

A celebration of elegance and extravaganza



Balaji Constructions



elègancia

Ultra-luxury villas in a
high-end gated community at Kompally

Project Info

The crème de la crème of Hyderabad's elite communities

elègancia

Elegancia is a world-class elite community that has it all, from superior amenities and ultra-modern features to refreshing greenery and lush landscaping. The eco-friendly and energy-efficient enclave is verily the crème de la crème of Hyderabad's elite communities.

Aesthetically crafted to complement the very best in green urban living, Elegancia is brimming with superior innovation. Combining expert planning with stylish design, the fully gated community provides unmatched luxury, elegance and functionality through finest of specifications.

Location

A locale rich in character and dotted with urban amenities

Set in a neighbourhood that's rich in character, Elegancia is salubriously sited close to the scenic Jayashree Park and a breeze away from the 6-track National Highway 9. While Kompally has always been clean, green and pristine, today it is also one of the fastest growing suburbs. Apart from upper class neighbourhood and urban luxuries, the Outer Ring Road (ORR) connected at Kandlakota, 10 minutes from here, enables direct access to Hitec City in another 20 minutes.

Refreshing reasons to reside in Elegancia, Kompally

- A locale that abounds best urban amenities without the city bustle
- Round about 10 minutes from Panjagutta Junction, fully pulsating downtown, while Secunderabad Railway Station is just 30 min away
- Mere minutes from Chinai Park, new multistore operations in CTRTS, Runway 9 and famous family theatres, while Chola-i-Chandi and several resorts a short drive away
- All around are premier schools like Pearson, St. Ann's, DPS, Sreebhaskar, St. Andrews, OMS, OHS, and Aranya to name a few
- St. Cheluvu, Malla Reddy, St. Peter's, Nandamma Reddy, St. Martin's, HVM, Sri Sakshi are nearby institutions for higher studies
- The most trendy Big Bazaar within walking distance, while many shopping centres and fashion stores dot the neighbourhood
- For day-to-day needs, super markets such as More and Sparrows a short hop away
- Timely healthcare facilitated by the presence of Mirana Hospitals, RRT Hospitals, Kharu Hospitals and Sree Hospitals in the vicinity
- Multi-specialty hospitals such as Usha Multispecialty Cardiac Centre at Gajula Ramam, Narayana Healthcity at Suravaram, Kims at Minicars Road, Yashoda Hospital at Patny can be reached under 15-20 minutes



Villas

Choice of villas
architectural mastery
amid natural perfection

Elegancia offers a rare opportunity to own world-class abodes. From show-stopping architecture to serene perfection, on offer is an elite ensemble of about 50 one-of-a-kind villas. A study in sophistication, the given villas offer just about everything for relaxed lifestyle in a discreetly private setting.

From dramatic design, clean lines and spacious living spaces to verdant greenery with lush landscaping, refined entrance and streets compliant plans, each villa is simply stunning. In essence, the residents' residential retreat combines the radiance of contemporary style with Indian ethos.



Clubhouse

A resort-like hub for relishing a taste of the high life

You can experience a taste of the high life at the classy clubhouse of Elegancia. Located in the heart of the gated community, it offers luxury, leisure and sport - all year round. The best part - only the privileged residents (like you) can benefit from the use of the lavish indulgences here. Socialising with like-minded neighbours and quality time with family and friends are all assured at the resort-like hub.

Clubhouse Features

- Club lounge with cafeteria
- Air-conditioned guest rooms
- Party lawn
- Air-conditioned multipurpose conference hall / Banquet hall
- Well-designed swimming pool with kids pool area & changing rooms
- Equipped gym for men & women
- Indoor games (billiards, TT, board games etc.)
- Designed landscape with plantation



Clubhouse-Floor Plans

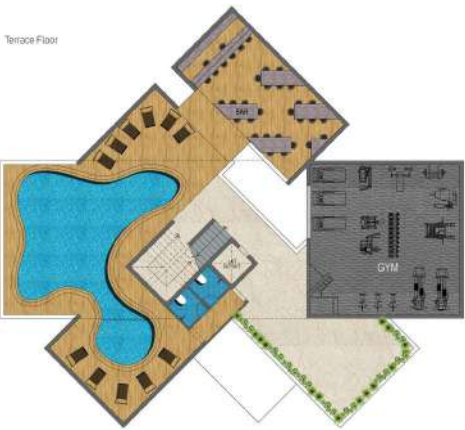
Ground Floor



First Floor



Terrace Floor



Floor Plans 220 Sq. Yds. East Face



First Floor



Second Floor



Floor Plans 220 Sq. Yds. West Face



First Floor



Second Floor



Floor Plans 183 Sq Yds, East Face



First Floor



Second Floor



Floor Plans 183 Sq Yds, West Face



First Floor



Second Floor





Project Highlights

Project Features

- 47 Villas
- 183 Sq.Yds to 220 Sq.Yds
- Club house
- Well-equipped children play area
- Park for senior citizens
- Rainwater Management
- Meditation / Yoga centre

Landscape

- Lawn with pathway
- Club house area
- Pongla
- Various plantations

Backup Generator

- 100% Power Backup

Security

- 24/7 Security
- CCTV Camera at gates, lobby, kids play area & club house
- Each villa will be connected to security office through internet

Outdoor Sports

- Mini Basketball court
- Badminton court

Salient Features

- Vasthu compliant
- Ground water / Mangalore water supply
- Sewerage and water treatment plant
- Insulated fire underground cabling
- Energy efficient solar street lights
- Underground drainage system as per Govt. regulations



Internal Views



Specifications

Characterised by attention to detail and master craftsmanship



STRUCTURE RCC framed structure. Red Clay Blocks for external walls and 4 to 6 for internal walls. Internal and External Double coat cement plastering.	PAINTING Internal: common areas: Two coats, Putty and two coats of Asian tractor emulsion paint over a base coat of primer in all rooms. External: Two coats Putty/texture and two coats of Asian Aqua paint over a base coat of primer on all external walls.
DOORS & WINDOWS Main Door: Teak frame with designer Teak veneer shutter with magnetic pull-in with Brass / S.S. fittings. Internal Door: Teak frame with designer Teak veneer shutter with magnetic pull-in with Brass / S.S. fittings. Windows: UPVC sliding shutters with mosquito mesh and cock provision.	KITCHEN Back granite platform with stainless steel sink (framed).
STAIRCASE Center landing for staircase powder coated M.S. Railing.	TOILETS (No toilet corridor) All toilet mounted EWs with concealed flush valve. (1) Single cover Hot & cold water mixer with shower, provision for geyser in all bathrooms. (1) All Sanitary fittings are of low water or equivalent model. (1) All CP fittings of equal make such as, Jaguar/Kohler. (1) Fresh Incent for all toilets.
FLOORING Someny or equivalent 2'-0" x 2'-0" verified tiles flooring for hall and living, 2'-0" for bedrooms and kitchen. Rustic finish tiles in balcony. Anti-slip ceramic tiles in stairs and utility.	ELECTRICAL (1) Phase down supply for each villa. Concealed conduits with good quality material with 10% or equivalent. Sheduler distribution schedule, layout or equivalent. One Miniature Circuit Breaker (MCB) for each room.
TILE CLADDING & DADOING Bath: Someny or equivalent designer Matte ceramic tile slide up to 7'-0" height. Kitchen: Glazed ceramic tile slide up to 2'-0" height above kitchen platform. Utility/Hallway: Glazed ceramic tile slide up to 3'-0" height.	

Provis for geyser in kitchen, washing machine in utility, refrigerator in kitchen or dining, water purifier and microwave oven in kitchen, or conditioner in all bedrooms, TV and telephone point in living, master bedroom and children's bedroom.	COMMUNICATION Vid-4 Internet in common areas like club house, OT/UL, internet, intercom in living.
	BACKUP GENERATOR 100% Backup Generator will be provided for all common services and all fire and lights in each villa.
	SECURITY Intercom facility from villa to villa and villa to security.
	LAUNDRY FACILITY Laundry closet will be provided.
	NOTE: (1) Shelves, shelves, info, arches or any kind of modifications / alterations are not allowed. (2) Villa will be handed over for handover / relocation after receiving 100% payment only, subject to the 20/2000 payment of facilitating cost money be decided by builder. (3) VMC, Registration and Service Tax applicable as per Govt. norms.

About Balaji Constructions

A company that values sustainability, practicality and value enhancement

The origins of Balaji Constructions date back to the time when a group of energetic management visionaries, with years of experience and success in various fields, began discussing a real estate initiative with the qualities of sustainability, practicality and value enhancement. The company set into action by distinguishing itself from other companies through its philosophy of perfection, precision and innovation. Faithful to this doctrine, the company is developing Elegance, an outstanding green villa community with meticulous planning in sustainable construction. While value for money is targeted by emphasising on long-term asset creation, the company's position to build an environment friendly project is attained by focusing on a quality.



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