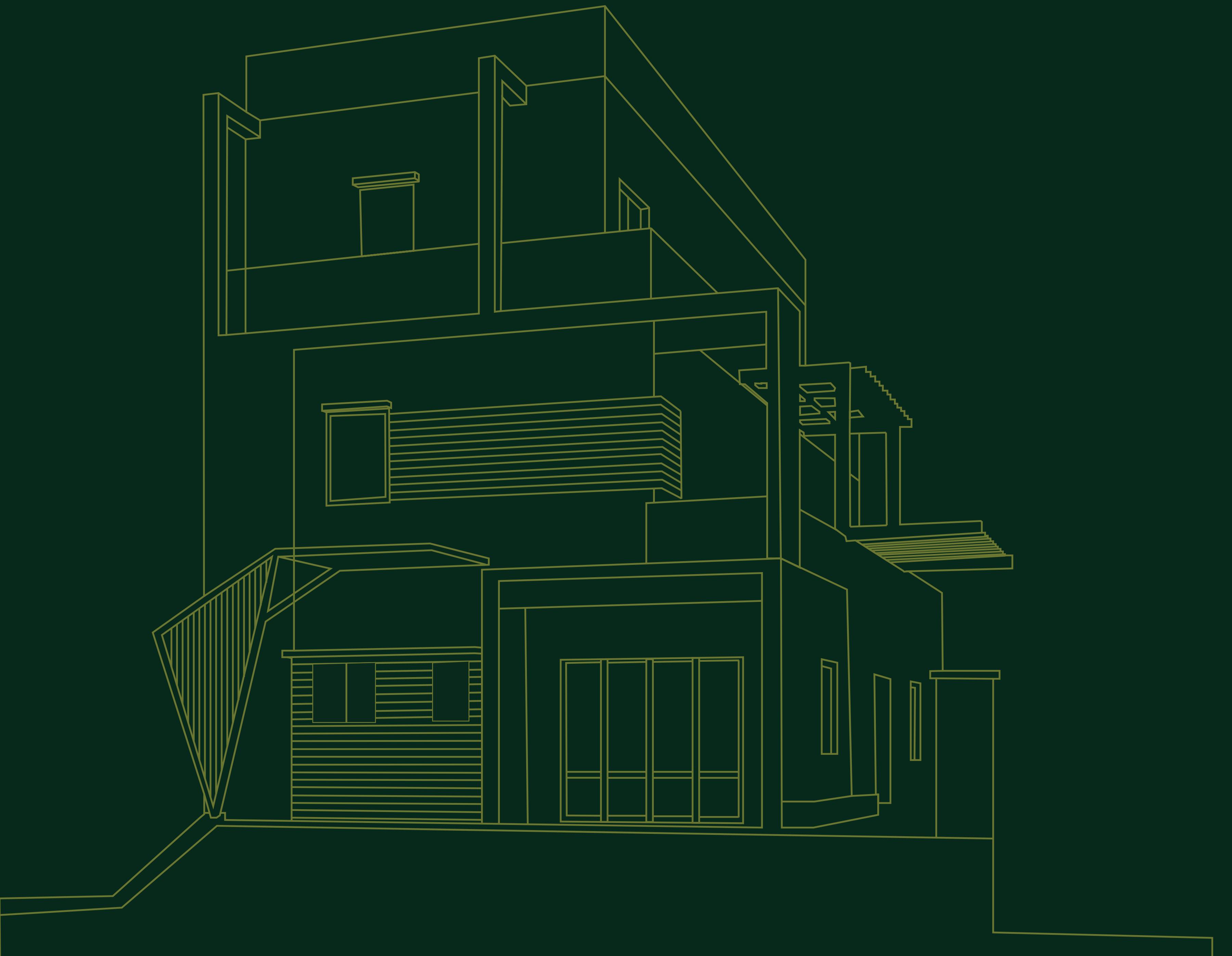


SQUARE
AVASA

@
TUKKUGUDA



Welcome to SQUARE AVASA. Where
your Dream Home becomes a Reality,
Surrounded by Comfort, Style & Nature.



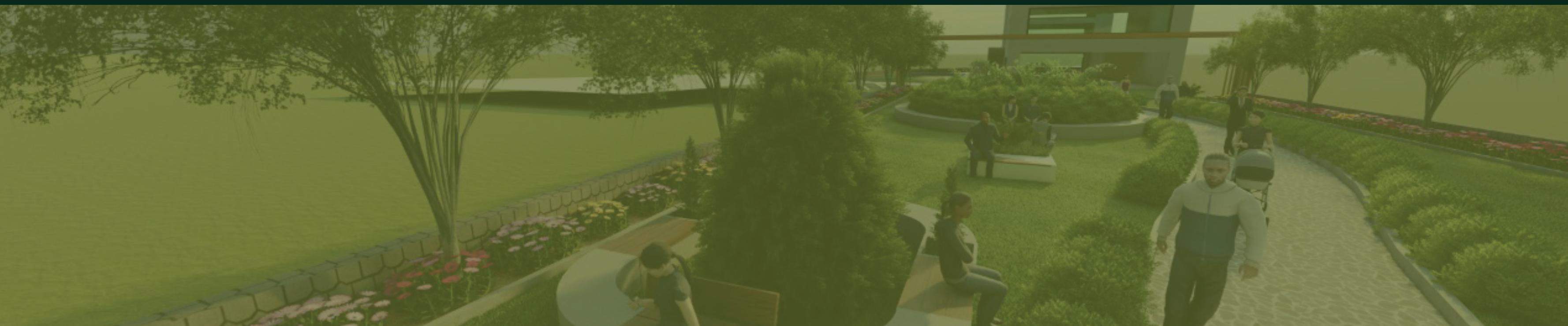
YOUR FAMILY, OUR PRIORITY

At SQUARE AVASA, we understand that your home is where life's most precious moments unfold. From your children's first steps to family gatherings, we've created a space designed to nurture every aspect of your family's life. With expansive homes and thoughtfully designed spaces, this is more than just a place to live – it's a place to grow together.



A Distinguished Address,
Designed for the Finer Things in Life

FEATURES

Grand Entrance Arcade	Solar Fencing	Terrace Kid Pool at Club House	Video Surveillance	Basketball	Sand Pit	Elders Park	Designer Landscape
	French Doors	Cricket Nets	Badminton Court	Kids Friendly	Pickleball	60 Feet Roads	
	Visitor Parking						



Introducing the next level of luxury living with our exclusive 200-yard and 240-yard villas, designed for those who demand nothing but the best.

- 200-yard Villas: A spacious built-up area of 2732 sq. ft., offering a seamless blend of elegance, comfort, and sophistication. Every inch of this home is crafted to perfection, with expansive living spaces, high-end finishes, and thoughtful design elements.
- 240-yard Villas: With a generous 3199 sq. ft. of built-up space, these villas redefine grandeur. From expansive open-plan living areas to luxurious master suites, every feature is meticulously planned to elevate your lifestyle to new heights.

These homes aren't just built; they're elevated to offer you the perfect fusion of space, style, and serenity. Welcome to a life where luxury has no limits.



LIVE & BREATHE

Enjoy the luxury of space with expansive, open plan designs that encourage movement and freedom. Let Everyday feel like a breath of fresh air, bathed in sunlight, with a constant flow of ventilation and expansive open spaces. Welcome the lifestyle where nature and design come together to elevate your living experience.

EAST FACING VILLA



EAST FACING VILLA FLOOR PLAN



E
▼

240 Sq Yards
3199 SFT

WEST FACING VILLA



W
▼

200 Sq Yards
2732 SFT





A TIMELESS STATEMENT

Designed to reflect modern elegance. Clean lines, sophisticated color schemes and high end details are seamlessly woven into every element of the design. Combining style, comfort and sustainability, your new home is more than just a place to live – it's a lifestyle to be savored.



ENTERTAIN IN STYLE

Our rooms are designed to adapt to your personal style. From modern minimalism to classic luxury, the design elements are versatile enough to complement a variety of décor choices. Add your signature touch with custom furniture, artwork, and accessories.



FLOW AND FUNCTION IN EVERY CORNER

The open layout ensures a smooth flow between your kitchen and living areas, perfect for hosting and daily interactions. Design your modular kitchen with personalized cabinetry, high-end appliances, and adaptable features that fit seamlessly into your home's aesthetic.



YOUR THEATRE, YOUR WAY

Whether you're a movie aficionado, sports enthusiast, or gaming fan, our space for **home theatre** allow you to customize every detail of your entertainment. From sound systems and screens to seating arrangements, create a home theatre tailored to your preferences.



DESIGNED FOR FLOW, BUILT FOR LIFE

Encompassing 180 Luxury Villas in Tukkuguda, spreading across 24 Acres, Open green spaces and an innovative concept of luxury and convenience in the lap of nature. Say goodbye to the hustle bustle of the city and embrace an extraordinary independent living, complete with world class amenities.



WHERE ADVENTURE AWAITS

Play Areas are designed to be a vibrant, safe, and engaging space where young minds can roam free and explore. With **ample spaces** and thoughtfully designed play zones, it's the perfect setting for your children to play, learn, and grow — all while having fun!



★ GYMNASIUM

★ TERRACE KIDS POOL

★ SWIMMING POOL

★ PARTY HALL

★ YOGA ZONE

★ CONFERENCE ROOM

★ WALKING TRACK

★ LAWN

**“DESIGNED FOR LEISURE,
CRAFTED FOR CONNECTION”**

**“ Everything You Need, Right at Your Doorstep
– Where Convenience Meets Luxury ”**

AMENITIES

★ TENNIS COURT

★ BADMINTON COURT

★ SOLAR FENCING

★ PLAY AREAS

★ PARKS

★ YOGA SPACE

★ GYMNASIUM

★ SWIMMING POOL

★ SAND PIT

★ PEST CONTROL TREATMENT

★ OPEN AIR GYM

★ PICKLE BALL COURT

★ CRICKET NETS

★ GAZEBOS

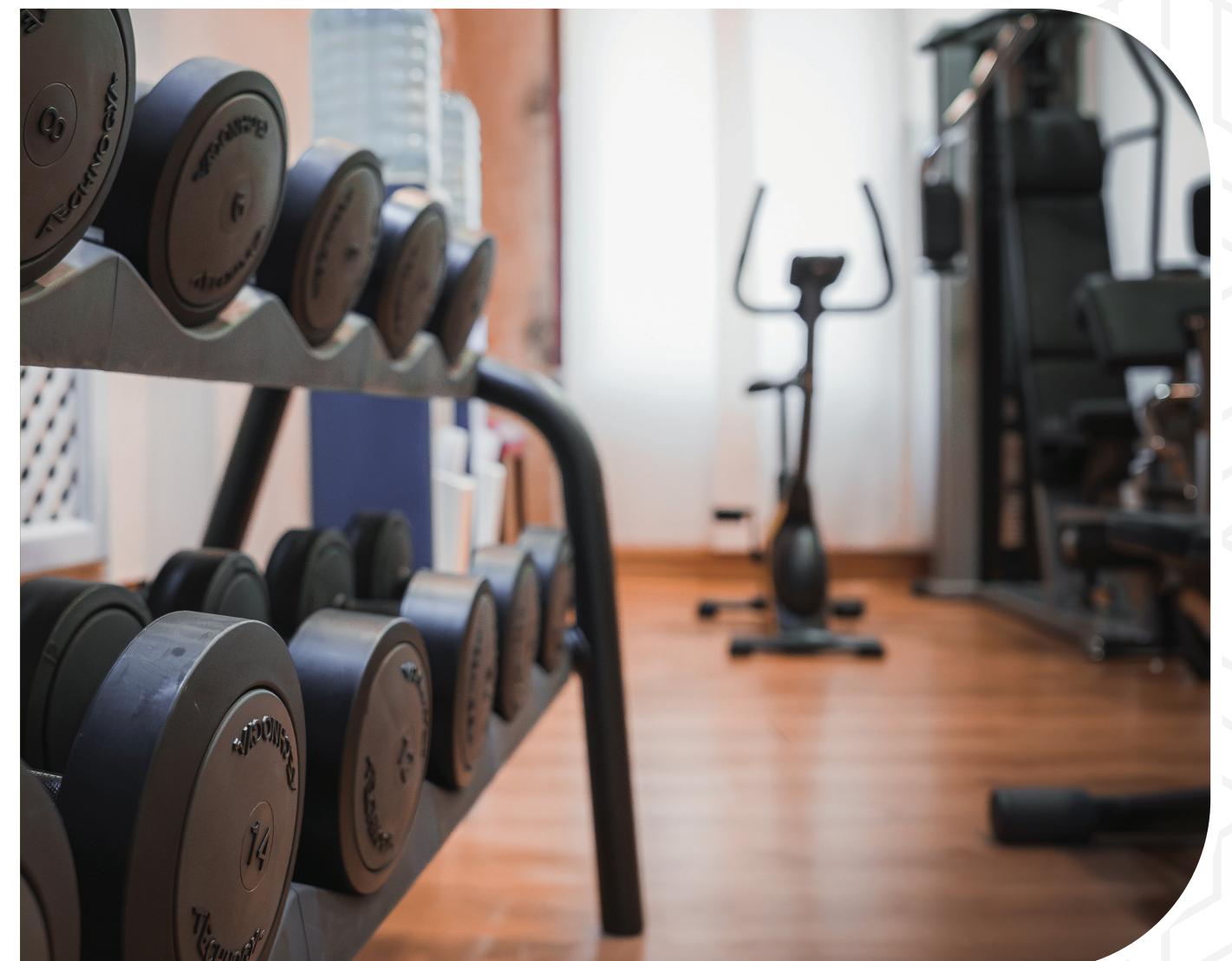
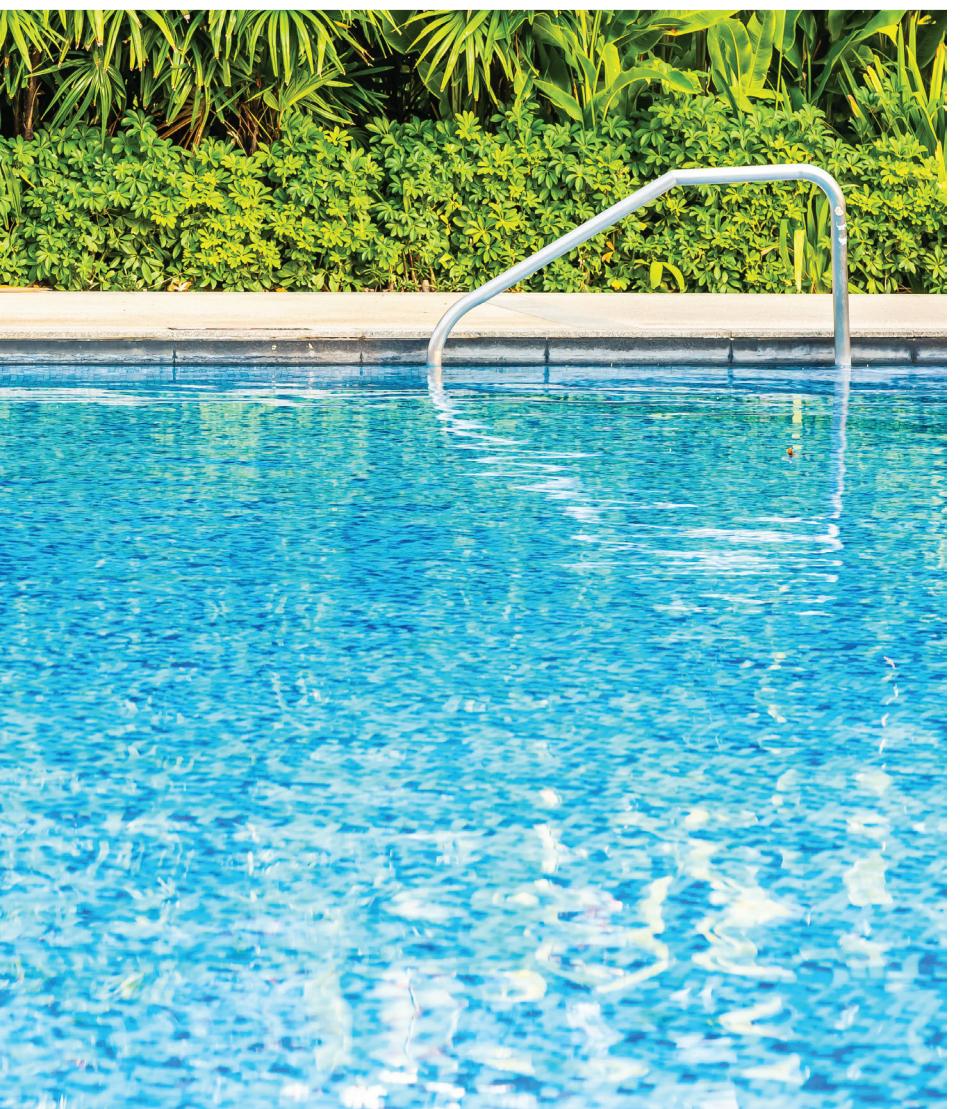
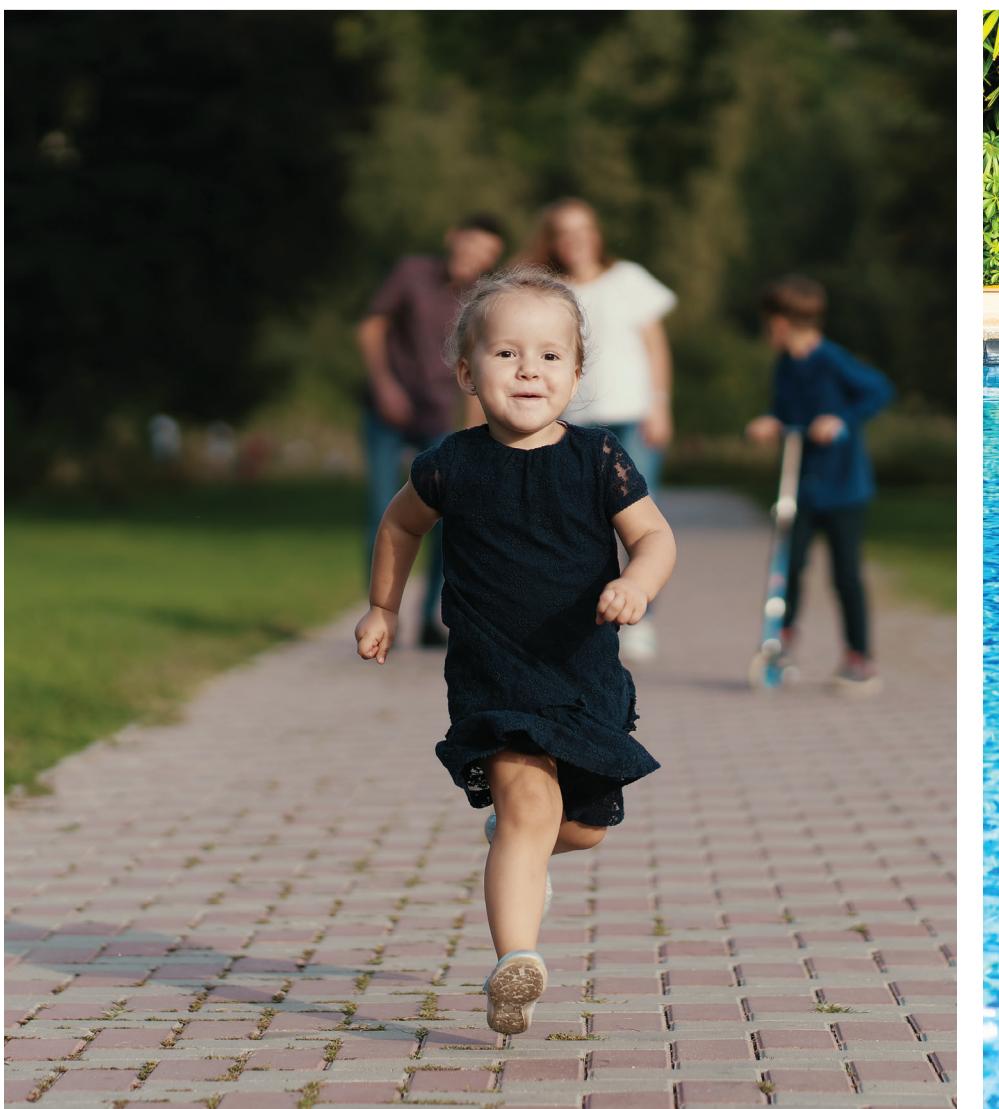
★ CCTV SURVEILLANCE

★ CLUB HOUSE

★ CONFERENCE ROOM

★ BASKETBALL COURT

★ 60' 40' INTERNAL ROADS



★ STP

★ DRINKING WATER PROVISION

★ ROUND THE CLOCK SECURITY

★ POWER BACKUP FOR COMMON AREAS

★ PARTY PLACE

★ GRAND ENTRANCE WITH FOUNTAINS

★ PNEUMATIC WATER SUPPLY

★ WALKING TRACKS

★ LANDSCAPING

★ STREET LAMPS

★ SOLAR POWER PROVISION FOR COMMON AREAS

★ UNDERGROUND POWER CABLING

★ DESIGNATED SERVER FOR INTERNET ACCESS TO ALL VILLAS

LOCATION HIGHLIGHTS

EDUCATION

Aga Khan Academy	15 Min
Delhi Public School – Aerocity	17 Min
Delhi Public School – Nadergul	28 Min
Manchester Global School	17 Min
Oakridge	30 Min
Sreenidhi International School	30 Min

HOSPITALS

Continental	30 Min
Rainbow	35 Min
Apollo	35 Min
AIIG	40 Min
JIMS Hospital	20 Min

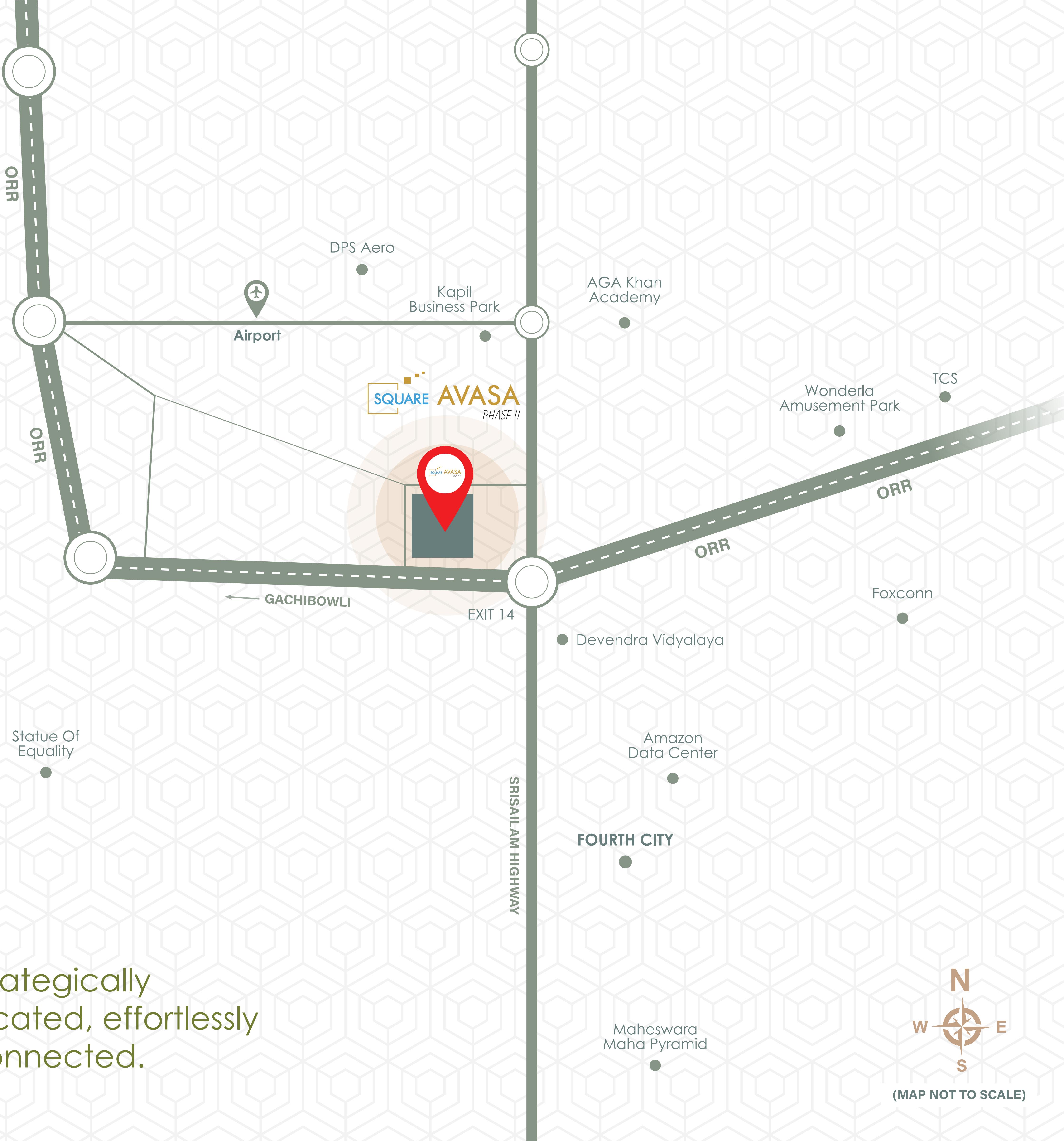
ENTERTAINMENT

400 Acre Eco Park	05 Min
Wonderla	10 Min
Aeroplaza	10 Min
Turkayamjal Lake View Point	20 Min

CONNECTIVITY

ORR Exit 14	05 Min
Fab City	10 Min
Hardware Park	10 Min
Amazon MHyd Hub	10 Min
Proposed Metro Station	05 Min
Rajiv Gandhi International Airport	10 Min
Foxconn	15 Min
Collector Office	15 Min
Statue of Equality	10 Min
TCS	20 Min
Aerospace Hub	20 Min
Kokapet	30 Min
Skill University	30 Min
Fourth Al City	30 Min
Gachibowli	32 Min

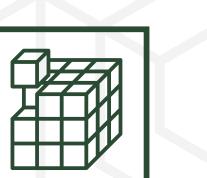
Strategically located, effortlessly connected.





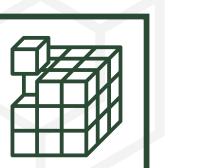


SPECIFICATIONS



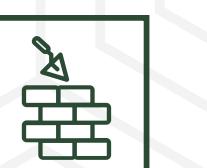
STRUCTURE

RCC Framed structure to withstand wind and seismic loads as per standards



SUPER STRUCTURE

9" Thick AAC Blocks/Fly Ash Bricks for external walls & 4" Thick AAC Blocks/Fly Ash bricks for internal walls.



PLASTERING

Joint of the RCC Structure and brick wall will be covered with mesh before commencing of the Plastering. External wall will be cement plaster and Punning for Internal walls



DOORS

Aesthetically designed 7 FT height engineered wooden door frame with design shutter with polish and hardware of reputed make

Engineered wooden frame with veneer shutter with polish finish and hardware of reputed make



WINDOWS

UPVC Frames with toughened glass and provision for mosquito mesh.

UPVC sliding doors with toughened glass.



PAINTING

External: Texture as per elevation design with weather proof emulsion paints.

Internal: Two coats of emulsion paint over smooth putty finish.

Paint will be of Asian/Berger or equivalent



FLOORING:

Living/Dining: 800x1600 size and Bedrooms 600x1200 size of vitrified tiles of reputed make.

Bathrooms: 600x1200 for toilet walls and 600x600 size glazed tiles with anti skid properties of reputed make.

Staircase: Granite and SS Railing with Glass

Balcony: 600x1200 Anti Skid tiles in balconies



KITCHEN

No Countertop, Open for Modular Kitchen

Provision for Exhaust and Purifiers.



BATHROOM & FITTINGS

Wall Mounted WC in Master Bedroom with concealed flush tank of Kohler/equivalent make

Single Lever diverter with wall mixer cum shower in all bathrooms

Provision for geysers in all toilets

All Sanitary fittings are of Kohler/Equivalent make



ELECTRICAL

3 Phase power supply to each villa with individual meter

Concealed copper pvc insulated wires of reputed make with good brand switches

Power Outlets for AC's in all bedrooms and halls

Power Outlets for geysers in all bathrooms

Power Outlet for Chimney, Refrigeratiorn, Oven, TV units

MCB for Each distribution boards of Legrand/Goldmedal or equal make



GENERATOR

100% DG Backup for all common areas



SECURITY

Round the clock security in the community

CCTV surveillance at main entrance and at all road junctions

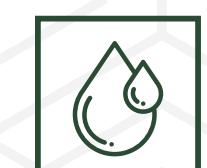
Solar power fencing all around the compound wall



STP

STP of adequate capacity as per norms will be provided in the project.

Treated water will be used for landscaping



CENTRALISED WATER

The water supply provision from underground sumps to villa by means of Hydro Pneumatic Pressurized system with Provision of centralized HMWSSB water.



LANDSCAPE

Beautifully designed landscaping with activity areas, lighting and childrens play area is provided for the project.



INTERNET

Internet Wiring will provided till each villa from server



SQUARE MILE DEVELOPMENTS

Sy 5,6,7,8,9P,10,41P & 42, Mankhal Village,
Maheshwaram Mandal, Near Exit 14 ORR.
Contact: 040 35564708

Disclaimer: This Brochure is only a conceptual presentation of the project is not a legal offering, furniture and images depicted in this brochure are to give an idea to the prospective buyers and furniture will not be provided. Areas mentioned are subject to modification or change by the project owners as deemed fit by them in the best interest of the project. The Route map of the project is meant to be a guide only. This document is for guidance and does not constitute an offer of contract. Developer excludes unequivocally all inferred and implied terms, conditions and warranties arising out of this document and excludes liabilities for loss or damage arising there from.