

**Crafting** the Home of your **Dreams**

APR PRAVEEN'S  
**HILLSIDE**  
THE WORLD OF LUXURY



4 BHK Triplex Villas @ **BACHUPALLY**

# PERFECT BLEND OF ARISTOCRACY AND SERENITY

Step into the world of APR Hillside, a lavish villa community that promises to elevate your lifestyle to new heights of luxury. Indulge in the opulence of these exquisitely designed modern villas that are guaranteed to bring out the best in you and your loved ones.

**15+**  
Acres

**176**  
Triplex Villas

**4 BHK**  
Triplex Villas



# AMENITIES

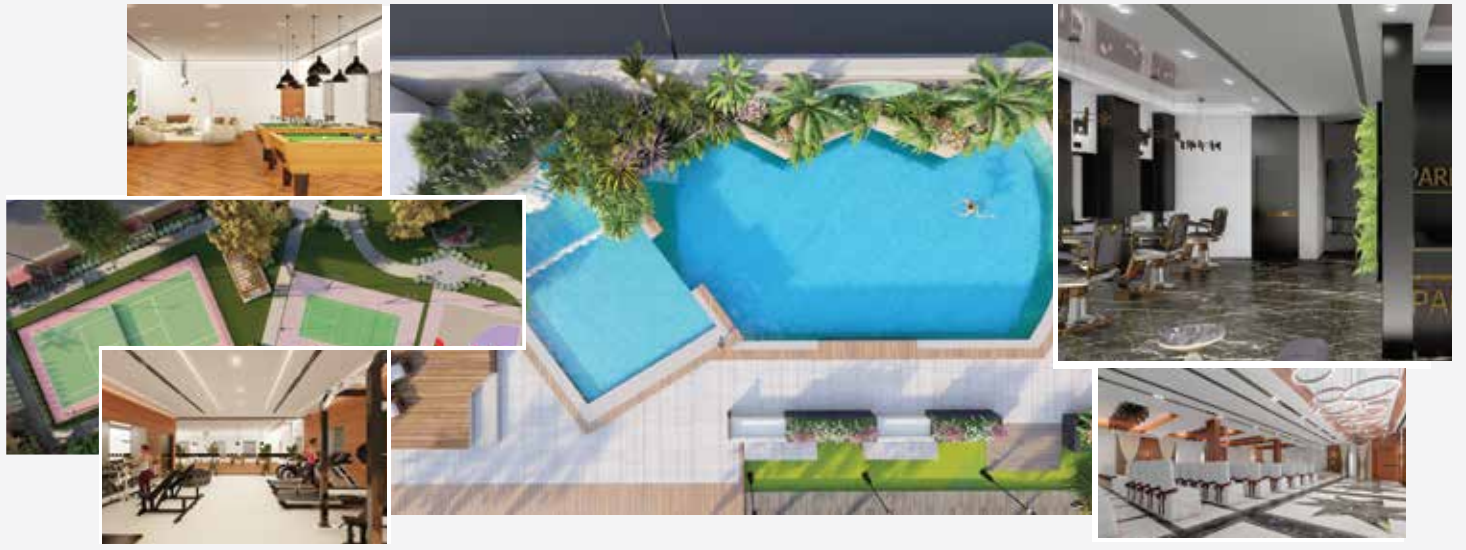
## Indoor

- Yoga Hall
- Guest Room
- Library
- Association Room
- Indoor Games
- Spa / Salon
- Banquet Hall
- Mini Function Hall
- Gym

## Outdoor

- Children play arena
- EPDM flooring
- Change rooms
- Yoga zone
- Meditation zone
- Paved plazas
- Fountains
- Gazebos
- Swimming pool and baby pool
- Tennis court
- Half Basket ball court
- Shuttle court
- Cricket practice net
- Open gym
- Senior citizen relaxing space
- Party lawn/functional place
- Floral garden





## CLUBHOUSE DECKED WITH FINEST AMENITIES

We understand that true luxury is about more than just material possessions. It's about living a balanced and healthy lifestyle and our world-class amenities are designed to help you achieve that. So come and experience the ultimate relaxation and rejuvenation at our clubhouse which is perfect for hosting events, gatherings or simply spending time with friends and family.



## Structure

RCC framed structure (with M20 grade of concrete and steel with TMT ISI brand)

## Super Structure

Clay red bricks of size 9" thick for external walls and 4" thick for internal walls.

## Plastering

- **Internal** : Double coat cement plaster for walls and ceiling with smooth finish
- **External** : Double coat plaster for external walls with waterproof compound mixed for RCC and masonry surfaces

## Flooring

- Large size vitrified tiles of size (2'0"x4'0" / 2'6"x5'0") in all rooms.
- **Toilets** : Glazed vitrified tile Dados up to 7" height with 2'0"x2'0" / 2'0"x4'0". Flooring anti skid tile 2'0"x1'0" / 2'0"x2'0"
- **Utility** : Ceramic/vitrified tile Dado up to 4' height
- **Attached Balconies / Terraces** : Anti-skid tiles 2'0"x2'0"
- **Parking** : Vitrified tiles / granite / tandur or equivalent stone

## Painting

- **External** : Texture finish with two coats of exterior emulsion of Asian/Berger/techno/AKZO or equivalent make emulsion
- **Internal** : One coat of primer and 2 coats of Asian/Berger/Techno/AKZO or equivalent emulsion paint over two coats of putty with smooth finish.

## Watersupply

- Raw/domestic water supply will be through Hydro pneumatic pumps from the storage sump to the overhead tank 1000 ltrs capacity provided on terrace of each villa.
- Provision of A dedicated water supply line from the main gate to sump for HMWSSB line connection will be provided. From the sump to kitchen supply will be through hydropneumatic pump for municipal line.

## TV, Internet & Telephone

- TV point in living, MBR, Lounge and Home theatre .
- Internet provision at one point in each floor.
- Telephone point in living, MBR, Lounge

## Power/Generator Backup

100% power backup for common amenities, common areas, common parking areas, pressure pumps and street lights etc., by providing Auto start, sound proof generator of caterpillar, Kirloskar, JCB or approved make with auto change over switches.

**Compound wall** : common compound wall for villas three sides.

**Stair case** : Granite steps with premium grade stainless steel railing for internal staircase.

**Waterproofing** : All toilets, open terraces and balconies water proofing will be done as per standard procedure.

## Kitchen/Utility

Water supply point for municipal and raw / domestic water connections at one point (sink) with provision for fixing of water purifier, exhaust fan /chimney. No kitchen platform, no sink provided.

## Wood Work

- **Main Door** : Imported Teak wood / hard wood frame with PU polish. Shutter with both sides decorative veneer with PU polish
- **Internal Doors** : imported Teak wood / hardwood frames with PU polish. Flush shutters both sides decorative veneer with PU polish. Toilet / utility door shutter one side decorative veneer polish and other side with Laminate / enamel painting.
- **Main DOOR 8 feet height and remaining doors 7 feet height .**

## Windows / French Doors

UPVC windows and sliding doors with clear glass and mosquito mesh of reputed make .

## Bathroom

Shower single lever diverter with spout & over head shower with geysor provision in all toilets except powder room. Wall mounted EWCs with health faucets and wash hand basins in all bath rooms with best quality Polished Chrome (CP) and sanitaryware fixtures of HINDWARE / JAGUAR / KOHLER or equivalent make

## Electrical

- Concealed copper wiring (Finolex / Polycab / havel's or equivalent make) in conduits. Power outlets for AC provisions in all bed rooms, home theatre, drawing / living and geysor provisions in all toilets except powder room. Power points for cooking range, chimney, refrigerator, microwave oven, Mixer / grinder in kitchen, and for washing machine / dish water in backside villa / utility area.
- Inverter wiring for one fan and lighting in all rooms and kitchen.
- Three phase supply for each unit with 5 KW and provision of individual meter and DBs with MCBs (Honeywell / Havel's or equivalent make)
- All electrical Modular switches are of Honeywell / Havel's /

## Security System

- 24 hrs.' Surveillance and Security facility
- Solar fencing throughout the boundary
- Security Surveillance Cameras at appropriate community locations
- Main entrance will be provided with access controlled boom barrier and security room.

# SPECIFICATIONS



# LOCATION MAP ( NOT TO SCALE )

Scan the QR Code to get Direction for **Hillside**



Nearby Locations:

### Educational Institutes:

- 2kms To Kennedy High The Global School
- 2kms To Silver Oaks Int. School
- 2kms To VNRVJIT
- 2kms To Sri Chaithanya Jr.college
- 3kms To Delhi Public School

### Healthcare:

- 2kms To Mams Hospital
- 3kms To SLG Hospital
- 6kms To Usha Mullapudi

### Malls:

- 15mins To GSM Mall
- 20mins To Nexus Mall
- 20mins To South India Shopping Mall

# MASTER PLAN



## East & West Facing Triplex Villa

TYPE <b>05 &amp; 06</b>	Plot Area <b>200.00 Sq. Yds</b>	Ground Floor	First Floor	Second Floor	Total Area
		1150.0 Sft	1150.0 Sft	775.0 Sft (East) 795.0 Sft (West)	

### East Facing



## East & West Facing Triplex Villa

TYPE <b>01 &amp; 02</b>	Plot Area <b>266.66 Sq. Yds</b>	Ground Floor	First Floor	Second Floor	Total Area
		1400.0 Sft	1400.0 Sft	1020.0 Sft (East) 1065.0 Sft (West)	

## East & West Facing Triplex Villa

TYPE <b>03 &amp; 04</b>	Plot Area <b>222.22 Sq. Yds</b>	Ground Floor	First Floor	Second Floor	Total Area
		1260.0 Sft	1260.0 Sft	880.0 Sft (East) 880.0 Sft (West)	

## LEGEND

- A. Entrance Gate
- B. Clubhouse
- C. Swimming Pool
- D. Children's Pool
- E. Pergola
- F. Party Lawn
- G. Children Play Area
- H. Water Fountain
- I. Half Basket Ball Court
- J. Shuttle Court
- K. Tennis Court
- L. Gazebo-2
- M. Deck Area
- N. Open Area
- O. Open Outdoor Gym
- P. Cricket Practice Net
- Q. Store Room
- R. Change Rooms
- S. Gazebo-1

### East Facing



### East Facing

