



# THE PATIO

VILLAS

5 BHK COURTYARD VILLAS



MOKILA, HYDERABAD







*Hola*

*Experience the  
Elegance of  
Spanish Living  
in the Heart of  
Mokila*

The Patio luxury villas in Mokila boast a unique Modern architecture that offers both elegance and comfort. Nestled in the western suburbs of Hyderabad, these villas provide residents with close proximity to a plethora of international schools, shopping centers, and top-notch hospitals.

Our Modern Villas Feature Open Courtyards and Balconies that Create a Seamless Flow of Indoor-Outdoor Living for Unmatched Relaxation. Moreover, the lush green spaces surrounding the villas provide residents with a serene and tranquil environment to unwind and relax.

Just a 20-minute drive from Gachibowli and 15-minute drive from both Wipro Junction and the Financial District, these luxurious villas in Mokila offer an ideal location for both work and play. Experience the perfect blend of comfort, convenience, and classic architecture with these exquisite villas in Mokila.





*Desire*

  
**THE PATIO**  
VILLAS

*Luxuriate*  
*in the opulence of our*  
**Modern**  
*Architecture Villas*

Indulge in the ultimate luxury living experience with the Modern architecture-inspired Patio Villas in Mokila. These stunning 5 BHK villas are built with exceptional attention to detail, complete with a central courtyard that brings the outdoors in.

With extravagant interiors and spacious balconies, every moment spent at The Patio Villas is one of pure indulgence. Enjoy the convenience of a home theatre and elevator, designed to elevate your living experience.

Nestled in the heart of Mokila, our well-placed villas offer close proximity to luxurious gated communities within a 1km radius, with easy access to Kollur Exit No. 2 located just 10 minutes away. Live life to the fullest with Patio Villas.



*Siente la Elegancia*

*Welcome  
to the Patio  
Villas*







**THE PATIO**  
VILLAS



*Welcome to your Private Oasis*

*Secure and Serene Living, Round-the-Clock  
24/7 Security and Monitoring*





**THE PATIO**  
VILLAS



*Luxury Living at its Finest*

*Villas with Picturesque Street Views  
and Wide, Serene Roads for Endless Enjoyment*



**THE PATIO**  
VILLAS



*Nature's Beauty at your Doorstep*

*Our Villas are Nestled in the Midst of Lush Parks & Offer Stunning Scenic Views of the Natural Surroundings*





# THE PATIO

VILLAS



*Central Courtyard with Open Terraces  
for Outdoor Living and Entertaining*

*A Central Courtyard that Exudes Elegance*



  
**THE PATIO**  
VILLAS



*Our Villas Offer Scenic Views of the Surrounding Landscape for an Unmatched Experience*

*The Perfect View, Right from Your Balcony*





# THE PATIO

VILLAS

## Master Layout



| AREA STATEMENT- LAND USE ANALYSIS    |                     |         |
|--------------------------------------|---------------------|---------|
| TOTAL LAND AREA -                    | 82,919.15 SQ.MTS    |         |
| (OR) 99,170.478 SQ.YDS (OR) 20 ACRES | 19,590 GUNTA        |         |
| NET PLOT AREA                        | = 82,223.377 SQ.MTS |         |
| (OR) 98,338.340 SQ.YDS (OR) 20 ACRES | 12,713 GUNTA        |         |
| PLOTTED AREA                         | 47,627.410 SQ.MTS   | 57.924% |
| ROAD AREA                            | 22,343.586 SQ.MTS   | 27.660% |
| OPEN AREA                            | 8,226.965 SQ.MTS    | 10.005% |
| UTILITY AREA                         | 852.937 SQ.MTS      | 1.037%  |
| CIVIC AMENITIES                      | 2,772.579 SQ.MTS    | 3.372%  |
| TOTAL AREA                           | 82,223.377 SQ.MTS   | 100.00% |
| TOTAL NO. OF PLOTS:                  | 175 NOS             |         |



  
**THE PATIO**  
VILLAS



*A Canvas of Opulence*

*Nature's Artistry Unfolded in  
Our Masterful Layout*



  
**THE PATIO**  
VILLAS



*Beyond Four Walls*

*Experience Extravagance at our  
Central Clubhouse  
with Cutting-Edge Amenities.*













SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



## East Facing Villa Floor Plan

### Area Statement:

East Facing Villa 300 Sq.yds. (45' x 60')

Site Area: 2700 Sq.Ft

| SLNo | Floors        | Total Area            |
|------|---------------|-----------------------|
| 1.   | Ground Floor  | 1,701.00              |
| 2.   | First Floor   | 1,456.00              |
| 3.   | Second Floor  | 1,038.00              |
|      | <b>Total:</b> | <b>4,195.00 Sq.Ft</b> |

### Additional Builtup Area

| SLNo | Floors                  | Total Area          |
|------|-------------------------|---------------------|
| 4    | G.F Above car parking   | 225.00              |
| 5.   | G.F Utility Area        | 61.00               |
| 6    | Terrace Projection area | 134.00              |
|      | <b>Total:</b>           | <b>420.00 Sq.Ft</b> |

**Grand Total: 4,615.00 Sq.Ft**





SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



## West Facing Villa Floor Plan

### Area Statement:

West Facing Villa 300 Sq.yds. (45' x 60')

Site Area: 2700 Sq.Ft

| SLNo | Floors        | Total Area            |
|------|---------------|-----------------------|
| 1.   | Ground Floor  | 1,701.00              |
| 2.   | First Floor   | 1,456.00              |
| 3.   | Second Floor  | 1,038.00              |
|      | <b>Total:</b> | <b>4,195.00 Sq.Ft</b> |

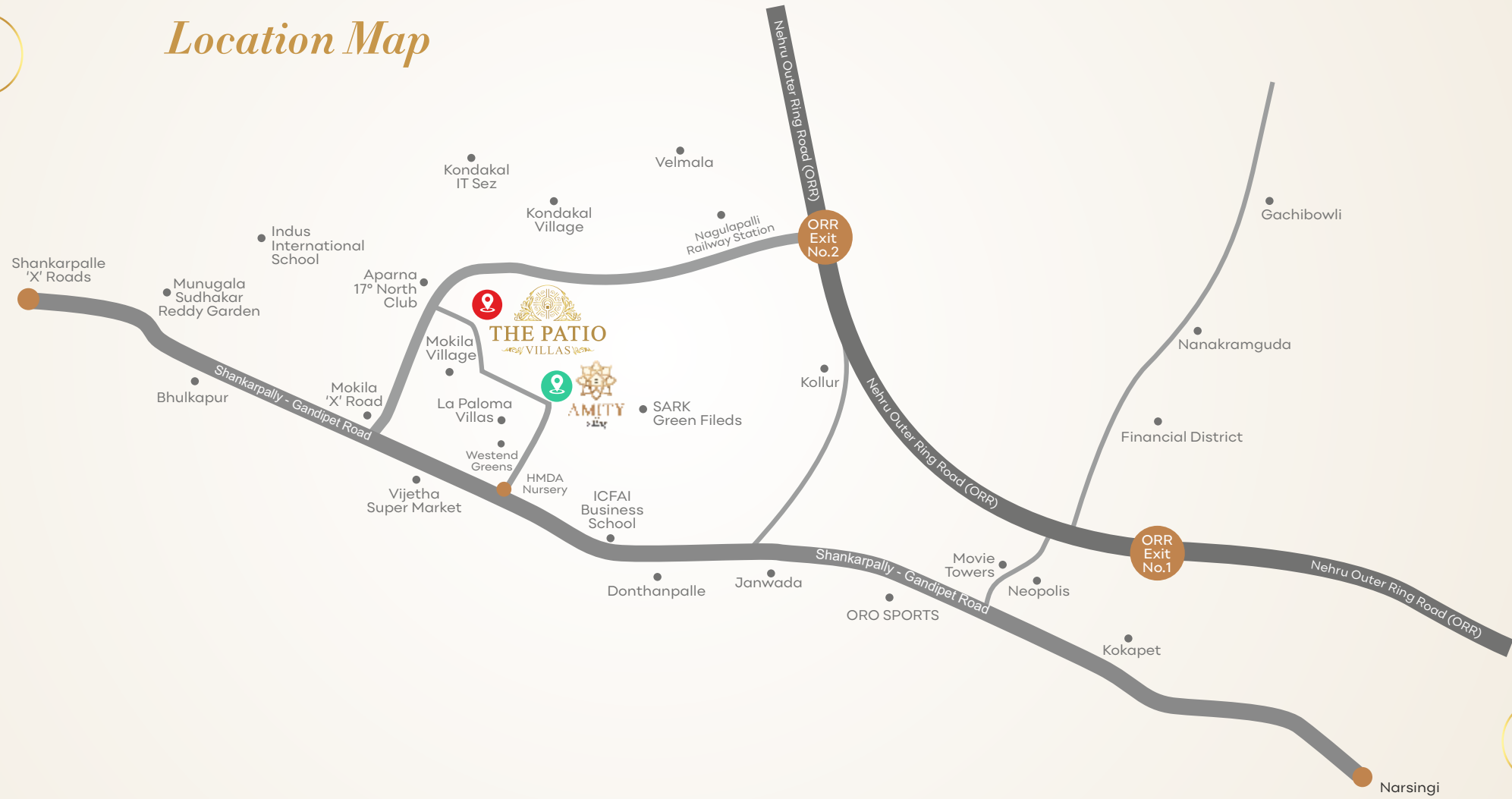
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|      | <b>Total:</b>           | <b>420.00 Sq.Ft</b> |

**Grand Total: 4,615.00 Sq.Ft**



# Location Map









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