



AMURA
POCHARAM

Awesome 2BHK smart homes in a secured gated community next to Infosys Pocharam



Awesome smart homes next to Infosys, Pocharam

208 Awesome 2BHKs
in a secure gated community





Welcome to
the world of
smart living





Tap or talk and your home will listen

Smart home automation



Control your lights, fans and appliances with an app



Automatically allow your vehicle to enter and exit your community



Access WiFi across your community



Manage your energy consumption smartly

Safety, security and convenience at home



24x7 Professional Security Guards



Single Entry and Exit Gate



Round the clock CCTV Recording



Dedicated Maintenance Team



24x7 Generator Backup



Water saving STP
Rainwater harvesting



Covered parking





Swimming Pool



Gym



Walking / jogging path



Better health and good life with convenience of a gated community



Clubhouse
Banquet hall



Elders seating area

Welcome to
an **awesome**
childhood





Awesome spaces for learning, playing and entertainment.

4 awesome indoor spaces

- Imagination room
- Learning hub
- Hobby zone
- Cultural center

5 awesome outdoor spaces

- Kids pool
- Play area
- Sand pit
- Badminton court
- Cycling track

Next to Infosys, just
5 minutes from
Hyderabad - Warangal
highway

Ace Amura is located near **Infosys, Pocharam and Raheja Mindspace.**

Just 2 hours to **Telangana's second capital - Warangal.**

Easy access to Bibinagar, Bhongir, and Jangaon.

Promising developments like **Yadadri Temple, AIIMS** and several Industrial & IT SEZs are conveniently accessible.





Close to work

5 minutes walk : Infosys, Mindspace IT Park & Genpact



Close to nature

10 minutes: Bhagyanagar Nandavanam Park



Important Places

10 minutes: Ghatkesar

20 minutes: Uppal

25 minutes: Nagole

25 minutes: Bibinagar

35 minutes: Bhongir

35 minutes: LB Nagar

45 minutes: Yadagiri Gutta

45 minutes: Secunderabad

50 minutes: Shamshabad Airport

1 hour: Gachibowli

1 hour: Jangaon

2 hours: Warangal



Connectivity

5 minutes: New Flyover to Uppal

5 minutes: Narapally Bus Stand

10 minutes: Nehru Outer Ring Road

20 minutes: Uppal Metro Station

45 minutes: Secunderabad Rail Station



Healthcare

5 minutes: Cure Hospitals

15 minutes: Apollo Clinic

25 minutes: AIIMS, Bibinagar

35 minutes: Kamineni, LB Nagar

35 minutes: Omni Hospitals, Kothapet



Food Shopping & Entertainment

10 minutes: MJR Square Mall & Multiplex

10 minutes: McDonalds Restaurant

20 minutes: Decathlon

20 minutes: Hemadurga Mall & Multiplex

15 minutes: Paradise Restaurant

20 minutes: Big Bazaar

25 minutes: Cricket Stadium

25 minutes: Shilparamam, Uppal



Schools

5 minutes: Rotterdam International

5 minutes: Anurag University

15 minutes: JRS International School

15 minutes: Bachpan Play School

15 minutes: Delhi World Public School

15 minutes: Sree Vidyaniketan School

15 minutes: Sage International School

20 minutes: Gowtham Model School

20 minutes: Global Indian School

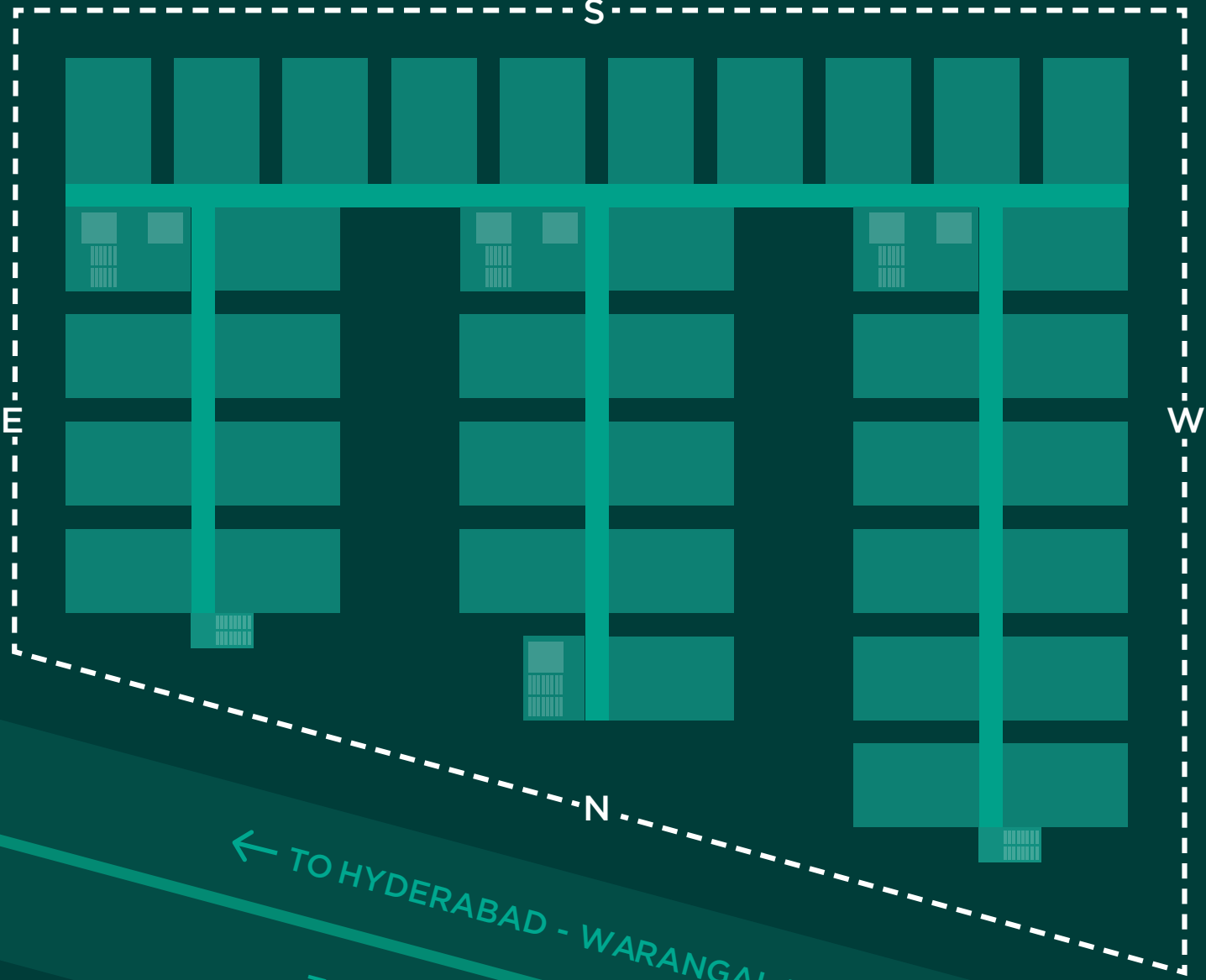
20 minutes: Narayana Concept School

20 minutes: Ravindra Bharati School

20 minutes: Vignan Schools

Plans

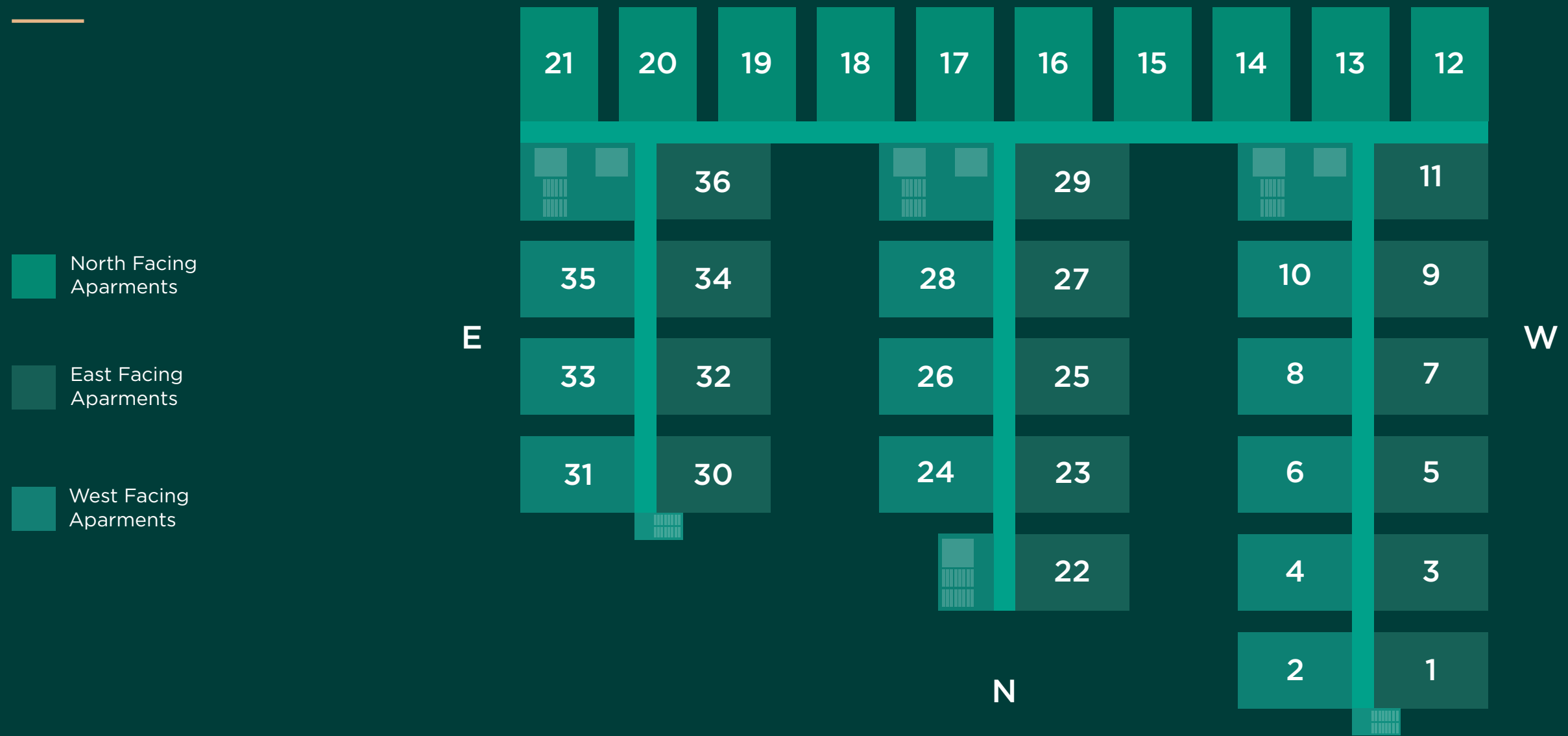
Master Plan



← TO HYDERABAD - WARANGAL HIGHWAY

TO INFOSYS SEZ POCHARAM →

Typical Floor Plan



<p>Total Land Area</p> <p>1.78 Acres</p>	<p>Total Apartments</p> <p>208 Homes</p>	<p>Total Apartments per Floor</p> <p>36 Homes</p>	<p>Apartment Size North Facing</p> <p>932 Sq. Ft</p>	<p>Apartment Size East Facing</p> <p>950 Sq. Ft</p>	<p>Apartment Size West Facing</p> <p>950 Sq. Ft</p>
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NORTH FACING APARTMENTS

2BHK
Home

932
Sq. Feet

10
Apartments/Floor



AREA STATEMENT

LIVING	11' 5" x 10' 4"
DINING	17' 2" x 9' 1"
BALCONY	5' 6" x 4' 0"
KITCHEN	7' 1" x 8' 0"
WASH	6' 5" x 4' 0"
MASTER BEDROOM	10' 0" x 12' 0"
TOILET	4' 0" x 8' 0"
CHILD BEDROOM	10' 0" x 10' 0"
TOILET	4' 3" x 9' 1"

NORTH FACING APARTMENT
3D VIEW

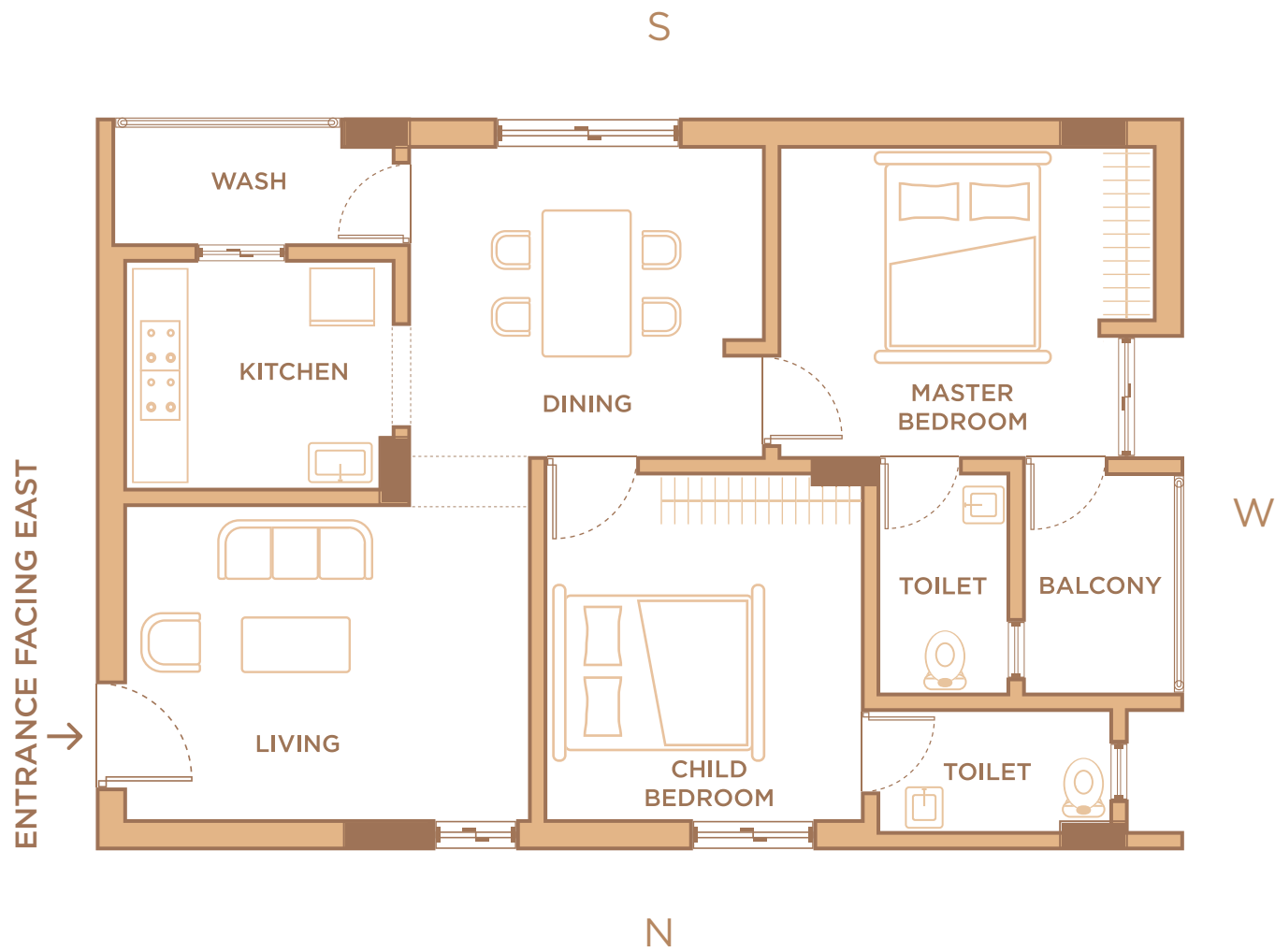


EAST FACING APARTMENTS

2BHK
Home

950
Sq. Feet

15
Apartments/Floor



AREA STATEMENT

LIVING	13' 0" x 10' 0"
DINING	11' 4.5" x 10' 0"
BALCONY	4' 6" x 7' 0"
KITCHEN	8' 7.5" x 7' 4"
WASH	8' 9" x 4' 0"
MASTER BEDROOM	12' 1" x 10' 0"
TOILET	4' 9" x 7' 0"
CHILD BEDROOM	10' 0" x 11' 2"
TOILET	7' 6" x 4' 0"

EAST FACING APARTMENT
3D VIEW

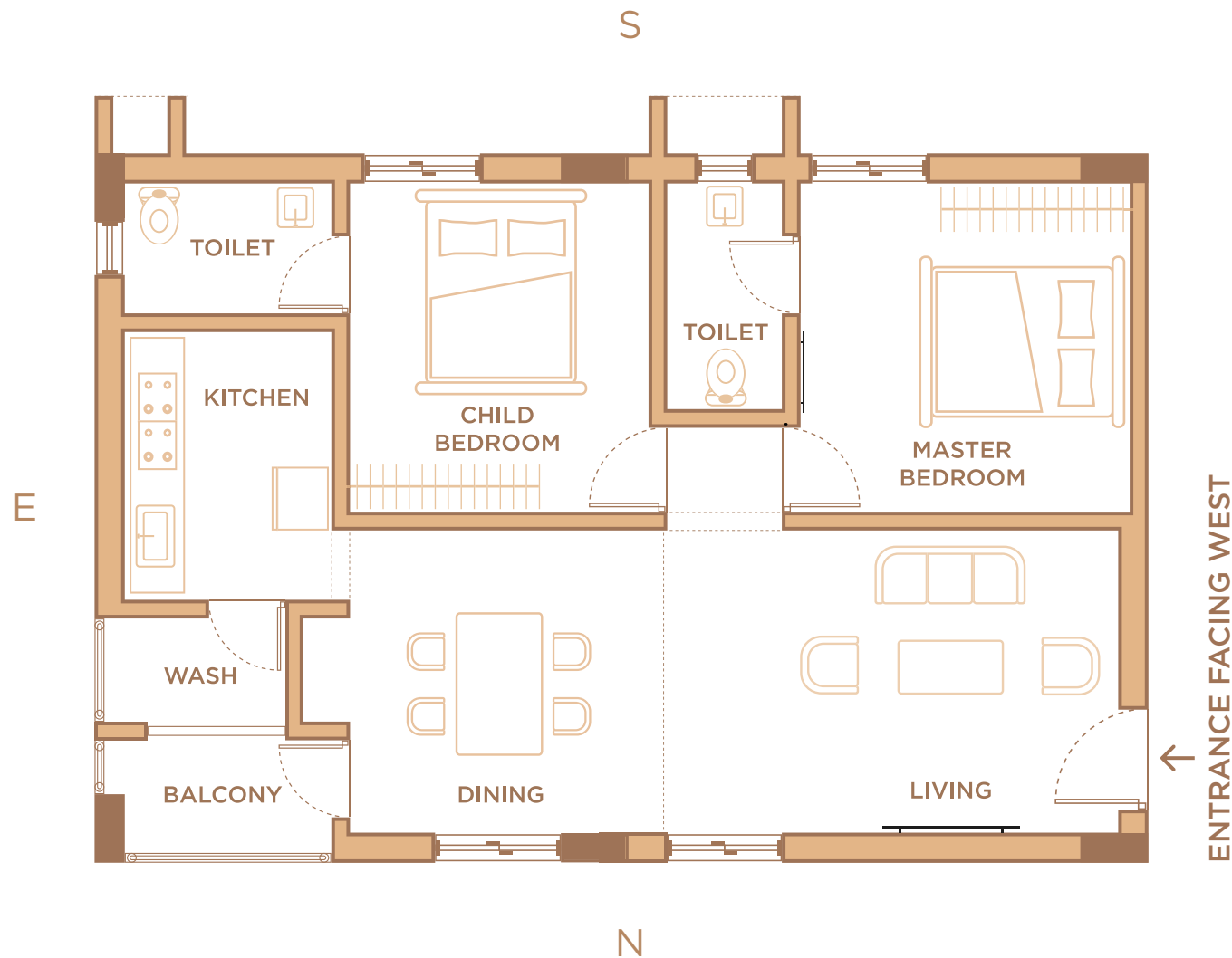


WEST FACING APARTMENTS

2BHK
Home

950
Sq. Feet

11
Apartments/Floor



AREA STATEMENT

LIVING/DINING	25' 2" x 10' 5"
BALCONY	7' 9" x 4' 0"
KITCHEN	7' 3" x 9' 0"
WASH	7' 9" x 3' 9"
MASTER BEDROOM	10' 6" x 10' 9"
TOILET	4' 0" x 7' 5"
CHILD BEDROOM	10' 0" x 10' 9"
TOILET	7' 3" x 4' 3"

WEST FACING APARTMENT
3D VIEW



Material Specifications

Structure

Foundation & structural frame

R.C.C framed structure

Superstructure

CC block masonry for internal and external walls

Painting

External

Combination of texture and emulsion paint

Internal

Smooth finish primer and emulsion paint over putty

Doors

Main door

Engineered wood / hard wood door frame with flush shutter fitted with reputed make hardware

Internal doors

Engineered wood / hard wood door frame with flush shutter fitted with reputed make hardware

Toilet doors

Engineered wood / hard wood door frame with flush shutter fitted with reputed make hardware

Windows

Good quality Aluminium / UPVC windows

Kitchen/utility

Exhausts

Provision for exhaust fan / chimney

Plumbing & Sanitary

Sanitary fittings

All toilets are fitted with EWC of reputed make

CP fittings

CP fittings of reputed make



Flooring

Rooms & kitchen

Good quality vitrified tiles

Toilets, wash/ utility

Anti-skid ceramic of reputed make



Tile dado

Toilets

Ceramic tile dado up to 7' 0" height of reputed make

Utility and wash

Anti-skid ceramic flooring. Ceramic tile dado up to 3'



Electrical

Main distribution point

3 phase power supply

All rooms

Concealed copper wiring of reputed make

Ac points

Power outlets for air conditioner in living room and one bedroom

Switches

Modular switches of reputed make



Telecom

Telephone point in drawing / living room



Cable TV

Provision for cable connection in living / drawing room / MBR



Internet

Provision for internet connection in each flat



Water supply system

Gravity supply system



Backup power

All common areas and 0.5 kW for each flat



CCTV

At the designated areas





ACE
VENTURES

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HEAD OFFICE

Ace Ventures India Pvt Ltd

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Laxminagar colony, Kothapet.

SITE OFFICE

Amura by Ace Ventures

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Vasantagiri, Pocharam, Hyderabad.

TS RERA - P02200003861

MEMBER OF **CREDAI**

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