

# WELCOME TO A WORLD OF ELEGANT LEISURE & LUXURY

*luxury villa plots @ Baghmankhal, Shamshabad*



**ASRITHA'S  
GROUP**  
a symbol of joyful life

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Rera No. : P02400002188



## WELCOME TO A WORLD OF ELEGANT LEISURE & LUXURY

Welcome to luxury living amidst the natural beauty of Mother Earth. Experience the best outdoor activities in a fresh ambiance. Step into 14th Residency.

Conceptualized by the Asritha Group, this is a premium layout of luxurious plots in the future-ready locale of Baghmankhal near Shamshabad. Spread over 25 lush acres, 14th Residency is the perfect habitat for those who love open space and greenery.



**14<sup>th</sup> Residency**  
@Baghmankhal



## A COMMUNITY TO LIVE OUT DOORS MORE THAN INDOORS

It's a whole new concept in healthy living – a clean, eco-friendly habitat where the earth's elements are integrated with everyday life.

Planned as a gated community with full infrastructure, the open plots are great for investment as well as for building the spacious villa of your dreams. The landscape is full of green spaces, paved walkways, an open amphitheatre and grassy lawns where the body and soul roam free.



**14<sup>th</sup> Residency**  
@Baghmankhal

# Master plan



## Highlights

- |                                       |                         |
|---------------------------------------|-------------------------|
| HMDA Layout                           | Sports                  |
| RERA Approved Project                 | Children's Park         |
| Well designed 40' Wide Entrance Arch  | 24/7 Security           |
| 30', 40' Wide Internal Roads          | Avenue Plantation       |
| Total Compound wall around the layout | Underground Electricity |
| 100% Vasthu                           | Modern Street Lights    |
| Luxury Clubhouse                      | Overhead Water Tank     |
|                                       | Underground Drainage    |



## A CLUBHOUSE FOR LEISURE SEEKERS & SOCIAL LIFE LOVERS

The Clubhouse within the layout is a haven of recreation for the residents of 14th Residency. It is a massive, well designed building with its own parking facilities. And it is packed with fun!

Weekends are a great time to catch up with friends at the cafeteria. Starting the day with a workout at the fully equipped gym is a charged-up idea. Or you could take the family for a swimming session at the pool. There is a dedicated play area for the kids too, so that you can enjoy to the fullest!



**14<sup>th</sup> Residency**  
@Baghmankhal

### Provision for luxury amenities

- + Club House
- + Reception
- + Lounge
- + Swimming Pool with deck
- + Restaurant
- + Baby care/ Creche
- + Yoga & Meditation Hall
- + Gym
- + Beauty Parlour
- + Salon
- + Indoor Games
- + Banquet Hall
- + Party Lawn
- + Super Market
- + Office
- + Clinic
- + Laundry



*Note: All images are used for representation purposes only. Developers provide the spaces for to establish amenities of above Residents association*



Basket ball court



Tennis court



Kids play area



Cricket nets



Theme Landscape

## ENGAGES ACTIVITY ON A NATURAL CARPET

The green and undulating landscape of 14th Residency is distinctive for its emphasis on physical activity and sports. Residents of every age can be actively engaged here. From yoga for the elders to fun games in the tot lots, from basketball courts to cricket nets...this is a dream come true for sports enthusiasts.



**14<sup>th</sup> Residency**  
@Baghmankhal



LIVE SERENE  
PARTY LAWNS  
SOCIAL PLACES  
WITH BEST AMBIENCE  
& LANDSCAPE DESIGN

When you convert your plot in 14th Residency to a home, you get breathtaking views, sunshine and breeze, bird song, and fresh flowers. You also get manicured party lawns and cozy spaces for social interaction.

The creative landscaping provides for shaded seats on the grounds, open fields to play in, maze parks, and charming water bodies. A great lifestyle is at your fingertips!



14<sup>th</sup> Residency  
@Baghmankhal

# Location Plan

(Not to scale)



## OXYGEN - RICH LOCAL WITH GREAT POTENTIAL

Great infrastructure. Broad well-lit roads. Safety and security. Totally pollution-free. The area around Shamshabad is the hub of all development, with IT Parks and Industrial Zones rising in the vicinity. Premier academic institutions are laying anchor. As activity picks up, the property prices are set to escalate. That's why investing here right now makes great financial sense.

Being on NH7 and connected seamlessly to the International Airport, Financial districts and a host of industries, Shamshabad is the place to be. And 14th Residency is the world for you.



### Location Advantages

- + 5 minutes Drive to ORR Tukkuguda
- + 5 minutes Drive to FAB City SEZ
- + 5 minutes Drive to Electronic City SEZ
- + 15 minutes Drive to HYD International Airport
- + 15 minutes Drive to RR District Collectorate
- + 15 minutes Drive to Hardware Park
- + 15 minutes Drive to TCS (Adibatla)
- + 15 minutes Drive to Wonderla
- + 20 minutes Drive to Mucherla Pharma City
- + 30 minutes Drive to Gachibowli