

THE CROWN
VILLAS



At some point, you'll want
to put down roots...

That time has come!

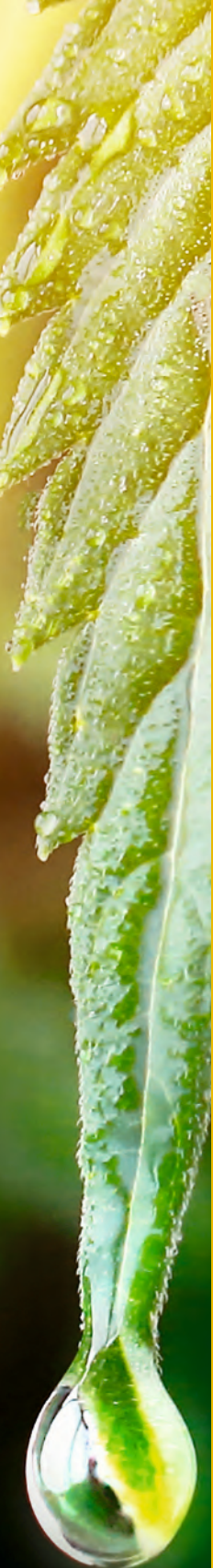


Your Reward. Your Future.

Its a dream that everyone cherishes. Its a part of evolving, of growing in stature, in your career or profession. What's more, you've earned this privilege.

Today what was once a dream becomes a reality. Personal space you yearned for is now within your reach... your own villa.

A place where you and your family can put down roots, safe and secure. And continue with life, with a focus on what fair tidings tomorrow brings.



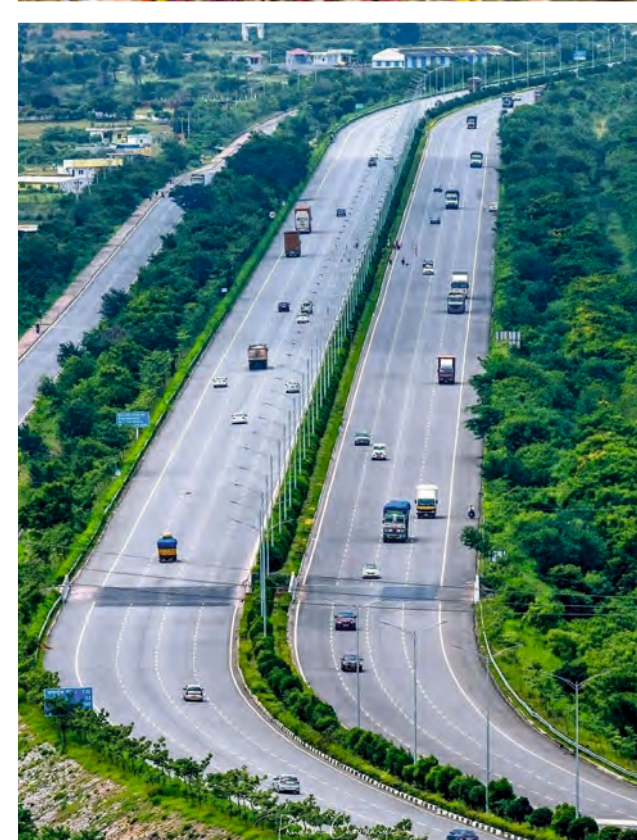


The Crown Villas.

The Crown Villas project is an 8.24 acre development of 130 exclusive Villas, set in Rameshwar Banda Village, Patancheru Mandal, Sangareddy District. Today it is a calm and quiet locale 6 km from Patancheru, and 30 km from Sangareddy, which is the District Headquarters.

The location is 10 -15 minutes (5 to 10 km) away from Public and Private Bus Stands, and also the Railway Station. It is a short drive of 20 minutes to Financial District, which makes all the action and excitement of Gachi Bowli a mere half hour drive away.



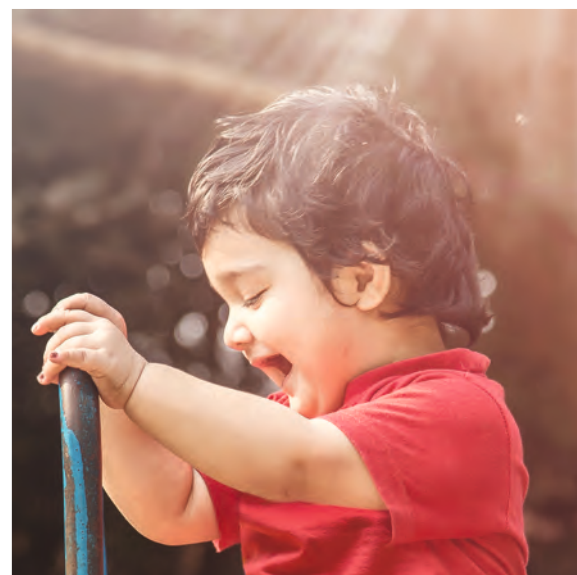


Nearby Locations

Financial District	20 mins
Medical Devices Park	10 mins
Outer Ring Road	5 mins
TRR Institute of Medical Sciences	5 mins

These are the factors that will also give your Villa here, the kind of rapid appreciation in value that you can never imagine.



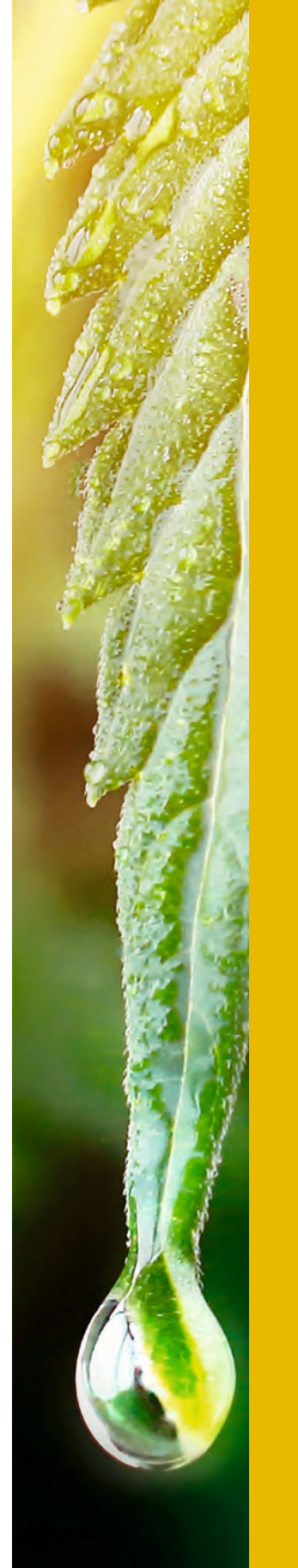


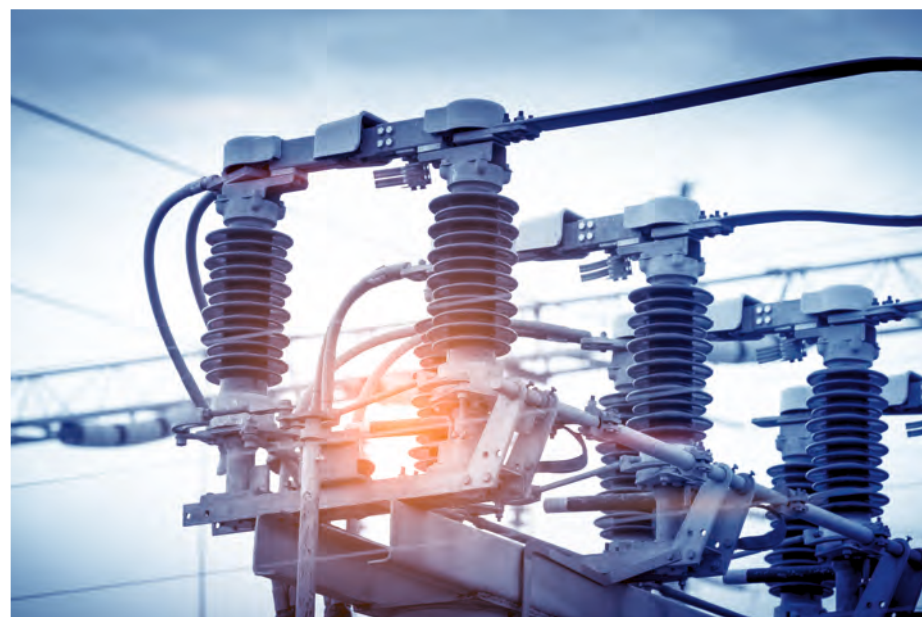
Project Details

The Crown Villas development is set on an 8.24 acre holding comprises 130 Triplex Villas each ranging from 2300sft to 4200sft, and built on plots ranging from 167 to 304 sq.yds.

Children's Play Areas and Tot-lots have been provided at several locations within the development so that parents and elders can rest assured that the tiny tots are playing safely nearby, not far away from their homes.

Crown Villas will have 30ft and 40ft CC Roads running through the development, and will have a 10000sft Club House with amenities.

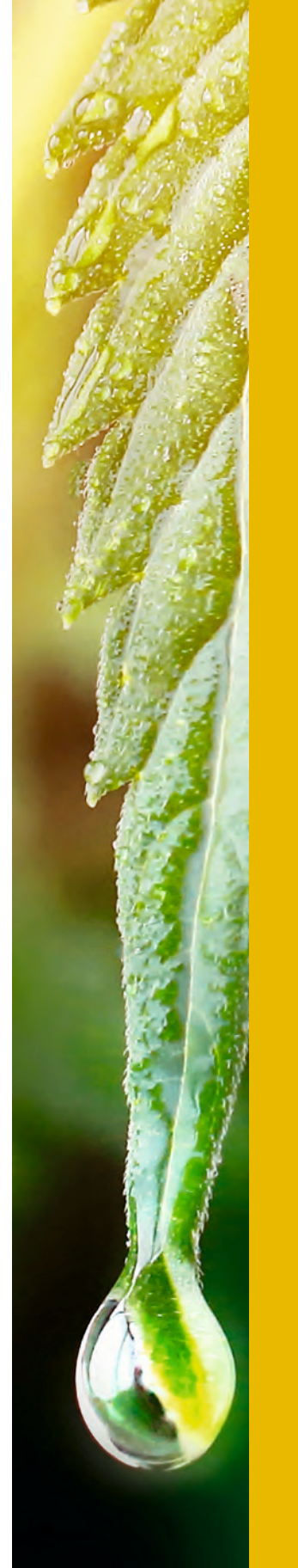




Take life for granted at The Crown Villas

Amenities

- Clear Title
- Gated Community
- Well planned Clubhouse
- 40' x 30' ft. Internal CC Road with walking path
- Underground Electricity cabling with well planned street lights
- Pneumatic Water Supply Systems
- 24 hrs. Security with Surveillance System
- Excellent landscaping in parks
- Ample Children's Play Areas and Tot Lots
- Rain Harvesting Pits
- Compound Wall & Single Point Entrance
- Water Connection to Every Plot
- Modern Efficient Drainage System
- Vastu: East, West and North Facing Plots
- Immediate Registration





Layout Plan



- (Regular) Plot size: 50' x 30'
- Amenities Block
- Tot-Lot
- Road

Area Statement

Villa No.	Plot Area in Sq.Yards	Villa Area in Sq.ft.
1	166.7	2474.2
2	166.7	2474.2
3	166.7	2474.2
4	166.7	2474.2
5	166.7	2474.2
6	166.7	2407.4
7	166.7	2407.4
8	166.7	2407.4
9	166.7	2407.4
10	166.7	2407.4
11	166.7	2407.4
12	166.7	2474.2
13	166.7	2474.2
14	166.7	2474.2
15	166.7	2474.2
16	166.7	2474.2
17	166.7	2474.2
18	258.9	2300.3
19	166.7	2407.4
20	166.7	2407.4
21	166.7	2407.4
22	166.7	2407.4
23	166.7	2474.2
24	166.7	2474.2
25	166.7	2474.2
26	160.7	2289.7
27	166.7	2407.4
28	166.7	2407.4
29	166.7	2474.2
30	211.4	2775.6
31	173.4	2320.6
32	166.7	2407.4
33	166.7	2474.2
34	166.7	2474.2
35	166.7	2474.2
36	166.7	2474.2
37	166.7	2474.2
38	267	3398.8
39	286.4	2573.7
40	166.7	2407.4
41	166.7	2407.4
42	166.7	2407.4
43	166.7	2407.4
44	166.7	2407.4

Villa No.	Plot Area in Sq.Yards	Villa Area in Sq.ft.
45	173.6	2368.5
46	165.6	2368.5
47	165.7	2368.5
48	166.5	2368.5
49	167.2	2474.2
50	167.9	2474.2
51	168.5	2474.2
52	169.1	2474.2
53	169.9	2474.2
54	170.7	2474.2
55	171.5	2474.2
56	172.4	2474.2
57	173.2	2474.2
58	174	2474.2
59	174.8	2474.2
60	175.6	2474.2
61	176.5	2474.2
62	177.4	2474.2
63	178.3	2474.2
64	179	2474.2
65	178.8	2474.2
66	178.6	2474.2
67	178.3	2474.2
68	176.8	2474.2
69	302.3	4186
70	199.7	2625
71	183.3	2625
72	183.3	2625
73	166.7	2407.4
74	166.7	2407.4
75	166.7	2407.4
76	166.7	2407.4
77	166.7	2407.4
78	166.7	2407.4
79	166.7	2407.4
80	166.7	2407.4
81	166.7	2407.4
82	166.7	2407.4
83	166.7	2407.4
84	166.7	2407.4
85	166.7	2474.2
86	166.7	2474.2
87	166.7	2474.2
88	166.7	2474.2

Villa No.	Plot Area in Sq.Yards	Villa Area in Sq.ft.
89	166.7	2474.2
90	166.7	2474.2
91	166.7	2474.2
92	166.7	2474.2
93	166.7	2474.2
94	166.7	2474.2
95	166.7	2474.2
96	165.8	2383
97	211.1	2601
98	156.9	2407.4
99	177.2	2356.2
100	228.7	2357.2
101	303.7	3846
102	166.7	2407.4
103	166.7	2407.4
104	166.7	2407.4
105	166.7	2407.4
106	166.7	2407.4
107	166.7	2474.2
108	166.7	2474.2
109	166.7	2474.2
110	166.7	2474.2
111	166.7	2474.2
112	232.7	2394.4
113	166.7	2407.4
114	166.7	2407.4
115	166.7	2407.4
116	166.7	2605.7
117	166.7	2598.2
118	161.9	2187.5
119	166.7	2407.4
120	166.7	2407.4
121	166.7	2407.4
122	166.7	2474.2
123	166.7	2474.2
124	166.7	2474.2
125	166.7	2474.2
126	244.2	2140.5
127	166.7	2407.4
128	166.7	2407.4
129	166.7	2474.2
130	261.6	2546.9



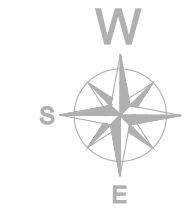
Living elegantly at The Crown Villas

The elegantly designed Villas come with Living Room, Dining Room, Guest Bedroom and Kitchen on the Ground Floor, 2 Bedrooms (with Attached Bathrooms) and Common Area on the First Floor and an Entertainment Zone with Home Theatre on the 2nd Floor.

East Facing

Ground Floor	:	998 sft.
First Floor	:	998 sft.
Second Floor	:	480 sft.
Total	:	2476 sft.





The Villas have been designed as per Vaastu Tenets and both East Facing and West Facing options have been provided. Each Villa comes with its own Parking place. And a little green space of your own.

West Facing

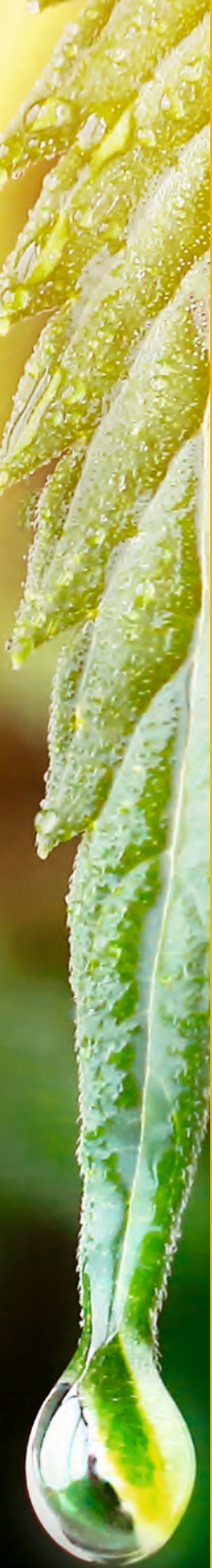
Ground Floor	:	998 sft.
First Floor	:	998 sft.
Second Floor	:	480 sft.
Total	:	2476 sft.



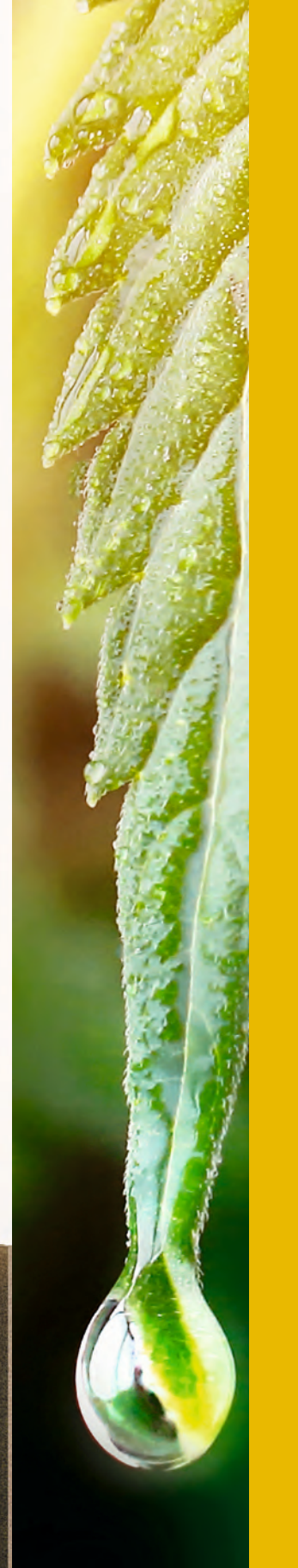


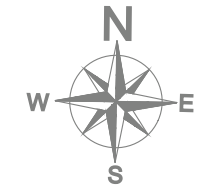
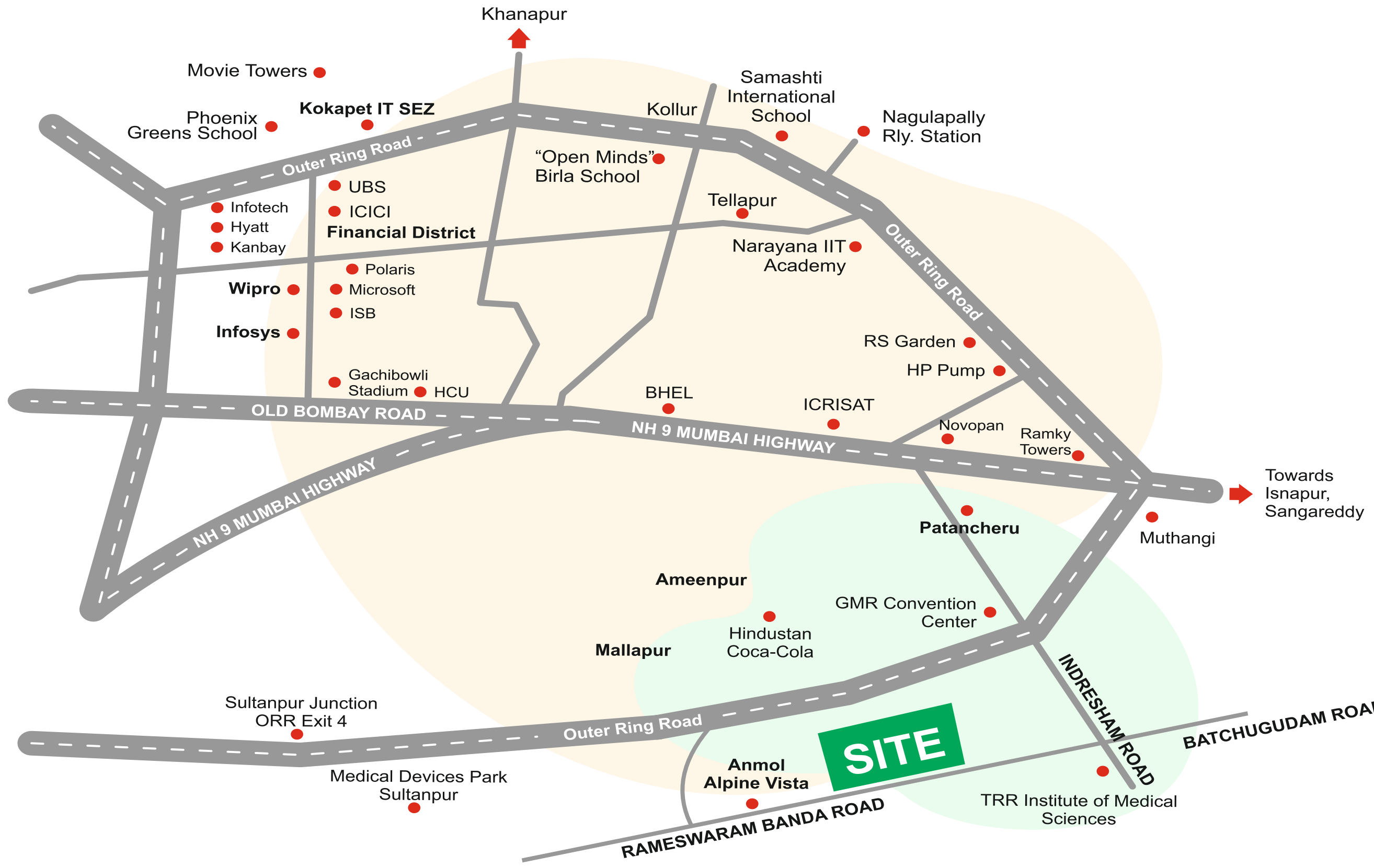
Specifications

- Structure : R.C.C. Framed structure.
- Walls : 8' Thickness outer walls, 4 1/2 Thickness Internal walls
- Plastering : Two coats of smooth internal plastering and two coats external with waterproof cement compound.
- Main Door : Best quality teak wood frame and teakwood door with melamine finish and brass fittings.
- Other Doors : All doors in teak wood frames and panel internal doors with enamel finish. Powder coated aluminium fittings.
- Windows : Premium Quality UPVC Windows.
- Painting : Internal walls and ceiling with two coats putty and emulsion. External walls with exterior emulsion.
- Kitchen : Black granite counter top with SS sink. 2' height wall tile dado above counter top.
- Toilets : Ivory coloured sanitary ware. Glazed wall tiles upto 7' height. Anti-skid flooring in bath rooms.
- Flooring : High quality large vitrified flooring tiles. Anti-skid tiles in common areas.
- Electrical : Concealed PVC conduits wiring. TV points in living, dining and master bedroom. Modular switches.
- Water Supply : 24 hours Water supply Through Pneumatic system.
- Extras : Registration Fee @ GST.



Street View



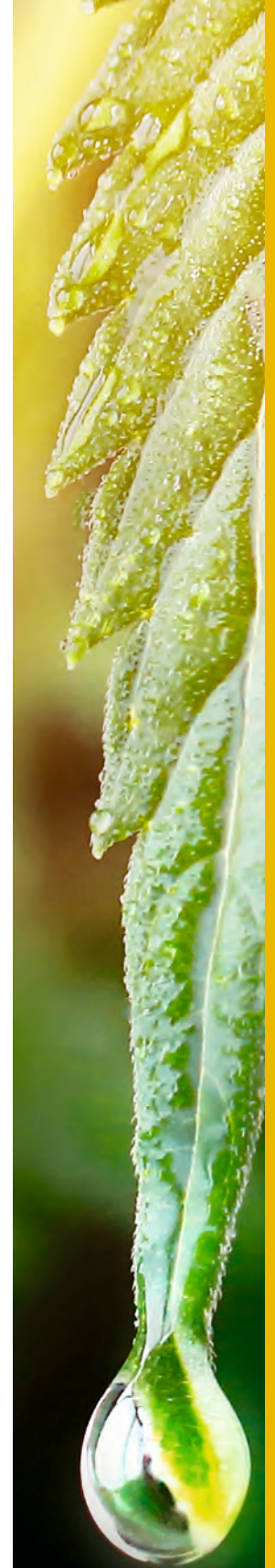


Location Map



Route Information and Landmarks

- Hyderabad to Mumbai Highway - 6 mins
- Financial District - 20 mins
- Outer Ring Road - 5 mins
- GMR Convention Center - 5 mins
- TRR Institute of Medical Sciences - 5 mins
- Medical Device Park - 5 mins
- Max Care Hospital - 5 mins
- Silver Oaks International School - 5 mins





NIHIRA REALTORS LLP

Corp. Office:

6-50/6/101, Chanda Nagar, Hyderabad - 500 049.

Site Office:

Sy No. 162, 166, Rameshwar Banda, Patancheru Mandal Sangareddy District - 502 319.

Ph: +91 94402 25666, +91 99893 36464 | www.nihirarealtors.com

NOTE: This Brochure is only conceptual presentation of the project and not a legal offering
The Promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.