



ACE

AMURA  
POCHARAM

Awesome 2BHK smart homes in a secured gated community next to Infosys Pocharam



# Awesome smart homes next to Infosys, Pocharam

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208 Awesome 2BHKs  
in a secure gated community





Welcome to  
the world of  
**smart living**





## Tap or talk and your home will listen

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Smart home automation



Control your lights, fans and appliances with an app



Automatically allow your vehicle to enter and exit your community



Access WiFi across your community



Manage your energy consumption smartly

# Safety, security and convenience at home

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24x7 Professional Security Guards



Single Entry and Exit Gate



Round the clock CCTV Recording



Dedicated Maintenance Team



24x7 Generator Backup



Water saving STP  
Rainwater harvesting



Covered parking





Swimming Pool



Gym



Walking / jogging path



# Better health and good life with convenience of a gated community



Clubhouse  
Banquet hall



Elders seating area



Welcome to  
an **awesome**  
**childhood**





## **Awesome spaces for learning, playing and entertainment.**

### **4 awesome indoor spaces**

- Imagination room
- Learning hub
- Hobby zone
- Cultural center

### **5 awesome outdoor spaces**

- Kids pool
- Play area
- Sand pit
- Badminton court
- Cycling track

Next to Infosys, just  
5 minutes from  
Hyderabad - Warangal  
highway

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Ace Amura is located near **Infosys, Pocharam and Raheja Mindspace.**

Just 2 hours to **Telangana's second capital - Warangal.**

Easy access to Bibinagar, Bhongir, and Jangaon.

Promising developments like **Yadadri Temple, AIIMS** and several Industrial & IT SEZs are conveniently accessible.





### Close to work

**5 minutes walk :** Infosys, Mindspace IT Park & Genpact



### Close to nature

**10 minutes:** Bhagyanagar Nandavanam Park



## Important Places

**10 minutes:** Ghatkesar

**20 minutes:** Uppal

**25 minutes:** Nagole

**25 minutes:** Bibinagar

**35 minutes:** Bhongir

**35 minutes:** LB Nagar

**45 minutes:** Yadagiri Gutta

**45 minutes:** Secunderabad

**50 minutes:** Shamshabad Airport

**1 hour:** Gachibowli

**1 hour:** Jangaon

**2 hours:** Warangal



## Connectivity

**5 minutes:** New Flyover to Uppal

**5 minutes:** Narapally Bus Stand

**10 minutes:** Nehru Outer Ring Road

**20 minutes:** Uppal Metro Station

**45 minutes:** Secunderabad Rail Station



## Healthcare

**5 minutes:** Cure Hospitals

**15 minutes:** Apollo Clinic

**25 minutes:** AIIMS, Bibinagar

**35 minutes:** Kamineni, LB Nagar

**35 minutes:** Omni Hospitals, Kothapet



## Food Shopping & Entertainment

**10 minutes:** MJR Square Mall & Multiplex

**10 minutes:** McDonalds Restaurant

**20 minutes:** Decathlon

**20 minutes:** Hemadurga Mall & Multiplex

**15 minutes:** Paradise Restaurant

**20 minutes:** Big Bazaar

**25 minutes:** Cricket Stadium

**25 minutes:** Shilparamam, Uppal



## Schools

**5 minutes:** Rotterdam International

**5 minutes:** Anurag University

**15 minutes:** JRS International School

**15 minutes:** Bachpan Play School

**15 minutes:** Delhi World Public School

**15 minutes:** Sree Vidyaniketan School

**15 minutes:** Sage International School

**20 minutes:** Gowtham Model School

**20 minutes:** Global Indian School

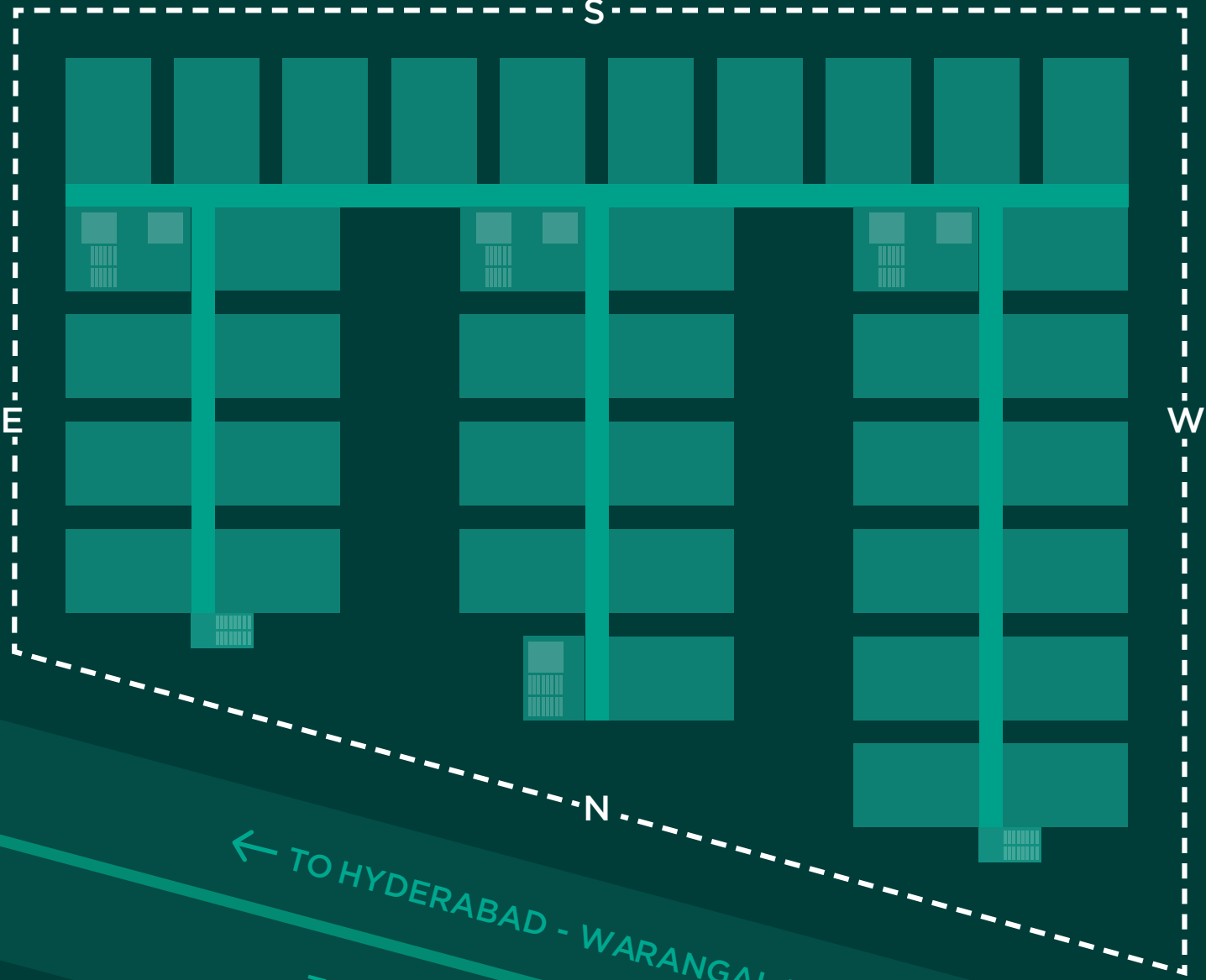
**20 minutes:** Narayana Concept School

**20 minutes:** Ravindra Bharati School

**20 minutes:** Vignan Schools

# Plans

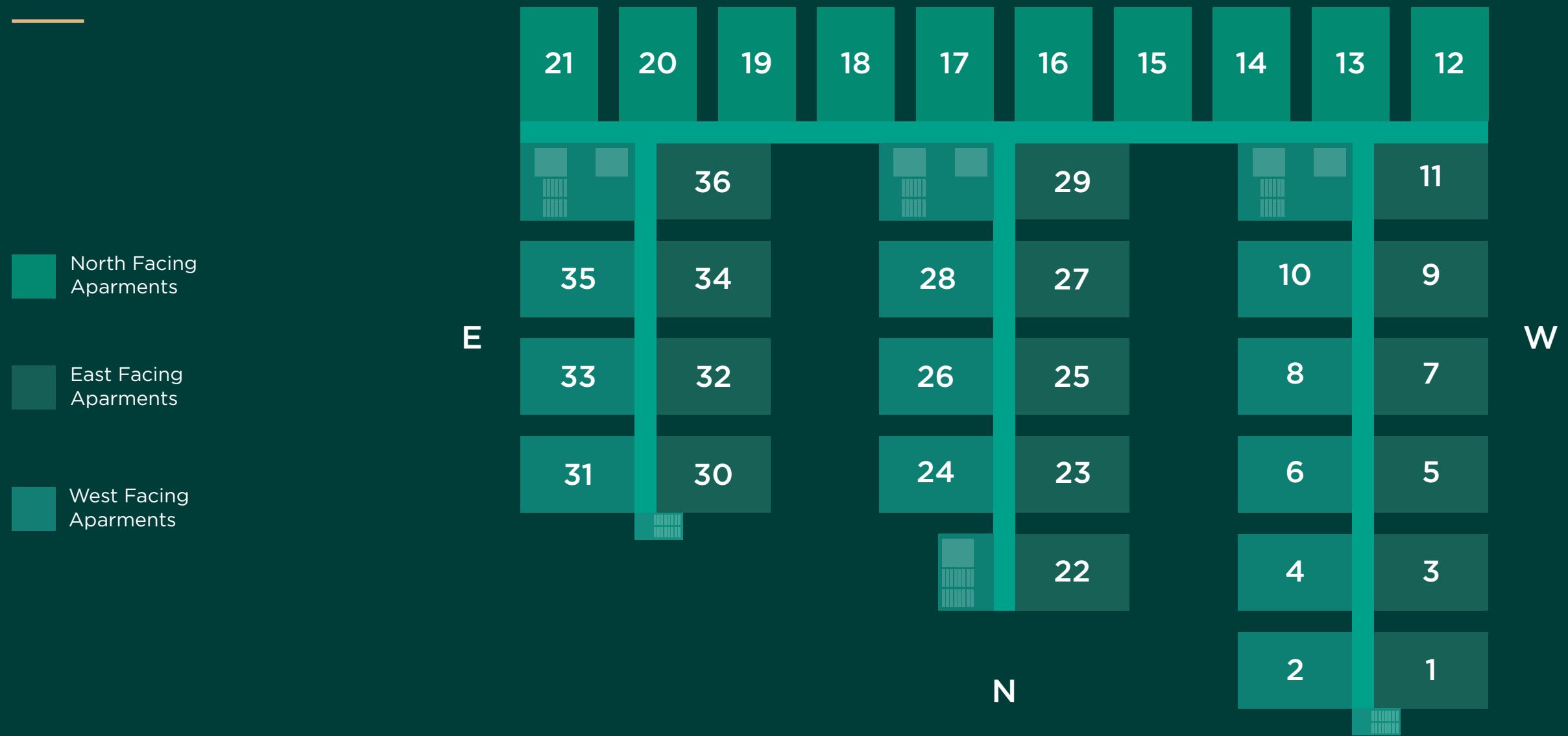
Master Plan



← TO HYDERABAD - WARANGAL HIGHWAY

TO INFOSYS SEZ POCHARAM →

# Typical Floor Plan



<p>Total Land Area</p> <p><b>1.78</b> Acres</p>	<p>Total Apartments</p> <p><b>208</b> Homes</p>	<p>Total Apartments per Floor</p> <p><b>36</b> Homes</p>	<p>Apartment Size North Facing</p> <p><b>932</b> Sq. Ft</p>	<p>Apartment Size East Facing</p> <p><b>950</b> Sq. Ft</p>	<p>Apartment Size West Facing</p> <p><b>950</b> Sq. Ft</p>
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# NORTH FACING APARTMENTS

**2BHK**  
Home

**932**  
Sq. Feet

**10**  
Apartments/Floor



## AREA STATEMENT

LIVING	11' 5" x 10' 4"
DINING	17' 2" x 9' 1"
BALCONY	5' 6" x 4' 0"
KITCHEN	7' 1" x 8' 0"
WASH	6' 5" x 4' 0"
MASTER BEDROOM	10' 0" x 12' 0"
TOILET	4' 0" x 8' 0"
CHILD BEDROOM	10' 0" x 10' 0"
TOILET	4' 3" x 9' 1"

NORTH FACING APARTMENT  
3D VIEW

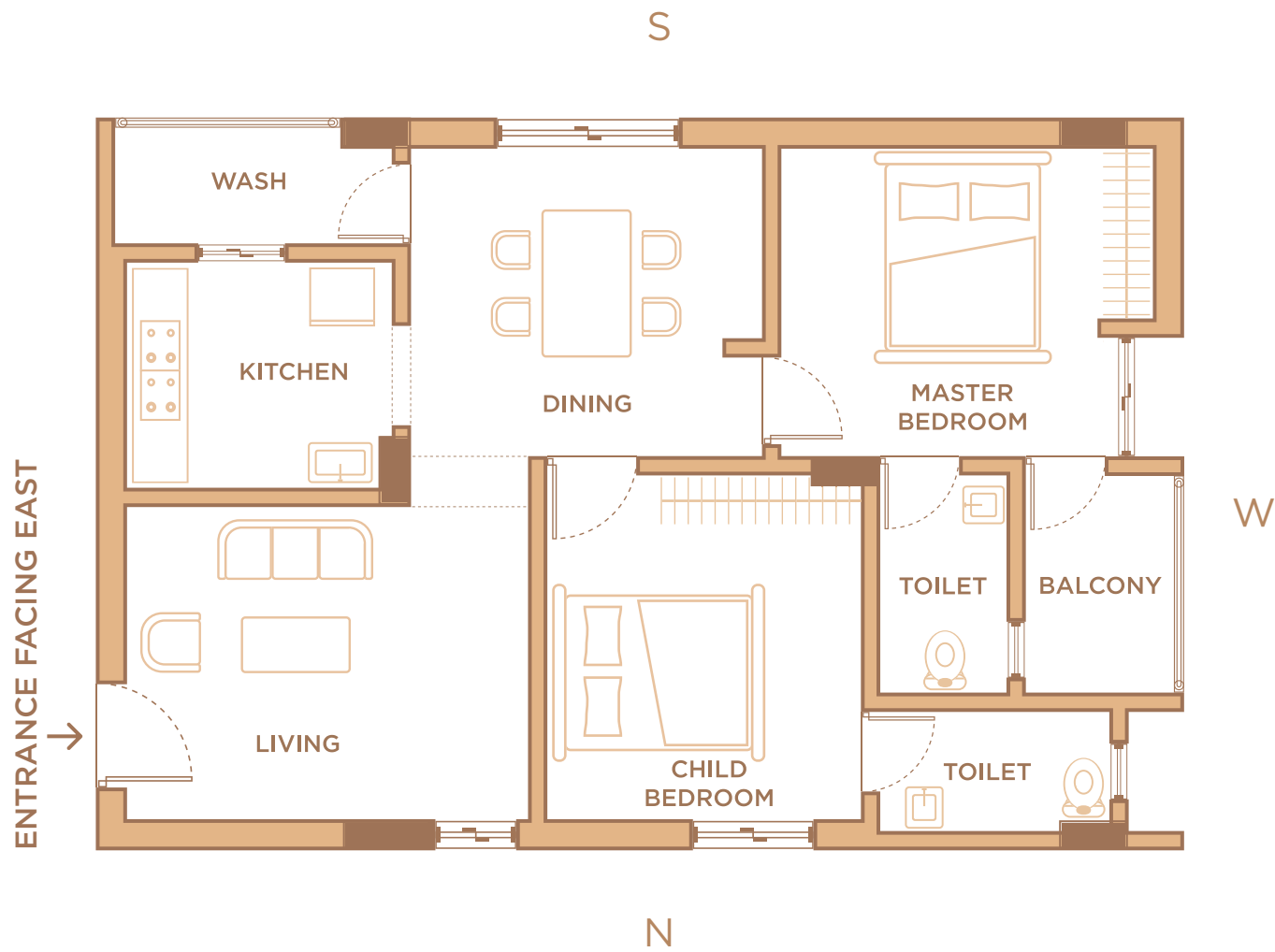


# EAST FACING APARTMENTS

**2BHK**  
Home

**950**  
Sq. Feet

**15**  
Apartments/Floor



## AREA STATEMENT

LIVING	13' 0" x 10' 0"
DINING	11' 4.5" x 10' 0"
BALCONY	4' 6" x 7' 0"
KITCHEN	8' 7.5" x 7' 4"
WASH	8' 9" x 4' 0"
MASTER BEDROOM	12' 1" x 10' 0"
TOILET	4' 9" x 7' 0"
CHILD BEDROOM	10' 0" x 11' 2"
TOILET	7' 6" x 4' 0"

EAST FACING APARTMENT  
3D VIEW

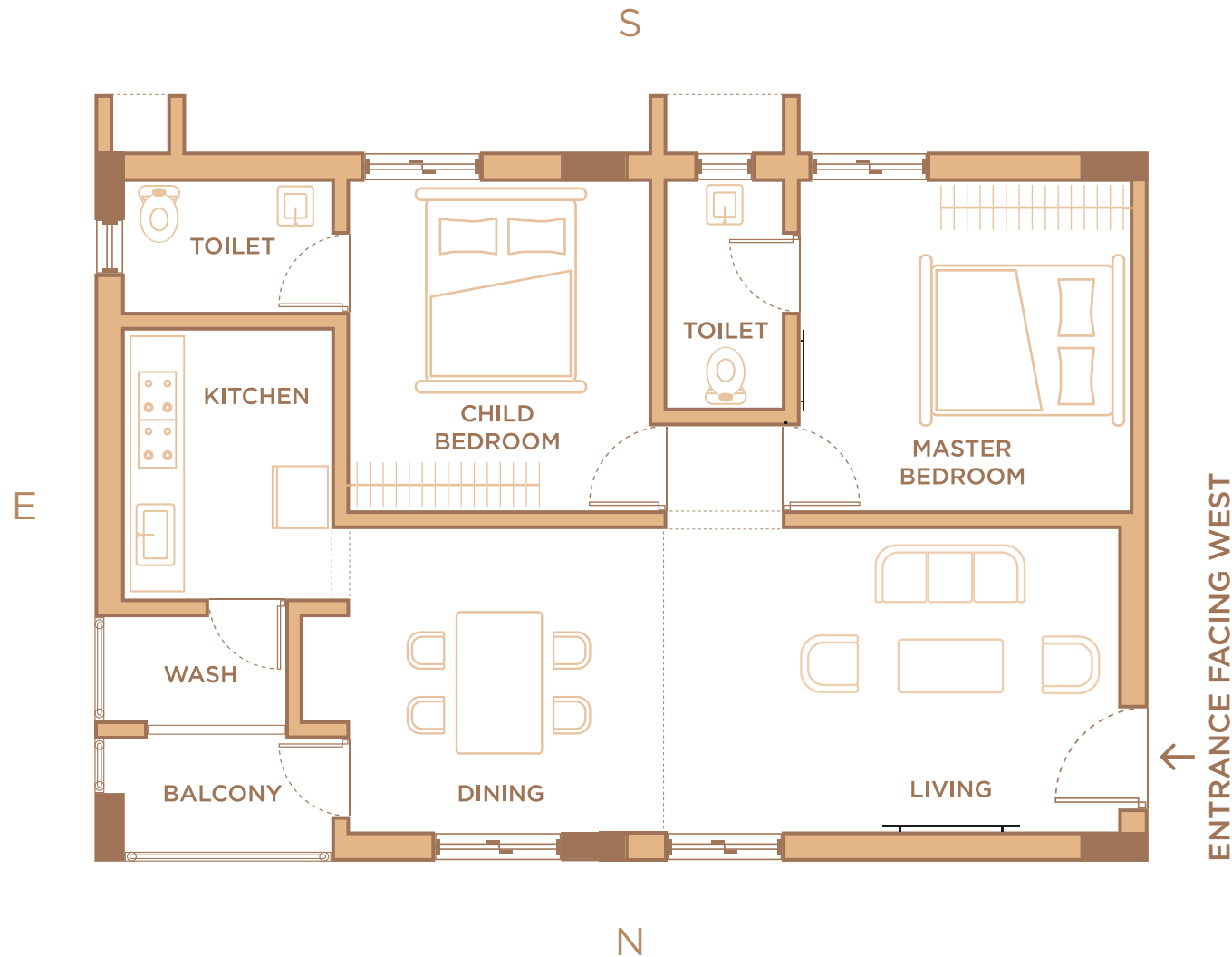


# WEST FACING APARTMENTS

**2BHK**  
Home

**950**  
Sq. Feet

**11**  
Apartments/Floor



## AREA STATEMENT

LIVING/DINING 25' 2" x 10' 5"

BALCONY 7' 9" x 4' 0"

KITCHEN 7' 3" x 9' 0"

WASH 7' 9" x 3' 9"

MASTER BEDROOM 10' 6" x 10' 9"

TOILET 4' 0" x 7' 5"

CHILD BEDROOM 10' 0" x 10' 9"

TOILET 7' 3" x 4' 3"

WEST FACING APARTMENT  
3D VIEW



# Material Specifications

## Structure

### Foundation & structural frame

R.C.C framed structure

### Superstructure

CC block masonry for internal and external walls

## Painting

### External

Combination of texture and emulsion paint

### Internal

Smooth finish primer and emulsion paint over putty

## Doors

### Main door

Engineered wood / hard wood door frame with flush shutter fitted with reputed make hardware

### Internal doors

Engineered wood / hard wood door frame with flush shutter fitted with reputed make hardware

### Toilet doors

Engineered wood / hard wood door frame with flush shutter fitted with reputed make hardware

### Windows

Good quality Aluminium / UPVC windows

## Kitchen/utility

### Exhausts

Provision for exhaust fan / chimney

## Plumbing & Sanitary

### Sanitary fittings

All toilets are fitted with EWC of reputed make

### CP fittings

CP fittings of reputed make



## Flooring

### Rooms & kitchen

Good quality vitrified tiles

### Toilets, wash/ utility

Anti-skid ceramic of reputed make



## Tile dado

### Toilets

Ceramic tile dado up to 7' 0" height of reputed make

### Utility and wash

Anti-skid ceramic flooring. Ceramic tile dado up to 3'



## Electrical

### Main distribution point

3 phase power supply

### All rooms

Concealed copper wiring of reputed make

### Ac points

Power outlets for air conditioner in living room and one bedroom

### Switches

Modular switches of reputed make



## Telecom

Telephone point in drawing / living room



## Cable TV

Provision for cable connection in living / drawing room / MBR



## Internet

Provision for internet connection in each flat



## Water supply system

Gravity supply system



## Backup power

All common areas and 0.5 kW for each flat



## CCTV

At the designated areas







[aceventures.com](http://aceventures.com)

#### HEAD OFFICE

##### **Ace Ventures India Pvt Ltd**

No 504 and 505, Ace Krishna Prime,  
Laxminagar colony, Kothapet.

#### SITE OFFICE

##### **Amura by Ace Ventures**

Survey no. 39 & 40, near Infosys SEZ,  
Vasantagiri, Pocharam, Hyderabad.

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TS RERA - P02200003861

MEMBER OF **CREDAI**

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