



ACE

AALAYA  
NARAPALLY



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# Homes on the Highway to Hyderabad

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129 luxurious apartments in  
a secure gated community



Residential gated community with  
**Extra-wide balconies**

## 9 Floors

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Basement,  
Stilt + 9 floors

## 3 BHKs

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118 Homes  
1546 - 1916 sq.ft

## 2 BHKs

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Only 11 Homes  
1148 - 1337 sq.ft

**Rooftop seating area** for enjoying the sunset view



**Beautiful architectural styling** combining the modern with the traditional



1 Project Design



# 3 secrets of our beautiful buildings

## Designed to be visual landmarks

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The unique architectural style makes the building a memorable landmark in the location.

## Built to look good for longer

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We apply a second coat of plaster on the building exterior, protecting it better from cracks.

## Painted to look luxurious

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We use a premium texture paint that gives the building a rich finish and protects it from wet weather.

# 10 unique features of an Aalaya Home

## 1 Spacious, well-ventilated living and dining rooms

On an average, the living and dining space is more than 20 feet long.

## 2 No beam projections in living and dining rooms except for 2BHK

Your hall looks spacious and beautiful without projecting beams.

## 3 Maintenance shafts to service your building

Plumbing and electrical lines can be easily accessed from apartments for maintenance.

## 5 Hidden provision for AC outdoor units

Conveniently place your ODU's hiding them from outside view.

## 4 12 to 15 feet extra-wide balconies for ventilation





## 6 Engineered wood frame with designer door

## 7 Large 30" x 30" vitrified tile floors

Larger tiles make your home look more luxurious.

## 8 High quality grout for long lasting floors

Grouting fills gaps between tiles and prevents from water seepage, breakage, dust accumulation and pests.

## 9 Better waterproofing for bathroom floors

Bathroom floor tiles are grouted with epoxy, which gives long term protection from water seepage.



Upgrade  
your  
lifestyle in a  
gated  
community





## A safe and secure life for your loved ones



24x7 professional security guards



Separate entry and exit gates



Safety grills for windows



Round the clock CCTV surveillance



Solar-powered electrified fencing



Fire safety system as per regulations

# A smooth life without everyday hassles



Dedicated building maintenance team including plumber and electrician available on premises



Mobile app to manage visitors



24/7 generator backup  
Dedicated electricity meter for each home



Dual water supply municipal & borewell  
Water saving STP  
Rainwater harvesting



Covered car parking in basement and stilt level





Gym



Indoor games



Walker & jogger path



Kids play area



**Better health,  
new friends, and  
all the good  
things in life**



Clubhouse  
Banquet hall



Rooftop seating area

Located directly on  
Hyderabad - Warangal  
highway

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Ace Aalaya is just 2 hours to **Telangana's  
second capital, Warangal.**

Easy access to Bibinagar, Bhongir, and Jangaon.

Promising developments like **Yadadri Temple, AIIMS**  
and several Industrial & IT SEZs are conveniently  
accessible.





### Close to work

**10 minutes:** Infosys, Mindspace IT Park & Genpact



### Close to nature

**3 minutes:** Bhagyanagar Nandanavanam Park



## Important Places

- 5 minutes:** Ghatkesar
- 15 minutes:** Uppal
- 20 minutes:** Nagole
- 20 minutes:** Bibinagar
- 30 minutes:** Bhongir
- 30 minutes:** LB Nagar
- 40 minutes:** Yadagiri Gutta
- 40 minutes:** Secunderabad
- 45 minutes:** Shamshabad Airport
- 1 hour:** Gachibowli
- 1 hour:** Jangaon
- 2 hours:** Warangal

## Connectivity

- 3 minutes:** New Flyover to Uppal
- 3 minutes:** Narapally Bus Stand
- 5 minutes:** Nehru Outer Ring Road
- 15 minutes:** Uppal Metro Station
- 40 minutes:** Secunderabad Rail Station

## Healthcare

- 2 minutes:** Cure Hospitals
- 10 minutes:** Apollo Clinic
- 20 minutes:** AIIMS, Bibinagar
- 30 minutes:** Kamineni, LB Nagar
- 30 minutes:** Omni Hospitals, Kothapet

## Food, Shopping & Entertainment

- 2 minutes:** MJR Square Mall & Multiplex
- 2 minutes:** McDonalds Restaurant
- 10 minutes:** Decathlon
- 15 minutes:** Hemadurga Mall & Multiplex
- 10 minutes:** Paradise Restaurant
- 15 minutes:** Big Bazaar
- 20 minutes:** Cricket Stadium
- 20 minutes:** Shilparamam, Uppal

## Schools

- 3 minutes:** Rotterdam International School
- 3 minutes:** Anurag University
- 10 minutes:** JRS International School
- 10 minutes:** Bachpan Play School
- 10 minutes:** Delhi World Public School
- 10 minutes:** Sree Vidyaniketan School
- 10 minutes:** Sage International School
- 13 minutes:** Gowtham Model School
- 15 minutes:** Global Indian International
- 15 minutes:** Narayana Concept School
- 15 minutes:** Ravindra Bharati School
- 15 minutes:** Vignan Schools

# Plans

## Master Plan



Total Land Area

1.72  
Acres

Residential

1.34  
Acres

Commercial

0.38  
Acre

Saleable Area

2.09  
Lakh Sq. Ft

# Typical Floor Plan

East Facing Apartments      West Facing Apartments



Total Apartments  
**129**  
Homes

Apartments / Floor  
**15**  
Homes

3 BHKs  
**118**  
Homes

2 BHKs  
**11**  
Homes

APARTMENT

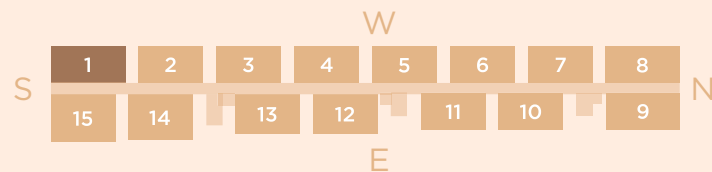
1

**3BHK**  
Home

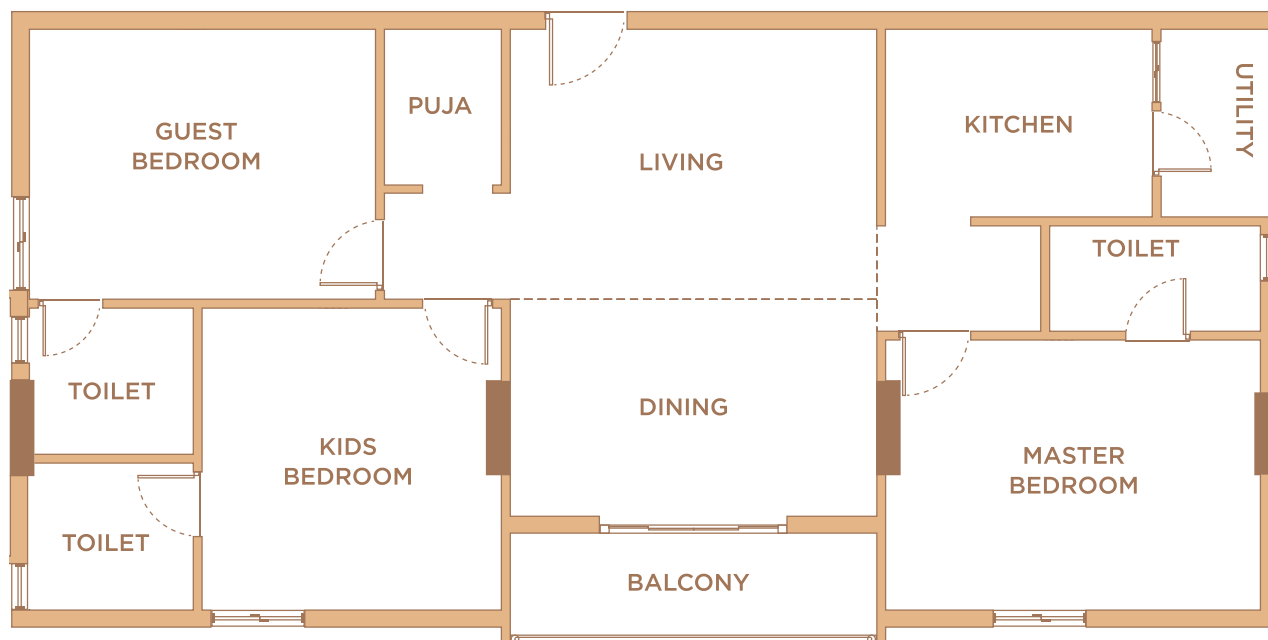
**1710**  
Sq. Feet

**East**  
Facing

**Corner**  
Facing



ENTRANCE FACING EAST



THIS APARTMENT RECEIVES EVENING SUNLIGHT

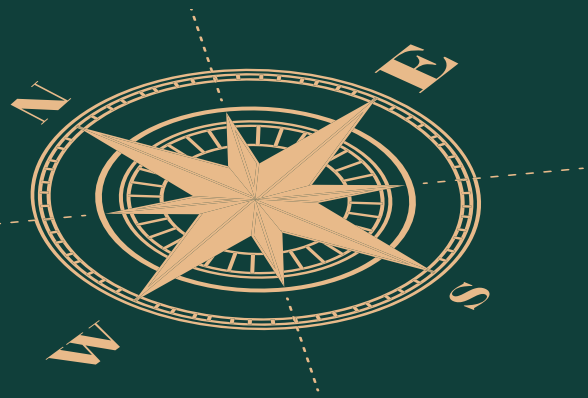
AREA STATEMENT

LIVING & DINING 13' 6" x 20' 9"  
BALCONY 13' 9" x 5' 0"  
PUJA 5' 0" x 6' 6"

KITCHEN 10' 9" x 8' 0"  
UTILITY 5' 0" x 8' 0"

MASTER BEDROOM 15' 4.5" x 11' 6"  
TOILET 9' 0" x 4' 6"  
GUEST BEDROOM 14' 9" x 11' 6"  
TOILET 7' 0" x 6' 3"  
KIDS BEDROOM 12' 9" x 12' 10.5"  
TOILET 7' 0" x 6' 3"

# APARTMENT 1 - 3D VIEW



APARTMENT

2

3BHK

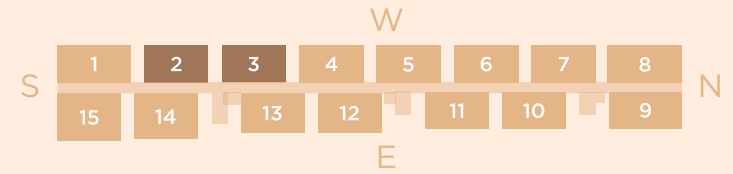
Home

1546

Sq. Feet

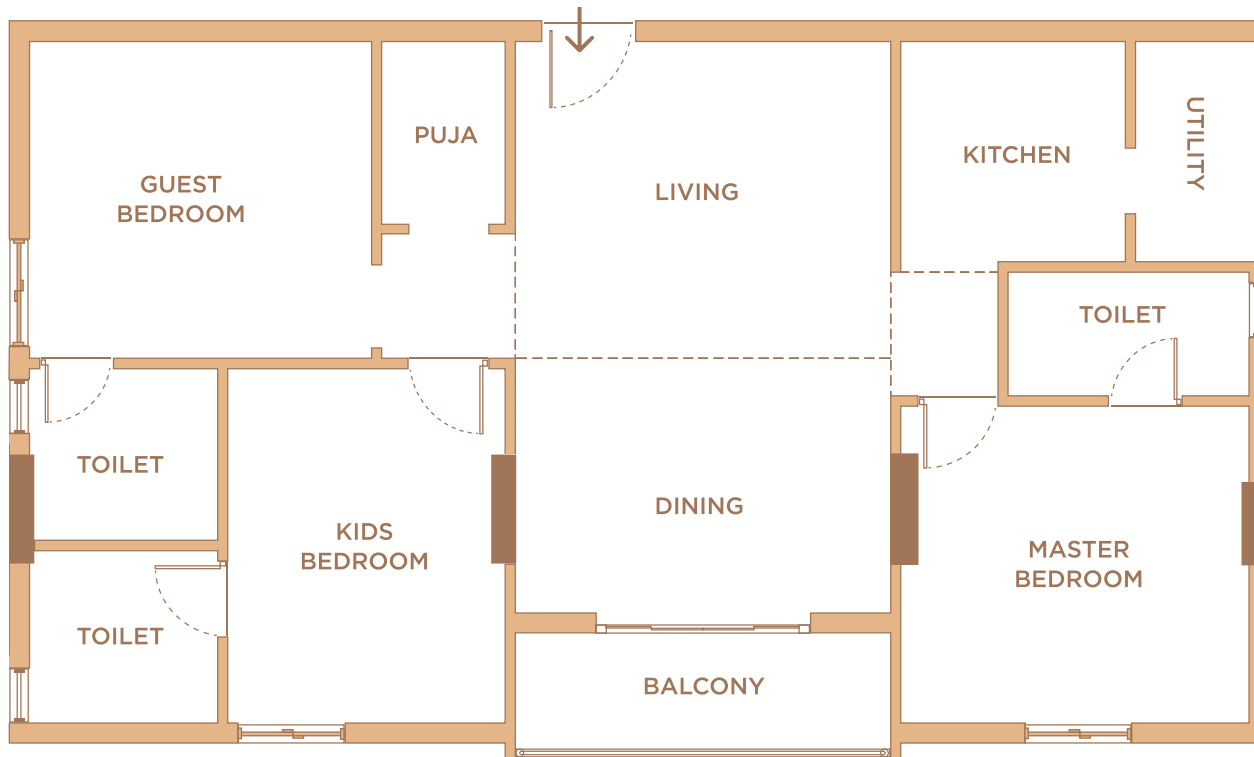
East

Facing



ENTRANCE FACING EAST

AREA STATEMENT



LIVING & DINING 13' 6" x 20' 9"  
BALCONY 13' 6" x 5' 0"  
PUJA 4' 7.5" x 6' 6"

KITCHEN 8' 4.5" x 8' 0"  
UTILITY 5' 0" x 8' 0"

MASTER BEDROOM 13' 0" x 11' 6"  
TOILET 9' 0" x 4' 6"  
GUEST BEDROOM 12' 9" x 11' 6"  
TOILET 7' 0" x 6' 3"  
KIDS BEDROOM 10' 4.5" x 12' 10.5"  
TOILET 7' 0" x 6' 3"

SIMILAR UNITS

Apartment No. 3



THIS APARTMENT RECEIVES EVENING SUNLIGHT

# APARTMENT 2 - 3D VIEW



APARTMENT

4

3BHK

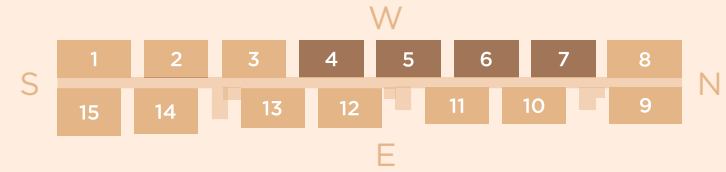
Home

1562

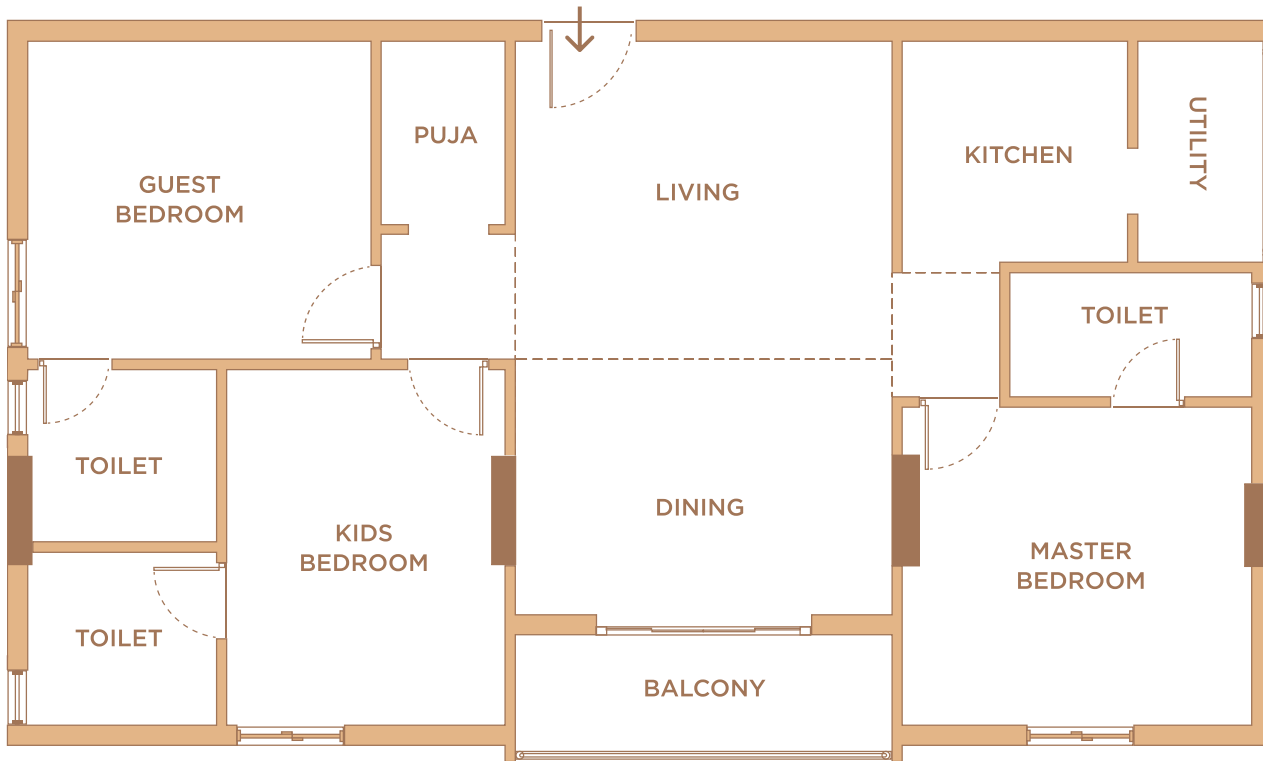
Sq. Feet

East

Facing



ENTRANCE FACING EAST



THIS APARTMENT RECEIVES EVENING SUNLIGHT

AREA STATEMENT

|                 |                 |
|-----------------|-----------------|
| LIVING & DINING | 14' 0" x 20' 9" |
| BALCONY         | 14' 0" x 5' 0"  |
| PUJA            | 4' 7.5" x 6' 6" |

|         |                 |
|---------|-----------------|
| KITCHEN | 8' 4.5" x 8' 0" |
| UTILITY | 5' 0" x 8' 0"   |

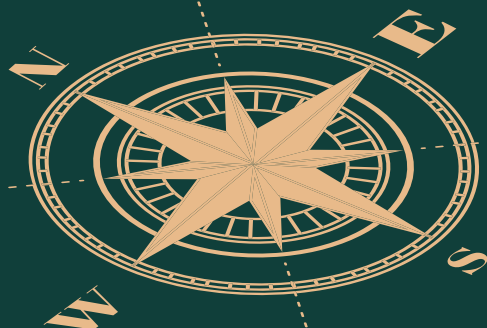
|                |                      |
|----------------|----------------------|
| MASTER BEDROOM | 13' 0" x 11' 6"      |
| TOILET         | 9' 0" x 4' 6"        |
| GUEST BEDROOM  | 12' 9" x 11' 6"      |
| TOILET         | 7' 0" x 6' 3"        |
| KIDS BEDROOM   | 10' 4.5" x 12' 10.5" |
| TOILET         | 7' 0" x 6' 3"        |

SIMILAR UNITS

Apartment No. 5, 6, 7



# APARTMENT 4 - 3D VIEW



APARTMENT

8

**3BHK**

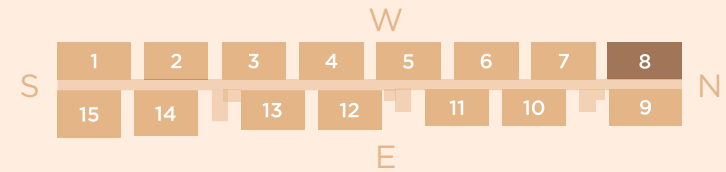
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**1716**

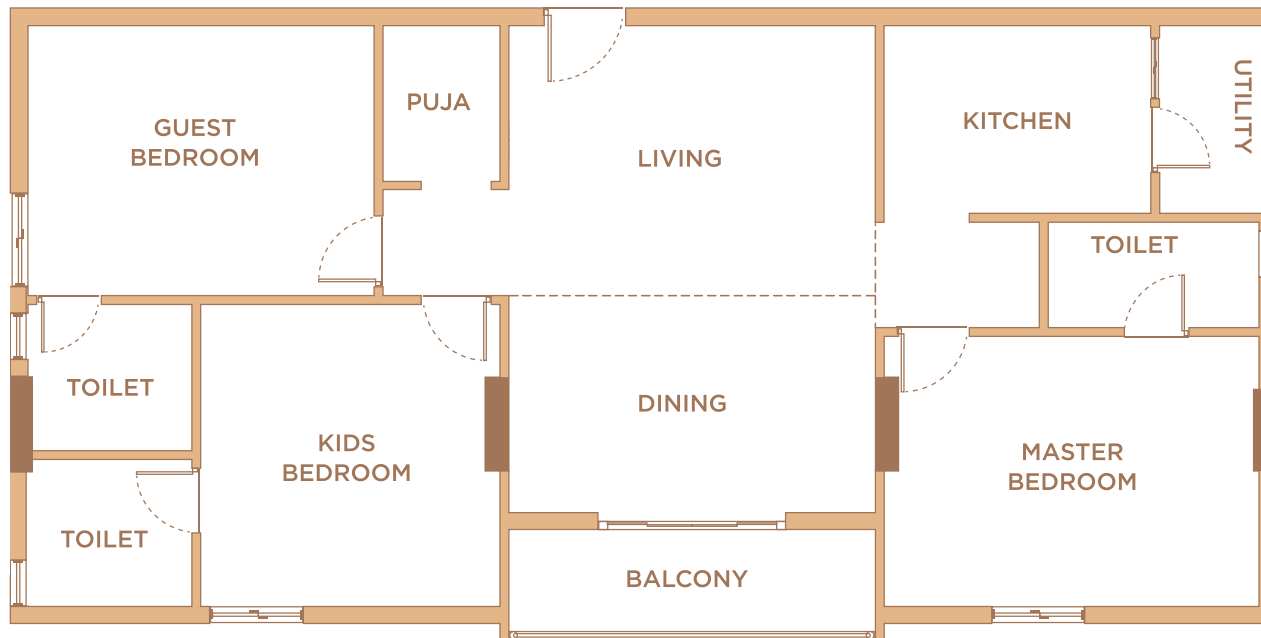
Sq. Feet

**East**

Facing



ENTRANCE FACING EAST



THIS APARTMENT RECEIVES EVENING SUNLIGHT

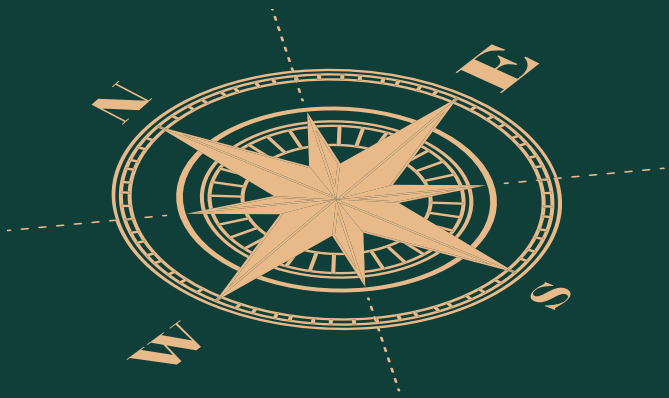
AREA STATEMENT

|                 |                 |
|-----------------|-----------------|
| LIVING & DINING | 15' 0" x 20' 9" |
| BALCONY         | 15' 0" x 5' 0"  |
| PUJA            | 5' 0" x 6' 6"   |

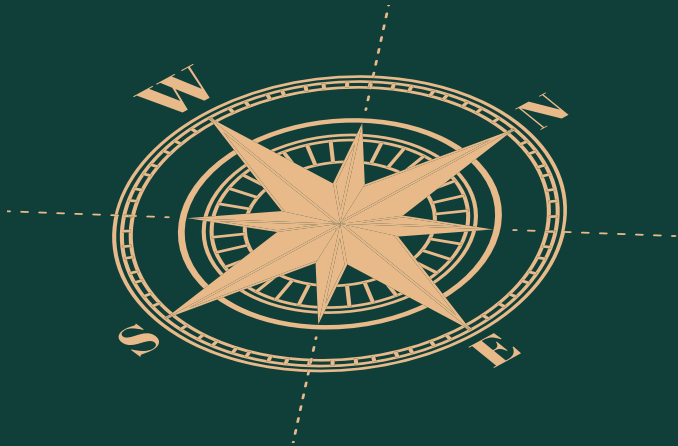
|         |                  |
|---------|------------------|
| KITCHEN | 10' 4.5" x 8' 0" |
| UTILITY | 5' 0" x 8' 0"    |

|                |                    |
|----------------|--------------------|
| MASTER BEDROOM | 15' 0" x 11' 6"    |
| TOILET         | 9' 0" x 4' 6"      |
| GUEST BEDROOM  | 14' 0" x 11' 6"    |
| TOILET         | 7' 0" x 6' 3"      |
| KIDS BEDROOM   | 12' 0" x 12' 10.5" |
| TOILET         | 7' 0" x 6' 3"      |

# APARTMENT 8 - 3D VIEW



APARTMENT 9 - 3D VIEW



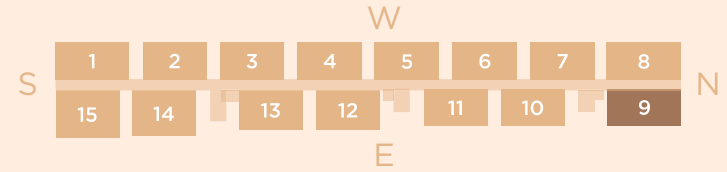
APARTMENT

9

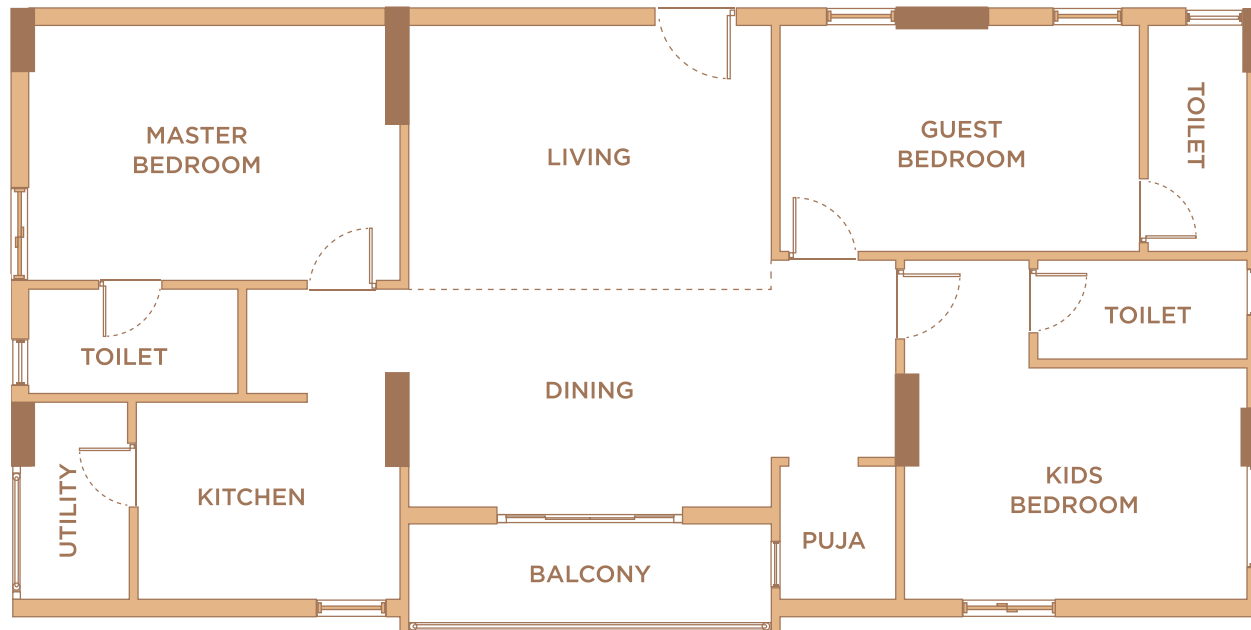
**3BHK**  
Home

**1716**  
Sq. Feet

**West Corner**  
Facing Facing



ENTRANCE FACING WEST



THIS APARTMENT RECEIVES MORNING SUNLIGHT

AREA STATEMENT

LIVING & DINING 20' 9" x 15' 0"  
BALCONY 15' 0" x 5' 0"  
PUJA 5' 0" x 5' 9"

KITCHEN 10' 4.5" x 8' 6"  
UTILITY 5' 0" x 8' 6"

MASTER BEDROOM 15' 0" x 11' 0"  
TOILET 9' 0" x 4' 6"  
GUEST BEDROOM 14' 6" x 9' 9"  
TOILET 4' 6" x 9' 9"  
KIDS BEDROOM 14' 0" x 10' 0"  
TOILET 9' 0" x 4' 3"

APARTMENT 10 - 3D VIEW



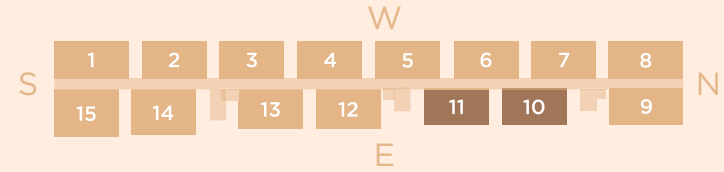
APARTMENT

# 10

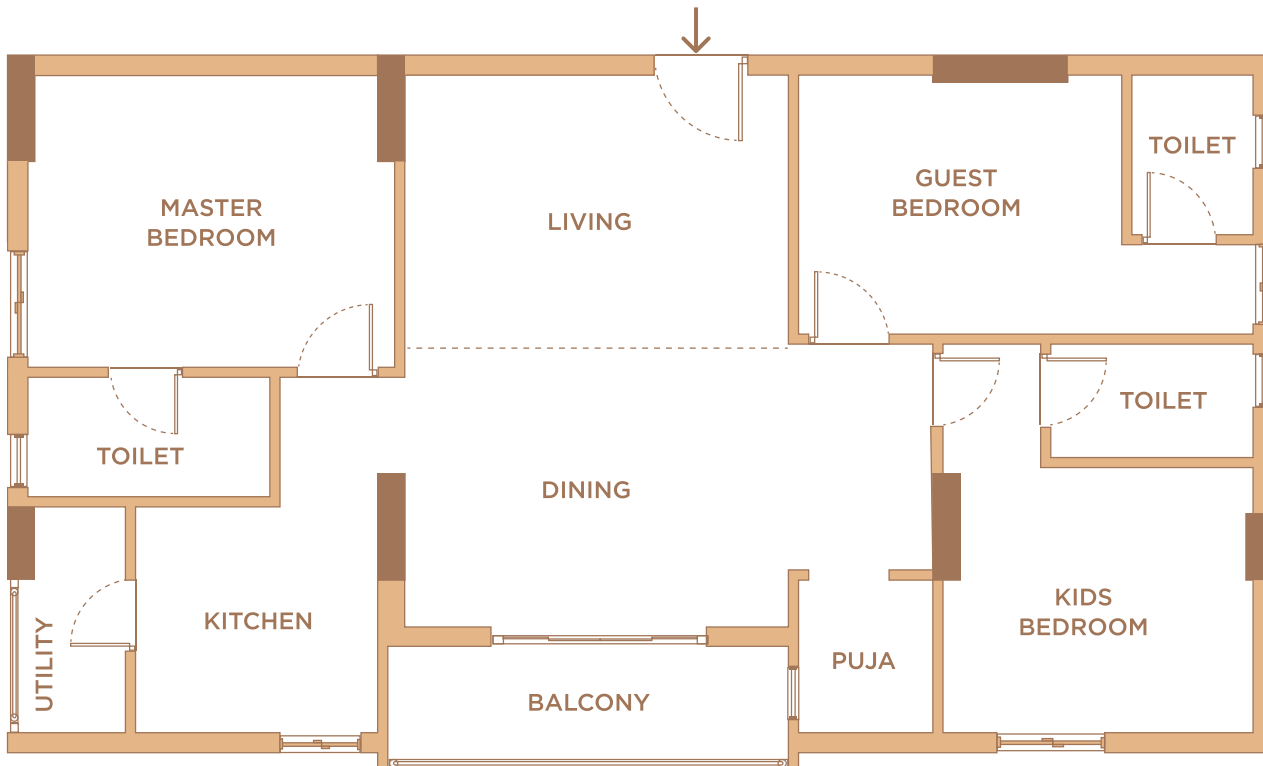
**3BHK**  
Home

**1562**  
Sq. Feet

**West**  
Facing



ENTRANCE FACING WEST



↑ ↑ ↑  
THIS APARTMENT RECEIVES MORNING SUNLIGHT

### AREA STATEMENT

LIVING & DINING 14' 3" x 20' 9"  
BALCONY 14' 3" x 5' 0"  
PUJA 5' 0" x 5' 9"

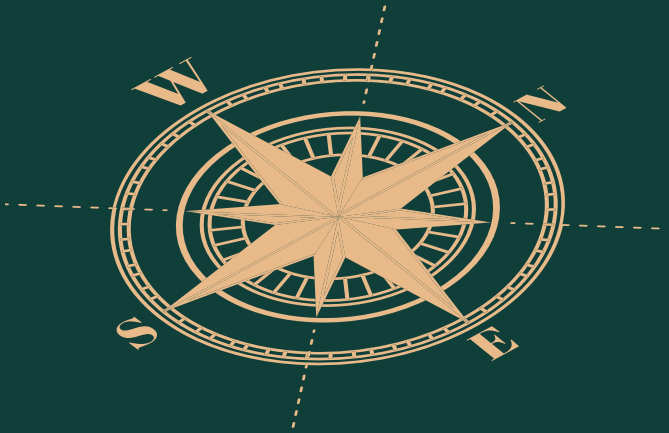
KITCHEN 9' 7.5" x 8' 6"  
UTILITY 4' 4.5" x 8' 6"

MASTER BEDROOM 13' 7.5" x 11' 0"  
TOILET 9' 0" x 4' 6"  
GUEST BEDROOM 12' 0" x 9' 9"  
TOILET 4' 6" x 6' 0"  
KIDS BEDROOM 11' 6" x 10' 0"  
TOILET 7' 6" x 4' 3"

### SIMILAR UNITS

Apartment No. 11

APARTMENT 12 - 3D VIEW





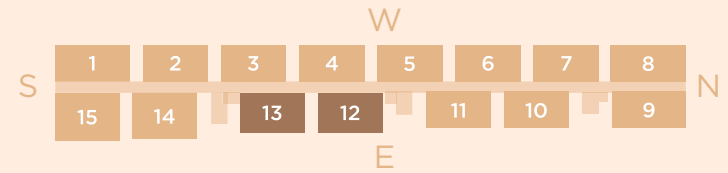
APARTMENT

12

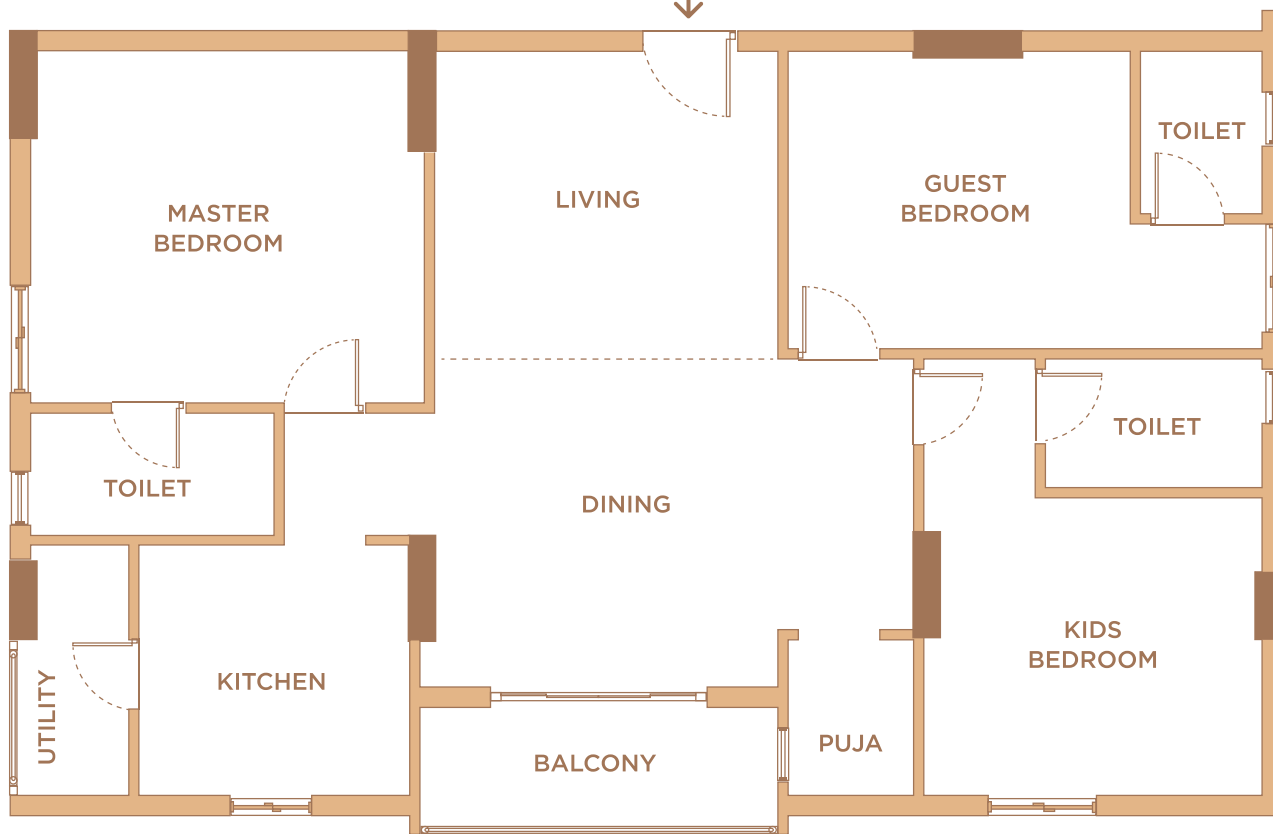
**3BHK**  
Home

**1723**  
Sq. Feet

**West**  
Facing



ENTRANCE FACING WEST



↑ ↑ ↑  
THIS APARTMENT RECEIVES MORNING SUNLIGHT

AREA STATEMENT

LIVING & DINING 12' 7.5" x 23' 6"  
BALCONY 12' 7.5" x 5' 0"  
PUJA 4' 7.5" x 5' 9"

KITCHEN 10' 7.5" x 9' 3"  
UTILITY 4' 4.5" x 9' 3"

MASTER BEDROOM 14' 7.5" x 13' 0"  
TOILET 9' 0" x 4' 6"  
GUEST BEDROOM 12' 7.5" x 11' 0"  
TOILET 4' 6" x 6' 0"  
KIDS BEDROOM 12' 6" x 11' 0"  
TOILET 8' 0" x 4' 9"

SIMILAR UNITS

Apartment No. 13

# APARTMENT 14 - 3D VIEW



APARTMENT

# 14

## 3BHK

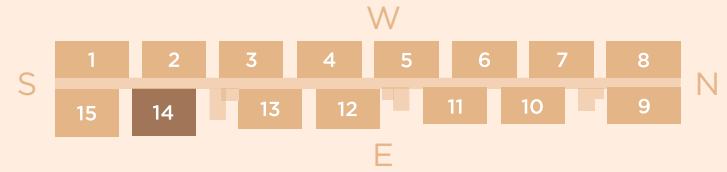
Home

## 1916

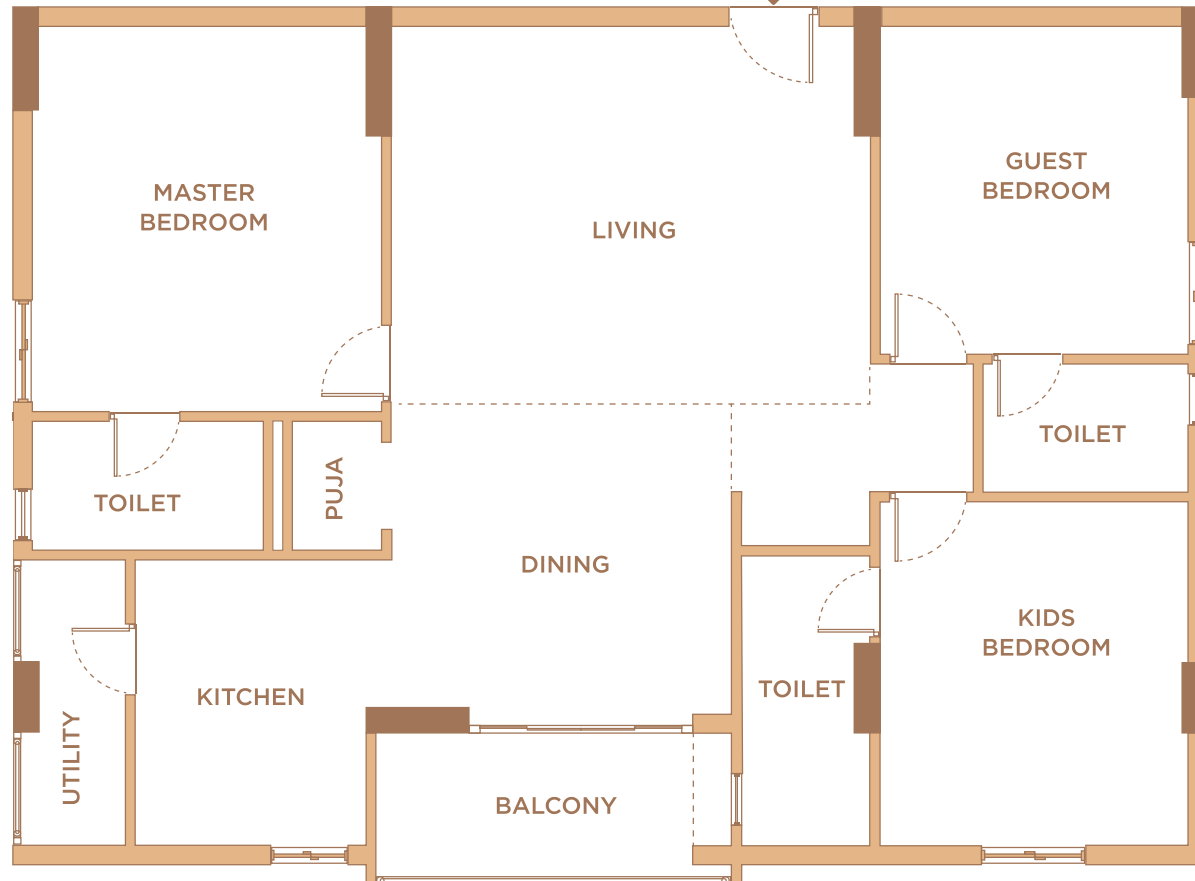
Sq. Feet

## West

Facing



ENTRANCE FACING WEST



↑ ↑ ↑  
THIS APARTMENT RECEIVES MORNING SUNLIGHT

### AREA STATEMENT

|                |                     |
|----------------|---------------------|
| LIVING         | 17' 7.5" x 15' 0"   |
| DINING         | 12' 3" x 11' 9"     |
| BALCONY        | 10' 9" x 6' 1.5"    |
| PUJA           | 3' 6" x 5' 0"       |
| KITCHEN        | 9' 7.5" x 11' 1.5"  |
| UTILITY        | 4' 4.5" x 11' 1.5"  |
| MASTER BEDROOM | 13' 7.5" x 15' 0"   |
| TOILET         | 9' 0" x 5' 0"       |
| GUEST BEDROOM  | 12' 0" x 12' 9"     |
| TOILET         | 8' 0" x 5' 0"       |
| KIDS BEDROOM   | 11' 7.5" x 13' 4.5" |
| TOILET         | 5' 0" x 11' 6"      |

APARTMENT 15 - 3D VIEW



APARTMENT

# 15

## 3BHK

Home

## 1880

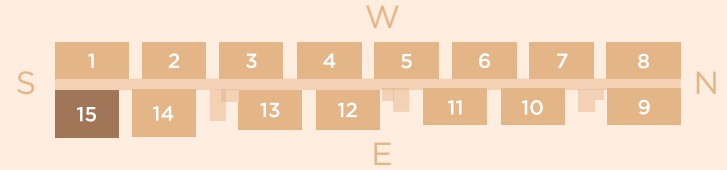
Sq. Feet

## West

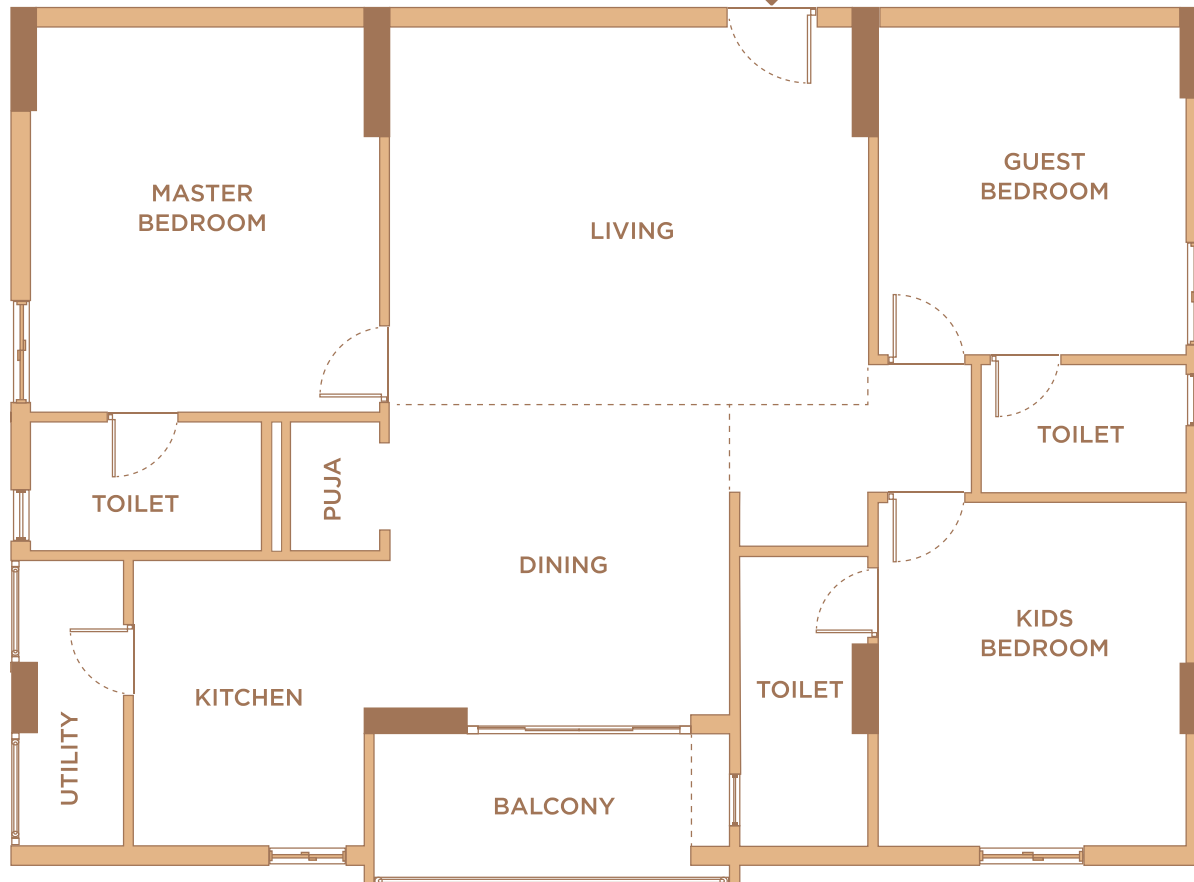
Facing

## Corner

Facing



ENTRANCE FACING WEST



↑ ↑ ↑  
THIS APARTMENT RECEIVES MORNING SUNLIGHT

### AREA STATEMENT

|         |                   |
|---------|-------------------|
| LIVING  | 17' 4.5" x 15' 0" |
| DINING  | 12' 0" x 11' 9"   |
| BALCONY | 10' 6" x 6' 1.5"  |
| PUJA    | 3' 0" x 5' 0"     |

|         |                    |
|---------|--------------------|
| KITCHEN | 9' 0" x 11' 1.5"   |
| UTILITY | 4' 4.5" x 11' 1.5" |

|                |                   |
|----------------|-------------------|
| MASTER BEDROOM | 13' 0" x 15' 0"   |
| TOILET         | 9' 0" x 5' 0"     |
| GUEST BEDROOM  | 12' 0" x 12' 9"   |
| TOILET         | 8' 0" x 5' 0"     |
| KIDS BEDROOM   | 12' 0" x 13' 4.5" |
| TOILET         | 5' 0" x 11' 6"    |

## Structure

### **Framed Structure:**

RCC framed structure

### **Super Structure:**

Cement concrete blocks / red brick for all walls



## Plastering

Double coat plaster for external and internal walls

No ceiling plastering. Direct application of putty and paint



## Windows

### **Living, Kitchen, Bedrooms:**

UPVC windows with float glass and mosquito mesh

### **Safety Grills:**

MS grills in enamel paint finish

## Doors

### **Main Door:**

PU coated engineered wood frame with designer door. Fitted with reputed brand lock, bolts and door handles

### **Internal Doors:**

Engineered wood door with flush shutter with reputed brand lock, bolts and door handles

### **Balcony Doors:**

UPVC sliding door with mosquito mesh

### **Toilet Doors:**

Granite / WPC frame and WPC shutter with reputed brand bolts and door handles



## Kitchen

**Platform, sink and its CP fittings** will not be provided

**Outlets** for borewell and potable water

Provision for fixing **your own** water purifier, exhaust fan and chimney

## Paint

### **Internal:**

2 coats of emulsion paint over smooth putty finish

### **External:**

2 coats of external water-proof, weather-proof paint over texture

### **Service Areas:**

2 coats of acrylic, oil-bound distemper over 1 coat of primer



## Plumbing & Sanitary

### **Sanitaryware:**

Wash basin of reputed brand European WC in all bathrooms

### **Wall Mixer:**

Single lever fixtures with wall mixer cum shower



## Cabling

### **Telephone, Internet & DTH**

Provision in living and master bedroom

 **Flooring****All Rooms:**

2'6" x 2'6" double charged vitrified tiles with cementitious grout

**Bathrooms:**

Acid resistant, anti-skid ceramic or vitrified tiles with epoxy grouting

**Balcony and Utility:**

Rustic vitrified or ceramic tiles with cementitious grout

**Staircase, Lift Lobby and Corridors:**

Vitrified tiles, granite and natural stone

**Parking:**

VDF flooring / pavers

 **Water Supply****Water Source:**

Borewell and municipal water supply

**Storage:**

Centralised underground tank and multiple overhead tanks of suitable capacity

**Pump Mechanism:**

Hydro-pneumatic water pumping mechanism for even pressure distribution to all homes

**Rain Water Harvesting:**

Terrace rain water and storm water collection systems

**Sewage Treatment Plant (STP)** **Electrical****Wiring and Distribution:**

Reputed make concealed copper wiring

3 phase power supply with individual power meters and MCB for each board

**Protection Systems:**

Lightning protection and earthing

**Reputed brand switches****Power Outlets:**

20A outlets for AC in all rooms and for geysers in bathrooms

Power outlets are provided for

- TV and audio system
- Cooking range, microwave, water purifier, mixer/grinder, refrigerator, washing machine

 **Security System**

**CCTV** surveillance system

**Solar fencing** on the boundary wall

 **Fire Safety System**

**Fire rated doors** on staircases

**Firefighting equipment** in building, parking and basement areas

 **Backup Power****Diesel Generator:**

24/7 generator power for each flat except ACs and geysers upto 1 KW



[aceventures.com](http://aceventures.com)

#### HEAD OFFICE

##### **Ace Ventures India Pvt Ltd**

# 401 & 402, 4th Floor, Ace MJ Capital,  
Road #2, Laxmi Nagar Colony, Kothapet

#### SALES OFFICE

##### **Aalaya by Ace Ventures**

# 762/A, beside Crompton warehouse,  
Narapally, Ghatkesar mandal, Hyderabad.

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TS RERA - P02200003283

Project financed by and mortgaged to  
Bajaj Housing Finance Ltd.



MEMBER OF **CREDAI**

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