

IN THE LAP OF NATURE
TELLAPUR, GACHIBOWLI

10.5
Acres

131
Total Villas

21,000 Sft
Clubhouse

07
New Villas



A home with both
Sky and Earth

ARV Viva

► VIVA VILLA - E1, E2 & E3



Ground Floor



First Floor



Terrace Floor

Villa No E1, E2 & E3

Land Area : 266 & 254
Area : 4,047
Facing : East



Ground Floor



First Floor



Terrace Floor

Villa No 1

Land Area : 207
Area : 3,272
Facing : East



Ground Floor



First Floor



Terrace Floor

Villa No 2

Land Area : 209
Area : 3,401
Facing : East

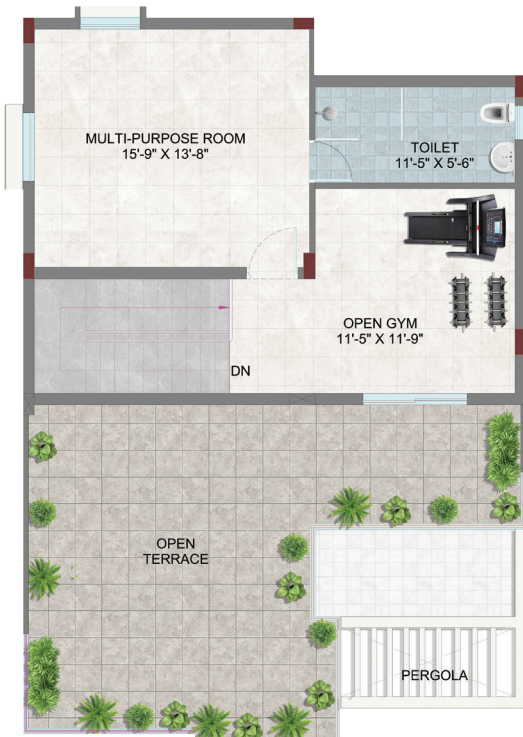
VIVA VILLA - 3



Ground Floor



First Floor



Terrace Floor

Villa No 3

Land Area : 197.3
Area : 3,292
Facing : East

► VIVA VILLA - 7



Ground Floor



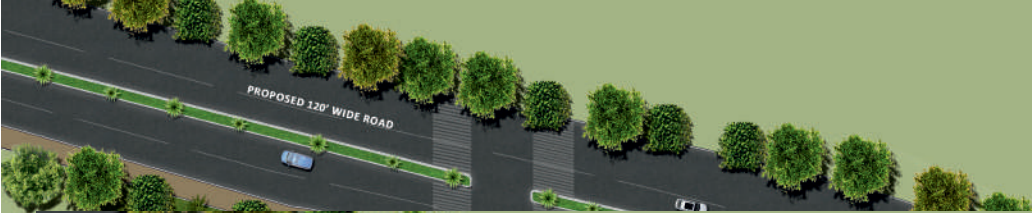
First Floor



Terrace Floor

Villa No 7 - Ready to Move

Land Area : 170
Area : 2,431
Facing : West







VIVA VILLA
WALKTHROUGH

| | | |
|-----------------------|---|--------------|
| Amenities | : | 15 lakhs |
| GST | : | 5% |
| Corpus fund | : | 50/- per sft |
| Documentation charges | : | 25,000/- |

MAINTINANCE TO THE ASSOCIATION

**VILLA COST
WITH INTERIORS
18,000/sft**

**VILLA COST
WITHOUT INTERIORS
16,000/sft**



Specifications

Structure:

R.C.C Framed structure to withstand wind and zone II seismic loads.

Super Structure:

Brick masonry with Concrete Solid blocks in cement mortar.

Plastering:

Internal: 15 mm thick cement/gypsum plaster with smooth finishing.

Ceiling: 12mm thick cement/gypsum plaster with smooth finishing.

External:

20mm thick 2 coat cement plaster with smooth finishing.

Painting:

Internal: 2 coat of Cement Based wall putty smooth finish with 1 coat primer & 2 coats of paint.

Ceiling:

2 coat of Cement Based wall putty smooth finish with 1 coat primer.

External:

2 coat of Cement Based wall putty smooth finish with 1 coat primer & 2 coats of paint.

Flooring: Drawing, Dining, living & foyer: 800x800mm vitrified Nano tiles with 3" height skirting (Oasis/zealtop or equivalent).

Staircase: Lappato Finish & Mirror Finish Granite with 4" Skirting.

Bedroom & Kitchen: 600x600mm Vitrified Nano Tiles with 3" height skirting (Oasis/zealtop or equivalent).

Toilets/Utility area: 600x300mm Anti skid Digital Ceramic Tiles (Exotica).

Doors:

Main door: Wooden door frame & shutter with melamine polishing and Godrej/Dorset Make hardwares.

Internal door: Wooden door frame & solid core flush /shutter.

Windows:

Windows Frame & shutter: UPVC Painted inside and outside with glass panelled glazed shutters and provision for both mosquito mesh and M.S. Grills.

Kitchen:

Granite smooth finish with stainless steel sink with both municipal & domestic water connection & provision for R.O./Aqua guard.

Digital Glazed Ceramic Tile of size: 300x600mm dado up to 2' height, above Kitchen plat form. Provision for Exhaust Fan/Chimney.

Utility / Wash Area:

Digital Glazed Ceramic tile dado up to 3' height.

Provision for wet area for washing utensils & Dishwasher/ Washing machine.

Toilets:

Digital Ceramic Tiles of Size: 300x600mm Matt/Glossy Finished up to 7' height.

Ceramic Wash basin: Hindware or equivalent make.

Wall Hang EWC with Concealed flush tank and health faucet.

Bath fitting: Hindware or equivalent make.

Electrical System: Concealed copper wiring (FRL Grade) in conduits for lights, fan plug and power plug points: Fincab, HPL, Polycab, Havell's or equivalent make.

Power point provision for air conditioner in all bedrooms.

Power point provision for geysers in all bath rooms.

Power point provision for cooking range, refrigerator, micro wave oven, mixer grinder in kitchen.

Power point provision for Television & audio systems.

Miniature circuits breaker (MCB), Isolator, distribution boards & switches, Anchor, HPL, Havell's, ABB, Indo Asian, L & T or equivalent Make. 3 phase supply for unit and individual meter boards.

Water Supply & Sanitary Systems:

Water inlet & outlet in kitchen, Dining Hall, toilets & utility area.

Provision for municipal/drinking water supply to kitchen from overhead tank.

Railings:

Staircase: Stainless Steel Railing.

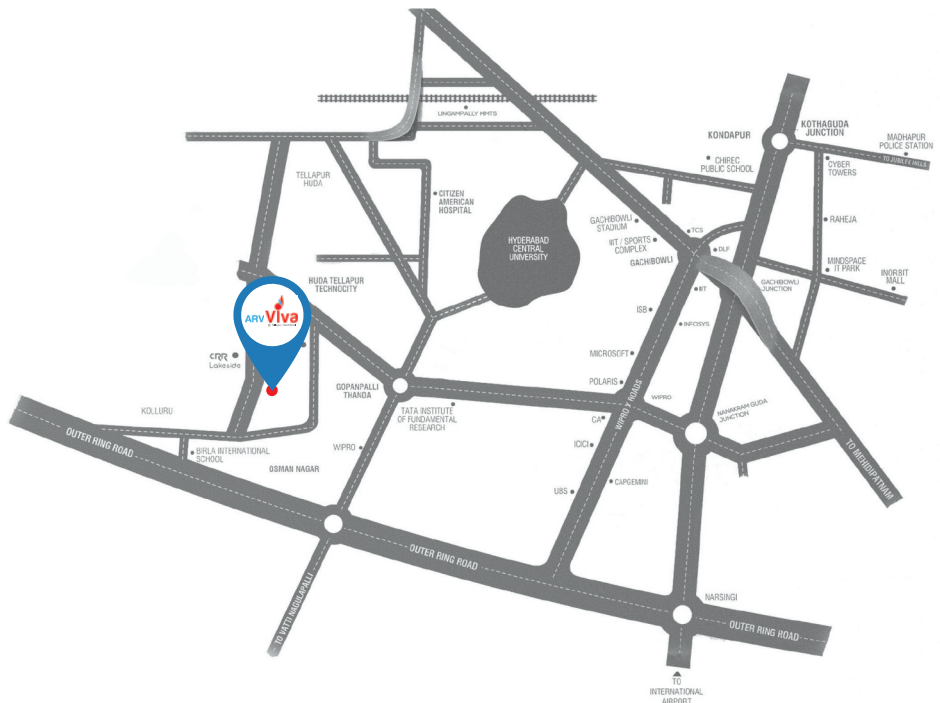
Balcony: Stainless Steel Railing with Toughened Glass.

Terrace: M.S.Railing with 2 coat of Matt finish with satin paint.

► Amenities

- Tree-lined avenues and paved footpath
- Black-top roads
- Entrance arch
- Security kiosk
- Underground cabling
- Indoor Games
- Landscaped and equipped tot-lot area
- All-around solar fencing
- Visitor's parking area
- 100% DG power backup for common areas
- Outdoor Badminton court
- Sewerage treatment plant- Capacity 100 KLD per day
- Landscaped gardens
- Children's Play Area & Open Terrace
- Swimming pool
- Well Equipped Gym
- Provision for Banquet Hall
- Meditation & Yoga Space
- Provision for Library, Coffee Shop & Grocery Center
- Jogging Track
- Party Lawn & Performance Stage

► Location Map



Aakriti Constructions and Developers Pvt. Ltd.

646A, 4th Floor, Aditya Ram Square, Above Standard Chartered Bank, Road No.36, Jubilee Hills, Hyderabad-33.

☎ 040-23606170, 23600019 ☎ 9160477772, 9160477773
✉ sales@aakritihousing.com 🌐 www.aakritihousing.com

Home Loans:

