



SQUAREMILE PROJECTS
3rd Floor, D Block, Krishe Sapphire,
Madhapur, Hyderabad - 500081
Tel: +91 40 4748 9999
info@squaremileprojects.com

SITE ADDRESS
SQUARE AVASA
Thukkuguda Junction,
Hyd. Tel: +91 40 32 908 909 Cell : +91 9393139009
www.squaremileprojects.com

Note* This brochure is only a conceptual presentation of the projects and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specification and plans as deemed fit.

Architects
Color Axis
Plot no - 89, Near Asta Laxmi Temple
Vasavi colony, Kothapet, Hyd.35
Ph: 9000222234

Structural Engineer
D.Narendra
Nallakunta, Shankermatt, Hyd.
Ph: 040-2760 6826

Legal Adviser
K. Parthasaradhi Reddy
Flat no - 403, Laxmi Nilaya,
Sama Saraswati Colony,Karmanghat,
Ph: 939 090 5060

Dezine- COLOR AXIS 9000 222 234



The First & The Best Kind of Gated Elite @ Thukkuguda

East Face



Definitely Distinct

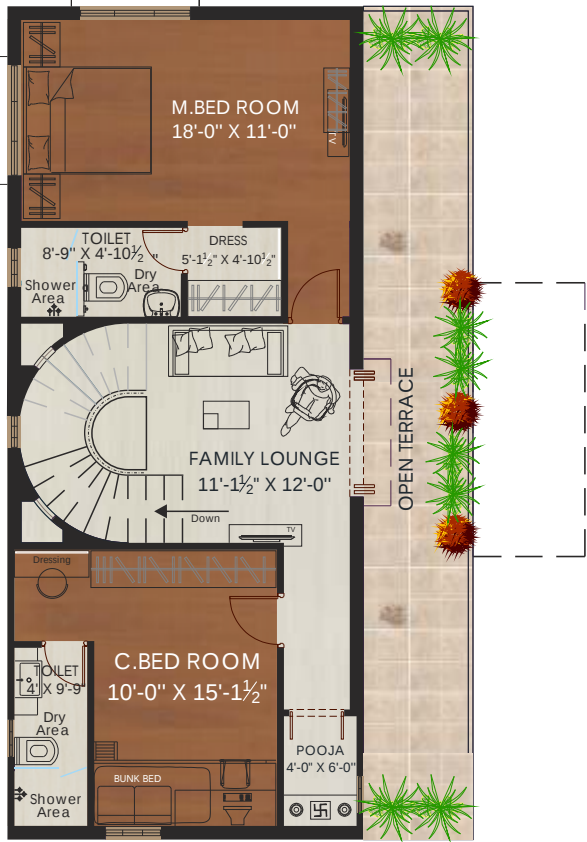
Square Avasa is an exclusive retreat that is distinctly deluxe in its aesthetic design as well as its location. This stylish new development is a limited edition villas that are stupendously breathtaking in their spaciousness. These Villas are an epitome of grace and high-living with excellent ventilation. Huge Villas that entice you and classy fixtures that tastefully adobe. It is definitely a retreat of the elite.

SQUARE AVASA
for elite

Ground Floor



First Floor



PLOT AREA - 267 Sq yds, BUILT UP AREA - 2299 Sft

North Entry Avasa

West Face



North Face Entrance Concept

East and West facing houses will be of equal priority where north face entrance concept is unique in our project. Individual opinion matters as East shows mental/Spiritual progress with prosperity & North Shows Prosperity with tremendous growth in monetary wise and Wealth.



PLOT AREA - 222 Sq yds, BUILT UP AREA - 2056 Sft

Relax in style!

Recreation is plenty at Square Avasa. You can relax by the cool environs of the swimming pool or take a swim to tone your body. For those who are serious about fitness, you have the gym where you can strengthen and beautify your muscles. If you are keen on sports, there is the indoor & out door games facility where you can try your hand at different games or practice Yoga.

Besides the excellent landscaping and the shimmering water bodies comfort you to the point of relaxation.



Amenities

- 9000 Sft Club House
- 40'X50' size Swimming Pool
- Yoga/Gym for Ladies and Gents separately
- Indoor Games
- Children play area
- Out door games like Tennis, Shuttle, Half Basket ball
- Beautiful landscapes
- Under ground services (Power, Water and Drainage)

SQUARE AVASA
for elite



Aerial view



Our Renowned and remarkable record

We are highly delighted to inform you that our group of companies has built a great variety of apartments, Independent houses and Villas. Over 20 Lakh sft built up area in and around Hyderabad and Bangluru, The cosmopolitan cities for the last 10 years fulfilling the needs and designs of our dear customers and making their dreams come true through our continues stainless effort.

→ Bonglur Junction

Outer Ring Road

Gachibowli Junction ←

Street view



Specifications

FOUNDATION & STRUCTURE	: RCC Framed Structure, to With stand wind and seismic loads.
SUPERSTRUCTURE	: Clay brick or Fly ash brick work in cement mortar.
PLASTERING	
Internal	: Double coat cement plastering of 18 mm thick finished with luppum.
External	: Double coat sand faced cement plastering 18 mm thick.
JOINERY WORKS	
Main Door	: Teak wood frame with teak wood shutter finished with melamine matt polish fixed with good quality hardware.
Internal Doors	: Teak wood frame and membrane flush shutter finished with good quality hardware.
Windows	: UPVC glazed tinted glass sliding door with bucks shutter standard hardware.
PAINTING	
Internal	: Two coats of Premium quality plastic emulsion paint over two coats of luppum
External	: Combination of Premium quality texture and luppam painting.
FLOORING	
Drawing, Living, Dining & Kitchen	: 2X2 Vitrified tiles Flooring.
Master bedroom & other rooms	: Laminated wooden Flooring.
Toilets	: Best quality acid resistant, Anti skid designer Tiles.
Parking	: Polished Tandur blue stone with granite border design.
Staircase	: Standard MS staircase with wooden flooring and SS based glass railing.
TILE CLADDING & DADOING	
Toilets	: Best quality Acid resistant Designer tiles dado up to 7 ft height.
Kitchen	: Ceramic tiles dado up to 4 ft height. above kitchen Platform.
Utility/Wash	: Glazed ceramic tiles dado up to 4 ft height.
KITCHEN PLATFORM	: Black Granite platform with SS sink with bore & municipal water connection. Provision for cabinets and exhaust fan & Chimney.
TOILETS	: Glass partition for dry and wet area, Wash basin with mirror, Floor mount water closet with flush tank Cera/Hindware/Parryware or equivalent. Hot and cold wall mixer with shower. Solar water Geyser provision in all the bathrooms. All fixers are C.P coated branded quality.
ELECTRICAL	: Concealed copper wiring of standard make. Power outlets for A/C in Bedrooms. Power outlets for geysers in all bathrooms. Power plug for cooking range chimney, refrigerator, micro oven, mixer grinders in kitchen. Plug points for TV & Audio system etc. 3 - Phase supply for each unit and individual meter boards, Miniature circuit breakers (MCB) for each distribution board.
TELEPHONE	: Telephone provision for all bedrooms drawing and living with Wi Fi, intercom facility to all the units connecting security.
CABLE TV	: Cable provision for master bedroom and living room.
GENERATOR	: Stand by Generator for common area will be provided(Club House, Swimming pool and Street Lights, Borewells).

Location Highlights

- HMDA LAY-OUT
- Adjacent by Shamshabad Airport
- 500 Mts Thukkguda ORR Junction
- 2 Kms IT Hub Near Thukkguda
- 2 Kms from FAB City
- 20 mins drive to Financial District & Gachibowli
- 10 mins Drive to TCS, Tata Aero Space, Cognizant (Aadibatla)

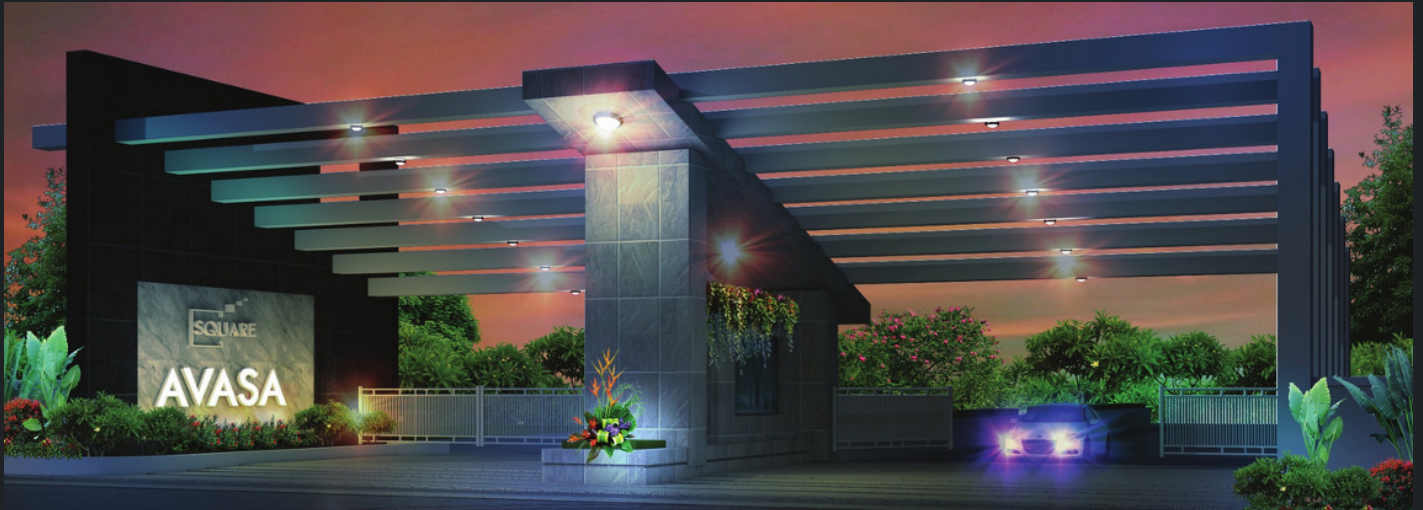


Spot-on Location (google map)



SQUARE AVASA

WHERE LUXURY MEETS SERENITY



Where your Dream Home becomes a Reality,
surrounded by Comfort, Style & Nature.





WHERE
luxury MEETS
serenity



East Facing Villa Floor Plan

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



- ✓ Open-concept living and dining areas for a seamless indoor-outdoor feel
- ✓ Larger bedrooms with en-suite baths and walk-in closets
- ✓ Dedicated lounge and entertainment spaces for relaxation and gatherings

- ✓ A spacious home theater for cinematic experiences at home
- ✓ A private terrace, perfect for leisure and outdoor dining



240-YARD VILLAS (3199 SQ. FT.)

- ✓ Expansive living and dining areas for seamless flow
- ✓ Stylish modular kitchen with premium fittings
- ✓ Spacious bedrooms with attached baths for privacy and comfort

- ✓ A dedicated home theater for an immersive entertainment experience
- ✓ Open terrace and balconies offering stunning views



**200-YARD VILLAS
(2732 SQ. FT.)**



West Facing Villa Floor Plan

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





Own Your Dream Home

Find your dream home with modern design and affordable price

Home
FEATURES



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-appliances, end 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 preferences.

DESIGNED FOR FLOW, BUILT FOR LIFE

Encompassing 180 Luxury Villas in Tukkguda, 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 the world class amenities



MASTER LAYOUT

YOUR DREAM HOME AWAITS



Sy 5,6,7,8,9P,10,41P & 42, Mankhal Vilage,
Maheshwaram Mandal, Near Exit 14 ORR.



Contact: +91 80086 49534

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.