



AMITY  
*villas*

ULTRA LUXURY 5 BHK VILLAS

 MOKILA

L.P No: 000079/LO/Plg/HMDA/2023



IMMERSE YOURSELF IN  
**AMITY VILLAS**  
A NEW LIFESTYLE  
AWAITS YOU

Amity Villas are built with exceptional standards of luxury and architecture that make you escape into the world of excellence when you step into it. With spacious balconies and extravagant interiors, Amity welcomes you to give you a life-changing experience.

Our well-placed villas are surrounded by luxurious gated communities within a 1km radius with Kollur Exit No. 2 which is 10 mins from the villas.



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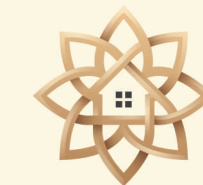


## WORK - LIFE BALANCE

These luxury villas in Mokila promise you both comfort and conveniences that Hyderabad's western suburbs uniquely offer.

It offers people living here a nearness to many International Schools, Shopping centres and top-quality hospitals, a 20-minute drive from Gachibowli, and a 15-minute drive away from both Wipro Junction and Financial District.

What's more, it offers you vast green spaces and luxurious villas in Mokila.



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DESIGNED FOR

# 76 HAPPY FAMILIES

TRIPLEX VILLAS, G+2 | 3,300 SFT

5 BHK + HOME THEATRE + ELEVATOR



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**MAGNIFICENT** ARCHITECTURE,  
**CONTEMPORARY** DESIGN







FRESH  
SERENE  
LIVING

IN THE HEART OF NATURE



ULTRA LUXURY 5 BHK VILLAS

 MOKILA



EXPERIENCE  
UNPARALLELED  
**LUXURY**  
AND COMFORT IN  
OUR EXQUISITE VILLAS!







# AMITY

*villas*







EAST FACING VILLA



WEST FACING VILLA

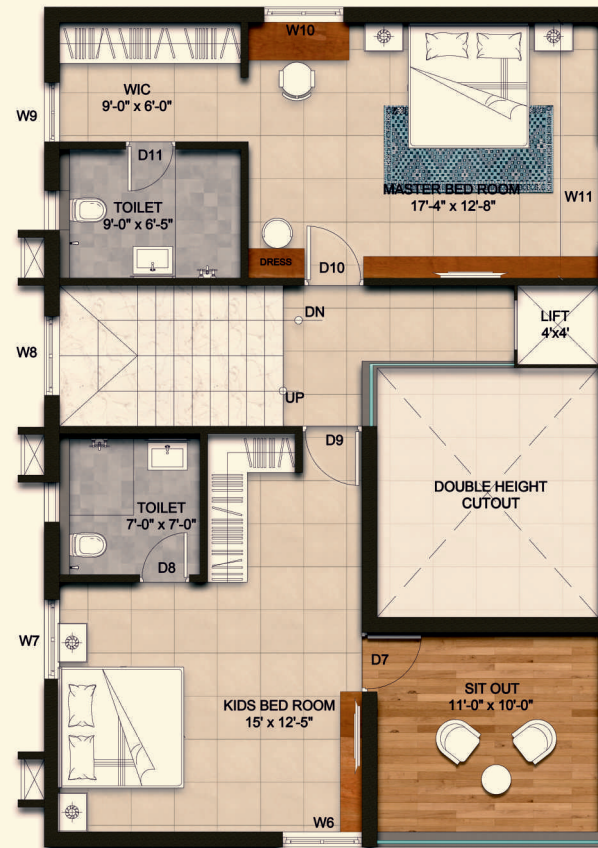




EAST FACING BUILT UP AREA: 3294 SQ.FT (G+2 WITH LIFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



WEST FACING BUILT UP AREA: 3333 SQ.FT (G+2 WITH LIFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





LIVING ROOM





BED ROOM





KITCHEN





BEDROOM





HOME THEATER



ELEVATOR





6.5 ACRES

PLOT SIZE: 200 SQ.YDS

100% VAASTU

24 HR SECURITY



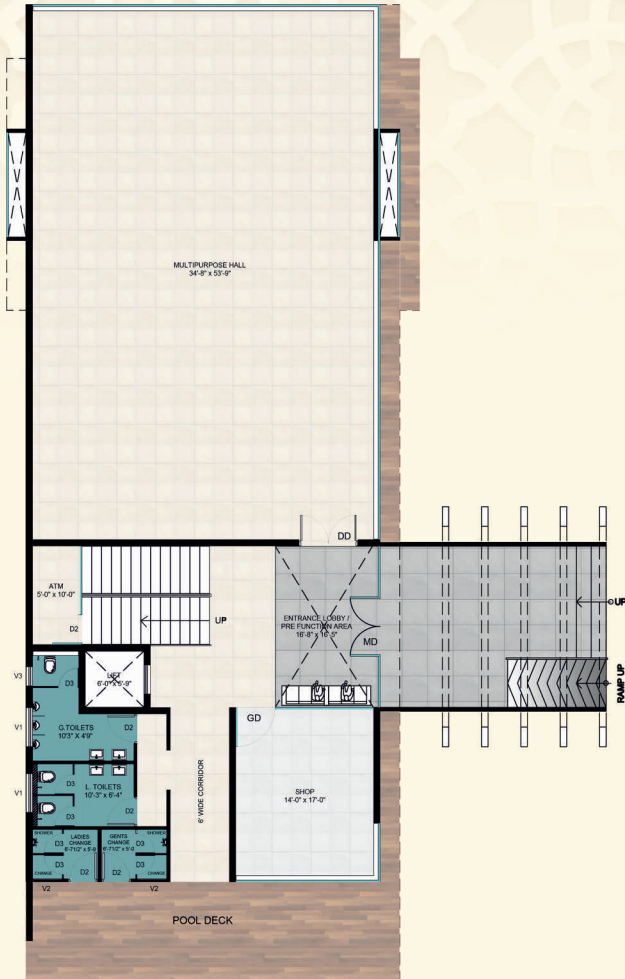
# MODERN CLUB HOUSE

Amity Villa 5 BHK Gated Community Villas In Mokila is facilitated with all the amenities that are designed to fulfil your lifestyle desires ensuring that you don't have to step out of your villa to enjoy all these facilities.

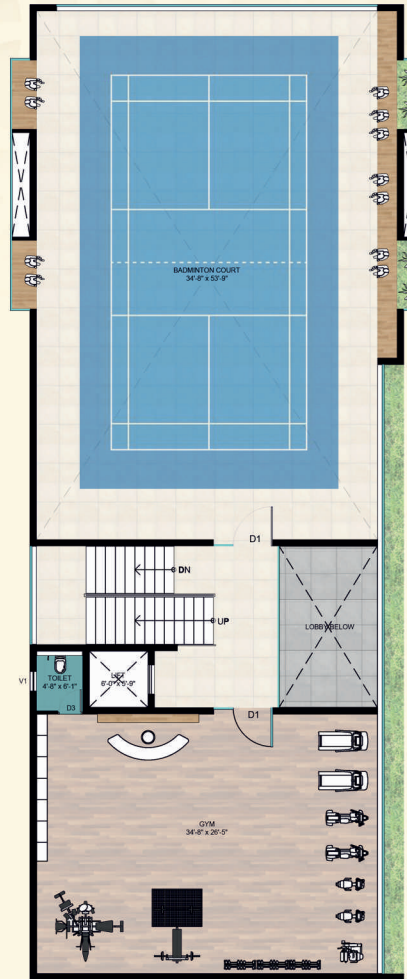




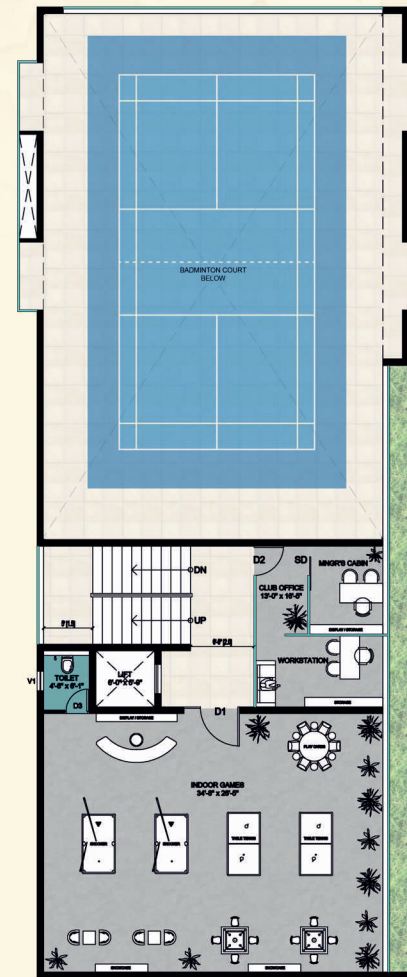
# CLUB HOUSE FLOOR PLAN



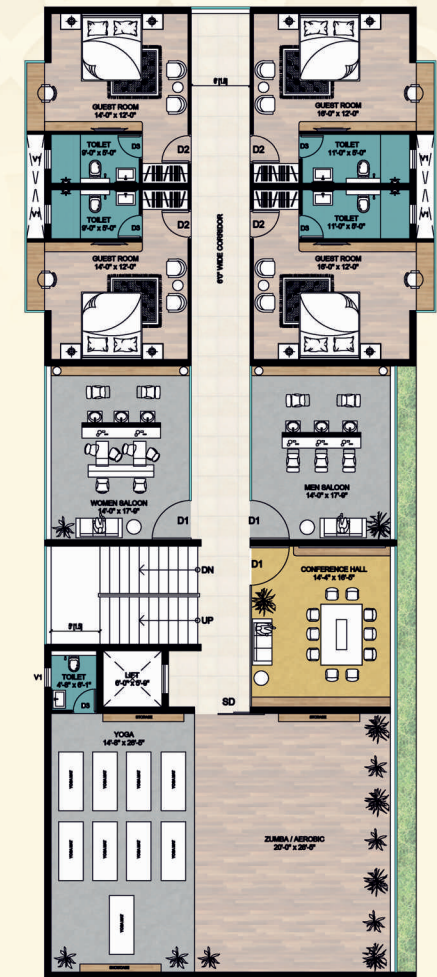
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



# CLUB HOUSE AMENITIES

AC GYMNASIUM



TABLE TENNIS



SWIMMINGPOOL



BASKETBALL HOOP



INDOOR BADMINTON  
COURT



BILLIARDS

MULTIPURPOSE HALL,  
SQUASH COURT, GUEST ROOMS,  
EV CAR CHARGING POINT  
& MANY MORE





PROJECT  
LOCATION  
HIGHLIGHTS



**5 Min.  
Restaurants**

Vanabhajanam  
Subway  
Food Courts & Many More



**5 Min.  
Shopping**

Vijetha Super Market  
Ratnadeep (Upcoming)



**10 Min.  
Healthcare**

Lalitha Hospital  
Megha Hospital  
Svaraaj Hospital  
Amrutha Children's  
Hospital



**10 Min.  
Education**

Indus, Srinidhi, Samasthi  
Gaudium & Prachin  
International Schools  
  
ICFAI Business School  
CBIT, MGIT



**20 Min.  
to workplace**

Financial District  
Gachibowli



**15 Min  
Entertainment**

17° North Club  
Sky Zone  
ORO Sports  
Polo Horse Riding



**40 Min  
RGIA Airport**



## TECHNICAL SPECIFICATIONS - AMITY VILLAS

### STRUCTURE

#### Framed Structures:

RCC frame structure resistant to wind and earthquake stresses.

#### Super Structure:

Solid Concrete External and internal walls.

Exterior Walls - 9 Inch-thick Walls built with red bricks.

Interior Walls - 4 ½ inch thick Walls built with red bricks.

### PLASTERING

Interior Plastering: Sand-faced cement plastering with glass fibres.

Exterior Plastering: Plastering with sand-faced cement for RCC surfaces.

### DOORS

#### Main Door:

- Teak wood door frame and shutter
- High-quality melamine polish
- Reputable brand hardware
- Frame: 8 Feet Height Outer to Outer
- Shutter: 4 Feet width Outer to Outer

#### Secondary Doors:

- Manufactured hardwood door frame
- Laminated shutters
- Premium brand hardware.
- Frame: 8 Feet Height Outer to Outer
- Shutter: 3 ½ Feet Width Outer to Outer

#### Windows:

- Clear glass UPVC sliding windows
- Provision mosquito mesh for sliding windows (2. 5 Track)

#### French Doors:

- Clear glass UPVC sliding doors.
- Provision mosquito mesh (2. 5 Track)

#### Ventilator:

- UPVC Ventilators
- Exhaust fan provision.

### PAINTING:

Internal Painting: For internal surfaces, a smooth putty finish is created and covered with a coat of primer, followed by two layers of premium acrylic emulsion paint from a reputable manufacturer to ensure a high-quality finish.

External Painting: For the external surfaces, a blend of natural stone/micro concrete with a textured finish is applied, followed by two layers of exterior emulsion for added protection and aesthetics.

### FLOORING:

- The Drawing, Living room, Bedrooms, Dining, and Kitchen areas are furnished with high-quality GVT tiles measuring 1000x1000mm.
- The Home theatre area features superior quality wooden laminated flooring.
- The bathroom floors are covered with premium anti-skid vitrified tiles, and the walls are embellished with vitrified tiles that extend to the roof height, ensuring an elegant and durable finish.
- The staircase is adorned with granite, which adds a touch of sophistication to the overall design.
- The railing is made of stainless steel and glass, lending an air of contemporary elegance to the structure.
- The balconies feature anti-skid vitrified wooden tiles, combining style and functionality to create a beautiful outdoor space.
- Terrace Flooring is made of Waterproofing with screed concrete.

### KITCHEN:

- Let's make your dream kitchen a reality! We've got you covered with provisions for both municipal and softener water, so you can enjoy clean and fresh water anytime.
- We've also made arrangements for easy installation of a water purifier and chimney, ensuring that you can cook and breathe easy.
- And of course, we know how important a modern and functional kitchen is, which is why we've included provisions for a modular kitchen to cater to all your cooking needs.

### WASH AREA:

- Anti-Skid Ceramic tiles measuring 300x300mm.
- Washing Machine Provision.

### PLUMBING-SANITARY:

- The bathroom is equipped with a stylish vanity-type wash basin for added convenience and aesthetics
- A wall-mounted EWC with a concealed flush tank is installed, made by reputed manufacturers such as Duravit, Queo, Kohler, or equivalent brands to ensure quality and durability.
- The bathroom fixtures are fitted with single-lever fixtures with a wall mixer-cum-shower from top manufacturers such as Duravit, Queo, Kohler, Grohe, or equivalent brands, for a sleek and modern look.
- All the C P fittings in the bathroom are chrome-plated and come from well-known brands such as Duravit, Queo, Kohler, or equivalent, guaranteeing high quality and longevity.

### ELECTRICAL:

- Use of concealed copper wiring sourced from top brands such as GM, Havels, or equivalent, to ensure the highest quality and durability
- Every bedroom, living room, and dining room is fitted with



power outlets for air-conditioners, while every bathroom has power outlets and provisions for geysers

- The kitchen is equipped with power plugs for cooking range chimneys, refrigerators, microwave ovens, mixer/grinders, and the utility area has provisions for washing machines and dishwashers
- For your entertainment needs, we've included plug points for TVs and audio systems, among other things.
- Each unit is supplied with 3-phase power and has individual meter boards that meet TSSPCB standards.
- The distribution boards are fitted with miniature circuit breakers (MCB) from Legrand or equivalent brands, and ELCBs from reputable manufacturers.
- The switches and sockets in your home are sourced from brands such as Legrand, Anchor, or GM, to ensure reliable performance
- And for the environmentally conscious, we've even included provisions for Electric Vehicle charging points at each villa.

#### **TV / TELEPHONE / INTERNET:**

- Fibre to the home for internet, Telephone and Intercom.
- DTH and TV provisions in Master Bedroom and Living rooms.

To keep you connected, we have provided a conduit for Intercom and Internet in each villa. This means you can enjoy seamless communication

#### **WATER SUPPLY:**

- Centralised water distribution through Hydro Pneumatic system for each villa.
- Individual water meters provided.

#### **WTP & STP:**

- Domestic water is supplied through a dedicated water softener plant.
- Each unit has its own water meter to accurately track water usage.

- Please note that this is not an RO plant.
- We have also installed a sewage treatment plant within the project.
- This plant has adequate capacity to meet regulatory standards.
- The treated sewage water will be used for landscaping purposes.

#### **ELEVATORS:**

- Each villa will be equipped with a 3-passenger traction lift.

#### **POWER BACKUP:**

- Uninterrupted power supply.
- 100% power backup in all villas.
- Additionally, we have also arranged for sufficient power backup in common areas.
- This includes parks, street lights, and the club house.

#### **SECURITY SYSTEM:**

- Installing solar fencing & barbed wire on the compound wall to prevent unauthorized entry.
- Implementing a sophisticated, round-the-clock security and surveillance system.
- Using boom barriers for efficient traffic management.
- Installing CCTV cameras in identified common areas and the club house.
- Monitoring and recording footage from the security and maintenance office to ensure your safety and peace of mind.

#### **LANDSCAPE AMENITIES:**

- Exclusive Footpath
- Activity Area
- Street and Indoor lighting
- Children fun zone

#### **AMENITIES:**

- Entrance Plaza with security cabin
- Grand club house Lobby

- ATM Facility provision
- Swimming pool
- Landscaped courtyard
- Convenience store
- Multi-purpose hall
- Air-conditioned gym
- 06 Guest suites
- Indoor games (Table tennis, billiards, caroms, chess etc)
- Badminton court (Indoor)
- Basketball hoop
- Rain Water Harvesting pits
- Water Treatment plant
- Sewage Treatment Plant
- Conference Room
- Aerobics/yoga/Zumba
- Maintenance office room





# LOCATION MAP



SCAN QR CODE FOR  
AMITY VILLAS  
SITE LOCATION





Plot No : 91/92/93, LUMBINI AVENUE Flat No: 202, Vasu Heights,  
Behind PVR Preston Prime, Gachibowli, Hyderabad, Telangana 500032

[www.tagprojects.in](http://www.tagprojects.in)



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