

EIPL



LA' PALOMA  
VILLAS  
AT MOKILA

peace, progress, prosperity

EIPL



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LA' PALOMA  
VILLAS  
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beyond the congestion of concrete,  
want a space to live free.  
stretch and set free  
from the mundane.



## living free is our nature!

nature designed us to live free in connect with the elements. it gave us sun to wake up to, breeze to soothe and the waters to replenish and nourish us. the fire in keeps us alive in this space of nature. experiencing this closeness with nature is life. this is where we want you to spread your wings and feel free. away from the concrete slavery to live life the La Paloma way.

welcome peace...welcome progress!



LA' PALOMA  
VILLAS





LA PALOMA  
VILLAS

the best blend of metro & countryside...

**La Paloma Villas** offers an olive branch to those who love peaceful living. If you love tranquility in harmony with luxury, this is the place to be. It is inspired by your untamed spirit to celebrate life in freedom. Set in 33 acres at Mokila, a few steps away from 100 ft wide road that connects to ORR and Wipro X Roads, the quiet environment symbolize serene living to 212 families in duplex villas.





LA PALOMA  
VILLAS





there is charm, when you live free...  
villa is what my style is!



ample air to breathe, ample sunshine on my walls  
and unlimited joys to nourish.

  
LA' PALOMA  
VILLAS







AMPLE LUNG SPACES AT EACH VILLA



WELL DESIGNED OUTDOORS



LA' PALOMA  
VILLAS

#### PROJECT HIGHLIGHTS

- 33 Acre Gated Community
- 212 Luxury Duplex villas
- 401 Sq yds to 1126 Sq yds plots
- East & West facing villas
- Vastu compliant
- Large balconies, sit-outs & terrace
- Deluxe quality construction
- Home theater

enjoy the mosaic of  
shades & sunshine



LA' PALOMA  
VILLAS



villas nestled in luxury & nature...





SUN AND SHADE IN UNISON



PLENTY OF SEATING FOR PRIVATE MOMENTS



OUTDOOR TENNIS COURT



FULL FLEDGED BASKETBALL COURT





LA PALOMA  
CLUB



being earnest with recreation



The pursuit of recreation has a major influence on La Paloma Villas layout design. Ample space has been allotted to outdoor games, and an exclusive clubhouse. Clubhouse amenities draw the children away from computer games to outdoor activities that appeal to body, mind and soul. You can keep fit by jogging within premises, work out weights in gymnasium regularly. Take a refreshing dip in well-maintained pool and relax. Play indoor games and stay in touch with neighbours. Attend parties and socialize in multipurpose hall with party lawns. Sweat out playing a game at outdoor court arena. You will be tuned to the unerring change of seasons that brings joy to your soul.



  
LA' PALOMA  
CLUB





# LA' PALOMA VILLAS



## CLUB AMENITIES

- Swimming Pool with Changing Rooms
- Gymnasium, Aerobics
- Multipurpose Hall
- Yoga/Meditation Room
- Open Party Area
- Library
- Guest Rooms
- Association Room

## OUTDOOR SPORTS

- Tennis Court
- Basketball Court
- Children Play Area
- Volleyball court
- Net Cricket
- Amphitheatre

## INDOOR SPORTS

- 2 Shuttle courts
- Snooker
- Table Tennis
- Squash court





Ground Floor



Basement Floor

First Floor



# LA' PALOMA VILLAS

Life's Panorama  
spread across  
33 Acres

## AREA STATEMENT

VILLA NO.	PLOT SIZE IN SQ.YDS	VILLA NO.	PLOT SIZE IN SQ.YDS	VILLA NO.	PLOT SIZE IN SQ.YDS	VILLA NO.	PLOT SIZE IN SQ.YDS	VILLA NO.	PLOT SIZE IN SQ.YDS
1	401	44	401	87	401	130	401	173	401
2	401	45	653	88	401	131	401	174	401
3	401	46	550	89	401	132	401	175	401
4	401	47	401	90	401	133	401	176	401
5	401	48	401	91	401	134	401	177	401
6	401	49	401	92	401	135	401	178	401
7	401	50	401	93	401	136	401	179	401
8	475	51	401	94	401	137	401	180	401
9	605	52	401	95	401	138	401	181	401
10	481	53	401	96	401	139	401	182	401
11	475	54	401	97	401	140	401	183	401
12	475	55	401	98	401	141	401	184	401
13	401	56	401	99	401	142	401	185	401
14	401	57	401	100	401	143	401	186	401
15	401	58	401	101	401	144	401	187	401
16	401	59	401	102	401	145	401	188	401
17	401	60	401	103	401	146	401	189	401
18	401	61	769	104	401	147	528	190	401
19	401	62	741	105	401	148	401	191	401
20	889	63	401	106	401	149	401	192	401
21	889	64	401	107	401	150	401	193	401
22	889	65	401	108	401	151	401	194	401
23	850	66	401	109	401	152	401	195	401
24	800	67	401	110	401	153	401	196	722
25	729	68	401	111	401	154	401	197	438
26	664	69	401	112	401	155	401	198	401
27	598	70	401	113	401	156	401	199	401
28	533	71	401	114	401	157	401	200	401
29	470	72	401	115	401	158	401	201	401
30	401	73	401	116	401	159	401	202	401
31	401	74	401	117	401	160	401	203	401
32	401	75	401	118	401	161	401	204	401
33	401	76	401	119	401	162	401	205	401
34	401	77	401	120	401	163	401	206	401
35	401	78	401	121	401	164	401	207	401
36	401	79	401	122	401	165	854	208	401
37	401	80	401	123	1010	166	1126	209	401
38	401	81	401	124	793	167	401	210	401
39	401	82	401	125	401	168	401	211	401
40	401	83	401	126	401	169	401	212	401
41	401	84	401	127	401	170	401		
42	401	85	401	128	401	171	401		
43	401	86	401	129	401	172	401		



## Site Layout Plan





LA PALOMA  
VILLAS

East Facing 48'1½" x 75'



AREA STATEMENT

Ground Floor Area : 1905 Sft + First Floor Area : 1985 Sft = Total Area : 3890 Sft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

West Facing 48'1 1/2" x 75'



AREA STATEMENT

Ground Floor Area	:	1925 Sft	+	First Floor Area	:	1985 Sft	=	Total Area	:	3910 Sft
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WEST ROAD

GROUND FLOOR PLAN



FIRST FLOOR PLAN



# Specifications

## STRUCTURE

FRAMED STRUCTURE  
SUPER STRUCTURE

R.C.C. framed structure to withstand wind & seismic loads

9-inch thick wall with red bricks for external walls and 4 1/2 inch thick wall with red bricks for internal walls

## PLASTERING

INTERNAL

Sand faced cement plastering using glass fibres.

EXTERNAL

Sand faced cement plastering.

## DOORS

MAIN DOOR

8-feet height Teak wood Door frame & Veneered shutters with reputed hardware fittings finished with melamine finish.

INTERNAL DOORS

8-feet height Teak/Hard wood frame & Veneered shutters with reputed hardware fittings finished with melamine finish.

## FRENCH DOORS & WINDOWS

Aluminum sections for frames and shutters with tinted float glass of reputed make.

## PAINTING/ CLADDING

EXTERNAL

Combination of natural stone /micro concrete & textured finish with top two coats of exterior emulsion.

INTERNAL

Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.

## FLOORING & DADO

Drawing, living, ground floor bedroom, dining, kitchen and foyer areas with GVT (800x1200).

First floor bedrooms and Home theatre with wooden laminated.

Bathrooms with premium vitrified tiles on walls and floor.

STAIRCASE

Italian marble

## KITCHEN

Provision for Municipal/Softener water.

Provision for fixing of water purifier & chimney.

Provision of hot water near the sink.

Provision for Modular kitchen.

## UTILITIES/WASH AREA

Washing machine provision in the Utility area.

## BATHROOMS

Vanity type wash basin.

EWC with concealed flush tank of Duravit/ Kohler/equivalent make.

Single lever fixtures with wall mixer-cum-shower of Grohe/Kohler/Hansgrohe equivalent make.

All C.P. fittings are chrome plated of Grohe / Kohler/Hansgrohe equivalent make.

## ELECTRICAL

Concealed copper wiring of Finolex/ Lapp/ Equivalent.

Power outlets for air-conditioners in all rooms.

Geyser point for all bathrooms

Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/ grinders in kitchen, washing machine and dish washer in Utility area.

Plug points for T.V. & audio systems etc.

3-phase supply for each unit and individual Meter Boards.

Miniature Circuit Breakers (MCB) for each distribution board of reputed make.

Elegant designer Modular Electrical switches of Legrand/Equivalent.

## TELECOM

Telephone points in living rooms.

Intercom facility to all the units connecting Security.

## CABLE TV

Provision for cable connection in all bedrooms and living room.

## INTERNET

Internet provision in each villa.

## WTP & STP

Domestic water made available through an exclusive water softening plant with water meters for each unit. (Not RO Plant)

A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping.

## GENERATOR

100% D.G backup with acoustic enclosure & A.M.F.

## SECURITY

Sophisticated round-the-clock security/ surveillance system.

Solar power fencing/Barbed wire all-round the compound.

C.C. cameras in identified common areas and clubhouse with monitoring and recording from Security and maintenance office.

## CENTRALIZED WATER SUPPLY

Centralized underground sump will be provided for entire community. The water shall be then supplied to individual villas by means of hydro pneumatic pump.

## MAIN LANDSCAPING WORKS

Beautifully designed landscaping with exclusive footpath, Activity areas, lighting, children play area etc. is provided for the community.

## AIR-CONDITIONING

Shall be provided at extra cost.





  
LA' PALOMA  
CLUB

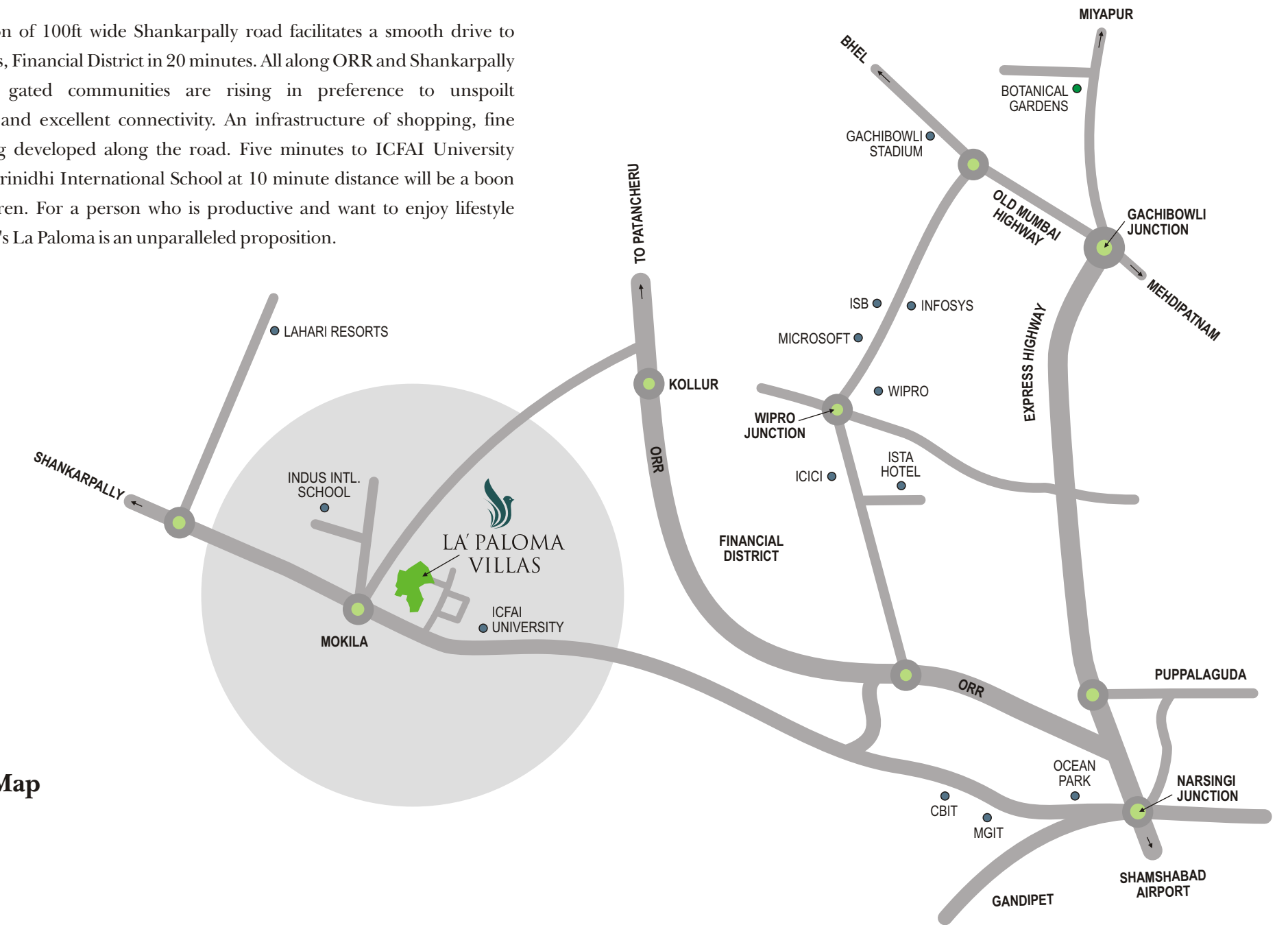


## the highway to happiness

The completion of 100ft wide Shankarpally road facilitates a smooth drive to Wipro X Roads, Financial District in 20 minutes. All along ORR and Shankarpally road, luxury gated communities are rising in preference to unspoilt environments and excellent connectivity. An infrastructure of shopping, fine dining is being developed along the road. Five minutes to ICFAI University Campus and Srinidhi International School at 10 minute distance will be a boon for your children. For a person who is productive and want to enjoy lifestyle leisurely, EIPL's La Paloma is an unparalleled proposition.

### Location Map

(not to scale)



OUR PREVIOUS PRESTIGIOUS PROJECT SUCCESSFULLY COMPLETED & DELIVERED ON TIME!

Actual photograph of project

*Floatilla*  
@ Nekkampur Lake  
*full of life*



ONGOING VENTURES

*skyila*  
@ PUPPALAGUDA



*RIVER EDGE*  
AT KOKAPET



**RIVERA**

Apartments @ Manchirevula

**APILA**

Apartments @ Narsingi

**FLORA**

Apartments @ Alkapur Township

EIPL CORPORATE OFFICE



**enterprise. ethics. experience.**

Promoted by technocrats, EIPL has been building landmarks in places like Puppalaguda, Kollur and LB Nagar in Hyderabad. Floatilla at Puppalaguda has been a celebrated residential project known for its scale and lifestyle. Innovative designs, On time delivery, supreme quality are the hallmarks of EIPL. Over 30 projects with a million Sft built up area in a period of a decade is a testimony to promoters' commitment to the customers.

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

PROMOTERS

**EIPL**

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ARCHITECTS

**SUDHIR ASSOCIATES**  
ARCHITECTS & INTERIORS

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Banjara Hills, Road No. 12, Near Khaman  
Hyderabad - 500 034  
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LANDSCAPE ARCHITECTS

**CONIFER**  
landscape architects

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