

Italian Marble & Aluminium Windows*

Sophisticated Interiors with Premium Touches

Soaring 11 Ft Ceilings

More Headroom, More Elegance in Every Room

Built for Comfort, Designed to Last

30 & 40 ft wide roads with premium red brick construction

"Note:*charged additionally"

Amenities



Supermarket



Gymnasium



Indoor Basketball



Indoor Badminton



Terrace Party Area



Senior Citizens Corner



Admin Office



Kids Play Area



Swimming Pool



Kids Pool



Guest Rooms



Multi Purpose Hall



Banquet Hall



Cricket Pitch



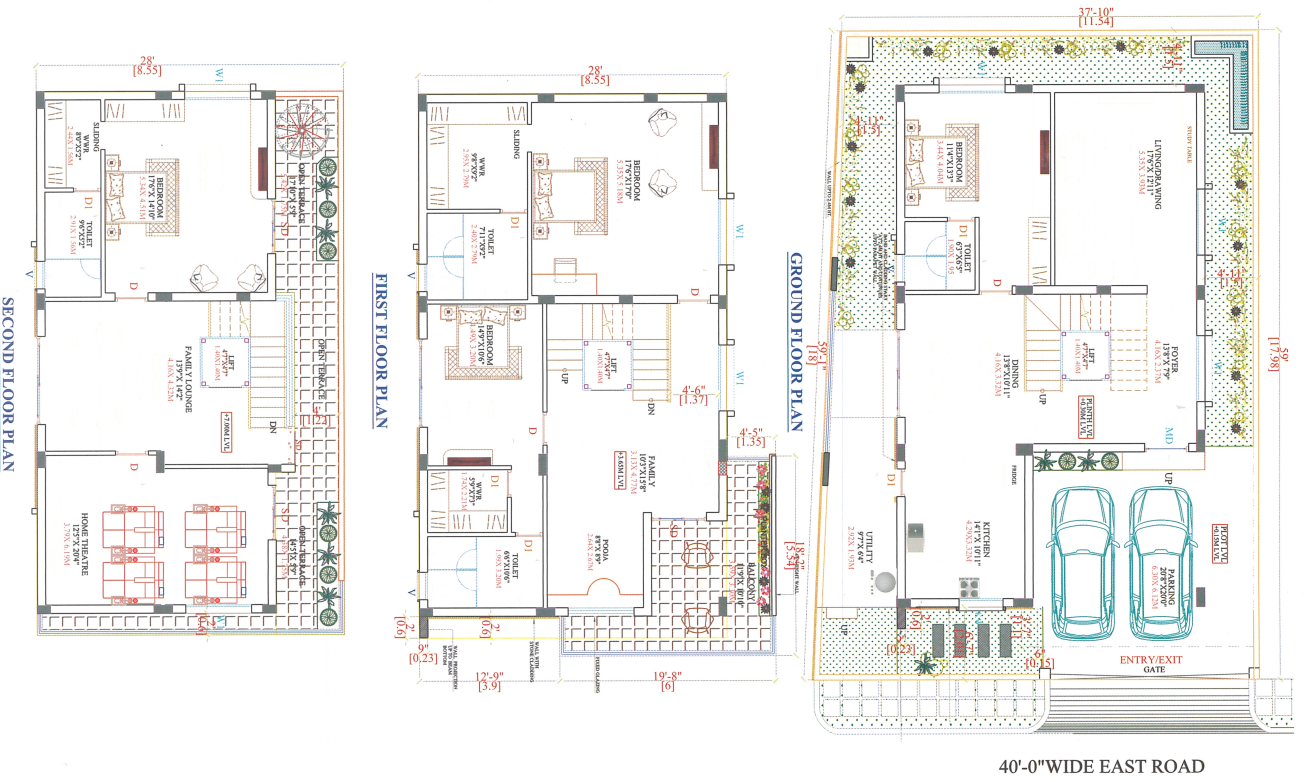
Rock Garden



URVEY

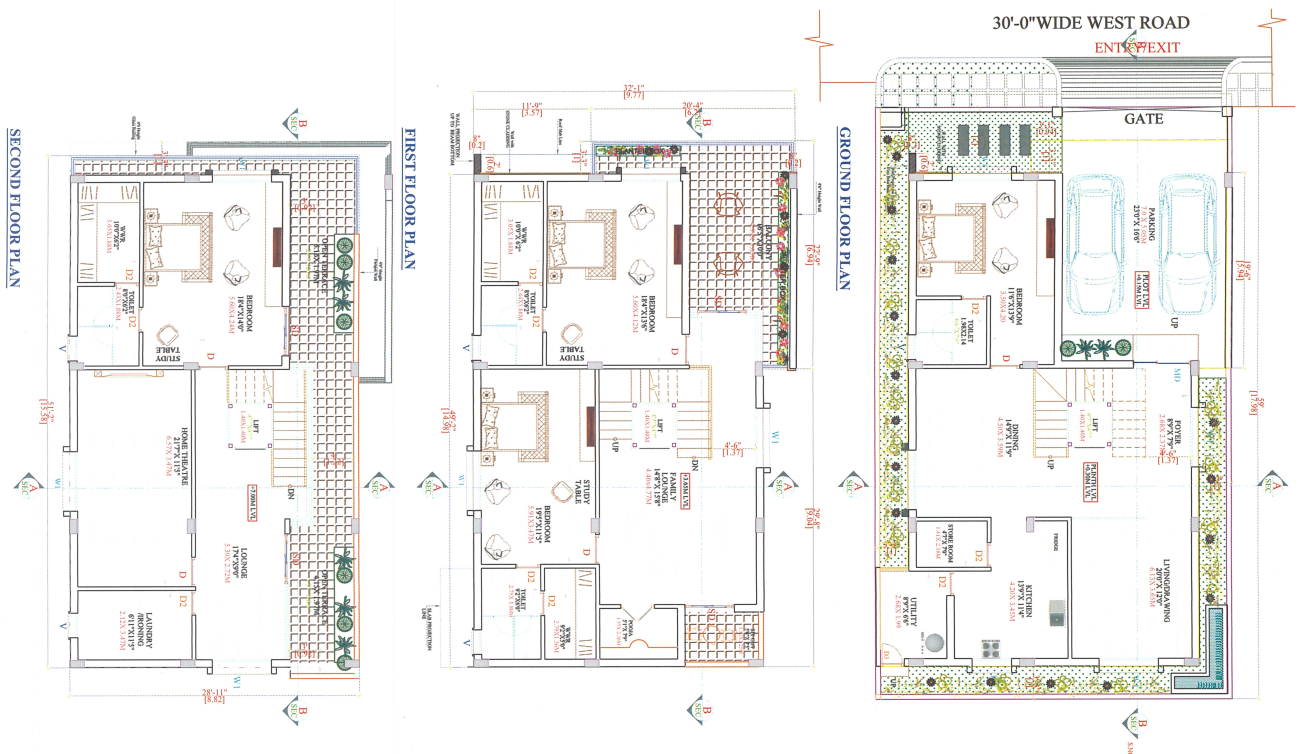


Typical Floor Plan East Facing



183 Sq.Yds - 3403 SFT, 196 Sq.Yds - 3600 SFT, 232 Sq.Yds - 4365 SFT,
350 Sq.Yds - 4800 SFT, 337 Sq.Yds - 5800 SFT

Typical Floor Plan West Facing



Specifications



STRUCTURE

RCC Framed Structure & Brickwork with Robosand
Outer walls 9" and inner walls 4 1/2" thick with
Karimnagar red bricks. Plastering with River sand



DOORS, WINDOWS & RAILINGS

MAIN DOOR

African Teak Frames with melamine polishing &
hardware fittings of reputed make.

INTERNAL DOORS

Commercial Ply of Green Ply or Century Brand

FRENCH DOORS

UPVC door frame with toughened plain
glass panelled shutters and designer hardware of
reputed make (Encraft 2.5 Track)

WINDOWS

UPVC door frame with plain glass with suitable
finishes as per design (Encraft 2.5 Track) of reputed
make Or Aluminium Windows (chargable additionally)
Railings : SS Railing with Glass



FLOORING & DADOING

All Rooms- 2-feet X 4-feet Vitrified Tiles of Somany Brand
or Italian marble (Charged additionally)

Bathrooms : Acid-resistant, Anti-skid ceramic tiles of
reputed make, 2X2 for floor and 2x4 up to 8-feet high for
walls

Corridors : Vitrified tiles of reputed make.

All Balconies : Rustic ceramic tile of reputed make.

Utility : Rustic ceramic tile of reputed make.

Staircase : Granite/Vitrified



PAINTING

EXTERNAL

Textured finish, primer and final coat

INTERNAL

2 coats Smooth putty finish with primer and Final coat
Paint (Birla Putty, Paint Asian)



TILE CLADDING

Utility : Glazed ceramic tiles dado up to 3'-0" height of
reputed make.

Other Accessories : Provision for fixing of water purifier,
exhaust fan or chimney

Utility : Provision for washing machine & wet area for
washing utensils etc



CP & SANITARY FIXTURES

Reputed make of CP and Sanitary Fittings Wall mounted
WC's and Grohe or equivalent for Concealed tanks

Bathrooms : Vanity type wash basin / granite counter top.
Smart Lock for Main door of reputed make



TELECOMMUNICATIONS, CABLE TV & INTERNET

Telephone Points : All units provided with intercom
telephone point in the living room and connected to
security.

Cable TV : Provision for cable connection in master
bedroom & living room.

Internet : One internet connection provision in
each floor



ELECTRICAL FIXTURES

Internal Electrical Fixtures : Provision for geysers in all
attached bathrooms.

Provision for exhaust fans in all bathrooms.

Provision for power outlets for air conditioners in all
bedrooms.

Plug points for TV in Living and Master Bedroom.

3-phase power supply for each unit with individual meter
boards.

Miniature Circuit Breakers (MCB) of reputed make for
each distribution board.

Concealed copper wiring and switches of reputed make.

Kitchen / Utility Area : Power plug for cooking range
chimney, refrigerator, microwave oven, mixer/grinder
in kitchen and washing machine, dish washer in utility
area.

Power Back-up : Provided for lift and common areas.
2 light and fan points in each flat also provided.

Wiring: Havells Brand

Module Boxes, switch boards 7 Switches : Legrand or
equivalent



WATER SUPPLY

Water Provision in Kitchen : Municipal water provided
separately in kitchen along with borewell water.
Domestic water made available through an exclusive
water softening plant (NOT RO Plant).



LIFTS

Provision for Hydraulic type Lift only



WTP & STP

A sewage treatment plant of adequate capacity as
per norms will be provided inside the project, treated
sewage water will be used for the landscape purpose.



SECURITY / BMS

Sophisticated round-the-clock security / surveillance
system. Barbed wire fencing all around the compound.
Surveillance cameras at the Main Security to monitor.



GAS PROVISION

Underground provision will be provided for gas
connections (without meters)