

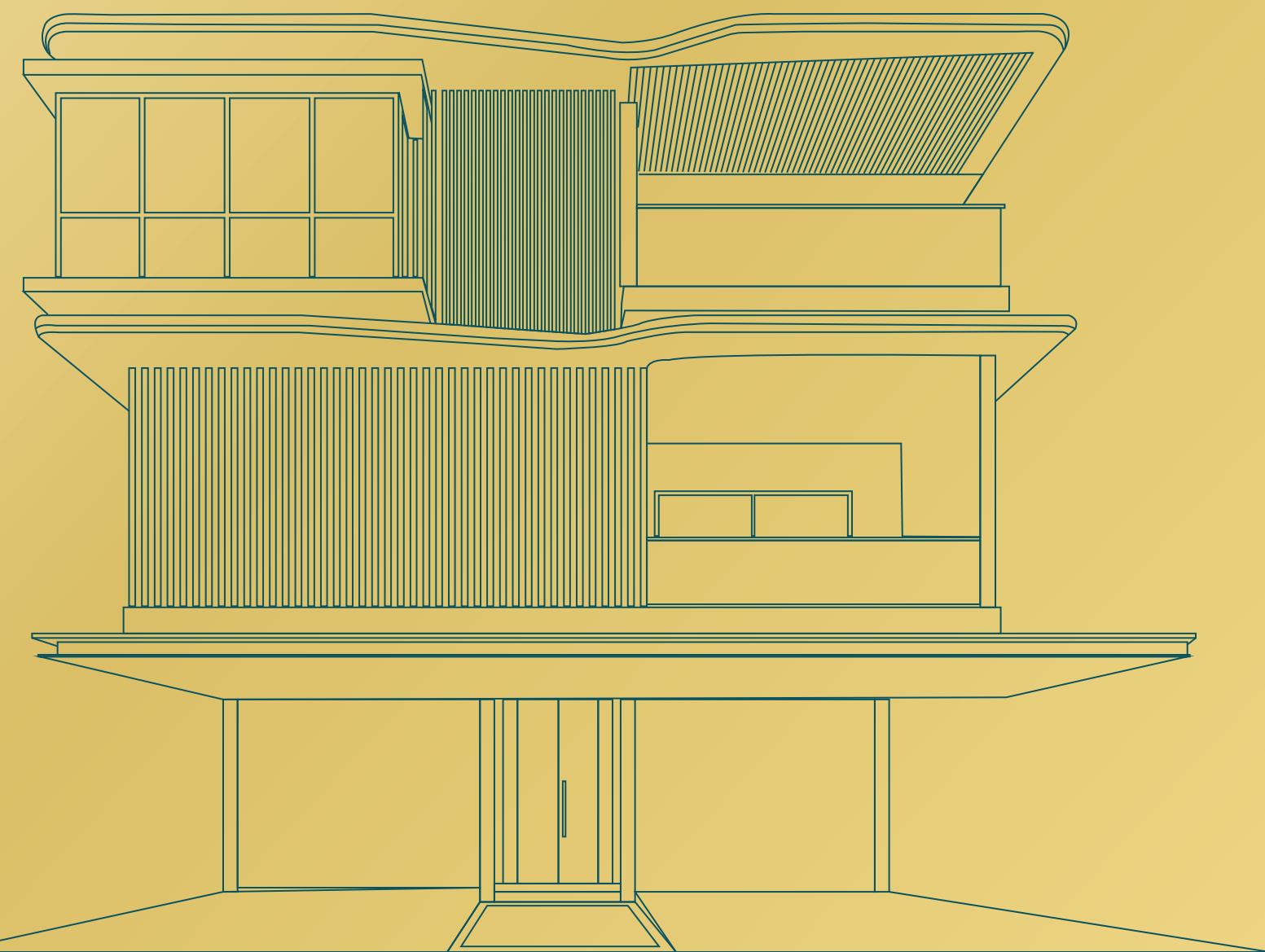


sage
by RAGHAVA

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The Address of Distinction

Enter a World of Refined Living

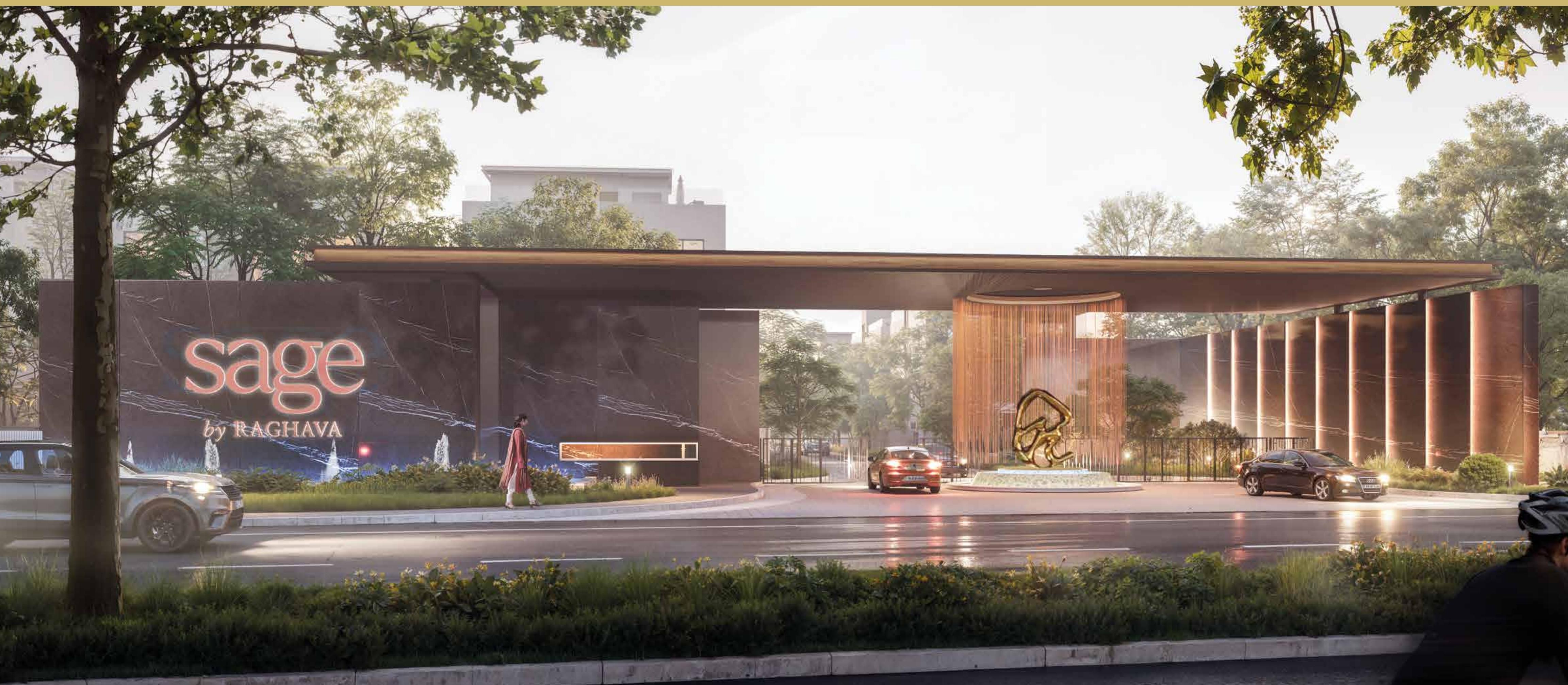


Sage By Raghava is more than a villa.
It is a destination where elegance and
comfort intertwine. In a world of
ordinary living, here lies an address
that is extraordinary.

The address for a select few!

sage
by RAGHAVA

An Iconic Passage to Prestige!



A spectacle that becomes a testament to your success





Your Residence, Your Address
Meticulously planned
to the T

20.86 Acres

169 Villas

335 - 400 Sq. yd

Legend



01. ENTRY / EXIT ARCH WITH SECURITY CABIN
02. WATER FEATURE WITH BUBBLERS
03. DRIVEWAY
04. PEDESTRIAN PATHWAY
05. BUS BAY WITH SHELTER ABOVE
06. MINI SOCCER
07. PLAZA WITH SEATING
08. FEATURE WALL
09. FRUIT ORCHARD WITH MOUND
10. DECK WITH PEBBLE SEATING
11. TREE COURT
12. OUTDOOR SHOWER ROOM
13. KID'S POOL
14. MAIN POOL
15. POOL DECK WITH LOUNGERS
16. SHALLOW POOL
17. STEPPED SEATING
18. POOL PLAZA
19. PARTY LAWN
20. CO-WORK ZONE
21. SOCIAL PLAZA
22. YOGA / MEDITATION DECK
23. WATER FEATURE WITH SCULPTURE
24. MULTI-PURPOSE LAWN
25. WATER FEATURE WITH WALL
26. SKATE PARK
27. SPILL OVER SEATING ABOVE
28. ROCK CLIMBING WALL & SLIDE
29. ELEVATED WALK
30. TRAMPOLINE
31. CHILDREN'S PLAY AREA
32. ELDER'S COURT
33. OUTDOOR GYM
34. BUTTERFLY GARDEN
35. EDIBLE GARDEN
36. HERB GARDEN
37. CRICKET PRACTICE NET
38. INFORMAL SEATING
39. MULTI-PURPOSE SAND COURT
 - BEACH VOLLEYBALL
 - KHO KHO
 - KABADDI
40. HOBBY CORNER
41. AROMATIC GARDEN WITH MOUND
42. ZEN GARDEN WITH WATER FEATURE
43. REFLEXOLOGY PATHWAY
44. THERAPEUTIC GARDEN



An Address
That embodies
luxury living



An address that becomes your **Private sanctuary**

Luxuriously crafted residences offering
unparalleled privacy and serene living spaces.

Floors

G + +

Car Parking



Bedroom



2 Rooms for Domestic Help

Swimming Pool

Floor Plans

Ground Floor



1st Floor



2nd Floor



335 SQ. YD.

East Facing



Ground Floor



1st Floor



2nd Floor



335 SQ.YD.

West Facing

Ground Floor



2nd Floor



400 SQ.YD.

East Facing

Ground Floor



1st Floor



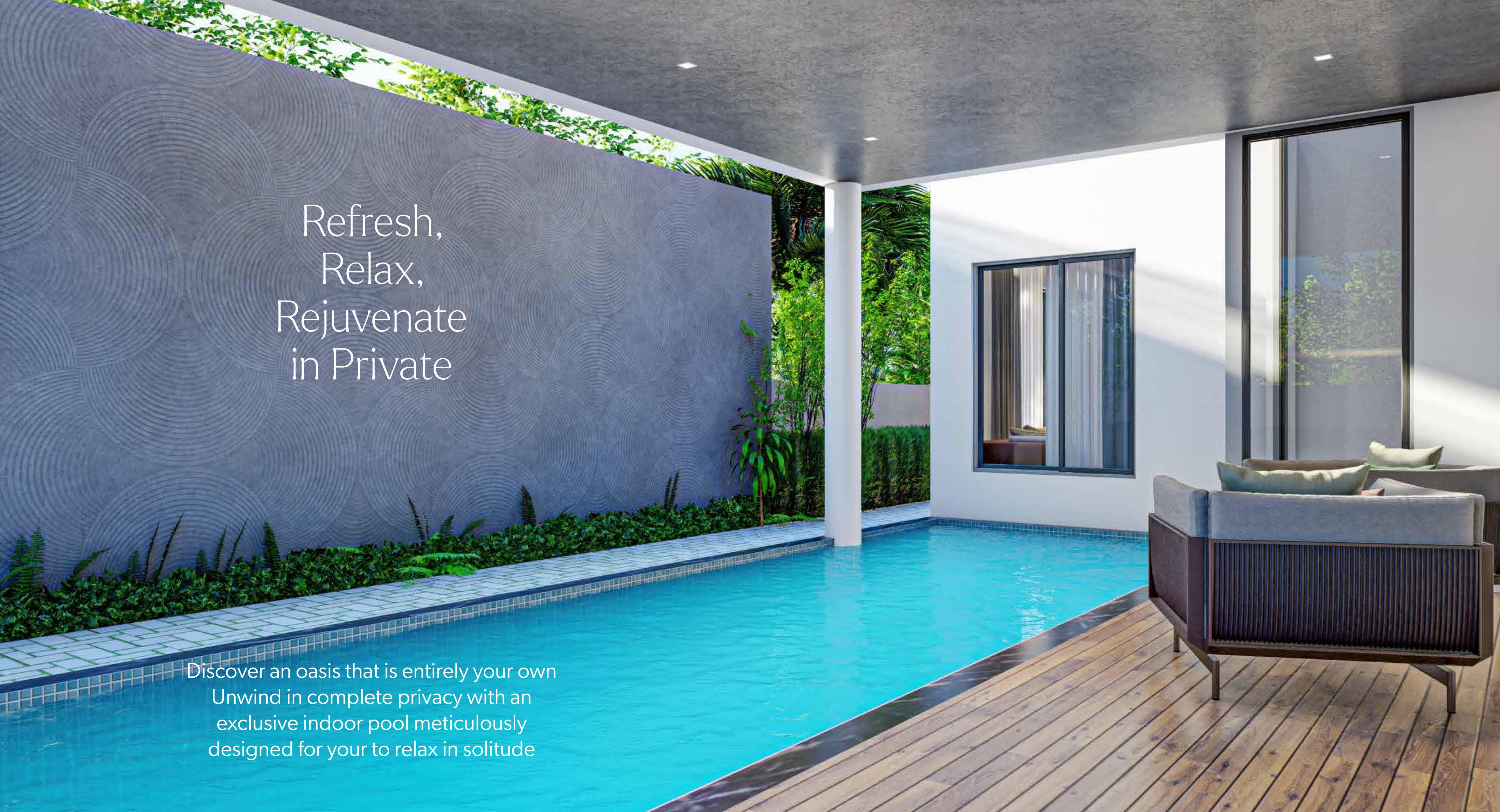
2nd Floor



West Facing

400 SQ.YD.





Refresh,
Relax,
Rejuvenate
in Private

Discover an oasis that is entirely your own
Unwind in complete privacy with an
exclusive indoor pool meticulously
designed for you to relax in solitude



Living Area

A welcoming space to
gather with friends and family

Bedroom

Comfortable sleeping experience with
high-end furnishings and
a serene atmosphere for restful nights.

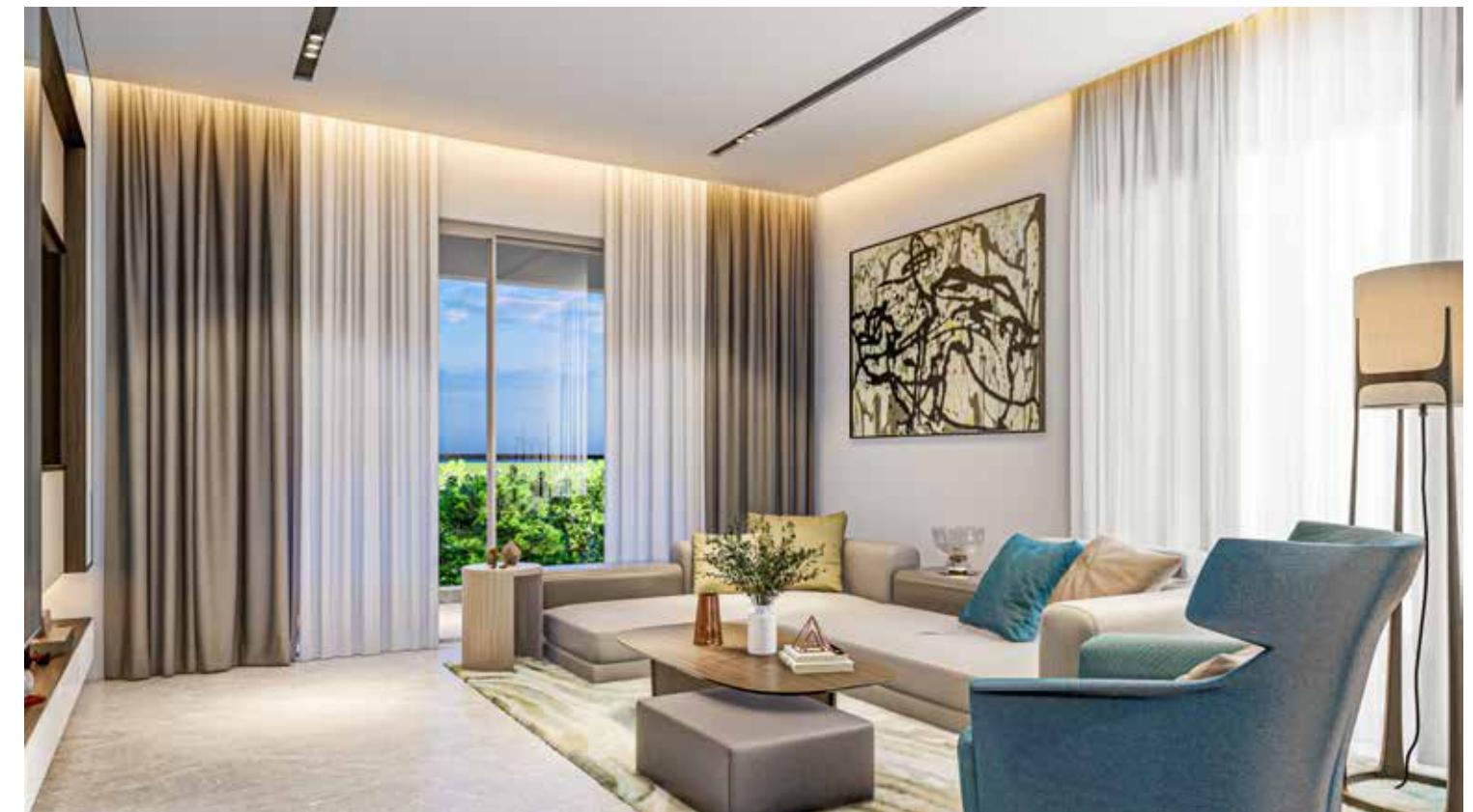


Elevate your feasting experience in an opulent dinner hall

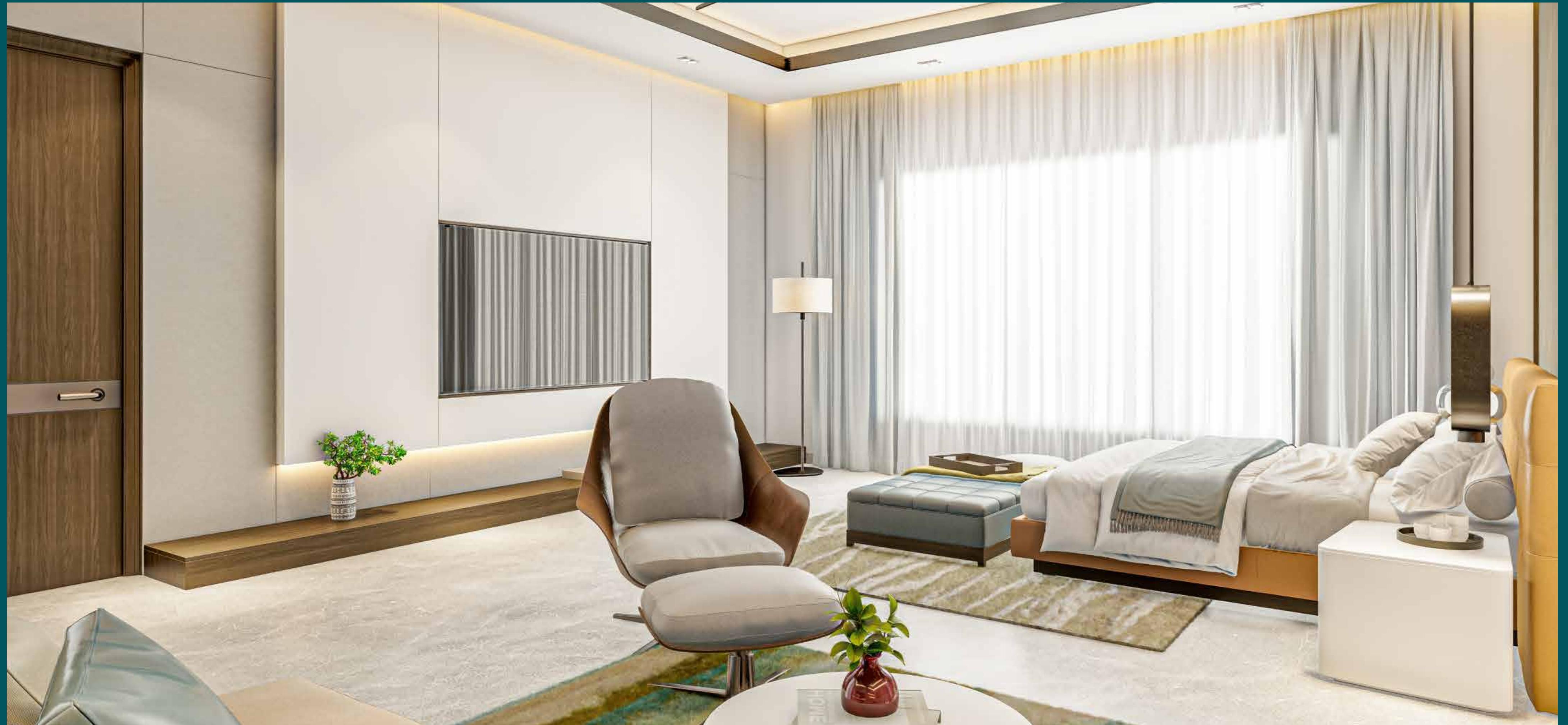


A welcoming space to gather with
friends and family

Spacious Living Atrium



Intricately designed to offer you maximum comfort





A beautifully designed space where comfort meets style, offering a perfect backdrop for everyday living and entertaining

Mesmerise your
guests with plush,
bespoke spaces



Say hello to the opulent life in luxurious bedrooms, including a master suite with a private balcony and ample storage space with walk-in closets



Where unmatched luxury meets
Unparalleled amenities

28,500 sq. ft. of luxury at The Clubhouse

Experience best-in-class amenities with a sprawling swimming pool, plush indoor game rooms, a bowling alley, salon and an outdoor cafe





Unwind in a world full of
extraordinary surprises

Welcome to the
Epicenter of
Elegance



Sage
by RAGHAVA

CLUBHOUSE RECEPTION

Clubhouse (Ground Floor)



Entrust your little ones to expert care, host grand celebrations or rejuvenate with refreshing dips in the swimming pool

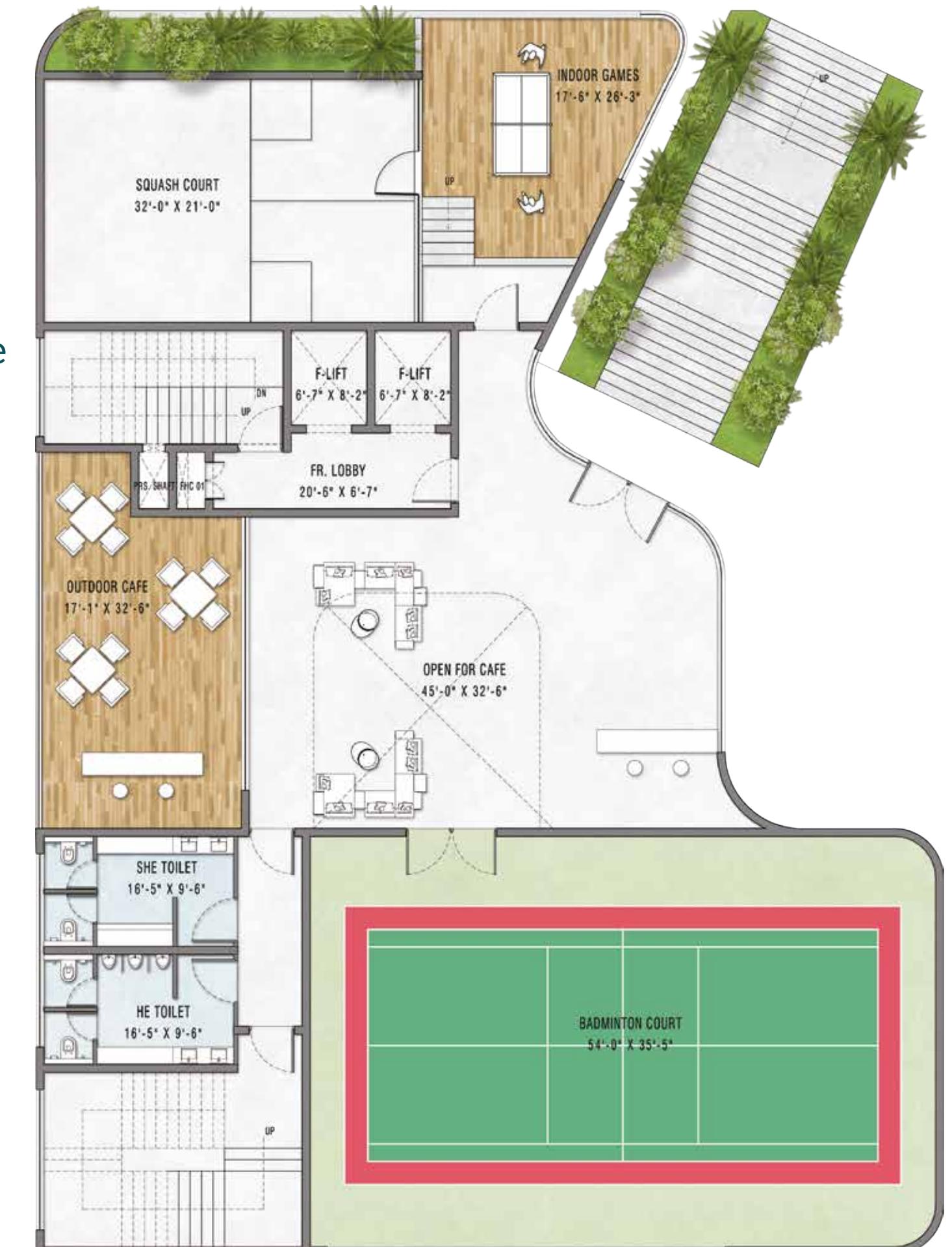
- ◆ Swimming Pool
- ◆ Banquet Hall
- ◆ Creche
- ◆ Pre - Function Area
- ◆ Provisional Store

Clubhouse (1st Floor)



Challenge fellow residents to a game of badminton or table tennis, or relax amidst nature's embrace at our tranquil outdoor cafe

- ◆ Indoor Games
- ◆ Badminton Court
- ◆ Outdoor Cafe



Clubhouse (2nd Floor)



Show off your skills at our mini bowling alley or get creative with your little ones in our activity room

- ◆ Mini Bowling Alley
- ◆ Activity Room



ACTIVITY ROOM

Clubhouse (3rd Floor)



YOGA DECK



GENTLEMAN'S LOUNGE



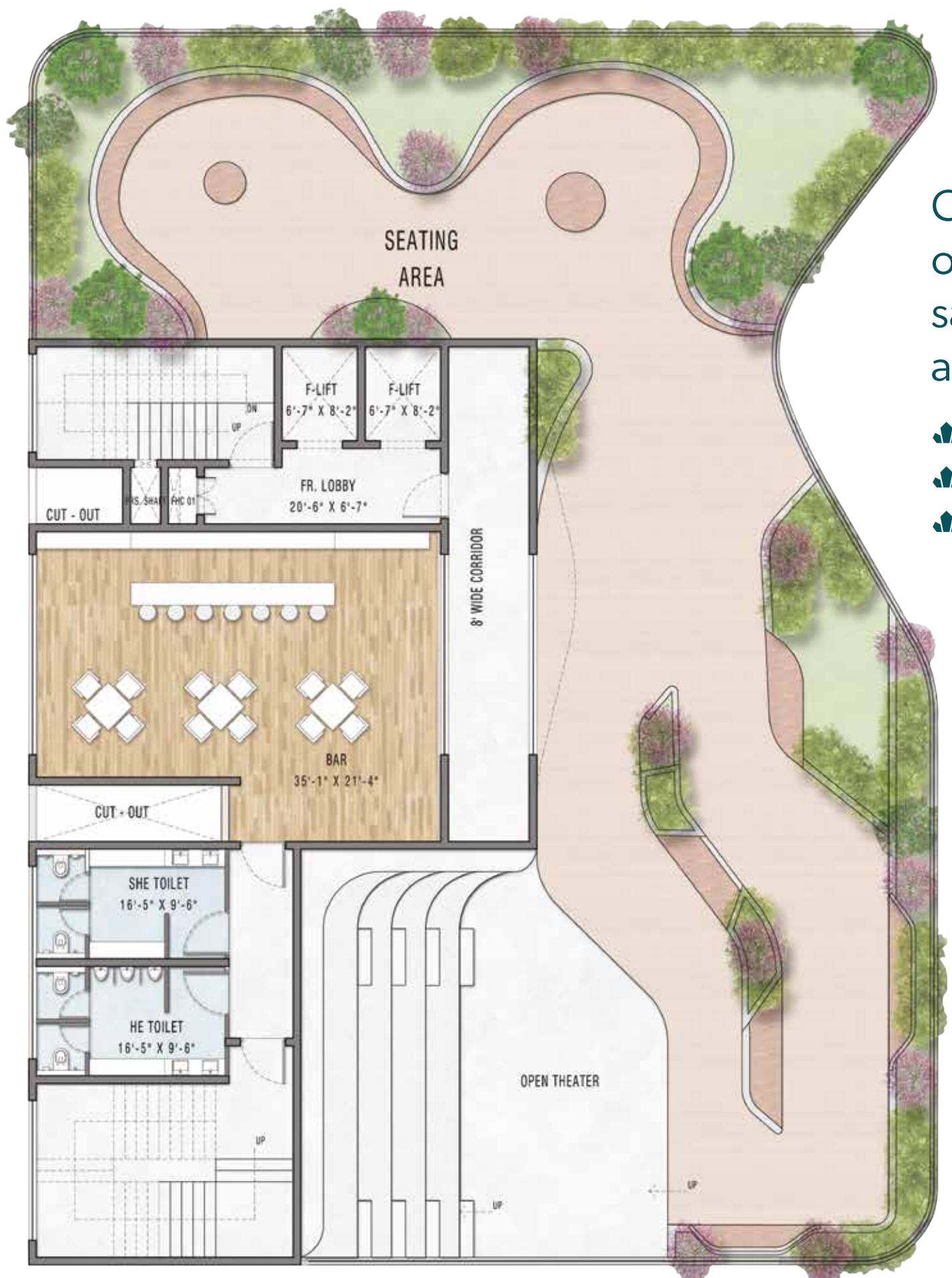
GYM

From pampering spa sessions to invigorating workouts, you can take your pick from a range of wellness amenities to replenish your mind, body and soul

- ◆ Spa
- ◆ Gentleman's Lounge
- ◆ Yoga Deck
- ◆ Gym
- ◆ Salon

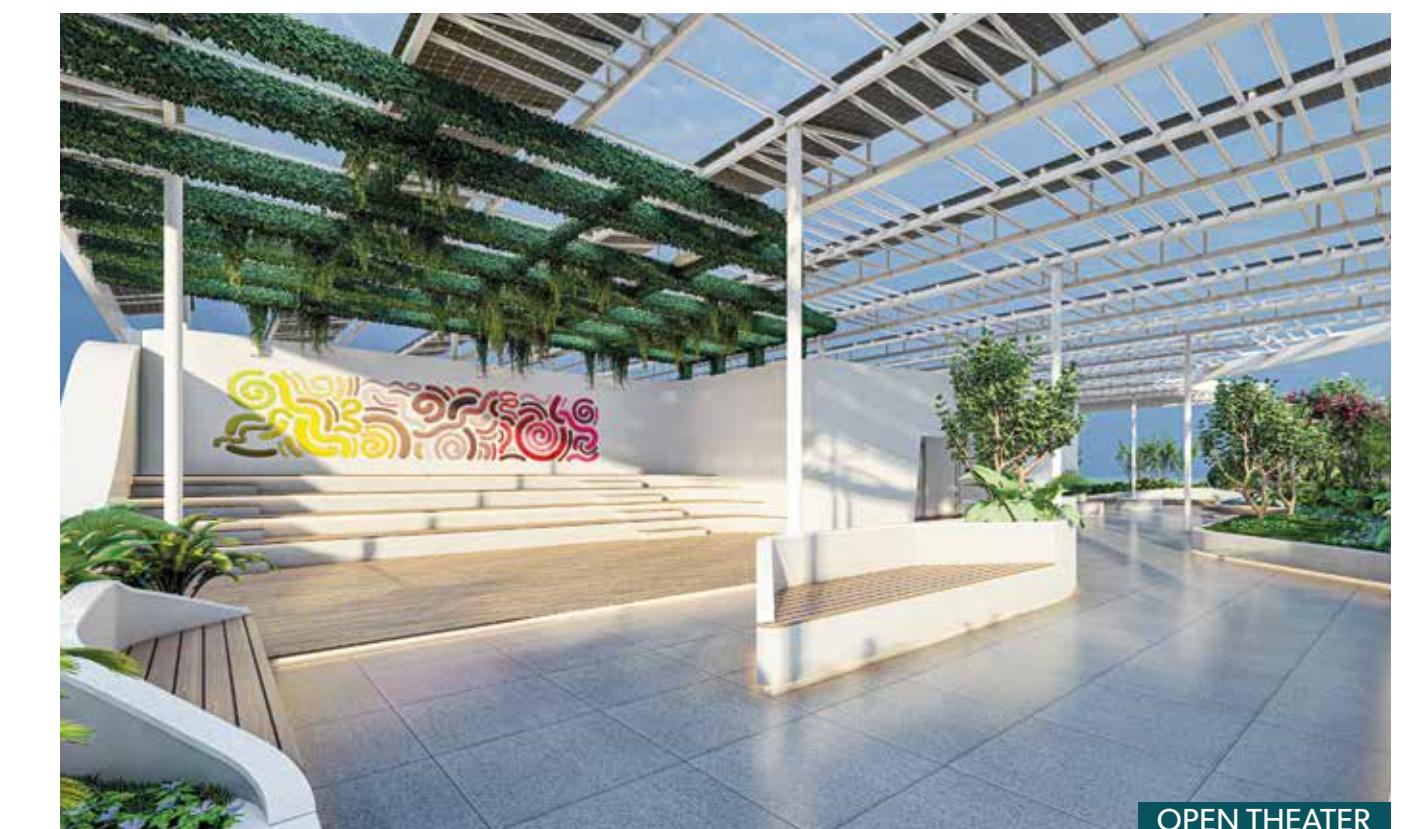


Clubhouse (Terrace Floor)



Catch the latest movies in our open-air theater, or savor handcrafted cocktails at our stylish bar terrace bar

- ◆ Seating Area
- ◆ Open Theater
- ◆ Bar





Experience
grandeur and
luxury at
every corner



MINI SOCCER FIELD



OUTDOOR AREA

Live the active lifestyle

Kick back with a game of football or put on your running shoes for a stroll around the beautifully curated outdoor spaces.



PARTY LAWN



CHILDREN'S PLAY AREA

A world of wonder awaits
our youngest residents

A beautifully constructed elevated walkway built around the dedicated children's play area offers the perfect space for both you as well your children to kick back, relax and have some fun



ELEVATED WALKWAY

SPECIFICATIONS



FOUNDATION & STRUCTURAL FRAME

- RCC foundation & RCC framed structure.



SUPERSTRUCTURE

- RCC Framed structure with earthquake resistant foundation.
- Solid cement concrete blocks for both internal and external walls.



PLASTERING INTERNAL & EXTERNAL

- Internal & External Walls: Double coat cement plaster with smooth finish.



JOINERY WORKS

- MAIN DOOR
 - Main Door: Factory made solid/engineered wood frame, solid core shutter with teak veneer on both sides, finished with PU coat.
 - Designer hardware with smart lock.
- INTERNAL DOORS
 - Factory made solid/engineered wood frame, solid core shutter 8' ft height with veneer on both sides with PU coat.
- TOILET DOORS
 - Factory made solid/engineered wood frame, solid core shutter 8' ft with veneer on one side finished with PU coat and PU paint finish with laminate finish on the other.
- HARDWARE
 - Hardware of reputed make.
- UTILITY DOOR
 - Aluminum doors as per design.

BALCONY SLIDING DOORS

- Aluminum Glazed Sliding Doors with toughened glass with hardware and provision for mosquito mesh track.

WINDOWS

- Aluminum Sliding Windows with toughened glass with hardware and provision for mosquito mesh track.

VENTILATORS

- Aluminum frame and glass ventilators with hardware.



PAINTING

- EXTERNAL - Textured/smooth finish & two coats of exterior emulsion paint with exterior cladding as per architectural features.
- INTERNAL – Smooth putty finish with 2 Coats of acrylic emulsion paint.



FLOORING and CLADDING

- MAIN FLOORING
- DRAWING & LIVING ROOM
 - Imported marble flooring/skirting as per design.
- LOBBY, HOME THEATER & DINING
 - Glazed vitrified tile flooring/skirting as per design.
- ALL BEDROOMS, WALK INS, POOJA ROOM & KITCHEN
 - Glazed vitrified tile flooring/skirting as per design.
- BALCONY & SIT OUTS
 - Vitrified tiles in wooden matte finish as per design.
- TOILETS & UTILITY FLOORING
 - Anti-skid ceramic tiles.

- TOILETS & UTILITY DADOING
 - Glazed ceramic tiles for toilet wall dado up to false ceiling as per design.
 - Ceramic tile dado for the utility.
- STAIRCASE
 - Granite flooring with SS steel handrail.
- PARKING AND DRIVEWAY
 - Rough finished granite/pavers as per architects' intent.
- SWIMMING POOL DECK
 - Wooden finish vitrified tiles.

HAND RAILING

- Balcony: Glass railing as per the design intent.

KITCHEN/ UTILITY

- WATER CONNECTIONS – Treated water supply with water meters. Provision for fixing RO system.
- EXHAUSTS - Provision for chimney.
- UTILITY/WASH - Washing machine/dishwasher provision.

CP AND SANITARY

- Wash Basin with granite countertop
- Wall mounted WCs in all bathrooms
- 3-way diverter in master bedroom (Shower, Spout & Hand Shower)
- Single Lever Tap and Shower Mixer in other toilets (Shower & Spout)
- All CP and sanitary fixtures of reputed brand
- Heat pump provision.
- Internal distribution lines in the villa to be closed with box type encloser.
- 1000 litres PVC tank to be provided at terrace only for the backup.

INTERNET / CABLE TV / TELECOM

- Provision for internet / television / intercom.

LIFTS

- Provision for lifts

WATER SUPPLY SYSTEM / SEWAGE TREATMENT PLANT

- WTP: Treated water to be made available through exclusive water softening for domestic purpose in all units with water meters (Pneumatic System).
- STP: A sewage treatment plant of adequate capacity as per norms to be provided inside the project. Treated sewage water to be used for the landscaping & flushing.
- MUNICIPAL WATER: Municipal water points to be provided to all units with water meters.

GENERATOR POWER BACK UP

- 100% DG set back up prepaid energy meter for DG power & EB power billing system.

SECURITY / BMS

- Security cabins at all entrances and exits with peripheral CCTV coverage.
- CCTV at vantage points - Project entry/exit, sports areas, clubhouse entry/exit, clubhouse areas in parking as per consultant recommendation.
- Access Control System (provision) for clubhouse, main entry/exit passages.
- Boom barriers proposed.
- BMS for electrical, gas & water consumption with prepaid meters to be provided (centralized billing).



PARKING MANAGEMENT

- Dedicated 3 car parking.
- One EV charging point provision for each villa.



ROADS

- 40 feet wide BT finish with landscape intent.



ELECTRICAL

- Cables concealed copper wiring. (Havells / Polycab / RR cable or equivalent)
- Modular switches for other services. (Brand: Schneider / Legrand or equivalent)
- LED light fixtures for all common areas & landscape area lighting.
- 3 phase supply for each unit and prepaid energy meters.
- Miniature circuit breakers (MCB) for each distribution board. (Brand: Schneider / Legrand / ABB or equivalent)
- Power outlets for air conditioners in drawing, living and all bedrooms.
- Power points for refrigerators, dishwasher, geysers and cooking appliances



HOME AUTOMATION

- Wired smart home automation with smart assistant to help with lighting control to be provided to all units. (Brand: Hager, Schneider, Lutron or equivalent)
- Smart intelligent video door phone to be provided. (Brand: Yale, Samsung or equivalent)



SWIMMING POOL

- Individual pool for each villa.

A photograph of a modern house entrance. The main entrance features a large, dark wood double door set in a dark frame. To the left of the door is a smaller, single door. The house has a warm, glowing interior light visible through the windows. A paved walkway leads up to the entrance, featuring a pattern of grey tiles and small green plants. Two cars are parked on either side of the entrance: a dark SUV on the left and a light-colored sedan on the right. A large, leafy tree is partially visible on the right side of the frame.

Enter
your
home in
style

Everything you ever need...
Just a drive away

Business / IT Institutions

- Google - 22 mins
 - Amazon - 23 mins
 - Wipro - 23 mins
 - Infosys - 23 mins
 - Accenture - 25 mins
 - Microsoft - 25 mins

Education Institutions

- Delhi Public School - 5 mins
 - Birla Open Minds School - 5 mins
 - Samasthi International School - 10 mins
 - ICFAI Business School - 10 mins
 - Rockwell International - 15 mins

Hotels

- Golkonda Resorts & Spa - 15 mins
 - Hyatt Gachibowli - 20 mins
 - Sheraton Hyderabad - 20 mins
 - Ockwood Hotel - 20 mins
 - Radisson Hotel - 30 mins

Healthcare Facilities

- Continental Hospital - 18 mins
 - Sunshine Hospital - 22 mins
 - AIG Hospital - 25 mins

Entertainment & Shopping

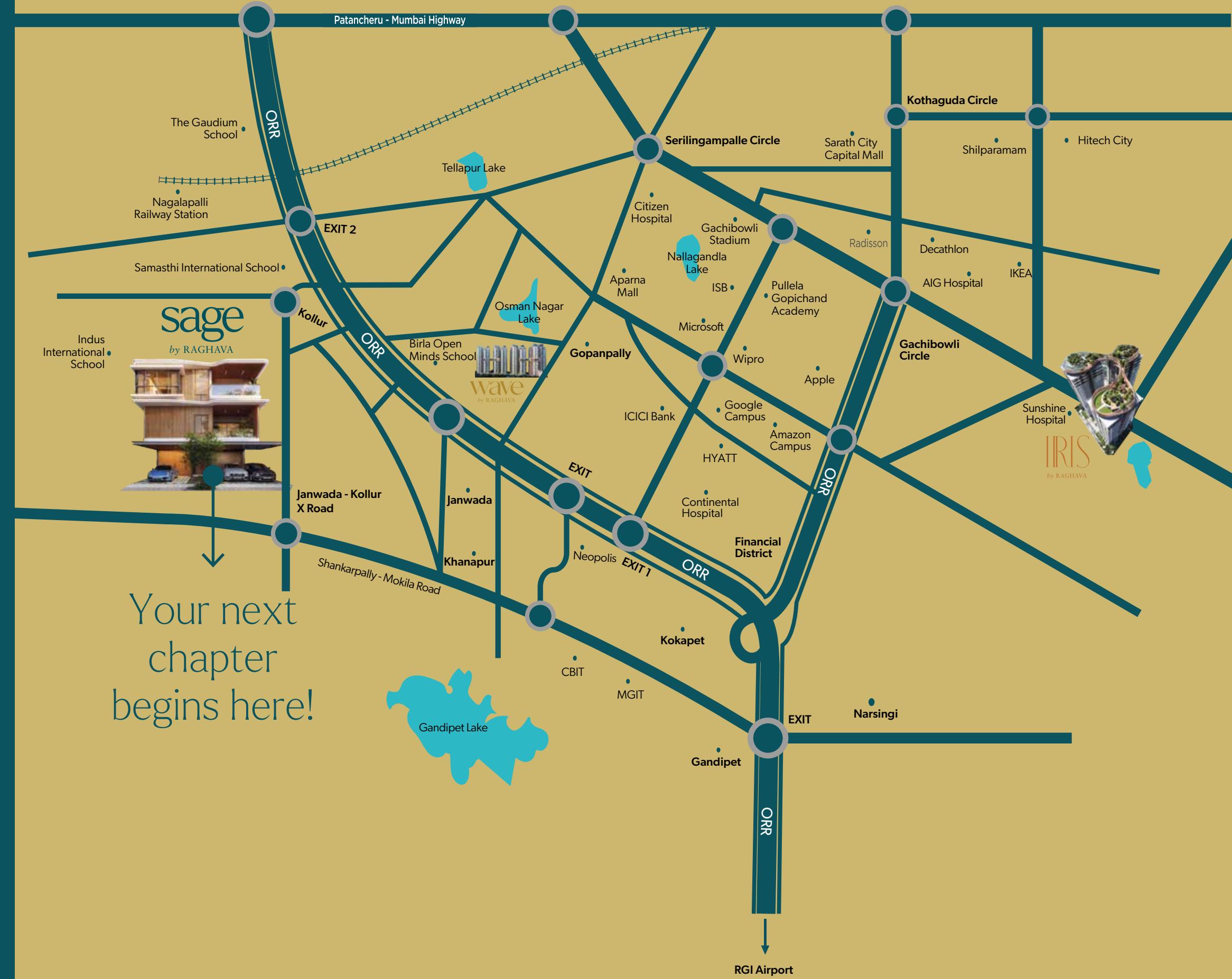
- Skyzone - 10 mins
 - Gandipet Lake - 10 mins
 - Sarath City Capital Mall - 30 mins

Public Transport

- ORR - 10 mins
RGIA Airport - 43 mins

Important Nearby Locations

- Kollur SEZ - 5 mins
 - Neopolis - 9 mins
 - Kokapet SEZ - 15 mins
 - US Consulate - 17 mins
 - Financial District - 20 mins
 - Wave Rock - 21 mins



About Raghava

Raghava Builders is the frontrunner in the realm of real estate in Hyderabad, redefining the standard of living with our premium residential projects. With a strong focus on architectural innovation and a commitment to providing exceptional living experiences, we're setting new benchmarks in the industry with two groundbreaking projects underway: IRIS and WAVE.



Our pilot project, IRIS, is an extraordinary architectural marvel nestled amidst the bustling city of Hyderabad. The ultra luxury project houses premium apartments, best-in-class amenities and a magnificent 1,00,000 sq. ft. Sky Island which connects the three towers at the top.



Wave by Raghava, is yet another testament to luxury living coupling premium apartments with high-end facilities. The project's crowning glory, the Sky Bridge, is a suspended platform on the 19th floor connecting the towers offering unparalleled panoramic views of the city.



Project Partners

Architect



Structure &
MEP Consultant



Landscape
Architects



TSRERA No. P01100008686

Site Address:

Sy.No. 267, 268 & 271, Kollur Village, Ramachandrapuram Mandal,
Sanga Reddy District, Telangana - 502300.

Office Address

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sage
by RAGHAVA

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