

www.sivasaiinfra.com



SIVA SAI INFRA PROJECTS

Fortuner Homes, Sai Nagar Road, Near VNR College,
Pragathi Nagar, Bachupally, Hyderabad - 500 090.

SITE ADDRESS

Siva Sai Infra Projects, Near Rama Sanjeevareddy Gardens,
Pati, Kollur, Patancheruvu, Sangareddy - 502 300.

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RERA No.:

For Booking Contact:

NOTE: This brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the villas may differ. The promoters reserve the right to make changes in images, elevations, plans & specifications as deemed fit.

Concept & Design by
outlinemedia.in | 86860 86876



LUXURY VILLAS @ PATI, KOLLUR



SIVA SAI INFRA PROJECTS is a vibrant new real estate development company that's built on the backs of some of the most experienced professionals in the industry. The company's debut project MYRA, brings to life the innovation, quality, and luxury that the founders have consistently churned out in their professional lives before putting Siva Sai Infra Projects together. The company aims to build on this strong foundation of experience and expertise to deliver the best real estate properties in South India over the next few years.

*A Home Is
So Much More*



It isn't just a space where you live, it's a place where your dreams reside. It isn't just a safe location to rest, it's where your family grows and thrives. At Siva Sai Infra, we understand that a home is much more than just four walls and a roof. And so, we've crafted Myra to be much more than just your home.



Open Up To The 
World Of Your Dreams

Located in the green and serene environs of Pati, Myra is a beautiful gated villa community spread over 8+ acres. It's a thoughtfully designed and crafted space that brings together every luxury a modern family desires in their dream home.

Welcome Home To Bliss



Coming home to your beautiful family at Myra is always a treat. Your luxurious living experience begins at the grand entrance and amplifies at your extravagant villa. It's an incredible feeling that's bound to fill you up with pride and joy. For to own a home that has it all is a rare phenomenon.



SIVA SAI INFRA
myra



*Smartly Crafted
To Maximise Life*

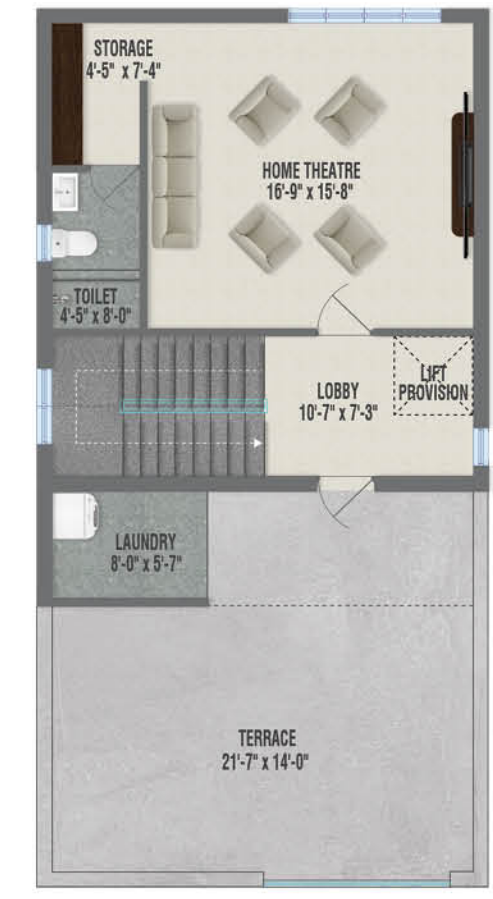
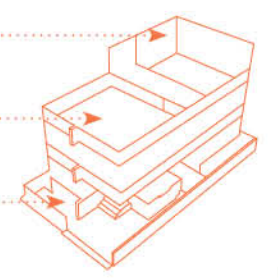
EAST FACING VILLA



EAST FACING VILLA
54'0" X 30'0"
180 SQ YDS

Area Statement In Sft.

- Second Floor **711.18 sft.**
- First Floor **1042.71 sft.**
- Ground Floor **1042.71 sft.**
- Total Area **2796.59 sft.**





A Space. 
Built To Last

Your dream home at Myra is put together with the best materials and engineering processes to ensure that it remains a happy home for your family for generations to come.

*Gracefully Designed
To Match Your Pride*



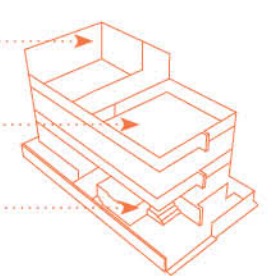
WEST FACING VILLA



WEST FACING VILLA
54'0" X 30'0"
180 SQ YDS

Area Statement In Sft.

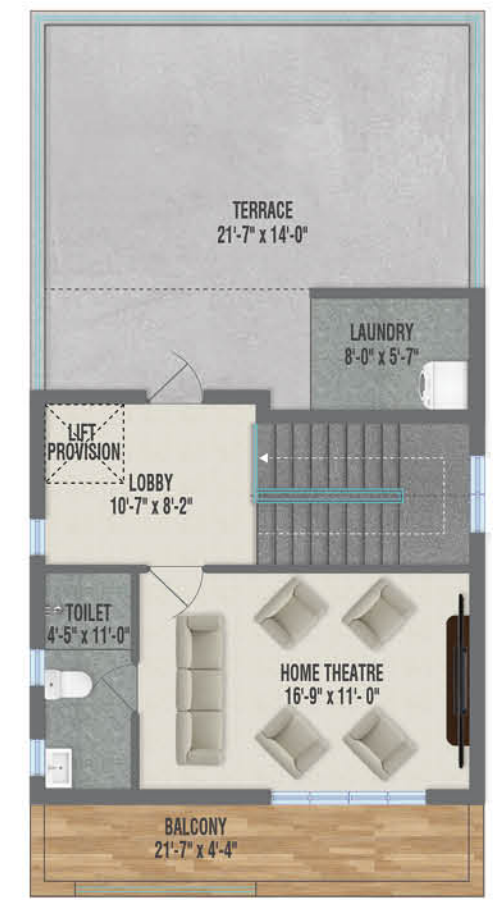
- Second Floor 602.78 sft.
- First Floor 1042.71 sft.
- Ground Floor 1042.71 sft.
- Total Area 2688.20 sft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





EAST FACING VILLA

54'0" X 33'3.5"

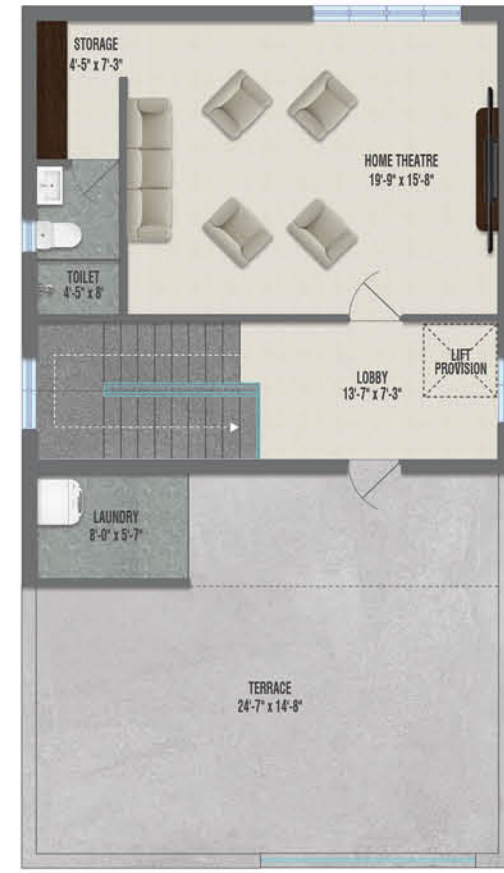
200 SQ YDS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

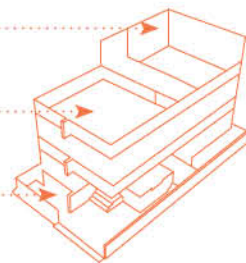
Area Statement In Sft.

Second Floor
803.10 sft.

First Floor
1194.59 sft.

Ground Floor
1194.59 sft.

Total Area
3192.28 sft.





Where Luxury Is ✨ 
An Everyday Occurrence

We strongly believe that your family deserves the best of everything. So, we've built a community that delivers all the luxury and comfort they need to grow and thrive.





WEST FACING VILLA

54'0" X 33'3.5"

200 SQ YDS

Area Statement In Sft.

Second Floor

680.72 sft.

First Floor

1194.59 sft.

Ground Floor

1194.59 sft.

Total Area

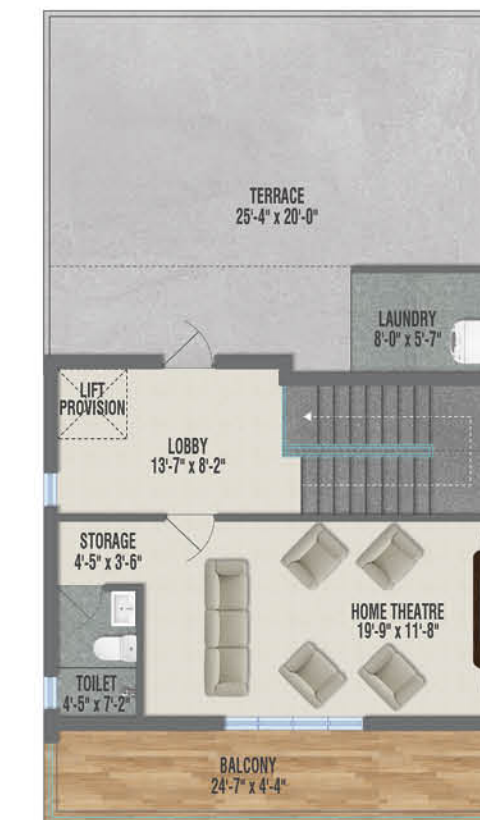
3069.89 sft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





OWNER LAND LEFT OVER FOR FUTURE PURPOSE
199.69 Smt.

PROJECT OVERVIEW

Extent : 9 Acres
Total Villas : 133
Clubhouse : 15,000 sft (Approx.)
Location : Patil, Kollur

MASTER PLAN

LEGEND

- | | | | | |
|-------------------------------|--------------------------|--------------------------|-----------------------|---------------------------------------|
| 01. Main Entrance & Exit Gate | 07. Deck | 13. Seating | 19. Pergola | 25. Cycle Track |
| 02. 40 and 30 Ft Wide Roads | 08. Kids' Pool | 14. Lawn | 20. Basketball Court | 26. Swimming Pool with Changing Rooms |
| 03. Clubhouse | 09. Main Pool | 15. Cricket Pitch | 21. Water Body | 27. Senior Citizen Plaza |
| 04. Yoga | 10. Hedge Plantation | 16. Outdoor Gym | 22. Mini Amphitheatre | |
| 05. Pathway | 11. Childrens' Play Area | 17. Childrens' Play Area | 23. Sand Pit Area | |
| 06. Changing Rooms | 12. Gazebo | 18. Badminton Court | 24. Skating Rink | |



CLUBHOUSE

Life Is  Always Exciting Here

The incredible 3-level exclusive clubhouse is a great space to socialize, exercise, relax and rejuvenate. There's always something to do here at the Myra clubhouse for loved ones of all ages.





SWIMMING POOL



CHILDREN'S PLAY AREA



CRECHE

Amenities & Facilities



MULTIPURPOSE HALL



INDOOR & OUTDOOR GYMS



OPEN PARTY AREA



CHILDRENS' PLAY AREA



INDOOR GAMES



SNOOKER



CONFERENCE & MEETING ROOMS



AMPHITHEATRE



SUPERMARKET



GUEST ROOMS



UNISEX SALON



VEGETABLE KIOSK



LANDSCAPE (AERIAL VIEW)



AMPHITHEATRE



BADMINTON COURT

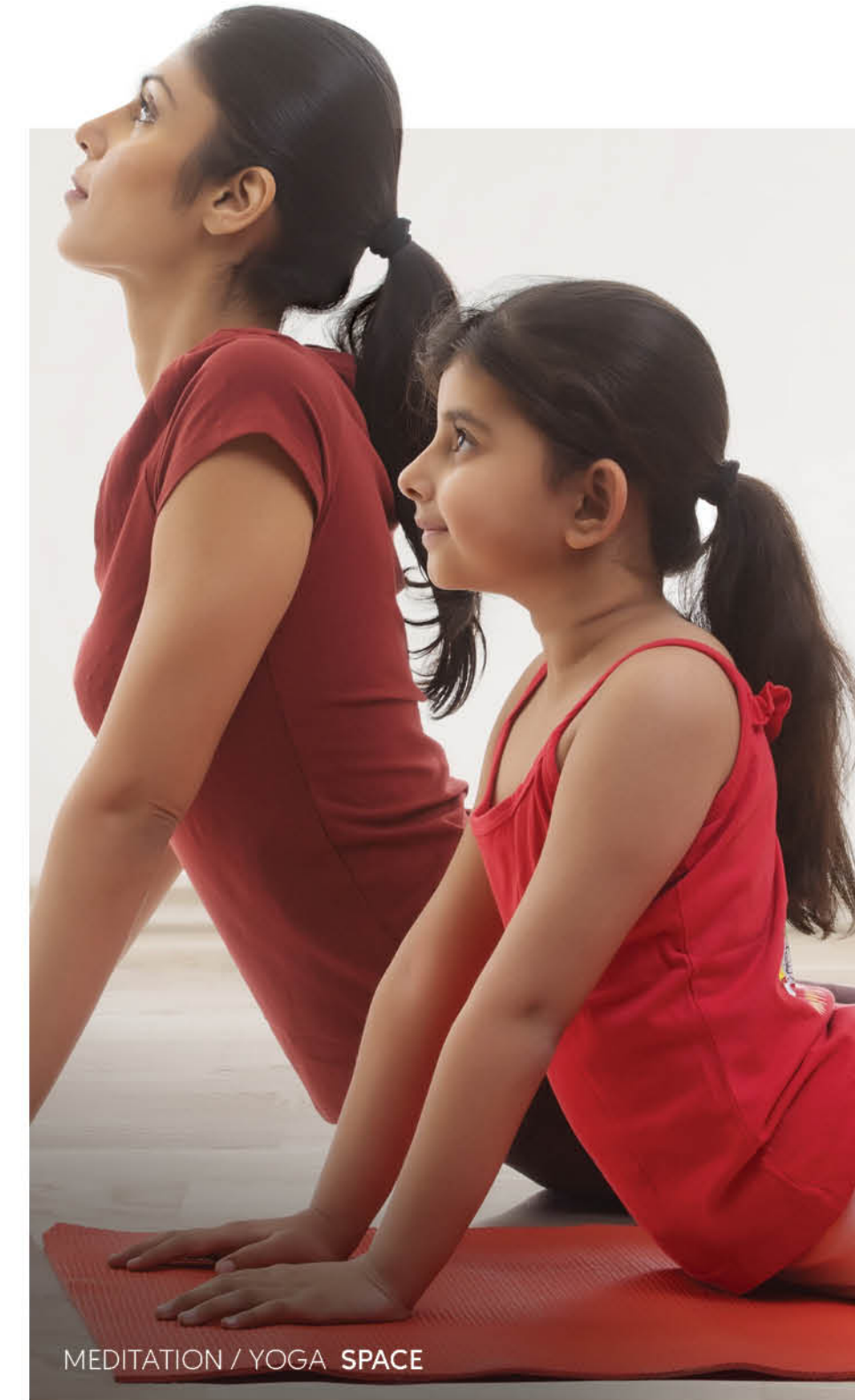
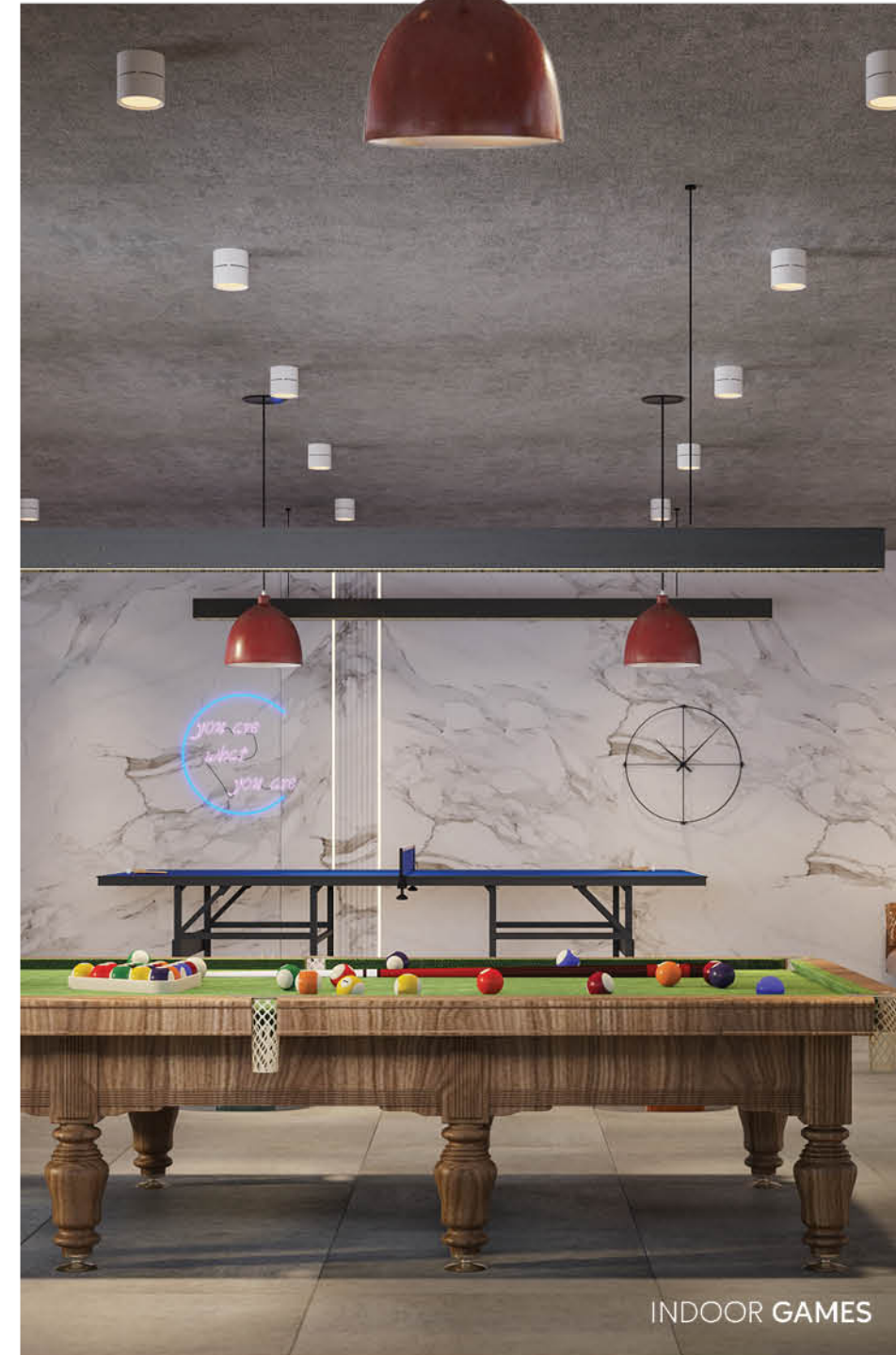


OPEN GYM



A Gated Community Crafted To Perfection

Myra is a gated villa community that is truly blessed from above. It's a heavenly abode where everything comes together perfectly to deliver living experiences that surpass anything you've ever witnessed before. So what are you waiting for? Come home to divine luxury. Come home to Myra.



Specifications



STRUCTURE

Foundation - Pile foundation
RCC - framed structure



TELECOM

Telephone point in living area.



SOLAR POWER FENCING

Solar-power fencing all around the site compound wall.



FLOORING AND DADO

2x4 vitrified tiles in the hall, dining, and remaining bedrooms of premium make. Rustic ceramic tiles in balconies. Glazed ceramic tile dado of 1'x2' up to 7' height in all bathrooms of a reputed brand.



PAINTING

Premium emulsion paint with putty finish for interior walls and ceiling of a premium brand. Premium exterior emulsion paint with putty or textured finish for exteriors as per architectural specifications. Polish for the main door and enamel paint for all other doors.



DOORS AND WINDOWS

Teakwood frame with teak veneer shutter for the main door. All frames are of engineered wood in the bedroom. Internal door molded flush doors. UPVC windows with mosquito mesh with grill, UPVC sliding door in the balcony.



LANDSCAPES AND HARDSCAPES

Beautifully designed landscapes and hardscapes along the walking track, activity zones, children's play areas, etc. Exclusive lighting is provided for the safety of community residents.



CABLE TV

Provision for cable TV in master bedroom and living room.



INTERNET

Provision for Internet connection in hall and master bedroom.



WATERPROOFING

For all toilets, wash areas and open terrace.



POWER BACK-UP

Power back-up for common areas, clubhouse and for all lights and fans in the villa.



SUPERSTRUCTURE

9" external walls and 4.5" internal walls with red bricks.



WTP & STP FOR WATER RECYCLING

A Sewage Treatment Plant of adequate capacity built as per the norms will be provided inside the project, and the treated sewage water will be used for landscaping purposes.



KITCHEN

Granite platform with stainless steel sink with both municipal and bore water connection with provision for fixing water purifier. Ceramic tile dado up to 2' height above kitchen granite platform, with provision for fixing exhaust fan and chimney.



ELECTRICAL

PVC insulated wires of premium make. Power outlets for geysers in all bathrooms. Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer / grinder in kitchen. Plug points for refrigerator and TV. wherever necessary. Three-phase supply for each villa. AC point in all bedrooms.



PLUMBING AND SANITARY

EWC with flush tank of reputed make. Master and children's toilet of reputed make. Single-lever fixtures with shower CPVC pipes for plumbing of premium make.



NOTE

Registration charges, GST or any other taxes applicable as per government norms are to be borne by the customers only.



LOCATION MAP

(Not to Scale)



SCAN FOR LOCATION

Our Associates

ARCHITECTURAL PARTNER



STRUCTURAL CONSULTANT



LANDSCAPE PARTNER



MEP CONSULTANT



3D RENDERS BY



BRAND PARTNER



• ORR KOLLUR EXIT NO. 2	03 MINS	• LINGAMPALLY	25 MINS	• KIMS HOSPITALS (KONDAPUR)	30 MINS
• ORR PATANCHERU EXIT NO. 3	03 MINS	• FINANCIAL DISTRICT	30 MINS	• HITEC CITY	35 MINS
• HYDERABAD-MUMBAI HIGHWAY	05 MINS	• AMAZON OFFICE	30 MINS	• GACHIBOWLI	36 MINS
• GAUDIUM & SAMASHTI SCHOOL	07 MINS	• CONTINENTAL HOSPITALS	30 MINS	• RAJIV GANDHI INTL. AIRPORT	40 MINS
• BHEL	20 MINS	• CARE HOSPITALS (GACHIBOWLI)	30 MINS	• GOOGLE OFFICE	30 MINS