

IONEST

AT SHANKARPALLY

THE BOUTIQUE LUXURY VILLAS



the. ordinary.

Life is a one time affair.
There are no repeats,
no coming back to enjoy
and live how we wanted to.
At Ankura, this is our
cardinal belief.
So we put heart and soul
into what we do,
because we believe that we
are born to explore
the Extra Ordinaire, in us.
Extra ordinary is
what we stand for.

The background of the entire page is a dense, repeating pattern of fingerprints in various shades of gray, creating a textured, organic feel.

ICON

IS

RARE

This quest for the extra ordinaire,
differentiates us,
makes us stand out .
This is what makes us
recognised for our identity,
our uniqueness and the character
that comes from what we do
everyday and then becomes that force,
that is recognized in its wholesomeness
as something inspiring,
fascinating and aspirational.
An ICON in its own right.

E



IQON ON **EVEN** **RARE**

Combining it all together,
is what we do at Ankura
and have
stretched ourselves
with our premium
lifestyle villas
what we call
IQON WEST.
This is where we think,
work and deliver that
extra ordinary experience
of a lifestyle inspired by you.
Discover what it is to
live IQONIC.
A truly distinct
living experience.

IQON 
WEST
AT SHANKARPALLY



IQON WEST
AT SHANKARPALLY

Ankura Homes presents
Iqon West villas
that offer an elegant lifestyle
with exceptional features
and high-end finishes

live XCEPTIONAL



elegance meets
XCEPTIONAL

The exceptional design and stylish features of Iqon West villas create a serene and luxurious retreat for you to get an extraordinary living experience.

IQON
WEST

ROWS OF

HAPPINESS.



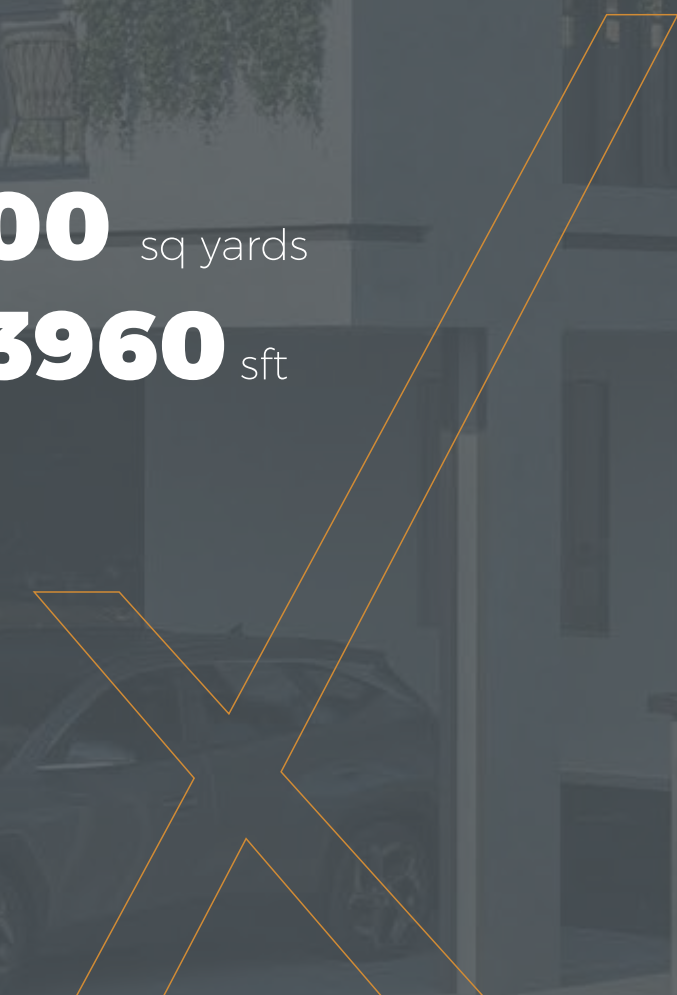
10 acres

94 villas

250-300 sq yards

3260-3960 sft

built up area





elegance meets
XCEPTIONAL

The triplex villas, with an elevation of 37 feet, provide a harmonious blend of luxury and space with expansive open spaces and ample rear and side spacing

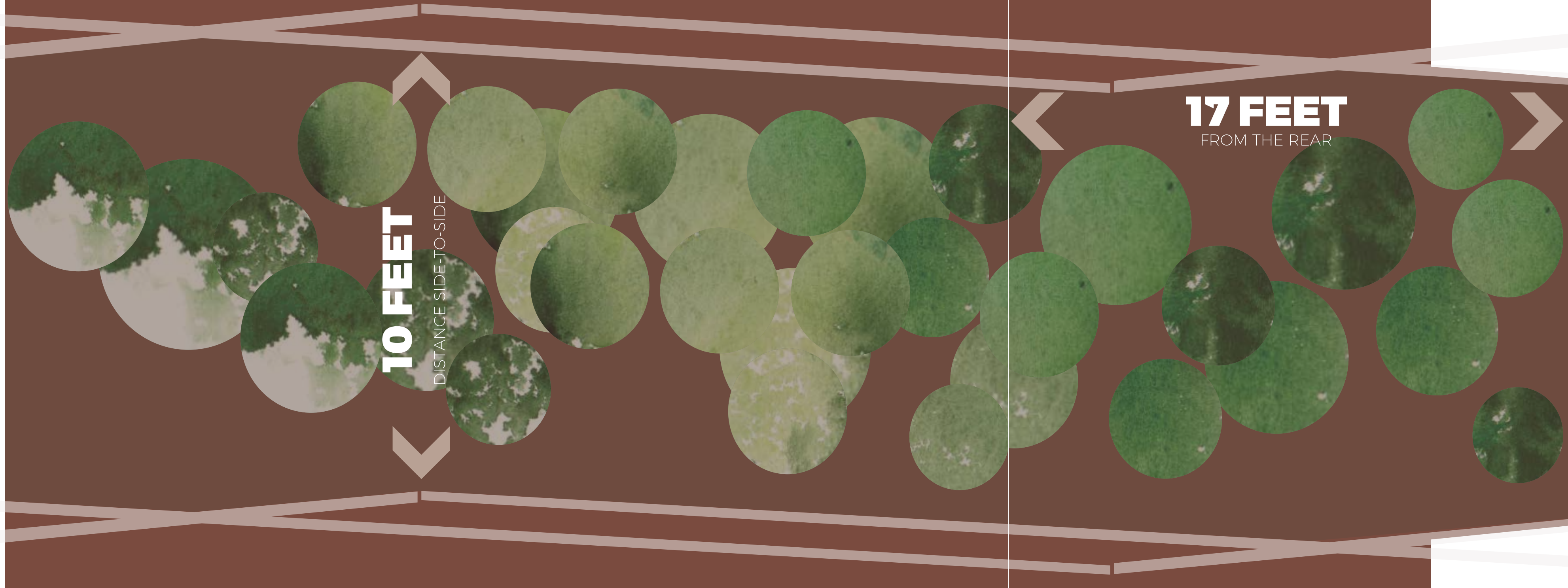
IQON
WEST



experience the art of being
XCEPTIONAL

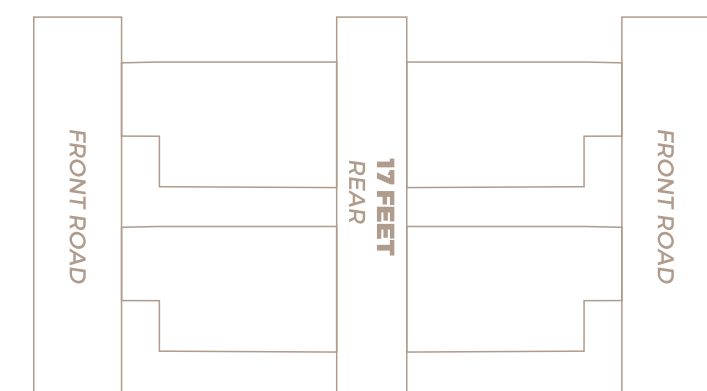
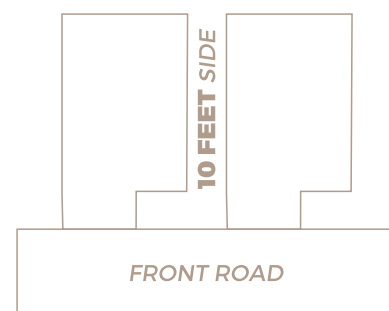
IQON
WEST

PRIVACY



PRIVACY ENSURED

With a 10-foot space between the villas and a 17-foot space at the rear, you have your own private peaceful retreat at Iqon West



STYLE



DOUBLE
HEIGHT
SIT-OUT



unleash **XCEPTIONAL** view



The tall, open-to-air balconies with elevation of 11 feet, provide an unobstructed view of the sky and the landscape. They let you gaze at the stars and enjoy the breeze, offering a clear sightline to the horizon

HIGHROOF



11.3 FT
C E I L I N G H E I G H T



your
XCEPTIONAL
abode
with high
ceiling



OUTDOORS

CITING

40%
open spaces

**STRENGTH.
STAMINA.
SUCCESS.**






your fitness
journey
begins here





**AESTHETICALLY
DESIGNED
OPEN SPACES**



-  GRAND ENTRANCE
-  24 X 7 SECURITY
-  EV CHARGING POINTS
-  100% POWER BACKUP
-  GARDEN & PLANTATION



XCEPTIONAL *seating areas*

The 40 percent open space at Iqon West provides the perfect space to relax, socialise and enjoy the fresh air. You can connect with others in the open sitting areas that are designed to create a welcoming and interactive community atmosphere.
















GATHER AND RELAX

multiple sitout areas to connect and unwind



-  SIT-OUT AREAS
-  MULTIPURPOSE LAWNS
-  PET PARK
-  ELDERLY SEATING
-  **YOGA DECK**
-  WATER FOUNTAINS
-  AMPHITHEATRE
-  MEDITATION GARDEN
-  **FLOWER GARDEN**
-  PATHWAY JOGGING TRACK
-  OUTDOOR BARBEQUE COUNTER



EXPERIENCE THE THRILL OF OUTDOOR ADVENTURES

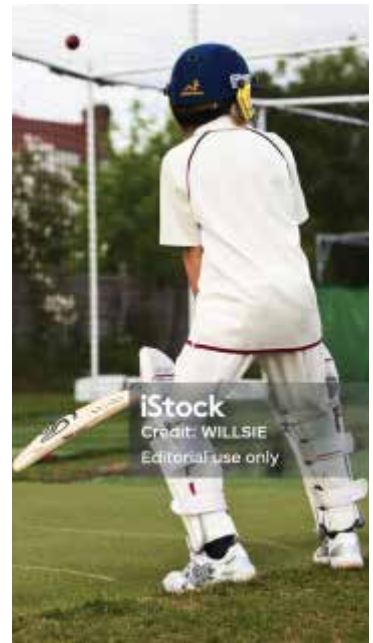
Nature is your playground



IQON 
WEST



SPORTS INDIANA





large **ACTIVITY ZONES**

XCEPTIONAL
play area

Children at Iqon West can enjoy hours of entertainment in the vibrant, secure and engaging play areas, which are perfect for physical activity and imaginative play.





nurturing
begins here for
**FUTURE
STARS**

The play area becomes alive with the sounds of the bouncing basketballs and joyful shouts of children on the seesaw. The chess area is a standout feature of the play zone, ideal for fostering strategic thinking and social interaction.



-  HALF BASKETBALL COURT
-  NET CRICKET GROUND
-  GRID PLANTATION
-  BADMINTON COURT
-  SKATING RINK
-  CHILDREN PLAY AREA
-  OUTDOOR FITNESS STATION



**HOP, JUMP,
SKIP, SLIDE.** *let your
child be
a child*

IQON
WEST



EXCEPTIONAL CLUB

EXCEPTIONAL

CLUB














Iqon West has a lavish clubhouse that encourages social interaction through the concept of social architecture, emphasizing on building connections amongst people using form and spaces. The clubhouse has four different levels, each unfolding a different amenity, based on the hierarchy of usage. While the gym and yoga zone are on the ground level, the guest rooms are on the third level. Each level has an open to sky space for adaptive usage. You can connect with your friends from one level to the other, face-to-face, rejoicing the beauty of the clubhouse architecture.

IQON WEST
KNOOI



30,000 sft
clubhouse

-  GYM
-  CAFÉ
-  BANQUET HALL
-  OPEN BAR
-  INDOOR GAMES
-  SWIMMING POOL
-  SUITE ROOMS
-  SQUASH COURT
-  CONFERENCE HALL
-  PARTY HALL
-  TERRACE LAWN



XCEPTIONAL
clubhouse

Splash Out and
Unwind



Watch your kids splash and play while you unwind by the poolside, enjoying quality family time in a relaxing setting.

IQON 
WEST





XCEPTIONAL planning

FLEXI VILLA SIZES

**EAST
FACING**

**WEST
FACING**

3260 SFT
250
SQ.YDS

3395 SFT
267
SQ.YDS

3300 SFT
250
SQ.YDS

3425 SFT
267
SQ.YDS

3805 SFT
280
SQ.YDS

3955 SFT
300
SQ.YDS

3820 SFT
280
SQ.YDS

3960 SFT
300
SQ.YDS

XCEPTIONAL
living room

Discover the luxury of living in a 5-BHK villa customized to your unique preference and lifestyle





space for
EXPLORERS

comfort meets
CLASS





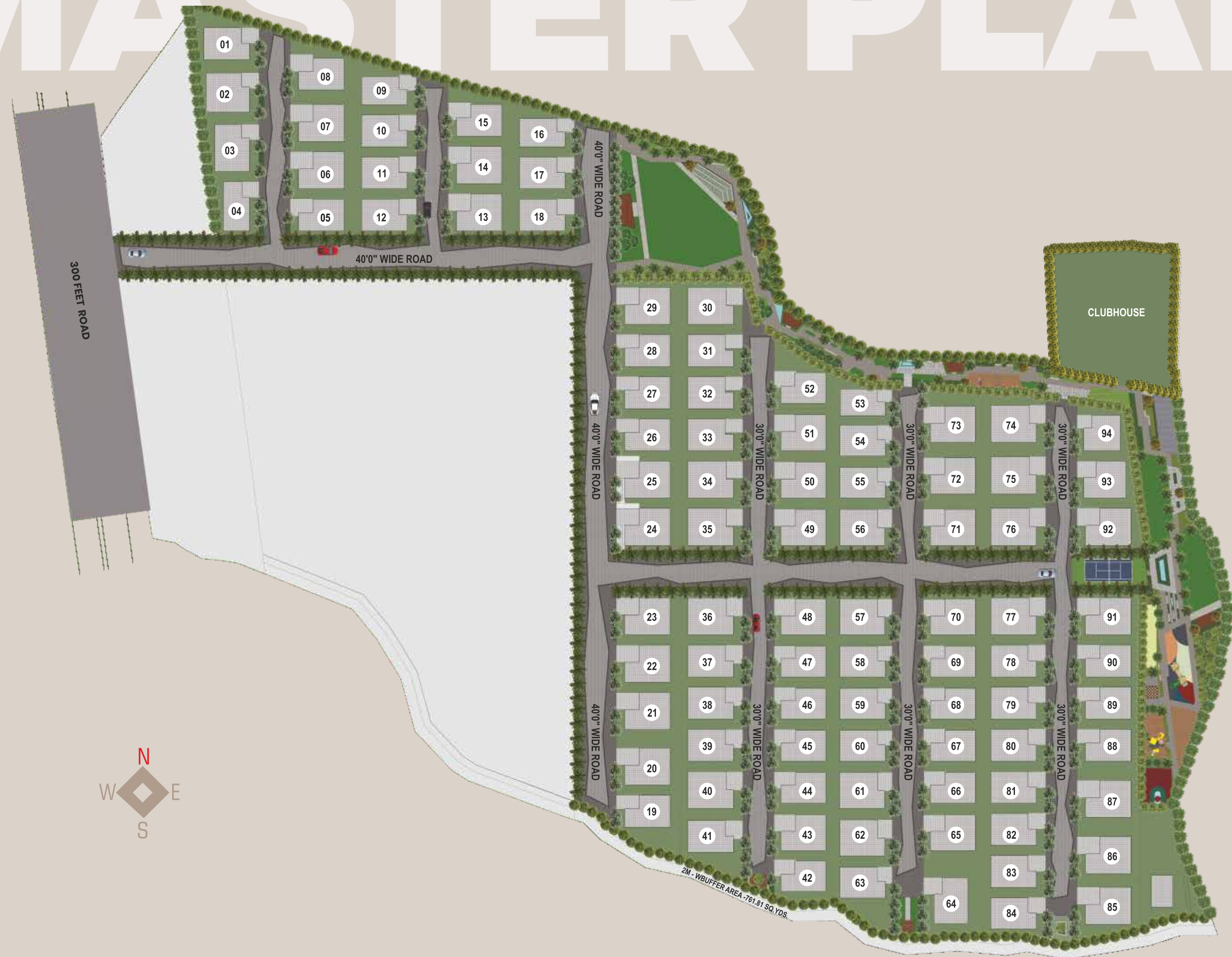
entertainment **REDEFINED**



home theatre



MASTER PLAN





GROUND FLOOR
1,180 SQ.FT

250
SQ.YDS

EAST
FACING

3260 SFT

FIRST FLOOR
1,045 SQ.FT



SECOND FLOOR
1,035 SQ.FT





GROUND FLOOR
1,180 SQ.FT

G

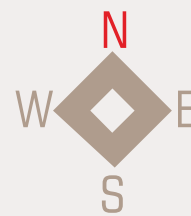
267
SQ.YDS

EAST
FACING

3395 SFT

1

FIRST FLOOR
1,045 SQ.FT



2

SECOND FLOOR
1,035 SQ.FT





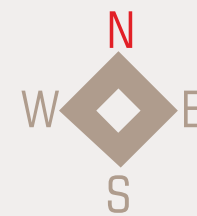
GROUND FLOOR
1,180 SQ.FT

280
SQ.YDS

EAST
FACING

3805 SFT

1
FIRST FLOOR
1,045 SQ.FT



2
SECOND FLOOR
1,035 SQ.FT





GROUND FLOOR
1,180 SQ.FT

G

FIRST FLOOR
1,045 SQ.FT

1

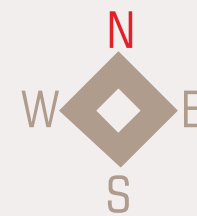
SECOND FLOOR
1,035 SQ.FT

2

300
SQ.YDS

EAST
FACING

3955 SFT





GROUND FLOOR
1,180 SQ.FT

G

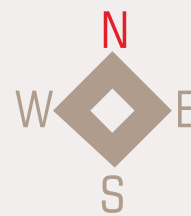
250
SQ.YDS

WEST
FACING

3300 SFT

1

FIRST FLOOR
1,045 SQ.FT



2

SECOND FLOOR
1,035 SQ.FT





GROUND FLOOR
1,235 SQ.FT

G

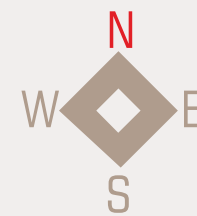
267
SQ. YDS

WEST
FACING

3425 S FT

1

FIRST FLOOR
1,115 SQ.FT



2

SECOND FLOOR
1,075 SQ.FT





GROUND FLOOR
1,180 SQ.FT

G

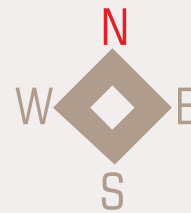
280
SQ.YDS

WEST
FACING

3820 SFT

1

FIRST FLOOR
1,045 SQ.FT



2

SECOND FLOOR
1,035 SQ.FT





GROUND FLOOR
1,180 SQ.FT

G

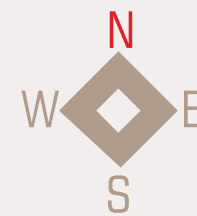
300
SQ. YDS

WEST
FACING

3960 S FT

1

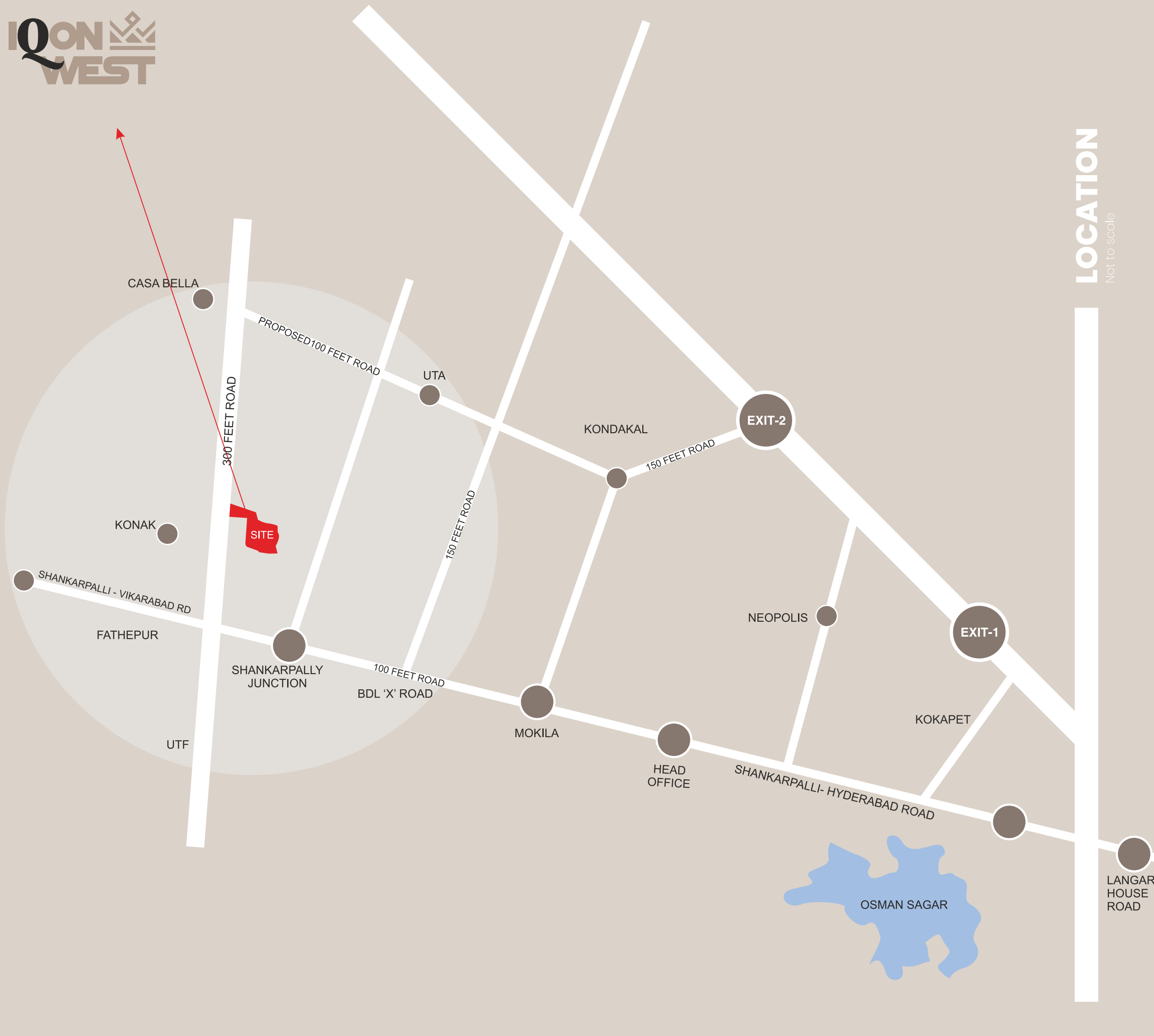
FIRST FLOOR
1,045 SQ.FT



2

SECOND FLOOR
1,035 SQ.FT








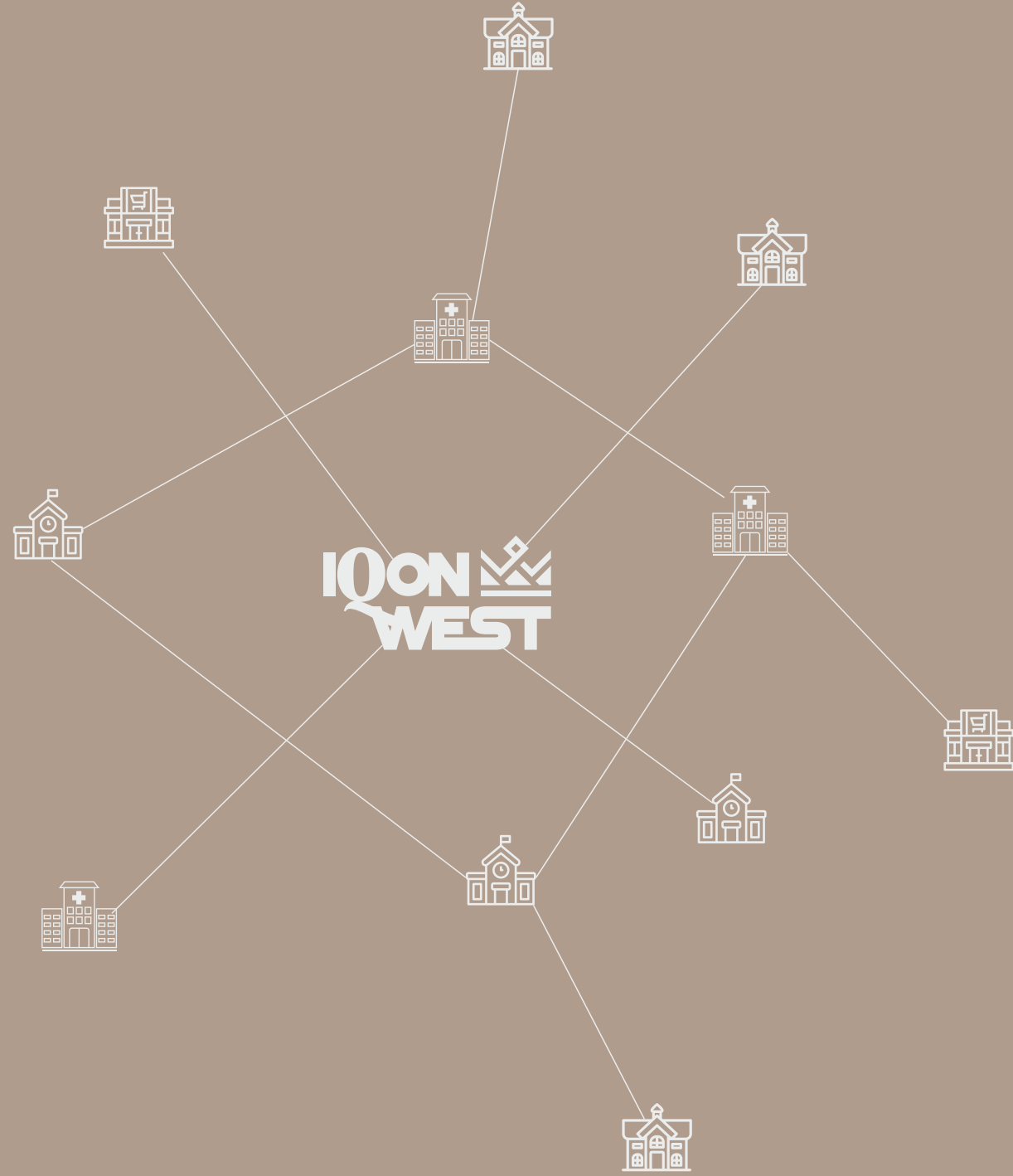
have an
XCEPTIONALLY
balanced life

25
mins drive
from
NEOPOLIS

300
feet
**Kandi Chevella
Highway**

SOCIAL INFRASTRUCTURE

-  HOSPITALS
-  SCHOOL
-  COLLEGE
-  MALLS



IQON WEST

Our prime location boast unparalleled social infrastructure, ensuring that you have easy access to schools, healthcare facilities and shopping centers. Embrace a lifestyle of convenience and comfort in a place where everything you need is right at your doorstep.

2
Mins
From Site | Lifecare
Hospitals

3
Mins
From Site | Medicure
Hospitals

7
Mins
From Site | Rainbow 's
Children 's
Hospitals

8
Mins
From Site | Apollo
Hospitals

17
Mins
From Site | Indus
International
School

19
Mins
From Site | IBS,
Hyderabad

37
Mins
From Site | Kokapet
One



SPECIFICATIONS

1 FOUNDATION & STRUCTURE

- RCC framed structure on footing over hard strata with plinth beams for extra safety by using steel and cement of reputed make.
- RCC Framed Structure, M- 25 Design Mixed Concrete
- A Foundation with PCC sub base for wall foundation, RCC footing with RCC short Columns and Plinth Beam.
- RCC M-25 Design Mix Concrete.
- Pre & Post construction anti – termite treatment provided.

2 SUPER STRUCTURE

Red Brick and Mortar.

3 DAMP PROOF COURSE

Over RCC Plinth beam a coat of blown bitumen grade 85/25 conforming IS and blinded with clean dry sand.

4 RCC COLUMN/BEAMS & LINTELS/ SUN-SHADES/FASCIA'S

RCC M- 25 Grade (Design Mixed Concrete)

5 RCC ROOFS

RCC M- 25 Grade laid flat / inclined for the floor slab

6 PLASTERING

Internal: Double coat cement plaster of 20mm thickness with Luppam finish
 External: Double coat sand faced cement plaster 20 mm thick

7 DOOR & WINDOWS

Main Door/ Frame: Frame – Teakwood frame; shutter- Solid Door with veneer on both sides.
Internal Doors: Door frames and Solid Doors with Veneer on both sides from Greenlam or equivalent make.
Windows: Premium Powder Coated Aluminium Windows of Finesta or equivalent with Mosquito Mesh with 10 years warranty from Manufacturer
Bathroom Door: Frame – hardwood frame; Shutter – Flush Shutter with Lamination on internal face and veneer on external face. Door frames of Greenlam make or equivalent.

8 PAINTING

External: Asian Paints or equivalent make with a Texture based paint with one coat of primer and two coats of acrylic emulsion paint. Anti-Fungal exterior coating of best quality over an under coat of filler with prepared surface.
Internal: Asian Paints or Equivalent make with Two Coats of Putty, one coat of Primer and Two coats of Acrylic emulsion.

9 FLOORING

Staircase Flooring: Good quality Vitrified Tiles / Marble / Granite
Dining, Drawing, Living Rooms, Bedrooms and Kitchen: Pre-Polished Vitrified tiles 1800mm x1200mm x12mm thick, High Gloss, virtually stain free, First Class conforming to IS made by Rak / Johnson or equivalent
Toilets: Anti-skid matt finish vitrified tiles – Rak / Johnson or equivalent. Flooring: 600mmx 600mmx 10mm; Cladding: 1200mm x 600mm x 10mm
Utility: Anti-skid ceramic tiles

10 TOILET FITTINGS

CP Fittings, Wash Basins & Sanitary Fittings: Bathroom fittings, renowned worldwide for its technical excellence and longevity with lifetime maintenance free performance. Hot and Cold-Water supply inside the Bathrooms. Kohler / Jaquar / Roca or equivalent

11 ELECTRICAL

Cabling: Copper Concealed PVC Conduit – Havells or equivalent. UPS wiring for Internet, Fans, Lights and TV point.
Switches/MCBS: Premium Modular switches with Copper Wiring for lights in all rooms including kitchen along with Dimmers for Fans. Legrand / Havells or equivalent make.
A/c Facilities: Provision of conduits for split units in living room & bedrooms.
Generator: 100% DG backup for villa, amenities and common areas
Digital T.V: All Units will be provided with provision for satellite digital TV connection in living and all bedrooms.

12 LIFT

Internal Lift provision. Air Conditioners (5 to 7 No's), TV, Refrigerators, Dish Washer, Washing Machine, Food Processor, Micro Oven, Kitchen Exhaust

13 CAR PARKING

Interlocking Pavers / Cement Tiles / VDF Flooring

ARCHITECTURE

LANDSCAPE CONSULTANT

MEP CONSULTANT

OUR TEAM

N NIVAAS
 Architects & Interior
 DESIGNERS
 Consultants: 98497 82875, 98497 82876


 SAAVERI


 JASHRITHA
 ASSOCIATES & MEP PLANNERS

ankura
H O M E S

About us

An unmatched villa community of rare luxury is rising to conquer the west of Hyderabad at Shankarpally. Crafted on undulating landscaped grounds, IQON WEST takes you into the realms of greenery, serenity, freshness and space without compromising on connectivity. Located within easy access to the IT Corridor of Hyderabad, Iqon West is what you have always imagined life to be. The contemporary architecture complements the classy interiors, making each villa a delightful space to bring the romance back into everyday living. The landscaped outdoors are magical, with carefully planned activity zones, a lavish clubhouse and the whole plethora of cutting-edge amenities. Welcome to luxury, laughter, love and life in the premium address of IQON WEST. It's time to invest in the best.

A PROJECT BY

ankura
H O M E S

Corporate office :
Ankura Homes, B-305,
SY No. 196/
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SCAN TO KNOW US

