



**DEVANSH  
GROUP**

RERA No. P01100001313

**LIVE IN HARMONY**

GATED COMMUNITY VILLAS @PATANCHERU



**WATER FRONT**

EARTHEN - PURE, NATURAL, ECOLOGICAL





Peaceful living,  
not just a state of mind.  
It is now a way of living.  
Strong yet calm.  
Simple yet elegant.

**LIVE**  
in Harmony



**WATER FRONT**  
EARTHEN - PURE, NATURAL, ECOLOGICAL





## ABOUT THE PROJECT

Water Front Villa is a luxurious 1800 sft 3 Bed Room Row villa consisting of ground +1 upper floor. The Project is located in developed area of Hyderabad close to Hi tech city.

The Project is centrally located and enjoys proximity to prime locations with easy access to Shopping Malls, International Schools and Colleges, Hospitals, Hotels, Convention centres, Public Transport and many more.

Water Front villas captures the spirit of independent living space with a blend of community living. It puts the good life within your easy reach, providing the conveniences & offering the finest address.

Each villa is crafted to make living a pleasure maximized space, beautiful layout, excellent finish with top-of-the-line fittings.

Water Front Villa is all set to redefine Value-for-money for modern, luxurious and convenient living.



# WATER FRONT

EARTHEN - PURE, NATURAL, ECOLOGICAL



WATER FRONT

WATER FRONT



Make a Life.... and not just a living! Invest in your dream home now! Initiate a legacy in style, for your loved ones. You have earned it! Your family deserves the best!

Buy a villa in 'Water Front' and show them how much you care. Let your family discover the pride and joy of living in style..... Own a home in a locality that is away from the maddening traffic and frenzied activity.

Add your Residential address to your list of achievements by investing in a villa at 'Water Front'.



**WATER FRONT**  
EARTHEN - PURE, NATURAL, ECOLOGICAL

**EAST FACING 160 SYD**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**





## COMMON AMENITIES

1. GHMC approved gated community
2. BT Roads.
3. Plantations and Gardening as per GHMC norms.
4. Underground Drainage.
5. Underground Electrical Lines and Transformers
6. Street Lights.
7. 24 hours assured water supply from 1000 liters Over Head Water Tank through underground common sump under pumping system.
8. A well planned gated community with solar fencing.
9. Community building according to sanction permission plan.
10. Common Rain water Harvesting Pits.
11. 10% tot lot area and buffer zone near nala to be developed with best possible facilities and greenery.



**WATER FRONT**

EARTHEN - PURE, NATURAL, ECOLOGICAL

**WEST FACING 160 SYD**



**GROUND FLOOR PLAN** 



**FIRST FLOOR PLAN** 



## PROJECT HIGHLIGHTS

- Make a life, and not just a living! Invest in your future.
- Gated community with 94 above villas, by in style, for your family.
- Approved by  GHMC, the learned, old & young family.
- Reputed Promoters.
- Beautifully Landscaped Parks & Avenues with Club House and Attractive Amenities.
- Excellent Location (attached to a beautiful township). Close to Hi tech city.
- Proximity to prime localities, shopping, entertainment, Educational Institutions.
- Each villa built on 150, 158, 174, 227 Sq.Yds with 1750 sft to 2350 sft of Built-up area.
- 3 Bhk Ground +1 Floors Duplex Villas.
- Vastu Compliant.
- Spacious living with respect to maximum utility, sun, light, air.
- Set backs with respect to GHMC bye laws, villa, water, sewerage.
- Covered Car & Motorcycle parking.

  
**WATER FRONT**  
EARTHEN - PURE, NATURAL, ECOLOGICAL



## **OUR VISION**

Our vision is to create world-class living environment with unmatched quality of life for people who inhabit them and that fit to their heart's desire and imagination.

## **OUR MISSION**

Our mission is to provide value propositions to our Customers through delivery of quality products and services at affordable price and thereby creating an ever lasting association with our Customers. Maintain relationships with Customers based on the foundations of trust, integrity and transparency.

## **QUALITY POLICY**

At GTB Projects, we are committed to provide broad spectrum of construction solutions by adopting suitable technologies for ensuring qualitative work and timely delivery of projects, meeting and exceeding customer needs and expectations through continual improvements and contributing to the overall welfare of the society.



**WATER FRONT**

EARTHEN - PURE, NATURAL, ECOLOGICAL





...break the brackets  
& live infinite



**WATER FRONT**  
EARTHEN - PURE, NATURAL, ECOLOGICAL

# SPECIFICATIONS

<p><b>Structure :</b> R.C.C. Framed Structure provided for G+2.</p>	<p><b>Painting :</b> Asian paints for internal walls with Luppam finishing. Cement based paints for exterior and enamel paints for doors.</p>	<p><b>Vaastu :</b> Designed as per Vaastu principals.</p>
<p><b>Superstructure :</b> 9MM Thick Red Bricks wall for external and 4.5" thickness for internal walls with cement mortar.</p>	<p><b>Electrical :</b> Concealed, PVC conduit, copper wiring with all necessary light and Fan points one TV point will be provided in hall, with ISI mark brands like Finolex, Finecab and polycab.</p>	<p><b>Direct access :</b> Very close to Outer Ring Road.</p>
<p><b>Flooring :</b> Standard good quality Vitrified Tiles in living, Dining and other Rooms.</p>		<p><b>Security :</b> An exclusive Eco-friendly townshi Compound wall with solar fencing s</p>
<p><b>Kitchen :</b> Granite platform and dadoing of glazed ceramic tiles upto 2' height above the platform and one shelf in RCM is provided.</p>	<p><b>Water supply :</b> Water from individual overhead tank is supplied through underground piping system.</p>	<p><b>Staircase Railings :</b> Stainless steel railings for internal s</p>
<p><b>Door :</b> Main door frames &amp; shutters with teak wood and all other doors with flush shutters.</p>	<p><b>Roads, Direct access:</b> Systematically designed network of road as per GHMC norms. Very close to Outer Ring Road.</p>	<p><b>Recreation :</b> Professionally landscaped central p Community building, located at the circulation area of the people.</p>
<p><b>Windows :</b> Aluminium frames with sliding glazed shutters with MS safety grills with mesh.</p>	<p><b>Sanitation :</b> Professionally designed sanitary &amp; water supply network with multiple septic tanks located at convenient points for smooth functioning of the system.</p>	
<p><b>Toilets :</b> One Indian WC and one Western WC in each house and one white wash basin in hall, brands like Hindware, Rasi, PVC fittings brands like Sudhakar, Nandi, Prince, Glazed Tiles in toilets upt 7' height. Standard ISI make Tap's hot &amp; cold mixer Hindware or equivalent brands, gyser provision in toilets.</p>	<p><b>Electricity :</b> Electricity supply to the Township through under ground cabling with adequate number of transformers for fluctuation free power supply, Provision of data cables along with electrical cables for cable and TV connections.</p>	<p><b>Shopping :</b> Strategically located commercial s residents of the township.</p>

p with elaborate security arrangements,  
security for Entire Township.

aircase.

park and avenue plantation. Well planned  
e convenient place without disturbing the

paces to cater the requirements of the









**DEVANSH  
GROUP**



Project by:

## **Devansh Infra LLP**

**Site :** WaterFront, Behind Defence Colony, Near Ellenki Eng. College, Patancheru, GHMC, Patancheru Mandal, Hyderabad.

**Office :** 8-2-686/DC/8 (8A & 8B) 501,5th floor, Dev Dhanuka Prestige, Above YES Bank, Banjara Hills, Road No 12, Hyderabad

**Contact :** +91- 9121222498, +91 - 9666680333, +91 - 95503307700.

**Visitus :** [www.devanshconstructions.com](http://www.devanshconstructions.com) email: [marketing@devanshconstructions.com](mailto:marketing@devanshconstructions.com)