

Enter the grand life.

4 BHK Villas in Kandlakoya.



Enter the grand life

A private enclave of expansive villas designed for those who believe luxury begins with space, light, and architectural clarity.



Large-format villas



Contemporary timeless design



Exclusive community



Proximity to ORR & NH44



Artistic Render

Crafted for a life above the ordinary

-  42 exclusive villas
in 7.25 acres
-  G+2 independent
villas
-  400 & 500 sq. yds.
-  Built-up areas
upto 7,351 sft.

The image shows a minimalist interior space. On the left, a tall green plant in a grey pot stands next to a white armchair with dark wood legs. To the right of the chair is a smaller green plant in a white pot. The background wall is composed of large, white, rectangular panels with thin grey lines. The floor is made of light-colored wooden planks. The overall atmosphere is clean and bright.

Subtle delights of air and light

Villas here are not about excess, but intention. Clean lines, generous volumes, and carefully placed openings allow ventilation to sculpt every space through the day.

Seating Deck

as your personal paradise

*A private open-to-sky courtyard that brings nature into everyday living.
A pause between rooms. A place for light, air, and quiet reflection.*



Louvred feature for the dynamism of design

Well intended louvers filter daylight, reduce heat, and create a visually pleasing facade that changes with time.



Delve in the delight of high living

Ceiling heights of 13 ft (ground floor), 12 ft (first floor) and 11 ft (second floor) transform how vertical spaces inside a home feel, as higher ceilings extend grandeur to everyday life.





Rest like a royal in the master bedroom

Expansive master suites designed as private retreats, with walk-in wardrobes, en-suite bathrooms, and generous proportions that redefine comfort.

Master Plan

42 Villas; 7.25 Acres

Legend

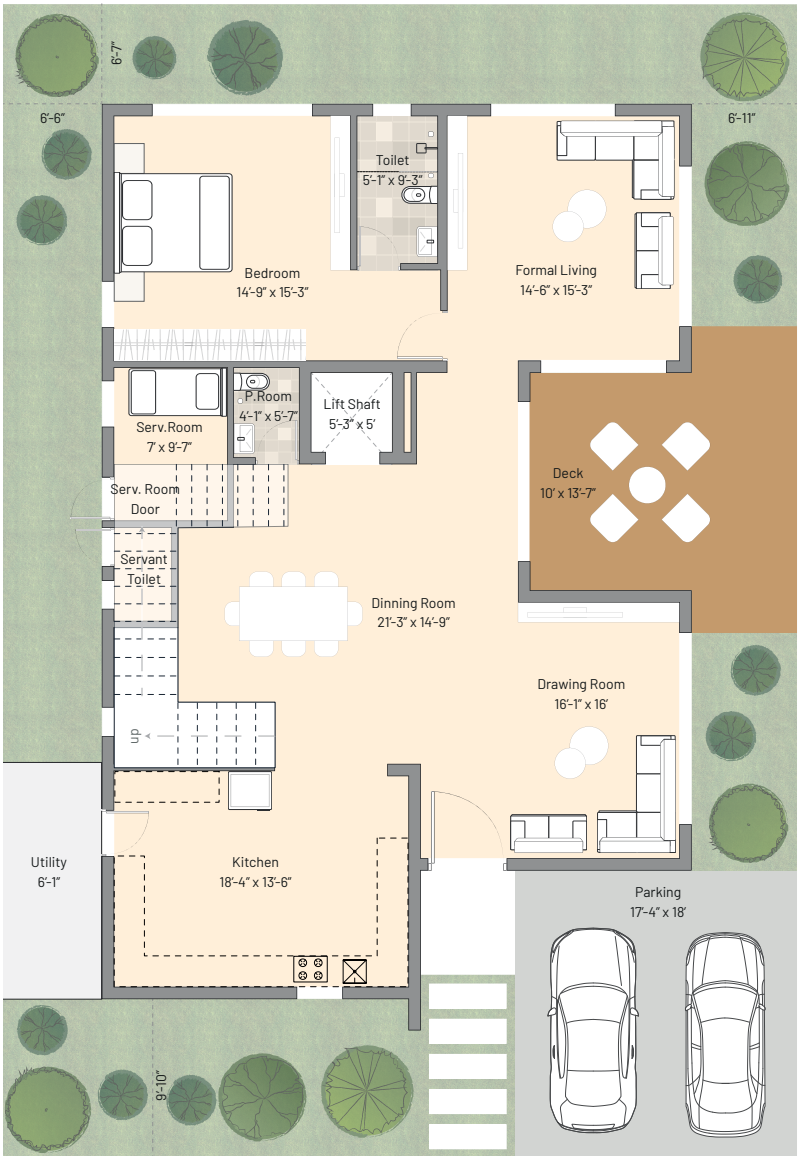
- A. Entry
- B. Security Cabin
- C. Driveway Junction
- D. Tennis Court
- E. Lawn
- F. Pickleball Court
- G. Half - Basketball Court
- H. Box Cricket
- I. Yoga / Meditation Lawn
- J. Stage



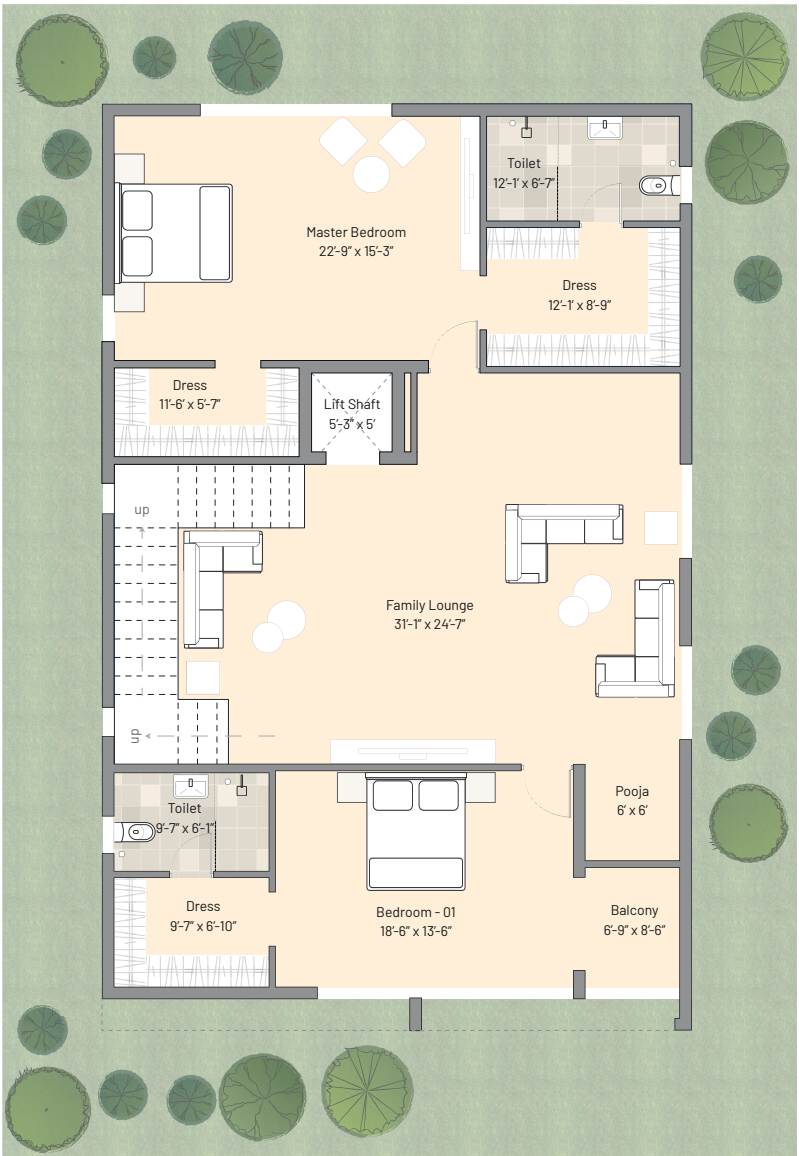
East-facing villas

400 sq. yds - 6,088 sft.

Designed for light & flow



Ground Floor: **2,081 sft.**



First Floor: **2,097 sft.**



Second Floor: **1,910 sft.**



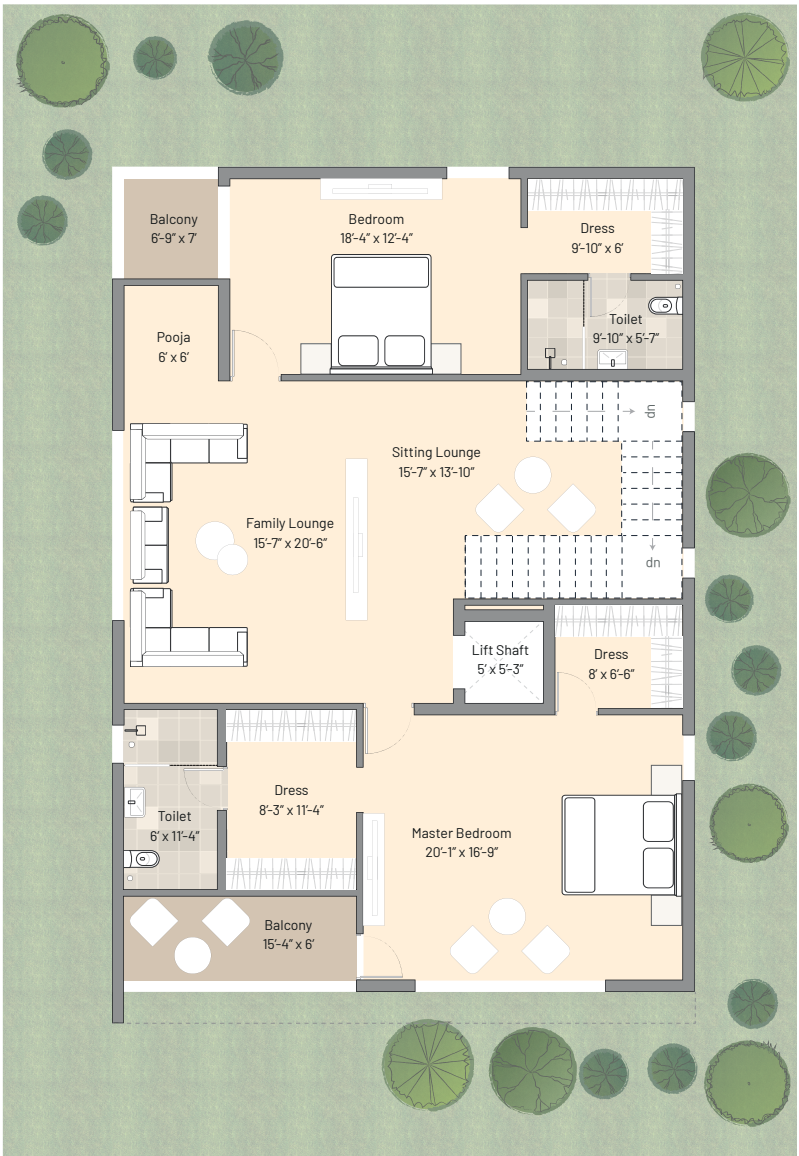
West-facing villas

400 sq. yds - 5,535 sft.

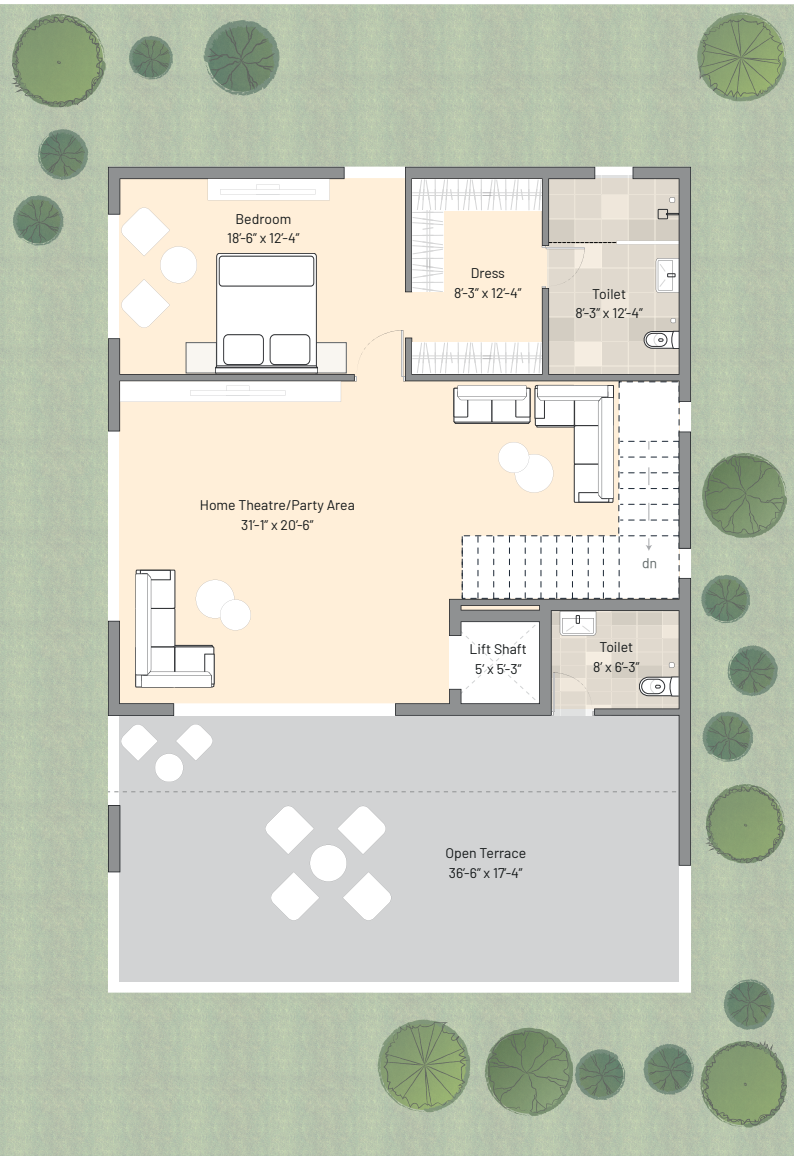
Balanced proportions & privacy



Ground Floor: **1,942 sft.**



First Floor: **1,959 sft.**



Second Floor: **1,634 sft.**





Artistic Render

Curated spaces for everyday indulgences

Amenities

- *Clubhouse with rooftop Swimming Pool*
 - *Gym, Indoor games, Badminton Court*
 - *Pickleball and Tennis Court*
 - *Yoga and Meditation Spaces*
 - *Landscaped Lawns*
-

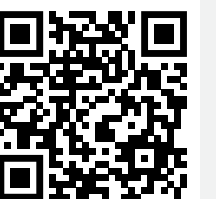
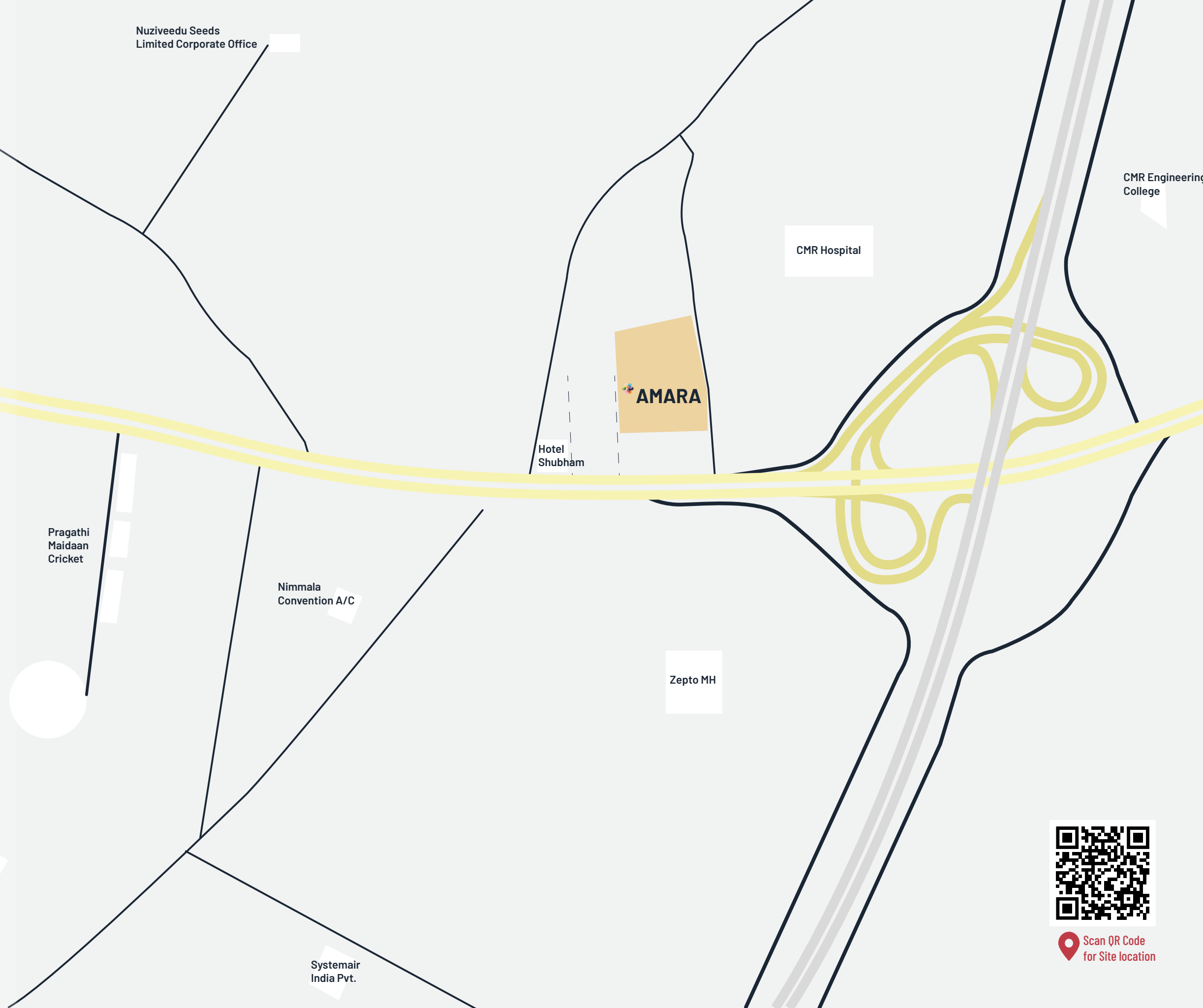
Connected, yet calm



Strategically located near the Outer Ring Road and NH44, offering effortless access to key destinations across the city. Surrounded by essential social infrastructure, the address balances everyday convenience with long-term value and calm living.

- Easy access to NH44
- Near ORR
- in Kompally growth corridor
- Schools, hospitals, retail within reach

*Map not to scale



Scan QR Code
for Site location

SPECIFICATIONS:

1. SUPER STRUCTURE AND WALLS

RCC Framed structure with CC block masonry walls (external and internal).

2. CEILING AND WALL FINISHES

Ceiling: putty and acrylic emulsion paint.

External: Textured finish with two coats of exterior paint.

Internal: putty and acrylic emulsion paint.

3. FLOORING

DRAWING, LIVING, DINING and KITCHEN areas: Italian marble / marble finish vitrified tile with skirting.

BEDROOMS: Glazed vitrified tile with skirting.

BALCONY, BATHROOM, UTILITY areas: Anti-skid vitrified /ceramic tiles.

STAIRCASE: Natural Stone / Granite.

4. DOORS

Main: 9 foot high door with engineered wooden frame and flush door with Veneer finish.

Internal: 8 feet high door with engineered wooden frame and flush door with laminate finish.

Bathrooms / Utility: 8 feet high door with engineered wooden frame and laminate flush shutter.

Balconies: Aluminium / UPVC French sliding doors with clear glass and provision for mosquito mesh.

5. WINDOWS

Aluminium / UPVC glazed sliding /openable shutters and provision for mosquito mesh.

6. KITCHEN AND UTILITY

Provision for Sink in the Kitchen and provision for the Washing Machine's Inlet and Outlet in the Utility.

7. BATHROOMS

EWC with flush tank.

Chrome plated faucets.

Provision for geyser points.

8. TELEPHONE AND DATA

Infrastructure for Cable TV and Wi-Fi will be provided.

9. ELECTRICAL (POINTS / ACCESSORIES)

Power supply Provision for HOB, Chimney, Refrigerator, Microwave Oven, Mixer / Grinder, RO Purifier, Dishwasher.

PVC insulated copper wiring.

Power outlet for air conditioning in all Bedrooms and the Living room.

Modular switches.

Miniature circuit breakers (MCB) for distribution board.

Provision for EV charging point.

100% power back up with generator.

10. POWER

11. RAILINGS

Glass railing for the Staircase and Balconies.

12. LIFT

Shaft and head room provision.

13. WATER PROOFING AND SUPPLY

Water proofing shall be provided for all Bathrooms, Balconies, Utility and Terrace areas with Water supply pipes of PVC / CPVC for internal lines and DWC for external lines.

14. OTHER AMINITIES / FACILITIES

STP (Sewage Treatment Plant): Treated water from the Sewage Treatment Plant will be used for flushing and landscape.

Security System: 24/7 CCTV Surveillance will be provided for security at the appropriate locations in the project.

Landscaping: Ample with gardens in the common areas.

EV Charging: provision of stations at appropriate locations.

NOTE: All product brands used will be of a reputed make and will be showcased at the Model Villa.



more than a decade and 7,000 happy customers later, we are still obsessed with engineering residential projects.

In its journey spanning a decade, from the handover of its first tower in the year 2011, at its maiden and flagship project - PBEL CITY, till now, INDIS has come a long way. Having successfully launched 7 more major projects in the interim - ONE CITY, VB CITY, VIVA CITY, SPRINGDALE, MYRA VILLAS, INDIS - Sia Prospera and AMARA; INDIS now has about 7,000 customers on board.

With its continuous efforts in building Engineering capabilities; use of robust technologies, such as the shear wall method of construction; engaging reputed construction partners; collaboration with renowned fund houses; sturdy systems and processes and its unwavering focus on customer service, INDIS has built its reputation of being a progressive; reliable, innovative and a transparent Real Estate Company.

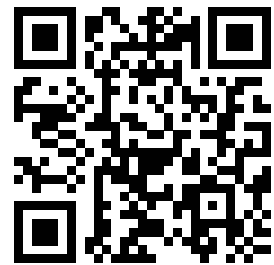
With Excellence in Engineering; Constant Innovation and Learning at its core, INDIS is set to cross many more milestones in the coming years.

 PBEL CITY TSPA JUNCTION 2, 2.5, 3, 4 BHK & Duplex Apartments	 ONE CITY KUKATPALLY 2 & 3 BHK Apartments	 VB CITY KOMPALLY - BOLARUM 2 BHK Apartments	 VIVA CITY KONDAPUR 2 & 3 BHK Apartments
 INDIS - Sia Prospera MIYAPUR 3 & 4 BHK Apartments	 MYRA VILLAS KOMPALLY - BOLARUM 4 BHK Luxury Villas	 SPRINGDALE MANSANPALLY X ROADS - DUBBACHERLA Villa Plots	

indis



AMARA



Scan QR Code
for Site location

To explore other INDIS projects, PBEL CITY, ONE CITY, VB CITY, VIVA CITY, SPRINGDALE, MYRA Villas and AMARA INDIS - Sia Prospera visit website

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Artistic Render