



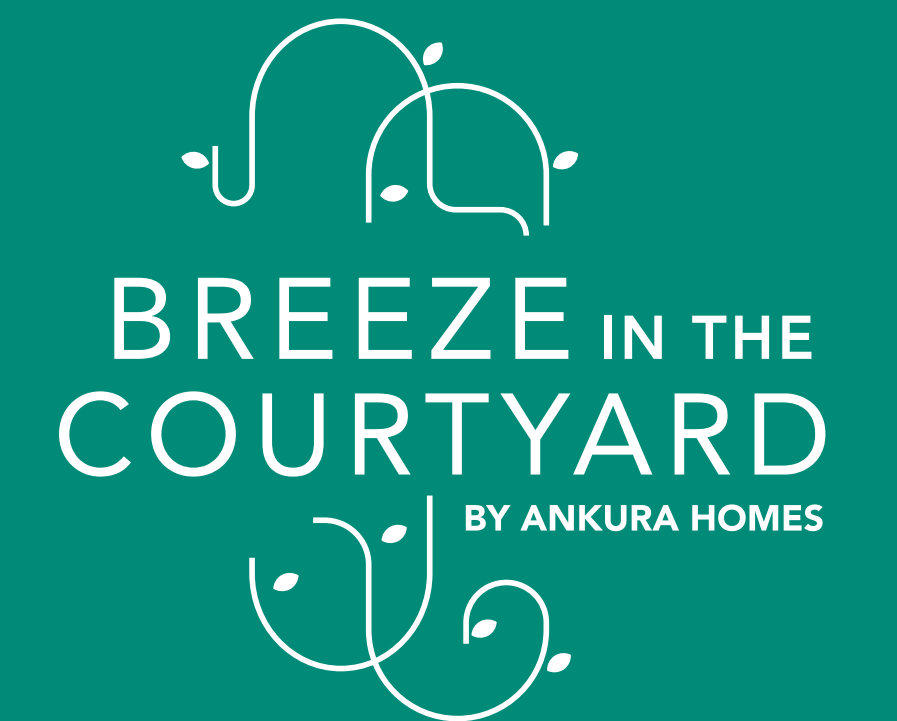
ankura
HOMES

Building Permit No: 003500/HMDA/01014/SWBP/SKP2/2025
TG RERA Registration No: P02400010555
Website: <https://rera.telangana.gov.in>

An introduction to

BREEZE IN THE COURTYARD

by Ankura Homes





A journey to the centre of bliss,
where air, light & life converge.



A community
taking shape,
in the greenscape
of Mokila.



Breeze in the Courtyard is a sanctuary designed for life, leisure, and the joy of community. Every corner unfolds with a sense of serenity and charm, from safe, tree-lined pedestrian pathways to vibrant spaces that invite connection and celebration.

At its heart, the community comes alive in spaces that inspire togetherness, relaxation, and a truly elevated living experience.



Why Mokila

- Serene environment yet well-connected to key city hubs.
- Balanced lifestyle with proximity to schools, healthcare, and retail.
- A neighborhood that blends nature, safety, and community living.
- Ideal for families looking for space, greenery, and modern amenities.

BREEZE
IN THE
COURTYARD
AT A GLANCE





Thoughtfully designed G+10 towers (3 blocks: A, B, C).
Modern architecture combining aesthetics and functional living.
Emphasis on safety, open spaces, and community experience.





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BREEZE IN THE COURTYARD



Project Configuration

3

residential blocks:
A, B, and C.

G+10

with 2 basements

290

Units





22 Ft.
Double Height
Stilt Amenities

- Fully utilized vertical space instead of leaving it void.
- Home to amenities, landscaped courtyards, and mezzanine spaces.
- Zoning psychology: Activities placed to match noise levels and privacy.
- Enhances safety and a sense of openness.





ARRIVAL PLAZA

MEET AND GREET



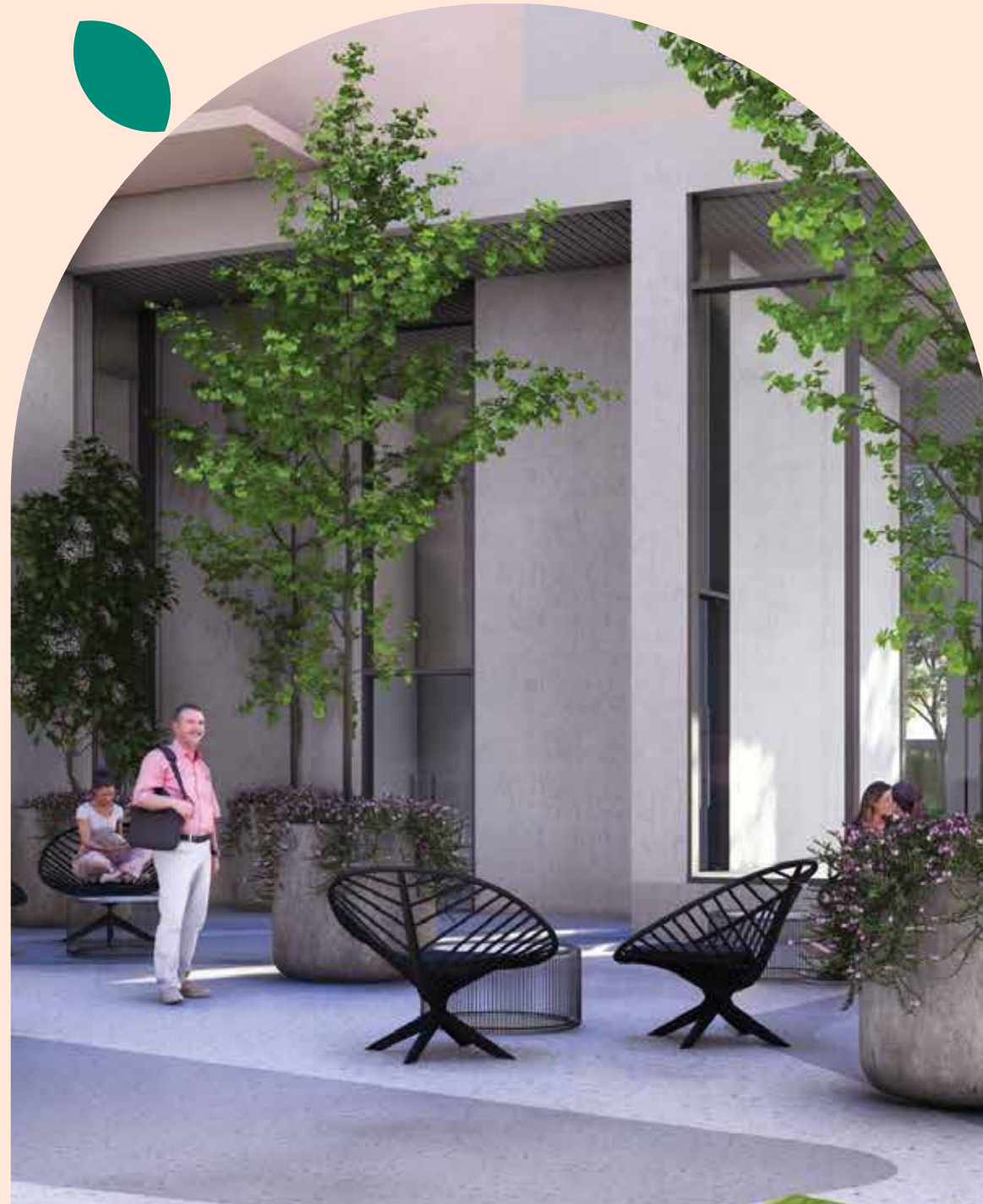
Landscape strategies & material palette





Landscape Strategy: Circulation

- High-end, aesthetically pleasing, functional pathways and routes.
- Transforming outdoor spaces into vibrant activity zones to enhance community engagement and promote active lifestyles.
- Ensuring seamless transition between built structures and outdoor spaces.



Block A

Arrival Plaza & courtyard
with casual seating.



Block B

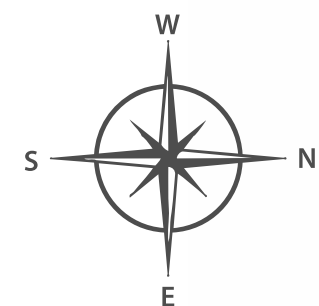
Event Lawn /
Multipurpose Lawn.



Block C

Courtyard with water body,
seating, flower gardens.

Landscape Master Plan



- 01. ENTRY PORTAL
- 02. SECURITY CABIN
- 03. BUS BAY
- 04. MEET & GREET
- 05. DRIVEWAY
- 06. PEDESTRIAN PATHWAY
- 07. DROP OFF
- 08. FEATURE WALL
- 09. MULTIPURPOSE LAWN
- 10. STAGE
- 11. PLAZA

- 12. PICKLEBALL COURT
- 13. AROMATIC GARDEN WITH INFORMAL SEATING
- 14. FLOOR GAMES
- 15. CRICKET PRACTICE NET
- 16. SKATE PARK
- 17. FEATURE WALL WITH PLAZA
- 18. PLAZA WITH INFORMAL SEATING
- 19. SCULPTURE WITH COMMUNAL SEATING
- 20. BASKETBALL PRACTICE HOOP
- 21. DIGITAL GAMES
- 22. BOARD GAMES

- 23. MINI GOLF
- 24. PLAZA WITH WATER FEATURE
- 25. YOGA AND MEDITATION
- 26. CO-WORKING ZONE
- 27. CONFERENCE ROOM
- 28. ART'S AND CRAFT'S ZONE
- 29. OUTDOOR GYM
- 30. CHILDREN'S PLAY AREA
- 31. TEMPLE PLAZA
- 32. ROUND-ABOUT

Wellness living,
redefined.

Wellness & Aesthetic zone



Spaces that inspire



Meet & Greet Plaza



Water Feature



Feature Wall



Event Lawn



Courtyard 1 & 2



Event Lawn



Sculpture Court

Designed for
every mood



Aromatic Garden



Powered for
Productivity.

Productivity zone



Outdoor Gym



Yoga-Meditation Deck



Co-working Zone

Where life
finds its flow



Playground for
all ages.

Play Zone



Catch the
moment
of fun



Safe & Walkable Community

- Restricted vehicular zones: vehicles near Block A and partial Block B only.
- Majority of stilt floor & community areas are non-vehicular.
- Safe zones for children and uninterrupted community interactions.
- Clear wayfinding and informational signage.
- Support navigation and enhance the overall user experience.



CLUBHOUSE

7 LEVELS OF WELLBEING, WORK, AND CELEBRATION.

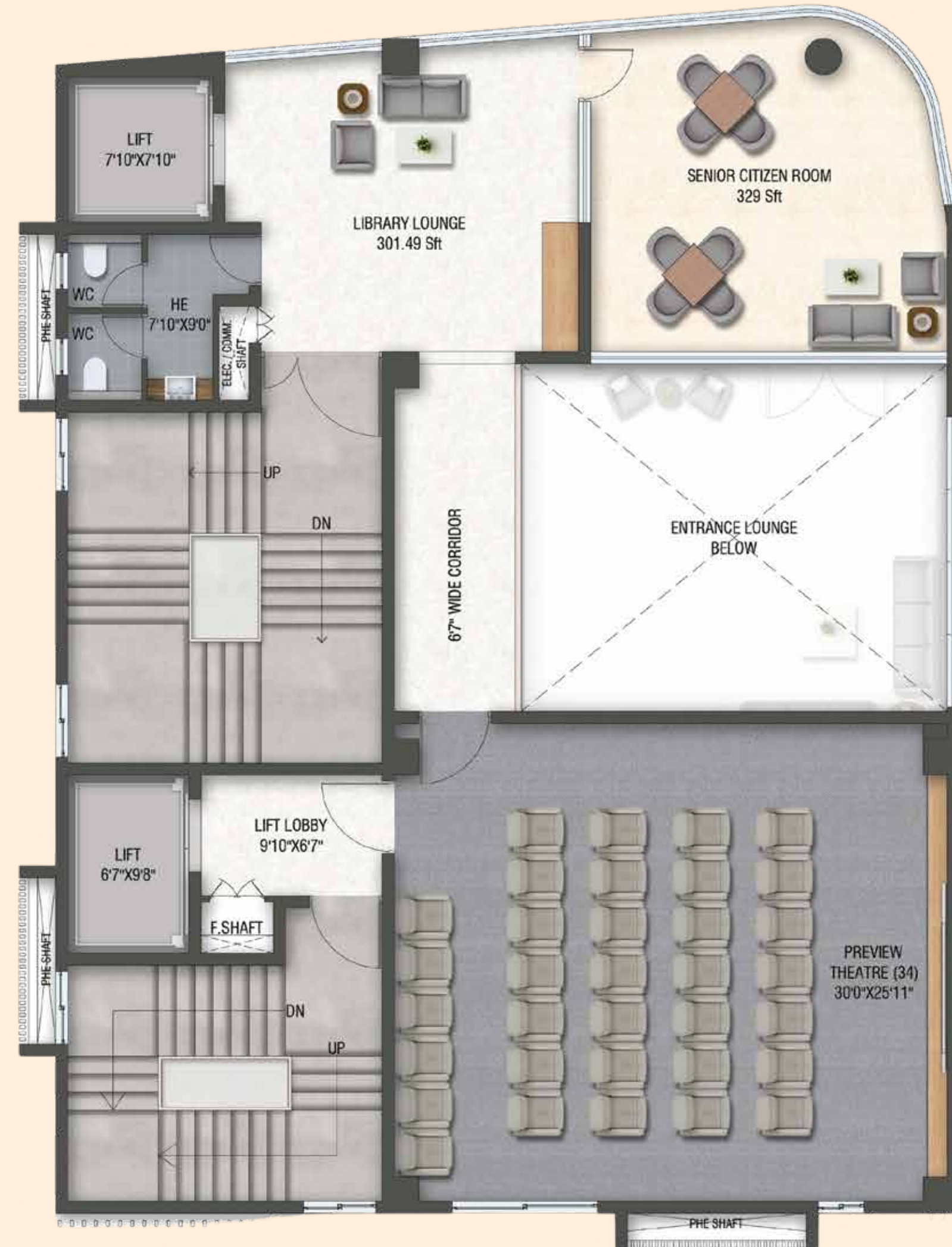
Amenities include:

- Coffee Shop
- Library Lounge
- Senior Citizen Room
- Office-Conference Room (for Association)
- Banquet Hall
- Work from Home
- Guest Rooms – 3 Nos
- Aerobics / Yoga Meditation Lawn
- Gym
- Indoor Games
- Swimming Pool
- Badminton Court in B1&B2
- Squash Court in B1&B2



1

Floor



2

Floor



3

Floor



4

Floor



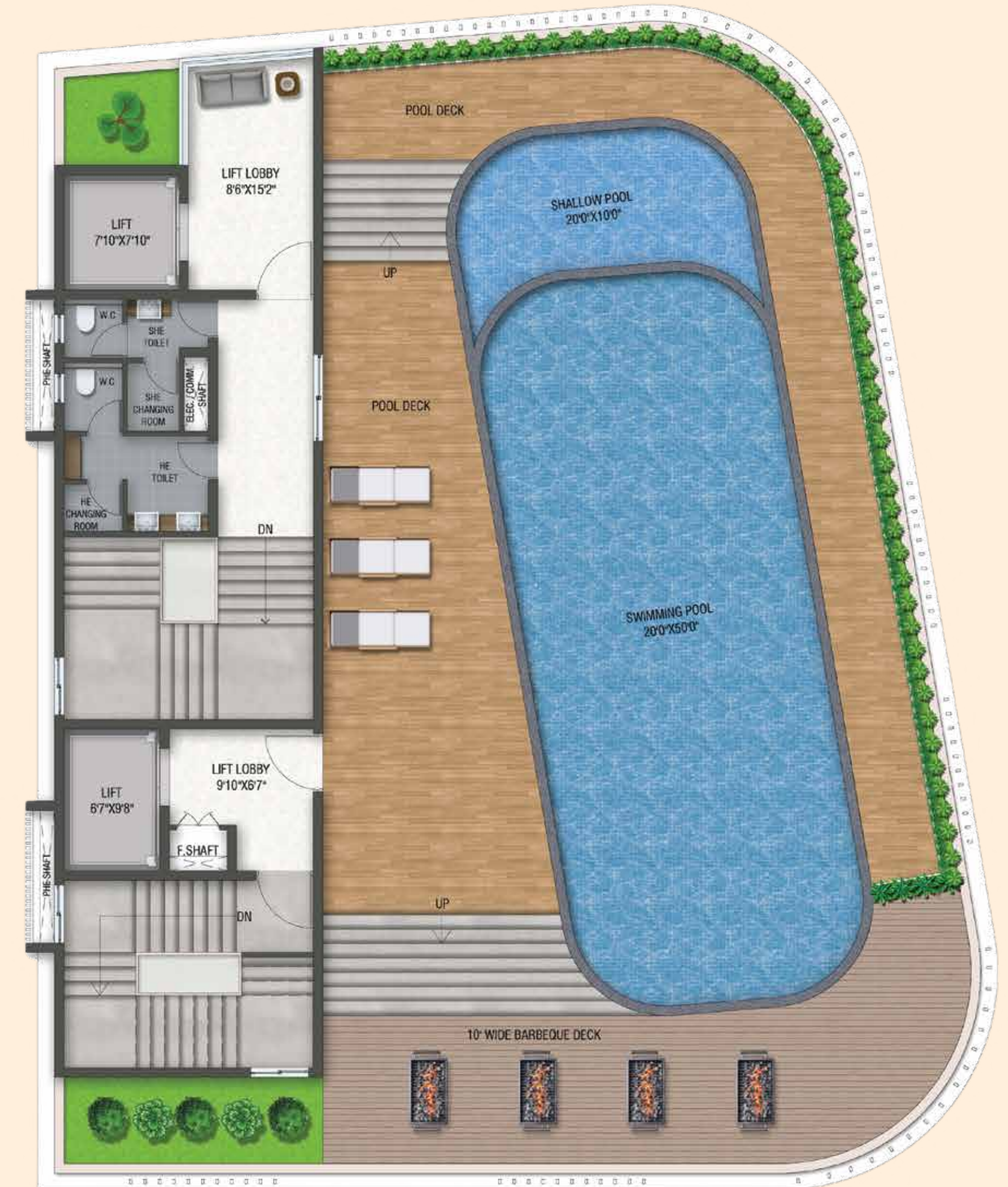
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Floor



T

Floor

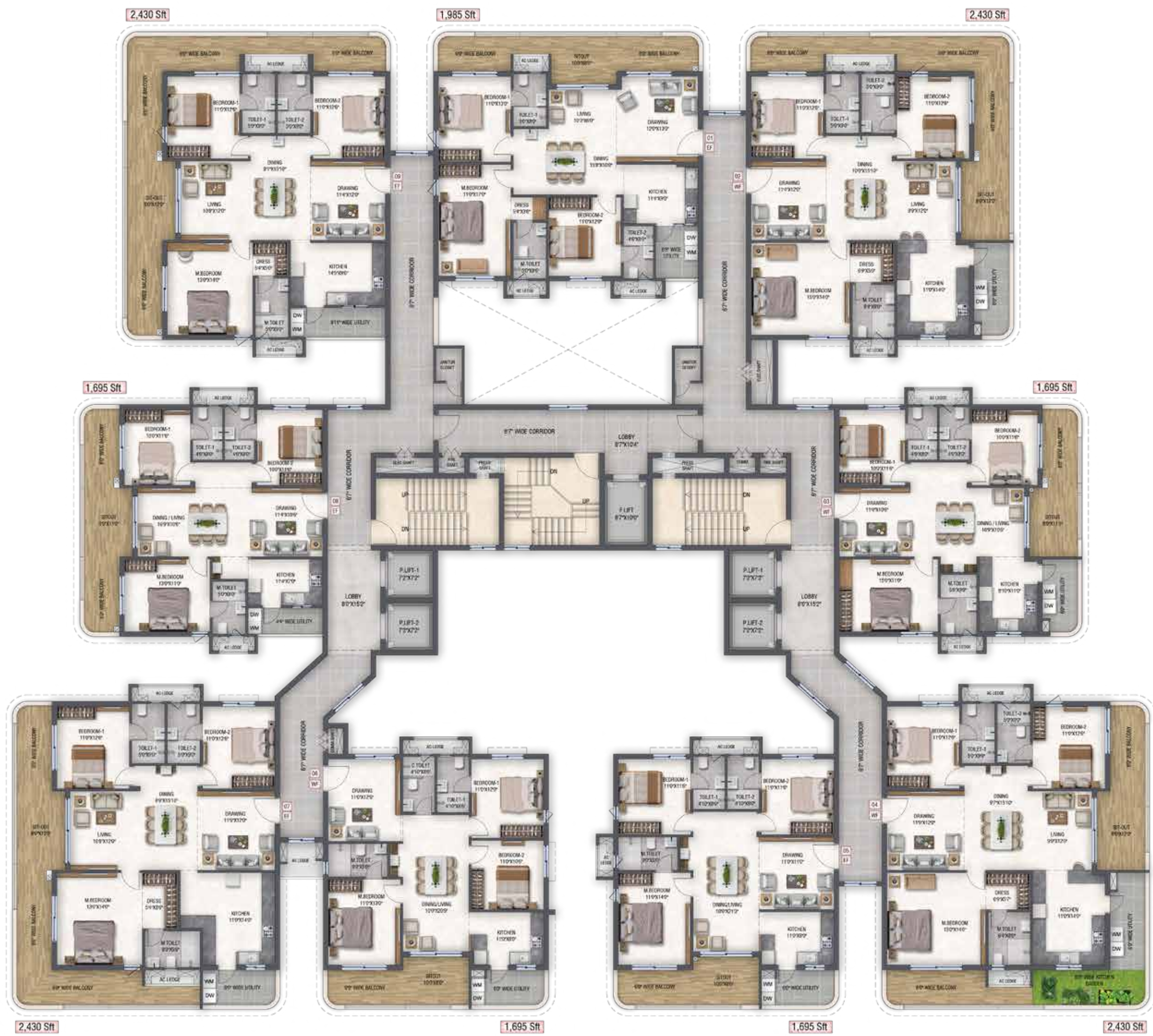


Block A



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Block C



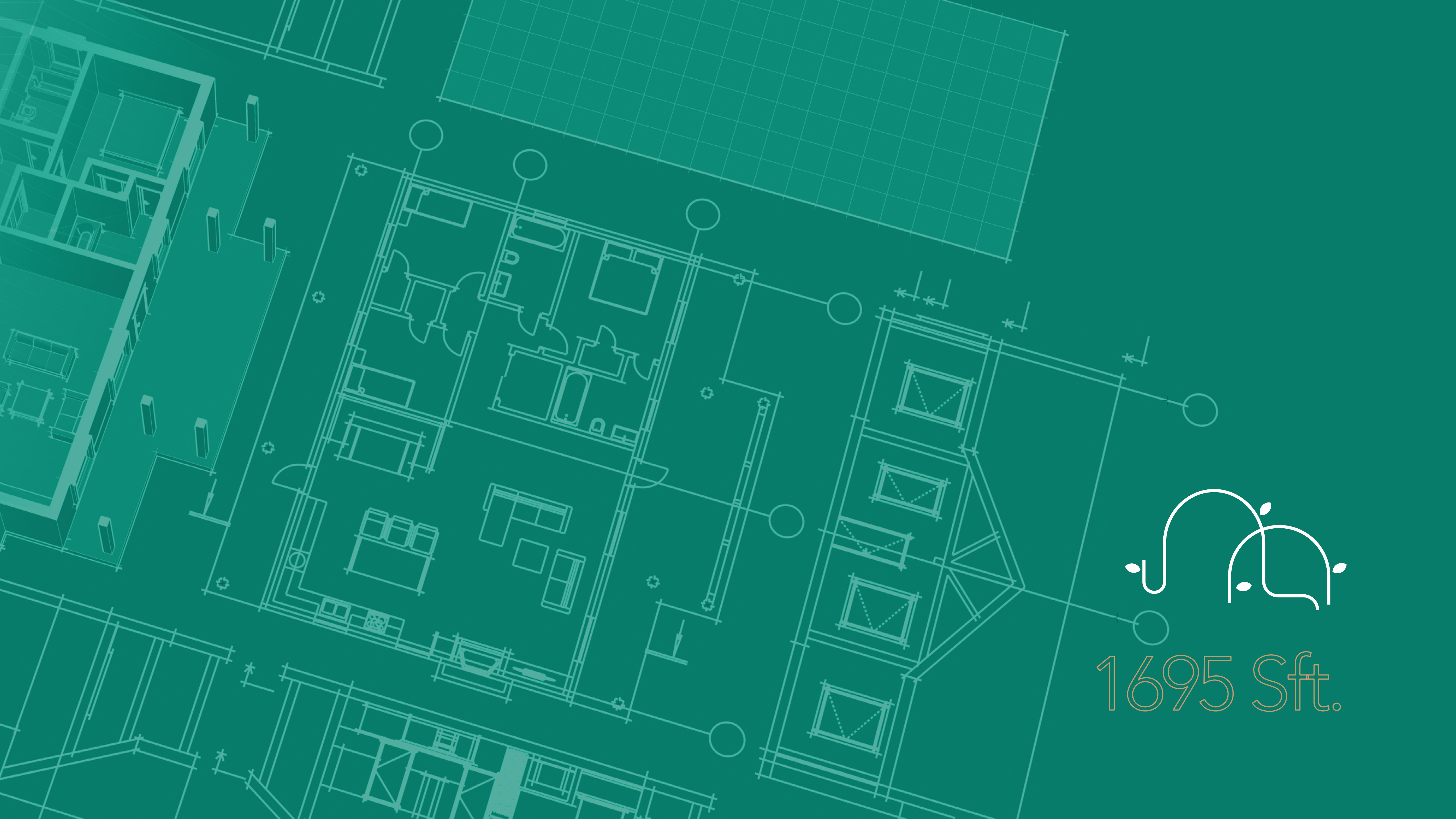
Layouts for every way of life

Spread across three 10-storey blocks, a total of 290 thoughtfully planned flats are segregated into:

- 80 FLATS OF 1695 SQFT
- 90 FLATS OF 1985 SQFT
- 30 FLATS OF 2120 SQFT
- 90 FLATS OF 2430 SQFT

SIXTEEN PLANS. ONE ELEVATED IDEA.





1695 Sft.

East Facing (1695 Sq.Ft.) B07, C08



East Facing (1695 Sq.Ft.) C05



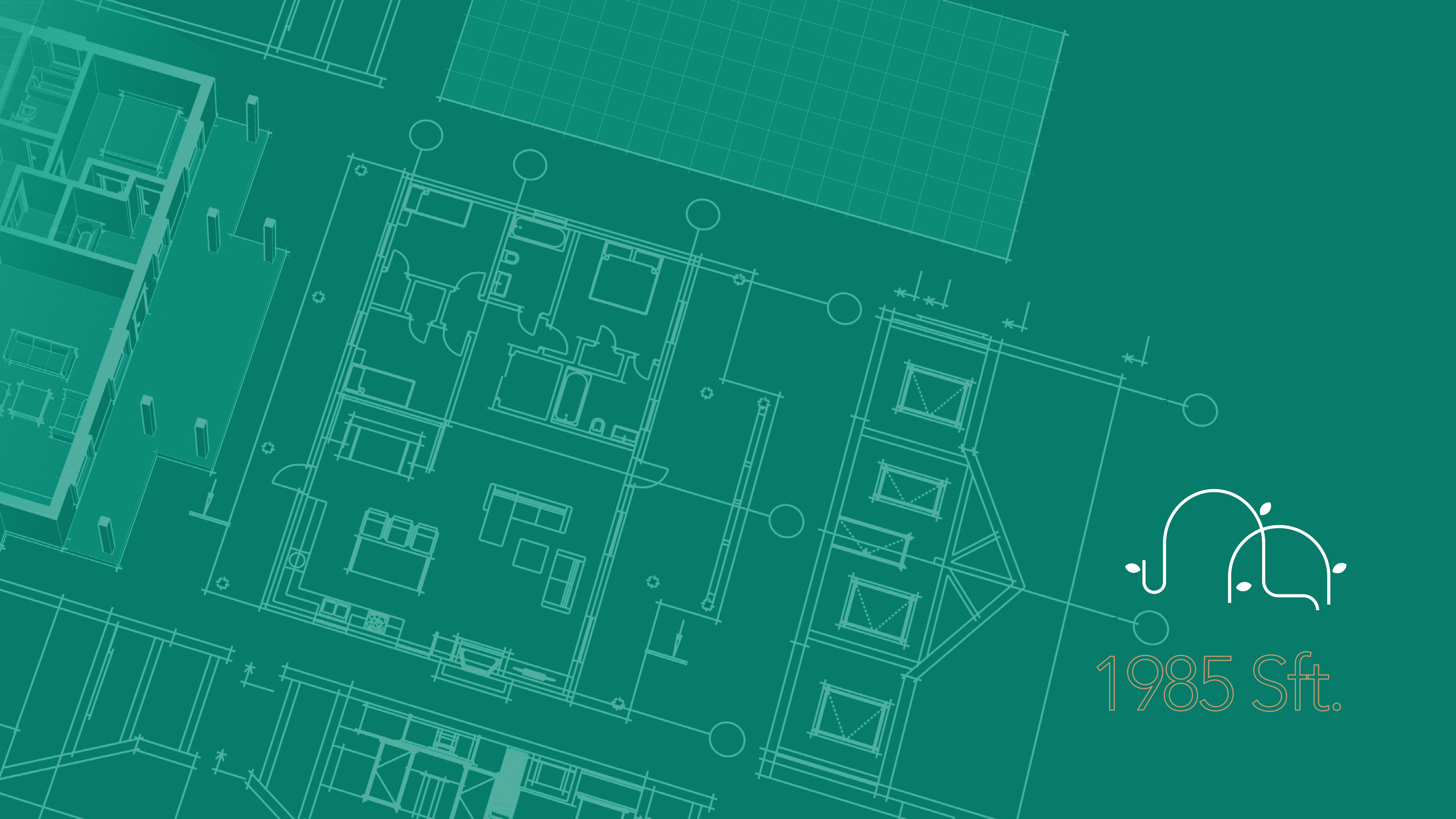
West Facing (1695 Sq.Ft.)

A03, B06, B08, C03



West Facing (1695 Sq.Ft.) C06





1985 Sft.

East Facing (1985 Sq.Ft.)
A01, C01



East Facing (1985 Sq.Ft.) B03, B05



East Facing (1985 Sq.Ft.) A05



East Facing (1985 Sq.Ft.) A06, A07



West Facing (1985 Sq.Ft.)
B04



West Facing (1985 Sq.Ft.)

A10





2120 Sft.

East Facing (2120 Sq.Ft.)
B01, B09



West Facing (2120 Sq.Ft.)
B10





2430 Sft.

East Facing (2430 Sq.Ft.)
A09, C09



East Facing (2430 Sq.Ft.)
A08, C07



West Facing (2430 Sq.Ft.)
A04, C04



West Facing (2430 Sq.Ft.)

A02, B02, C02



