



elegans
Emperia
HOMES

Elegant 3 BHK + Home Theatre Villas at Kollur.



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As elegant as you.

Emperia Homes by Elegans is not just about the size of the villas, it's about shaping our lives for the better. It's about commuting less and enjoying life more. Ideally located in Kollur, it is close to ORR and less than 15 mins drive away the Financial District in Gachibowli. It is a place where the comforts of the familiar meet the appeal of the unexpected. It is where the rhythm of life reconnects with the pace of fast changing metropolitan life.

It's a villa community that is crafted to evoke happiness, togetherness, fulfillment, and a sense of security for its proud residents.

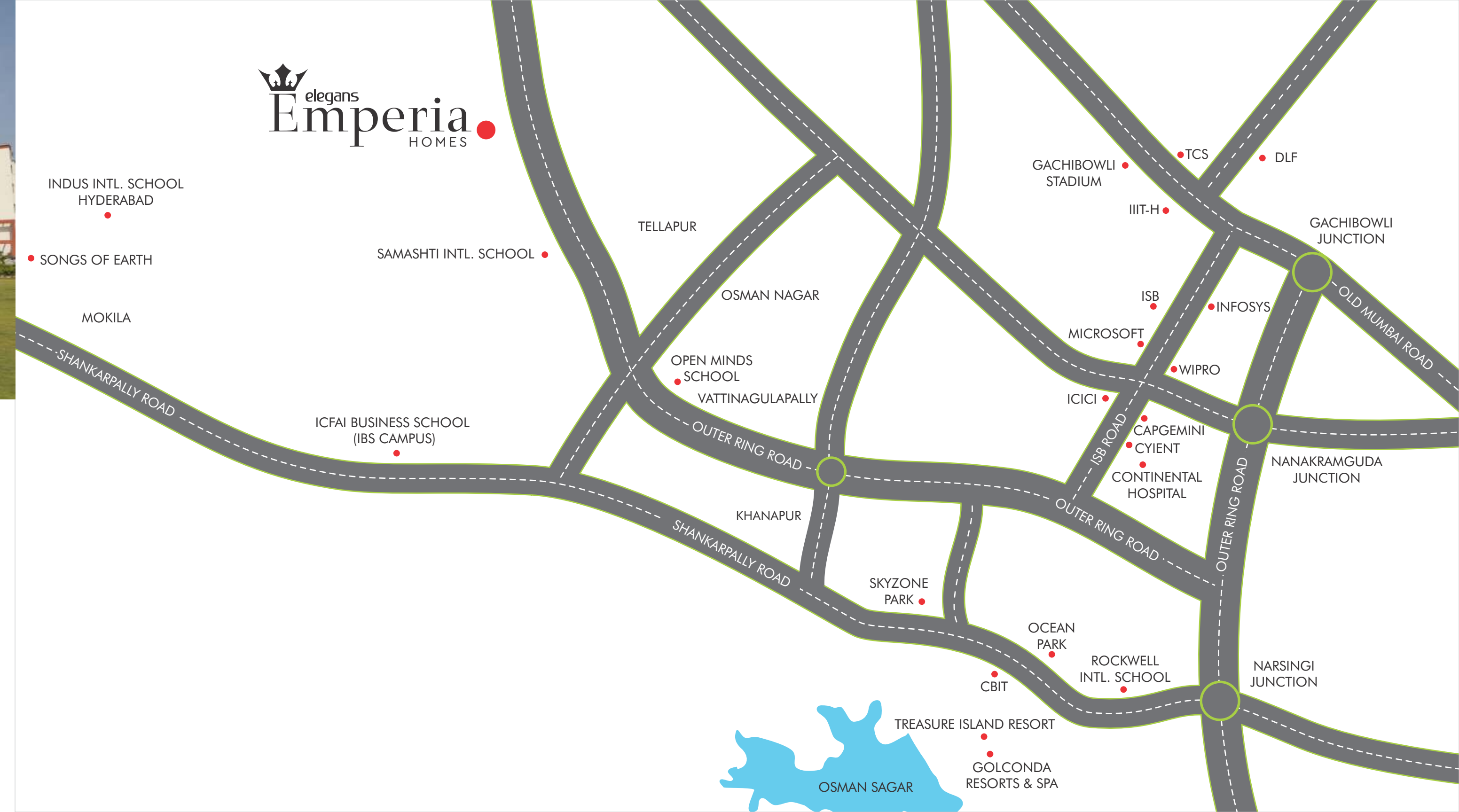


SAMASHTI INTL. SCHOOL

A MUCH SOUGHT AFTER DESTINATION.

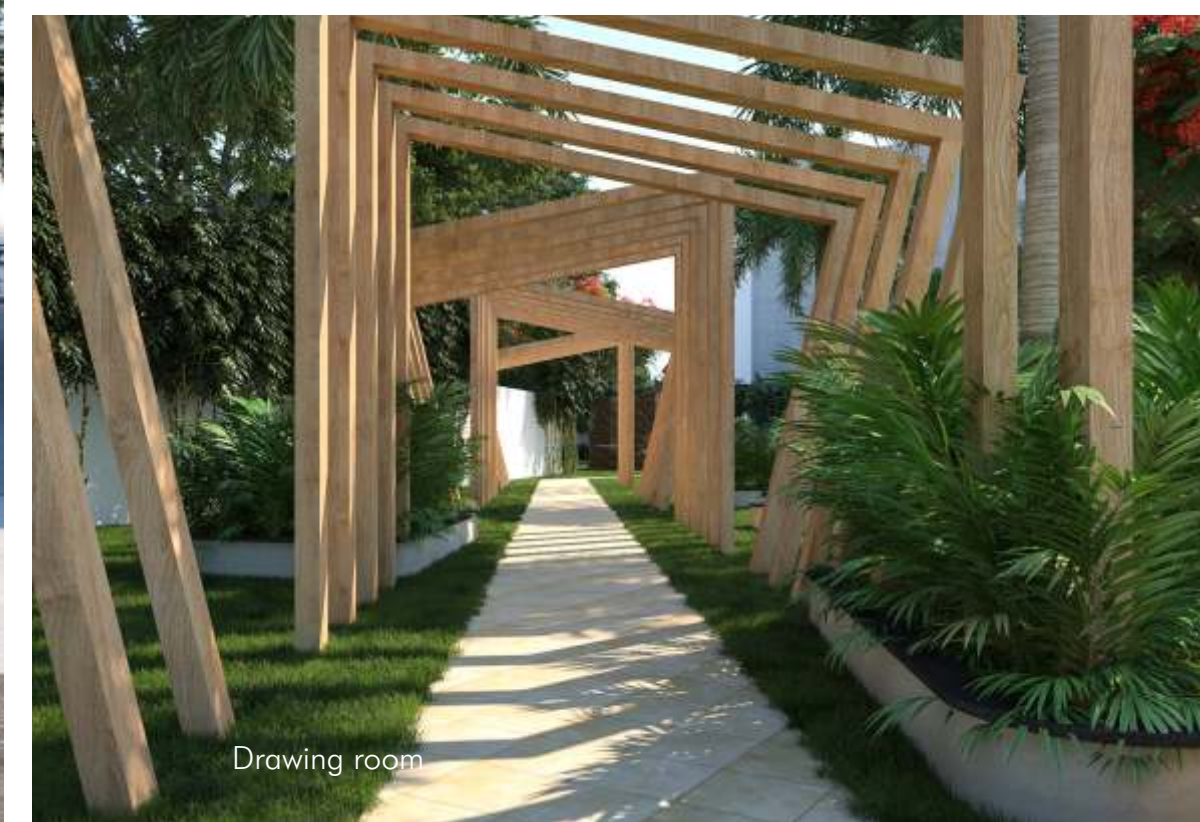
Kollur is a highly desirable residential area in the heart of Hyderabad. It is located close to the Outer Ring Road and IT Hub and Financial District in Gachibowli. Not just the MNCs or work places, every destination is a breeze from here. Be it entertainment centers, upmarket shopping malls, restaurants, world-class educational institutions, reputed healthcare centers.

A home at Elegans Emperia Homes enables you live a life that's high on convenience and comforts.









Drawing room



EAST VILLA - 240 SQYDS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



AREA DETAILS

PLOT AREA	: 2152 SFT.
GROUND FLOOR AREA	: 1435 SFT.
FIRST FLOOR ARE	: 1430 SFT.
SECOND FLOOR AREA	: 555 SFT.
TOTAL BUILT UP AREA	: 3420 SFT.

WEST VILLA - 240 SQYDS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



AREA DETAILS

PLOT AREA	: 2152 SFT.
GROUND FLOOR AREA	: 1460 SFT.
FIRST FLOOR ARE	: 1405 SFT.
SECOND FLOOR AREA	: 555 SFT.
TOTAL BUILT UP AREA	: 3420 SFT.

EAST VILLA - 207 SQYDS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



AREA DETAILS

PLOT AREA	: 1867 SFT.
GROUND FLOOR AREA	: 1205 SFT.
FIRST FLOOR ARE	: 1190 SFT.
SECOND FLOOR AREA	: 505 SFT.
TOTAL BUILT UP AREA	: 2900 SFT.

WEST VILLA - 207 SQYDS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

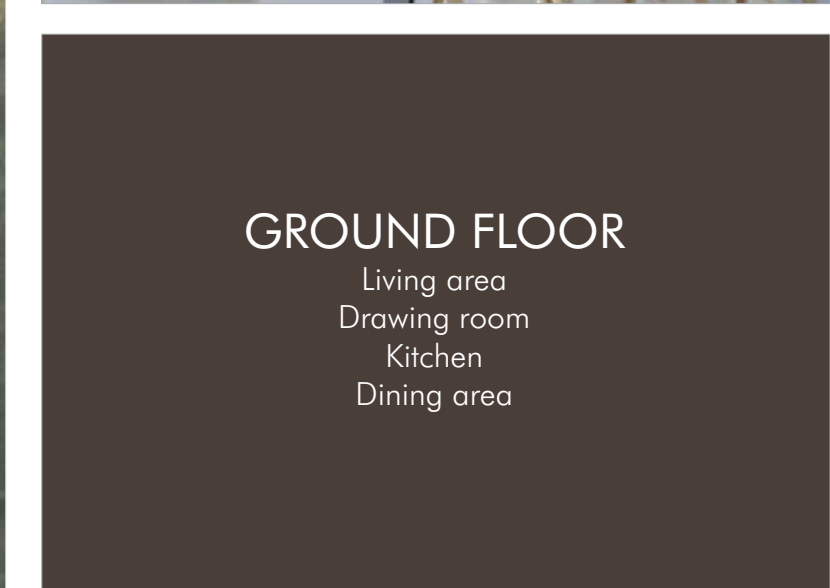


AREA DETAILS

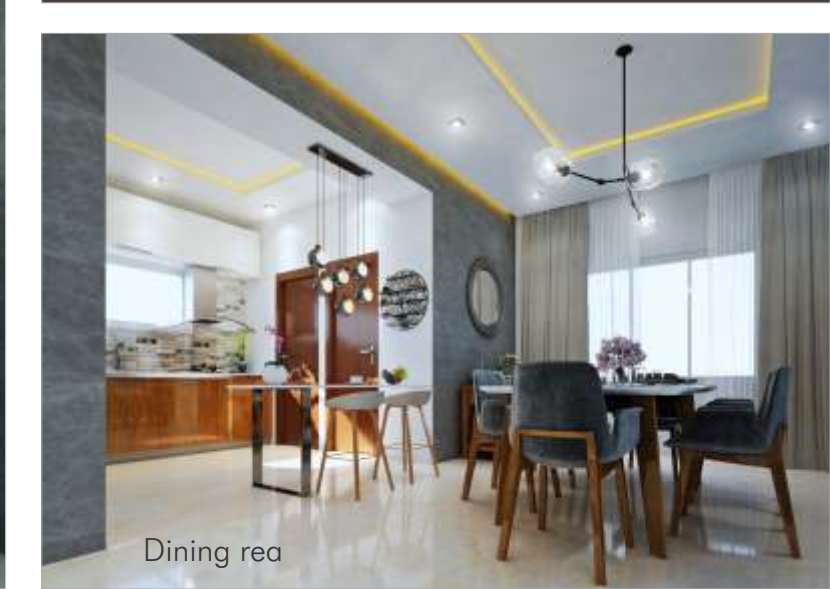
PLOT AREA	: 1867 SFT.
GROUND FLOOR AREA	: 1250 SFT.
FIRST FLOOR ARE	: 1195 SFT.
SECOND FLOOR AREA	: 465 SFT.
TOTAL BUILT UP AREA	: 2910 SFT.



Kitchen



GROUND FLOOR
Living area
Drawing room
Kitchen
Dining area



Dining rea

Living area

Drawing room



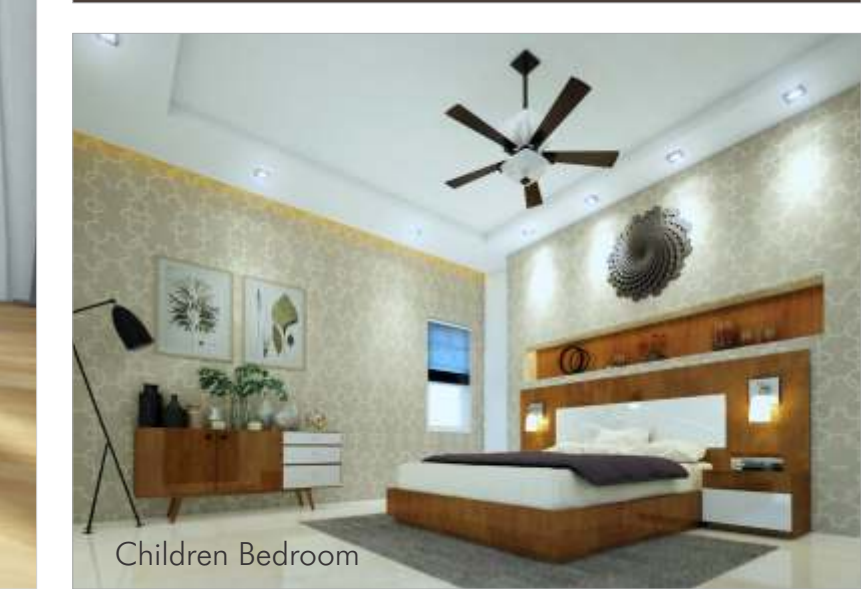
Living Area



Master Bedroom



Living area



Children Bedroom



Home Theater



SECOND FLOOR
Home Theater
Terrace Garden



CLUBHOUSE



EXCLUSIVE PRIVILEGES

The ultra-modern clubhouse is the perfect place to recharge, relax and reclaim a healthy lifestyle. It features a fully-equipped gymnasium, an indoor badminton court, a lavish multi-purpose hall, indoor games room, guest suites and a conference room. At Elegans Emperia Homes, there is something exclusively tailored for everyone.



Badminton Court

Swimming pool



Gym



Indoor Games



AMENITIES:

- Swimming pool
- A/C gym
- Badminton Court
- Children Play Area
- Multipurpose Hall
- Guest Bedroom
- Conference Hall
- Indoor games



Multipurpose Hall



Guest room



Conference Hall

SPECIFICATIONS

STRUCTURE : Earthquake resistant foundation with R.C.C concrete. Designed for seismic zone.

SUPER STRUCTURE : Masonry with good quality solid cement blocks in cement mortar.

PLASTERING : **Internal:** Cement plastering with smooth finish
External: Double coat cement plastering.

MAIN DOOR : Best teak wood frame & flush shutter aesthetically designed, with melamine polish and hardware of reputed make

INTERNAL DOORS : Medium teak wood frame and reputed make flush shutters. Finished with paint and fixed with hardware of reputed make.

FRENCH DOORS AND WINDOWS : Reputed brand of UPVC French doors & sliding windows with safety grill of NCL Wintech/Aparna or equivalent.

PAINTING : **Internal:** Smooth Wall Care putty finish with two coats of acrylic emulsion paint over a base coat of primer.
: **External:** Premium quality Wall putty finish with two coats of weather proof paint for front elevation combination of Tiles cladding and Texture Finish.

FLOORING : **Drawing / Living / Dining:** Vitrified tiles / Granite with smooth finish laid on 1:6 cement mortar (In case the owner opts out, a fixed amount of Rs.1,00,000/- will be paid in lieu thereof)
: Master bed room or Home theatre (any one room): vitrified tiles or Reputed Make Laminated wooden flooring.
: **Other rooms:** Reputed Make Vitrified Tile .
: **Staircase:** Granite Flooring
: **Sit out & Balconies:** Vitrified tiles Flooring

RAILING : **Staircase & Balconies:** Internal staircase railing will be of SS and First floor front side elevation balcony railing will be of Glass and the remaining balconies railings will be MS.

TOILETS : Tiles: Best quality anti skid ceramic tiles
Washbasins in all toilets with hot and cold mixture.
Wall-mount EWC,
Single lever diverter with shower,
Provision for solar water heater.
Provision for exhaust fan and geyser,
All CP fitting of Jaquar / Vitra or equivalent quality and sanitary fittings of Vitra / Cera / Hindware.

KITCHEN : Glazed ceramic tiles dado up to 2'0" height above the kitchen Platform.
Black granite platform with stainless sink with hot and cold water Provision.
Kitchen platform with provision for exhaust fan, chimney & Provision for aqua guard.

UTILITY / WASH : Provision for washing machine and dish washer with glazed ceramic tiles dado upto 4'0" height.

PORTICO : Interlocking designer paver blocks.

ELECTRICAL : Concealed copper wiring of RR Cabel / Finolex or equivalent make.
Power outlets for air conditioners in all bedrooms and home theatre.
Power plug for cooking range chimney, refrigerator, microwave oven and mixer/grinder in kitchen.
Plug points for TV & audio systems etc.
3-phase supply for each villa and individual meter boards.
Miniature circuit breakers (MCB) for each distribution board.

SERVICES : DG back up for the common services and for each villa upto 5 KVA load.
Telephone points in all bed rooms, living and dining.
Water supply through Hydro-pneumatic system.
Sewage treatment plant, water treatment plant.
All round compound walls for community with solar fencing.

AMENITIES : Swimming pool
Underground drainage.
All internal BT roads with neatly designed footpaths.
Underground cabling.
Clubhouse with A/C gym, conference hall.
Security gate with intercom facility.
Avenue plantation
Children play area with play equipment and outdoor party area.
Municipal water, if HMWSSB provides and lays down the pipelines till the community for making supply.

LIFT : Provision will be provided in the building plan and purchase of lift is at client scope only.



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CORPORATE OFFICE:

Plot # 8-2-293/82/J-III/13, First Floor, Phase III, Road # 82, Jubilee Hills, Hyderabad, Telangana - 500033.

SITE ADDRESS:

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