



# THE CROWN VILLAS



At some point, you'll want  
to put down roots...

That time has come!





## Your Reward. Your Future.

Its a dream that everyone cherishes. Its a part of evolving, of growing in stature, in your career or profession. What's more, you've earned this privilege.

Today what was once a dream becomes a reality. Personal space you yearned for is now within your reach... your own villa.

A place where you and your family can put down roots, safe and secure. And continue with life, with a focus on what fair tidings tomorrow brings.







## THE CROWN

### The Crown Villas.

The Crown Villas project is an 8.24 acre development of 130 exclusive Villas, set in Rameshwar Banda Village, Patancheru Mandal, Sangareddy District. Today it is a calm and quiet locale 6 km from Patancheru, and 30 km from Sangareddy, which is the District Headquarters.

The location is 10 -15 minutes (5 to 10 km) away from Public and Private Bus Stands, and also the Railway Station. It is a short drive of 20 minutes to Financial District, which makes all the action and excitement of Gachi Bowli a mere half hour drive away.







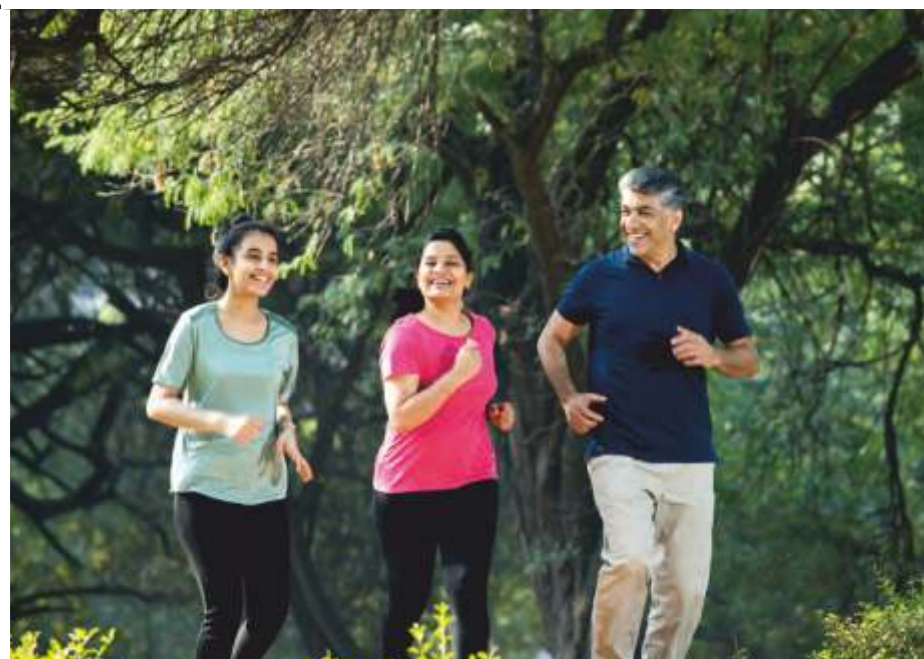
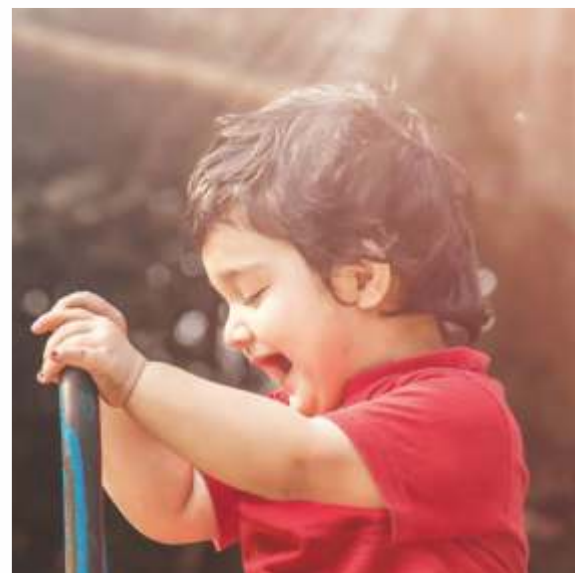
### Nearby Locations

|                                   |         |
|-----------------------------------|---------|
| Financial District                | 20 mins |
| Medical Devices Park              | 10 mins |
| Outer Ring Road                   | 5 mins  |
| TRR Institute of Medical Sciences | 5 mins  |

These are the factors that will also give your Villa here, the kind of rapid appreciation in value that you can never imagine.







## Project Details

The Crown Villas development is set on an 8.24 acre holding comprises 130 Triplex Villas each ranging from 2300sft to 4200sft, and built on plots ranging from 167 to 304 sq.yds.

Children's Play Areas and Tot-lots have been provided at several locations within the development so that parents and elders can rest assured that the tiny tots are playing safely nearby, not far away from their homes.

Crown Villas will have 30ft and 40ft CC Roads running through the development, and will have a 10000sft Club House with amenities.







## Take life for granted at The Crown Villas

### Amenities

- Clear Title
- Gated Community
- Well planned Clubhouse
- 40' & 30' ft. Internal CC Road with walking path
- Underground Electricity cabling with well planned street lights
- Pneumatic Water Supply Systems
- 24 hrs. Security with Surveillance System
- Excellent landscaping in parks
- Ample Children's Play Areas and Tot Lots
- Rain Harvesting Pits
- Compound Wall & Single Point Entrance
- Water Connection to Every Plot
- Modern Efficient Drainage System
- Vastu: East, West and North Facing Plots
- Immediate Registration



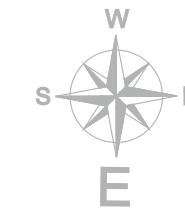




Area Statement

| Villa No. | Plot Area in Sq.Yards | Villa Area in Sq.ft. | Villa No. | Plot Area in Sq.Yards | Villa Area in Sq.ft. | Villa No. | Plot Area in Sq.Yards | Villa Area in Sq.ft. |
|-----------|-----------------------|----------------------|-----------|-----------------------|----------------------|-----------|-----------------------|----------------------|
| 1         | 166.7                 | 2474.2               | 45        | 173.6                 | 2368.5               | 89        | 166.7                 | 2474.2               |
| 2         | 166.7                 | 2474.2               | 46        | 165.6                 | 2368.5               | 90        | 166.7                 | 2474.2               |
| 3         | 166.7                 | 2474.2               | 47        | 165.7                 | 2368.5               | 91        | 166.7                 | 2474.2               |
| 4         | 166.7                 | 2474.2               | 48        | 166.5                 | 2368.5               | 92        | 166.7                 | 2474.2               |
| 5         | 166.7                 | 2474.2               | 49        | 167.2                 | 2474.2               | 93        | 166.7                 | 2474.2               |
| 6         | 166.7                 | 2407.4               | 50        | 167.9                 | 2474.2               | 94        | 166.7                 | 2474.2               |
| 7         | 166.7                 | 2407.4               | 51        | 168.5                 | 2474.2               | 95        | 166.7                 | 2474.2               |
| 8         | 166.7                 | 2407.4               | 52        | 169.1                 | 2474.2               | 96        | 165.8                 | 2383                 |
| 9         | 166.7                 | 2407.4               | 53        | 169.9                 | 2474.2               | 97        | 211.1                 | 2601                 |
| 10        | 166.7                 | 2407.4               | 54        | 170.7                 | 2474.2               | 98        | 156.9                 | 2407.4               |
| 11        | 166.7                 | 2407.4               | 55        | 171.5                 | 2474.2               | 99        | 177.2                 | 2356.2               |
| 12        | 166.7                 | 2474.2               | 56        | 172.4                 | 2474.2               | 100       | 228.7                 | 2357.2               |
| 13        | 166.7                 | 2474.2               | 57        | 173.2                 | 2474.2               | 101       | 303.7                 | 3846                 |
| 14        | 166.7                 | 2474.2               | 58        | 174                   | 2474.2               | 102       | 166.7                 | 2407.4               |
| 15        | 166.7                 | 2474.2               | 59        | 174.8                 | 2474.2               | 103       | 166.7                 | 2407.4               |
| 16        | 166.7                 | 2474.2               | 60        | 175.6                 | 2474.2               | 104       | 166.7                 | 2407.4               |
| 17        | 166.7                 | 2474.2               | 61        | 176.5                 | 2474.2               | 105       | 166.7                 | 2407.4               |
| 18        | 258.9                 | 2300.3               | 62        | 177.4                 | 2474.2               | 106       | 166.7                 | 2407.4               |
| 19        | 166.7                 | 2407.4               | 63        | 178.3                 | 2474.2               | 107       | 166.7                 | 2474.2               |
| 20        | 166.7                 | 2407.4               | 64        | 179                   | 2474.2               | 108       | 166.7                 | 2474.2               |
| 21        | 166.7                 | 2407.4               | 65        | 178.8                 | 2474.2               | 109       | 166.7                 | 2474.2               |
| 22        | 166.7                 | 2407.4               | 66        | 178.6                 | 2474.2               | 110       | 166.7                 | 2474.2               |
| 23        | 166.7                 | 2474.2               | 67        | 178.3                 | 2474.2               | 111       | 166.7                 | 2474.2               |
| 24        | 166.7                 | 2474.2               | 68        | 176.8                 | 2474.2               | 112       | 232.7                 | 2394.4               |
| 25        | 166.7                 | 2474.2               | 69        | 302.3                 | 4186                 | 113       | 166.7                 | 2407.4               |
| 26        | 160.7                 | 2289.7               | 70        | 199.7                 | 2625                 | 114       | 166.7                 | 2407.4               |
| 27        | 166.7                 | 2407.4               | 71        | 183.3                 | 2625                 | 115       | 166.7                 | 2407.4               |
| 28        | 166.7                 | 2407.4               | 72        | 183.3                 | 2625                 | 116       | 166.7                 | 2605.7               |
| 29        | 166.7                 | 2474.2               | 73        | 166.7                 | 2407.4               | 117       | 166.7                 | 2598.2               |
| 30        | 211.4                 | 2775.6               | 74        | 166.7                 | 2407.4               | 118       | 161.9                 | 2187.5               |
| 31        | 173.4                 | 2320.6               | 75        | 166.7                 | 2407.4               | 119       | 166.7                 | 2407.4               |
| 32        | 166.7                 | 2407.4               | 76        | 166.7                 | 2407.4               | 120       | 166.7                 | 2407.4               |
| 33        | 166.7                 | 2474.2               | 77        | 166.7                 | 2407.4               | 121       | 166.7                 | 2407.4               |
| 34        | 166.7                 | 2474.2               | 78        | 166.7                 | 2407.4               | 122       | 166.7                 | 2474.2               |
| 35        | 166.7                 | 2474.2               | 79        | 166.7                 | 2407.4               | 123       | 166.7                 | 2474.2               |
| 36        | 166.7                 | 2474.2               | 80        | 166.7                 | 2407.4               | 124       | 166.7                 | 2474.2               |
| 37        | 166.7                 | 2474.2               | 81        | 166.7                 | 2407.4               | 125       | 166.7                 | 2474.2               |
| 38        | 267                   | 3398.8               | 82        | 166.7                 | 2407.4               | 126       | 244.2                 | 2140.5               |
| 39        | 286.4                 | 2573.7               | 83        | 166.7                 | 2407.4               | 127       | 166.7                 | 2407.4               |
| 40        | 166.7                 | 2407.4               | 84        | 166.7                 | 2407.4               | 128       | 166.7                 | 2407.4               |
| 41        | 166.7                 | 2407.4               | 85        | 166.7                 | 2474.2               | 129       | 166.7                 | 2474.2               |
| 42        | 166.7                 | 2407.4               | 86        | 166.7                 | 2474.2               | 130       | 261.6                 | 2546.9               |
| 43        | 166.7                 | 2407.4               | 87        | 166.7                 | 2474.2               |           |                       |                      |
| 44        | 166.7                 | 2407.4               | 88        | 166.7                 | 2474.2               |           |                       |                      |





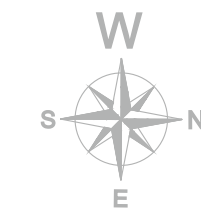
## Living elegantly at The Crown Villas

The elegantly designed Villas come with Living Room, Dining Room, Guest Bedroom and Kitchen on the Ground Floor, 2 Bedrooms (with Attached Bathrooms) and Common Area on the First Floor and an Entertainment Zone with Home Theatre on the 2nd Floor.

### East Facing

|              |          |                  |
|--------------|----------|------------------|
| Ground Floor | :        | 998 sft.         |
| First Floor  | :        | 998 sft.         |
| Second Floor | :        | 480 sft.         |
| <b>Total</b> | <b>:</b> | <b>2476 sft.</b> |





The Villas have been designed as per Vaastu Tenets and both East Facing and West Facing options have been provided. Each Villa comes with its own Parking place. And a little green space of your own.

### West Facing

|              |          |                  |
|--------------|----------|------------------|
| Ground Floor | :        | 998 sft.         |
| First Floor  | :        | 998 sft.         |
| Second Floor | :        | 480 sft.         |
| <b>Total</b> | <b>:</b> | <b>2476 sft.</b> |







## Specifications

- |              |  |
|--------------|--|
| Structure    | : R.C.C. Framed structure.   |
| Walls        | : 8' Thickness outer walls, 4 1/2 Thickness Internal walls   |
| Plastering   | : Two coats of smooth internal plastering and two coats external with waterproof cement compound.              |
| Main Door    | : Best quality teak wood frame and teakwood door with melamine finish and brass fittings.                      |
| Other Doors  | : All doors in teak wood frames and panel internal doors with enamel finish. Powder coated aluminium fittings. |
| Windows      | : Premium Quality UPVC Windows.  |
| Painting     | : Internal walls and ceiling with two coats putty and emulsion. External walls with exterior emulsion.         |
| Kitchen      | : Black granite counter top with SS sink. 2' height wall tile dado above counter top.                          |
| Toilets      | : Ivory coloured sanitary ware. Glazed wall tiles upto 7' height. Anti-skid flooring in bath rooms.            |
| Flooring     | : High quality large vitrified flooring tiles. Anti-skid tiles in common areas.                                |
| Electrical   | : Concealed PVC conduits wiring. TV points in living, dining and master bedroom. Modular switches.             |
| Water Supply | : 24 hours Water supply Through Pneumatic system.  |
| Extras       | : Registration Fee & GST.  |







Street View







## Location Map



## Route Information and Landmarks

- Hyderabad to Mumbai Highway - 6 mins
- Financial District - 20 mins
- Outer Ring Road - 5 mins
- GMR Convention Center - 5 mins
- TRR Institute of Medical Sciences - 5 mins
- Medical Device Park - 5 mins
- Max Care Hospital - 5 mins
- Silver Oaks International School - 5 mins

