

ANANTA

125 luxurious forest-side villas
at Vanasthali Hills



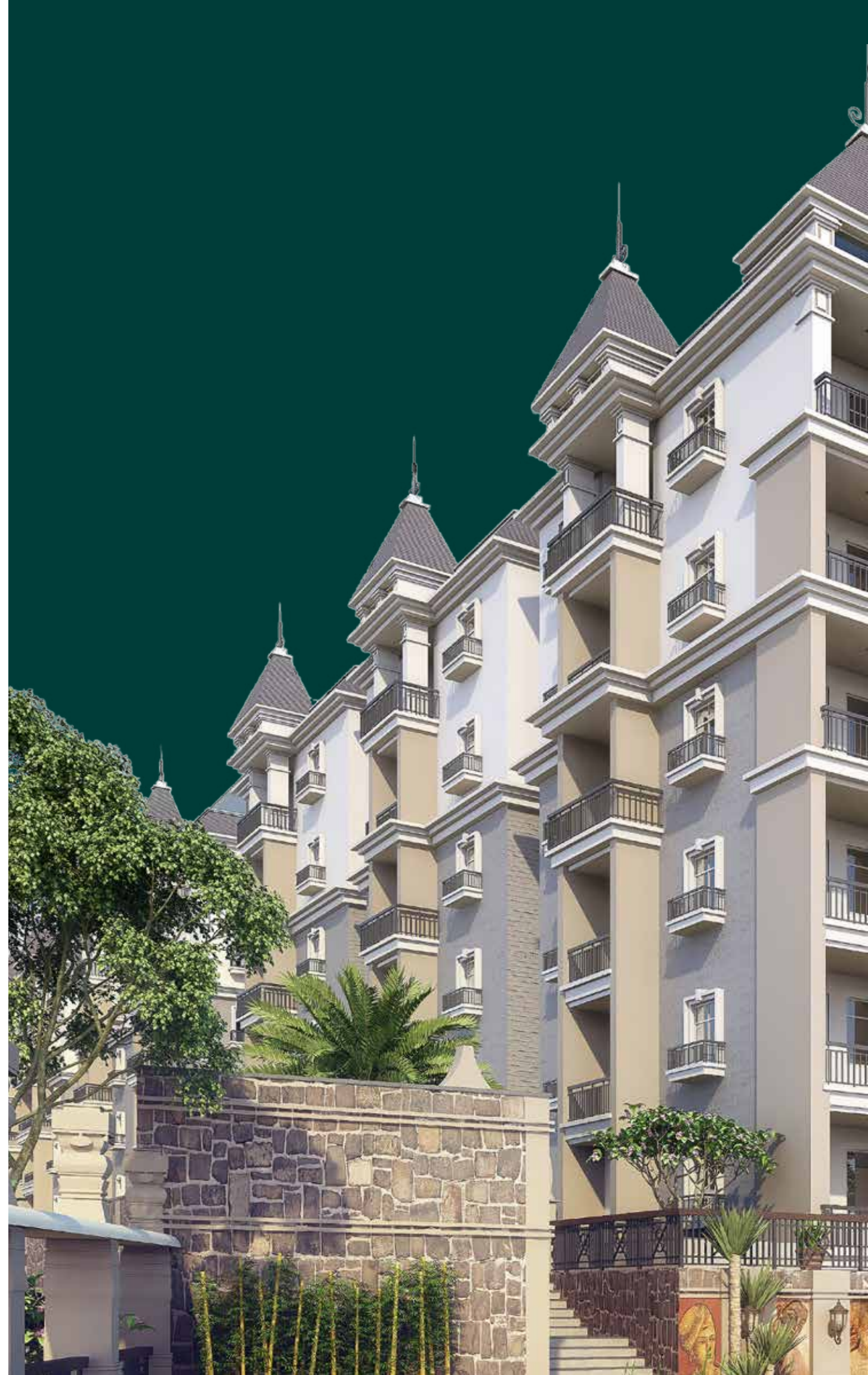
Building
visual landmarks
since 1999



30+
Completed
Projects

21
Years of Building
Experience

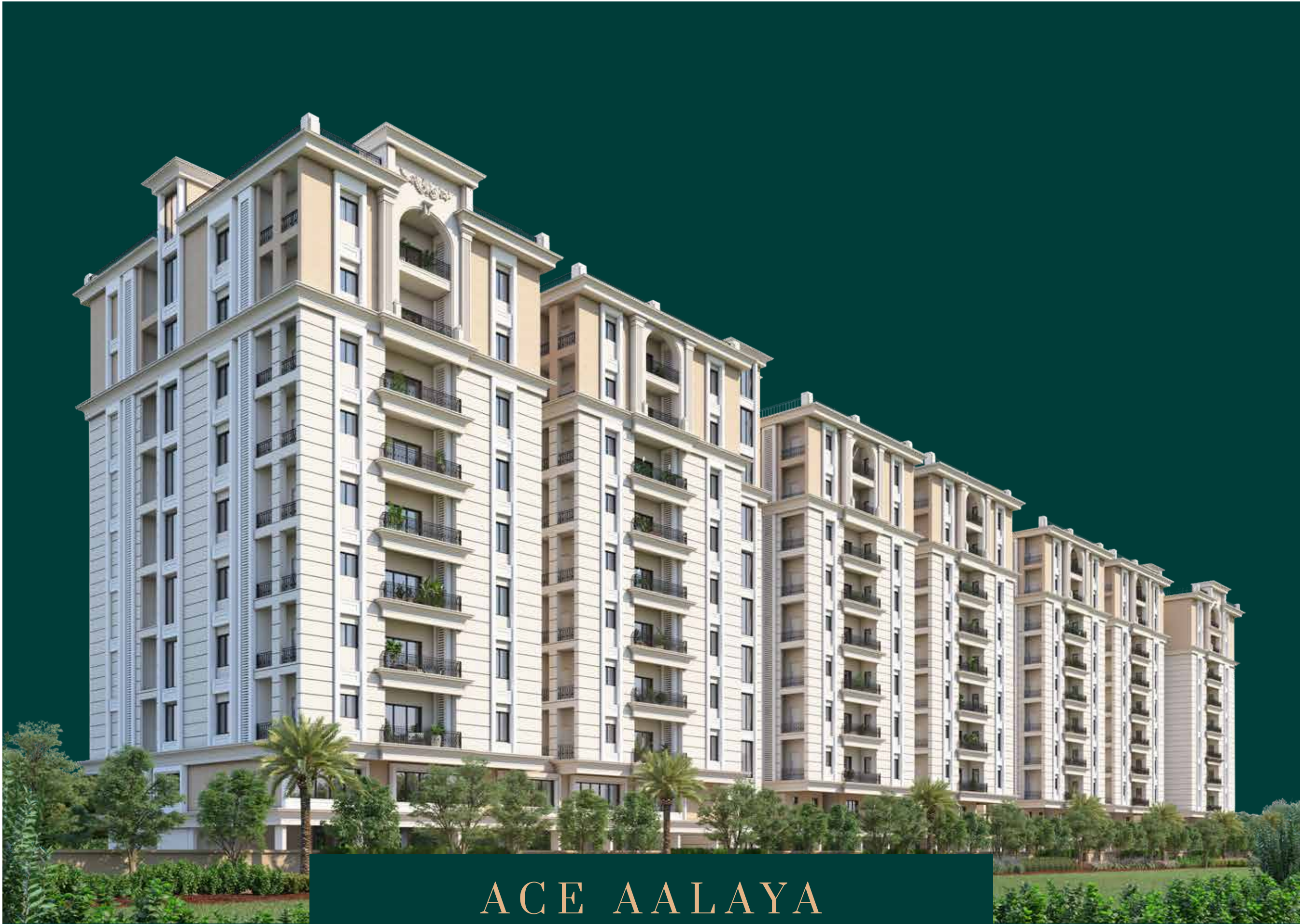
6
Projects under
development



ACE AJANTA

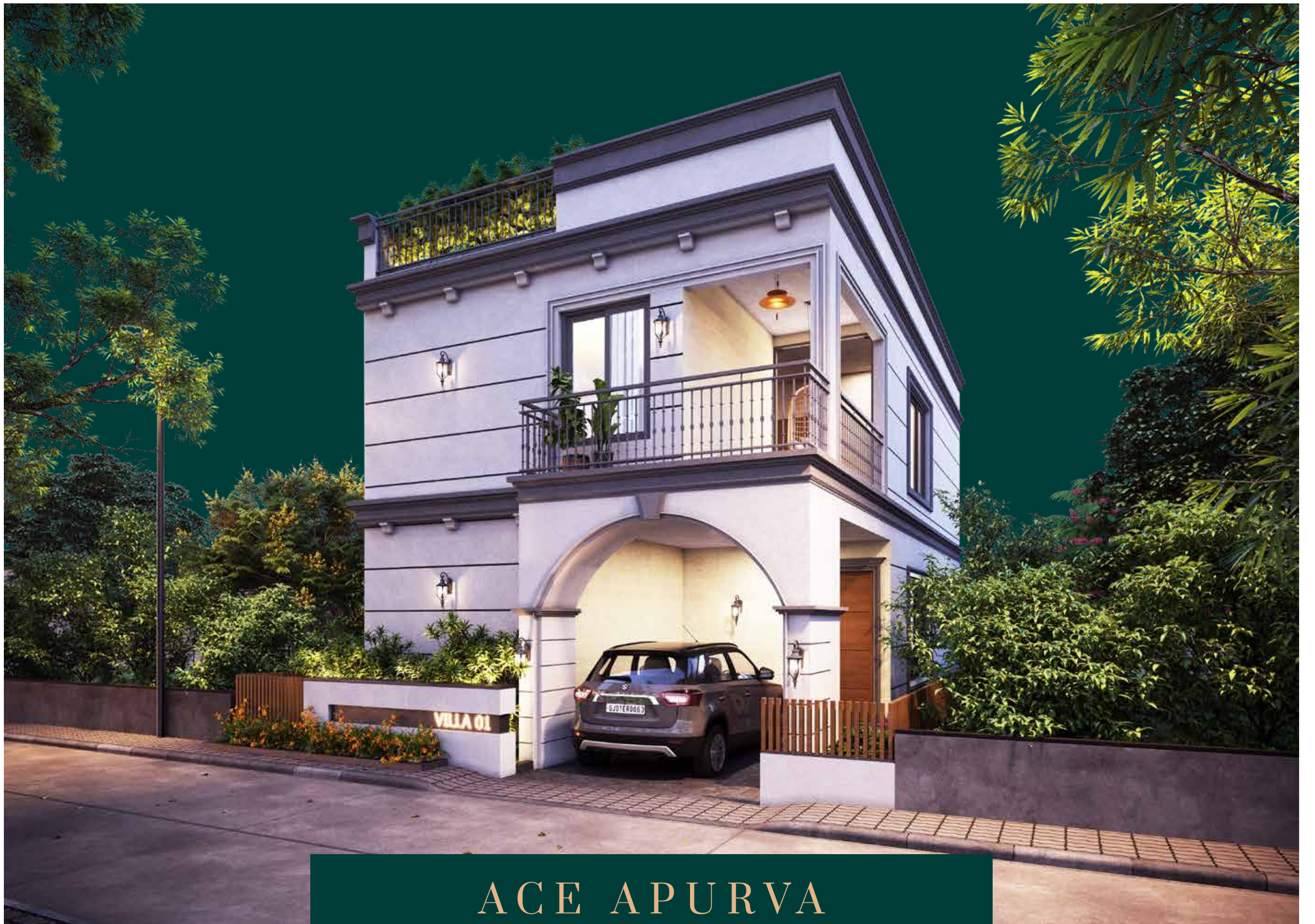
2 & 3BHK HOMES AT NAGOLE





ACE AALAYA

HIGHWAY FACING 3BHK GATED COMMUNITY AT NARAPALLY



ACE APURVA

SIGNATURE STYLE 3BHK VILLAS AT BONGULLOOR



INTRODUCING
ACE ANANTA

125 luxurious forest-side villas
at Vanasthali Hills

“

Fresh air, sunshine, a walk in the woods,
and an evening with family. Yeah, that's the life!

~Anonymous

Wake up and take a breath of fresh air at Vanasthali Hills

15 mins from Nagole | Surrounded by forests on three sides

Start a new life at Ananta, right next to the forest



Breathe cleaner
air everyday



Experience higher
energy levels



See more stars
in the night sky



Improve your
sleep



Enjoy 4 to 5 degrees
cooler temperatures



Lower your
blood pressure



Experience greenery
for generations*



Boost your
immune system

* The forest areas surrounding Ace Ananta are protected from future developments



Vanasthali Hills is unique!

Only place in Hyderabad where forest areas extend towards the center of the city

Best Air Quality Index (AQI) inside city limits

- 10 mins to Nagole
- 15 mins to ORR

Important Places

- 10 minutes:** Nagole
- 20 minutes:** Uppal
- 20 minutes:** LB Nagar
- 40 minutes:** Ghatkesar
- 40 minutes:** Bibinagar
- 40 minutes:** Secunderabad
- 50 minutes:** Bhongir
- 1 hour:** Yadagiri Gutta
- 1 hour:** Shamshabad Airport
- 1 hour:** Gachibowli
- 1.5 hour:** Jangaon
- 2 hours:** Warangal

Connectivity

- 10 minutes:** New Flyover to Uppal
- 10 minutes:** Peddamberpet ORR
- 15 minutes:** Uppal Metro Station
- 20 minutes:** Uppal Bus Stand
- 45 minutes:** Secunderabad Rail Station

Healthcare

- 5 minutes:** Sai Bhavani Hospital, Nagole
- 8 minutes:** Sri Devi Hospital, Nagole
- 10 minutes:** Sanjeevani Hospital, Nagole
- 10 minutes:** Sri Sai Balaji Hospital, Nagole
- 15 minutes:** Kamineni Hospital, LB Nagar

Food Shopping & Entertainment

- 5 minutes:** Taaza Tiffins
- 5 minutes:** Central Biryani Zone
- 15 minutes:** Hotel Swagath Grand
- 20 minutes:** Mangalya Shopping Mall
- 20 minutes:** BVK Multiplex
- 20 minutes:** Asian Cinesquare Multiplex
- 25 minutes:** Uppal Cricket Stadium
- 25 minutes:** Shilparamam, Uppal

Schools

- 2 minutes:** Unicent School
- 5 minutes:** Bachpan Play School
- 5 minutes:** Indu International School
- 5 minutes:** Johnson Grammar School
- 6 minutes:** Kakatiya Schools
- 7 minutes:** Page School
- 7 minutes:** Kennedy High School
- 9 minutes:** Bhashyam Blooms
- 15 minutes:** Nagarjuna School
- 15 minutes:** Oakridge School
- 15 minutes:** Hayathnagar Public School
- 20 minutes:** Greatwoodhs High School



Built to embrace the hills

Located on the gentle slopes of Vanasthali Hills, Ananta has been designed to fit naturally into its surroundings. The project follows the terrain, with a central park inspired by terrace farms.

LEGEND

- 1. Grand Villa
- 2. Premier Villa
- 3. Clubhouse
- 4. Central Park
- 5. Main Entrance

Project overview

PROJECT EXTENT

14.5 acres

PLOTTED AREA

7.8 acres

OPEN AREA

6.7 acres

PREMIER VILLAS

272 - 335
square yards

GRAND VILLAS

485 - 561
square yards

TOTAL HOMES

125
luxury villas

CENTRAL PARK

0.8 acres

CLUBHOUSE

24000 sft



ACE





An address designed to be unforgettable

From its majestic entrance to the distinctive sloped roofed villas, from its wide roads to the twin clubhouse complex, every street of Ananta is designed to make your home a memorable landmark.









Timeless design, made new.

The design style is inspired by traditional forms and materials like sloped roofs and clay tiles, modernised by the use of metal, concrete and glass.





A new lifestyle for the whole family

Ananta features two clubhouse blocks with multiple party spaces, indoor sports and daily conveniences for every family member.











In the Club

BLOCK - A



Ground Floor

-  Banquet hall
 -  Restaurant
-

First Floor

-  Gym
 -  Yoga with changing rooms
 -  Indoor games arena
 -  Video gaming zone
-





Second Floor

-  Open terrace
-  4 Guest bedrooms with attached bathroom and service core




In the Club

BLOCK - B




Ground Floor

-  Double-height Badminton court
 -  Creche
 -  Grocery store
 -  Association meeting room
-

First Floor

-  Indoor party area
 -  Saloon and Spa
 -  Library
-

Second Floor

-  Semi-covered party space
-  Pantry / Storage
-  Open terrace







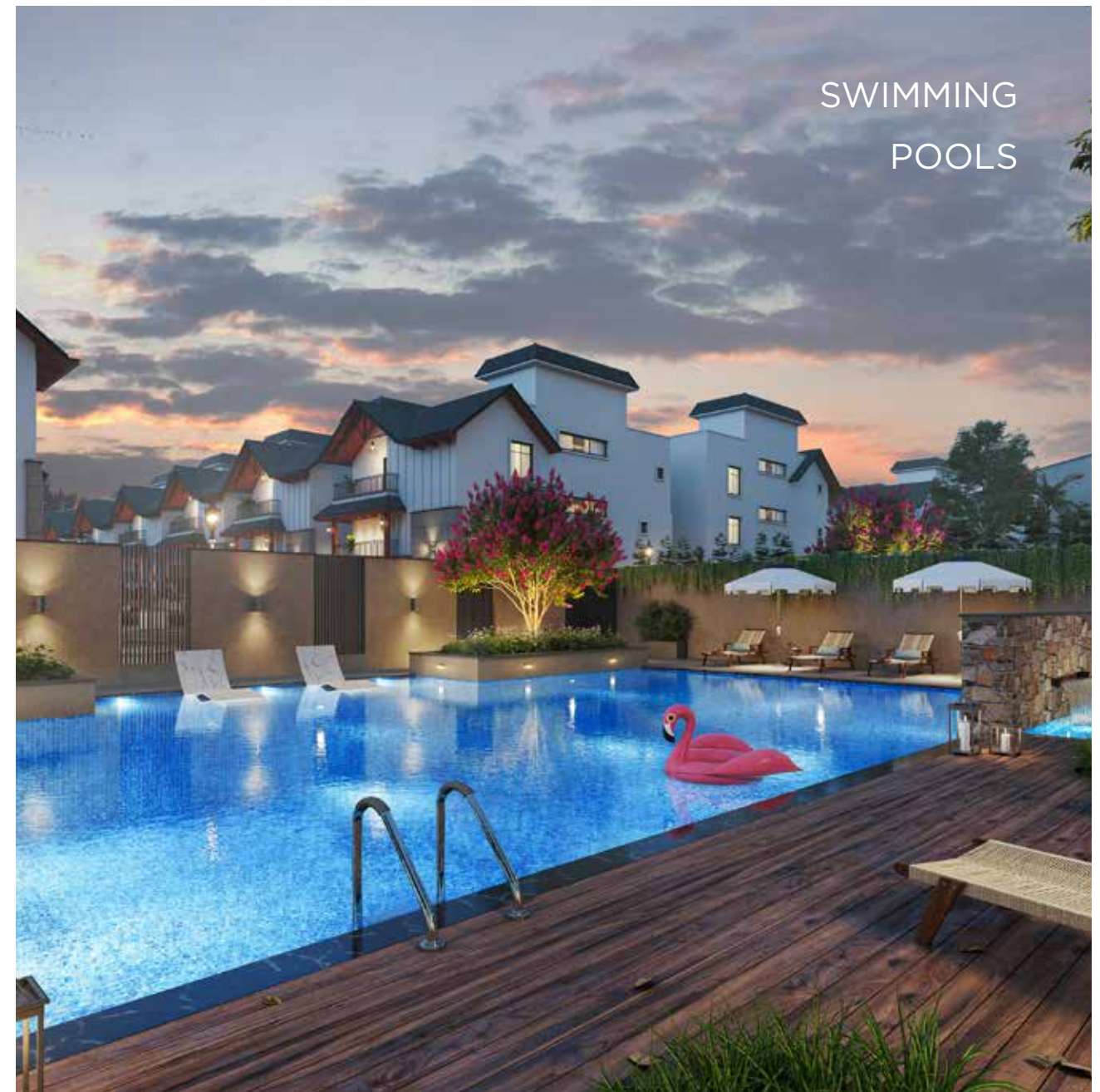
World class fitness facilities

DOUBLE HEIGHT
INDOOR BADMINTON COURT

- Park facing gym
- Indoor badminton court
- Full size & kids swimming pool
- Half basketball court
- Children's play zone
- Cricket nets
- Indoor game arena



CHILDREN'S
PLAY ZONE



SWIMMING
POOLS



BASKETBALL
COURT



Enjoy nature in all its glory

6 unique themed gardens

- Orchards
- Fragrance court
- Garden of rest
- Palm plantation court
- Floral garden
- Stepped central lawns

“

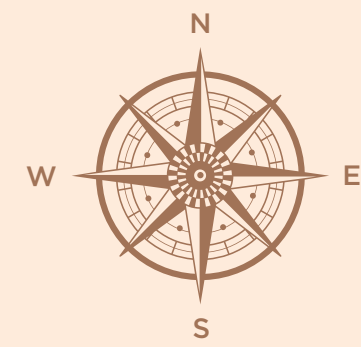
A garden is not just a place. It's a journey.

~Monty Don

World famous gardener and TV celebrity

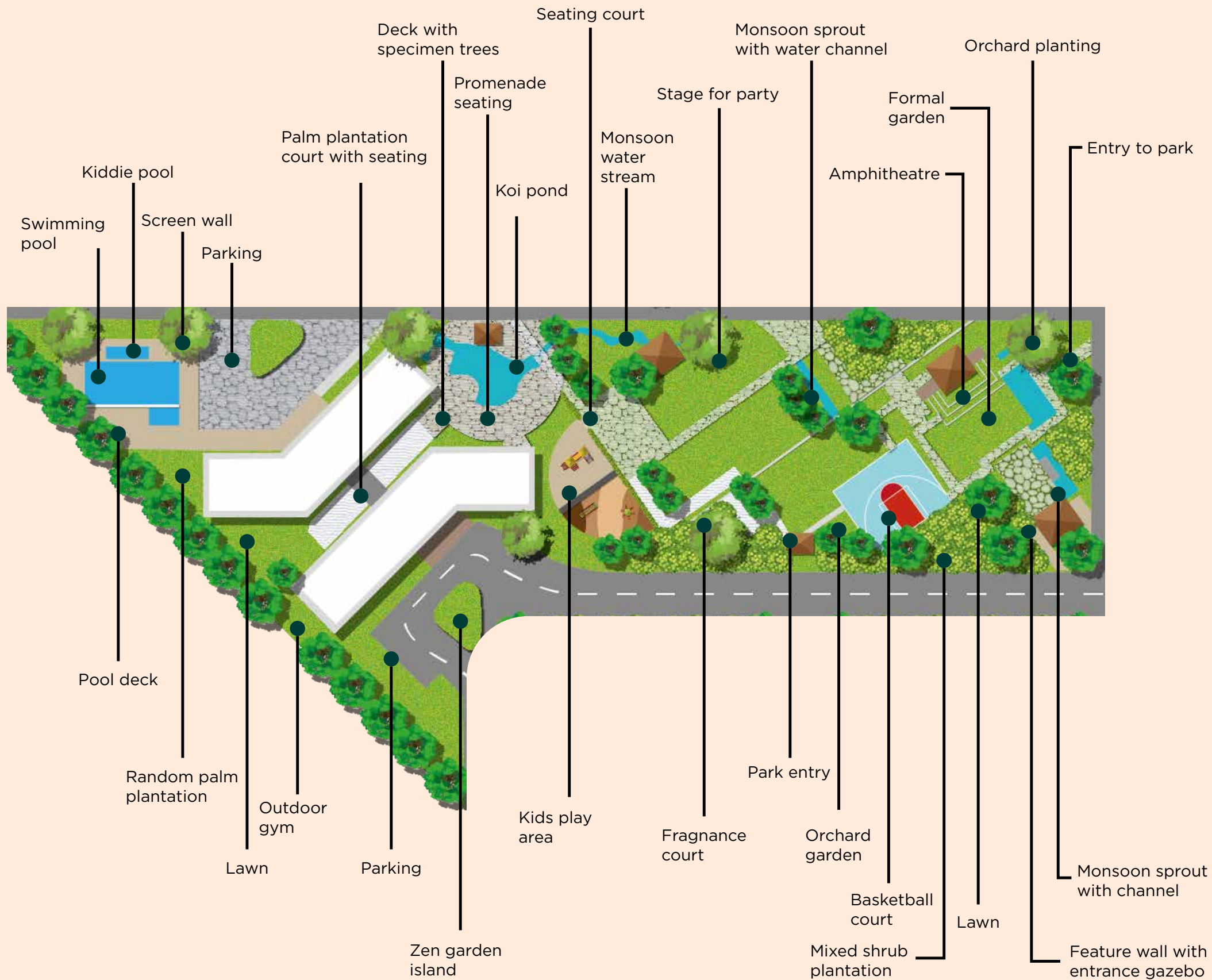




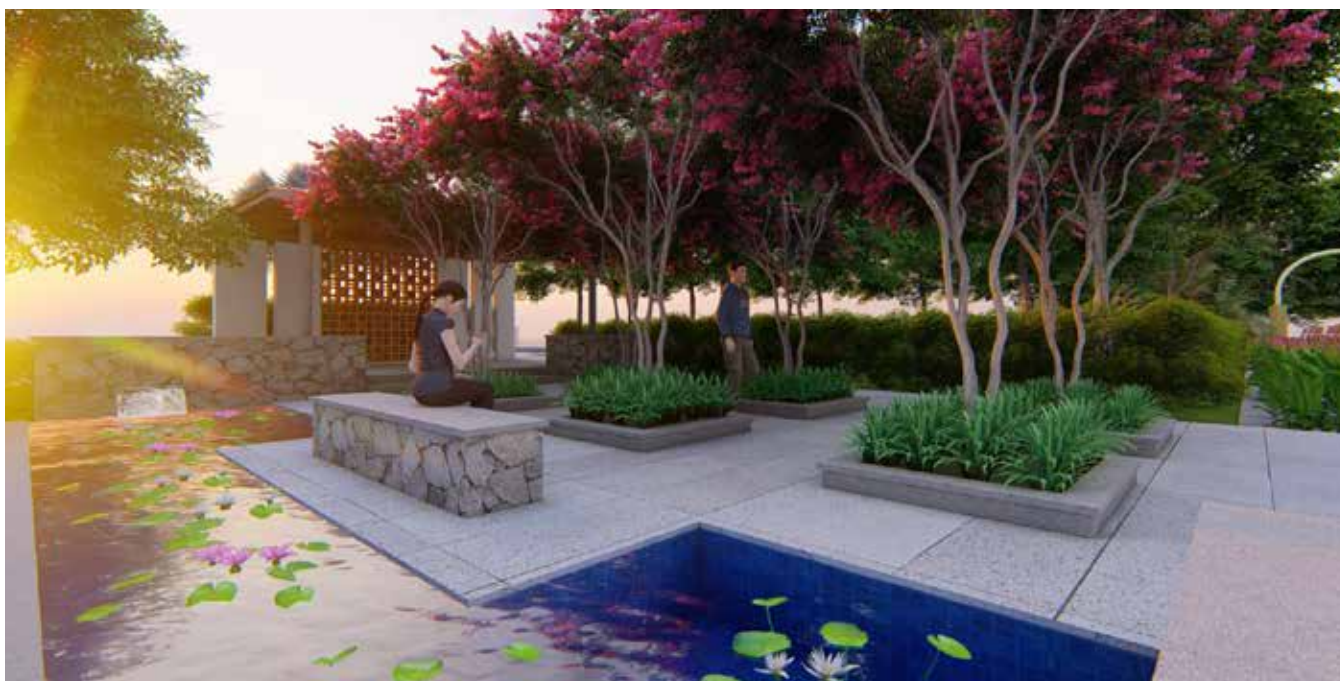


Master Plan

- EAST FACING VILLA
- WEST FACING VILLA



**Expanded view of
Central Park and
Clubhouse**



A journey of natural discovery

Look forward to every morning walk. Explore the central park's multiple levels to discover a flowing monsoon stream, uncover hidden pockets of solitude, and turn a corner to find seasonal floral surprises.

“

Nature is not just a place to visit.
It is the home of our spirit.

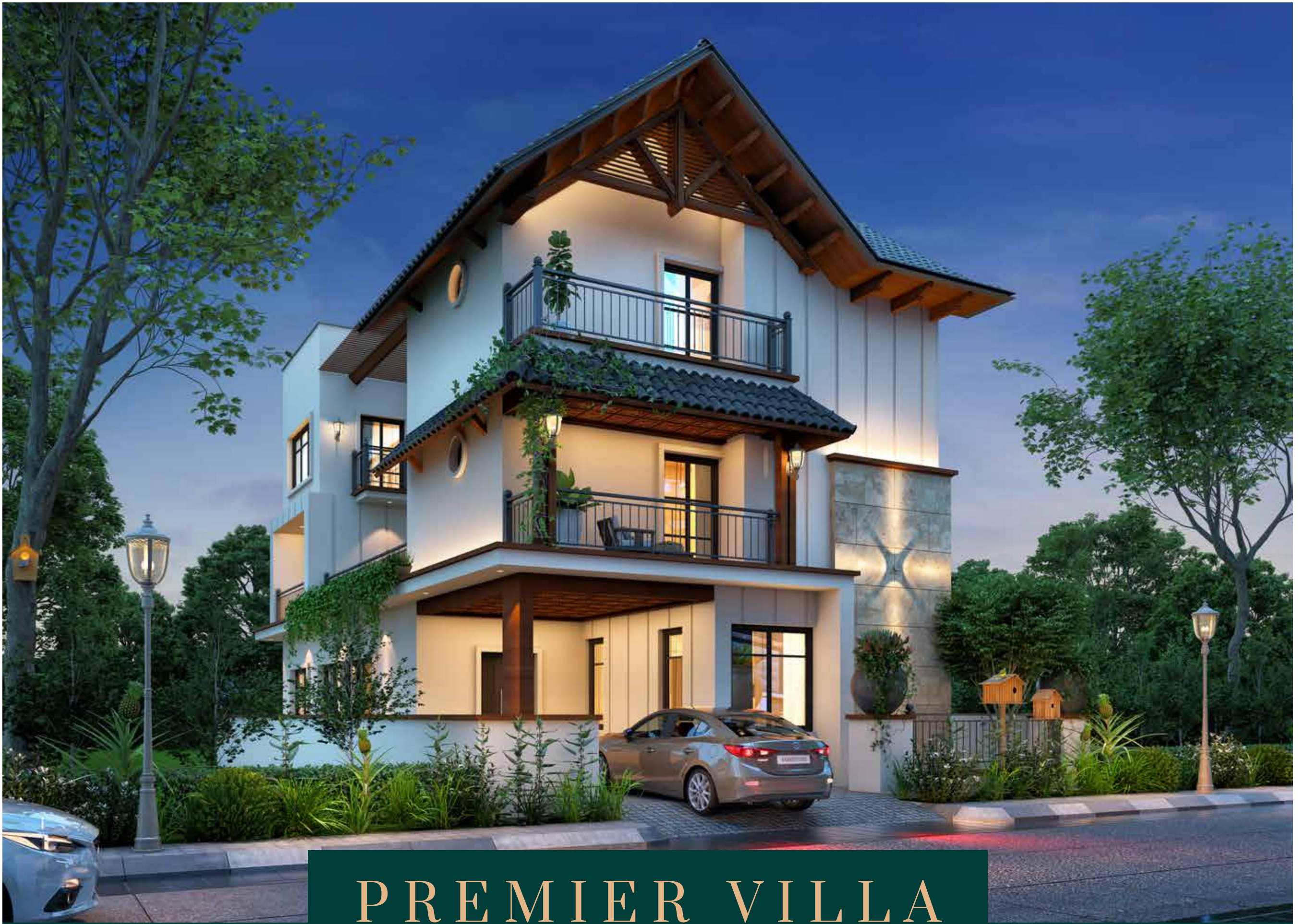
~Adapted from the poetry of
Gary Snyder





GRAND VILLA

G + 2 | 485 - 561 sq. yds | 6000 sq. ft



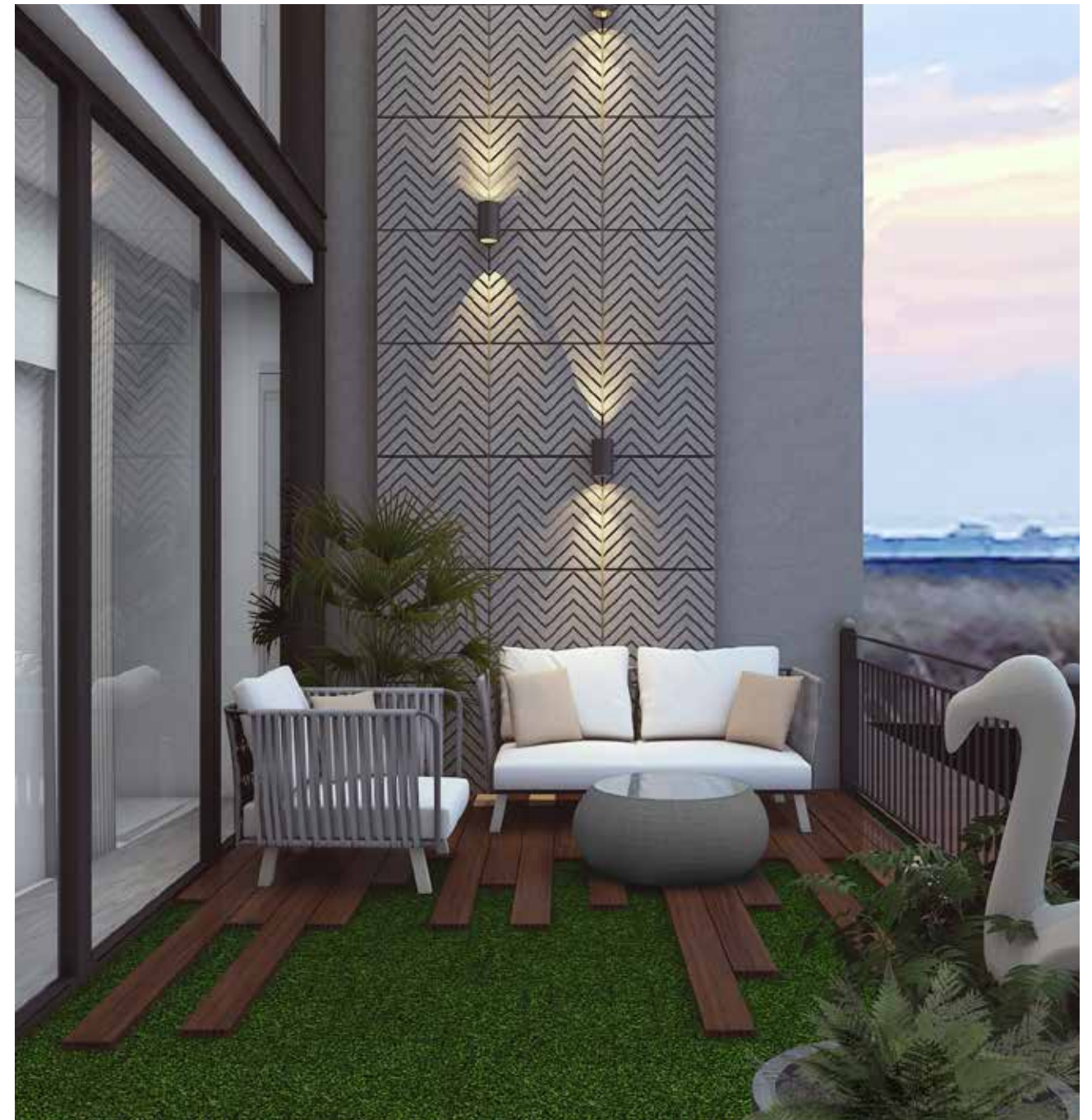
PREMIER VILLA

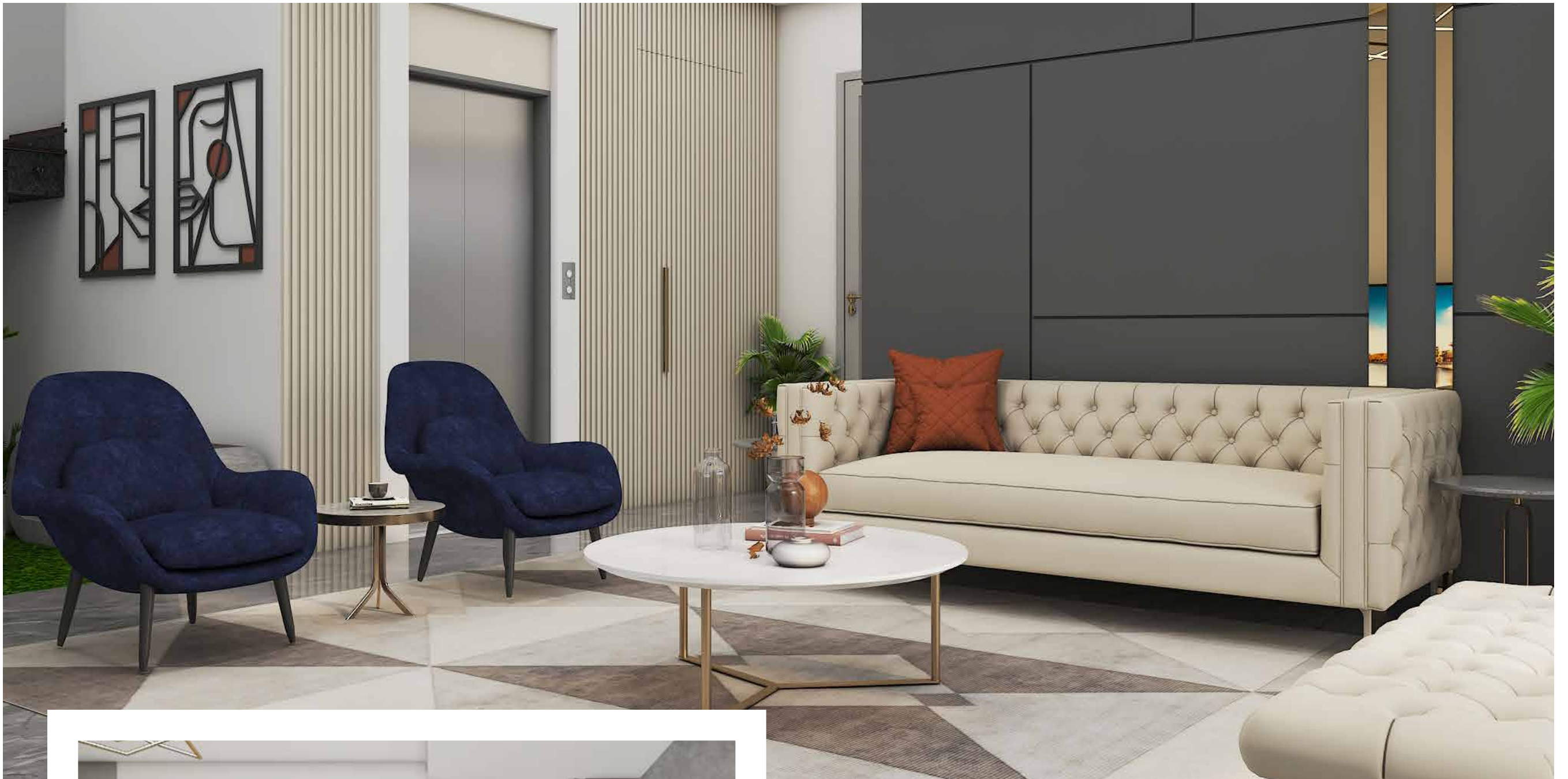
G + 2 | 272 - 335 sq. yds | 4550 sq. ft



A balcony bigger than a bedroom

20 feet wide, 10 feet deep, double height roof





“
We shape our homes and then
our homes shape us.
~Winston Churchill

Extra large windows to bring in the fresh forest air

Living, dining and bedrooms have extra large windows and private sit outs to maximize ventilation.





A master bedroom unlike any other

18 feet wide, 15 feet long master bedroom with high sloped ceiling, private balcony, walk-in closet and attached bathroom.



EAST FACING VILLA - SECTIONAL VIEW



GROUND FLOOR

1. Parking | Kitchen
2. Living & Dining
3. Parent Bedroom with attached bathroom

FIRST FLOOR

4. Master bedroom with sit-out and attached bathroom
5. Double height balcony and study lounge
6. Master bedroom with attached bathroom

SECOND FLOOR

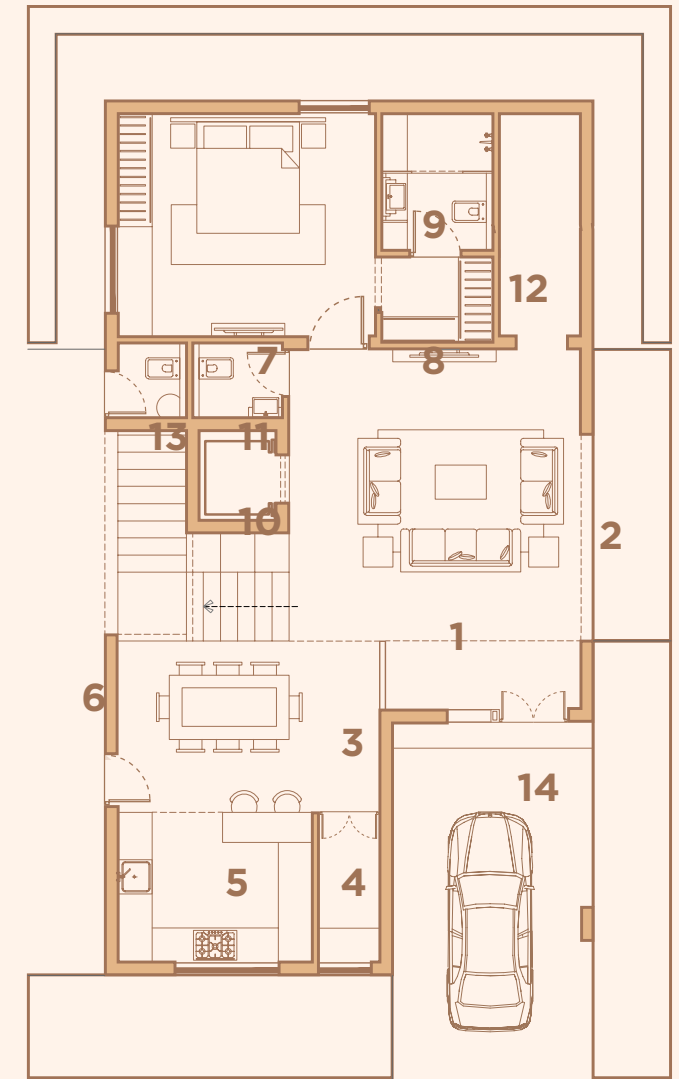
7. Home theatre with sit-out and attached bathroom
8. Double height balcony and family lounge
9. Master suite with attached bathroom

EAST FACING VILLA

3D VIEW



GROUND FLOOR
1483 SFT



2D VIEW



AREA STATEMENT

1.	GREAT ROOM	17' 0" x 17' 0"
2.	DECK	5' 0" x 17' 0"
3.	DINING	15' 3" x 10' 0"
4.	PUJA	3' 6" x 8' 9"
5.	KITCHEN	11' 4.5" x 8' 9"
6.	UTILITY YARD	5' 0" WIDE
7.	MASTER BEDROOM	15' 0" x 13' 0"
8.	DRESSER	6' 6" x 5' 0"
9.	TOILET	6' 6" x 8' 0"
10.	LIFT	4' 6" x 5' 3"
11.	POWDER ROOM	5' 3" x 4' 4.5"
12.	STORE	4' 9" x 13' 0"
13.	SERVANT TOILET	4' 0" x 4' 4.5"
14.	PARKING	11' 0" x 21' 3"

FRONTAGE
28.6 FT | G + 2

TOTAL AREA
4550 SFT

SIT-OUT
210 SFT

HEAD ROOM
241 SFT

EAST FACING VILLA

3D VIEW



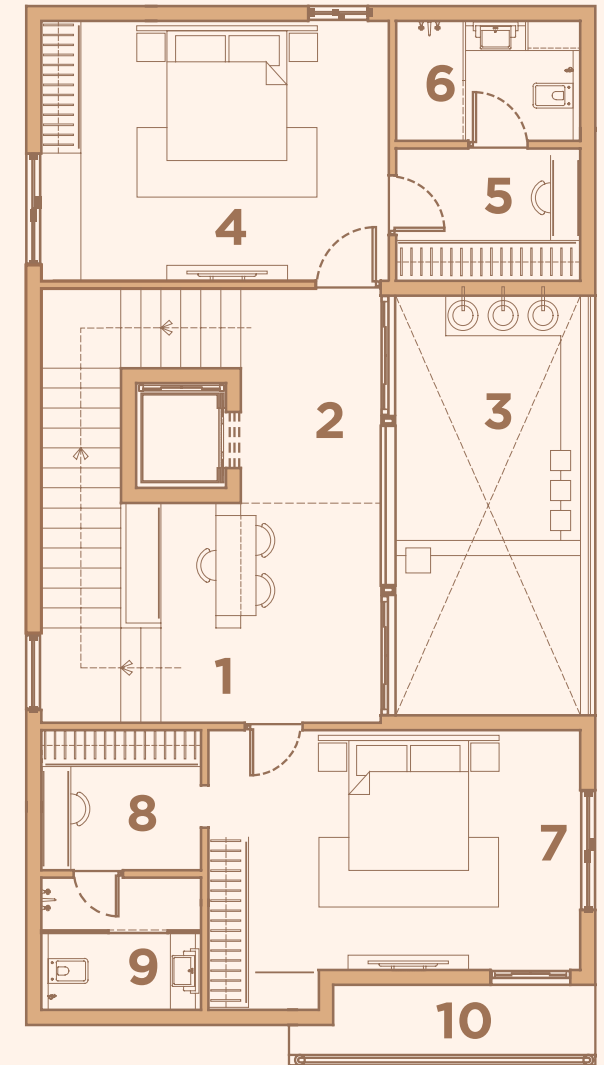
FIRST FLOOR
1285 SFT

FRONTAGE
28.6 FT | G + 2

TOTAL AREA
4550 SFT

SIT-OUT
210 SFT

HEAD ROOM
241 SFT



2D VIEW



AREA STATEMENT

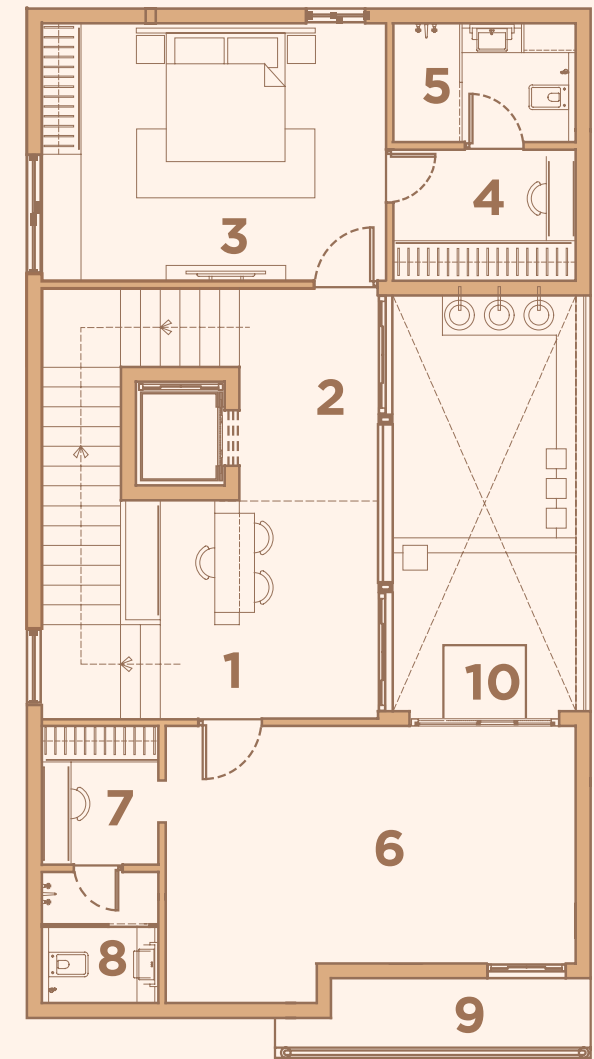
1.	STUDY LOUNGE	11' 0" x 10' 3"
2.	PASSAGE	7' 0" WIDE
3.	FAMILY SIT-OUT (DOUBLE HEIGHT)	10' 0" x 21' 0"
4.	MASTER SUITE	18' 7.5" x 13' 0"
5.	DRESSER	8' 3" x 6' 4.5"
6.	TOILET	8' 0" x 6' 3"
7.	SUITE ROOM	18' 7.5" x 12' 0"
8.	DRESSER	8' 0" x 6' 7.5"
9.	TOILET	8' 0" x 7' 0"
10.	SIT-OUT	15' 0" x 4' 0"

EAST FACING VILLA

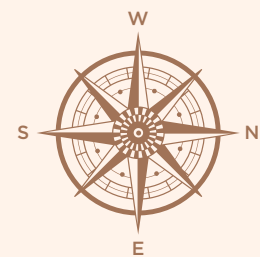
3D VIEW



SECOND FLOOR 1273 SFT



2D VIEW



AREA STATEMENT

1.	FAMILY LOUNGE	11' 0" x 10' 3"
2.	PASSAGE	7' 0" WIDE
3.	MASTER SUITE	18' 7.5" x 13' 0"
4.	DRESSER	8' 0" x 6' 4.5"
5.	TOILET	8' 0" x 6' 3"
6.	HOME THEATRE	21' 0" x 12' 0"
7.	LOBBY	5' 7.5" x 7' 4.5"
8.	TOILET	5' 7.5" x 6' 3"
9.	SIT-OUT	15' 0" x 4' 0"
10.	STANDING BALCONY	4' 0" x 3' 0"

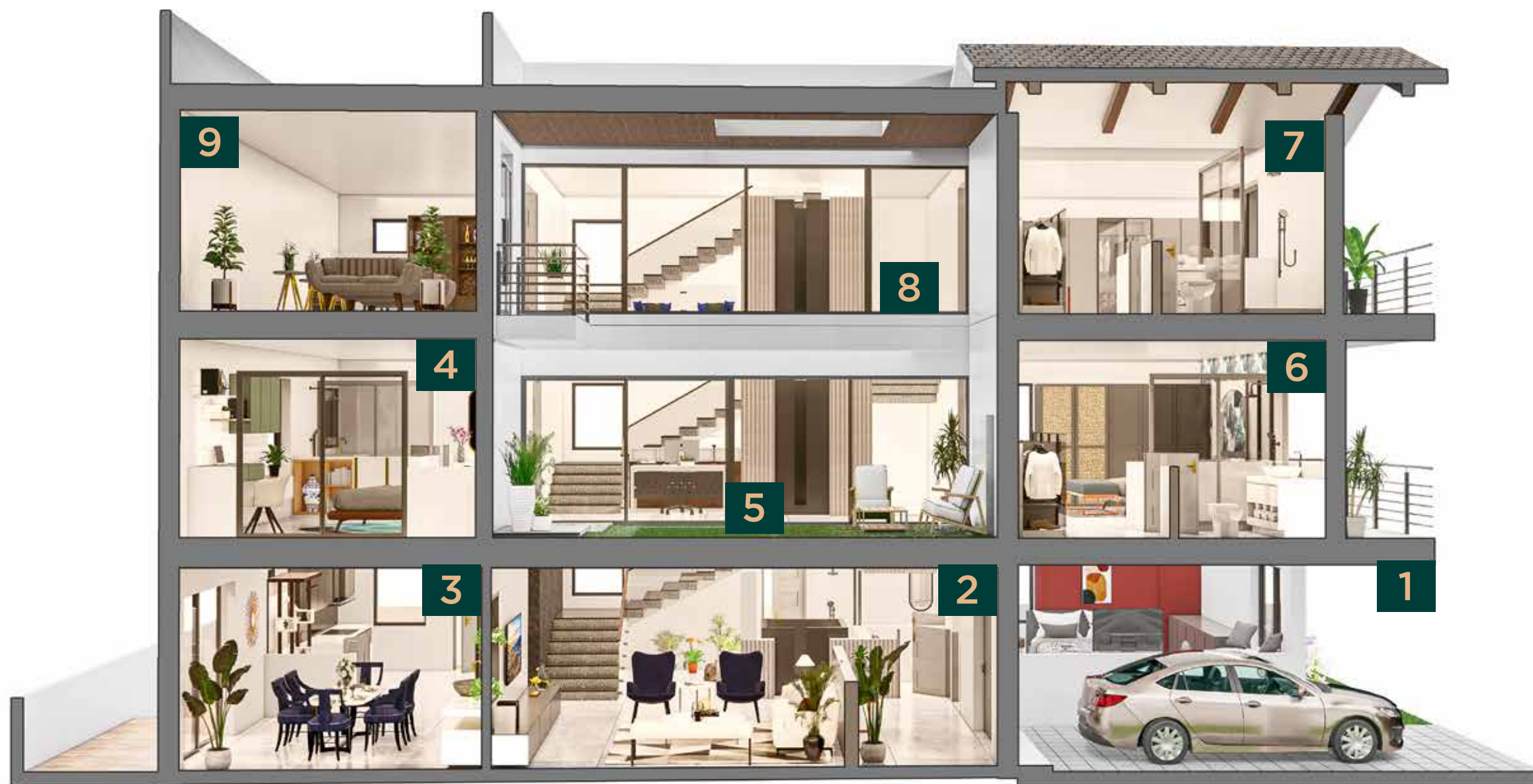
FRONTAGE
28.6 FT | G + 2

TOTAL AREA
4550 SFT

SIT-OUT
210 SFT

HEAD ROOM
241 SFT

WEST FACING VILLA - SECTIONAL VIEW



GROUND FLOOR

1. Parking | Master Bedroom
2. Living room
3. Dining | Puja | Kitchen

FIRST FLOOR

4. Master bedroom with sit-out and attached bathroom
5. Double height balcony and study lounge
6. Master bedroom with attached bathroom

SECOND FLOOR

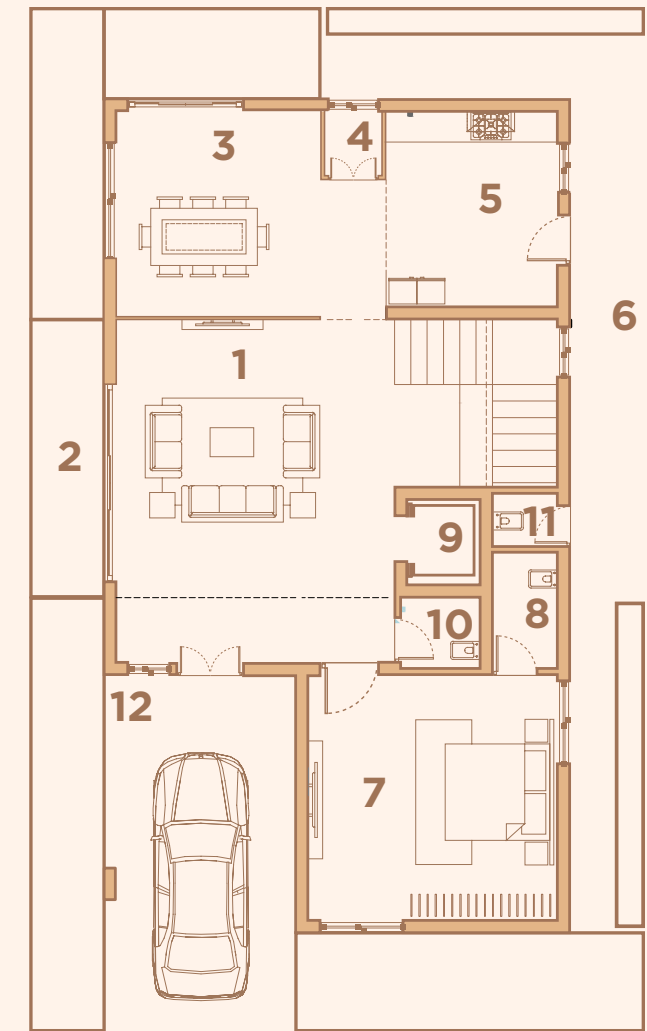
7. Master bedroom with attached bathroom
8. Double height balcony and family lounge
9. Home theatre with attached bathroom

WEST FACING VILLA

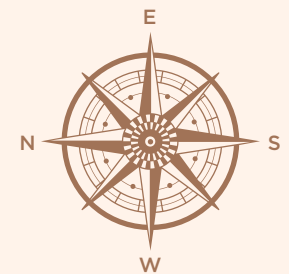
3D VIEW



GROUND FLOOR
1483 SFT



2D VIEW



AREA STATEMENT

1.	GREAT ROOM	17' 0" x 17' 0"
2.	DECK	5' 0" x 17' 0"
3.	DINING	12' 6" x 12' 9"
4.	PUJA	3' 6" x 4' 0"
5.	KITCHEN	10' 6" x 12' 0"
6.	UTILITY YARD	5' 0" WIDE
7.	MASTER BEDROOM	15' 3" x 15' 0"
8.	TOILET	4' 0" x 7' 6"
9.	LIFT	4' 6" x 5' 3"
10.	POWDER ROOM	4' 10.5" x 4' 4.5"
11.	SERVANT TOILET	4' 0" x 2' 9"
12.	PARKING	11' 0" x 22' 3"

FRONTAGE
28.6 FT | G + 2

TOTAL AREA
4550 SFT

SIT-OUT
210 SFT

HEAD ROOM
241 SFT

WEST FACING VILLA

3D VIEW



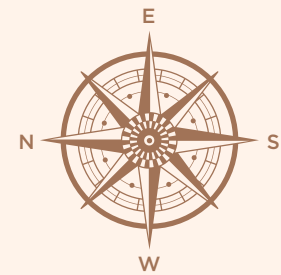
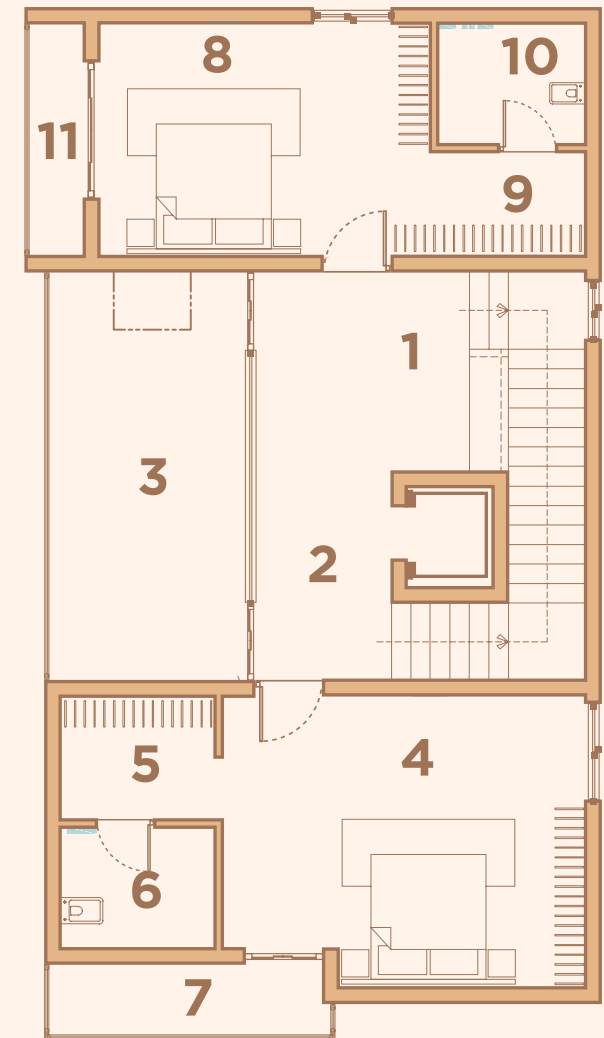
FIRST FLOOR
1285 SFT

FRONTAGE
28.6 FT | G + 2

TOTAL AREA
4550 SFT

SIT-OUT
210 SFT

HEAD ROOM
241 SFT



2D VIEW

AREA STATEMENT

1.	STUDY LOUNGE	11' 0" x 10' 3"
2.	PASSAGE	7' 0" WIDE
3.	FAMILY SIT-OUT	10' 0" x 21' 0" (DOUBLE HEIGHT)
4.	MASTER SUITE	18' 7.5" x 15' 0"
5.	DRESSER	8' 0" x 6' 4.5"
6.	TOILET	8' 0" x 6' 3"
7.	SIT-OUT	15' 0" x 4' 0"
8.	SUITE ROOM	17' 0" x 12' 0"
9.	DRESSER	7' 7.5" x 5' 4.5"
10.	TOILET	7' 7.5" x 6' 3"
11.	SIT-OUT	3' 0" x 12' 0"

WEST FACING VILLA

3D VIEW



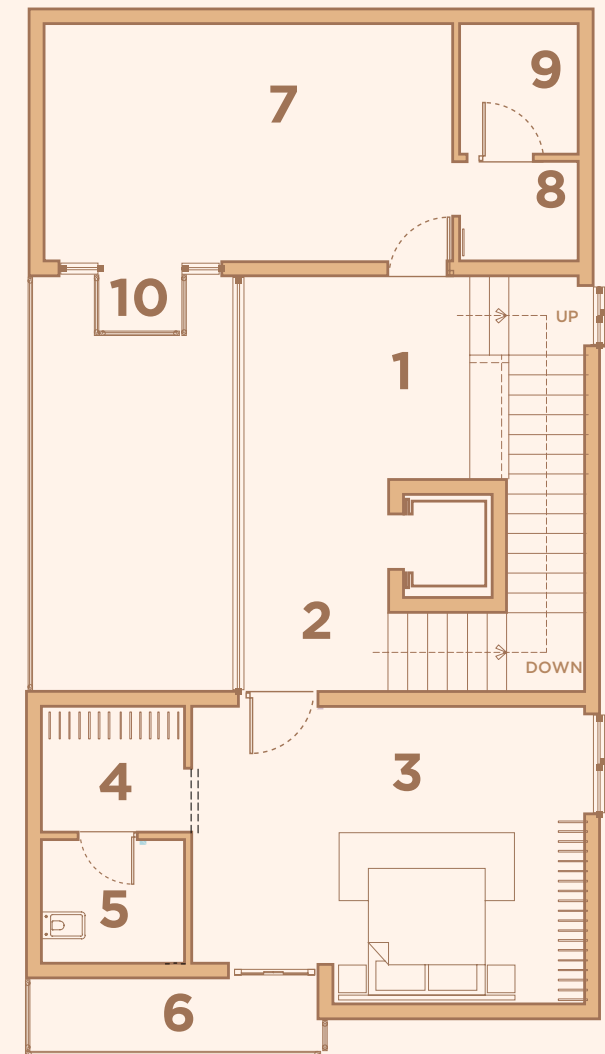
SECOND FLOOR
1273 SFT

FRONTAGE
28.6 FT | G + 2

TOTAL AREA
4550 SFT

SIT-OUT
210 SFT

HEAD ROOM
241 SFT



2D VIEW

AREA STATEMENT

1.	FAMILY LOUNGE	11' 0" x 10' 3"
2.	PASSAGE	7' 0" WIDE
3.	MASTER SUITE	19' 3" x 14' 6"
4.	DRESSER	7' 3" x 5' 3"
5.	TOILET	7' 3" x 7' 0"
6.	SIT-OUT	15' 0" x 4' 0"
7.	HOME THEATRE	21' 0" x 12' 0"
8.	LOBBY	5' 7.5" x 5' 4.5"
9.	TOILET	5' 7.5" x 6' 3"
10.	STANDING BALCONY	4' 0" x 3' 0"



Material Specifications

Structure

Framed Structure

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

Super Structure

9" thick red bricks for external walls & 4" thick bricks for internal walls

Plastering

Internal

Sponge finish of 2 coat of plastering in CM 1:6 for walls and ceiling

Super Structure

2 coats of plastering in CM 1:6 for external walls

Painting / Cladding

External

Texture finish with top 2 coats of exterior emulsion.

Internal

Smooth putty finishes with 2 Coats of premium acrylic emulsion paint of reputed make over a coat of primer

Flooring

Parking

Premium finished granite / pavers

Reputed brand Vitrified Tiles for

Foyer, living, dining, puja, parents bedroom, children bedroom, master bedroom, guest bedroom, kitchen and home theatre

Utility

Reputed brand vitrified and ceramic tiles

Staircase

Premium finished granite

Bathrooms

Reputed brand vitrified tiles with grout

Deck

Wooden finished premium vitrified tiles

Doors and Windows

Main Door

8 feet height manufactured veneered imported door frame & shutters with reputed hardware fittings finished with PU finish

Internal Door

8 feet height manufactured veneered imported door frame & shutters with reputed hardware fittings finished with melamine finish.

French Doors (If any)

UPVC frames and shutters with tinted float glass of reputed

Windows

UPVC frames and shutters with tinted float glass of reputed make along mosquito mesh / aluminium

Bathrooms

Wash basin

Wash basin with granite counter top

Toilet

EWC with concealed flush tank of Kohler / Hindware / equivalent make

Shower

Single lever fixtures with wall mixer cum shower of Duravit / Grohe / equivalent make

Provisions

Provisions for geysers in all bathrooms

Note

All CP fittings are chrome plated of Kohler / Jaguar / equivalent makes

Kitchen and Utility

Taps

Separate water taps for treated potable water and bore well water

Provisions

- Provision for fixing of water purifier, exhaust fan and chimney
- Provision for geyser for hot water near the sink
- No countertop. Open for modular kitchen
- Washing machine area provision in utility

Telecom and Internet

Intercom

Intercom facility to all the units connecting security and each home

Internet

Internet points in living room, bed rooms, home theatre

CCTV

Provision for CCTV camera placement

Cable TV

Cabling to living, dining, all bedrooms, and home theatre

Electrical

Wiring

Concealed copper wiring of reputed make

Power Outlet Provisions

- Power outlets for Air Conditioners in living, dining, bedrooms and home theatre
- Power outlets for geysers in all bathrooms
- Power outlets for cooking range, chimney, refrigerator, microwave oven, mixer/grinder in kitchen
- Power plug for washing machine in utility
- Plug points for T.V. & audio system in living, dining, bedrooms, and home theatre

Meters

3 phase supply for each home and individual electricity meters

Circuit Breakers

Miniature circuit breakers (MCB) for each distribution boards of reputed make

Switches

Reputed make modular electrical switches of reputed brand

Optional

Lift - Optional

Provision Will be Provided (RCC Wall) lift core

Solar Water Heater

Provision of water line will be provided

