



PRANEETH PRANAV
VENETIA
FLOURISH IN LUXURY

 **Mokila, Shankarpally**

— *e-Brochure* —

4 BHK | **77** | **9.02** | **15K+ SFT**
LUXURY VILLAS | UNITS | ACRES | CLUBHOUSE

A Symphony Of Elegance & Luxury

Discover the epitome of refined living at Praneeth Pranav Venetia by PRR Developers. Sprawling across 9.02 acres, this premium luxury gated community boasts 77 meticulously designed 4BHK villas, each presenting a triplex layout.


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Living The Venetian Dream

Life in Praneeth Pranav Venetia is a harmonious blend of luxury and tranquility. Wake up to the gentle whispers of nature and indulge in the opulence of your triplex villa.

Praneeth Pranav Venetia is not just a residence; it's a lifestyle.

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Strategic Serenity: Venetia's Prime Location

Nestled in the Mokila area, Praneeth Pranav Venetia enjoys proximity to Hyderabad's bustling business hubs, renowned international schools, and major IT offices. Experience the convenience of urban connectivity and tranquility alike.



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Recreation Redefined at the Clubhouse

Elevate your leisure time at Praneeth Pranav Venetia's expansive 15,528 sft. clubhouse. From fitness facilities to social lounges, this vibrant space promises a spectrum of activities for residents to unwind and connect.


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Sunrise Splendor: East Facing Villas

Capture the first rays of sunlight, filling your home with warmth and positive energy. Embrace a life where the sunrise is your daily companion at Praneeth Pranav Venetia.



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EAST-FACING VILLA

300 Sq.Yds. Floor Plan (Super Built-up Area: 4504 Sft.)



300 SQ YDS EAST
 GROUND FLOOR PLAN
 1668 Sft.



300 SQ YDS EAST
 FIRST FLOOR PLAN
 1688 Sft.



300 SQ YDS EAST
 SECOND FLOOR PLAN
 1148 Sft.



350 Sq.Yds. Floor Plan (Super Built-up Area: 5250 Sft.)



350 SQ YDS EAST
GROUND FLOOR PLAN
1930 Sft.



350 SQ YDS EAST
FIRST FLOOR PLAN
1951 Sft.



350 SQ YDS EAST
SECOND FLOOR PLAN
1369 Sft.



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Sunset Bliss: West Facing Villas

Witness the day gracefully winding down as you relax in the comfort of your luxurious abode. Experience the magic of sunsets at Praneeth Pranav Venetia.





300 Sq.Yds. Floor Plan (Super Built-up Area: 4504 Sft.)



300 SQ YDS WEST
GROUND FLOOR PLAN
1668 Sft.



300 SQ YDS WEST
FIRST FLOOR PLAN
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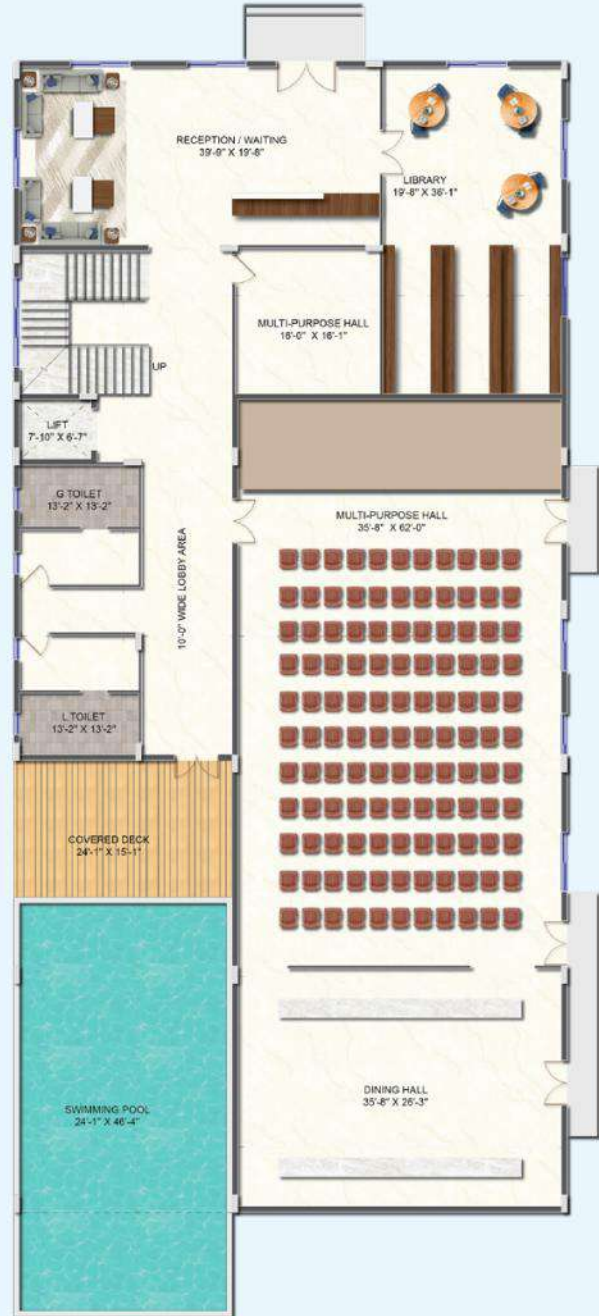
A Lifestyle That Knows No Boundaries

Whether you seek family-friendly amenities, spaces for socializing, or a serene retreat after a hectic workday, Praneeth Pranav Venetia promises a gated community to cater to all age groups and professionals.



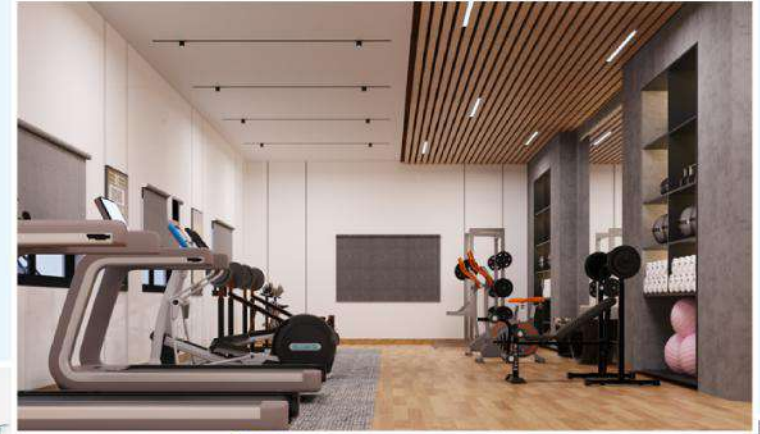
Clubhouse Floor Plans

GROUND FLOOR PLAN - 7764 SFT
FIRST FLOOR PLAN - 7764 SFT



Modern Amenities For Your Grandeur

- Swimming Pool
- Air Conditioned Gymnasium
- Multi Functional Party Centre
- Yoga & Meditation Hall
- Library Room
- 2 Executive Guest Rooms
- Guest Waiting Lounge
- Indoor Games Room
- Jogging Track
- Children's Play Park
- Cricket Practice Nets
- Multiple Lawns

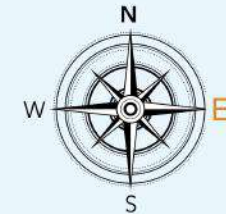




Masterplan



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SUPPORTING INFRASTRUCTURE

- Adequate Power Backup
- Water Treatment Plant (WTP)
- Sewage Treatment plant (STP)
- Rain Water Harvesting Pits
- 24/7 Security System
- Ample Sitting Spaces Around the Community
- Guarded By Solar Fencing
- LED Street Lighting
- CCTV Cameras at Entrance & Common Areas

006954/LO/HMDA/1499/SKP/2023

SPECIFICATIONS

FOUNDATION & STRUCTURE:

R.C.C. framed structure.

SUPER STRUCTURE:

Plastering: Double coat smooth finished cement plastering for internal and external surface.

FLOORING:

Living: 1200x1800 GVT tiles.

Toilets & utility: 600x600 anti-skid GVT tiles for flooring.

Toilet and Wash Area Dado :600x1200 GVT Tiles

Balcony: 600x600 anti-skid GVT tiles for flooring.

Staircase: Polished granite with suitable moulding and step grippers.

KITCHEN:

Provision for taps.

PLUMBING AND SANITARY:

All the CP fittings are of Jaguar/Kohler/Grohe/ equivalent make.

JOINERY:

Main door: Polished finish teakwood/hardwood frame with aesthetically designed veneer door with hardware.

Internal door: Solid wood frame and aesthetically designed veneer door with hardware.

Toilet doors: Solid wood frame and aesthetically designed skin/laminated doors with hardware.

WINDOWS:

2.5 track aluminium windows with 6mm thick glass with mosquito net.

D.G. POWER:

Common areas, clubhouse & villas: Adequate D.G. power back-up will be provided excluding ACs, geysers & washing machines.



SPECIFICATIONS

ELECTRICAL:

Main DB: 3-phase power supply with Legrand/equivalent electric MCB.

Electrical items: Schneider & Norisys or any equivalent make.

Copper wiring: Concealed copper wiring in PVC conduits for lighting, fans, sockets and power points wherever necessary. Polycab/Havells/equivalent make.

TELECOM AND INTERNET:

Living: TV, internet and telephone points will be provided.

MBR and CBR: TV points will be provided.

PAINTING:

Internal wall finishes: Treated with two coats, putty and finished with one coat of primer and two coats of premium emulsion paint.

External wall finishes: Finished with texture, one coat of exterior primer and two coats of exterior paint.

SEWAGE TREATMENT PLANT:

Adequate capacity will be provided and treated water will be used for landscaping.

WATER TREATMENT PLANT:

Adequate capacity will be provided with hydro-pneumatic system.

SECURITY SYSTEM:

24X7 security with CC Cameras at main entrance, clubhouse and other necessary areas.

ELEVATOR:

Villa: Provision will be provided.

Clubhouse: 8 passenger elevator.

RAILING:

Staircase: SS glass railing.

Balcony: Toughened glass railing



Location Highlights

5-15 MIN.

BDL Township
Lahari Resorts | ICFAI University
DAV Public School
Indus International School

20 - 25 MIN.

Tellapur | MGIT & CBIT
Gandipet lake | MRO office
Wipro, Microsoft, ISB, IIIT, HCU
Cognizant | Kokapet
TSPA Narsingi Junction
Continental Hospitals
Financial District | Neopolis

40 - 50 MIN.

Gachibowli | RGI Airport





Stay Close To Everything

Schools

Indus International School - 5 Km

The Gaudium School - 17 Km

Samashti Group Of Schools - 15 Km

Hospitals

Meha Hospitals - 2 Km

Rainbow Children's Hospital - 12 Km

Star Hospitals - 12 Km

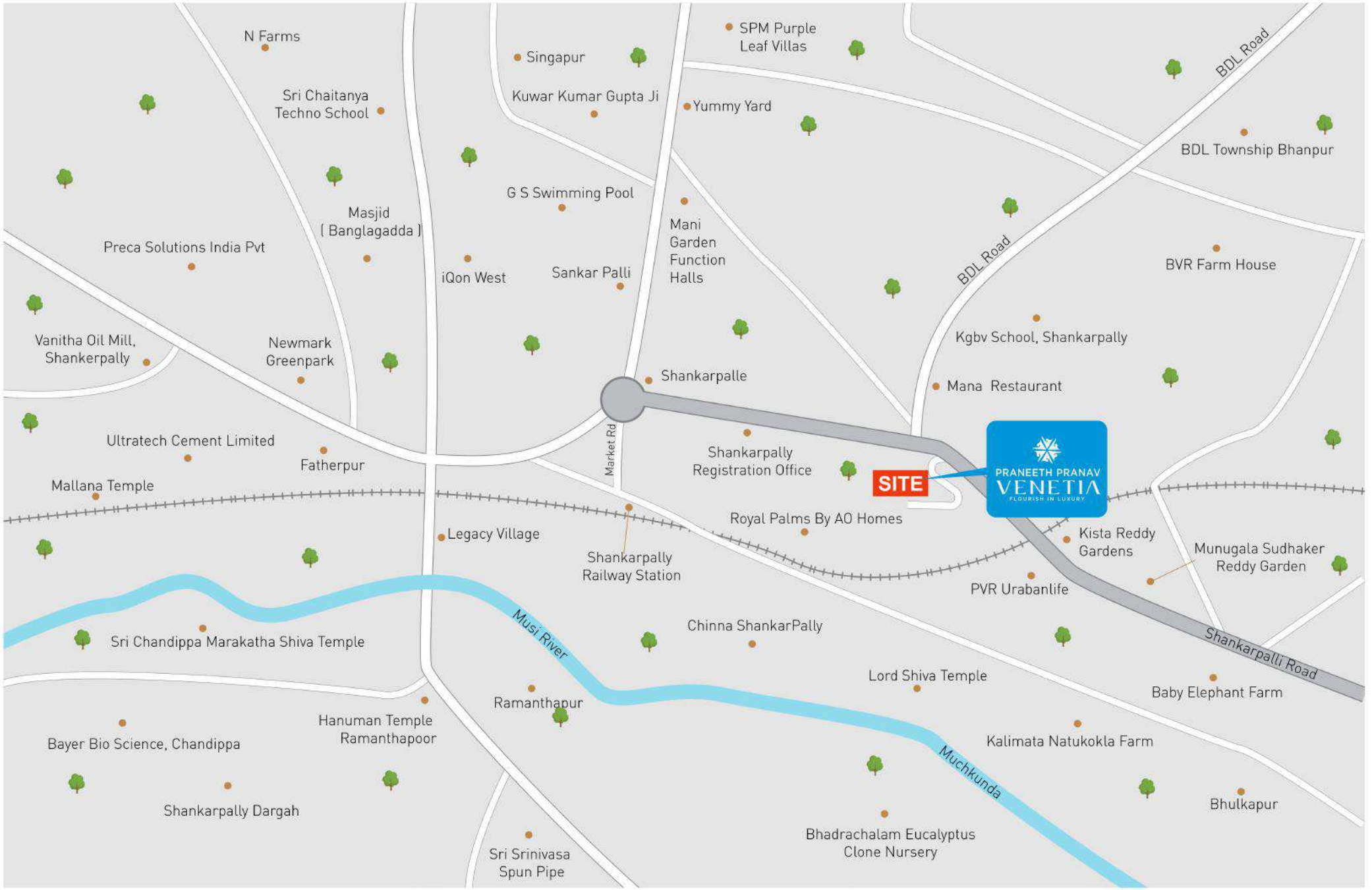
Super Markets

M Mart - 1 Km

Vijetha - 7 Km

D-Mart - 13 Km

Balaji Super Market - 7 Km



N Farms

Sri Chaitanya Techno School

Singapur

SPM Purple Leaf Villas

BDL Township Bhanpur

Preca Solutions India Pvt

Masjid (Banglagadda)

G S Swimming Pool

Yummy Yard

BVR Farm House

Vanitha Oil Mill, Shankerpally

Newmark Greenpark

iQon West

Sankar Palli

Mani Garden Function Halls

BDL Road

Kgbv School, Shankarpally

Shankarpalle

Mana Restaurant

Ultratech Cement Limited

Fatherpur

Market Rd

Shankarpally Registration Office

SITE

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Mallana Temple

Royal Palms By AO Homes

Legacy Village

Kista Reddy Gardens

Munugala Sudhaker Reddy Garden

Shankarpally Railway Station

PVR Urabanlife

Musi River

Sri Chandippa Marakatha Shiva Temple

Chinna Shankarpally

Lord Shiva Temple

Baby Elephant Farm

Bayer Bio Science, Chandippa

Hanuman Temple Ramanthapoor

Ramanthapur

Kalimata Natukokla Farm

Shankarpally Dargah

Sri Srinivasa Spun Pipe

Bhadrachalam Eucalyptus Clone Nursery

Bhulkapur

Muchkunda

Shankarpalli Road



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For More Info Call Us:-

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