

KOLLA  
**LUXOR**  
**EXCLUSIVE**  
IT'S TIME TO SET YOUR OWN STANDARDS

RERA NO: P01100009146

## Kolla Group: Redefining Excellence in Real Estate for Over Three Decades

Kolla Group is a renowned property development and construction company with a legacy spanning over 30 years. Specializing in residential townships, the group has developed approximately 200 acres in and around Hyderabad.

The flagship project, “**Kolla Luxuria**,” stands as the epitome of luxury living, offering a premium residential villa community in the heart of the city. Recognized for its exceptional design, the project has been honored with the Best **Premium Villa Community** Award in its segment by CREDAI.

With the launch of the “**Luxor Exclusive**,” project, Kolla Group is set to redefine affordable luxury in the city, delivering meticulously crafted units that set new benchmarks in quality and design.



















MASTER  
LAYOUT





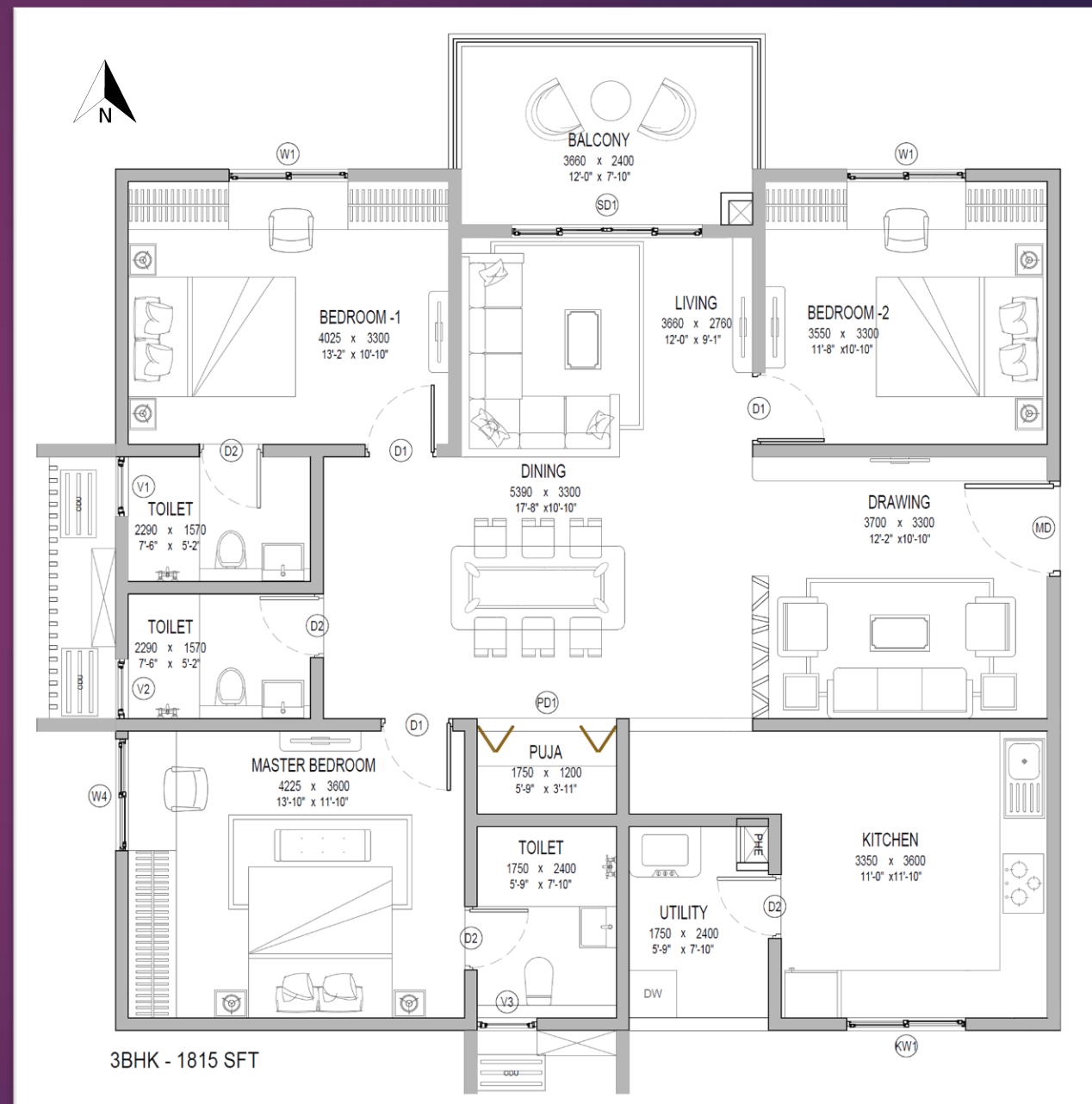
# TYPICAL FLOOR PLATE





# UNIT 01

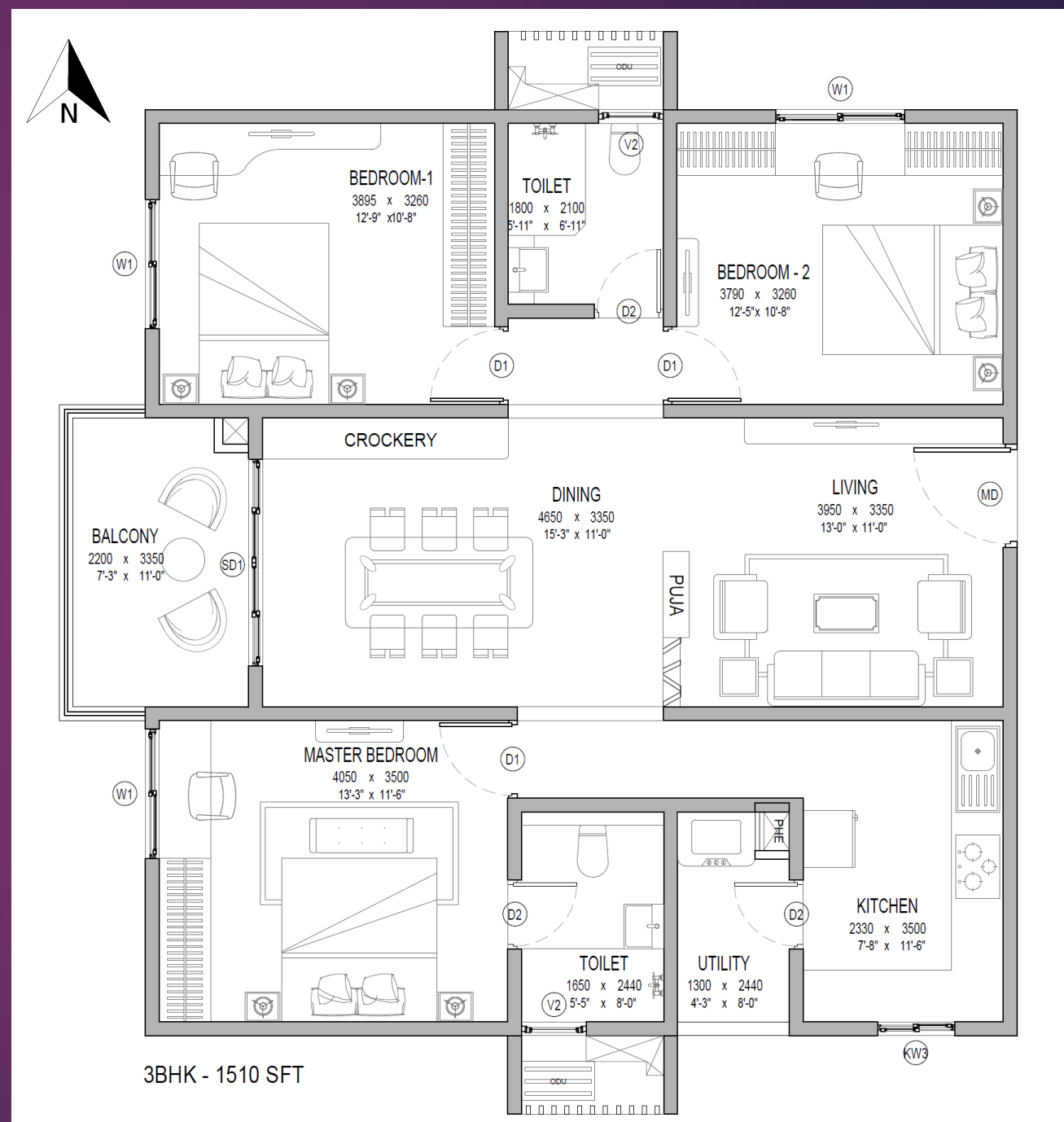
TYPICAL FLOOR UNIT - EAST FACING		
UNIT - 01	SQM	SFT
CARPET AREA	113.36	1220
BALCONY & UTILITY AREA	13.81	149
EXTERNAL WALL AND COMMON AREA	41.69	446
<b>SALEABLE AREA</b>	<b>168.86</b>	<b>1815</b>





# UNIT 02,03,04

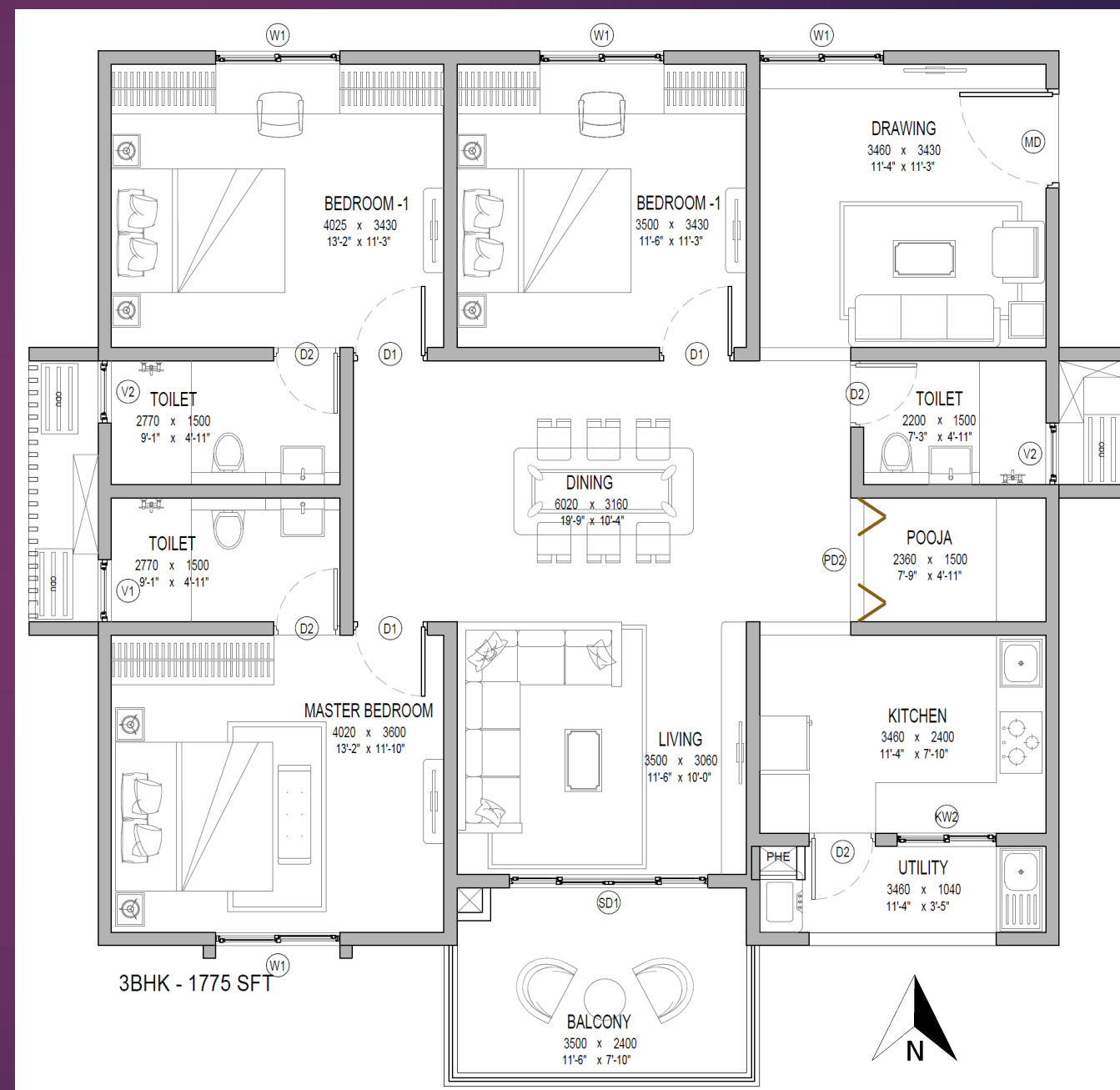
TYPICAL FLOOR UNIT - EAST FACING		
UNIT - 02, 03, 04	SQM	SFT
CARPET AREA	93.65	1008
BALCONY & UTILITY AREA	11.07	119
EXTERNAL WALL AND COMMON AREA	35.62	383
<b>SALEABLE AREA</b>	<b>140.34</b>	<b>1510</b>





# UNIT 05

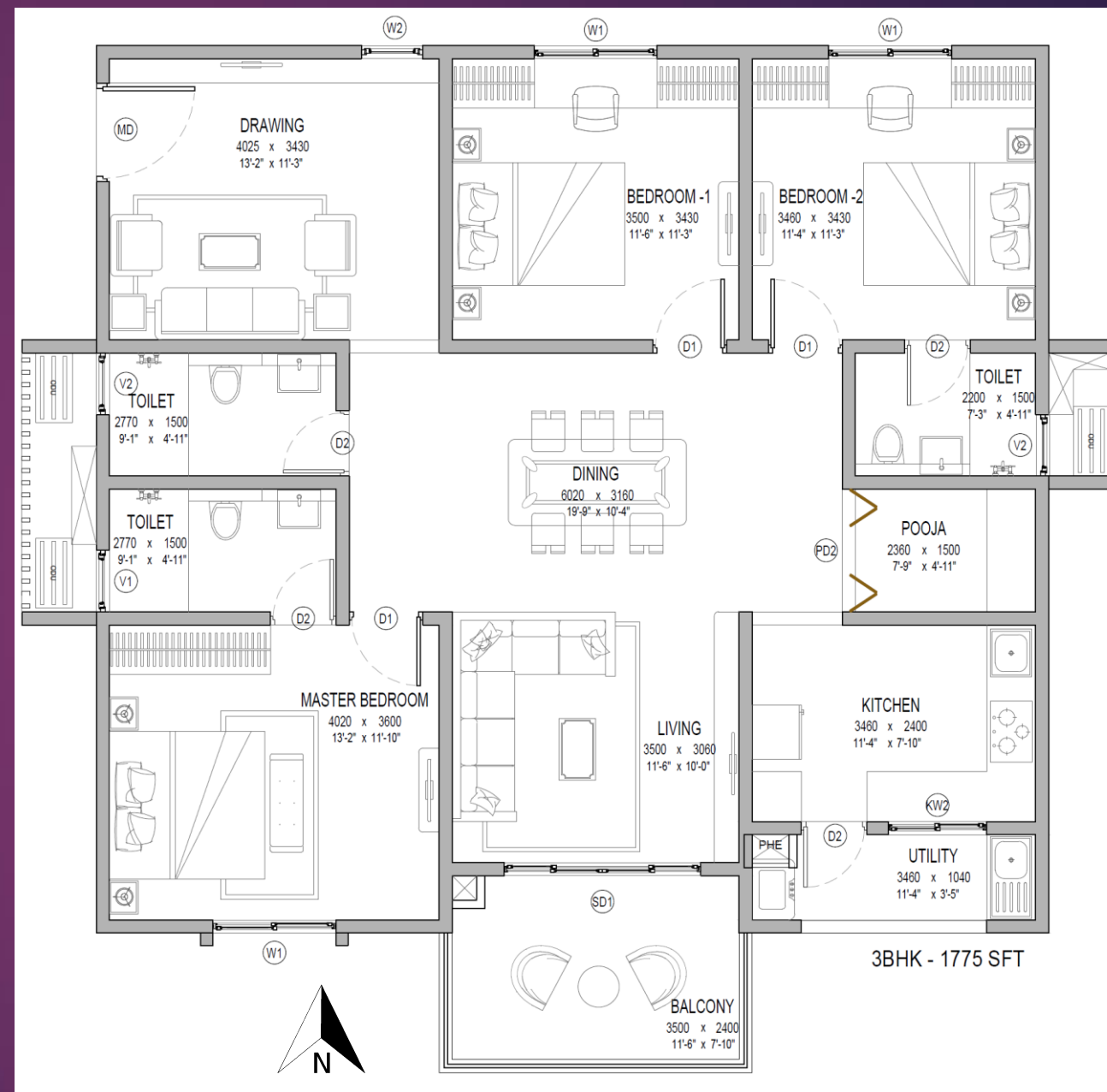
TYPICAL FLOOR UNIT - EAST FACING		
UNIT - 05	SQM	SFT
CARPET AREA	112.54	1211
BALCONY & UTILITY AREA	12.9	139
EXTERNAL WALL AND COMMON AREA	39.69	425
<b>SALEABLE AREA</b>	<b>165.13</b>	<b>1775</b>





# UNIT 06

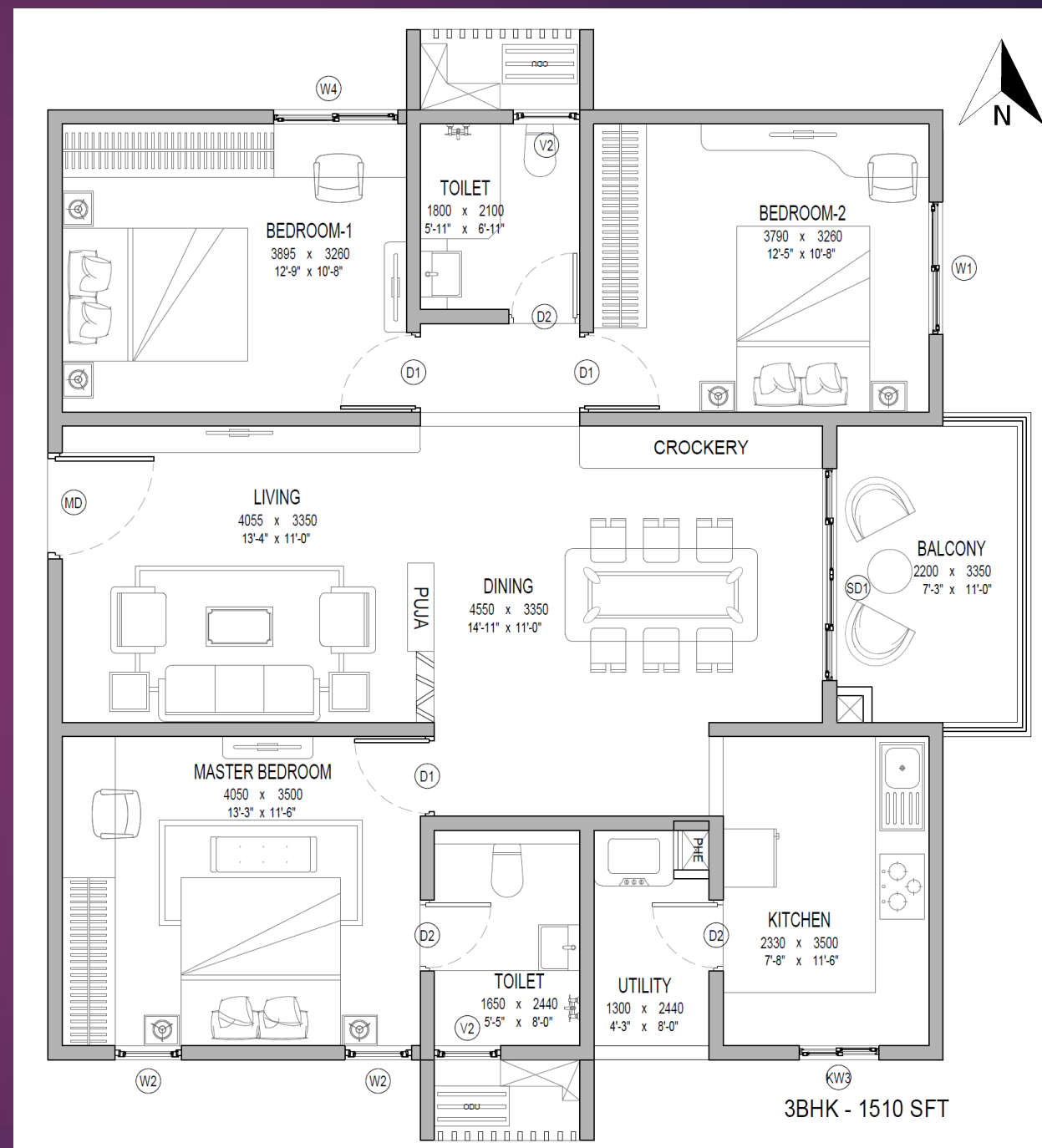
TYPICAL FLOOR UNIT - WEST FACING		
UNIT - 06	SQM	SFT
CARPET AREA	112.54	1211
BALCONY & UTILITY AREA	12.9	139
EXTERNAL WALL AND COMMON AREA	39.69	425
<b>SALEABLE AREA</b>	<b>165.13</b>	<b>1775</b>





# UNIT 07,08,09

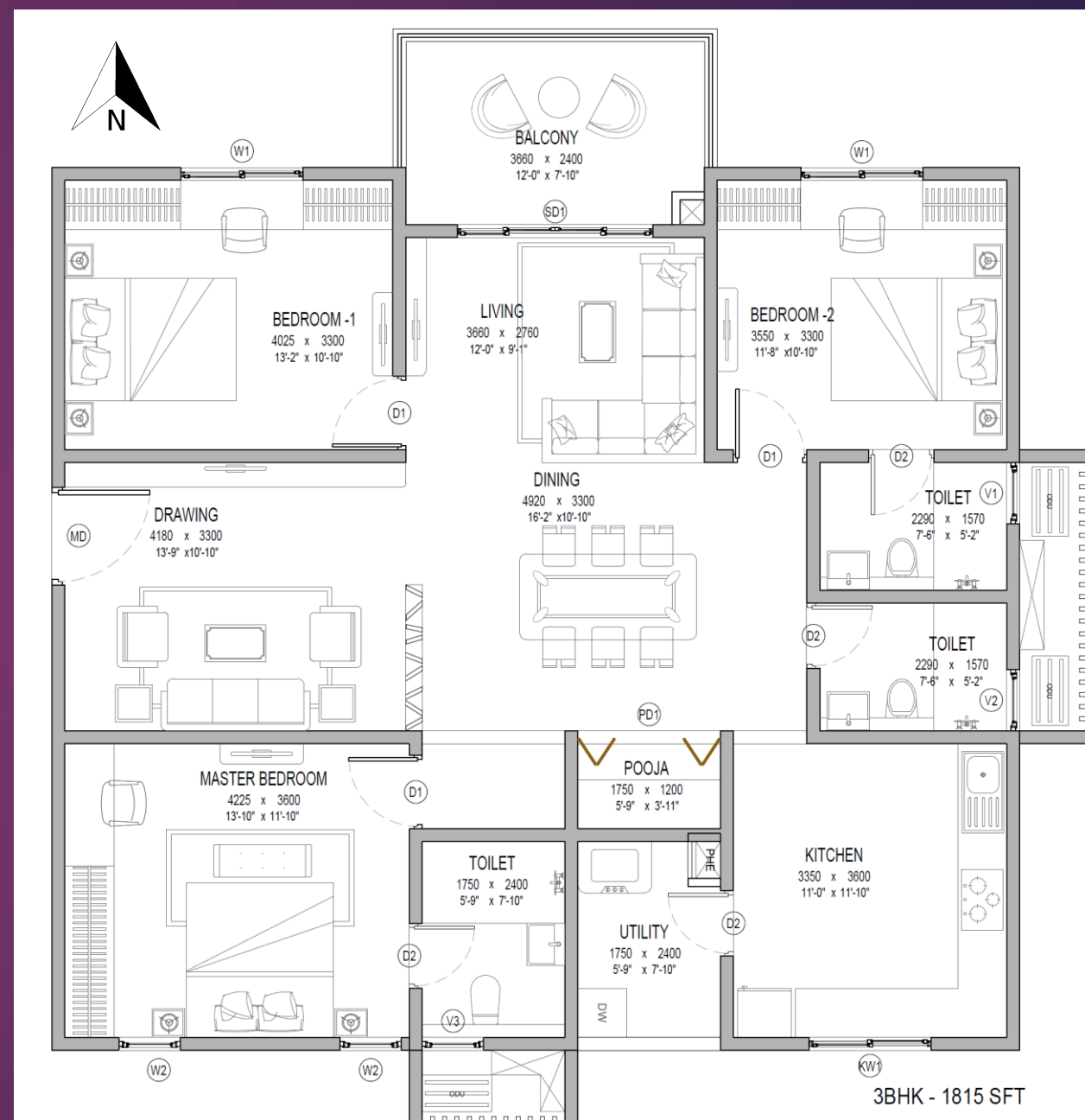
TYPICAL FLOOR UNIT - WEST FACING		
UNIT - 07, 08, 09	SQM	SFT
CARPET AREA	93.65	1008
BALCONY & UTILITY AREA	11.07	119
EXTERNAL WALL AND COMMON AREA	35.62	383
<b>SALEABLE AREA</b>	<b>140.34</b>	<b>1510</b>





# UNIT 10

TYPICAL FLOOR UNIT - WEST FACING		
<b>UNIT - 10</b>	<b>SQM</b>	<b>SFT</b>
CARPET AREA	113.36	1220
BALCONY & UTILITY AREA	13.81	149
EXTERNAL WALL AND COMMON AREA	41.69	446
<b>SALEABLE AREA</b>	<b>168.86</b>	<b>1815</b>





## SPECIFICATIONS

### STRUCTURE

- RCC shear wall-framed structure designed to resist wind and earthquake forces (Zone - 2).

### WALLS

- 6 inch Reinforced shear walls both externally and internally.

### FLOORING & DADO

- Drawing room, Living room, Dining room: Imported Marble flooring. All Bedrooms: Polished glazed vitrified tiles of reputed make. Kitchen, Balconies and Toilet: Anti-skid ceramic tiles and glazed vitrified tiles of reputed make.

### TOILETS

- Wash Basin: Countertop (vanity type).
- Sanitary ware: Kohler or equivalent.
- Faucets: Kohler or equivalent.
- Power outlets for geysers in all bathrooms

### DOORS AND WINDOWS

- Main Door: Hardwood frame with veneered flush shutter, fitted with reputed hardware.
- Internal Doors: Hardwood or factory-made wooden frames with laminated flush shutters and reputed hardware on both sides.
- Windows: UPVC windows with toughened glass.
- French Window: Aluminum frame with sliding shutters.

### PAINT

- External: Two coats of exterior emulsion paint with texture finish as per approved design.
- Internal: Two coats of acrylic emulsion paint over a smooth putty finish.

### KITCHEN & UTILITY

- Granite will be provided for kitchen platform with stainless steel sink. Up to two feet of tile dado above granite counter.
- Up to three feet of tile dado will be provided in the utility area

### ELECTRICAL

- Concealed copper wiring of premium brand (Ceiling wiring not included).
- Power outlets for geysers in all bathrooms.
- Power plugs for cooking range and appliances (chimney, refrigerator, microwave, oven, mixers/grinders, geysers and water purifier).
- Power outlet in the washing area.
- Three-phase supply for each flat with individual prepaid meters.
- Miniature circuit breaker (MCB) of premium brands.
- Modular switches of reputed make.

### TELEPHONE & NETWORK

- DTH provision in all bedrooms and living areas.
- Intercom Provision within the unit.
- Telephone points in all bedrooms, living rooms, and drawing rooms.

### LIFTS

- High-speed automatic Kone/Schindler (or equivalent) passenger elevators.

### WTP & STP

- Fully treated water (in the case of bore well water) through an exclusive water-softening plant.
- Sewage treatment plant of adequate capacity.

### GENERATOR

- 100% power back up.

### SECURITY

- Sophisticated round-the-clock security. Surveillance cameras are present at the main security gate and passenger lifts .

### LPG

- Provision for supply of gas from centralised gas bank to kitchen with individual gas meters.

### LANDSCAPING

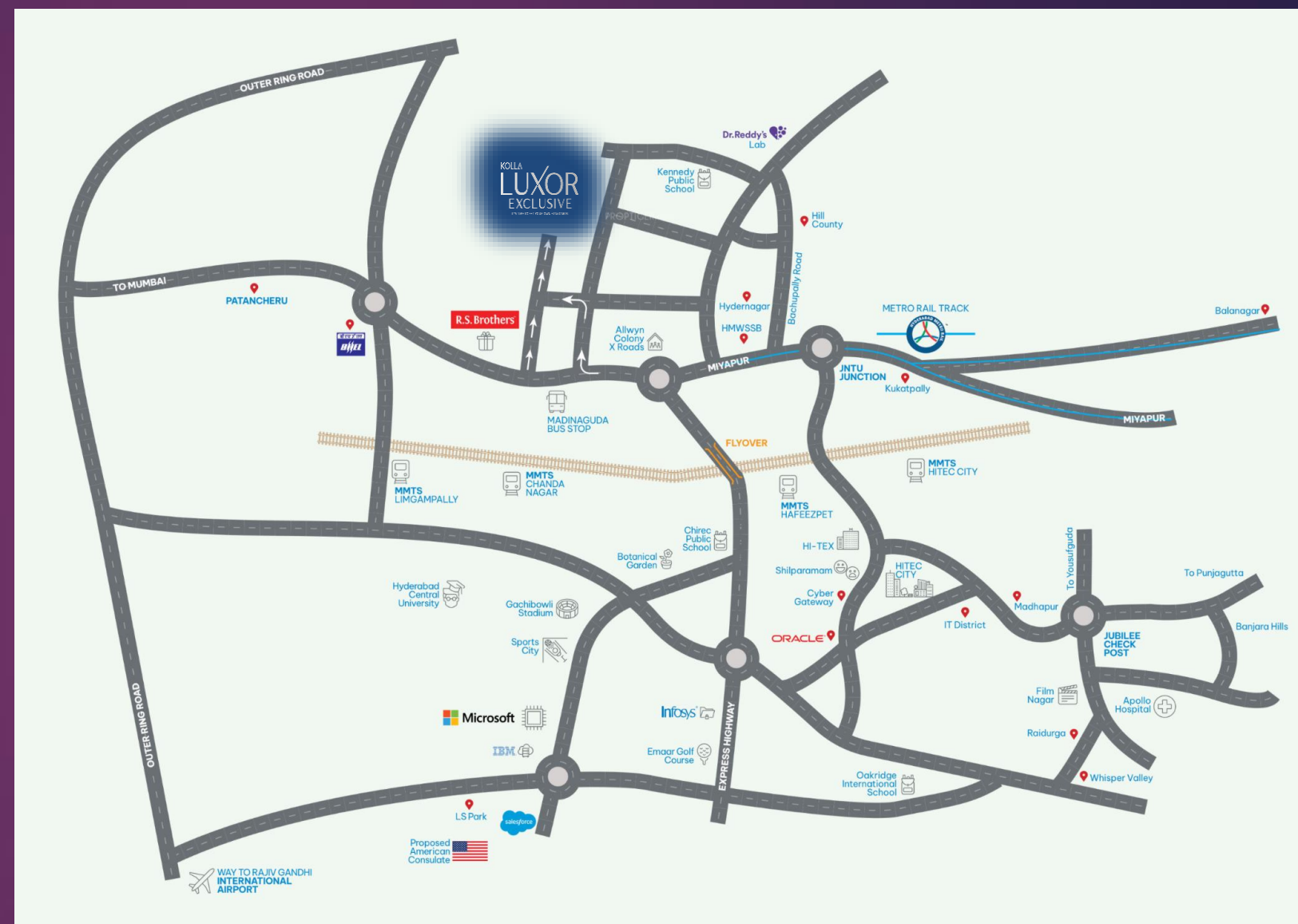
- Landscaping in the setback areas wherever feasible.

### WATER SUPPLY & METERING

- Pneumatic pumps will be used for the supply of water to individual flats.
- Individual water meters will be provided for each apartment.



# LOCATION



Email: [sales@kollagroup.com](mailto:sales@kollagroup.com)