

RERA NO: P02200008635



Have you ever experienced
Luxury this premium?



Kandlakoya (ORR Exit 6) Shamirpet (ORR Exit 7)



Avya – Pure Bliss, which also means pure/ knowledgeable in Sanskrit.

Krishe Avya is a canvas of **8** acres with **91** magnificent luxury villas
near the **Kandlakoya (ORR Exit 6) & Shamirpet (ORR Exit 7)**
with a **15,000 sq ft. Clubhouse**. Rather than be qualified as a project of villas,
The Promenade stands as a work of contemporary design.



8 Acres



91 Villas



232 Sq.yd



3,800 Sft



15,000+ Sft
Clubhouse



MASTER LAYOUT

8+ Acres



VILLA NUMBERS	SQ.YDS	SBA	NO'S
A 01	206	3356	01
A 02 - A 05	227	3797	04
A 06 - A 09	225	3734	04
B 01 - J 10	232	3780 & 3797	82
TOTAL NO.OF VILLAS			91

25+ *Amenities*



Multi Hoop
Basketball
Court



Children's
Play Area



Mini Golf



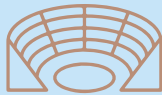
Skating



Tennis Court
with Seating
Gallery



Outdoor Gym



Amphitheatre



Volley Ball



Waterbody



Jogging Track



Banquet Hall



Super
Market



Indoor
Badminton
Court



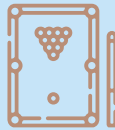
Gym



Swimming
pool



Party Deck



Indoor games



Yoga /
Multipurpose
hall



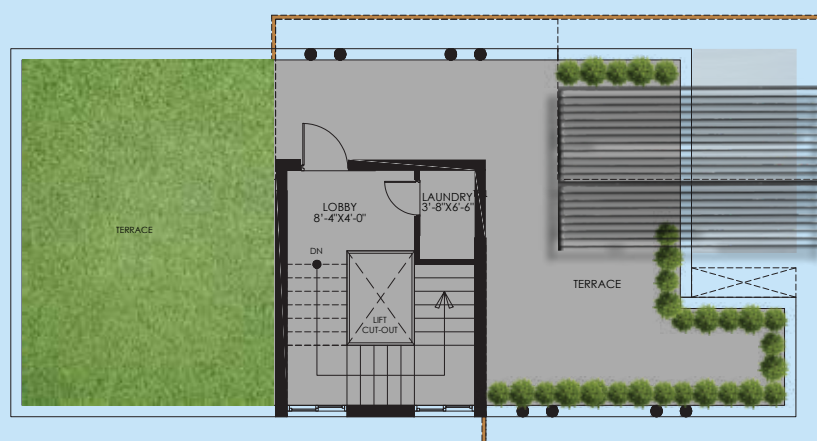
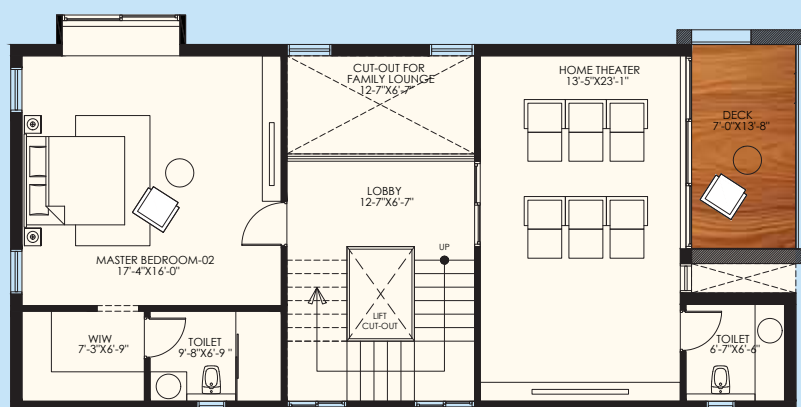
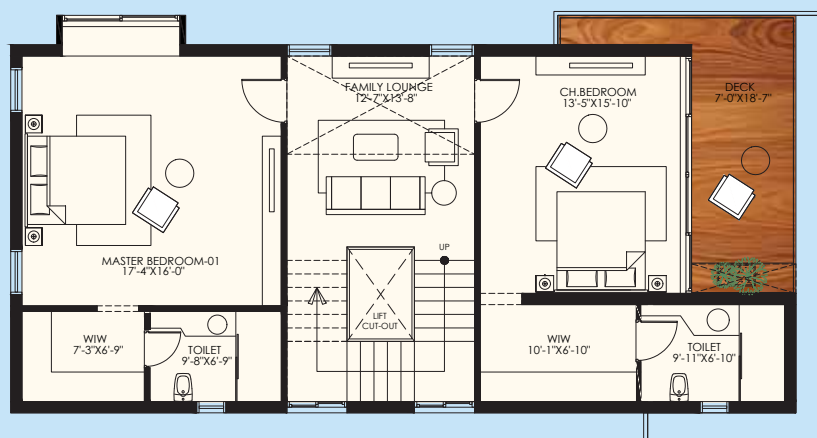
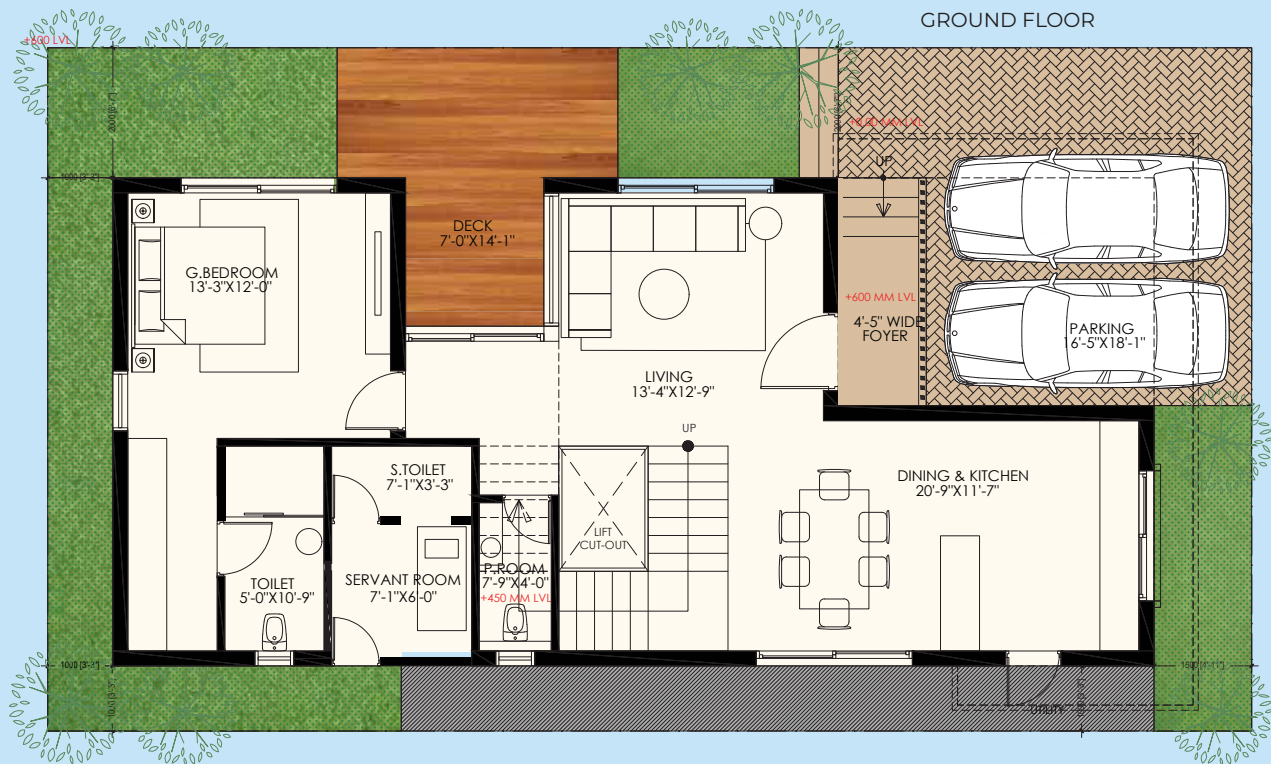
Spa / Salon



Theme Garden

and many more...

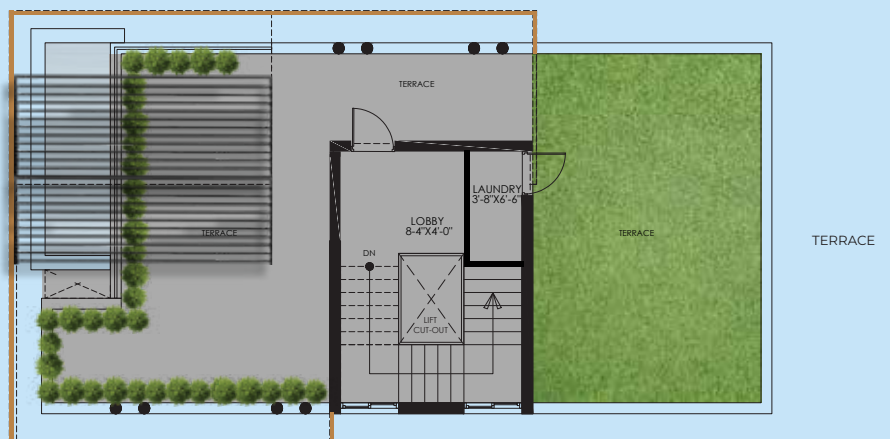
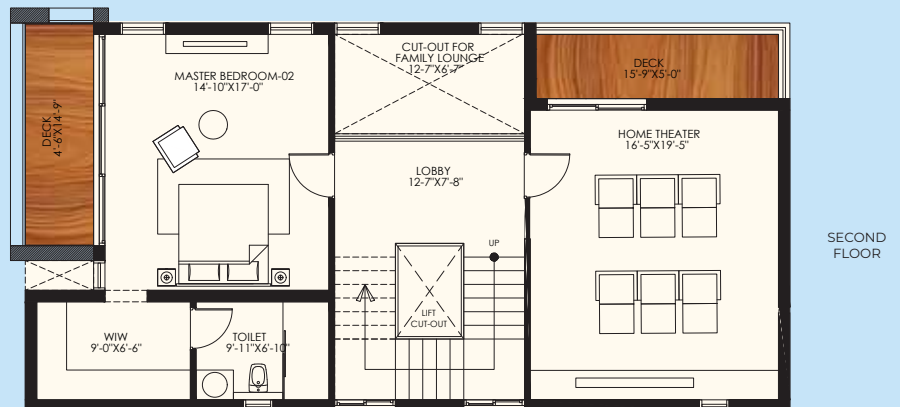
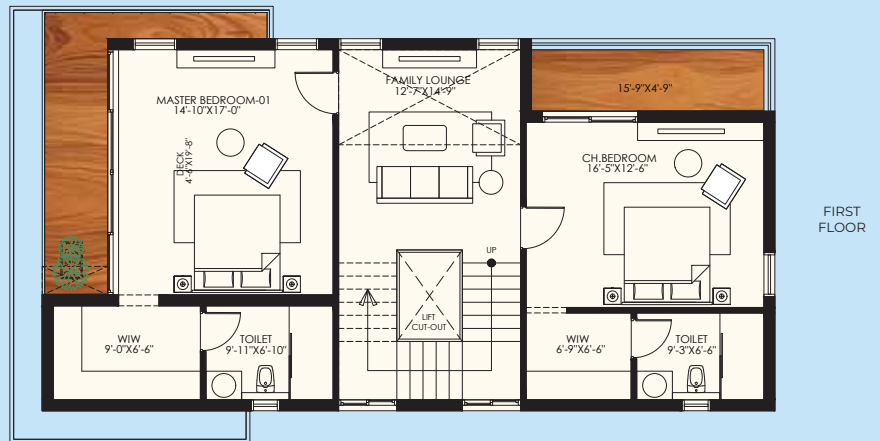
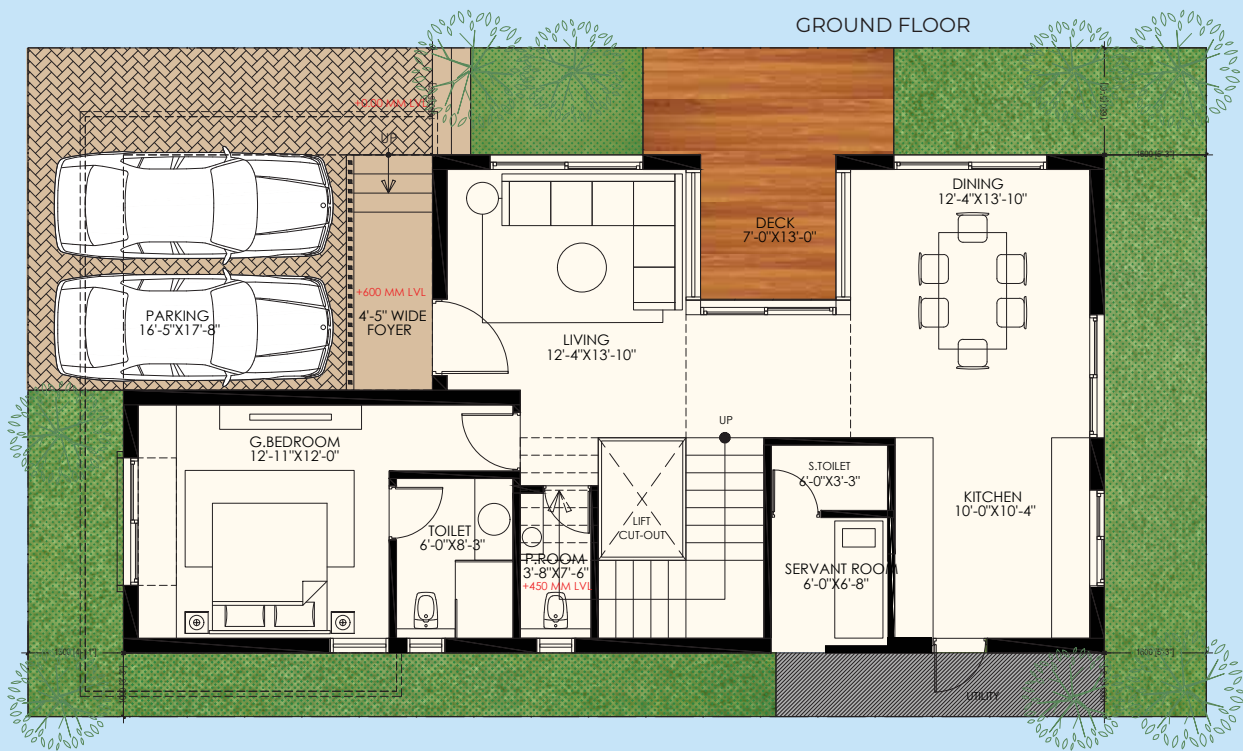




EAST FACING

232 Sq.yd

DESCRIPTION	FLOOR AREA (SFT)
GROUND FLOOR	1,292
FIRST FLOOR	1,292
SECOND FLOOR	1,196
TOTAL	3,780



Specifications

FRAMEWORK : Earthquake resistant foundation with RCC framed structure.

SUPERSTRUCTURE : 9" thick external walls and 4 ½" thick internal walls with first class moulded clay bricks/ fly ash bricks in cement mortar.

PLASTERING : Double coat of cement plaster with sponge finish for external walls

DOORS :

- Main door with teak wood frame and flush shutter with Dorset hardware of reputed make.
- Internal doors with Engineered wood frames and designer flush doors with Dorset hardware.

WINDOWS : UPVC window systems of reputed make with elegantly designed MS grill or Aluminum frame with toughened glass of reputed make.

PAINTING :

- External: Texture paint of reputed make.
- Internal: Two coats of acrylic emulsion paint of reputed make on smooth finished walls
- Servant Quarters: Two coats of OBD over one coat of primer.

FLOORING :

- All rooms with marble flooring / 24" X 24" Vitrified tiles with 3" skirting.
- Master Bedroom with wooden flooring.
- Kitchen 24" X 24" Vitrified tiles with 3" skirting and upto 2' height dado above platform.
- Bathrooms and Powder Room: Anti- Skid tiles with designer flooring and dado upto 8' height.
- Utility: Anti- Skid ceramic tiles with dado upto 3' height.
- Covered balconies: Anti- Skid tiles.
- Parking: Interlocking paving blocks.

KITCHEN : Provision for fixing RO system, exhaust fan or chimney. Copper piping for gas stove from external cylinder storage area.

PLUMBING & SANITARY :

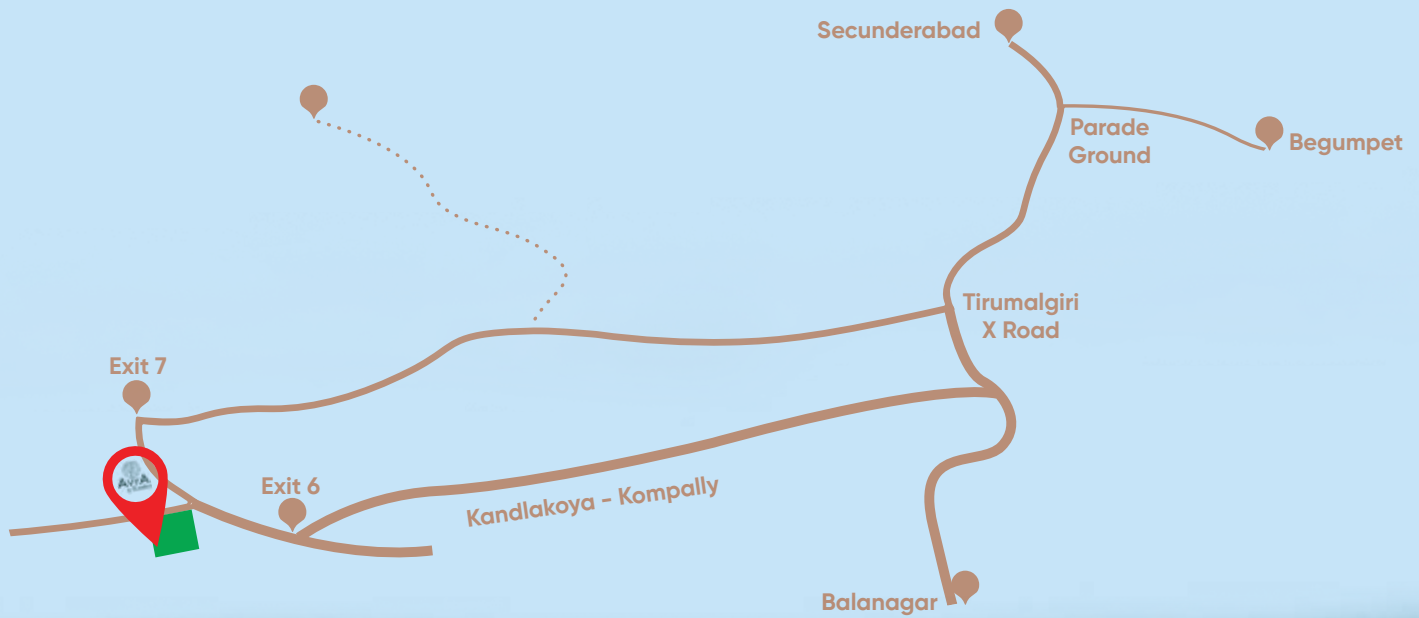
- Well planned toilet layout with wet & dry areas as far as possible.
- Wall hung EWC with flush tank and counter wash basins.
- All bathrooms have Hot & Cold wall mixer with shower.
- 300 liters Solar water heater with built-in electrical backup heater on terrace.
- ISI mark of piping for water.
- ISI mark of sanitary piping.
- Ceramic ware of reputed make.
- CP fittings of reputed make .

ELECTRICAL :

- 3 phase supply for each unit and individual meter boards.
- Concealed copper wiring of reputed make in PVC conduits.
- Power outlets for air conditioners in all rooms.
- Ample power plugs for kitchen appliances.
- 100% power backup through generator (Chargeable running cost) for all electrical points.
- MCB's and ELCB of MDS make or equivalent.
- All electrical modular switches and sockets of reputed make.

COMMUNICATION :

- Telephone points in all rooms.
- Intercom connection to all villas.
- TV points in all bedrooms and Family rooms.



Location Highlights

- CMR Institute of Medical Science
- T.I.M.E School
- MMTS Station Gundlapochampally
- Outer Ring Road
- Usha Mullapudi Cardiac Center
- DRS International School
- NALSAR University of Law
- Institute of Public Enterprise
- CMR Colleges
- Bits Pilani
- Vignan Global Gen School
- Gitanjali International School
- Delhi World School
- Kennedy international School
- Malla reddy College of Eng. & Technology
- Cine Planet (Multiplex)
- Bio tech Park
- Mahindra Satyam Training & Development Center
- Genome Valley
- Kandlakoya IT Park (Up Coming)
- Pragnya Hospital



Scan for
Location



Site Address:
Krishe AVYA
Nehru Outer Ring Road
Exit 6 - 7, Pudur, Kompally

Krishé

Head Office:
Sri Krishna House,
3rd floor, Banjara Hills,
Hyderabad, Telangana-500034

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