

### Project Highlights

**HMDA-approved Project** 3-4 BHK Premium Triplex Villas Vastu-compliant villas **Exclusive Clubhouse** Fully furnished Gymnasium

Kitchen & Banqueting area

Multi-purpose hall

Yoga/Meditation Hall

Indoor Games

**Jogging Track** 

Children Play Area Swimming pool

Solar fencing **Superior Specifications Avenue Plantation Excellent Landscaping** 30 & 40 Feet Wide BT & CC Roads **Sewage Treatment Plant Centralized Security with** Rain water Harvesting









Location Map

(Not to Scale)

### Trishala Infrastructure Pvt Ltd

(A subsidiary of M/s Namishree Infrastructure & Projects Pvt Ltd) #6-3-1090/B/4, 3rd Floor, "The Grand", Raj Bhavan Road Somajiguda, Hyderabad - 500 082, Telangana Ph: **99127 47744, 98488 85871** 

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ARAMGHAR 'X' ROADS

Where the Future

has Taken Off!

SITE ADDRESS

The arrival of Shamshabad airport and Outer Ring Road has forever

changed the topography of Hyderabad. Clusters of hi-end residential

towers, gated communities, SEZs and IT companies are built around

Shamshabad. "The Village" at Satamrai is strategically located just a few

minutes from National Highway No-7 and Railway track. The proposed

MMTS Rail will only make it more sought after destination in near future.

### THE VILLAGE

Survey No: 26/p, 28/p, 29/p, 31/p & 33/p Satamrai Village, Shamshabad Mandal Ranga Reddy District, Hyderabad





# Unleash Your Imagination!



Note: This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.

SRISAILAM HIGHWAY

RAJIV GANDHI INTERNATIONAL

NATIONAL HIGHWAY NO - 7

### SITE LAYOUT PLAN





## EAST FACING TYPE - B

Plot Area	:	266 Sq yrds
Ground Floor Area	:	1175.10 Sq ft
First Floor Area	:	905.77 Sq ft
Second Floor Area	:	596.40 Sq ft
Total Area	:	2677.27 Sq ft









### WEST FACING TYPE - B

Plot Area	:	266 Sq yrds
Ground Floor Area	:	1175.16 Sq ft
First Floor Area	:	979.49 Sq ft
Second Floor Area	:	522.03 Sq ft
Total Area	:	2676.68 Sq ft



GROUND FLOOR PLAN



OPEN TERRACE 13'7½"X10'10½"

SECOND FLOOR PLAN

### Specifications

GROUND FLOOR PLAN

#### STRUCTUR

R.C.C framed structure with G+1 or G+2 structure designed by reputed structural engineer. TMT steel bars and Ready-mix concrete shall be used.

### LLS

All outer walls shall be of 9" table moulded bricks and all inner walls shall be of 4" table moulded bricks.

### FLOORING

Branded vitrified tiles 600 x 600 mm

### KITCHEN PLATFORM

Premium quality granite platform with 2ft ceramic tile dado & steel sink.

#### C.P. FITTINGS

Branded C.P. fittings of reputed brand Like Marc, Jaquar or equivalent.

### **SANITARY WARE**Branded good quality sanitary fittings of brands like

Hindware, Parryware, Roca or imported sanitary ware.

#### OORS & WINDOWS:

All door frames shall be of medium Teakwood of 4"x2.5" size for inner doors and for main door 5"x3" size
The main door shall be of MT Teak wood neatly polished or

All inner door shutters shall be of reputed and good quality panel flush doors or designer doors.

All windows and window shutters shall be of UPVC make.

### ELECTRICAL

Concealed copper wiring with adequate power plugs, fans and light points. All bedrooms with A/C points, telephone points and TV points with modular fittings.

All electrical switches shall be of Havells, Gold Medal or equivalent reputed brand.

All electrical wiring shall be of Polycab, Havells or equivalent reputed brand.

#### COLOURING

All interior walls shall be neatly finished with 2 coats putty and 1 coat of primer and 2 coats of plastic emulsion paint.

All exterior area shall be painted with Ace, Apex Paint of Asian

All door frames and shutters shall be applied with lappam and neatly painted with oil paint.

The main door shall be polished with neat melamine polish.

### BATHROOM

Quality and branded tiles of reputed brands like Johnson, Varmora or any equivalent brand

### WATER-PROOFING

All bathrooms, balconies and open terrace shall be adequately water proofed.

### RAILING

The staircase shall be provided with stainless steel finished railing.

### COMPOUND WALL

Each villa shall have a compound wall of 3 feet height on 3 sides.

#### TEPS

Each villa shall have granite/marble/natural stone/tiles steps neatly moulded and perfectly fixed with matching colour of step and raiser.

#### GLASS

All window glass shall be of 4 mm thick of reputed brands like Modi Guard, Saint Gobain.

### WASHBASINS

The washbasins shall be fixed on granite platform wherever space is available.

### For Bookings Call:

99127 47744, 98488 85871