

Exclusive 2 & 3 BHK Homes in the Heart of Nagole



EKATA
NAGOLE



63 beautiful 2 & 3 BHK apartments in a gated community

TS RERA - P02200006967



Exclusive
2 & 3 BHK
Homes in
the Heart of
Nagole

- 2 & 3 BHK Spacious Homes
- Home with 2 sides ventilation
- Exclusive 63 Home Community
- 1315 - 2200 sft
- Secure Gated Community
- Prime Location



Breathing
Life into
every
Space

Dedicated Puja room in
both east and west homes

Amenities with a
dedicated clubhouse

1100+ sft beautiful
landscaping and play zones



Important Places

- 5 minutes:** Nagole
- 10 minutes:** Uppal
- 15 minutes:** LB Nagar
- 18 minutes:** Vanasthalipuram
- 30 minutes:** Secunderabad
- 40 minutes:** Ramoji Film City
- 45 minutes:** Shamshabad Airport
- 1 hour:** Gachibowli



Schools

- 6 minutes:** Kennedy High School
- 8 minutes:** Bachpan Play School
- 8 minutes:** Bhashyam Blooms
- 9 minutes:** Indu International School
- 10 minutes:** Kendriya Vidyalaya Unit No.1
- 19 minutes:** Unicent school
- 19 minutes:** Johnson Grammar School
- 26 minutes:** Delhi Public School



Food Shopping & Entertainment

- 2 minutes:** V Sports Academy
- 5 minutes:** V Grand Family Restaurant
- 5 minutes:** Amaravathi Family Restaurant
- 8 minutes:** Lucky Restaurant
- 8 minutes:** Shilparamam, Uppal
- 14 minutes:** Miraj Cinemas
- 15 minutes:** BVK Multiplex
- 15 minutes:** DSL Virtue Mall



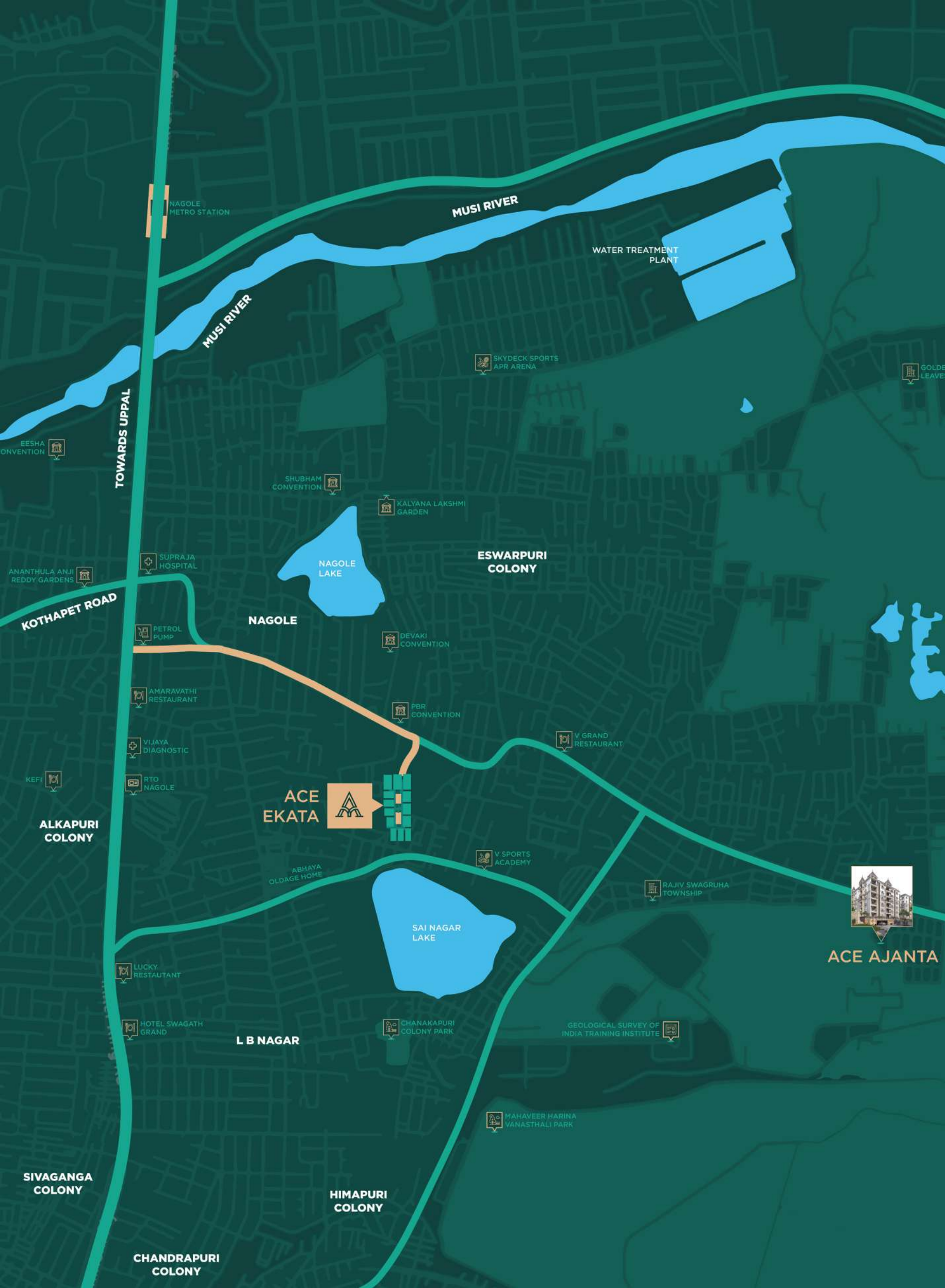
Connectivity

- 4 minutes:** Inner Ring Road
- 11 minutes:** Nagole Metro Station
- 13 minutes:** Uppal Metro Station
- 30 minutes:** Nehru Outer Ring Road
- 43 minutes:** Secunderabad Rail Station



Healthcare

- 5 minutes:** Vijaya Diagnostic Centre
- 6 minutes:** Supraja Hospitals
- 9 minutes:** Kamineni Hospitals
- 12 minutes:** Omni Hospitals, Kothapet
- 14 minutes:** Rainbow Hospitals



NAGOLE METRO STATION

MUSI RIVER

WATER TREATMENT PLANT

MUSI RIVER

SKYDECK SPORTS APR ARENA

GOLDE LEAVE

TOWARDS UPPAL

EESHA CONVENTION

SHUBHAM CONVENTION

KALYANA LAKSHMI GARDEN

ESWARPURI COLONY

NAGOLE LAKE

ANANTHULA ANJI REDDY GARDENS

SUPRAJA HOSPITAL

NAGOLE

KOTHAPET ROAD

PETROL PUMP

DEVAKI CONVENTION

AMARAVATHI RESTAURANT

PBR CONVENTION

VIJAYA DIAGNOSTIC

V GRAND RESTAURANT

KEFI

RTO NAGOLE

ACE EKATA



ALKAPURI COLONY

V SPORTS ACADEMY

ABHAYA OLDAGE HOME

RAJIV SWAGRUHA TOWNSHIP



ACE AJANTA

SAI NAGAR LAKE

LUCKY RESTAURANT

L B NAGAR

CHANAKAPURI COLONY PARK

GEOLOGICAL SURVEY OF INDIA TRAINING INSTITUTE

SIVAGANGA COLONY

MAHAVEER HARINA VANASTHALI PARK

HIMAPURI COLONY

CHANDRAPURI COLONY

Live a happy and stylish lifestyle in a **gated community**



Safety, Security & Convenience



24x7 Professional
security guards



Solar-powered
electrified fencing



Round the clock
CCTV surveillance



Covered car
parking



24x7 Generator
backup



Sewage treatment
plant



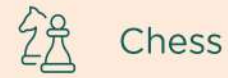
Dedicated building
maintenance team



Mobile app to manage
visitors



Indoor Activities



Chess



Table Tennis



Carrom



Indoor Gym

Indulge in the best of **indoor** and **outdoor** experiences for fun and relaxation

Outdoor Activities



Elder seating area



Badminton court



Kids play area



Vehicle free walking path



Club house

Banquet hall



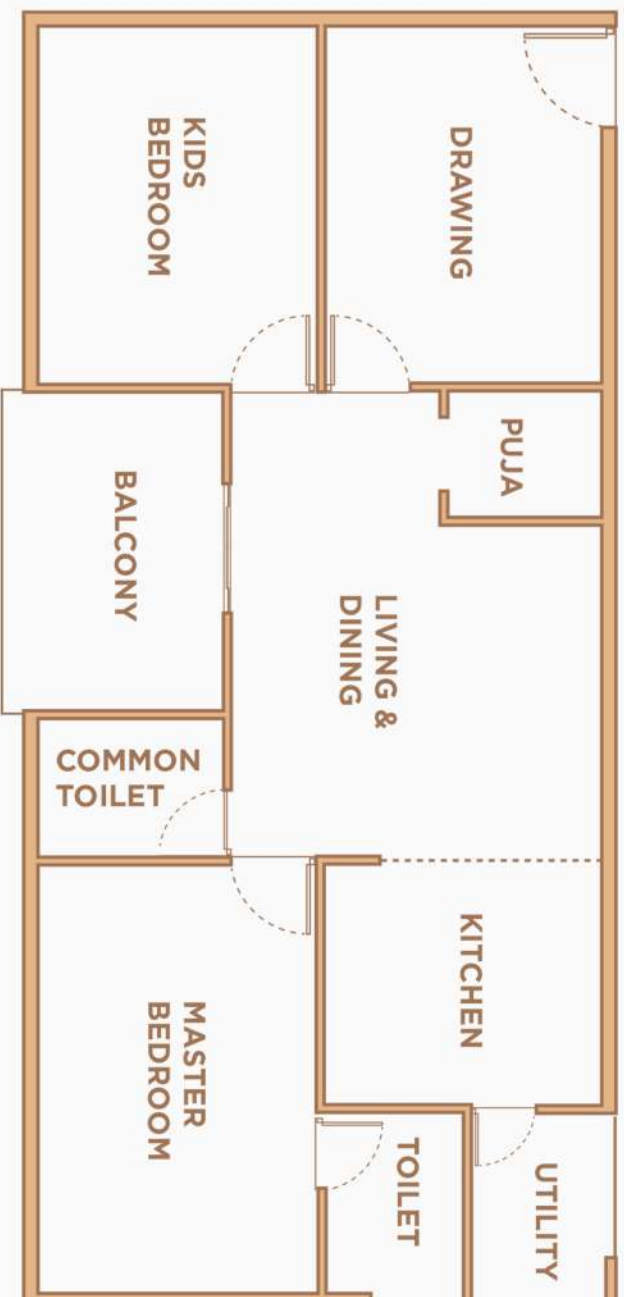
Typical Master Plan



A. Badminton court B. Kids play area C. Outdoor Gym D. Vehicle free walking path E. Elder seating area F. Central Atrium

Floor Plans

Apartment No. **1** **2BHK** Home **1315** Sq. Feet **East** Facing **Corner** Facing



Similar Apartment	2 (No Corner Facing)
DRAWING	13' 0" X 10' 0"
LIVING & DINING	14' 0" X 13' 4.5"
PUJA	4' 6" X 5' 6"
BALCONY	11.7" X 8' 5"
KITCHEN	9' 0" X 10' 0"
UTILITY (for series no 1)	6' 11" X 5'
UTILITY (for series no 2)	6' 11" X 5' 2"
MASTER BEDROOM	15' 6" X 10' 0"
TOILET	5' 0" X 7' 0"
KIDS BEDROOM	13' 0" X 10' 0"
COMMON TOILET	5' 0" X 7' 0"
Total Area	1315 Sq. Ft

Apartment No. **3**

2BHK Home

1315 Sq. Feet

West Facing

Corner Facing



Apartment No. **3**

DRAWING 13' 0" x 10' 0"

LIVING & DINING 12' 1.5" x 17' 0"

PUJA 3' 0" x 4' 0"

BALCONY 4' 5" x 7' 9"

KITCHEN 13' 0" x 10' 0"

UTILITY 7' 5" x 5' 6"

MASTER BEDROOM 14' 0" x 10' 0"

TOILET 7' 0" x 4' 6"

KIDS BEDROOM 13' 0" x 10' 0"

COMMON TOILET 6' 0" x 6' 3"

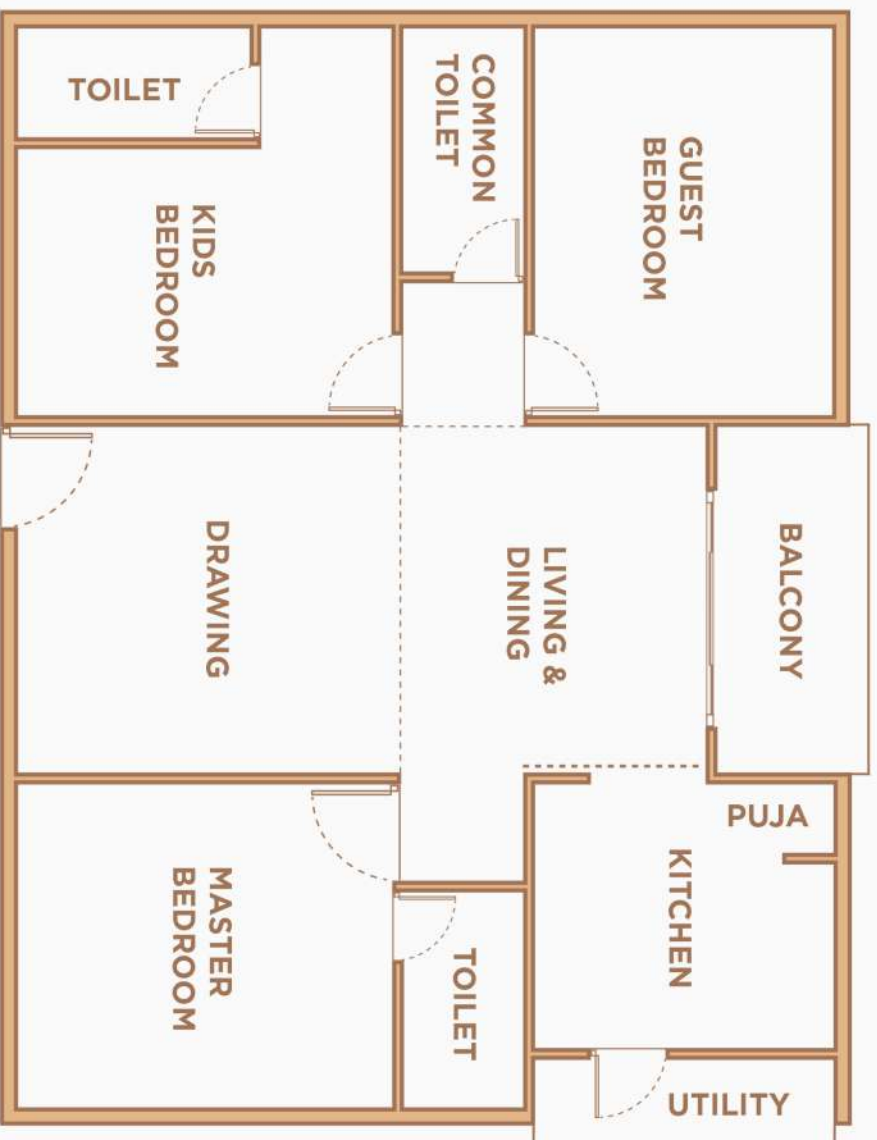
Total Area **1315** Sq. Ft.

Apartment No. **4**

3BHK
Home

1630
Sq. Feet

West
Facing



Similar Apartment **5,6**

DRAWING	12' 9" x 14' 2"
LIVING & DINING	12' 9" x 11' 3"
BALCONY	12' 9" x 5' 8"
PUJA	1' 9" x 2' 6"
KITCHEN	9' 10.5" x 11' 0"
UTILITY	3' 2" x 11' 1"
MASTER BEDROOM	12' 0" x 13' 9"
TOILET	8' 0" x 4' 6"
KIDS BEDROOM	10' 0" x 13' 9"
TOILET	4' 0" x 8' 6"
GUEST BEDROOM	14' 4.5" x 11' 0"
COMMON TOILET	9' 0" x 4' 6"

Total Area **1630** Sq. Ft

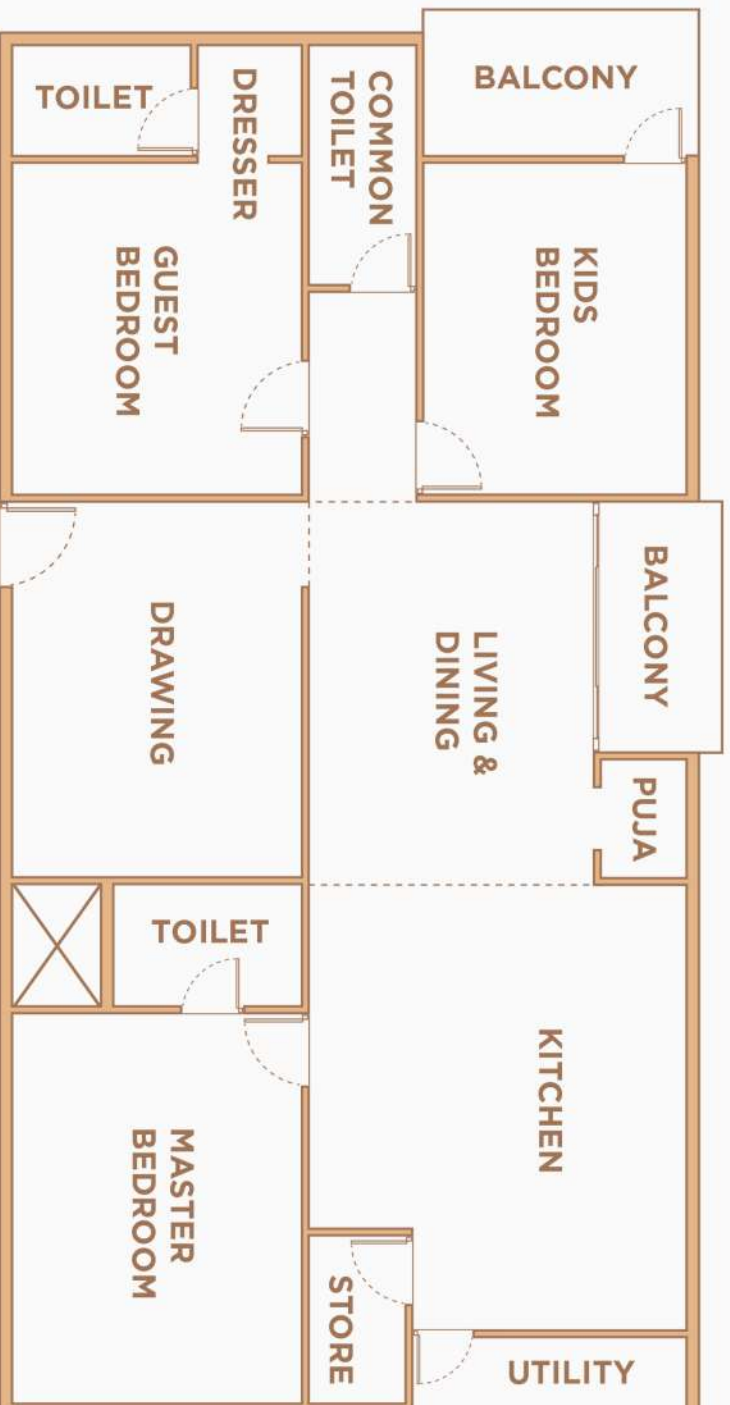
Apartment No. **7**

3BHK
Home

2200
Sq. Feet

West
Facing

Corner
Facing



Apartment No. **7**

DRAWING	15' 10.5" x 12' 1.5"
LIVING & DINING	15' 10.5" x 12' 0"
PUJA	3' 6" x 5' 0"
BALCONY	4' 11" x 10' 6"

KITCHEN	18' 9" x 15' 10.5"
UTILITY	3' 2" x 11' 11"
STORE	4' 0" x 7' 0"

MASTER BEDROOM	16' 6" x 12' 1.5"
TOILET	5' 0" x 8' 0"
GUEST BEDROOM	14' 0" x 12' 1.5"
DRESSER	4' 6" x 4' 3"
TOILET	4' 6" x 7' 6"
KIDS BEDROOM	14' 0" x 11' 0"
BALCONY	5' 11" x 11' 5"
COMMON TOILET	10' 0" x 4' 6"

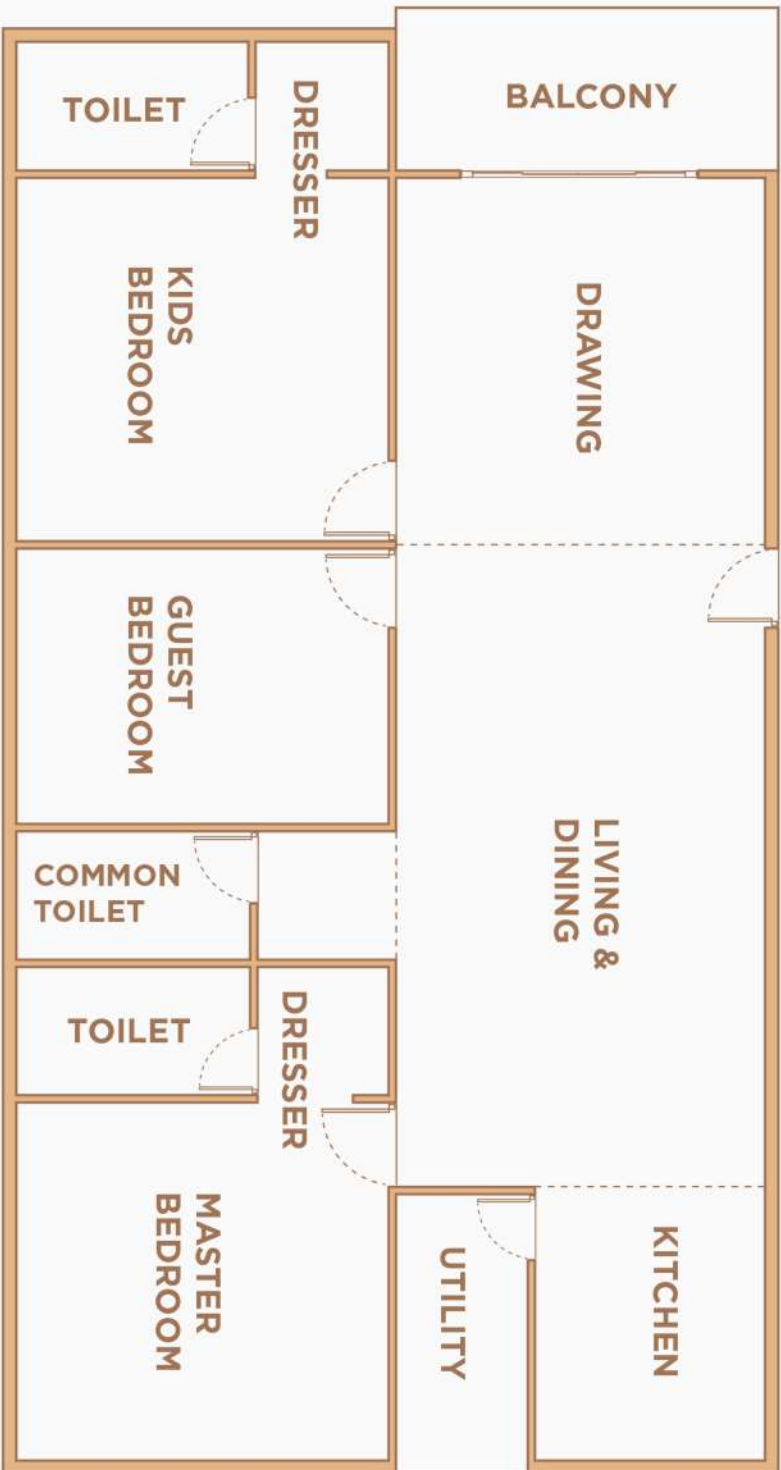
Total Area **2200** Sq. Ft

Apartment No. **8**

3BHK
Home

2200
Sq. Feet

East
Facing



Apartment No. **8**

DRAWING	14' 6" X 14' 5"
BALCONY	6' 5" X 14' 10"
LIVING & DINING	26' 9" X 14' 4.5"
KITCHEN	10' 4.5" X 9' 0"
UTILITY	5' 0" X 10' 10"
MASTER BEDROOM	14' 0" X 14' 6"
DRESSER	5' 0" X 5' 2"
TOILET	5' 0" X 9' 0"
KIDS BEDROOM	14' 3" X 14' 6"
DRESSER	5' 0" X 5' 2"
TOILET	5' 0" X 9' 0"
GUEST BEDROOM	10' 9" X 14' 6"
COMMON TOILET	5' 0" X 9' 0"

Total Area **2200** Sq. Ft

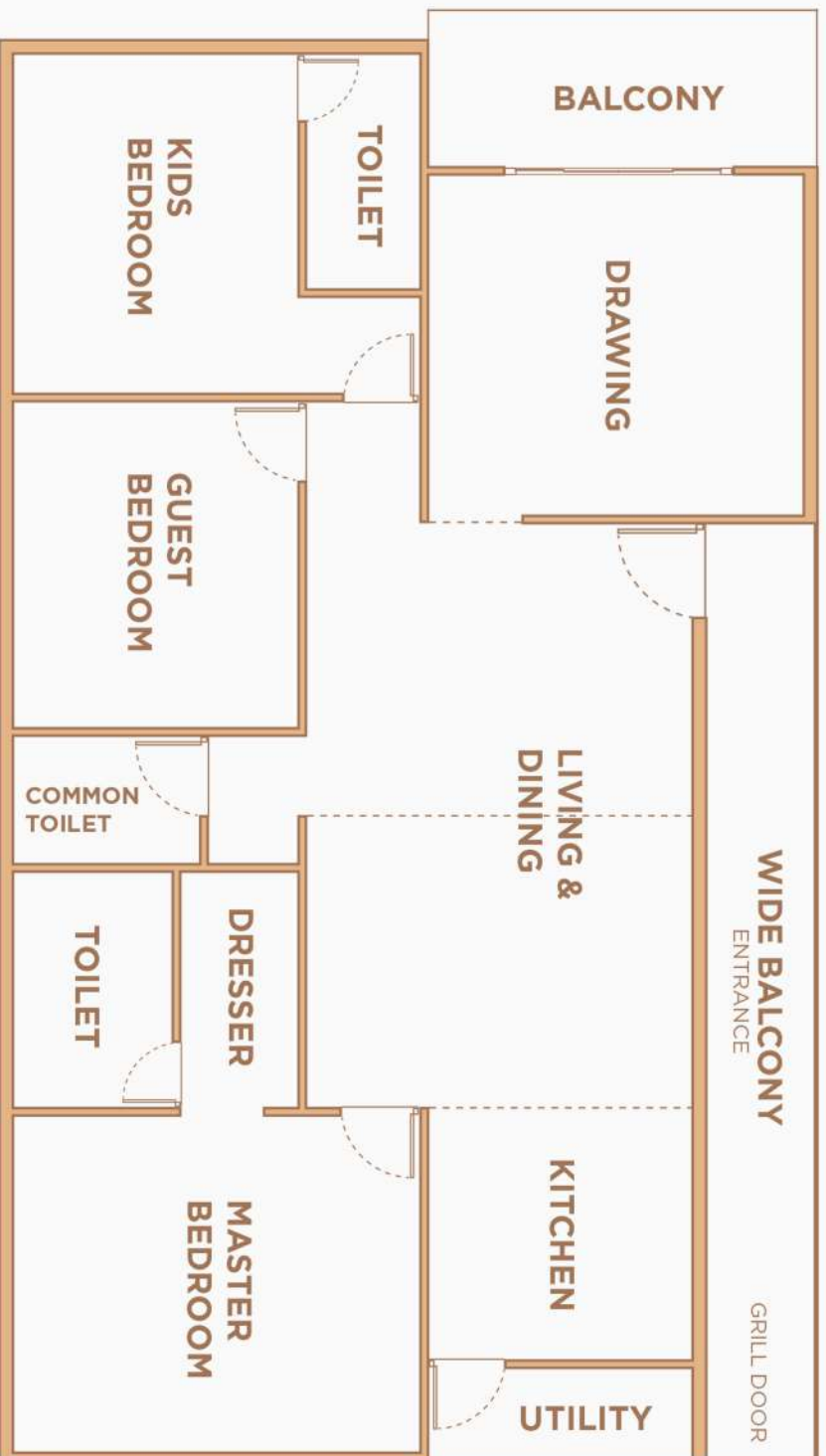
Apartment No. **9**

3BHK
Home

2200
Sq. Feet

East
Facing

Corner
Facing



Apartment No. **9**

DRAWING	13' 3" x 14' 3"
BALCONY	5' 8" x 14' 8"
LIVING & DINING	22' 0" x 14' 10.5"
WIDE BALCONY	36' 8" x 3' 11"
KITCHEN	9' 9" x 10' 0"
UTILITY	4' 0" x 10' 0"
MASTER BEDROOM	13" x 15' 7"
DRESSER	9' 0" x 4' 4.5"
TOILET	9' 0" x 6' 0"
KIDS BEDROOM	13' 0" x 10' 9"
TOILET	9' 0" x 4' 6"
GUEST BEDROOM	12' 7.5" x 10' 9"
COMMON TOILET	5' 0" x 7' 0"

Total Area **2200** Sq. Ft

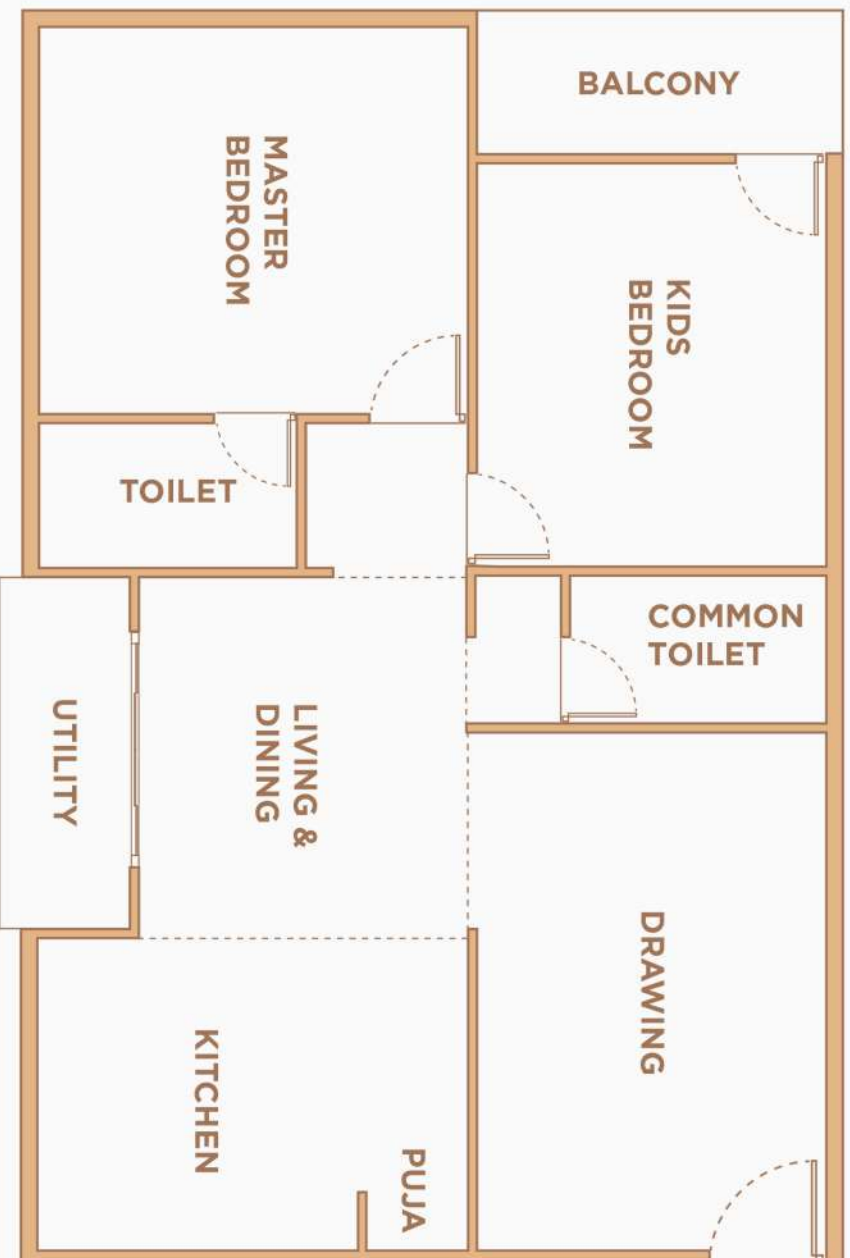
Apartment
No.

10

Home **2BHK**

Sq. Feet **1315**

Facing **East**



Similar
Apartment

11

DRAWING	16' 3" x 11' 0"
LIVING & DINING	11' 0" x 10' 4.5"
PUJA	1' 9" x 3' 0"
KITCHEN	10' 1.5" x 13' 6"
UTILITY	11" x 4' 2"
MASTER BEDROOM	12' 0" x 13' 6"
TOILET	4' 6" x 8' 0"
KIDS BEDROOM	12' 9" x 11' 0"
COMMON TOILET	4' 6" x 8' 0"
BALCONY	4' 2" x 11' 5"

Total
Area **1315** Sq. Ft.

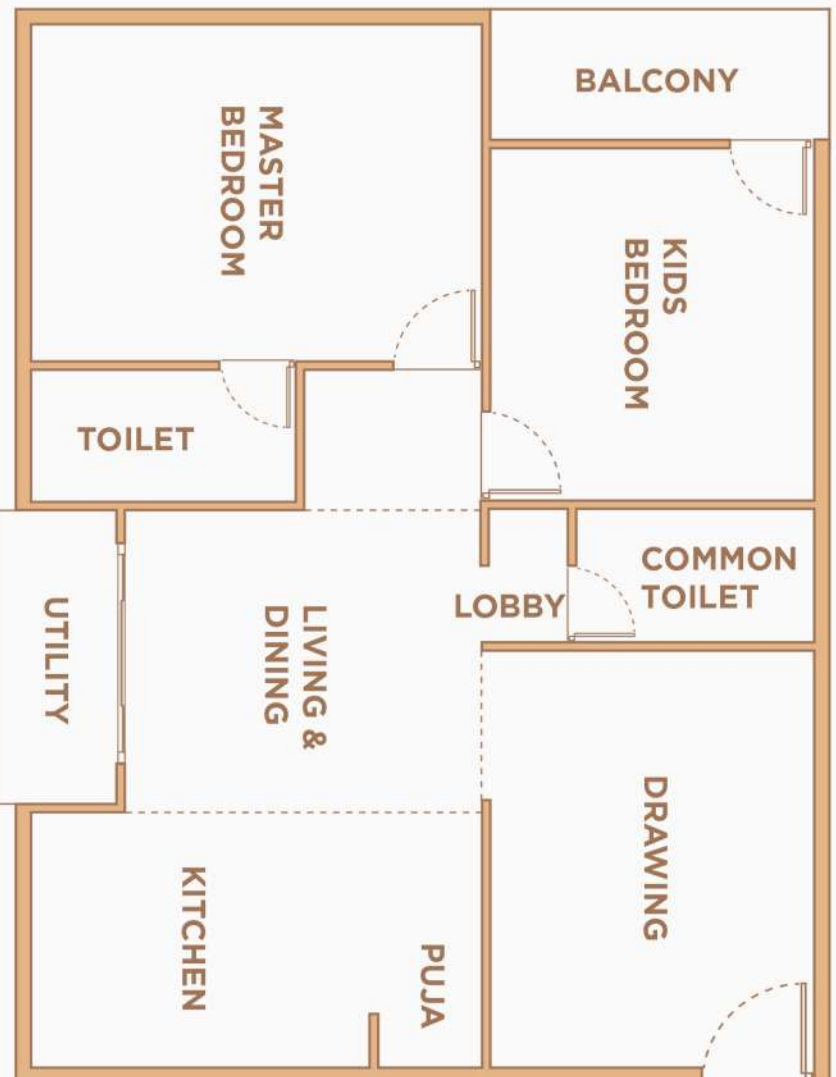
Apartment
No.

12

2BHK
Home

1315
Sq. Feet

East
Facing



Apartment
No.

12

DRAWING	14' 3" X 11' 0"
LIVING & DINING	10' 0" X 12' 3"
PUJA	1' 9" X 3' 6"
KITCHEN	9' 1.5" X 15' 4.5"
UTILITY	10" X 4' 2"
MASTER BEDROOM	11' 4.5" X 15' 4.5"
TOILET	4' 6" X 9' 0"
KIDS BEDROOM	12' 6" X 11' 9"
BALCONY	4' 2" X 11' 5"
COMMON TOILET	4' 6" X 8' 0"

Total
Area
1315
Sq. Ft

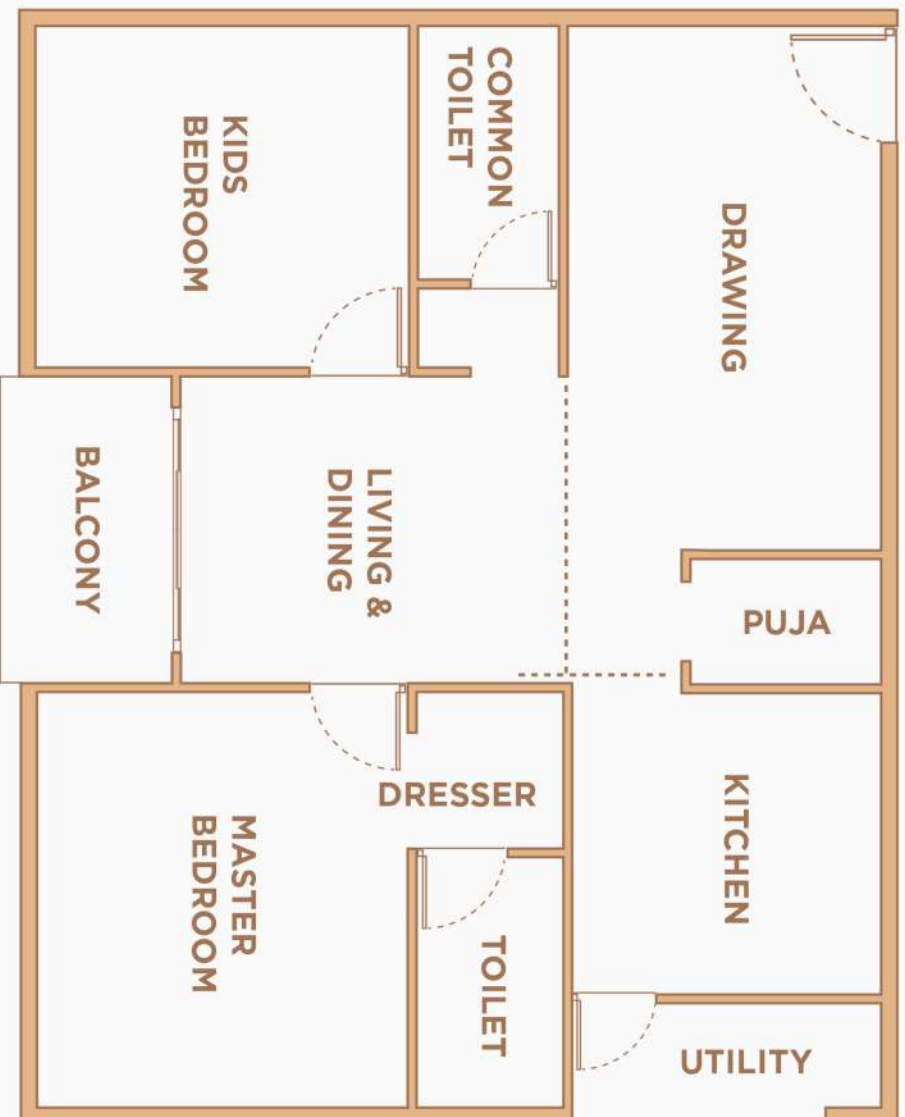
Apartment
No.

13

2BHK
Home

1315
Sq. Feet

East
Facing



Apartment
No.

13

DRAWING	17' 0" X 10' 0"
LIVING & DINING	10' 0" X 16' 3"
PUJA	4' 0" X 6' 0"
BALCONY	10' 0" X 5' 8"
KITCHEN	9' 9" X 10' 0"
UTILITY	3' 8" X 10"
MASTER BEDROOM	13' 4.5" X 12' 0"
DRESSER	5' 0" X 4' 6"
TOILET	8' 0" X 4' 6"
KIDS BEDROOM	11' 0" X 12' 0"
COMMON TOILET	8' 0" X 4' 6"

Total
Area **1315** Sq. Ft

Material Specifications

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

Windows

Living, Kitchen, Bedrooms:
UPVC windows with float glass and
mosquito mesh

Plumbing & Sanitary

Sanitaryware:
Wash basin of reputed brand
European WC in all bathrooms

Wall Mixer:
Single lever fixtures with wall mixer
cum shower

Doors

Main Door:
Engineered wooden frame with
designer shutter. Fitted with reputed
brand lock, bolts and door handles

Internal Doors:
Engineered wooden door frames with
flush shutter with reputed brand lock,
bolts and door handles

Sit-out / Balcony Doors:
UPVC sliding door with mosquito
mesh

Toilet Doors:
Engineered wooden door frames with
flush shutter with reputed brand

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

Cabling

Internet:

Provision in living and master bedroom

Flooring

All Rooms:

800 x 800 mm vitrified tiles with cementitious grout

Bathrooms:

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

Balcony and Utility:

Vitrified or ceramic tiles with epoxy grout

Staircase, Lift Lobby and Corridors:

Vitrified tiles and granite

Parking:

VDF flooring / pavers

Electrical

Wiring and Distribution:

Reputed make concealed copper wiring

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

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 and washing machine

Paint

Internal:

2 coats of emulsion paint of reputed brand over smooth putty finish

External:

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

Service Areas:

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

Security System

CCTV surveillance system (Lift, Lobby, Stilt, Basement, Entry gate and External areas)

Solar fencing on the boundary wall

Water Supply

Water Source:

Borewell and municipal water supply

Storage:

Underground tank and overhead tank of suitable capacity

Sewage Treatment Plant (STP)

Backup Power

Diesel Generator:

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

Project By



401 & 402, 4th Floor, MJ Capital above Reliance Digital,
Road no. 2 Kothapet Rd, Laxmi Nagar Colony, Kothapet,
Hyderabad, Telangana 500035.

- www.aceventures.com
- 040 6917 9555
- sales@aceventures.com

Note: This brochure is purely a conceptual presentation and not a legal offering.
The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.

Project financed by and mortgaged to
Bajaj Housing Finance Ltd.



MEMBER OF



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