TS RERA: P02400000418



YOUR DREAM HOME. AT A PRIME LOCATION. FOR A PRIME LIFESTYLE.



premium villas at mokila

EXPERIENCE THE FINE LIFE!

Independent Premium Villas @ Mokila





PREMIUM VILLAS TO SUIT YOUR LIFESTYLE

Sri Mytri Avasa was started with a vision to provide a never before offered, fresh lifestyle opportunity in Mokila for those who look for pixel perfect. Sri Mytri Avasa is a "Green, Serene, World Within" where proud residents can live, play and relax in a true premium community with vast tracts of greenery and tons of pollution free air. The project is designed to elevate your lifestyle spread in 10 acres of land with premium residential villas.

Sri Mytri Avasa is brought to you by Sri Mytri Constructions & Developers, a company with years of experience in designing, planning, development and construction of Housing Plots, Independent Villas, Apartments and customized abodes in all parts of Hyderabad within GHMC/HMDA limits. Hundreds of families are our customers dwelling in the assets we delivered.



WEST FACING

3 Bedrooms + Living + Kitchen + Dining + Family Lounge + Puja Room + 3 Toilets + Study Room

Area Statement	
Ground Floor Area	1216 sq.ft
First Floor Area	1216 sq.ft
Head Room	124 sq.ft
Parking Area	369 sq.ft
Total Area	2925 sq.ft

FLOOR PLAN





FIRST FLOOR PLAN

Disclaimer: Plan not to scale. The floor plan, furniture layout and fittings are indicative only and subject to change. The furniture / fittings are representational and are not part of the standard offering.





EAST FACING

3 Bedrooms + Living + Kitchen + Dining + Family Lounge + Puja Room + 3 Toilets + Study Room

Area Statement	
Ground Floor Area	1216 sq.ft
First Floor Area	1216 sq.ft
Head Room	124 sq.ft
Parking Area	369 sq.ft
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FLOOR PLAN



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Project Entrance Gate

RELAX AT 10,000 Sft., AVASA CLUB, YOUR OWN LEISURE SPACE

- A modern Air Conditioned Gymnasium
- Swimming Pool
- Multi-purpose Hall for Events
- Children Recreation & Toddlers Park
- Banquet Hall and Conference
- Indoor Games
- Women Meeting Hall
- Beach Volleyball











SITE MASTER LAYOUT



LP NO. 000233/LO/Plg/HMDA/2018, Date: 05 November, 2018

> CP 2 1438



COMMUNITY FEATURES

- Entire project is 100% Vaasthu
- More than 40% open space
- Splendid Main Entrance
- CLUBHOUSE spread across
 10,000 Sft
- Children's Play Area
- Excellent Landscaping
- Underground drainage and cabling system for Power, Telephone, TV & Internet
- Modern street lighting
- Rain Water Harvesting
- Individual invertor backup for each unit with wiring

- 24 hours security (single point entry and exit) with Guard room at main entry and exit
- Providing high security control layout
- 24 hour CC TV coverage of common areas for security
- CC Roads with surface drains along with landscaping
- STP
- Individual sump with submersible motor

SPECIFICATIONS

STRUCTURE

Super Structure: R.C.C Framed Super Structure

Walls: 9" bricks for External wall and 4" bricks for Internal walls

PLASTERING

Internal: Double coat cement plaster with smooth finish External: Two coats of cement plastering with sponge finish

FALL CEILING

Standard Gypsum fall ceiling for entire villa with provision for light and fan points

DOORS&WINDOWS

Main Door Frame: Kiln dried Teak Wood, P.U Polished with Architraves/Beadings.

Main Door Shutter: Solid hardwood flush door shutters, chemically pressure treated and P.U polished.

Internal Door Frame: Kiln dried Teak Wood, P.U Polished with Architraves/Beadings.

Internal Door Shutter: Solid hardwood flush door shutters, chemically pressure treated and P.U polished.

Windows: UPVC windows of reputed make with mosquito mesh track provision.

PAINTING

Exterior: Asian/ Berger or equivalent weather shield exterior grade emulsion paint on luppam.

Interior: Smooth finish with luppam, over a coat of primer and finished with 2 coats of Asian or Nerolac emulsion paint.

FLOORING

Entire House: 2X4 & 2X2 Varmora or equivalent brand Glazed Vitrified Tiles throughout the house.

Stairs & Landing: Granite

Kitchen: Premier quality granite platform & glazed ceramic dado tiles up to 2 feet.

Balconies: RAK Ceramics or equivalent brand double charged or full body vitrified tiles.

Parking: Anti-skid granite parking tiles.

Terrace: Anti-skid ceramic flooring.

BATHROOMS

- EWC with concealed flush tank (Hindware or equivalent).
- Wall mounted hot 6 cold water diverter with shower (Hindware or equivalent).
- Provision for geyser.
- Bathroom wall tiles (RAK Ceramics or equivalent brand) up to ceiling height.
- Ceramic anti-skid flooring (RAK Ceramics or equivalent brand).
- ALL CP fittings by Hindware or equivalent brand.

ELECTRICAL

- Finolex/Havells or equivalent brand, concealed copper wiring.
- Elegant modular electrical switches by Havells/ Legrand or equivalent brand.
- Legrand or equivalent brand MCBs & Distribution boards.
- Provision for AC in halls and bedrooms.
- Provision for cable TV in living room and bedroom.
- Provision for Internet.
- Concealed wiring with Inverter backup

RAILINGS

Staircase: SS Railing with Glass Balcony: SS Railing with Glass



LOCATION MAP



Prachin Global International School

Rockwell International School

SRI MYTR

CONSTRUCTIONS & DEVELOPERS

Marketing Office:

From Wipro Junction

Near ICFAI Business School, Shankarpally Road, Mokila Village, Shankarpally Mandal, Hyderabad.

20 mts

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