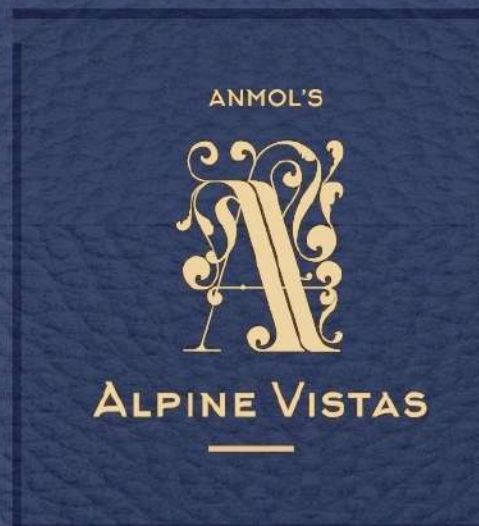


THE NEW HORIZON OF LUXE LIVING



VILLA COMMUNITY @ PATANCHERU





PERFECT ADDRESS IN A PERFECT LOCALE

Welcome to the ultra-premium Villa Community of Alpine Vistas being crafted by Anmol Constructions in the fresh and futuristic location near Patancheruvu. A few minutes away from the ORR and well connected to the city's business hubs, Alpine Vistas offers stylish villas in different sizes with breathtaking interiors. Surrounded by 40% open spaces and lush greenery, this is the world that belongs to you.

40% OPEN
SPACES

SPACIOUS &
NATURALLY LIT
HOMES

OPTICAL FIBRE
AT YOUR DOORSTEP
FOR MULTIPLE
SERVICES ON DEMAND

24/7 SECURED
GATED
COMMUNITY



ANMOL'S



ALPINE VISTAS



**WE'RE
INSPIRED
BY YOUR
DREAMS**

REJUVENATE ACROSS A 7606 SFT. CLUBHOUSE

Let your senses take you on a voyage of the leisure activities at Alpine Vistas. From a casual stroll to a vigorous Yoga session, from swimming to conversations, from walking the dog to chasing a butterfly – there's so much to do, that you'll never be bored for a minute. Don't forget to make a splash and refresh your body, mind, and soul.

PROJECT FEATURES

- + Developed by Anmol Constructions
- + HMDA approved layout:
- + More than 40 % open Space
- + 160 to 250 Sq. yards. plot sizes with built-up area ranging from 1989 to 3480 sft.
- + Splendid Main Entrance with ornament gate
- + 24 hours Security
- + Club house spread across 1092 Sq. yards with 7606 sft. built-up area
- + Children's Play Area
- + Excellent Landscaping
- + Underground Cabling
- + State-of-the-art Street Lighting

CLUBHOUSE AMENITIES

- + Lavish swimming pool
 - + Expansive sun deck and lounge area
 - + Indoor and outdoor social room
 - + State of the art gym and yoga studio
 - + Great room with social area, including pool Table and flat screen tv.
 - + Game room and library
 - + Banquet hall
 - + Terrace party area
 - + Ample parking in club house cellar
-
- + Rain Water Harvesting
 - + Pneumatic water supply systems
 - + Garden Party Area



RCC STRUCTURE

RCC Framed structure of Ground +2 floors



SUPER STRUCTURE

8"/9" Thick external walls

4"/4½" Thick Internal Walls

Red Brick/CC Block with Cement Mortar



PLASTERING

2 Coats of Plastering for External Walls

2 Coats of Plastering for Internal Walls



FLOORING / DADOING

800mmx800mm Double charged vitrified tiles in Drawing, Dining, Lounge and Home Theatre (Somany/Asian/ Muranoor Equivalent)

600mmx600mm Double charged vitrified tiles in Bedrooms (Somany/Asian / Murano or Equivalent)

Staircase : Combination of elegantly designed Granite/ Marble or Equivalent.

Bathrooms : Antiskid Ceramic tiles flooring with glazed tiles dado up to 7' height (Somany / Asian / Murano or Equivalent)

Utility : Antiskid ceramic tiles flooring with glazed tiles dado 4' height (Somany / Asian / Muranoor Equivalent)

Balconies / Open Terrace : Antiskid Ceramic tiles flooring (Somany / Asian / Muranoor Equivalent)

Parking : Tandur / Concrete tiles or Equivalen

Top Terrace : Water proofing treatment as per standards.



PAINTING

Internal and Ceiling Painting : 2 Coats putty + 1 coat of primer + 2 coats of emulsion paint (Asian / Biral / JK/ Berger or Equivalent)

External Painting : 2 Coats putty + 1 coat of Primer + 2 coats of External Weather proof paint (Asian / Biral / Jk / Berger of Equivalent)



KITCHEN

Granite Platform stainless steel sink provision for fixing of water purifier, Exhaust Fan & Chimney



PLUMBING

CPVC Pipes provided for Sewerage supply lines (Vectus / Ashirvad / Astral or Equivalent)

UPVC Pipes provided for water supply lines (Vectus/ Ashirvad / Astral or Equivalent)



WATER CLOSETS

EWC with cistern in all bath rooms (Jaquar / Kohler or Equivalent)

SPECIFICATIONS



WASH BASINS AND CP FITTINGS : Wash basins in all bath rooms with Granite counter (Jaquar / Kohler or Equivalent)

All Bathroom CP fittings jaquar / kohler or equivalent over head shower with concealed diverters in all bedroom toilets.



DOOR FRAMES & SHUTTERS

All door frames & Shutters provided with teak wood and flush shutter or Engineered wood.

HARDWARE FOR DOORS : Godrej / Dorset or equivalent.



WINDOWS / FDS : All windows & French doors are UPVC with mosquito mesh (Veka / Rehau or Equivalent).



RAILINGS : Elevation balcony SS Railing with glass stair case SS railing.



AIR CONDITIONS : Power point provision for AC's in all Bedrooms



GEYSER POINTS : Power point provision for Geyser in all bedrooms toilets



TELEPHONE & INTERNET : Intercom/My gate/ No broker App will be provided. Internet provision provided at Ground Floor



ENTERTAINMENT : TV Cabling provision for all bedrooms.



ELECTRICAL : All wiring V-guard/Finecab/Polycab or Equivalent Switches / DB of Legrand or Equivalent.



LIFT : Provision for Lift



WATER SUPPLY SYSTEM : Centralized water distribution by Hydro pneumatic system for all villas



BACKUP FOR POWER : 100% DG Power backup



SECURITY SYSTEM : Sophisticated round the clock security system Solar fencing throughout the boundary



STP : Sewage treatment plant of adequate capacity as per norms will be provided
Rainwater harvesting provided for recharging ground water levels

160 SQ.YDS.

GROUND FLOOR 948 Sft.

FIRST FLOOR 948 Sft.

SECOND FLOOR 112 Sft.

TOTAL AREA 2008 Sft.



160 SQ. YDS. | GROUND FLOOR 937 Sft. | FIRST FLOOR 937 Sft. | SECOND FLOOR 115 Sft.

TOTAL AREA 1989 Sft.



West Facing

180 SQ.YDS.

GROUND FLOOR 1083 Sft.

FIRST FLOOR 1083 Sft.

SECOND FLOOR 568 Sft.

TOTAL AREA 2734 Sft.



GROUND FLOOR 1060 St. FIRST FLOOR 1060 St. SECOND FLOOR 115 St.

GROUND FLOOR 1060 St. FIRST FLOOR 1060 St. SECOND FLOOR 115 St.

TOTAL AREA 2235 Sft.



**WEST
FACING
VILLAS**

210 SQ. YDS.

GROUND FLOOR 1221 Sft.

FIRST FLOOR 1221 Sft.

SECOND FLOOR 615 Sft.

TOTAL AREA 3057 Sft.



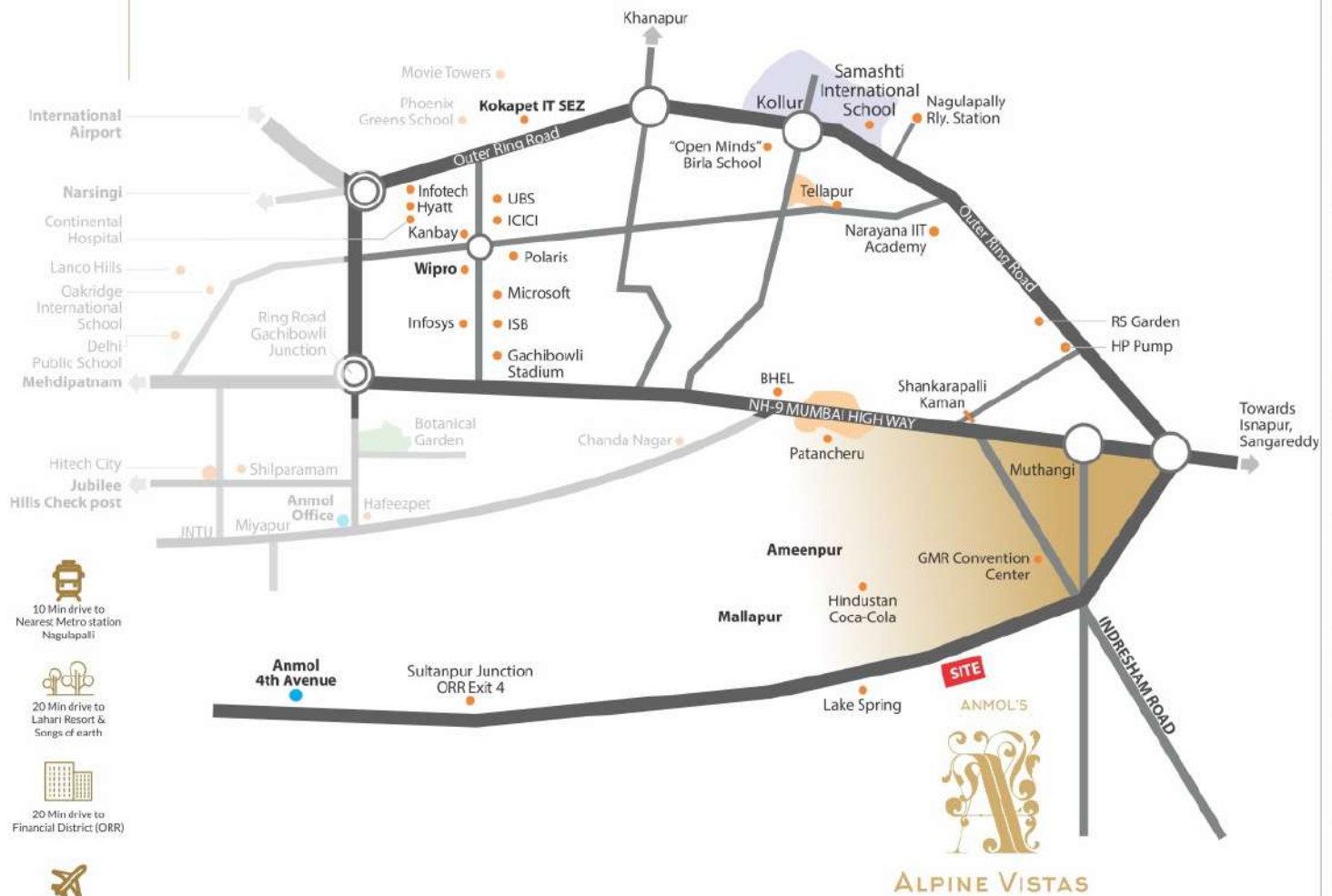
EAST
FACING
VILLAS

250 SQ. YDS.

GROUND FLOOR 1384 Sft. | FIRST FLOOR 1384 Sft. | SECOND FLOOR 604 Sft.

TOTAL AREA 3372 Sft.





LOCATION PLAN

STAY CONNECTED TO THE INSIDE OUTSIDE

Living in Alpine Vistas is like taking a vacation in a 5-star resort. Wake up in the morning to bird song and wide-open green spaces. Let the sunlight and breeze play in the Vastu-compliant rooms. Come evening, watch your favorite web series. And take an after-dinner stroll in the well-lit pavements

And best of all, the CCTV monitoring and controlled entry points lead to complete security

DEVELOPED BY

ANMOL BUILDERS

FLAT NO. 203, HEMADURGA PLAZA, ABOVE MORE SUPER MARKET, ALLWYN X ROAD,
MIYAPUR, HYDERABAD-500049.



Architects



STUDIO INFINITE
ARCHITECTURE | DESIGN | INTERIORS