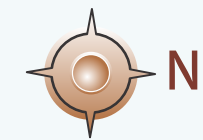
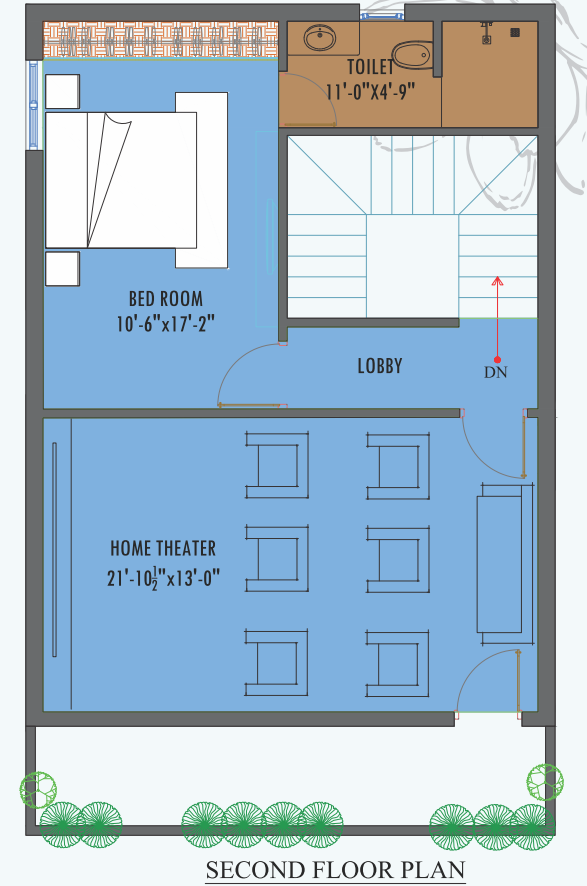
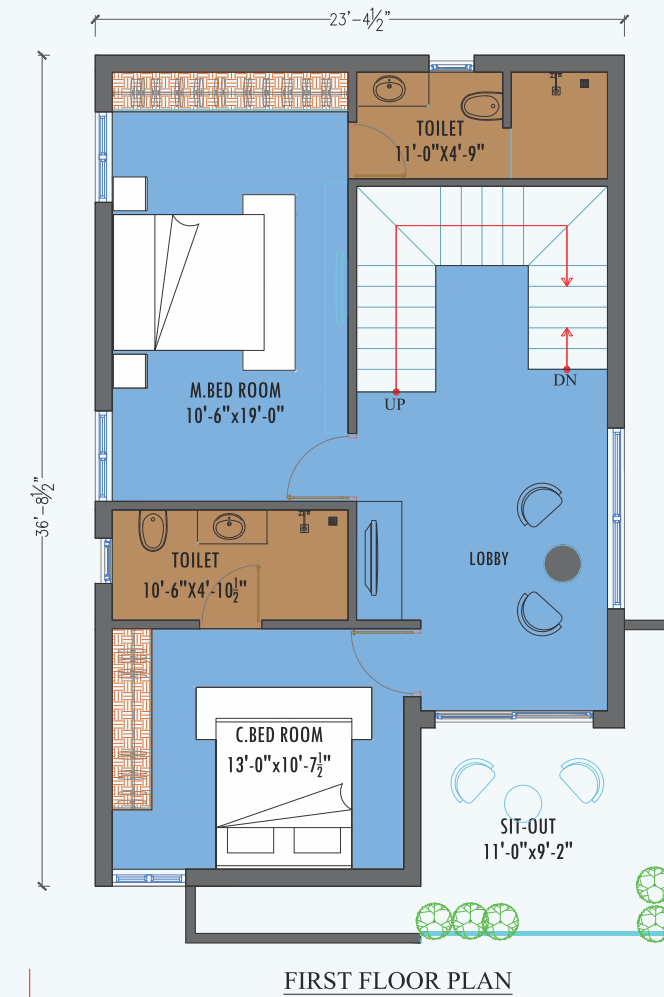
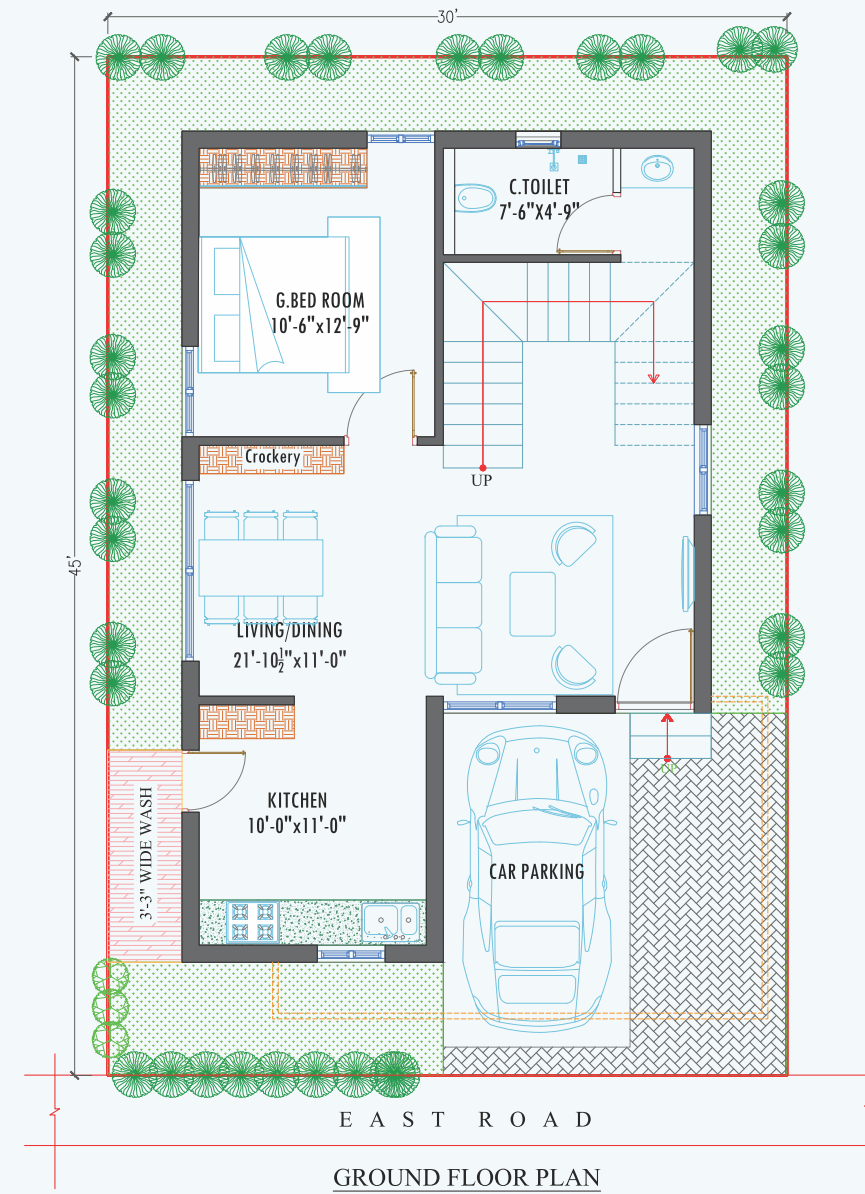




East Facing Villa

East Facing Villa Floor

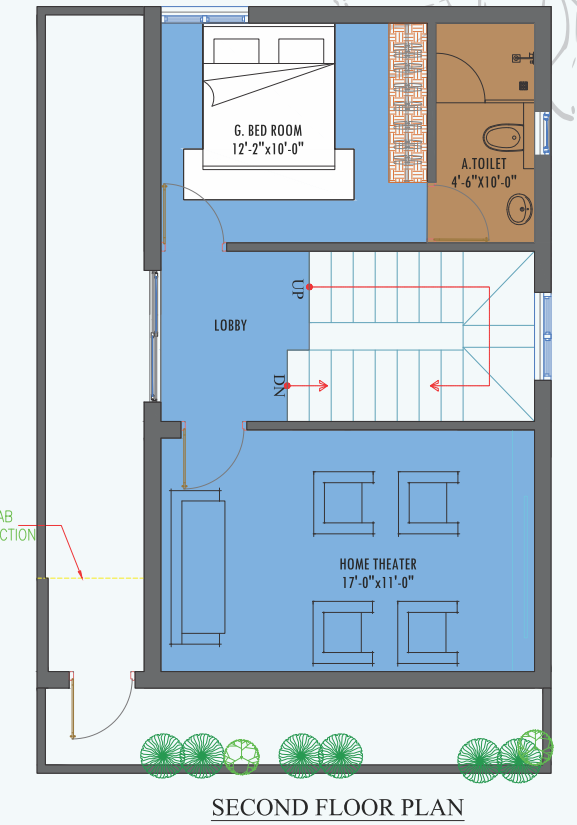
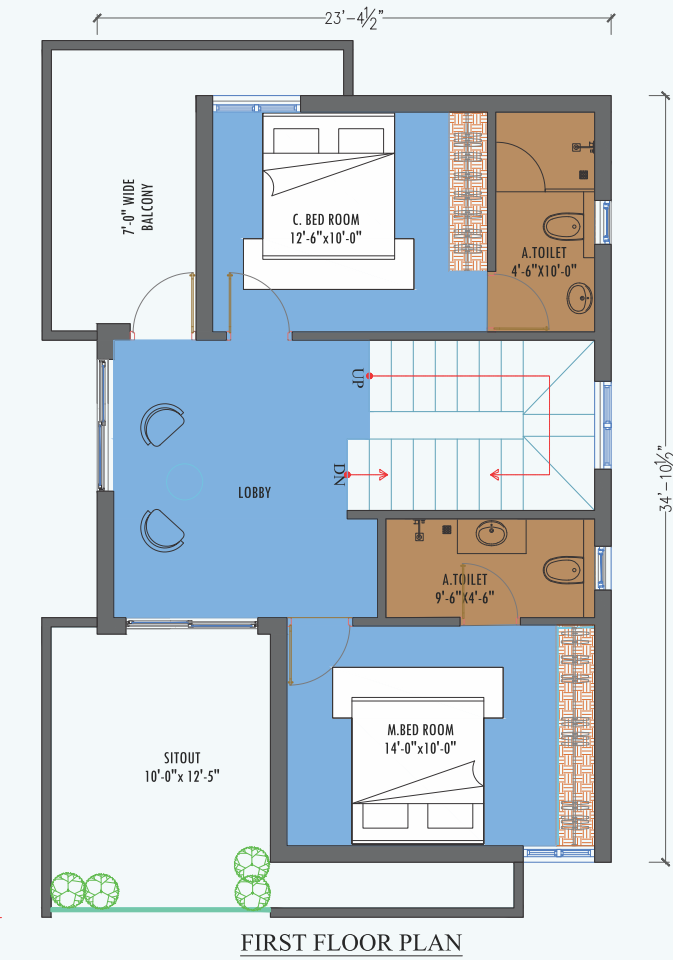
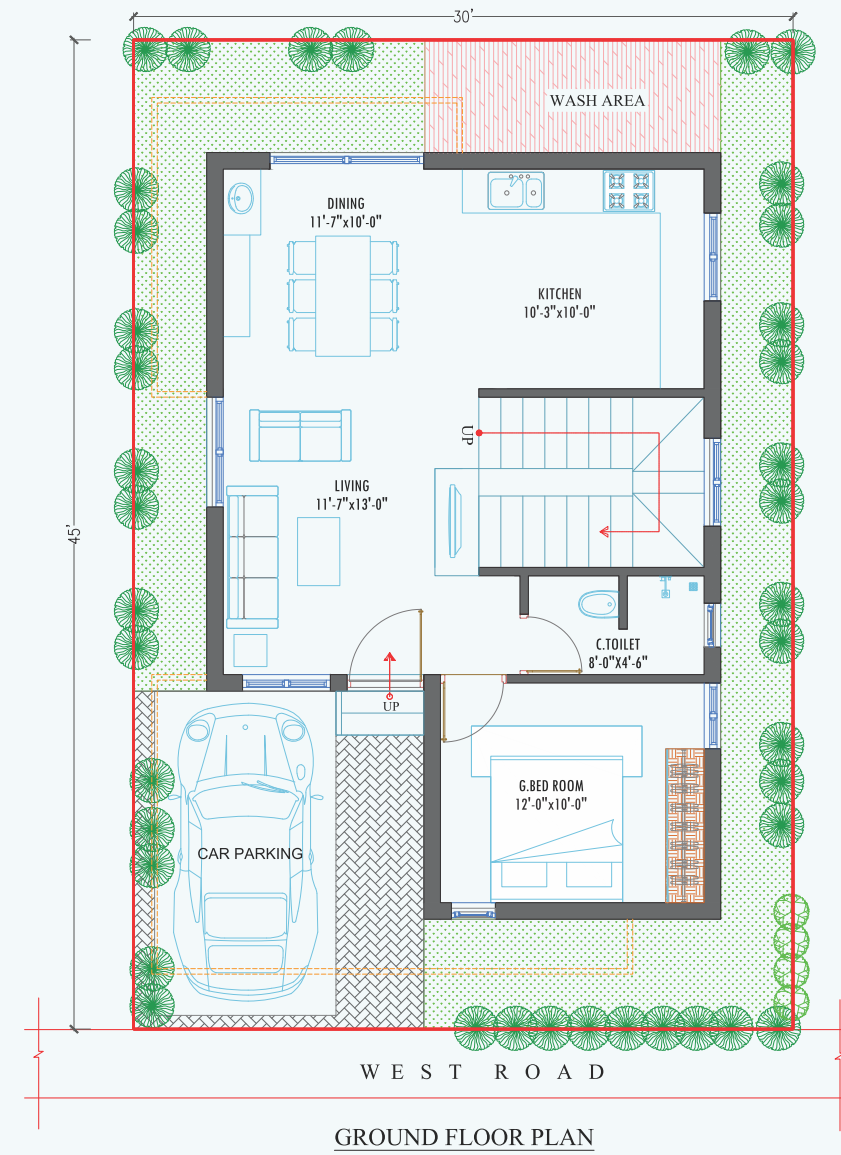


PLOT AREA	: 150 SYDS (30' X 45')
GROUND FLOOR	: 942 SFT
FIRST FLOOR	: 942 SFT
SECOND FLOOR	: 745 SFT
TOTAL AREA	: 2629 SFT



West Facing Villa

West Facing Villa Floor



PLOT AREA	: 150 SYDS (30' X 45')
GROUND FLOOR	: 961 SFT
FIRST FLOOR	: 961 SFT
SECOND FLOOR	: 598 SFT
TOTAL AREA	: 2520 SFT



BHAVNA'S
VENKY ESTATES

Welcome to a gateway that offers a perfect life you have always dreamt of. A community that is situated in an unrivalled eco-friendly environment offers contemporary lifestyle features and coziest spaces adding warmth to life. SRI'S LACH INFRA presents "Bhavana's Venky Estates", a Premium Villa Gated Community to cherish life in the serene locale of Bhanur, a flourishing neighborhood that is exclusive and tranquil. Yet connected well and convenient. The villas are crafted to the highest degree of perfection. The community assures an incredible experience for the residents with a host of amenities, sprawling Club House, 24X7 security and a peaceful life within a secured development.



*Welcome to the heaven of
style and luxury*



**BHAVNA'S
VENKY ESTATES**



50 minutes to Gachibowli

40 minutes to Wipro Junction

57 minutes Hassle-free drive to airport

49 minutes to Hi-tech City

Closer proximity several shopping malls

Closer to the best hospitals in the city



PROJECT OVERVIEW



“Bhavana’s Venky Estates”, a dream project from Sir’s Lach Infra comprising of luxurious villas amidst a lush green setting near Bhanur. This epitome of luxury living is the current living project in Hyderabad

Bhavan’s Park takes opulence to a whole new level in Hyderabad with its timeless architecture that excite the eyes and indulge the senses. Experience luxury amenities such as Putting Green where. A rich lifestyle that caters to your expensive tastes. Indulge in luxury villas like never before in Hyderabad. “Bhavana’s Venky Estates” offers 100 exclusive villas surrounded by open spaces with abundance of nature, inviting greens and refreshing expenses equipped with play zones, walking paths, etc., all for your comfort.



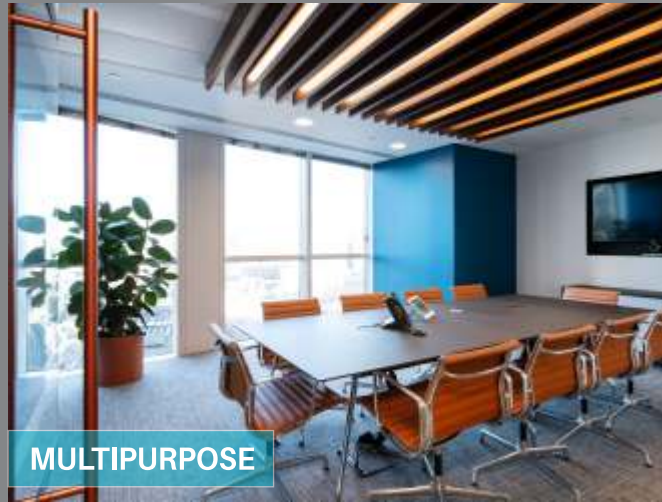
AMENITIES



GYM



CLUB HOUSE



MULTIPURPOSE



JOGGING TRACK



SWIMMING POOL



LIBRARY



CRÈCHE

SPECIFICATIONS

RCC FRAMED STRUCTURE: RCC framed structure to withstand wind and seismic loads

SUPER STRUCTURE: 8" thick solid block work for external walls & 4" thick solid block work for internal walls

PLASTERING: Double coats of cement mortar plaster for internal & external walls

DOORS & WINDOWS

Main Door: Factory made (Prehung) engineered doors with imported wood frame and flush shutter with Teak veneer, melamine polish and designer hard ware of reputed make.

Internal Doors: Factory made (Prehung) engineered doors with imported wood frame and flush shutter with Teak veneer, melamine polish and hard ware of reputed make.

Toilet Doors : Factory made (Prehung) engineered doors with imported wood frame and flush shutter with Teak veneer and melamine polish for front face and aqua coated finish for rear face with hard ware of reputed make.

Balcony Doors : Factory made (Prehung) engineered doors with imported wood frame and flush shutter with Teak veneer and melamine polish for front face and wood laminated finish for rear face with hard ware of reputed make.

French Doors: Aluminum/UPVC frames and shutters with glass panels with hard ware of reputed make.

Windows: Aluminum/UPVC frames and shutters with tinted glass with hard ware of reputed make.

PAINTING Internal Walls: Premium emulsion paint with luppam/putty finish of reputed make for walls and ceiling.

External Walls: Front elevation Textured/Putty finish with 2 coats of exterior emulsion paint of reputed make for walls other Side Primer with 2 coat of exterior emulsion Paint & enamel paint for MS g rills & railing

FLOORING All Rooms: 800mm x 800mm vitrified tiles with 4" skirting
Toilets: Anti-skid ceramic tiles.

GRANITE WORKS: Granite Stone
Kitchen Platform: Granite stone/Tiles, for steps & mid-landing
Staircase: Granite stone/Tiles, for steps & mid-landing

CLADDING / DADOING: Dadoing up to 7' height with designer ceramic tiles in all toilets Ceramic tiles up to 2' height above kitchen platform m Ceramic tiles up to 3' height in utility / wash area Vitrified

TOILETS: EWC of reputed make with concealed flush tank Hot and Cold water mixer with shower of reputed make Provision for geyser points in all toilets All CP fittings of reputed make

ELECTRICAL WORKS: Concealed copper wiring in conduits for lights, fans, TV, computers and power points wherever necessary. Power points for air conditioners in all bedrooms and other identified areas Power points for refrigerators and cooking appliances in kitchen Power points for geysers in all bathrooms All electrical fittings of reputed make MCB of distribution board of reputed make 3 Phase supply for each unit and individual meter boards

COMMUNICATION, CABLE TV & INTERNET: Telephone points in living room and master bedroom Provision for Cable TV connection in master bedroom and living room Provision for Internet connection in all flats Intercom facility to all flats connecting Security

OTHER AMENITIES: Treated domestic water supply Separate Municipal water supply to kitchen