



geethika's
ENSCONSLIA
YOUR CONSCIOUS NEST



Triplex Villa Community @ Tukkguda



GET
EXCEPTIONAL.
LIVE
EXEMPLARY.

Ensconsia is built with a higher function in mind, down to the smallest inch. Fundamentally, there are no corners cut, no yard saved no amenity overlooked. Every part of your home and community is meticulously crafted to introduce new comforts and luxuries to your life.





69 TRIPLEX VILLAS

EAST & WEST FACING

- 280 Sq.Yd.
 - 4210 & 4244 sft. Built-up
 - 100% Vaastu Compliant
-
- 7.72 ACRE Gated Community
-
- Sardanagar Rd.
 - Tukuguda
 - 2km. from ORR Exit-14
 - 10min. from Airport

EAST FACING VILLA ELEVATION

- **280** Sq.Yd.
- **4244** Sft. Built-up
- **100%** Vaastu Compliant



EAST FACING VILLA FLOOR PLAN



Ground Floor



1st Floor



2nd Floor



WEST FACING VILLA ELEVATION

- **280** Sq.Yd.
- **4210** Sft. Built-up
- **100%** Vaastu Compliant

WEST FACING VILLA FLOOR PLAN



Ground Floor



1st Floor



2nd Floor

An exquisite contemporary design featuring wooden finishes and ample use of glass, designed for **thermal comfort**.

Lush **natural landscaping** features in every plot, leading to a ground floor deck situated in the corner opposite from the road.

The rooms are **immense**, but we've spread cosy, intimate corners all around the house, like **reading nooks**, sitouts, and **private balconies**, like the one that spills out from the **Home Office**. The **master balconies** are large, and always at hand for when you need a different perspective. A generous **11ft of space** separates each Villa, inviting **breeze rich sunlight** from all directions.





HIGHLY INTUITIVE USE OF EVERY SQUARE INCH.

The most expansive hall you've ever seen, that spills into the ground floor deck. Double headspace and interior planning that exudes larger than life grandeur, yet does not leave out interaction, so you feel connected to your home and your family.



Master Bedrooms have their own private sitouts. Each home features a guest lounge on the ground floor and a more private lounge on the 1st floor. A Home Theater or Activity Room with a bar counter outside that slides in. 8ft. Wide Sliding French windows. Study areas and longer children's bedrooms.



FIRST FLOOR PLAN
SLAB AREA : 1596 SFT



SECOND FLOOR PLAN
SLAB AREA : 1073 SFT

Specific Note

First Slab Area : 1540 Sq Ft





A HOME THAT'S BUILT FOR MORE.

- Box Rooms
- E-storage Cabinets
- Dedicated Kitchen Storage & Utility
- Walk-in Closets
- Bar Counter
- Wash Counters - Bar, Terrace, Decks
- Home Theater / Activity Room
- Laundry Room
- Home Office with Balcony
- Servant's Quarters
- Powder Rooms
- Wet Utility Area
- Terrace
- Lift



AMENITIES
THAT HELP
YOU
DO MORE.



PROPOSED HOUSING AT TUKKUGUDA

SITE PLOTTING LAYOUT (FINAL)
ALL ROADS 33'0\"
280 SQ.YDS.(64'6\"
NO. OF VILLAS : 69



The background is a light beige, textured paper. There are watercolor-style floral and leaf illustrations in shades of orange, red, and yellow. Some are in the top-left corner, some in the bottom-right corner, and some faintly in the center. The text is centered on the page.

SIT BACK & LET LUXURY
ENVELOPE
YOUR SENSES.

Corporate Address :
Plot no.126, Rd Number 71, Navanirman Nagar Colony,
Jubilee Hills, Hyderabad, Telangana 500033

Phone No: +91 9705 033 555

Project Location Highlights

- 5 mins from Hardware Park
- 5 mins from Fab City
- 5 mins from Wonderla
- 10 mins from Airport
- 10mins from Adani Aerospace Park
- 10mins from GMR Aero City
- 15mins from Pharma City
- 15mins from Aga Khan Academy
- 20mins from TCS Adibatla

