



Join Anvaya for a
Visionary Tomorrow



RERA No. P02400008311

Luxury Living @ Kongarakalan, Telangana.



Project Information

Site area	30 Acres
No. of villas	300+
No. of floors	G+2
SBUA	-
Club house BUA	50,000 sft

Project Information

Type of Villas	Facing	Plot area in sq. yds.	No. of Units	Carpet area in sft.
Type 1	East	222	56	3100
Type 2	East	200	100	2821
Type 3	East	400		4539
Type 4	West	222	55	3100
Type 5	West	200	101	2819
Type 6	West	400		4654



Join Anvaya for a
Gleaming Future



ARIAL VIEW

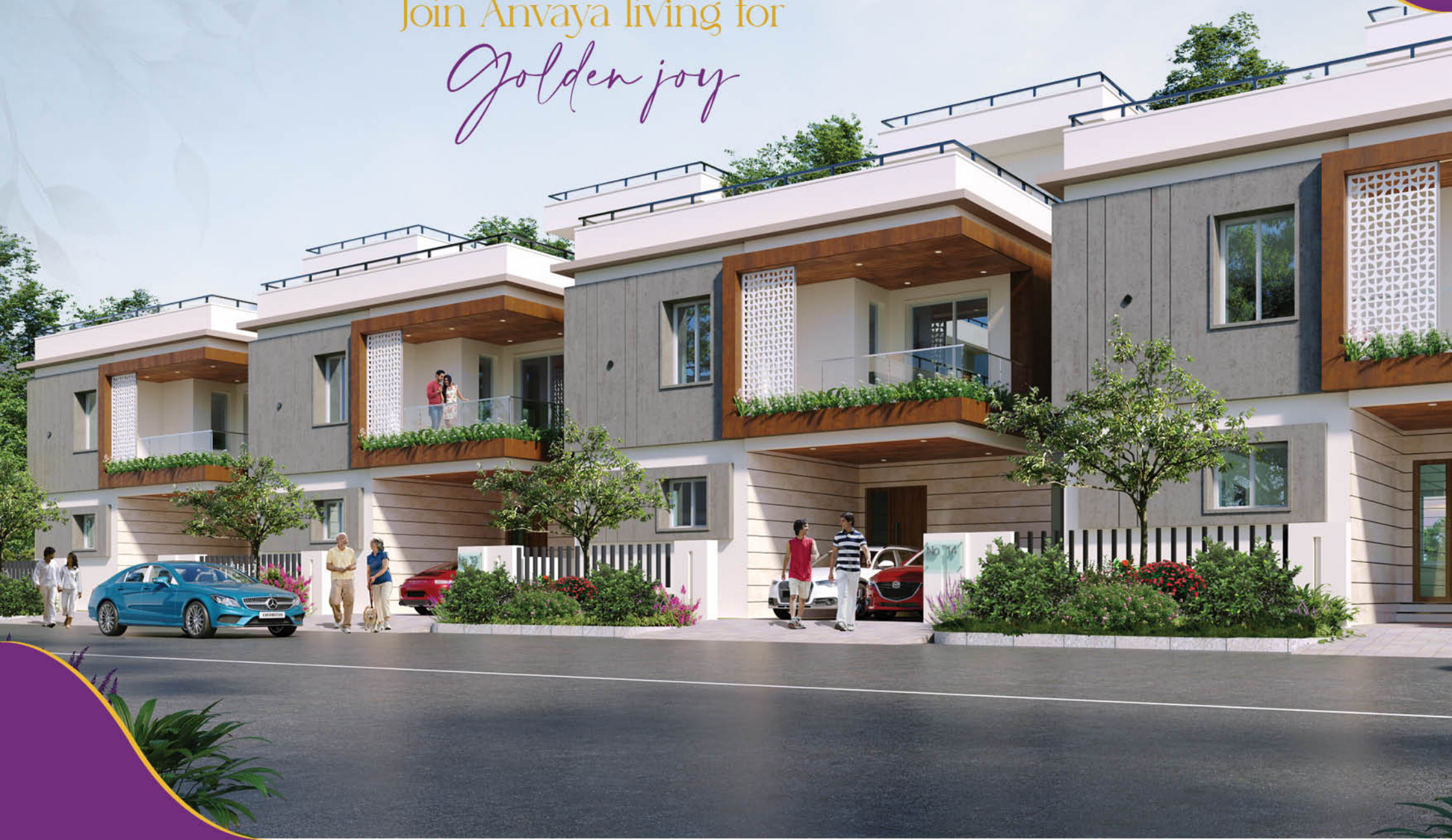


Join Anvaya for an
Unmatched life

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STREET VIEW

Join Anvaya living for
Golden joy



EAST VILLA



WEST VILLA



EAST VILLA



Legend

01. Entrance / Exit
02. Meditation Space
03. Multipurpose Court
04. Cycle Parking Areas
05. Multiple Seating Areas
06. Open Gym
07. Walking Area
08. Water Fountains
09. Luxurious Landscape
10. Children's Play Area
11. Sand Pit
12. Stage
13. Party Lawn
14. Pergolas
15. Amphitheatre
16. Cycle Track
17. Jogging Track
18. Rock & Water Fountains
19. Gazebos
20. Club Anvaya
21. Plaza Area
22. Swimming Pool
23. Amphitheatre
24. Play ground
25. Transformer yard
26. Water Tank
27. Pet Area





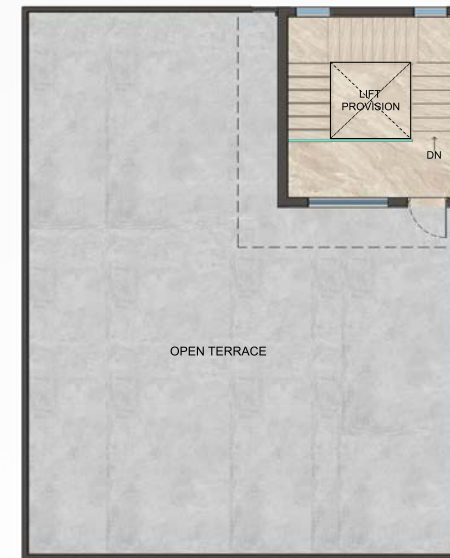
40X50
EAST VILLA
222 Sq. Yds.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR
FIRST FLOOR
TERRACE FLOOR
TOTAL SLAB AREA

- 1395 SFT.
- 1395 SFT.
- 310 SFT.
- 3100 SFT.



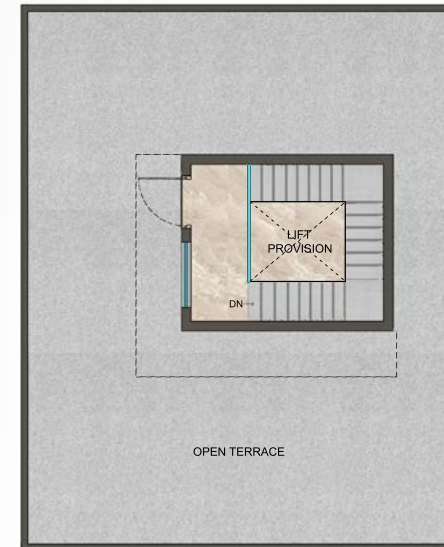
40X50
WEST VILLA
 222 Sq. Yds.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR
 FIRST FLOOR
 TERRACE FLOOR
TOTAL SLAB AREA

- 1395 SFT.
- 1395 SFT.
- 310 SFT.
- **3100 SFT.**



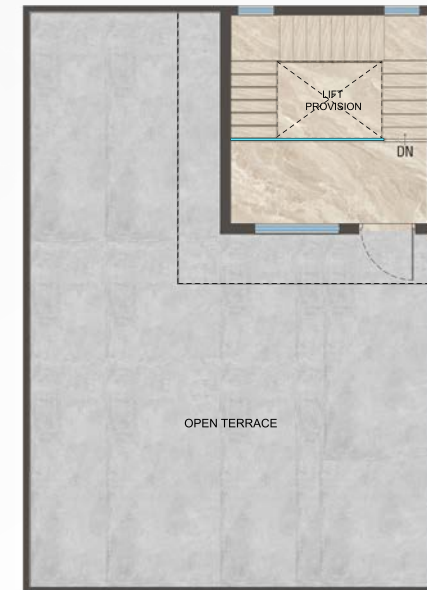
36X50
EAST VILLA
200 Sq. Yds.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR
FIRST FLOOR
TERRACE FLOOR
TOTAL SLAB AREA

- 1228 SFT.
- 1228 SFT.
- 365 SFT.
- 2,821 SFT.



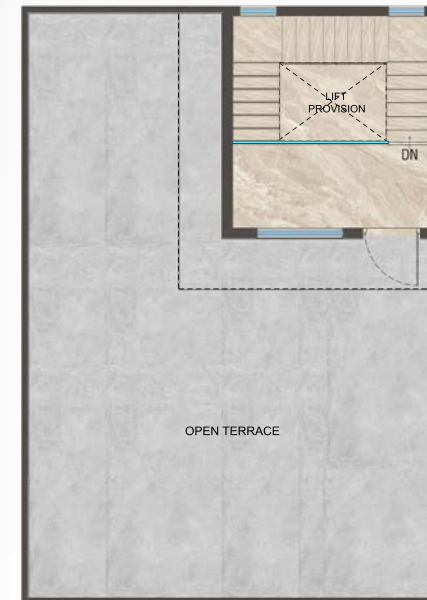
36X50
WEST VILLA
200 Sq. Yds.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR
FIRST FLOOR
TERRACE FLOOR
TOTAL SLAB AREA

- 1227 SFT.
- 1227 SFT.
- 365 SFT.
- 2819 SFT.



72x50
EAST VILLA
400 Sq. Yds.

400 Sq. Yds.

GROUND FLOOR	- 1,645 SFT.
FIRST FLOOR	- 1,645 SFT.
TERRACE FLOOR	- 1,099 SFT.
TOTAL SLAB AREA	- 4,390 SFT.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



72X50
WEST VILLA
400 Sq. Yds.

GROUND FLOOR	- 1,644 SFT.
FIRST FLOOR	- 1,644 SFT.
TERRACE FLOOR	- 1,213 SFT.
TOTAL SLAB AREA	- 4,654 SFT.

CLUB ANVAYA



Amenities



- Grand Entrance Plaza
- Super Market
- Coffee Shop
- Clinic & Pharmacy
- Guest Rooms
- Crèche
- Indoor Badminton Court
- Toddlers Play Area
- Library
- Multiple Lounge Areas
- Saloon
- State of the Art Club House
- Mini Theatre
- Banquet Hall
- Multipurpose Court
- Interactive Seating Zones
- Squash Court
- Outdoor Cafeteria
- Open Air Theatre
- Swimming Pool
- Yoga Deck
- Meditation Garden
- Well-Equipped Gym
- Meeting Rooms
- Outdoor Seating Lounge
- Sand Pit
- Common Wi-Fi Zones
- Gathering Spaces
- Kid's Play Areas
- Pet Park
- CCTV Surveillance
- Murram Walkway
- Jogging Track
- Abstract Garden
- Solar Fencing
- Multiple Cycle Parkings
- 24x7 Security
- Multiple Water Features
- Outdoor Gym
- Viewing Decks
- Laundry Provision



Table Tennis



Yoga



Gym



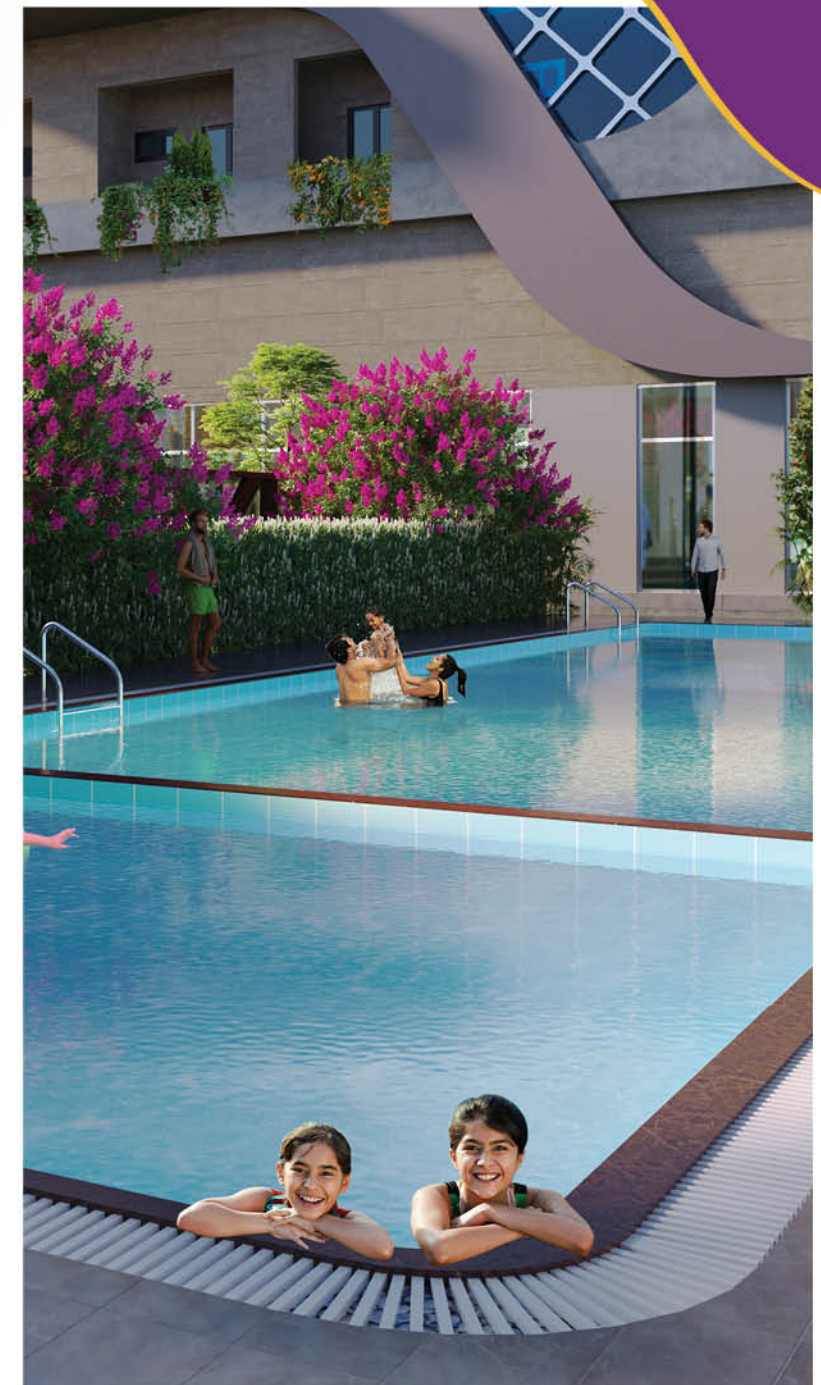
Guest Bedrooms



Snooker Table



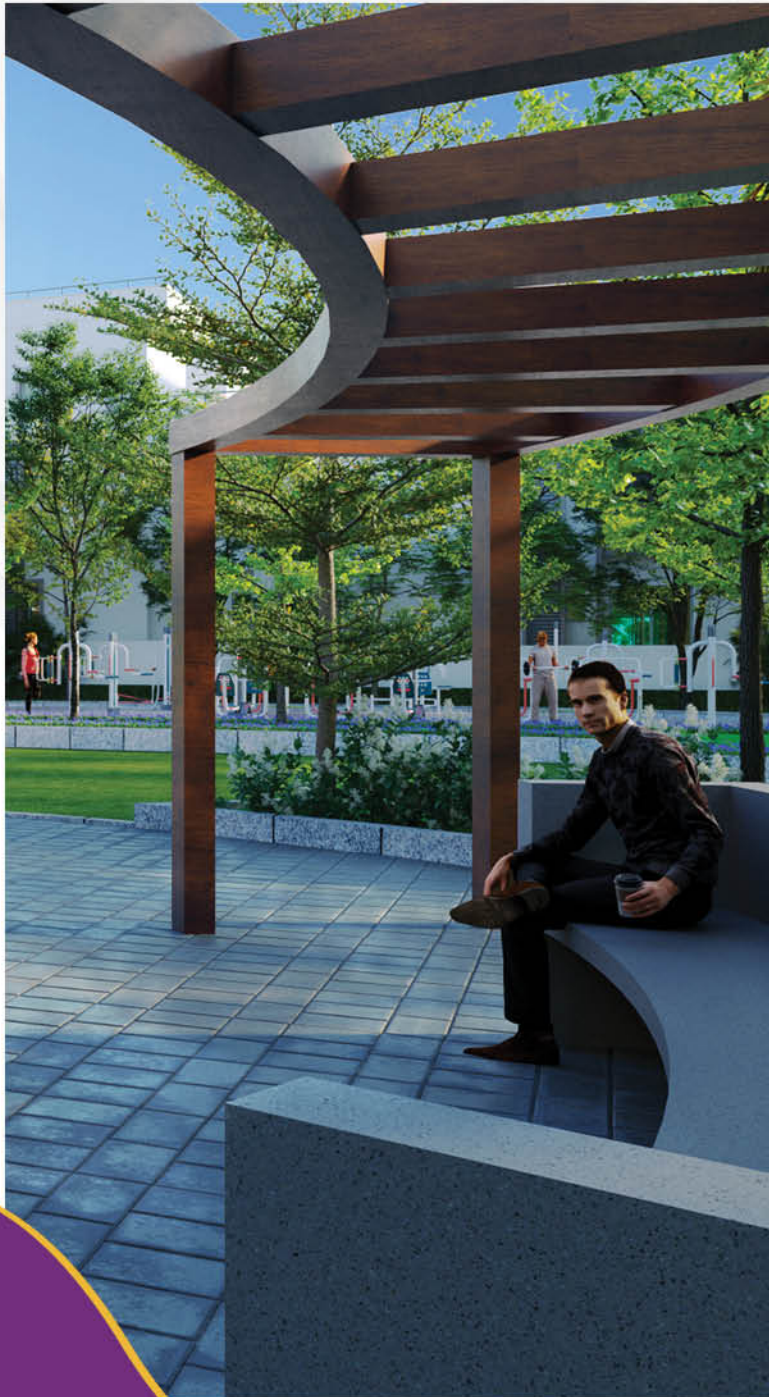
Ball





Join Anvaya living for
Breath of fresh air





Jogging Track



Basket Ball



Box Cricket



Badminton Court



Gym



Children's Play Area





SPECIFICATIONS



STRUCTURE :

RCC framed structure

SUPER - STRUCTURE :

Brick/RCC Walls

WALLS :

Internal Wall Finishes : Smooth finished surface with paint over putty

External Wall Finishes : Sponge finished cement plaster with exterior weather proof paint.

DOORS AND WINDOWS :

Main Door : Engineered wood, hard wood frame with flush shutter (single) polished over veneer on both sides and fitted with Dorset/Godrej/ equivalent make hardware.

INTERNAL DOORS : Engineered wood, hard wood frame with flush shutter (single) painted/ laminated on both sides and fitted with Dorset/Godrej/ equivalent make hardware.

WINDOWS :

UPVC windows with mosquito mesh and grills in ground & first floors of NCL/WINTECH/ FRAME CRAFT/ or equivalent make.

TILING & GRANITE :

Laminated wooden flooring for master bed room

2X2' Double charged vitrified tiles of AGL/SOMANY/ or equivalent make for other bedrooms, dining & drawing room, kitchen.

Anti-skid ceramic tiles (1'X1') in toilets of AGL/SOMANY or equivalent make.

Ceramic tile dado upto 7" height in all toilets of AGL/SOMANY/ Eq.

ELECTRICAL :

Power outlets for air conditioners in living/drawing and bedrooms Power plug for cooking range chimney, refrigerator, microwave oven, mixer/ grinder and washing machine in utility area. Fan, light and 5Amps sockets in all rooms, Two 5 Amps sockets & Provision for cable point in living area and master bedroom.

3 Phase supply for each unit in the two bedrooms and individual prepaid energy meters of Legrand/ Crabtree/ Anchor or equivalent make.

TOILET/UTILITY DOOR :

Engineered wood/ hardware wood frame with flush sides and fitted with Dorset Godrej/ equivalent make hardware.

SLIDING DOORS :

UPVC sliding doors with provision for mosquito

mesh of NCL/WINTECH/FRAME/CRAFT/ or equivalent make.

KITCHEN COUNTER :

Required plumbing & electrical points will be provided.

Balconies :

1'X1' Anti skid Ceramic tiles (AGL/SOMANY/ Eq.)

PARKING AREA :

Paver tiles /Stamped concrete.

UTILITY/WASH AREA:

Ceramic flooring with 3' height dado (AGL/SOMANY/ Eq.)

BATHROOMS:

Wash basins of Cera/Jaquar/ Hindware/Parryware or equivalent make.

Wall mounted EWC of Cera/ Jaquar/ Hindware/ Parryware or equivalent make. Provision for geysers, light point and exhaust fan points in all bathrooms.

TELECOM : Telephone/intercom point in Ground floor.

INTERNET: Provision for Internet connection in each Villa

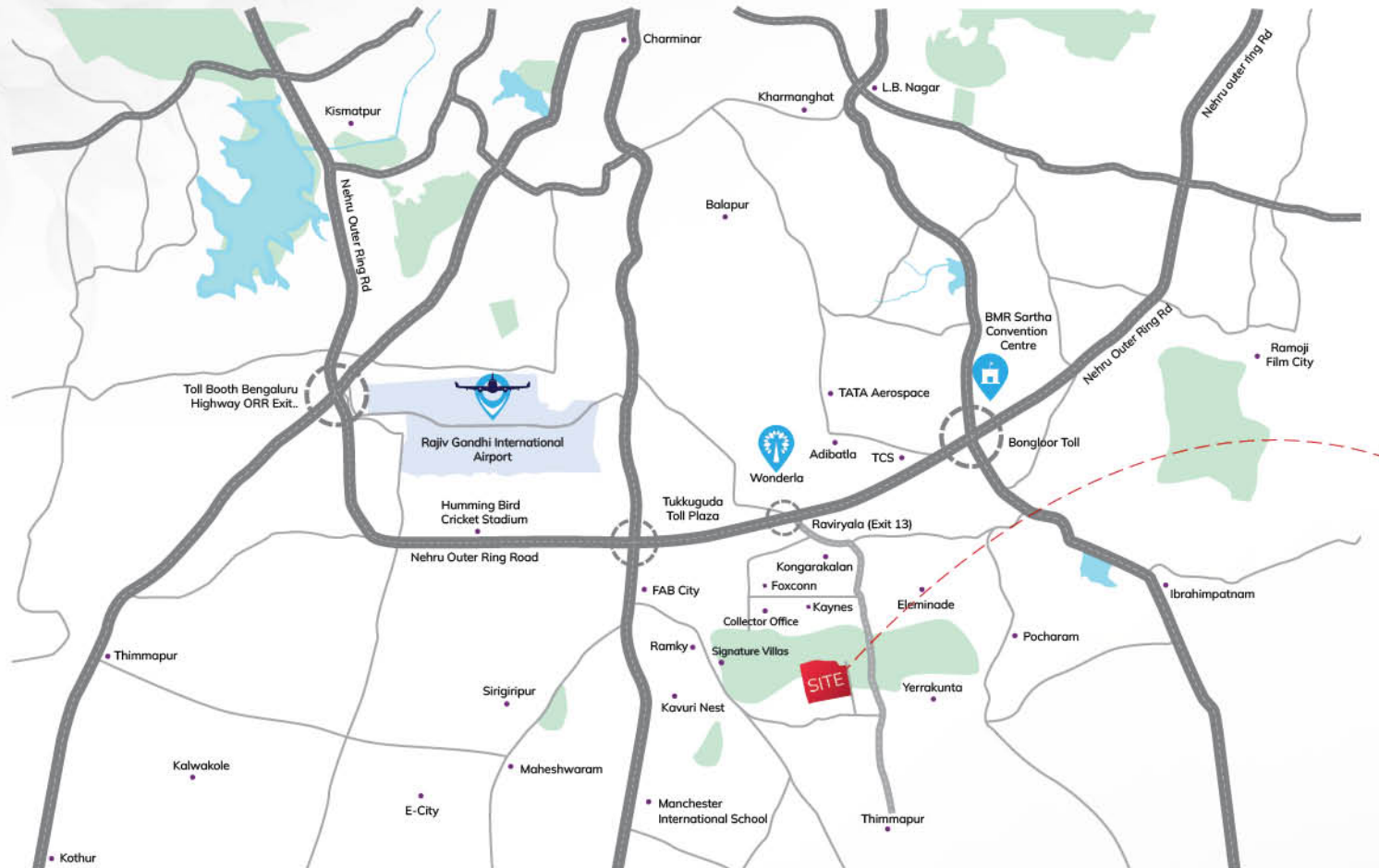
STP: Sewage Treatment Plant.

SECURITY/BMS:

Solar fencing over the boundary wall of the community.

Surveillance cameras at the main security entry/exit points.

Location Map



Scan QR For Location

RAGIV GANDHI INTERNATIONAL AIRPORT
GACHIBOWLI / KOKAPET / FINANCIAL DIST.

- 36 MIN
- 55 MIN

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Proximity



CONNECTIVITY

Foxconn Manufacturing	05 min
Collector Office	05 min
Fab City	10 min
TATA Aerospace	15 min
TCS Adibatla	15 min

HOSPITALS

Ankith Multi Specialty Hospital	18 min
New Sunlight Hospitals	18 min
Mahonia Multi Specialty Hospital	19 min
Anireddy Ramaraksha Hospital	20 min
Govt. Hospital	20 min
Sunitha Hospital	20 min
Prathyusha Hospital	25 min
St. Joseph's Hospital	25 min

SUPER MARKETS

Nihal Supermart	16 min
Mega D Mart	19 min
M Mart	20 min
Sri Krishna Super Market	23 min
G-Mart Super Market	26 min
RRR Super Market	27 min

EDUCATION

Bhashyam Blooms The School	15 min
Manchester International School	18 min
Nishitha College of Eng & Tech	20 min
Sloka International School	20 min
Guru Nanak Institutions	20 min
Kakatiya Group of Schools	23 min



Tap here for
SITE LOCATION

Thimmapur Village, Kandukur Mandal.



Head Office Address:

#114, Road No. 6, Vanasthali Hills
Opp. Adithya School, Vanasthalipuram,
Hayathnagar, Mandal, R.R. Dist -74.



Site Address:

Thimmapur Village, Kandukur Mandal,
Ranga Reddy Dist, Telangana.



3D Renders, Design & Branding:

Raja Vilas, Behind Bheemas, Manikonda,
Hyderabad. Call: +91 9989 11 9900.

NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.