

TranqVille





Life, Reimagined.

At TranqVille, life is effortlessly extraordinary, with a blend of luxury, comfort, and connection. Every space is thoughtfully designed to nurture meaningful moments, shared experiences, and a true sense of belonging. From breezy mornings to tranquil evenings, your home is crafted to elevate the everyday - inviting you to embrace the art of beautiful living.

A Home That Truly Stands Apart



From its carefully planned layout to the expansive 17,000 sq. ft. clubhouse and 20+ curated amenities, TranqVille offers more than just a premium address, it offers a way of life. Each villa is part of a well-designed, sustainable community where luxury, comfort, and a sense of belonging come together to create a truly enriching living experience.



Prime
Location



Thoughtful
Master Layout



Premium
Floor Plans



17,000 sqft
Club House



20+
Amenities



Exclusive
Experience Zone



Peaceful
Zen Garden



Lush Event
Lawn



Expansive
Banquet Hall



IGBC Certification
(Under Process)



Seamlessly Connected, Perfectly Distanced.

Tucked away in Mansanpally, TranqVile offers the best of both worlds, peaceful seclusion without compromising on connectivity. Just minutes from the Outer Ring Road and within easy reach of top schools, hospitals, the airport, and major employment hubs, it keeps you effortlessly connected to where life, work, and leisure unfold - striking the perfect balance between calm and convenience.



CONNECTIVITY

- 10 MINS ORR Exit 15 (Pedda Golconda)
- 15 MINS Shamshabad Railway Station
- 15 MINS Rajiv Gandhi International Airport
- 15 MINS Metro Station (Proposed)



MEDICAL FACILITIES

- 15 MINS JIMS Hospital
- 30 MINS Apollo Hospitals



EDUCATIONAL INSTITUTIONS

- 10 MINS Bashyam School
- 15 MINS Manchester Global School
- 20 MINS Aga Khan Academy
- 20 MINS DPS Aerocity
- 30 MINS Sreenidhi International School
- 30 MINS Sloka International School



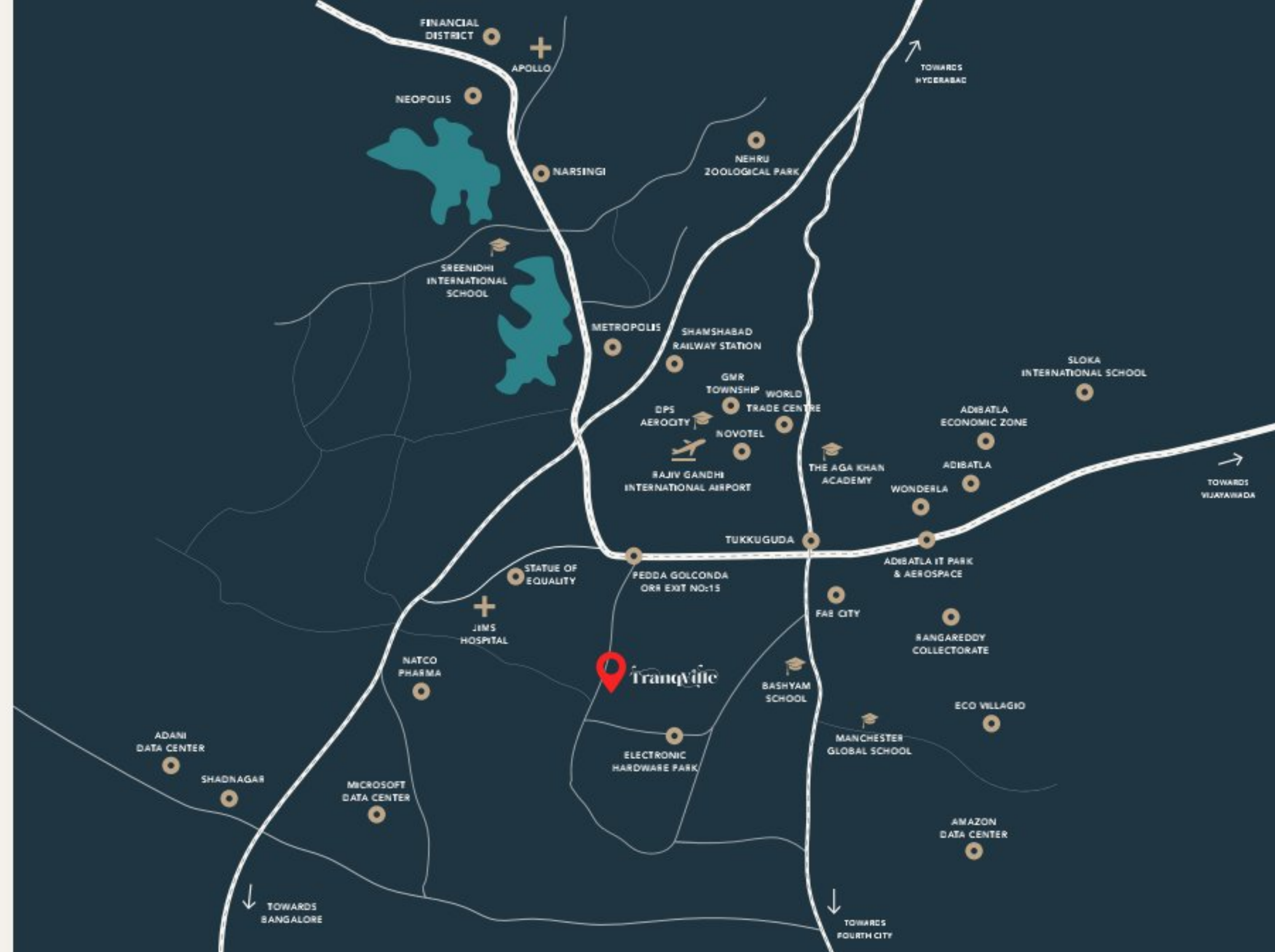
EMPLOYMENT HUB

- 05 MINS Electronic Hardware Park
- 10 MINS IT Park (Adibatla)
- 10 MINS Fab City (Tukkuguda)
- 15 MINS Data Centre Hub (Adani, Microsoft, Amazon, etc.)
- 25 MINS Neopolis (Kokapet)
- 30 MINS Financial District



RECREATIONAL FACILITIES

- 05 MINS Statue of Equality
- 20 MINS Wonderla Amusement Park
- 25 MINS Nehru Zoological Park



Where Serenity and Community Thrive Together



TranqVile is more than just a place to live, it's a mindful, thriving community where life moves at your pace and every detail is designed with intention.

Built on a vision of balanced living, it evokes a deep sense of serenity and belonging, where the warmth of home meets the joy of meaningful connection. Here, people and spaces exist in perfect harmony, creating a lifestyle that's both fulfilling and peaceful.



A Masterplan for Elevated Living.

TranqVille's masterplan is designed to elevate the way you live each day. From energizing mornings on the tennis court to peaceful evenings in the Zen Garden, every space is crafted to inspire comfort, connection, and joy. With 20+ carefully curated features, from pet parks to pharmacies, this is where convenience and community come together in perfect harmony.

- | | | |
|--|---|---|
|  1. Entrance |  8. Club House |  15. Sculpture Garden |
|  2. Tennis Court |  9. Event Lawn |  16. Experiential Zone |
|  3. Pickleball Court |  10. Grocery Store |  17. Open Air Theatre |
|  4. Swimming Pool |  11. Pharmacy |  18. Skating Rink |
|  5. Basketball Court |  12. Pocket Park |  19. Kids Play Zone |
|  6. Sand Volleyball |  13. Outdoor Gym |  20. Yoga Deck |
|  7. Pet Park |  14. Picnic Lawn |  21. Zen Garden |





Embracing the Outdoors, Every Day

Beautifully designed outdoor spaces invite you to step outside, breathe deeply, and connect with the world around you. From peaceful corners to lively gathering spots, every space is designed to inspire relaxation, encourage movement, and celebrate the outdoors. Here, life flows seamlessly between home and nature, creating a sense of tranquility and balance in every moment.





Zen Garden

Designed for peace amidst the everyday, the Zen Garden is a retreat for the mind, body, and soul. With a calming water feature, lush greenery, and a dedicated yoga deck, it offers a space to pause, reflect, and reconnect.



Experience Zone

An escape featuring an open-air theatre, a sculpture park, and beautifully landscaped trails. Designed to offer a connection to nature, setting TranqVille apart from the ordinary.





Active Wellness, Every Day

Movement is more than just an activity, it's a way of life. From energizing games of tennis, pickleball and badminton to refreshing workouts in the indoor and outdoor gym, every space is designed for an active and balanced lifestyle. Here, wellness seamlessly integrates into daily life, encouraging a healthier and more fulfilling way of living.





Move, Play, Thrive

Wellness at TranqVille isn't a routine, it's seamlessly woven into everyday life. With well-placed fitness spaces and sports amenities, movement becomes a natural, energising part of your lifestyle.



Where Childhood Comes Alive

Designed for endless fun and adventure, the vibrant kids' zone is a wonderland where little ones can run free, explore, and create cherished memories. With engaging play areas, a thrilling skating rink, and lush green surroundings, where every day feels like a brand-new adventure waiting to unfold.





Kids Play Zone

With safe, engaging spaces to climb, run, and explore, it's a joyful zone where children can thrive, make friends, and enjoy the outdoors every day.

A Space That Inspires Connection, and Joy



The 17,000 sq. ft. clubhouse at TranqVile brings together luxury, leisure, and community. Designed for both relaxation and recreation, it offers spaces for friendly games, vibrant celebrations, and casual conversations. The clubhouse creates a welcoming atmosphere where every detail is crafted to foster a true sense of belonging.



Swimming Pool



Badminton Court



Cafe



Board Games



Indoor Games



Conference Room



Outdoor Deck



Yoga Deck



Theatre



Indoor Gym



Entertainment Room



Guest Rooms



Club House Plans

The clubhouse is expertly designed to include every amenity you might need, all within a well-organized and accessible space. Catering to all age groups and interests, it's a hub where wellness, recreation, and relaxation come together.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





Whether it's a refreshing splash in the pool or a quiet chat with friends, the clubhouse offers space for both relaxation and connection. Adding to its charm is the communal staircase. An inviting corner where people connect, and become part of a growing community.



A vibrant mix of spaces, from the gym to the café and indoor game zone, designed to energize, relax, and entertain.





Tailored Living, Thoughtfully Planned





At TranqVile, you'll find a home that fits your life perfectly. With a wide range of villa configurations, TranqVile gives you the freedom to choose what suits you best. Each home is thoughtfully designed to blend beautiful aesthetics, unmatched comfort, and smart functionality.


PLOT AREA	FLOORS	BUILT UP AREA	FACING	VILLA NO'S
270 sq.yards	G+1	3160 sq.ft	East	1,2,7-11,68,77
		3095 sq.ft	West	3-6, 12-18,39,40,41
300 sq.yards	G+1	3300 sq.ft	East	19-23,32-37,46-50,58-61,69-71
		3220 sq.ft	West	26-30,42-44,52-56,63-66
300 sq.yards	G+2	3850 sq.ft	East	84-86,94-96,107,108,125,126, 143,144,156-161,166-169,174,175
		3840 sq.ft	West	79-81,89-91,96,99,116,117,134, 135,150-155,162-165,170-173
324 sq.yards	G+2	3850 sq.ft	East	83,87,93,97,109-115,127-133,145-149
		3840 sq.ft	West	73-75,82,88,92,100-106,118-124,136-142





300 Sq.Yds.
East Facing G+2


- 


300 SQ. YARDS
PLOT
- 


3850 SFT
- 


6 FT COMPOUND
WALL
- 

OUTDOOR
DECK
- 

DOUBLE
HEIGHT LIVING
- 

8 FT
DOORS HEIGHT
- 

3.3M
SLAB HEIGHT
- 

THREE
BEDROOMS
- 

HOME
THEATRE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



*ALTERNATE G+1 PLANS AVAILABLE ON REQUEST



From day to night, the architecture exudes elegance. Graceful by day, captivating by night. With careful design and attention to detail, every element comes to life, creating a timeless visual that captivates around the clock.

300 Sq.Yds.
West Facing G+2



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



*ALTERNATE G+1 PLANS AVAILABLE ON REQUEST



The elevation beautifully captures the perfect blend of natural light and architectural elegance, offering stunning views and a warm, welcoming facade that radiates charm throughout the day.

Specifications

SUPER STRUCTURE

RCC framed structure, wind & earthquake resistant (Zone-2)
AAC blocks – internal & external walls
FLOOR HEIGHTS:
Slab - Slab Height: 3.3 meters
Anti-Termite Treatment at footing level
ROADS: 60', 40', 30' roads with lush landscaping on either side

PLASTERING

INTERNAL: Gypsum/Cement sand plaster for walls
EXTERNAL: Double coat plaster on RCC and masonry surfaces

DOORS

MAINDOOR:
Frame: Teak wood with melamine polish
Shutter: 8' x 4' veneer door with high-quality lock and matt/wooden finish handles
INTERNAL DOORS:
Frames: Hardwood / Engineered wood
Doors: 8' height laminated flush doors

FRENCH DOORS & WINDOWS

FRENCH DOORS: Grey matte finish Aluminium with glass, mosquito mesh provision
WINDOWS: Grey matte Aluminium with glass and granite sill, mosquito mesh provision for sliding windows

FLOORING

LIVING, DINING, KITCHEN, BEDROOMS, UTILITY, FOYER, DRAWING: Premium vitrified tiles
ALL TOILETS: Anti-skid tiles (reputed make)
TERRACE: Waterproofing with cement finish
CAR PARKING: Stone flooring
BALCONY: Anti-skid ceramic tiles with waterproofing
MASTER BEDROOM & HOME THEATRE: Laminated wooden flooring

DADO & CLADDING

BATHROOMS: Polished Glazed vitrified tiles/ Glazed vitrified tiles – Lintel Level
UTILITY/WASH AREA: Polished Glazed vitrified tiles/Glazed vitrified tiles - Sill Level

PAINTING

EXTERNAL: 1 coat of primer + 2 coats of weather-proof emulsion and texture finish on all sides
FACADE: Grey & white texture paint
SIGNAGE WALL: Marble cladding
INTERNAL: Smooth wall putty + 2 coats of premium emulsion paint

PLUMBING & SANITARY

FIXTURES: Jaquar or equivalent
Basin-counter top model with hot & cold mixer
European water closet in all bathrooms
SHOWER: Single-lever diverter with spout and overhead shower
UTILITY: Fixture provision for premium brands

ELECTRICAL

Concealed copper wiring (Finolex or equivalent)
Modular fire-retardant switches, MCB, ELCB & DB from leading brands
Split AC provisions for all bedrooms
KITCHEN: Power sockets for geysers, cooking range, chimney, refrigerator, microwave, mixer/grinder, water purifier
POWER BACKUP: 100% provision
LIFT: Electrical provision available
Provision for heat pump at terrace
EV charging provision at car parking area

TV / INTERNET

4-module data point provision (Fiber + DTH + TV) in all bedrooms, living room, family lounge & home theatre

BILLING SYSTEM

Prepaid billing system for electricity, DG, water & maintenance

SECURITY SYSTEM

Boom barriers at entry/exit with RFID provision
Barbed wire fencing
SURVEILLANCE: CCTV at entry/exit, clubhouse, and other critical zones

WATER SUPPLY

Centralized hydro-pneumatic water supply system
Individual water meter for each villa

WTP & STP

Water Treatment Plant for borewell water
Sewage Treatment Plant (STP) as per norms
Rainwater harvesting system provided

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit. All renderings and views are for representation of the project meant for conveying idea only.
Specifications are subject to changes @ Builder's/Architect's discretion.

Crafted by Experts. Backed by Visionaries.

At TranqVille, excellence is never accidental. Behind every detail stands a team of seasoned professionals, design visionaries, and technical experts, each handpicked to deliver a living experience rooted in luxury, quality, and trust.



SHRI S.P REDDY GARU
CMD, TERMINUS GROUP
STRATEGIC ADVISOR

Auri Properties, rooted in ambition and expertise, is honored to have Mr. S.P. Reddy Garu, Chairman and Managing Director of Terminus Group, as our Strategic Advisor. His visionary leadership and extensive industry knowledge provide a strong foundation and valuable guidance in every key decision we make.



PROJECT EXECUTION



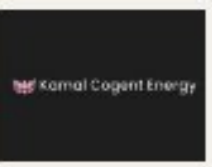
PROJECT MANAGEMENT CONSULTANTS



ARCHITECTS & LANDSCAPE DESIGN



STRUCTURAL ENGINEERS



IGBC CONSULTANTS



MEP CONSULTANTS



PROJECT BRANDING & DESIGN



Scan for Location

TranqVille

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