



ADVAITA'S

IndraPrastha

@ORR Exit-5, Gandhi Maisamma, Dundigal, Hyderabad.

PROJECT PRESENTATION





COMFORT HAS
A NEW ADDRESS

@ ORR Exit-5, Gandhi Maisamma, Dundigal, Hyderabad.

5.3 Acres
Gated Community

79 Villas
150, 165 & 206 Sq.yds.

Clubhouse
G+2 Floors

HMDA & TS RERA
Approved Project

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HERE AWAITS YOUR
ROYAL RETREAT

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Grand Entrance



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PROJECT FEATURES

- Gated Community in 5.3 acres
- Grand Entrance
- 24/7 Security System
- CCTV Camera Surveillance
- Sewage Treatment Plants
- 100% Power Backup Common Areas
- Ambient Landscaping
- No of Villas: 79 Villas
- Premium Duplex Villas
- Luxury Clubhouse

Unit Sizes: 150 Sq.yds - 206 Sq.yds

150 Sq.yds 1725 Sft. Duplex 3BHK	165 Sq.yds 1898 Sft. Duplex 3BHK	206 Sq.yds 2391 Sft. Duplex 3BHK	Clubhouse G+2 Floors
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MASTER PLAN

- 1 Entry & Exit
- 2 Wooden Deck with Sculpture
- 3 Water Fountain
- 4 Family Seating
- 5 Kids Play Area
- 6 Skating Rink
- 7 Entrance Water Body
- 8 Clubhouse
- 9 Swimming pool with Kids Pool
- 10 Deck with Wooden Bridge
- 11 Open Gym
- 12 Plantation with Seating Area
- 13 Cricket Practice Net
- 14 Meditation Area - Party Lawn
- 15 Multi Purpose Court

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East & West Facing

206
SQ. YARDS

165
SQ. YARDS

150
SQ. YARDS





15

206 East Facing Villa

East Facing



206 Sq.yds.



Ground Floor Plan
1208 Sft.



First Floor Plan
1183 Sft.

East Facing



206 Sq.yds.



Ground Floor Plan
1208 Sft.



First Floor Plan
1183 Sft.



206 West Facing Villa

West Facing



206 Sq.yds.



1208 Sft.



First Floor Plan
1183 Sft.

West Facing



206 Sq.yds.



1208 Sft.

First Floor Plan
1183 Sft.



165 East Facing Villa

East Facing



165 Sq.yds.



Ground Floor Plan
949 Sft.



First Floor Plan
949 Sft.

East Facing



165 Sq.yds.



Ground Floor Plan
949 Sft.

First Floor Plan
949 Sft.



165 West Facing Villa

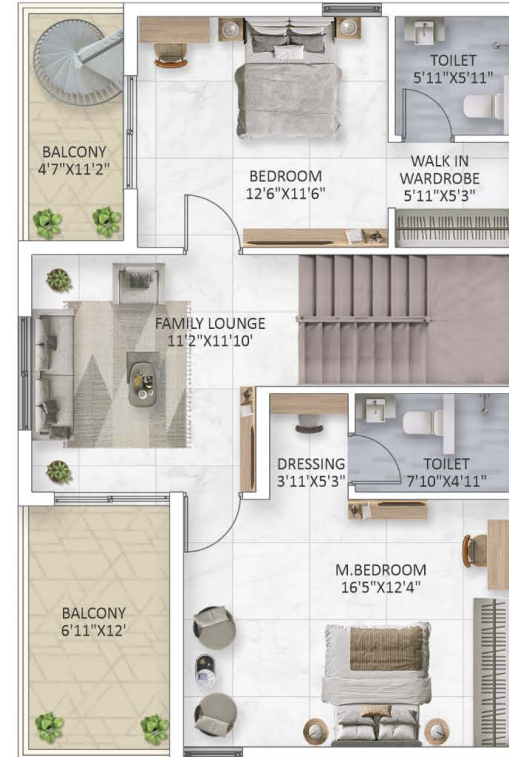
West Facing



165 Sq.yds.



Ground Floor Plan
949 Sft.



First Floor Plan
949 Sft.

West Facing



165 Sq.yds.



Ground Floor Plan
949 Sft.

First Floor Plan
949 Sft.



150 East Facing Villa

East Facing



150 Sq.yds.



Ground Floor Plan
863 Sft.



First Floor Plan
863 Sft.



150 West Facing Villa

West Facing



150 Sq.yds.



Ground Floor Plan
863 Sft.



First Floor Plan
863 Sft.

INDULGE IN
MAJESTIC PASTIMES



Clubhouse

CLUBHOUSE AMENITIES

- Multi Purpose Banquet Hall
- Indoor & Outdoor GYM
- Indoor Games
- Cricket Practice Net
- Creche
- Multi Purpose Court
- Swimming Pool - Kids Pool
- Skating Rink
- Meditation Area with Party Lawn
- Lotus Pond
- Seating with Pergola
- Deck with Pergola
- Family Seating Area's
- Children's Play Area
- Stage
- Screen Wall with Water Fountain
- Wooden Bridge
- LED Street Lighting
- CCTV Cameras at Entrance & Common Areas
- 24/7 Security System







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SPECIFICATIONS

STRUCTURE

R.C.C framed structure.



SUPER STRUCTURE

8" thick CC Blocks for external walls and
4" CC Blocks for internal walls.



FLOORING

Living, Drawing, Dining, Kitchen & Bedrooms:
800*800 Double Charged Vitrified tiles of reputed brand.



Balcony:

300*600 Antiskid ceramic tiles for flooring
of reputed brand.

Toilets & Utility:

300*300 Antiskid ceramic tiles for flooring and
300*600 ceramic tile dado up to 7' height in all
bathrooms with reputed brand.

Staircase:

Internal Staircase Polished Granite with Suitable
Molding and Step Grippers.

TOILETS

Premium quality wall mounted EWC with
concealed flush wall of Hindware or equivalent.
Premium quality ceramic wash basins of
Hindware or equivalent.
Premium quality C.P Fittings of Jaguar or equivalent.



RAILING

STAIRCASE: SS Railing at 'Intenal Staircase' and
MS Railing at 'Balcony to Terrace' will provide.
BALCONY: Toughened glass railing with SS Frame.



KITCHEN

Finished with polished Granite platform with single bowl
stainless steel sink and wall dado up to 2'0" height with
ceramic tiles of reputed brand. Provision for fixing of water
purifier, exhaust fan / chimney.



UTILITY

Glazed ceramic tiles dado 4'0" height.
Power socket for washing machine will be provided.



PAINTING



Internal Walls & Ceiling:

Two coats of Emulsion paint over putty and primer finish.

External:

Texture paint with two coats of Acrylic exterior emulsions.

JOINERY



Main Door:

Frame, shutters made of engineered wood with both sides wood finish fixed with premium hardware and locking system of reputed brand.

Internal Door:

Frame, shutters made of engineered wood with both sides wood finish fixed with premium hardware and locking system of reputed brand.

Toilet Doors:

Solid wood frame and aesthetically designed skin doors with hardware.

ELECTRICAL



ISI mark Concealed copper wiring with good quality modular switches of Finolex/Havelles or equivalent
Power outlets for air-conditioners in living and all bedrooms
Washing Machine and Dishwasher points in Utility area.

- Plug points for T. V. at appropriate locations.
- Distribution boards and MCBs of L&T or equivalent.

PLUMBING



PVC/CPVC Pipes of Ashirvad/Prince or equivalent.

Water Treatment Plant:

Adequate capacity will be provided with hydro pneumatic system.

Sewage Treatment Plant:

Adequate capacity plant will be provided and treated water will be used for landscaping.

WINDOWS



UPVC windows with Mosquito Net.



EASY ACCESS TO PRINCELY LIVING

Gracefully perched on the outskirts of ORR, this splendid palace offers a unique blend of urban proximity and serene landscapes. It's a rare opportunity to reside in a place that's easily accessible yet blissfully removed from the city's clamor. Here, you'll find tech giants just minutes away, educational institutions within arm's reach, and top-notch healthcare facilities at your service. Moreover, shopping destinations and cultural hubs are mere moments away. Embrace the best of both worlds at this prestigious location.

LOCATION HIGHLIGHTS

- Bowrampet IT SEZ Zone
- Proposed Electronic Park at Dundigal in 450 Acres

PHARMA / IT / ELECTRONICS

- Tech Mahindra
- Schneider Electric
- Dr. Reddy's
- Aurobindo Pharma Ltd
- Hetero Labs Ltd
- Mylan Labs Ltd
- Gland Pharma Ltd
- Granules India Ltd

SCHOOLS & COLLEGES

- Marri Laxman Reddy Institute of Technology and Management
- Mallareddy University
- DRS International School
- Delhi Public School
- Oakridge International School
- Silver Oaks International School
- ICFRE Institute of Biodiversity
- Ambitus World School
- Creek International School
- CMR Group of Institutions
- St. Martin's Engineering College

SHOPPING MALLS

- Big Bazaar Kompally
- Cine Planet Kompally
- D-Mart Kompally

HOSPITALS

- Narayana Hrudayalaya
- SLG Hospitals
- Usha Mullapudi Hospital
- Mamata Academy of Medical Sciences Hospital

GOVT. / PSVS

- Indian Air Force Academy
- Hindustan Aeronautics
- National Remote Sensing Centre

Thank you

ADVAITA'S

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Site Office Address:

ADVAITA'S INDRAPRASTHA

ORR Exit-5, Gandhi Maisamma, Dundigal,
Dundigal Municipality, Hyderabad-500043.

Phone : +91 7837 44 55 66

E-mail : info@advaitaproperties.com

Website : advaitaproperties.com

Architects



www.archiwingstudio.com

Structural Engineers



E-mail: obulreddy007@gmail.com

Landscape



www.microscapes.in

3D Renders



www.visioncraft.in