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All renderings and views are representative and for visualization purpose only.

# TRANQUILITY *revisits* ELEGANCE





# BUILDING *sustainable homes with* EXCELLENCE



YOU DREAM IT, WE BUILD IT

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With a strong architectural background and years of experience in the field, Creative Homes has a reputation for being a professional and highly sought-after custom home builder.

Our premium custom homes are built in a highly personal, boutique atmosphere. Our homes from the previous projects are coveted for their craftsmanship, quality of design, and attention to detail. We are backed by a qualified and exceptionally skilled full-service team of architects, designers, contractors, and realtors. Their broad-based knowledge of construction, design, architecture, finance, and real estate makes us relentless in our pursuit of excellence at every turn.

With our expertise at hand, we ensure an uncompromising reflection of your vision. Each finished home is nothing short of perfect, and the relationships we make with our clients are ones that last a lifetime.

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**WEST WINDS**  
ROYAL & SERENE SPACES

West Winds gives you unmatched benefits of intra-urban living, and the unparalleled comfort of exclusivity and serenity. With landscaped gardens and aesthetic Spanish architecture, the exquisite residences are designed to be a class apart.





# GREENERY *meets* LUXURY



## PLUSH ENVIRONMENT

Still looking for a home with nature, tranquillity, privacy, recreation and exclusiveness? West Winds is a place where one can make the most of every moment, every day.

## METICULOUS DESIGN

Design goes hand in hand with comfort and convenience. The details of the construction, both in the development and the homes, are conceived specially to make your life easier.

## INSPIRING LOCATION

West Winds is located at Bhanur, a happening place known for accessibility, green environment and thoughtful amenities needed for each and every one in the family.



# PLUSH *merged with* PRIVACY

## YOUR PRIVATE RETREAT

Every villa crafted at West Winds embodies sophistication and style. Superbly designed, these 3 BHK triplex villas exude a sense of privacy and relaxation. The huge French windows in the rooms provide natural lighting and breezy winds that bring peace to your mind along with impressive views of the lush greenery around the property.



# PRIVILEGE *just* BECKONS

## LEISURE AT YOUR DOORSTEP







A relaxed and hassle-free life is but a given at West Winds. The top-notch amenities on offer here are designed to give you the ultimate comfort and complete peace. In short, welcome to a refined way of living. This place has all the contemporary amenities and comforts that one looks for in a gated community. Come in, Enjoy the pleasures of joyful living.



## OUTDOOR AMENITIES

-  Kids' Play Area
-  Community Seating
-  Outdoor Gym
-  Gazebo

## GENERAL AMENITIES

-  STP
-  DG Back-up
-  CCTV Surveillance
-  WTP
-  Outdoor Gas Bank
-  24/7 Secured Community

# INDULGE *and then* UNWIND



## MAGNIFICENT CLUB HOUSE

Just lay back by the wonderful pool and relax or get super active with a host of recreational activities. Get along with people by hosting fun-filled activities in this well-designed space.



Party Hall



Gym



Indoor Games



Swimming Pool



## FUTURE EXPANSION

Villa Type	Facing	Plot Area (Sq.Yards)	Villa sizes in BUA SFT
1	East & West	170	2550
2	East & West	208	3120
3	East	256	3840
4	East & West	300	4500

## AMENITIES:

1. Club House
2. Commercial Area
3. Work Space
4. Central Park
5. Basket Ball Court
6. Skating Rink
7. Kids Play Area
8. Amphitheater
9. Swimming Pool
10. Multi-Purpose Court
11. Recreation Area
12. Grand Walk Way
13. Open Gym

## LOCATION

### NEIGHBOURHOOD

- Neo Polis SEZ, Kokapet - 25 Min drive
- Financial District, Gachibowli, Hyderabad - 30 Min drive
- Bombay Highway - 10 Min drive
- Bharat Dynamics Limited (BDL) - 5 Min drive
- Mokila - 5 Min drive

### DAYTIME GETAWAYS-RECREATION SPOTS

- Sky zone Trampoline Park - 10 Min drive
- Golkonda Resort - 20 Min drive
- Wild Waters - 20 Min drive

### CONNECTIVITY

- ORR - 10 Minutes drive
- Shankarpalli Railway Station - 15 Min drive
- South Central Railway Hub, Nagulapalli - 15 Min drive
- Airport - 40 Min drive

### SALIENT FEATURES

- Luxurious Villa Project with Club House & extraordinary amenities
- Located in Golden Triangle of Hyderabad
- Population-free zone
- Rapid capital appreciation

### FUTURE PROJECTS IN BHANUR

- Bullet Train Project - Proposed Bullet Train which makes 3 hour journey between Bombay & Hyderabad;
- The starting point is Nagulapalli which is 15 Min drive from Bhanur.
- IT Park Kollur - Proposed IT Park in Kollur, in 430 Acres is just 15 Min drive from Bhanur



## LOCATION HIGHLIGHTS

West Winds is located near the BDL township at Bhanur. Its strategic location between Mokila & Kollur makes it the perfect place away from the hustle and bustle of the city, yet easily accessible at the same time. Just half an hour away from Gachibowli and Neo Polis SEZ, it is also close to several recreation spots, the railway station and the airport.



Scan to reach site location

## SPECIFICATIONS

### STRUCTURE

- RCC Framed structure as per IS 456(2000)

### MASONRY

- External: 9" Red Brick Masonry
- Internal : 4.5" Red Brick Masonry

### DOORS & WINDOWS

- Main Door: Both sides polished Teak finish Shutter with hard wood frame.
- Bedroom doors: Membrane Doors with hard wood frame.
- Bathroom doors: Waterproof WPC Doors.
- 3 Track UPVC Sliding windows with Mosquito Mesh Shutter.

### FLOORING

- Living, Dining, Bedrooms, Kitchen : Double Charged Vitrified Tiles.
- Balconies, Utility, Toilets - Flooring : Anti-skid Ceramic Tiles.
- Toilets: Glazed Finished wall Tiles up to Lintel height.
- Parking flooring: IPS/Heavy Duty Tiles/Tandur Stone
- Staircase : Granite / Marble / Vitrified Tiles
- Only premier brands used (Johnson/Kajaria/ CERA/ Somany (or equivalent))

### PLASTERING

- Internal & External: Smooth finish Plastering With Recron 3S Polypropylene Fibre, which prevents air cracks in plastering

### KITCHEN

- Provision for Aquaguard /RO
- Provision for Washing machine and one tap will be provided in the Utility
- Gas Bank at Utility

### TOILETS

- Sanitaryware of Jaguar/Cera make.
- Taps of Chromium Plated Fittings of Jaguar/Plumber Make.
- Provision for Geyser
- Hot water provision for Wash basin
- Water Meter to monitor the water level

### ELECTRICAL & COMMUNICATIONS

- Fire-resistant Copper wires and Modular Switches
- Telephone & Data Point in Living area
- TV Point in Living and Master Bedroom
- Provision for car charging points in parking area
- Solar Power Back-up for Common area & Street Lights

### PLUMBING

- CPVC Pipes for Water Lines and PVC Pipes for Sewage lines

### PAINTING

- Internal walls : Premium Emulsion Paint
- External Walls : Weather-proof exterior emulsion paint over nano Polymer waterproof painting
- Enamel Painting for Grills & Railings

### SECURITY

- Provision for CCTV at strategic locations
- 24 hours main gate security
- Solar Fencing for complete community





MODERNITY *with*  
SERENITY

