



*Santorini
Villas*

The logo for Santorini Villas features a stylized seashell icon above the brand name. The seashell is depicted in a light gold color with a spiral pattern. The words "Santorini" and "Villas" are written in a flowing, cursive script font, also in a light gold color.

ULTRA LUXURY 5 BHK OPEN COURTYARD VILLAS



MOKILA, HYDERABAD



TS RERA REG NO: P02400009246



Passionate Living, Timeless Elegance

Embark on a journey to discover the epitome of elegance and opulence at Santorini Villas, where luxury seamlessly meets tranquility. Nestled in the heart of Mokila, Hyderabad, just 500 meters from the picturesque Mokila-Shankarapally Road, this exclusive community comprises 231 ultra-luxury triplex 5 BHK villas.

But it doesn't end there - Santorini Villas boast a prime location, a mere 30 minutes from the Gachibowli financial district and a quick 15-minute drive from ORR Exit No.2. With easy access to IT offices, hospitals, theaters, and more, Santorini ensures that every aspect of your life - work, life, and joy - is effortlessly within reach. Experience the epitome of sophistication in a location that complements your lifestyle seamlessly.



Where Elegance Embraces Family Spaces

Each triplex villa at Santorini is a masterpiece, meticulously crafted to reflect your lifestyle. With 5 spacious bedrooms, contemporary design, and high-end finishes, your home will be a testament to your success and refined taste. Embrace family time under the open sky with the addition of a charming open courtyard and a panoramic open terrace, creating spaces where precious moments are shared and memories are woven into the very fabric of your Santorini living experience.





Ultra Luxury Triplex Villas

- East & West Facing
- 222 Sq.Yds | 267 Sq.Yds
- Spread Across 23 Acres 32 Guntas
- 231 Villas
- Modern Club House





Beside Nature, Beyond Luxury

Nestled amid lush greenery, Santorini Villas beckon you to a haven where joy and family time converge. These exquisite homes seamlessly blend modern luxury with the enchanting beauty of nature. Awaken each day to the melodious birdsong, and relish the unparalleled joy of living close to nature. Craft unforgettable family moments in this idyllic setting, where every corner is designed for joy and every day is an opportunity for family bliss.


Santorini
Villas



Santorini
Villas



Serene Spaces

Open Courtyard
& Balcony Delight



Experience tranquility at Santorini Villas with open courtyards for intimate gatherings and balconies offering scenic views. Elevate your daily moments in these naturally inspired spaces, designed for serenity and shared joy.

Pet Friendly Paradise

Where every jog
becomes a Magical
Journey





Make a Splash Family Fun in Your Own Private Oasis at Santorini Villas!

Unveil the epitome of indulgence at Santorini Villas, where luxury transcends expectation. Our modern clubhouse is a sanctuary of sophistication, boasting a lavish swimming pool, indoor games arena, badminton court, children's park, and even a dedicated Pet Play Area. Immerse yourself in opulence and curate every day as a memorable getaway.


Santorini
Villas


*Santorini
Villas*

Club House with Modern Amenities





Master Layout



1. GRAND ENTRANCE
2. OPEN SPACE ENTRANCE WATER BODY WITH SCULPTURE
3. LAWN/WAITING
4. SECURITY ROOM
5. WATER CASCADE WITH PLANTATION
6. PAVED DECK
7. LAWN WITH ROYAL PALMS
8. TENNIS COURT
9. CHILDREN'S PLAY AREA
10. AROMA GARDEN
11. ZEN GARDEN WITH SEATING UNDER PERGOLA
12. SENIOR CITIZEN PARK
13. SEATING DECK
14. HERBAL GARDEN
15. MOUND WITH SPECIMEN TREES
16. AMPHITHEATRE STEPPED SEATING
17. OPEN SPACE WITH WATER BODY
18. RAMP TO CLUB HOUSE BASEMENT
19. SWIMMING POOL
20. POOL DECK
21. CLUB HOUSE ENTRANCE
22. CLUB HOUSE
23. DG & ELECTRICAL SERVICES
24. EXIT GATE







EAST FACING VILLA

50'X40' FLOOR PLAN

— 222 SQ.YDS —



Area Statement:

SL.No	Floors	Total Area
1.	Ground Floor	1,013.00
2.	First Floor	1,253.00
3.	Second Floor	691.00
Total:		2957.00 Sq.Ft

Additional Builtup Area

SL.No	Floors	Total Area
4.	G.F Kitchen Utility Area	79.00
5.	1st Floor Garden Area	87.00
6.	2nd Floor Garden Area	22.00
7.	Terrace Projection Area	134.00
Total:		322.00 Sq.Ft

Grand Total: 3,279 Sq.Ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



WEST FACING VILLA

50'X40' FLOOR PLAN

— 222 SQ.YDS —



Area Statement:

SL.No	Floors	Total Area
1.	Ground Floor	1,009.00
2.	First Floor	1,254.00
3.	Second Floor	691.00
Total:		2954.00 Sq.Ft

Additional Builtup Area

SL.No	Floors	Total Area
4.	G.F Kitchen Utility Area	79.00
5.	1st Floor Garden Area	88.00
6.	2nd Floor Garden Area	22.00
7.	Terrace Projection Area	134.00
Total:		323.00 Sq.Ft

Grand Total: 3,277 Sq.Ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



EAST FACING VILLA

60'X40' FLOOR PLAN

— 267 SQ.YDS —



Area Statement:

SL.No	Floors	Total Area
1.	Ground Floor	1,310.00
2.	First Floor	1,567.00
3.	Second Floor	870.00
	Total:	3747.00 Sq.Ft

Additional Builtup Area

SL.No	Floors	Total Area
4.	G.F Kitchen Utility Area	63.00
5.	1st Floor Garden Area	88.00
6.	2nd Floor Garden Area	22.00
7.	Terrace Projection Area	157.00
	Total:	330.00 Sq.Ft

Grand Total: 4,077 Sq.Ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



WEST FACING VILLA

60'X40' FLOOR PLAN

— 267 SQ.YDS —



Area Statement:

SL.No	Floors	Total Area
1.	Ground Floor	1,257.00
2.	First Floor	1,577.00
3.	Second Floor	870.00
Total:		3704.00 Sq.Ft

Additional Builtup Area

SL.No	Floors	Total Area
4.	G.F Kitchen Utility Area	63.00
5.	1st Floor Garden Area	100.00
6.	2nd Floor Garden Area	27.00
7.	Terrace Projection Area	157.00
Total:		347.00 Sq.Ft

Grand Total: 4,051 Sq.Ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TECHNICAL SPECIFICATIONS - SANTORINI VILLAS

STRUCTURE

Framed Structures:

RCC frame structure resistant to wind and earthquake stresses.

Super Structure:

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 plasters for walls and ceilings.

Exterior Plastering: 2 Coats of sand-faced cement Plastering.

DOORS

Main Door:

- Frame: Steam beech solid wood full frame
- Shutter: Solid particle core with Veneer Finish
- High-quality UV polish
- Reputable brand hardware
- Frame: 8 Feet Height Outer to Outer
- Shutter: 3 ½ Feet width Outer to Outer

Secondary Doors:

- Steam beech solid wood frame
- Shutter: Solid particle core with Veneer finish
- High-quality UV polish
- Premium brand hardware
- Frame: 8 Feet Height Outer to Outer
- Shutter: 3 Feet Width Outer to Outer

French Doors & Windows:

- Aluminium Section for Frames and Shutters with clear glass of reputed maker and Mosquito mesh provision (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 (Techno Paints/Asian Paints/Burger/Equivalent) 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 4x2.
- 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 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.

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 1x1.
- Washing Machine Provision.

PLUMBING-SANITARY:

- The bathroom is equipped with a 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 point at each villa.
- Home Automation Provision.
- Solar Power Provision.



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.

ELEVATOR:

- Provision for a 3-passenger 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.
- 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:

- Basement Parking
- Departmental Store
- Grand Entrance Reception
- Food Court
- Coffee Shop
- Swimming pool
- Banquet Hall
- Spa
- Gym
- Badminton Court
- Squash Court
- Table Pool
- Indoor games
- Guest Rooms
- Open Terrace
- Rain Water Harvesting Pits
- Water Treatment Plant
- Sewage treatment Plant
- Maintenance Office Room
- Amphitheatre
- Lawn Tennis
- Parks



EASTFACING VILLA



162

KT 34 DY84

WEST FACING VILLA ◀◀◀







Eddumailaram
ఎడ్డుమైలారం

BHEL

Madeenaguda
మదినగూడ

To Vikarabad

MNR
Homoeopathic
College & Hospital

Bhanur
భానుర్

Prachin
Global School

Velmala
వెలమల

Shrilingampalle
శ్రీలింగంపల్లి

Kondapur
కొండాపూర్

Shankarpalle
శంకర్‌పల్లి

Indus
International
School

Edulnagulapally
ఎదులనాగులపల్లి

Tellapur
తెల్లూపుర్

HCU

AIG
Hospital

Chandippa
చందిప్ప

Bulkapur
బుల్కాపూర్

THE PATIO
AMITY

Mokila
మొకిల

ICFAI
Business
School

Kollur
కొల్లూర్

Osman Nagar
ఒస్మాన్‌నగర్

Gopanpalle
గోపాన్‌పల్లి

Microsoft

INFOSYS

Wipro

Hyatt

Accenture

Yelwathi
ఎల్వత్తి

Sheraton

Continental
Hospital

Nanakramguda
Kokapet IT SEZ

డిర్లపల్లి
Dearlapalle

Tangitoor
టంగుటూర్

Donthanpalle
దొంతన్నపల్లి

Vattinagulapally
వట్టినాగులపల్లి

NEOPOLIS
KOKAPET

OCEAN PARK

Janwada
జన్వాడ

Khanapur
ఖానాపూర్

Musi River

Mothukupally
మోతుకపల్లి

Gandipet
గండిపేట్

Yenkepally
ఎన్నెకపల్లి

Kammeta
కమ్మెట

Medipally
మేడిపల్లి

Reddipally
రెడ్డిపల్లి

Appojiguda
అప్పొజీగుడ

Kothapalli
కొత్తపల్లి

Yellaguda
ఎల్లగూడ

Chilkur
చిల్కూర్

Mrugavani
National Park



To Shamshabad



A PROJECT BY



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

www.tagprojects.in

TS RERA REG NO: P02400009246



Project Designed by:  *Aslam Architects
& Interior Designers Pvt.Ltd*

Disclaimer: This brochure is intended solely for informational and conceptual purposes and does not constitute a legal offering. The promoters retain the absolute right to modify, revise or update plans, designs, specifications, elevations, layouts, or any other details without prior notice. All visuals, graphics, and information provided herein are for representation only and may vary from actual development.