



mahidhara
AVASA
AT BURUGUPALLY, SIDDIPET

An exclusive community
for a privileged few

RERA No.: P01300005759



Bring Home Happiness with Mahidhara

Building Homes for us is not just a brick-and-mortar business but it is about creating an experience, and for our customers it is about investing their emotions more than their money. And hence we make sure, we deliver to them smiles that last for a life time.

The logo for Mahidhara Projects PVT. LTD. features a red stylized house icon above the word "Mahidhara" in a bold, teal, sans-serif font. Below "Mahidhara" is the text "PROJECTS PVT. LTD." in a smaller, teal, sans-serif font.

A LIMITED-EDITION LIVING EXPERIENCE

Imagine a select few abodes, designed to perfection set in a prime locality. A private paradise where picturesque landscapes, premium amenities, and the choicest value additions have been thoughtfully placed together to offer you a life privileged.

A secure gated enclave where your loved ones can live worry-free and enjoy the perks of a close first community. A luxurious community that offers you a limited-edition living experience.

Presenting AVASA, crafted to be exclusive.

Offering a limited edition of luxury villas and premium apartments, you will surely find the perfect fit for you and your family.



THE FINEST DESIGN THE BEST LOCATION AND THE MOST LUXURIOUS LIFESTYLE.

Welcome to an elevated way of life. At Avasa, you can enjoy all the amenities and facilities. Just breath of fresh air at any of our various seating areas. From gorgeous views of luscious greenery and bright blue skies to limitless activities for you and your family, Avasa will truly have you living uncommon.



Mahidhara
AVASA
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Mahidhara AVASA

Mahidhara
AVASA

GATEWAY TO HAPPINESS

Ever wondered what driving into, happiness would feel like? All you must do is drive through the elegant gateway toward your homes at AVASA. It is a feeling like no other, a feeling of pride and delight.



IMMERSE YOURSELF IN AVASA VILLAS A NEW LIFESTYLE AWAITS YOU!

The finest homes are here at the new, luxury community of AVASA. With beautifully designed spaces displaying unparalleled elegance with affordability only found here, it will be no surprise when you envy everyone who lives here!

ICON OF BEAUTY

If grandeur had a face, it would most likely look like your stunning homes at AVASA.

An artistic blend of Contemporary and traditional design elements and textures, every villa exudes richness even in the tiniest detail. The incorporation of arches, pillars and stone textures gives it a royal look while the sliding panoramic windows and concrete brings in the touch of contemporary functionality. After all, homes this few must also stand out in terms of architecture.

EAST FACE VILLAS STREET VIEW

29 Luxury Villas **50** Premium Apartments





PROJECT FETURES

- ENTRANCE PLAZA
- TEMPLE
- BADMINTON COURT
- WATER FOUNTAIN
- PARTY LAWN
- OUTDOOR GYM
- KIDS PLAY AREA
- MULTI-PURPOSE HALL
- LIBRARY
- YOGA DECK
- SWIMMING POOL
- KIDS POOL
- POOL SIDE LOUNGE WITH BBQ COUNTER
- RAIN WATER HARVESTING
- SECURITY
- VAASTU COMPLIANCE

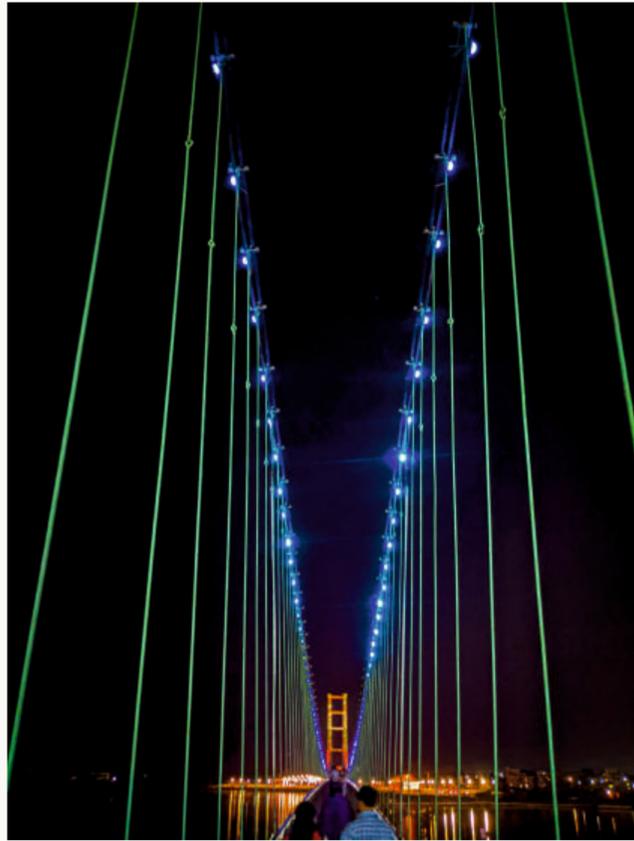
SITE LAYOUT PLAN



LEGEND

1. MAIN ENTRANCE & EXIT
2. SECURITY CABIN
3. TEMPLE
4. WATER FOUNTAIN
5. KIDS PLAY AREA
6. OUTDOOR GYM
7. BADMINTON COURT
8. SEATING AREA
9. PARTY LAWN
10. YOGA DECK
11. SWIMMING POOL
12. KIDS POOL
13. BARBEQUE COURT
14. CHANGING / SHOWER ROOM
15. CLUBHOUSE





LIVE YOUR BEST OF LIVING IN AN EXCLUSIVE NEIGHBORHOOD

Surrounded by lush greenery and serene landscapes, Siddipet offers a perfect escape for nature enthusiasts. The serene Husnabad Lake invites you to relax amidst nature's embrace. The picturesque Medak Fort and the mesmerizing Koti Lingala, situated on the banks of the River Godavari, will leave you awestruck with their beauty and historical significance.

Location offers the perfect balance between abundant green spaces and excellent connectivity giving you the luxury of taking a step back from the hustle and bustle of city living, whilst being within easy reach of all the vibrance associated with living in the heart of the city.

You will enjoy all the amenities nearby - healthcare, educational institutions shopping mall, industrial parks, convenience stores and more.

- The new Government Medical College, the existing Ring Road, and the highway that links Siddipet and Ramayampet (Medak) are all within easy driving distance from Avasa.
- Avasa is located around 4 kilometres from the city centre.
- It takes about 10 minutes to go to most places in the city.
- Avasa is located close to the lakes of Komati Cheruvu and Burugupally.
- Siddipet will soon have access to the rail network in addition to the road system.
- The government of Telangana has also proposed an airport to Siddipet.
- Walkable Distance to Kendriya Vidhyalayam
- 5 Minutes to Shilpakalavedika & TTD Venkateshwara Swamy Temple
- 10 Minutes to Ranganayaka Reservoir
- 15 Minutes to Railway Station
- 20 Minutes to TSIC Industrial Park





EAST FACING

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA TYPE	- 165 Sq. Yds.
GROUND FLOOR AREA	- 971.36 SFT.
FIRST FLOOR AREA	- 971.36 SFT.
SECOND FLOOR AREA	- 514.02 SFT.
TOTAL BUILT-UP AREA	- 2456 SFT.



EAST FACING

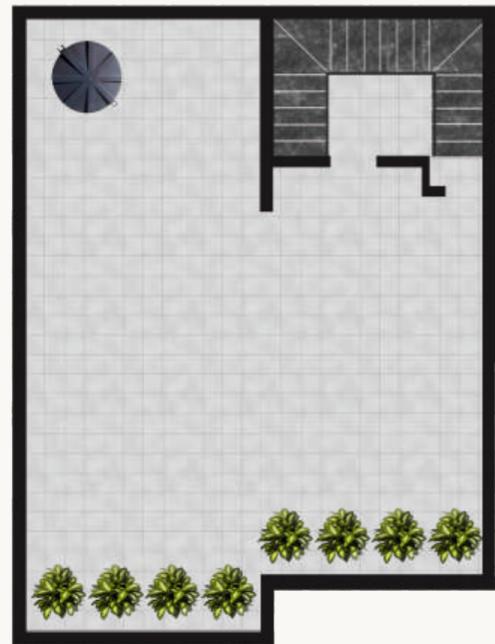
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA TYPE	- 165 Sq. Yds.
GROUND FLOOR AREA	- 971.36 SFT.
FIRST FLOOR AREA	- 971.36 SFT.
TERRACE FLOOR AREA	- 251.88 SFT.
TOTAL BUILT-UP AREA	- 2195 SFT.



WEST FACING

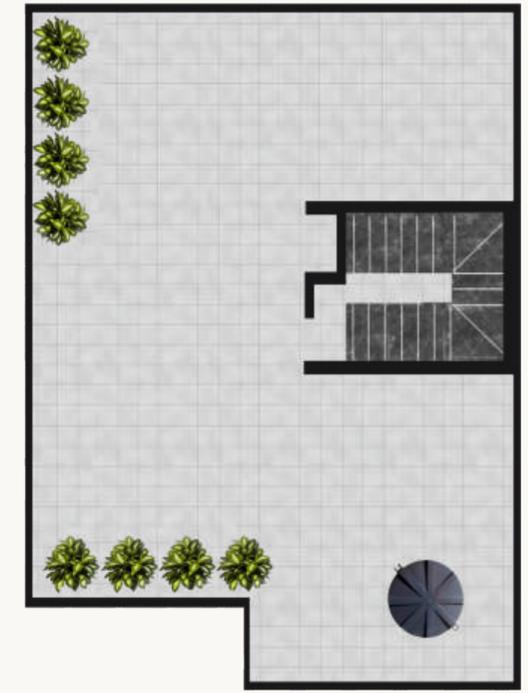
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA TYPE	- 165 Sq. Yds.
GROUND FLOOR AREA	- 1020.19 SFT.
FIRST FLOOR AREA	- 1020.19 SFT.
TERRACE FLOOR AREA	- 138.75 SFT.
TOTAL BUILT-UP AREA	- 2180 SFT.



EAST FACING

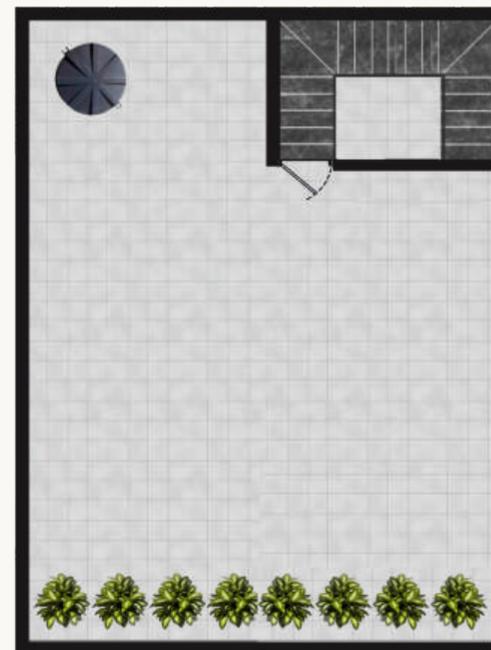
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA TYPE	- 180 Sq. Yds.
GROUND FLOOR AREA	- 1149 SFT.
FIRST FLOOR AREA	- 1149 SFT.
TERRACE FLOOR AREA	- 167 SFT.
TOTAL BUILT-UP AREA	- 2465 SFT.



WEST FACING

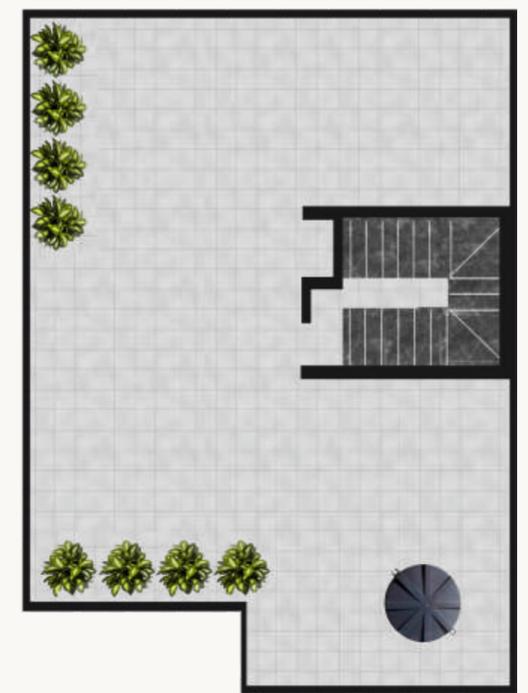
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA TYPE	- 180 Sq. Yds.
GROUND FLOOR AREA	- 1150.5 SFT.
FIRST FLOOR AREA	- 1150.5 SFT.
TERRACE FLOOR AREA	- 139 SFT.
TOTAL BUILT-UP AREA	- 2440 SFT.



Indulge in Unparalleled Grandeur

Enter a realm where beauty knows no bounds. Our Villa Interiors are meticulously designed to captivate your senses and elevate your living experience. From exquisite chandeliers to custom-made furniture, every element is carefully curated to reflect your unique style and aspirations.



SPACE TO BREATHE

Club house has been designed to offer the residents a diverse array of refined amenities like: Swimming Pool, Multi purpose Hall, Fitness Gym and recreational facilities.

Multi purpose Hall

Indoor games

Gym

Terrace Yoga

Library



GYM



MULTI PURPOSE HALL



INDOOR GAMES



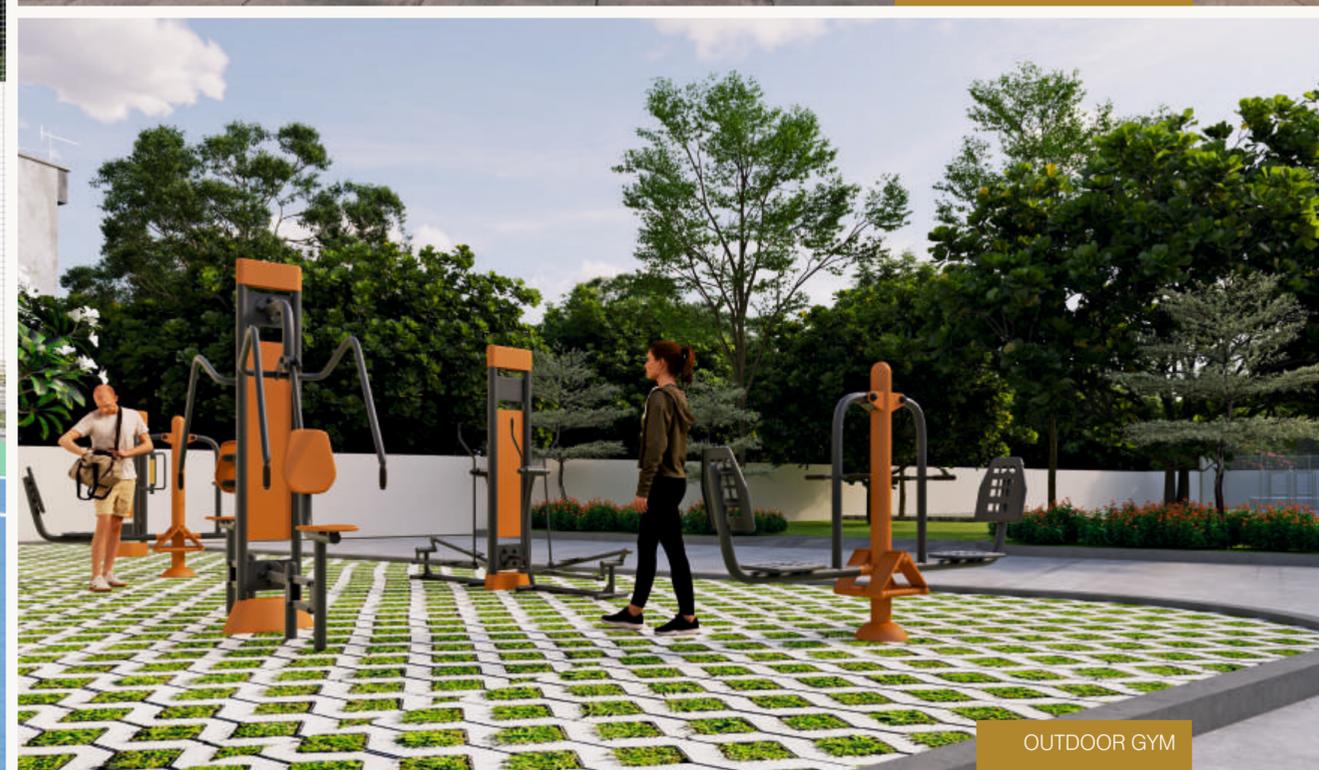
LIBRARY



BADMINTON COURT



CHILDREN PLAY AREA



OUTDOOR GYM



STRUCTURE

R.C.C. framed structure Resistant to Wind and Seismic Loads (Zone II).

Super Structure

4 1/2 Inch / 9" Thick red Brick Masonry for External & Internal Walls as per design requirement.



PLASTERING

Internal: Sponge finish cement plastering.

External: Double Coat Plastering in cement mortar for external walls.



PAINTING

Internal: Smooth putty finish with Asian/ equivalent make acrylic emulsion paint over one coat of primer.

External: 2 Coats of external water proof paint of Asian/ equivalent make with texture Finish.

Elevation Cladding: Tile Cladding.



MAIN DOOR FRAME & SHUTTER

Main Door: Teak Wood Frame and veneer flush door shutter with melamine polish with DORSET hardware finish.

Internal Door: Teak Wood Frame and veneer flush door shutter with melamine polish with DORSET hardware finish.

Internal Door: Teak Wood Frame and Factory pressed Laminated door shutter with DORSET hardware finish.



WINDOWS & FRENCH DOORS

French Doors: UPVC frames with glass shutters

Windows: UPVC frames with sliding shutters with mosquito mesh.,

Ventilators: UPVC ventilator for all toilets

Safety Grills: MS safety grill with Enamel Paint finish

Balcony Railings and Staircase Railings: SS Railing With 12mm Toughend Glass with cap rail and SS patch fittings



FLOORING

Drawing, Dining, Living, Kitchen & Bedrooms

Large size anti-skid GVT tiles with 4-inch edge Skirting

Toilets

Anti-skid tiles for Toilet flooring and cladding up to lintel height.

Balconies

Anti-skid wooden finish vitrified designer tiles.

Terrace

Anti-skid wooden finish vitrified designer tiles.

Internal Staircase

Granite with SS glass railing.

Utility / Wash

Glazed Ceramic tiles upto 3' height for wash area.

Kitchen

Glazed Ceramic tiles upto 2' height above platform. Granite platform with SS sinks of single bowl of standard make.

Provision for fixing of RO system.

Provision for exhaust fan or chimney.

Parking Area

300 mm x 600 mm Tandur Leather finish flooring as per architect design.



SANITARY & FIXTURES

- American Standard EWC with concealed flush tank.
- American Standard Make CP fittings in all toilets
- American Standard Wash Basin with Granite counter top.
- American Standard Make CP fittings in all toilets.
- Hot water connection to the shower in all bathrooms.



ELECTRICAL FIXTURES

- Plug points for T.V. & Audio Systems etc.
- Concealed copper wiring of Anchor / Finolex or equalant make.
- Power Sockets for air conditioners in all rooms.
- Power Sockets for geysers in all bathrooms.
- Power plug for chimney, refrigerator, Micro ovens, Mixer Grinder in kitchen, Washing Machine in utility Area.
- 3 phase Supply for each unit and Energy Meter.
- Miniature Circuit Breakers (MCB) for each distribution boards of reputed make.
- Modular Switches of Anchor Roma / Schnieder or equalant make.
- 5 KV Raw Power



TELECOMMUNICATION, CABLE TV AND INTERNET

- Telephone points in Living areas.
- Intercom facility to all the units from Security.
- DTH Provision for Cable Connection in Living and Master Bedrooms.
- Wired internet provision in Living room.



WTP & STP

- Domestic water made available through water softening plant.
- A Sewage Treatment plant will be provided inside the Project as per design.



WATER SUPPLY

Centralized water distribution by hydro-pneumatic system for all villas.



GENERATOR

100% DG set Power Backup with acoustic enclosure & AMF Panel for all villas and Common area.



LANDSCAPE & WATER BODIES

Landscape and water bodies in the landscaped areas wherever feasible and in TOT – LOT areas as per design of landscape consultant.



SECURITY

- Sophisticated round the clock security system
- Intercom from security to all villas
- Boom barriers at entry for vehicles with mechanical operation.



BOUNDARY WALL

Aesthetically designed compound wall with Solar Fencing shall be constructed all around the community.

SPECIFICATIONS



5 Floors | **50** Premium Apartments | **3** BHK 1360 - 1440 SFT.



TYPICAL FLOOR PLAN



SPECIFICATIONS



STRUCTURE

Framed Structure: RCC Framed Structure conforming to Seismic Zone.

Super Structure: 9" external & 4.5" internal walls with red bricks in cement Mortar.



PLASTERING

Internal: Single Coat Plastering in cement mortar for walls & ceiling.

External: Double Coat Plastering in cement mortar for external walls.



DOORS

Main Door: Teak wood frame and veneer flush door shutter with melamine polishing with Dorset or equivalent hardware fittings.

Internal Doors: Teak wood frame and veneer flush door shutter with melamine polishing with Dorset or equivalent hardware fittings.

French Doors: UPVC Door Frame with Glass Shutters and Hardware of reputed make with Mosquito mesh provision.



WINDOWS & VENTILATORS

Windows: UPVC Windows,

Ventilators: UPVC louver ventilator

Safety Grills: MS Safety grills for windows with enamel paint finish

Balcony Railings: MS railing with enamel paint finish



PAINTING

Internal: Smooth putty finish with Asian/ equivalent make acrylic emulsion paint over one coat of primer.

External: 2 Coats of external water proof paint of Asian/ equivalent make with texture Finish.



FLOORING

Living / Dining / Kitchen / All bed rooms

Vitrified tiles.

Toilets / Utility

Anti-skid ceramic tiles.

Staircase

Tandoor / Kota stone.

Corridors

Vitrified tiles.

All Balconies

Rustic ceramic tiles.

Car Parking

Cement flooring.



DADOING / CLADDING

Elevation

Texture & Putty finish.

Kitchen

Glazed ceramic tiles up to 2' ht. above platform Granite Platform with stainless steel sinks of Single bowl of standard make.

Provision for fixing of R.O System.

Provision for exhaust fan/ chimney.

Toilets

Glazed ceramic tiles up to 7' height

Utility / Wash

Glazed ceramic tile up to 3' height



ELECTRICAL WORKS

Wiring

Concealed copper wiring of ISI Standard.

Switches & Fittings

Modular switches of Schnieder / Anchor Roma or Equivalent make MCB & ELCB of good quality and 3 phase meter for each unit.

Power outlets for AC's in all bedrooms, provision for geyser points in all toilets.



PLUMBING & SANITARY

Internal Concealed CPVC pipelines and external of UPVC pipelines

All bathrooms consist of Jaguar / American Standard / Equivalent make CP fittings.

All sanitary fixtures in white colour of Jaguar / American Standard / equivalent make.



INTERCOM FACILITY

Intercom facility from security to each unit.

Cable TV

Provision for Cable Connection in Master Bed Room & Living Room

Internet

Provision for internet in each unit.



PASSENGER LIFTS

Lift facility for each block.



POWER BACKUP

100% power backup for Common areas & provision for inverter in each unit



STP

A Sewage Treatment plant will be provided inside the project as per the designs

Rain water harvesting as per the norms.



WATER SUPPLY

.Water Meters for each unit for domestic water supply



CAR PARKING

One Car Park for 2 BHK Apartment.

Two Car Parks for 3 BHK Apartments.

Car Parking shall be in Stilt floor level.

Parking Management

Entire parking is well designed to suit the number of Car Parks provided parking signages and equipment at required places to ease the traffic flow



SECURITY

Sophisticated round-the- clock security / Surveillance System.

Surveillance Cameras at the main security and entrance of each block to monitor

OUR JOURNEY



Mahidhara Projects is a real estate development and construction company that's been delivering dream homes of the highest quality for the last 17 years. The brand's commitment to providing a hassle-free experience at every step of a customer's journey with them is what sets them apart in the industry. Over the last 17 years, **Mahidhara Projects** has successfully completed and sold over several projects across 3 states in India. The organisation continues to grow every day thanks to its customer service, high-quality construction and on-time delivery.

Mahidhara is today recognised for its quality construction, great design expertise, ethical and transparent business practices, and high standards in maintenance of properties. **Mahidhara Projects** are built to high standard specifications, instantly making them landmarks.

CONSULTANTS

ARCHITECTS



INTERIORS



STRUCTURES





Bring Home
Happiness with
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Mahidhara
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HYDERABAD • CHENNAI • BENGALURU

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Call: 98938 69999

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