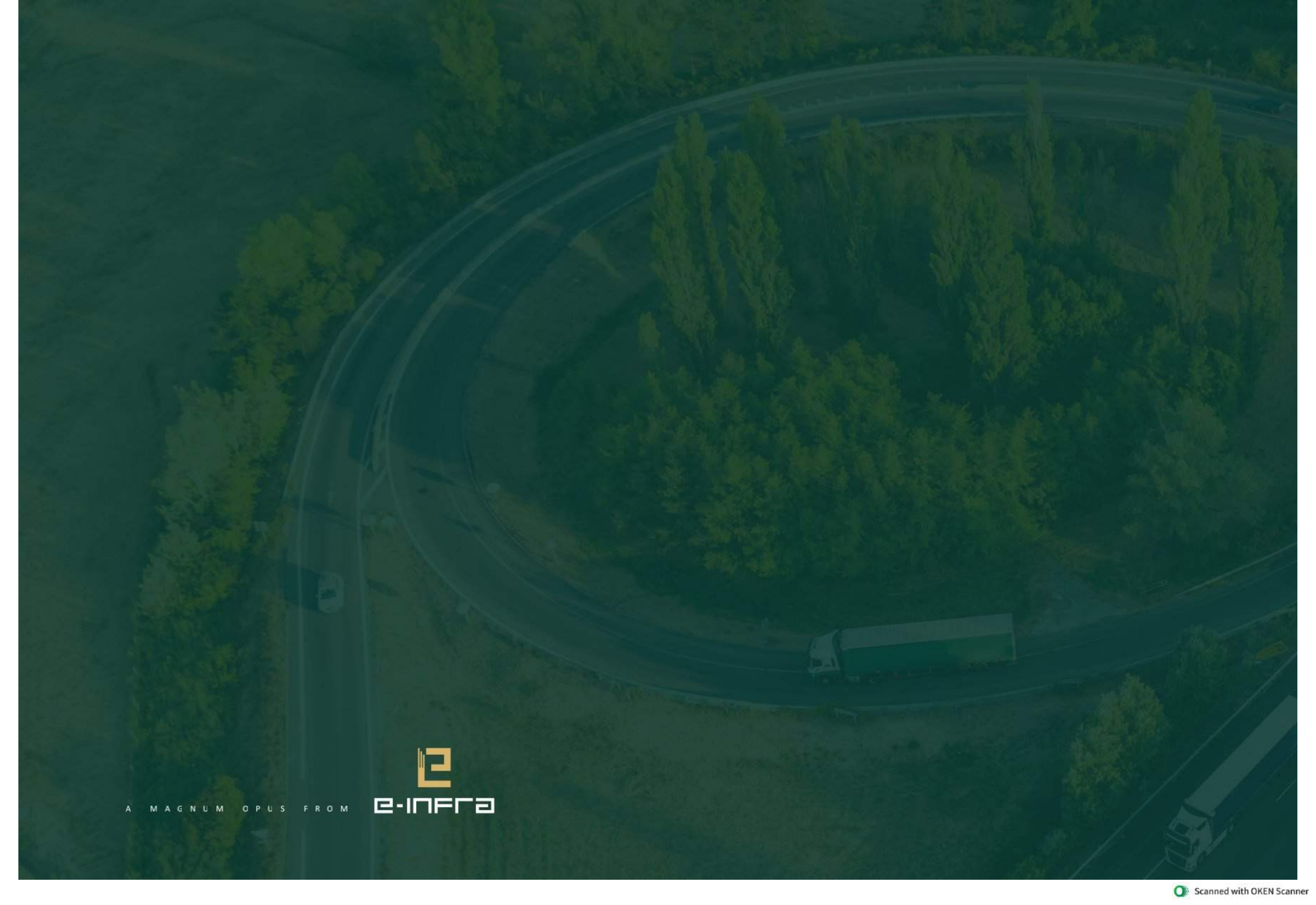


A P R O U D O F F E R I N G F R O M E - I N F R A

LA CASA

L U X U R Y V I L L A C O M M U N I T Y A T A D I B A T L A

T S R E R A N O : P 0 2 4 0 0 0 0 5 5 7 8



e-infra

A MAGNUM OPUS FROM

THE SILVER SHINING BECKONS THE ELITE

LA CASA

Human habitations flourished on river banks in the past. Now the highways lead the elite citizens who are seeking pollution-free spaces and greener pastures. Today, the silver lining is firmly shining on India's prestigious Aerospace SEZ at Adibatla perching on Outer Ring Road. The fortunate few and the lucky ones are destined to explore the limits of luxury and leisurely living at **La Casa**, Adibatla!





LA CASA

THE FRONTIERS OF LUXURY!





LIVE FAST. LIVE QUIET!

It is a fast life on a fast lane at Adibatla. **La Casa**, abutting ORR lets you explore the ultimate in living. It empowers you to take charge of your life. You have the freedom to re-imagine and realize personal goals, family living and recreation intensely. A world of joys is awaiting an undaunted community in a well-defined enclave of luxurious spaces, bountiful amenities and plush landscapes.

LA CASA





Aero Space
SEZ



Abutting
ORR



Pollution Free
Environment



10 Mins from
RGI Airport




Fast Developing
Infrastructure

LA CASA

BE A MASTER OF WHAT YOU SEE!

Adibatla is the new destination of good living. It has all the hallmarks of evolving into a classy destination in a short period of time. With connectivity to Global aerospace companies, Outer Ring Road and pristine nature, **La Casa** is an attractive proposition to the high networth individuals and entrepreneurs.





A NEST IN COZY NICHE!

Winners in life go that extra mile to realize their aspiration. Visionaries raise the standards, stretch the limits to build an uncommon home that sways others. Excellence in floor plans and extravagance in luxury, **La Casa** villas are a delight to the resident's spirit of freedom. The triplex villas offer features and finishes that match the resident's fantasies.

LA CASA



182 Premium
Triplex Villas



4054 Sft - 8564 Sft
Areas



East, West & North
Facing Villas



Multi-purpose hall /
Home theatre
in each Villa



100% Vastu
Compliant



Internet & DTH TV
Provision



Hedge Plantation

LA CASA

IN RAREFIED AMBIENCE OF EXUBERANCE!

La Casa is where you stop dreaming and start living. The **22-acre** premise of uber chic triplex villas meet every hope and expectation. The stunningly master-planned layout lets 182 upscale families relax, connect and play in villas that display sophisticated spaces ranging from 4054 Sft to 8564 Sft. The smartly designed villas have invigorating spaces that effortlessly blend indoors with outdoors.





A home like no other
A space beyond comparison

LA CASA

BEDROOMS

The bedrooms present lavish spaces and thoughtful niches to make it more functional. Transparent to sunshine, the space comes alive with excellent ventilation and spacious sit-outs. Bedrooms are brighter and enhance warmth in relationships.

KITCHEN

Your kitchen is so ergonomic and spacious, it enthralls you to take up cooking as a hobby. Designed for comfort with every ingredient handy, cooking becomes a pleasure in kitchen. You have the option of going for modular kitchen and hi-tech equipment for enhanced comfort.

LIVING ROOM

The sprawling spaces of Living Room are what connects family members for countless pleasant memories. Large windows, inviting balconies will bring outdoors into your living. Smooth flooring, shining walls are a perennial source of joy for the family members.

BATHROOMS

Your washroom is a room too! Reason why they come in large spaces, which are bright and airy, to raise your comfort levels. Modern contraptions of world class brands, shining surfaces are perfectly in sync with your needs and lets you be all yourself.







PROJECT HIGHLIGHTS

- HMDA & RERA Approved Project
- 22 Acre Luxury Gated Villa Community
- All round 6' high compound wall
- Majestic entrance gate
- 182 Premium Triplex villas
- 4054 Sft - 8564 Sft areas
- East, West & North facing villas
- Multi-purpose hall/Home theatre in each villa
- 100% Vastu compliant
- Internet & DTH TV provision
- DG Power back-up
- Underground electrical cabling
- Underground drainage
- Rainwater harvesting
- Sewage treatment plant
- App facility for security
- 24 hr Professional security with CC Cameras
- Pneumatic system for 24 hr treated water supply

A paradise in pristine environment

LA CASA



A vibrant outdoor park scene featuring a large green lawn, several tall palm trees, and a central bronze sculpture of a head in profile. To the left, there is a covered seating area with wooden benches and a white pergola. In the background, a basketball court is visible. The sky is blue with a few birds flying. The overall atmosphere is bright and inviting.

OUTDOORS, A SHEER POETRY!

The majestic views from balcony draw residents to outdoors. The detail is intricate and endearing to every resident. Acres of land magically transform into parks and play areas, seating niches, activity zones amidst sun and shade. The oxygen-rich ambience greets you with blossoms and birds, offering excellent backdrop for personal grooming and connecting with friends and family.

LA CASA





GET A VACATION - LIKE VILLA FOR LIFE

OUTDOORS

- Beautifully designed landscapes
- 33' & 40' Wide internal roads
- Sprawling Central park
- Street lighting
- Seating areas
- Avenue plantation
- Ornamental sculpture
- Children play area
- Amphi-theatre
- Party lawn

LA CASA



HAVE FUN & STAY FIT

La Casa has designated spaces that encourage residents to take up physical fitness earnestly. Activity zones draw residents to work out, play and have loads of fun. Sweat out by jogging and work out with weights in outdoors to stay in shape. Play with neighbours in outdoor courts and interact with elements to keep yourself active both physically and mentally.

HEALTH & SPORTS

- Jogging track
- Outdoor Yoga deck
- Outdoor Fitness centre
- Cricket net
- Half Basketball court
- Skating rink
- Badminton courts
- Tennis court







RECREATION AT ITS BEST

The demanding work life seeks recreation earnestly. A two-level futuristic clubhouse is the centre of community to unwind, play and party hard. The residents indulge in options that appeal to body, mind and soul. Children play in play courts, fitness freaks visit gymnasias and revellers have party halls. Swim a few laps with family or read a bestseller, the clubhouse will keep you energized throughout weekdays.

LA CASA

FEEL THE MANY VIBES OF JOY





2-Level Exclusive Clubhouse with 30,000 Sft area

- Grand entrance lobby
- Swimming pool with kid's pool
- Gymnasium
- Squash court
- Guest suites
- First-Aid room/Emergency doctor
- Meditation/Yoga studio
- Salon/Spa
- Lavish banquet hall
- Multi-purpose hall
- Library
- Indoor games(TT, pool games, billiards, chess, caroms etc)
- Supermarket



LA CASA

LA CASA

SITE LAYOUT PLAN



RERA No: P02400005578



LEGEND

- | | |
|-----------------------------|-------------------------------|
| 1. MAIN ENTRANCE | 15. GRANITE PAVING |
| 2. TENNIS COURT | 16. ELDER SEATING PLAZA |
| 3. HALF BASKETBALL COURT | 17. YOGA DECK AREA |
| 4. MAZE GARDEN | 18. CRICKET NET |
| 5. SWING | 19. PERGOLA WITH SEATING DECK |
| 6. PATHWAY WITH SEATING | 20. CHILDREN PLAY AREA |
| 7. PERGOLA | 21. FITNESS STATION |
| 8. OUTDOOR GYM | 22. SKATING RINK |
| 9. AMPHI-THEATRE WITH STAGE | 23. JOGGING TRACK |
| 10. POOL | 24. GAZEBO |
| 11. COVERED STRUCTURE | 25. CYCLING TRACK |
| 12. PARTY COUNTER | 26. ENTRANCE SCULPTURE |
| 13. POOL DECK | 27. SEATING |
| 14. PARTY LAWN | |



AREA STATEMENT

| VILLA NO | PLOT SIZE IN FEET | PLOT SIZE IN SQ YDS | BUILT-UP AREA IN SFT | FACING | VILLA NO | PLOT SIZE IN FEET | PLOT SIZE IN SQ YDS | BUILT-UP AREA IN SFT | FACING | VILLA NO | PLOT SIZE IN FEET | PLOT SIZE IN SQ YDS | BUILT-UP AREA IN SFT | FACING |
|----------|-------------------|---------------------|----------------------|-----------|----------|-------------------|---------------------|----------------------|----------|----------|-------------------|---------------------|----------------------|-----------|
| 1 | 79.90X56.20 | 500.00 | 6575 | East/cor | 63 | 60.00X40.00 | 266.66 | 4125 | East | 125 | 60.00X40.00 | 266.66 | 4125 | East |
| 2 | 80.50X56.20 | 504.00 | 6575 | East | 64 | 60.00X40.00 | 266.66 | 4125 | East | 126 | 60.00X40.00 | 266.66 | 4125 | East |
| 3 | 81.05X56.20 | 508.00 | 6575 | East | 65 | 60.00X40.00 | 266.66 | 4125 | East | 127 | 60.00X40.00 | 266.66 | 4125 | East |
| 4 | 81.85X56.20 | 512.00 | 6575 | East | 66 | 60.00X40.00 | 266.66 | 4125 | East | 128 | 60.00X40.00 | 266.66 | 4125 | East/cor |
| 5 | 82.45X56.20 | 516.00 | 6575 | East | 67 | 60.00X40.00 | 266.66 | 4125 | East | 129 | 60.00X40.00 | 266.66 | 4054 | West/cor |
| 6 | 83.00X56.20 | 520.00 | 6575 | East | 68 | 60.00X40.00 | 266.66 | 4125 | East | 130 | 60.00X40.00 | 266.66 | 4054 | West |
| 7 | 83.80X56.25 | 551.00 | 6575 | East/cor | 69 | 60.00X50.00 | 333.33 | 5037 | East/cor | 131 | 60.00X40.00 | 266.66 | 4054 | West |
| 8 | 82.60X56.20 | 514.80 | 6360 | West/cor | 70 | 70.00X50.00 | 388.88 | 5201 | West/cor | 132 | 60.00X40.00 | 266.66 | 4054 | West |
| 9 | 82.60X56.20 | 514.80 | 6360 | West | 71 | 70.00X40.00 | 311.11 | 4745 | West | 133 | 60.00X40.00 | 266.66 | 4054 | West |
| 10 | 82.60X56.20 | 514.80 | 6360 | West | 72 | 70.00X40.00 | 311.11 | 4745 | West | 134 | 60.00X40.00 | 266.66 | 4054 | West |
| 11 | 82.60X56.20 | 514.80 | 6360 | West | 73 | 70.00X40.00 | 311.11 | 4745 | West | 135 | 60.00X0.00 | 266.66 | 4054 | West |
| 12 | 82.60X56.20 | 514.80 | 6360 | West | 74 | 70.00X40.00 | 311.11 | 4745 | West | 136 | 60.00X40.00 | 266.66 | 4054 | West/cor |
| 13 | 82.60X56.20 | 514.80 | 6360 | West/cor | 75 | 70.00X74.65 | 590.15 | 6502 | West/cor | 137 | 60.00X40.00 | 266.66 | 4125 | East/cor |
| 14 | 82.60X56.20 | 514.80 | 6575 | East/cor | 76 | 60.00X77.25 | 522.27 | 6560 | East/cor | 138 | 60.00X40.00 | 266.66 | 4125 | East |
| 15 | 82.60X56.20 | 514.80 | 6575 | East | 77 | 60.00X40.00 | 266.66 | 4125 | East | 139 | 60.00X40.00 | 266.66 | 4125 | East |
| 16 | 82.60X56.20 | 514.80 | 6575 | East | 78 | 60.00X40.00 | 266.66 | 4125 | East | 140 | 60.00X40.00 | 266.66 | 4125 | East |
| 17 | 82.60X56.20 | 514.80 | 6575 | East | 79 | 60.00X40.00 | 266.66 | 4125 | East | 141 | 60.00X40.00 | 266.66 | 4125 | East |
| 18 | 82.60X56.20 | 514.80 | 6575 | East | 80 | 60.00X40.00 | 266.66 | 4125 | East | 142 | 60.00X40.00 | 266.66 | 4125 | East |
| 19 | 82.60X56.20 | 514.80 | 6575 | East/cor | 81 | 60.00X50.00 | 333.33 | 5037 | East/cor | 143 | 60.00X40.00 | 266.66 | 4125 | East |
| 20 | 74.15X44.30 | 364.44 | 4994 | North | 82 | 60.00X67.90 | 451.66 | 6502 | West/cor | 144 | 60.00X40.00 | 266.66 | 4125 | East |
| 21 | 74.15X44.30 | 364.44 | 4994 | North | 83 | 60.00X40.00 | 266.66 | 4054 | West | 145 | 60.00X40.00 | 266.66 | 4125 | East/cor |
| 22 | 74.15X44.30 | 364.44 | 4994 | North/cor | 84 | 60.00X40.00 | 266.66 | 4054 | West | 146 | 70.00X40.00 | 311.11 | 4745 | West/cor |
| 23 | 94.12X60.00 | 785.91 | 7628 | East | 85 | 60.00X40.00 | 266.66 | 4054 | West | 147 | 70.00X40.00 | 311.11 | 4745 | West |
| 24 | 55.85X51.45 | 430.11 | 4258 | East/cor | 86 | 60.00X40.00 | 266.66 | 4054 | West | 148 | 70.00X40.00 | 311.11 | 4745 | West |
| 25 | 70.00X50.00 | 388.88 | 5201 | West/cor | 87 | 60.00X40.00 | 266.66 | 4054 | West | 149 | 70.00X40.00 | 311.11 | 4745 | West |
| 26 | 70.00X45.00 | 350.00 | 5440 | West | 88 | 60.00X50.00 | 333.33 | 5028 | West | 150 | 70.00X40.00 | 311.11 | 4745 | West |
| 27 | 70.00X45.00 | 350.00 | 5440 | West | 89 | 60.00X80.00 | 533.33 | 6502 | West | 151 | 70.00X40.00 | 311.11 | 4745 | West |
| 28 | 70.00X83.60 | 649.44 | 6502 | West | 90 | 60.00X50.00 | 333.33 | 5028 | West | 152 | 70.00X40.00 | 311.11 | 4745 | West |
| 29 | 70.00X51.60 | 400.55 | 5201 | West | 91 | 60.00X50.00 | 333.33 | 5028 | West | 153 | 70.00X40.00 | 311.11 | 4745 | West |
| 30 | 70.00X45.00 | 350.00 | 5440 | West | 92 | 60.00X50.00 | 333.33 | 5028 | West/cor | 154 | 70.00X40.00 | 311.11 | 4745 | West |
| 31 | 70.00X45.00 | 350.00 | 5440 | West | 93 | 60.00X50.00 | 333.33 | 5037 | East/cor | 155 | 70.00X36.20 | 298.80 | 4571 | West/cor |
| 32 | 70.00X45.00 | 350.00 | 5440 | West | 94 | 60.00X50.00 | 333.33 | 5037 | East | 156 | 119.10X62.00 | 831.39 | 8564 | East/cor |
| 33 | 70.00X45.00 | 350.00 | 5440 | West | 95 | 60.00X50.00 | 333.33 | 5037 | East | 157 | 115.11X62.00 | 809.21 | 8564 | East |
| 34 | 70.00X45.00 | 350.00 | 5440 | West | 96 | 60.00X40.00 | 266.66 | 4125 | East | 158 | 70.00X40.00 | 311.11 | 5079 | East |
| 35 | 70.00X60.60 | 470.55 | 5201 | West/cor | 97 | 60.00X40.00 | 266.66 | 4125 | East | 159 | 70.00X45.00 | 350.00 | 5583 | East |
| 36 | 70.00X60.60 | 470.55 | 5666 | East/cor | 98 | 60.00X50.00 | 333.33 | 5037 | East | 160 | 70.00X45.00 | 350.00 | 5583 | East |
| 37 | 70.00X45.00 | 350.00 | 5583 | East | 99 | 60.00X40.00 | 266.66 | 4125 | East | 161 | 70.00X45.00 | 350.00 | 5583 | East |
| 38 | 70.00X45.00 | 350.00 | 5583 | East | 100 | 60.00X40.00 | 266.66 | 4125 | East | 162 | 70.00X45.00 | 350.00 | 5583 | East |
| 39 | 70.00X45.00 | 350.00 | 5583 | East | 101 | 60.00X40.00 | 266.66 | 4125 | East | 163 | 70.00X45.00 | 350.00 | 5583 | East |
| 40 | 70.00X45.00 | 350.00 | 5583 | East | 102 | 60.00X40.00 | 266.66 | 4125 | East | 164 | 70.00X50.00 | 388.88 | 5666 | East/cor |
| 41 | 70.00X45.00 | 350.00 | 5583 | East | 103 | 60.00X40.00 | 266.66 | 4125 | East | 165 | 60.00X47.00 | 313.33 | 4502 | West/cor |
| 42 | 70.00X45.00 | 350.00 | 5583 | East | 104 | 60.00X49.90 | 333.33 | 5037 | East/cor | 166 | 60.00X45.00 | 300.00 | 4502 | West |
| 43 | 70.00X45.00 | 350.00 | 5583 | East | 105 | 60.25X62.10 | 415.23 | 5013 | West/cor | 167 | 60.00X45.00 | 300.00 | 4502 | West |
| 44 | 70.00X45.00 | 350.00 | 5583 | East | 106 | 60.25X40.00 | 267.53 | 4054 | West | 168 | 60.00X45.00 | 300.00 | 4502 | West |
| 45 | 70.00X45.00 | 350.00 | 5583 | East | 107 | 60.25X40.00 | 267.53 | 4054 | West | 169 | 60.00X45.00 | 300.00 | 4502 | West |
| 46 | 70.00X45.00 | 350.00 | 5583 | East | 108 | 60.25X40.00 | 267.53 | 4054 | West | 170 | 60.00X45.00 | 300.00 | 4502 | West |
| 47 | 70.00X50.00 | 388.88 | 5666 | East/cor | 109 | 60.25X40.00 | 267.53 | 4054 | West | 171 | 43.00X45.55 | 266.10 | 3143 | West/cor |
| 48 | 70.00X50.00 | 388.88 | 5201 | West/cor | 110 | 60.25X50.00 | 334.41 | 5028 | West | 172 | 89.50X56.90 | 563.33 | 5440 | East/cor |
| 49 | 70.00X45.00 | 350.00 | 5440 | West | 111 | 60.25X40.00 | 267.53 | 4054 | West | 173 | 87.50X45.00 | 442.45 | 5079 | East |
| 50 | 70.00X45.00 | 350.00 | 5440 | West | 112 | 60.25X40.00 | 267.53 | 4054 | West | 174 | 84.50X45.00 | 429.52 | 5079 | East |
| 51 | 70.00X45.00 | 350.00 | 5440 | West | 113 | 60.00X50.00 | 333.33 | 5028 | West | 175 | 80.10X45.00 | 411.83 | 5079 | East |
| 52 | 70.00X45.00 | 350.00 | 5440 | West | 114 | 60.00X50.00 | 333.33 | 5028 | West | 176 | 75.35X45.00 | 388.45 | 5079 | East |
| 53 | 70.00X45.00 | 350.00 | 5440 | West | 115 | 60.00X50.00 | 333.33 | 5028 | West | 177 | 68.35X65.00 | 518.69 | 6268 | East/cor |
| 54 | 70.00X45.00 | 350.00 | 5440 | West | 116 | 60.25X73.00 | 488.24 | 6502 | West | 178 | 80.00X53.00 | 471.11 | 6394 | North/cor |
| 55 | 70.00X45.00 | 350.00 | 5440 | West | 117 | 60.25X40.00 | 267.53 | 4054 | West | 179 | 80.00X50.00 | 444.44 | 6394 | North |
| 56 | 70.00X45.00 | 350.00 | 5440 | West | 118 | 60.25X40.00 | 267.53 | 4054 | West | 180 | 80.00X60.00 | 533.33 | 6731 | North |
| 57 | 70.00X45.00 | 350.00 | 5440 | West | 119 | 60.25X40.00 | 267.53 | 4054 | West | 181 | 80.00X50.15 | 445.55 | 6394 | North |
| 58 | 70.00X66.45 | 516.25 | 6184 | West/cor | 120 | 60.25X40.00 | 267.53 | 4054 | West | 182 | 80.00X79.11 | 709.99 | 7362 | North/cor |
| 59 | 60.00X79.30 | 528.33 | 6560 | East/cor | 121 | 60.25X40.00 | 267.53 | 4054 | West/cor | | | | | |
| 60 | 60.00X40.00 | 266.66 | 4125 | East | 122 | 60.00X50.00 | 333.33 | 5037 | East/cor | | | | | |
| 61 | 60.00X40.00 | 266.66 | 4125 | East | 123 | 60.00X40.00 | 266.66 | 4125 | East | | | | | |
| 62 | 60.00X40.00 | 266.66 | 4125 | East | 124 | 60.00X40.00 | 266.66 | 4125 | East | | | | | |

EAST FACING VILLA



WEST FACING VILLA



NORTH FACING VILLA



TYPE 01

EAST FACING TRIPLEX VILLA

**PLOT SIZE
40'0" X 60'0"**

**PLOT AREA
266.6 Sq. Yds**

**EAST PLOTS: 35 Nos
(60 to 68, 77 to 80, 96, 97,
99 to 103, 123 to 128 & 137 to 145)**

AREA STATEMENT >>

| | |
|--------------------|-----------------|
| No of Floors: | G+2 |
| Ground Floor: | 1445 Sft |
| First Floor: | 1445 Sft |
| Second Floor: | 1234 Sft |
| Total Area: | 4124 Sft |



TYPE
02

**WEST FACING
TRIPLEX VILLA**

**PLOT SIZE
60'0" X 40'0"**

**PLOT AREA
266.66 Sq. Yds**

**WEST PLOTS: 24 Nos
(83 to 87, 106 to 109, 111, 112
117 to 121 & 129 to 136)**

AREA STATEMENT >>

| | |
|---------------|-----------------|
| No of Floors: | G+2 |
| Ground Floor: | 1456 Sft |
| First Floor: | 1456 Sft |
| Second Floor: | 1142 Sft |
| Total Area: | 4054 Sft |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**TYPE
03**

**EAST FACING
TRIPLEX VILLA**

**PLOT SIZE
45'0" X 70'0"**

**PLOT AREA
350.00 Sq. Yds**

**EAST PLOTS: 16 Nos
(37 to 46 & 159 to 164)**

AREA STATEMENT >>

| | |
|--------------------|-----------------|
| No of Floors: | G+2 |
| Ground Floor: | 1963 Sft |
| First Floor: | 1963 Sft |
| Second Floor: | 1658 Sft |
| Total Area: | 5584 Sft |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TYPE
04

**WEST FACING
TRIPLEX VILLA**

**PLOT SIZE
45'0" X 70'0"**

**PLOT AREA
350.00 Sq. Yds**

**WEST PLOTS: 17 Nos
(26, 27, 30 to 34, 49 to 57 & 172)**

AREA STATEMENT >>

| | |
|--------------------|-----------------|
| No of Floors: | G+2 |
| Ground Floor: | 2047 Sft |
| First Floor: | 2047 Sft |
| Second Floor: | 1345 Sft |
| Total Area: | 5439 Sft |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TYPE 05

EAST FACING TRIPLEX VILLA

PLOT SIZE 56'2" X 79'9"

PLOT AREA 499.69 Sq. Yds

EAST PLOTS: 13 Nos (01 to 07 & 14 to 19)

AREA STATEMENT >>

| | |
|--------------------|-----------------|
| No of Floors: | G+2 |
| Ground Floor: | 2314 Sft |
| First Floor: | 2314 Sft |
| Second Floor: | 1948 Sft |
| Total Area: | 6576 Sft |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**TYPE
06**

**WEST FACING
TRIPLEX VILLA**

**PLOT SIZE
56'2" X 82'6"**

**PLOT AREA
514.80 Sq. Yds**

**WEST PLOTS: 6 Nos
(08 to 13)**

AREA STATEMENT >>

| | |
|---------------|-----------------|
| No of Floors: | G+2 |
| Ground Floor: | 2311 Sft |
| First Floor: | 2311 Sft |
| Second Floor: | 1738 Sft |
| Total Area: | 6360 Sft |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TYPE
07

NORTH FACING
TRIPLEX VILLA

PLOT SIZE
44'3" X 74'1½"

PLOT AREA
364.44 Sq. Yds

NORTH PLOTS: 03 Nos
(20 to 22)

AREA STATEMENT >>

| | |
|--------------------|-----------------|
| No of Floors: | G+2 |
| Ground Floor: | 1819 Sft |
| First Floor: | 1819 Sft |
| Second Floor: | 1356 Sft |
| Total Area: | 4994 Sft |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**TYPE
08**

**WEST FACING
TRIPLEX VILLA**

**PLOT SIZE
40'0" X 70'0"**

**PLOT AREA
311.11 Sq. Yds**

**WEST PLOTS: 13 Nos
(71 to 74 & 146 to 154)**

AREA STATEMENT >>

| | |
|---------------|-----------------|
| No of Floors: | G+2 |
| Ground Floor: | 1757 Sft |
| First Floor: | 1757 Sft |
| Second Floor: | 1231 Sft |
| Total Area: | 4745 Sft |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TYPE
09

**EAST FACING
TRIPLEX VILLA**

**PLOT SIZE
50'0" X 60'0"**

**PLOT AREA
333.33 Sq. Yds**

**EAST PLOTS: 07 Nos
(69, 81, 93, 94, 95, 98 & 122)**

AREA STATEMENT >>

| | |
|--------------------|-----------------|
| No of Floors: | G+2 |
| Ground Floor: | 1768 Sft |
| First Floor: | 1768 Sft |
| Second Floor: | 1500 Sft |
| Total Area: | 5036 Sft |



**TYPE
10**

**WEST FACING
TRIPLEX VILLA**

**PLOT SIZE
50'0" X 60'0"**

**PLOT AREA
333.33 Sq. Yds**

**WEST PLOTS: 08 Nos
(88, 90, 91, 92, 110,
113, 114, & 115)**

AREA STATEMENT >>

| | |
|--------------------|-----------------|
| No of Floors: | G+2 |
| Ground Floor: | 1858 Sft |
| First Floor: | 1858 Sft |
| Second Floor: | 1313 Sft |
| Total Area: | 5029 Sft |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TYPE 11

EAST FACING TRIPLEX VILLA

PLOT SIZE 62'0" X 118'9"

PLOT AREA 831.39 Sq. Yds

EAST PLOTS: 02 Nos (156 & 157)

AREA STATEMENT >>

| | |
|--------------------|-----------------|
| No of Floors: | G+2 |
| Ground Floor: | 2982 Sft |
| First Floor: | 2982 Sft |
| Second Floor: | 2600 Sft |
| Total Area: | 8564 Sft |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TYPE 12

EAST FACING TRIPLEX VILLA

PLOT SIZE 75'0" X 40'0"

PLOT AREA 311.11 Sq. Yds

EAST PLOTS: 05 Nos (158, 173, 174, 175 & 176)

AREA STATEMENT >>

| | |
|--------------------|-----------------|
| No of Floors: | G+2 |
| Ground Floor: | 1764 Sft |
| First Floor: | 1764 Sft |
| Second Floor: | 1552 Sft |
| Total Area: | 5080 Sft |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**TYPE
13**

**WEST FACING
TRIPLEX VILLA**

**PLOT SIZE
50'0" X 70'0"**

**PLOT AREA
388.88 Sq. Yds**

**WEST PLOTS: 05 Nos
(25, 29, 35, 48, & 70)**

AREA STATEMENT >>

| | |
|---------------|-----------------|
| No of Floors: | G+2 |
| Ground Floor: | 1975 Sft |
| First Floor: | 1975 Sft |
| Second Floor: | 1251 Sft |
| Total Area: | 5201 Sft |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**TYPE
14**

**WEST FACING
TRIPLEX VILLA**

**PLOT SIZE
73'0" X 60'2.5"**

**PLOT AREA
488.24 Sq. Yds**

**EAST PLOTS: 05 Nos
(28, 75, 82, 89 & 116)**

AREA STATEMENT >>

| | |
|--------------------|-----------------|
| No of Floors: | G+2 |
| Ground Floor: | 2267 Sft |
| First Floor: | 2267 Sft |
| Second Floor: | 1968 Sft |
| Total Area: | 6502 Sft |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





SPECIFICATIONS



STRUCTURE

- € RCC framed structure designed for seismic and wind loads
- € 9" Thick external walls.
- € 4.5" Thick internal walls.
- € Two layers of cement plaster.



FLOORING

- € Drawing, living, and dining, kitchen and foyer areas with GVT 800X800mm.
- € Bedrooms and Home Theater with wooden laminated/Vitrified flooring 800X800mm.
- € Bathrooms with premium vitrified tiles 8' feet height on walls and floor.
- € Staircase with Italian marble flooring.



KITCHEN

- € Provision for Municipal/Softener water.
- € Provision for fixing of water purifier & chimney.
- € Provision of hot water near the sink.
- € Provision for modular Kitchen.



TOILETS

- € Vanity type wash basin.
- € EWC with concealed flush tank of Duravit/Kohler or equivalent make.
- € Single lever fixtures with wall mixer-cum-shower of Grohe/Kohler or equivalent make.
- € All C.P. fittings are chrome plated of Grohe / Kohler or equivalent make.



DOORS

- € Main Door: 8-feet height Teak wood door frame & veneered shutters with reputed hardware fittings finished with melamine.
- € Internal Doors: 8-feet height Teak wood door frame & veneered shutters with reputed hardware fittings finished with melamine.



WINDOWS

- € French Doors & Windows: Aluminum sections for frames and shutters with tinted float glass of reputed make with mesh.



PAINTING & PUTTY

- € External: Combination of texture finish with top coats of exterior emulsion.
- € Internal: Smooth putty finish with 2 coats of premium Acrylic emulsion paint of reputed make over a coat of primer.



ELECTRICAL

- € Concealed copper wiring of Finolex/Polycab or equivalent.
- € Power outlets for air-conditioners in all rooms and geyser point in bath rooms.
- € Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine and dish washer in Utility Area.
- € Plug points for T.V. & Audio systems etc.
- € 3-Phase supply for each unit and individual Meter boards
- € Miniature Circuit Breakers (MCB) for each distribution boards of reputed make.
- € Elegant designer Modular electrical switches of Legrand or equivalent.



TELECOM, CABLE TV/INTERNET

- € Video door phone for each villa.
- € Provision for cable connection in all bedrooms and living room.
- € Internet provision in each villa.



LIFT

- € Provision for hydraulic lift is given. The cost of lift and its structure is at additional cost.



WTP/STP

- € Domestic water made available through an exclusive Water Softening Plant with water Meters for each unit. (Not RO Plant)
- € A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping.



RAILING

- € Balcony and staircase railing will be of SS/Glass.

LA CASA



Scan the QR Code to get directions to La Casa

DISTANCE FROM SITE

- ORR Exit No 14 - 2 Mins
- Narayana Jr College - 1 Min
- Sri Gayatri Jr College - 2 Mins
- TCS Campus - 5 Mins
- Wonderla Amusement Park - 5 Mins
- Adibatla - 5 Mins
- Rangareddy Collectorate - 5 Mins
- Bongluru Junction - 8 Mins
- Tata Sikorsky - 10 Mins

- Sloka Intl. School - 10 Mins
- Tata Aerospace - 10 Mins
- Srisaillam Highway - 10 Mins
- Tukkuguda - 10 Mins
- TISS University - 15 Mins
- Hardware Park - 15 Mins
- Novotel, Airport - 20 Mins
- Ibrahimpattam - 20 Mins
- Aga Khan Academy - 20 Mins

- Around 20 Engg. Colleges - 20 Mins
- RG Intl Airport - 20 Mins
- GMR School of Business - 25 Mins
- LB Nagar Circle - 30 Mins
- DRDO Apollo Hospital - 30 Mins
- GMR Chinmaya Vidyalaya - 30 Mins
- Fab City - 30 Mins
- Proposed Pharma City - 35 Mins
- Kokapet - 35 Mins



LOCATION MAP (NOT TO SCALE)



WHERE THE FUTURE MEETS THE PRESENT!

A world class infrastructure is emerging around Adibatla. Shopping, recreation, reputed schools in a short drive distance make this place an attractive proposition for fast-paced life in quiet environment. Reach companies like TCS, Sikorsky and Tata Aerospace in a 10 minute smooth drive from your home. Pollution-free environs, excellent connectivity make **La Casa** eminently desirable either to invest or live happily ever after.

LA CASA

SOME OF OUR SUCCESSFUL PROJECTS



Apila, Gandipet



River Edge, Manchirevula



Floatilla, Manikonda



La Paloma, Mokila



Rivera, Manchirevula



Skyila, Puppalaguda


IN PURSUIT OF EXCELLENCE


E-Infra is led by entrepreneurs with over two decades of experience in building lifestyle projects across strategic locations of Hyderabad. They are known for pioneering projects with integrated amenities and emphasis on greenery and open spaces. Built on trust and driven by values, the promoters focus on elaborate space planning, uncompromising quality and on-time delivery to give rapid appreciation to customers' invested money.

P R O M O T E R S



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Gandipet Road, RR Dist. Hyderabad - 500 075, Telangana

 **+91 7989446649**

 **sales@e-infra.in**

 **www.e-infra.in**

TS RERA NO: **P02400005578**

| | | | |
|--|--|---|--|
| <p>ARCHITECTS TECKNION Plot No: 37B, Journalists Colony Jubilee Hills, Film Nagar Hyderabad - 500 033</p> | <p>STRUCTURAL ENGINEERS ID Structural Consultants 2nd Floor, Vaishnavi Double Ten Madhapur, Hyderabad - 500 081</p> | <p>MEP CONSULTANTS D HUB ENGINEERS 2nd Floor, Rahul Towers #3-4-424, Narayanaguda Hyderabad - 500 029</p> | <p>LANDSCAPING CONSULTANTS SLD 2nd Floor, Plot No.3, H.No. 3-1/3 Amar Co-operative Society, Jubilee Hills Madhapur, Hyderabad - 500 033</p> |
|--|--|---|--|

Note: This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.



e-INFRA

www.e-infra.in