

Escape to your own private paradise
in the heart of nature's beauty



VILASA
AFFORDABLE LUXURY VILLAS
— AT BOWRAMPET —

TS RERA No.P02200006872



A Project by:

Avenue
DEVELOPERS PVT. LTD

Revel in beauty of Nature



Discover a World of Comfort and Elegance Beside Lake



Living beside the lake offers the best of both worlds – the tranquillity of nature and the convenience of modern living. If you're looking for a place to call home that's as stunning as it is peaceful, look no further than a villa beside the lake and the lush green spaces.

Swathed in glistening green luxury, Vilasa boutique gated villa community that offers idyllic experiences just 20 mins drive away from prime locale, Hitech City. A quiet lake side and lush space, perfect for a happy living.



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33 Villas
spread over
2.10 Acres

Behold the flowering,
of yet another dreamscape;
the love of nature, a gift
from the lofty landscape.

Be welcomed by a verdant green passion in the flowers and creepers that greet you in every window and grow in every thoughtfully sculpted avenue around you. Arrays of ornamental plants stand sentinel along the perimeters, while a placid pond with lotus blooms shimmers serenely; gently caressed by a breeze that wafts the fragrance of the night queen, echoing the whispers of palm leaves from windows and the goodness of Temple trees. Violet passion flowers and vines form a canopy over track-wood strewn with pebbles under a picturesque pergola, all framed in a canvas created by a divine inspiration, worshipping nature.

East Facing Villas

170 _{sqyds}	189 _{sqyds}
3050 _{sft}	3250 _{sft}



170
sq.yds villa

East Facing
Ground + 2 Floors
SBU: 3050sft





First Floor - 1120sft

- 3 Bedrooms
- Pooja Room
- Covered Laundry Space
- Spacious Sit-outs
- Multi-purpose room
- Open Terrace
- 2 Car Parking Spaces



Second Floor - 810sft





West Facing Villas

170_{sqyds}

189_{sqyds}

3050_{sft}

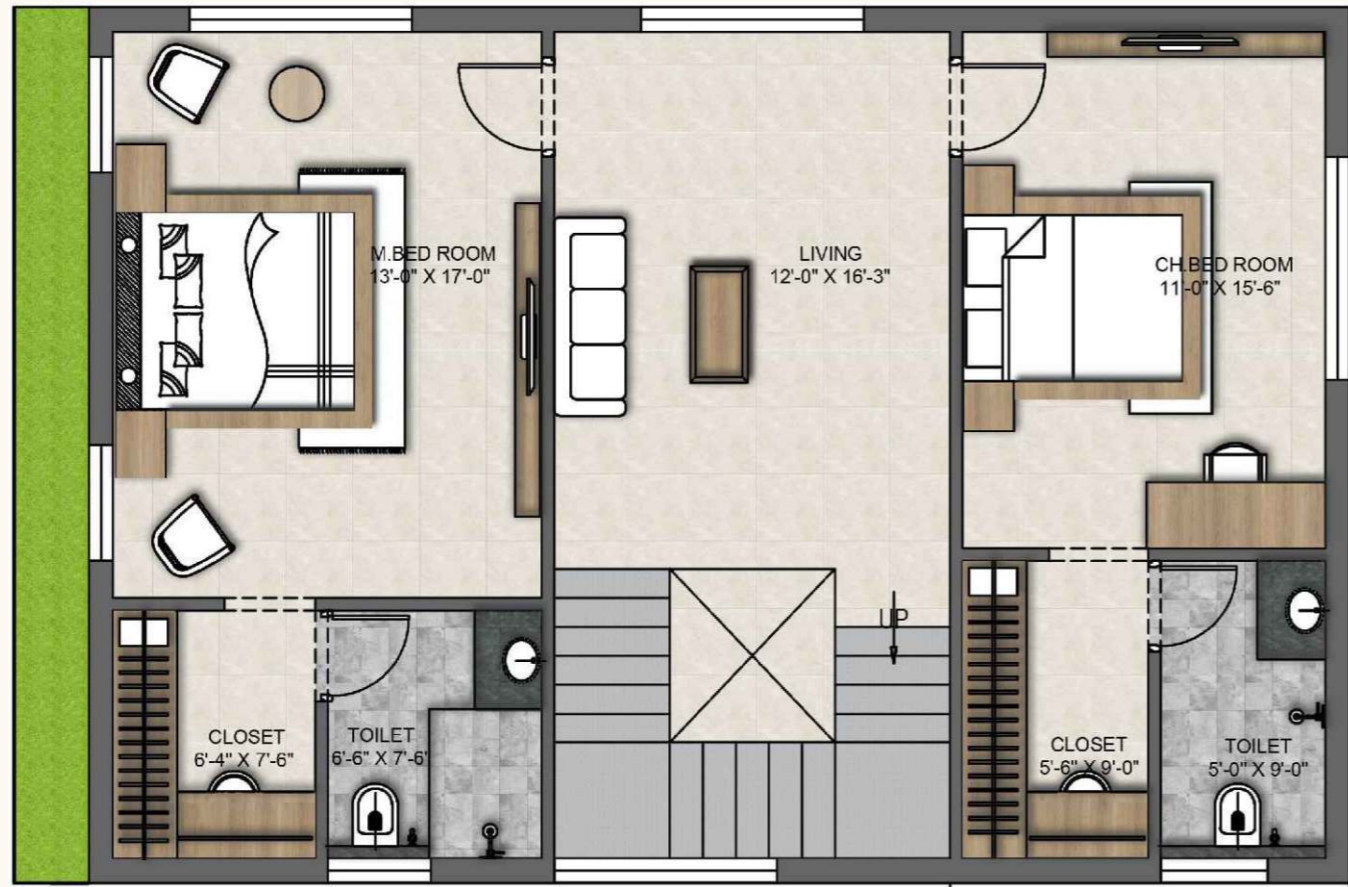
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- Pooja Room
- Covered Laundry Space
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- Multi-purpose room
- Open Terrace
- 2 Car Parking Spaces



Second Floor - 810sft





Project Highlights

- Only 33 Villas in 2.10 Acres
- East and West Facing Units
- 3BHK + Home Theatre
- Ascetically design landscape areas with avenue plantation and seating areas
- Exclusive Club House
- Banquet Hall and Party Lawn
- Children Play Area
- All Internal BT Roads,
- Security Gate
- Solar Fencing for Entire Project
- DG Backup
- Rainwater Harvesting Pits
- Sewerage Treatment Plant



Clubhouse





Gym



Indoor Games

Guest Rooms



Board Games



TV Lounge



Kids Swimming Pool

Multi-purpose Hall



Shuttle Court





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Impeccably designed homes

At Vilasa, design does two things. Firstly, it creates spaces that allow the users to live with utmost ease and secondly, it offers a stunning home to raise the perfect family in a prime location.



Project Location



Our Villa project is strategically located in a prime location that offers great connectivity to other parts of the city. With easy access to the main road, you can reach any part of the city quickly. The location also offers excellent proximity to schools, hospitals, shopping centers, and entertainment options.

Location Highlights

- Located at middle of schools hub
- Just 11 kms to Outer Ring Road
- Just 10 kms to JNTU
- Just 12 kms to Miyapur
- Just 18 kms to Shilparamam / IT sector

Specifications

STRUCTURE

R.C.C. framed structure.

SUPER STRUCTURE

Quality brick work in cement mortar.

PLASTERING

Internal double coat of cement for smooth finish. External double coat in sand faced cement.

DOORS

Main door

M.T. Engineered Wood frame and Shutter aesthetically designed with melamine polishing and designer hard ware.

Internal doors

M. T. Engineered Wood frame with Polished Masonite flush shutters.

Windows

Frames and shutters in UPVC with glass panel/equivalents & Provision for mosquito mesh.

PAINTING

External: Texture based paint / emulsion paints of Asian/ ICI make Or equivalent make.

Internal: Two coats of Acrylic emulsion paints over a coat of primer.

Ceiling: Two coats of Acrylic emulsion paints over a coat of primer.

FLOORING

Vitrified tiles in bedrooms, living, drawing, dining and staircase.

Bathrooms

Anti skid finish vitrified tiles.

Balconies

Clay or ceramic tiles.

Parking area

Cement based tiles over PCC Bed.

Utility

Anti skid ceramic tiles.





TILE CLADDING AND DADOING

Kitchen

Open Kitchen with Provision for cabinets, exhaust fan and chimney.

Utility/Wash

Anti skid ceramic tiles. Provision for washing machine, dishwasher and wet area for washing Utensils.

TOILETS

Designer Vitrified Tile dado of Johnson /Bell or equivalent make up to 7' height. Washbasin with hot and cold mixer valve. EWC with flush tank of Hindware or equivalent make. Hot and cold wall mixer with shower. All C.P. Fittings of chrome plated of Hindware or equivalent make.

ELECTRICAL:

- Concealed copper wiring of Sudhakar / Finolex / or equivalent make, in conduits for lights, fan, plug and power plug points wherever necessary.
 - Power outlets for air conditioners in all bedrooms.
 - Plug points for refrigerator, T.V. etc.,.
 - 3 Phase supply for each unit.
 - Miniature circuit breakers (MCB) of reputed make.
 - Switches are of Legrand/Havels or any reputed make.
 - Generator : D.G backup shall be provided.
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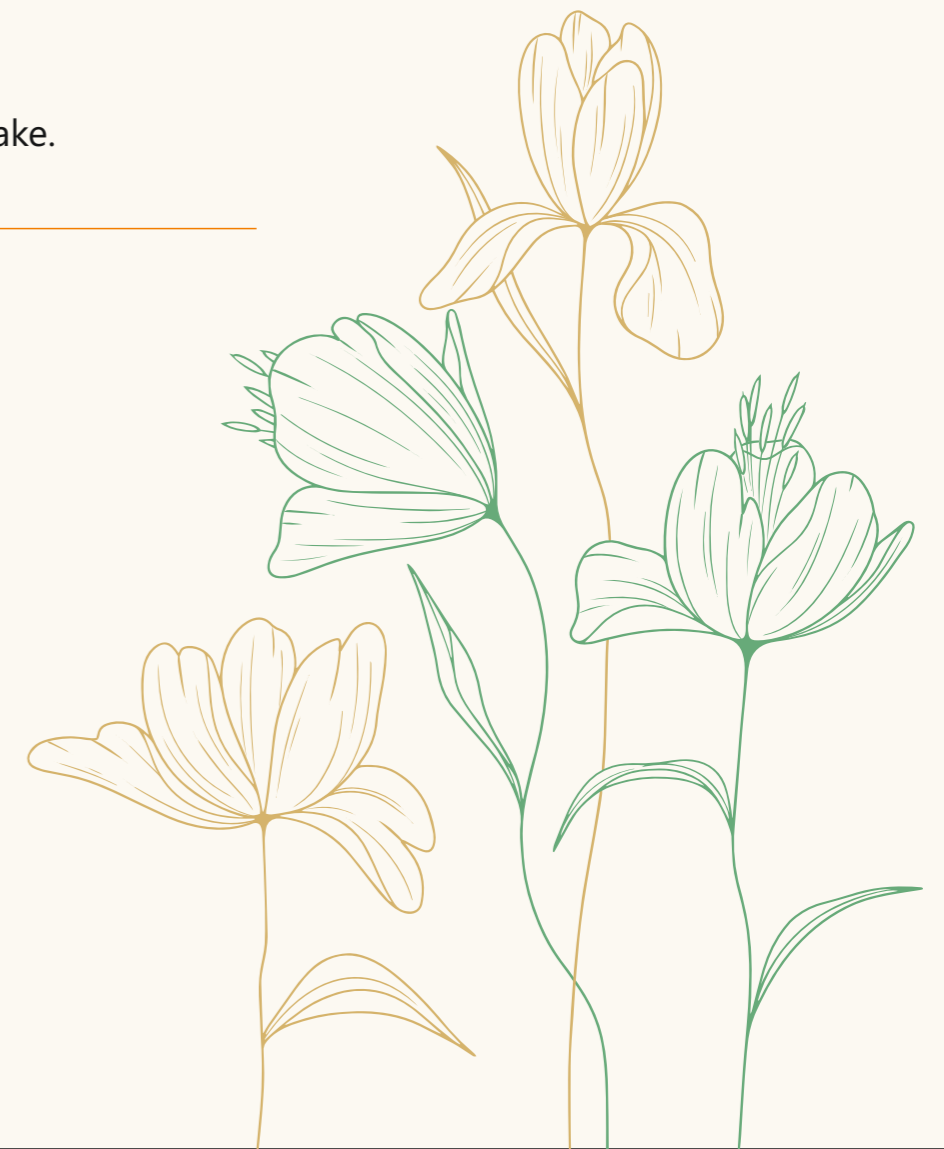
PLUMBING AND SANITARY

Water supply

Astral / Wavin CPVC Piping.

Drainage

Astral / Wavin PVC SWR Sanitary Piping.



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**For Sales Enquires Call:
+91 6303 396 645**

*Note: This brochure is a conceptual presentation of the project and is not a legal offering.
The promoters reserve the right to make changes in design, elevations, plans, and facilities as deemed fit.*

