



LIVE THE VILLA LIFE

RERA NO. P02200003964

A Project by Chavala Ventures Private Limited

# YOUR PRIVATE HEAVEN, CRAFTED IN GREEN

You don't want to be right in the midst of the mid-city rancour;  
but you don't want to be too far away either.

You like your privacy;  
but you like the companionship of the community as well.

You are a nature lover;  
but the luxuries of life are important too.

Accommodating these preferences,  
we present to you CHAVALA HEDGEWOODS  
at Kompally.



A VILLA  
COMMUNITY  
SO BEAUTIFUL,  
IT'S GOING TO  
OPEN UP  
A LIFETIME  
OF JOYS!





NATURE-  
INSPIRED  
HOMES  
DESIGNED FOR  
EVERYDAY  
FRESHNESS.

# 31 PREMIUM VILLAS

There is a distinctive personality of each villa at Chavala Hedgewoods. Crafted for both the look and feel of elegance, these homes are where the sun streams filling every corner with love. Whether it's the cool kitchen or the spacious sit outs, the lovely bedrooms, everything here is picture perfect!







DREAM IT.  
OWN IT.

Chavala Hedgewoods is a boutique villa project. A community of 31 exquisite villa units, spread over 3.75 acres of greens, you are never lost in the crowd! Be a part of a green community that is well-connected to every urban convenience. You are Here. You are Everywhere.







# 3.75

## ACRES OF BOUTIQUE COMMUNITY

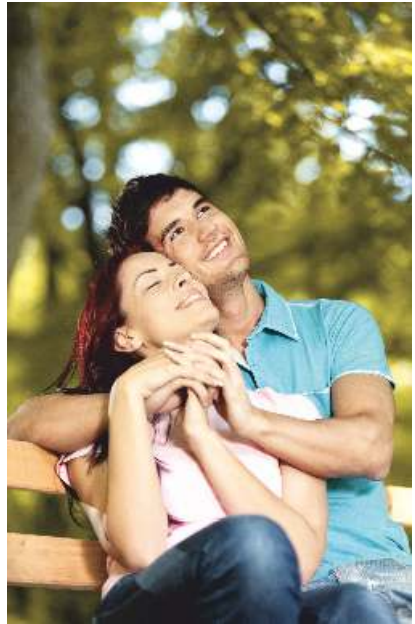
### AMENITIES

- 100% DG Back Up
- STP & WTP
- 40 Feet Wide Internal Roads

The breathtaking grounds are landscaped to offer you the best of nature's creations. Take a brisk jog, or take your dog for a walk, you will feel joy every time you step out of your home and into the blissful surroundings. A seat in the shades for the elderly to enjoy their solitude; Children growing with their friends amidst parks; Life at Chavala Hedgewoods is an overload of goodness!







# ASTOUNDING LANDSCAPING

Every space at Chavala Hedgewoods is meticulously planned to give you a personalised yet expansive feeling. Perfect corners for warm conversations, awe-inspiring landscaping to inspire your everyday lifestyle, sit-outs for alone or a fantastic family time and pathways that open up your imagination, all amidst the stunning opulence nature.







LOVING  
LIVING

Create a life worth living with a blissful home of your choice. Surprise yourself day after day with the hues of the sky and the light that enters your eye. A home that fits your lifestyle with timeless elegance and open bright spaces is definitely a life lived at its finest!







A  
CLUBHOUSE  
FOR  
LEISURE,  
FITNESS  
AND FUN.







#### FEATURES

- Designer Landscape
- Outdoor BBQ Space
- Kids Play Area
- Outdoor Amphitheatre
- Basketball Half Court
- Outdoor Badminton Court

LIVE  
AND  
PLAY.

OPEN  
AND  
AIRY

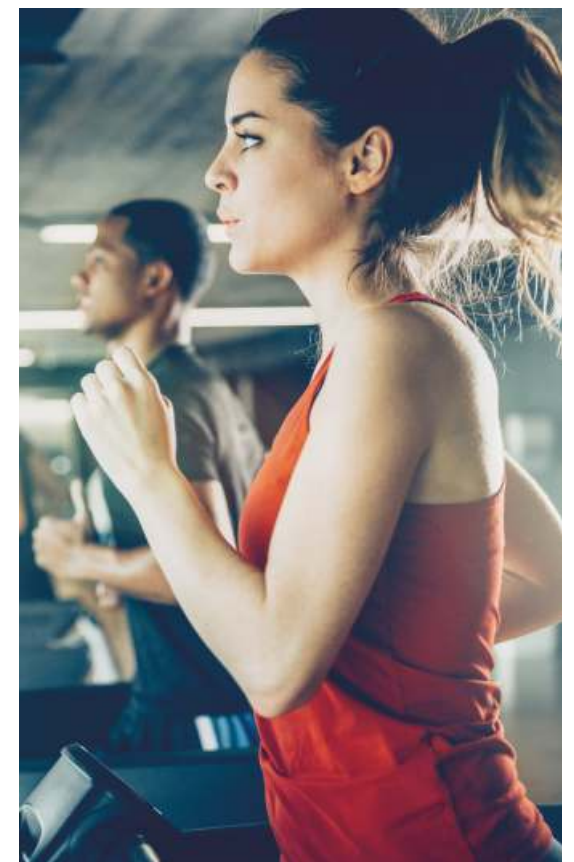






Step out of your villa and walk into the exclusive Clubhouse of Chavala Hedgewoods. The well-equipped gym is the place to hit for a toned body, and the yoga centre for a healthy mind. You can beat your friend at table tennis at the indoor play zone, or play at match at the outdoor badminton court. There's so much to fill up every moment of the day!

# ABOUT 8000<sup>SFT</sup> FULLY LOADED CLUBHOUSE FOR JUST 31 FAMILIES

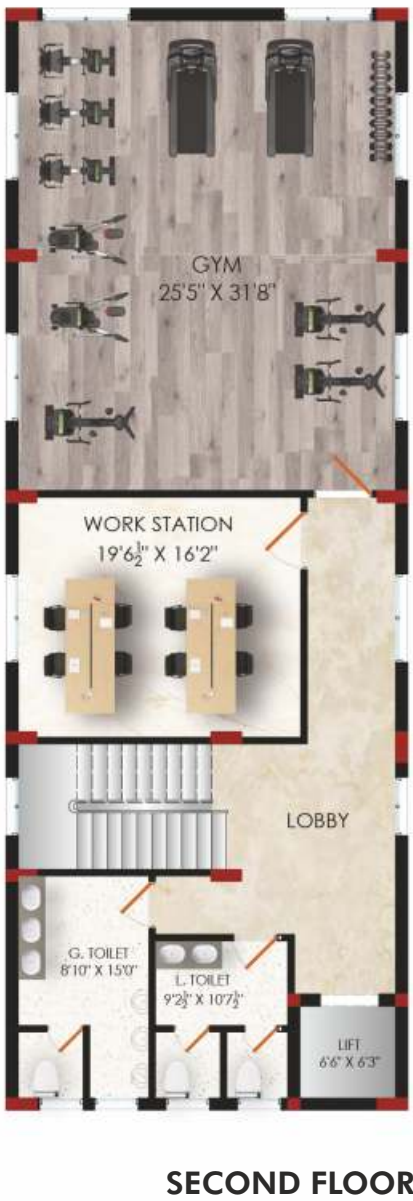
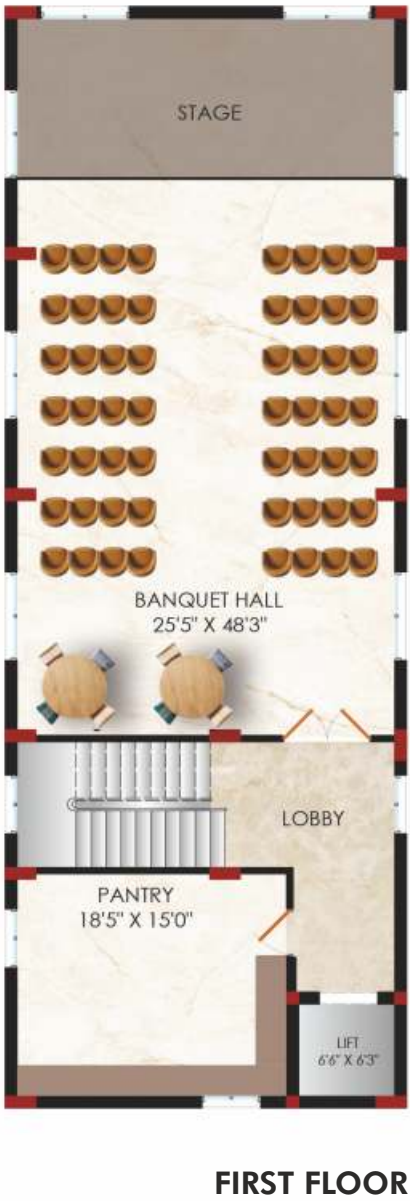
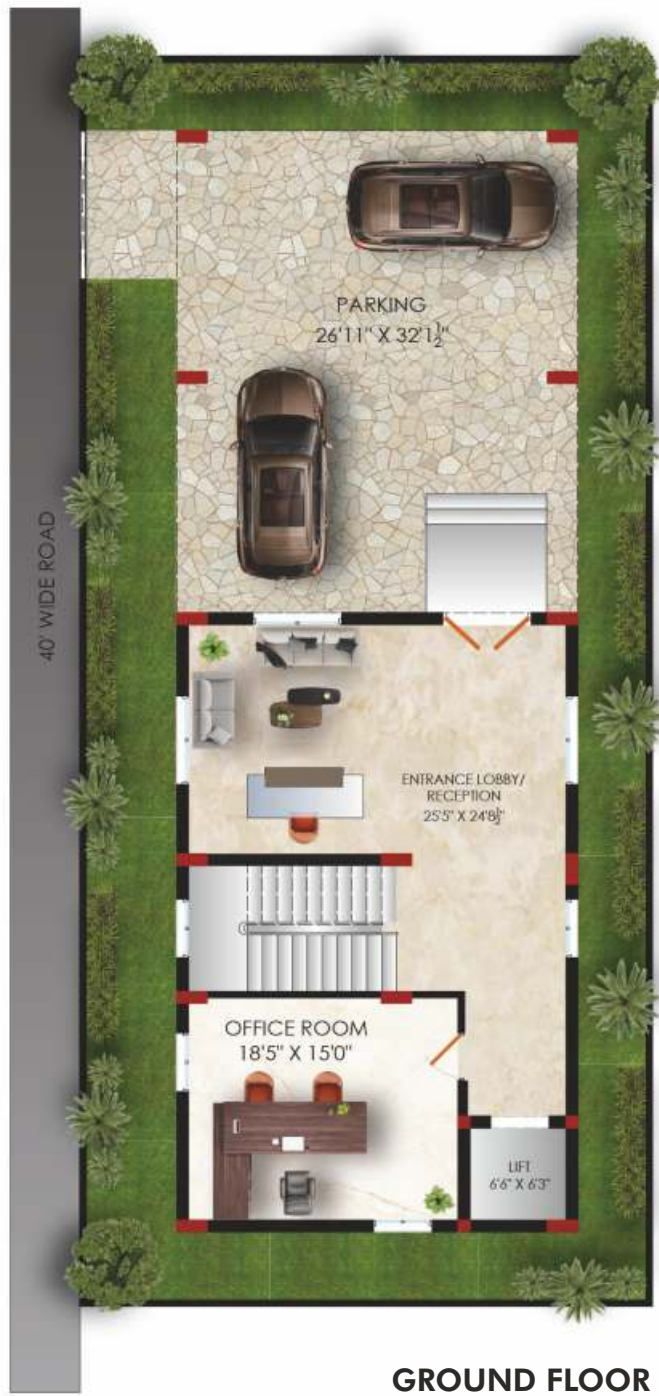


## CLUBHOUSE

- Multipurpose Hall with Pantry Provision
- Indoor Games
- Visitor Suites
- Fully Equipped Gym
- Terrace Swimming Pool
- Maintenance Office Room
- Plug N Play Office for Residents







STILT FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TERRACE	TOTAL AREA
1119.39 SFT	1992.00 SFT	1992.00 SFT	1992.00 SFT	683.00 SFT	7778.39 SFT





TYPICAL  
WEST FACING  
300 SQYDS

STEP  
INTO  
YOUR  
DREAM  
WORLD







AERIAL VIEW

# PROJECT HIGHLIGHTS

## PROJECT DETAILS

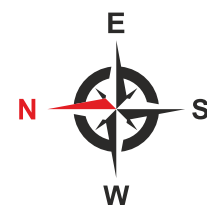
- All our Villas are 4BHK Triplex Villas & exclusive 5BHK Triplex Villas for 400 Sq Yards with Home Theatre
- Provision, Lift and Servant Room







# MASTER PLAN



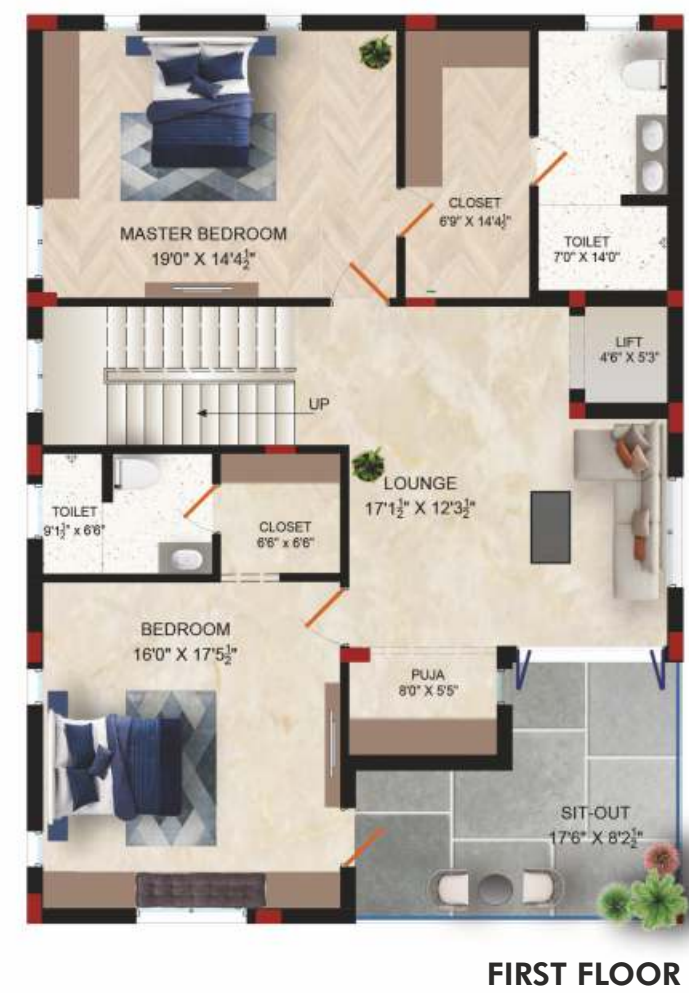
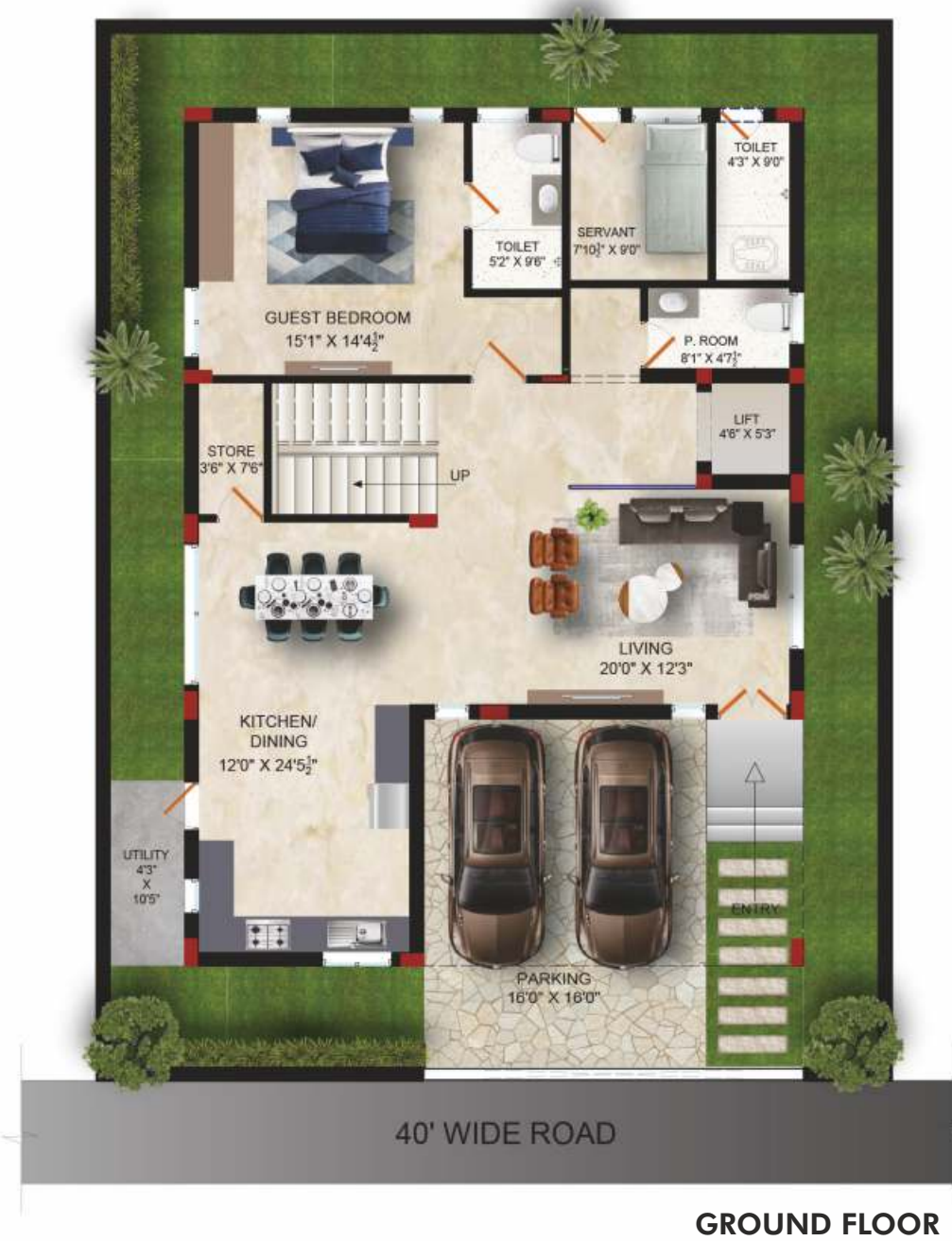




EAST  
STREET  
VIEW



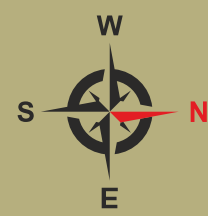




PLOT NO. 1-6, 23-30  
(300 Sq. ycls)



GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL AREA
1396.50 SFT	1697.50 SFT	1286.25 SFT	4380.25 SFT





WEST FACING



PLOT NO. 17-22  
(300 SQ.YDS)



GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL AREA
1367.40 SFT	1697.50 SFT	1202.00 SFT	4266.00 SFT







PLOT NO. 31  
(300 SQ.YDS)



GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL AREA
1402.50 SFT	1700.00 SFT	1300.00 SFT	4402.50 SFT







PLOT NO. 8, 9, 10  
(346.66 SQ.YDS)



GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL AREA
1705.00 SFT	2037.00 SFT	1202.26 SFT	4944.26 SFT





WEST FACING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PLOT NO. 12A, 14, 15  
(346.66 SQ.YDS)



GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL AREA
1662.00 SFT	2039.00 SFT	1263.00 SFT	4964.00 SFT





EAST FACING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PLOT NO. 7, 11  
(400 SQ.YDS)



GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL AREA
1703.75 SFT	2044.05 SFT	2044.05 SFT	5792.00 SFT





WEST FACING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PLOT NO. 12, 16  
(400 SQ.YDS)



GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL AREA
1703.75 SFT	2044.05 SFT	2044.05 SFT	5792.00 SFT







WEST  
STREET  
VIEW





05<sub>MIN</sub>  
CORPORATE,  
SCHOOLS

05<sub>MIN</sub>  
MULTI-SPECIALITY  
HOSPITALS

10<sub>MIN</sub>  
OUTER  
RING ROAD

AT  
KOMPALLY  
YOU HAVE  
THE BEST OF  
ALL WORLDS.

Truly peaceful and also connected to all parts of the city: Kompally has long been the home seeker's heaven. It is green and beautiful, with plethora of schools, malls, hospitals and entertainment facilities. The entire infrastructure in Kompally is geared towards providing you a good life.

Being in close proximity to the ORR and almost an extension of Secunderabad, this locale is seamlessly connected to the IT Park at Kompally and everything that matters to you.



#### LOCATION ADVANTAGES

- Outer Ring Road (Medchal Exit): 8 Kms
- Gateway IT Park : 9 Kms
- Metro Cash N Carry: 8 Kms
- Decathlon: 7 Kms
- Cine-Planet: 4 Kms
- Secunderabad Club: 15 Kms







# SPECIFICATIONS



## FOUNDATIONS AND STRUCTURE

**RCC Structure:** Earthquake Resistant RCC framed structure with RCC slabs & beams system

**Super structure:** 200 MM thick External walls and 100mm thick Internal Walls with AEROCON or Equivalent Blocks



## PLASTERING

**Internal:** Single Coat Cement Plaster with Smooth Plastering

**External:** Double Coat Cement plaster



## DOORS AND WINDOWS

- Main Door:** Teak Wood Door frame with both sides Veneer Flush Door Shutter finished in Melamine Polish fitted with door handles of reputed make hardware.
- Internal Doors:** Teak Wood Door frame with Laminate/Veneer Flush Door Shutter with door handles of reputed make hardware.
- French Doors:** Reputed make UPVC framed sliding doors with glass and provision for mosquito mesh.
- Windows:** Reputed make UPVC framed glass windows and provision for mosquito mesh.
- Grills:** Customers scope.



## PAINTING

- External:** Weather shield paint over textured surface.
- Internal:** Acrylic Emulsion paint over Smooth finished putty.



## FLOORING

- Drawing, Living, Kitchen and Dining:** 800 x 800mm size vitrified tiles of reputed make.
- Bedrooms and Home Theatre:** 800 x 800mm size vitrified tiles of reputed make.
- Bathrooms:** Acid resistant, anti-skid ceramic tiles of premium make.
- Balconies & utilities:** Anti-skid ceramic tiles of reputed make.
- Staircases:** Granite/Marble



## TILE CLADDING

- Bathrooms:** Glazed ceramic tiles of reputed make up to 7' height.
- Kitchen:** Customers Scope.
- Utilities:** Anti skid Ceramic tiles of reputed make (Including Servant Quarters)



## KITCHEN

- Kitchen and Utility Platform – Customer Scope
- Separate taps for municipal water & bore-well water.
- Provision for fixing water purifier, exhaust fan & chimney.



**UTILITIES/WASH:** Provision for washing machine



## BATHROOMS

- Wash basins of reputed make.
- Wall mounted EWC with concealed flush tank and health faucets of reputed make.
- Single lever fixtures with wall mixer & shower of reputed make.
- Provision for geysers & exhaust fans.
- All C.P. Fittings are Chrome Plated of reputed make.



## ELECTRICAL

- Concealed copper wiring of reputed make.
- Power outlets for Air conditioners in living and bedrooms.
- Power outlet for geysers in all bathrooms.
- Power plug for chimney, refrigerator, microwave oven, grinder, water purifier in kitchen and washing machine in utility area.
- Modular switches of reputed make.
- Three phase power supply in each villa
- Miniature Circuit Breaker (MCB) for each distribution board of reputed make.

**Telecom:** Intercom connecting security & all villas.

**Cable TV:** Provision for cable TV/ DTH connection in living room & all bedrooms.

**Internet:** Provision for internet connection in drawing room.

**Lifts:** Automatic passenger lift of reputed make (Additional Cost)



## WTP & STP

- WTP: Fully treated water supplied for bathing and other purposes, and purified water supplied for drinking through one of the two taps in kitchen sink.
- STP: Treated sewage water will be used for flushing, landscaping & gardening.
- Pneumatic pumping system for even pressured water supply for all villas.



## Power back-up

- 100% metered power back-up in all Villas
- 100% power back-up for all common areas & pumps
- Generators enclosed in acoustic enclosures to reduce the sound.





THE  
VILLA  
LIFE  
IS  
LIVE!





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