

A P R O U D O F F E R I N G F R O M E I N F R A

# LA CASA

A decorative flourish consisting of a central horizontal line with several elegant, symmetrical scrolls extending upwards and downwards from it, rendered in a golden-yellow color.

L U X U R Y V I L L A C O M M U N I T Y A T A D I B A T L A

A PROJECT BY



THE SILVER SHINING BECKONS THE ELITE

# LA CASA

Human habitations flourished on river banks in the past. Now the highways lead the elite citizens who are seeking opportunities and greener pastures. Today, the silver lining is firmly shining on India's prestigious Aerospace SEZ at Adibatla perching on Outer Ring Road.

The fortunate few and the lucky ones are destined to explore the limits of luxury at **La Casa** rising at Adibatla!





THE FRONTIERS OF LUXURY!



LA CASA

eip infra



## LIVE FAST. LIVE QUIET!

It's fast life on a fast lane at Adibatla. **La Casa**, abutting ORR lets you explore the ultimate in living. It empowers you in a seat firmly to take charge of your life. You have the freedom to re-imagine and realize personal goals, family living and recreation intensely. A world of joys are awaiting an undaunted community in a well-defined enclave of luxurious spaces, bountiful amenities and plush landscapes.

LA CASA



Tata Sikorsky  
Aerospace  
Limited

Adibatla

TCS  
Adibatla

Sri Sri  
Aero City  
Apartments

Sri Gayatri  
Jr. College

LA CASA

Wonderla  
Amusement  
Park

SERVICE ROAD

8 - LANE OUTER RING ROAD



Aero Space  
SEZ



Abutting  
ORR



Pollution Free  
Community



10 Mins from  
Airport



Fast Developing  
Infrastructure

# LA CASA

BE A MASTER OF ALL YOU SEE!

Adibatla is the new destination of good living. It has all the hallmarks of evolving into a classy environment in a short period of time. Global aerospace companies, Outer Ring Road with excellent connectivity, pristine nature attract the high networth individuals and entrepreneurs prefer this place as their home.





## NESTLE IN COZY NICHE!

Winners in life go that extra mile to realize their aspiration. Visionaries raise the standards, stretch the limits to build an uncommon home that's envy of others. Excellent floor planning and extravagance in luxury, **La Casa** villas are a tribute to their spirit of freedom offering jumbo spaces to live a fulfilling life. The triplex villas spread out features and finishes that match the resident's fantasies.

LA CASA



182 Premium  
Triplex Villas



4054 Sft - 8564 Sft  
Areas



East, West & North  
Facing Villas



Multi-purpose hall /  
Home theatre  
in each Villa



100% Vastu  
Compliant



Internet & DTH TV  
Provision



Hedge Plantation

# LA CASA

IN RAREFIED AMBIENCE OF EXUBERANCE!

**La Casa** is where you stop dreaming and start living. The **22-acre** secure premises of uber chic triplex villas meet every hope and expectation. The stunningly master-planned layout lets 182 upscale families flourish in villas displaying sophisticated spaces ranging from 4054 Sft to 8564 Sft areas to relax, connect and play. The smartly designed villas have invigorating spaces that effortlessly blend indoors with outdoors.





A home like no other.  
A space beyond compare.

LA CASA

### **BEDROOMS**

The bedrooms present lavish spaces and thoughtful niches to make it more functional. Transparent to sunshine, the space comes alive with excellent ventilation and spacious sit-outs. Bedrooms are brighter and enhance warmth in relationships.

### **KITCHEN**

Your kitchen is so ergonomic and spacious, it enthuses you to take up cooking as a hobby. Designed for comfort with every ingredient handy, cooking chores in kitchen become easy for the housewife. You have the option of going for modular kitchen and hi-tech equipment to make cooking pleasurable.

### **LIVING ROOM**

The sprawling spaces of Living Room are what connect family members and a source of countless pleasant memories. Large windows, spacious balconies will bring outdoors into your living. Smooth flooring, shining walls are a source of joy for the family members.

### **BATHROOMS**

Your washroom is a room too! Reason why they come in large spaces which are bright and airy to enhance your experience. Modern contraptions of world class brands, shining surfaces are perfectly in sync with your needs and lets you be yourself.







### PROJECT HIGHLIGHTS

- HMDA & RERA Approved Project
- 22 Acre Luxury Gated Villa Community
- All round 6' high compound wall
- Majestic entrance gate
- 182 Premium Triplex villas
- 4054 Sft – 8564 Sft areas
- East, West & North facing villas
- Multi-purpose hall/Home theatre in each villa
- 100% Vastu compliant
- Internet & DTH TV provision
- DG Power back-up
- Underground electrical cabling
- Underground drainage
- Rainwater harvesting
- Sewage treatment plant
- App facility for security
- 24 hr Professional security with CC Cameras
- Pneumatic system for 24 hr Treated water supply

A paradise in a total Environment

LA CASA





## OUTDOORS, A SHEER POETRY!

The majestic views from balcony draw residents to outdoors. The detail is intricate and endearing to every resident. Acres of land magically transforms into parks and play areas, seating niches, activity zones amidst sun and shade. The oxygen-rich ambience greets you with blossoms and birds, offering excellent backdrop for personal grooming and connect with friends and family for enriching memories.

LA CASA





## GET A VILLA LIKE A VACATION FOR LIFE

### OUTDOORS

- Beautifully designed landscapes
- 33' & 40' Wide internal roads
- Sprawling Central park
- Street lighting
- Seating areas
- Avenue plantation
- Ornamental sculpture
- Children play area
- Amphi-heatre
- Party lawn

LA CASA



## HAVE FUN & STAY FIT

**La Casa** has designated spaces that encourage residents to take up physical fitness earnestly. Activity zones draw residents to work out, play and have loads of fun. Sweat out by jogging, work out weights in outdoors to stay in shape. Play with neighbours in outdoor courts and interact with elements to keep you active both physically and mentally.

### HEALTH & SPORTS

- Jogging track
- Outdoor Yoga deck
- Outdoor Fitness centre
- Cricket net
- Half Basketball court
- Skating rink
- Badminton courts
- Tennis court



LA CASA







## RECREATION AT ITS BEST

The demanding work life seeks recreation seriously. A two-level futuristic clubhouse is the centre of community to unwind, play and party hard. The residents indulge in options that appeal to body, mind and soul. Children play in play courts, fitness freaks visit gymnasias and revellers have party halls. Swim a few laps with family or read a bestseller, the clubhouse will keep you energized throughout weekdays.

LA CASA

FEEL THE MANY VIBES OF JOY





### 2-Level Exclusive Clubhouse with 30,000 Sft area

- Grand entrance lobby
- Swimming pool with kids pool
- Gymnasium
- Squash court
- Guest suites
- First-Aid room/Emergency doctor
- Meditation/Yoga studio
- Salon/Spa
- Lavish banquet hall
- Multi-purpose hall
- Library
- Indoor games(TT, pool games, billiards, chess, caroms etc)
- Supermarket



LA CASA

# SITE LAYOUT PLAN



## LEGEND

- 1. MAIN ENTRANCE
- 2. TENNIS COURT
- 3. HALF BASKET BALL COURT
- 4. MAZE GARDEN
- 5. SWING
- 6. PATHWAY WITH SEATING
- 7. PERGOLA
- 8. OUT DOOR GYM
- 9. AMPHITHEATER WITH STAGE
- 10. POOL
- 11. COVERED STRUCTURE
- 12. PARTY COUNTER
- 13. POOL DECK
- 14. PARTY LAWN
- 15. GRANITE PAVING
- 16. ELDER SEATING PLAZA
- 17. YOGA DECK AREA
- 18. CRICKET NET
- 19. PERGOLA WITH SEATING DECK
- 20. CHILDREN PLAY AREA
- 21. FITNESS STATION
- 22. SKATING RINK
- 23. JOGGING TRACK
- 24. GAZEBO
- 25. CYCLING TRACK
- 26. ENTRANCE SCULPTURE
- 27. SEATING

# LA CASA



EAST FACE VIEW



WEST FACE VIEW



NORTH FACE VIEW



**TYPE  
01**

**EAST FACING  
TRIPLEX VILLA**

**PLOT SIZE  
40'0"X60'0"**

**PLOT AREA  
266.6 Sq. Yds**

**EAST PLOTS: 35 Nos  
(60 to 68, 77 to 80, 96 to 103  
123 to 128 & 137 to 145)**

**AREA STATEMENT >>**

No of Floors:	<b>G+2</b>
Ground Floor:	<b>1445 Sft</b>
First Floor:	<b>1445 Sft</b>
Second Floor:	<b>1234 Sft</b>
Total Area:	<b>4125 Sft</b>



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**TYPE  
02**

**WEST FACING  
TRIPLEX VILLA**

**PLOT SIZE  
60'0" X 40'0"**

**PLOT AREA  
266.66 Sq. Yds**

**WEST PLOTS: 24 Nos  
(83 to 87, 106 to 112,  
117 to 121 & 129 to 136)**

**AREA STATEMENT >>**

No of Floors:	<b>G+2</b>
Ground Floor:	<b>1456 Sft</b>
First Floor:	<b>1456 Sft</b>
Second Floor:	<b>1142 Sft</b>
Total Area:	<b>4054 Sft</b>



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**TYPE  
03**

**EAST FACING  
TRIPLEX VILLA**

**PLOT SIZE  
45'0"X70'0"**

**PLOT AREA  
350.00 Sq. Yds**

**EAST PLOTS: 15 Nos  
(37 to 46 & 159 to 164)**

**AREA STATEMENT >>**

No of Floors:	<b>G+2</b>
Ground Floor:	<b>1963 Sft</b>
First Floor:	<b>1963 Sft</b>
Second Floor:	<b>1658 Sft</b>
Total Area:	<b>5583 Sft</b>



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**TYPE**  
**04**

**WEST FACING**  
**TRIPLEX VILLA**

**PLOT SIZE**  
**45'0"X70'0"**

**PLOT AREA**  
**350.00 Sq. Yds**

**WEST PLOTS: 17 Nos**  
**(26 to 34, 49 to 57 & 172)**

**AREA STATEMENT >>**

No of Floors:	<b>G+2</b>
Ground Floor:	<b>2047 Sft</b>
First Floor:	<b>2047 Sft</b>
Second Floor:	<b>1345 Sft</b>
Total Area:	<b>5440 Sft</b>



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**TYPE  
05**

**EAST FACING  
TRIPLEX VILLA**

**PLOT SIZE  
56'2" X 82'6"**

**PLOT AREA  
518.80 Sq. Yds**

**EAST PLOTS: 13 Nos  
(01 to 07 & 14 to 19)**

**AREA STATEMENT >>**

No of Floors:	<b>G+2</b>
Ground Floor:	<b>2314 Sft</b>
First Floor:	<b>2314 Sft</b>
Second Floor:	<b>1948 Sft</b>
Total Area:	<b>6575 Sft</b>



**TYPE  
06**

**WEST FACING  
TRIPLEX VILLA**

**PLOT SIZE  
56'2" X 82'6"**

**PLOT AREA  
514.80 Sq. Yds**

**WEST PLOTS: 13 Nos  
(08 to 13)**

**AREA STATEMENT >>**

No of Floors:	<b>G+2</b>
Ground Floor:	<b>2311 Sft</b>
First Floor:	<b>2311 Sft</b>
Second Floor:	<b>1738 Sft</b>
Total Area:	<b>6360 Sft</b>



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**TYPE  
07**

**NORTH FACING  
TRIPLEX VILLA**

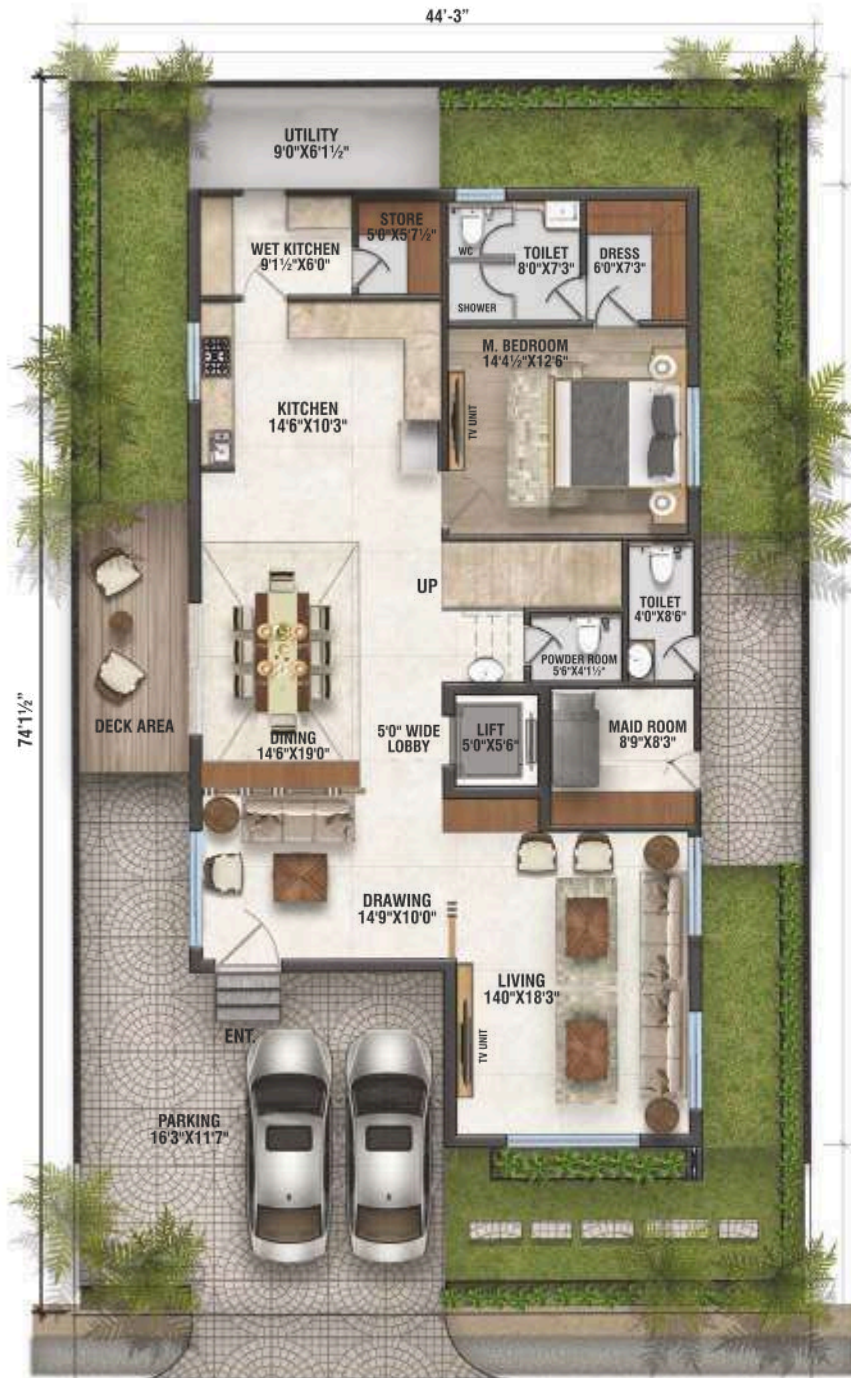
**PLOT SIZE  
44'3" X 74'1½"**

**PLOT AREA  
364.44 Sq. Yds**

**NORTH PLOTS: 03 Nos  
(20 to 22)**

**AREA STATEMENT >>**

No of Floors:	<b>G+2</b>
Ground Floor:	<b>1819 Sft</b>
First Floor:	<b>1819 Sft</b>
Second Floor:	<b>1356 Sft</b>
Total Area:	<b>4994 Sft</b>



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**TYPE  
08**

**WEST FACING  
TRIPLEX VILLA**

**PLOT SIZE  
40'0" X 70'0"**

**PLOT AREA  
311.11 Sq. Yds**

**WEST PLOTS: 13 Nos  
(71 to 74 & 146 to 154)**

**AREA STATEMENT >>**

No of Floors:	<b>G+2</b>
Ground Floor:	<b>1757 Sft</b>
First Floor:	<b>1757 Sft</b>
Second Floor:	<b>1231 Sft</b>
Total Area:	<b>4745 Sft</b>



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**TYPE  
09**

**EAST FACING  
TRIPLEX VILLA**

**PLOT SIZE  
50'0" X 60'0"**

**PLOT AREA  
333.33 Sq. Yds**

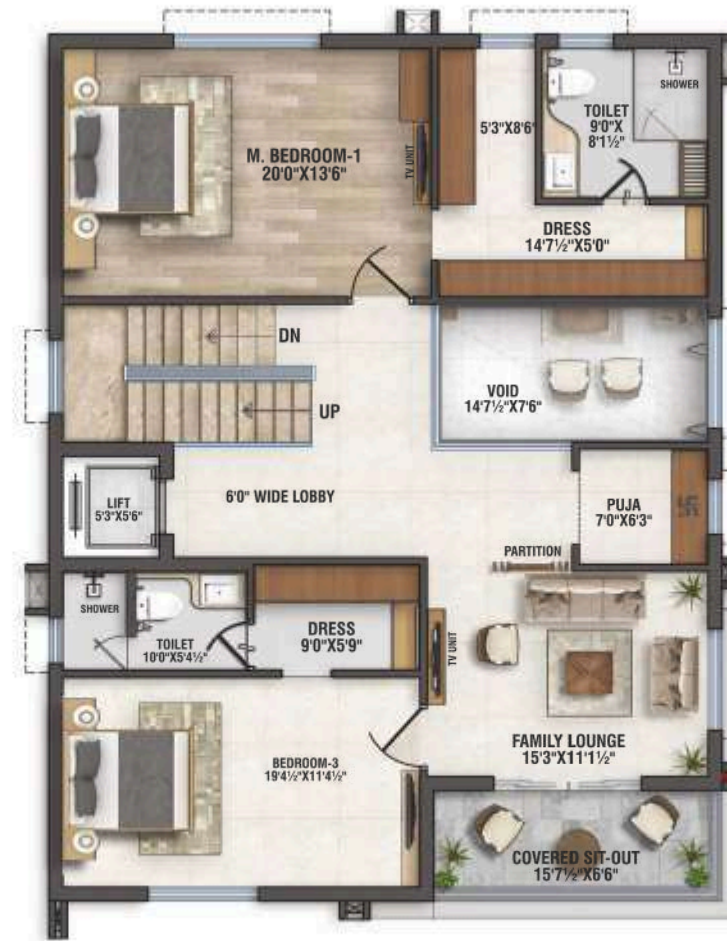
**EAST PLOTS: 07 Nos  
(69, 81, 93, 94, 95, 98 & 122)**

**AREA STATEMENT >>**

No of Floors:	<b>G+2</b>
Ground Floor:	<b>1768 Sft</b>
First Floor:	<b>1768 Sft</b>
Second Floor:	<b>1500 Sft</b>
Total Area:	<b>5037 Sft</b>



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**TYPE  
10**

**WEST FACING  
TRIPLEX VILLA**

**PLOT SIZE  
50'0" X 60'0"**

**PLOT AREA  
333.33 Sq. Yds**

**WEST PLOTS: 08 Nos  
(88, 90, 91, 92, 110,  
113, 114, & 115)**

**AREA STATEMENT >>**

No of Floors:	<b>G+2</b>
Ground Floor:	<b>1858 Sft</b>
First Floor:	<b>1858 Sft</b>
Second Floor:	<b>1313 Sft</b>
Total Area:	<b>5028 Sft</b>



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**TYPE  
11**

**EAST FACING  
TRIPLEX VILLA**

**PLOT SIZE  
62'0" X 118'9"**

**PLOT AREA  
809.21 Sq. Yds**

**EAST PLOTS: 02 Nos  
(156 & 157)**

**AREA STATEMENT >>**

No of Floors:	<b>G+2</b>
Ground Floor:	<b>2982 Sft</b>
First Floor:	<b>2982 Sft</b>
Second Floor:	<b>2600 Sft</b>
Total Area:	<b>8564 Sft</b>



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**TYPE  
12**

**EAST FACING  
TRIPLEX VILLA**

**PLOT SIZE  
75'0" X 35'0"**

**PLOT AREA  
388.45 Sq. Yds**

**EAST PLOTS: 05 Nos  
(158, 173, 174, 175 & 176)**

**AREA STATEMENT >>**

No of Floors:	<b>G+2</b>
Ground Floor:	<b>1764 Sft</b>
First Floor:	<b>1764 Sft</b>
Second Floor:	<b>1552 Sft</b>
Total Area:	<b>5079 Sft</b>



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**TYPE  
13**

**WEST FACING  
TRIPLEX VILLA**

**PLOT SIZE  
50'0" X 70'0"**

**PLOT AREA  
388.88 Sq. Yds**

**WEST PLOTS: 05 Nos  
(25, 29, 35, 48, & 115)**

**AREA STATEMENT >>**

No of Floors:	<b>G+2</b>
Ground Floor:	<b>1858 Sft</b>
First Floor:	<b>1858 Sft</b>
Second Floor:	<b>1313 Sft</b>
Total Area:	<b>5028 Sft</b>



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**TYPE  
14**

**WEST FACING  
TRIPLEX VILLA**

**PLOT SIZE  
80'0" X 60'0"**

**PLOT AREA  
533.33 Sq. Yds**

**EAST PLOTS: 05 Nos  
(28, 75, 82, 89 & 116)**

**AREA STATEMENT >>**

No of Floors:	<b>G+2</b>
Ground Floor:	<b>2267 Sft</b>
First Floor:	<b>2267 Sft</b>
Second Floor:	<b>1968 Sft</b>
Total Area:	<b>6502 Sft</b>



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**





# 36

AP 21 BZ 1234

ME XQ 377

## SPECIFICATIONS



### STRUCTURE

- RCC Framed structure designed for seismic and wind loads
- 9" thick external walls.
- 4.5" thick internal walls.
- Two layers of cement plaster.



### FLOORING

- Drawing, Living, and Dining, kitchen and Foyer areas with GVT 800X800,
- Bed Rooms and Home Theater with wooden laminated/Vitrified flooring 800X800.
- Bathrooms with premium vitrified tiles 8' feet height on walls and floor.
- Stair case with Italian marble flooring.



### KITCHEN

- Provision for municipal/Softener water.
- Provision for fixing of water purifier & chimney.
- Provision of hot water near the sink.
- Provision for Modular Kitchen.



### TOILETS

- Vanity type wash basin.
- EWC with concealed flush tank of Duravit/Kohler or Equivalent make.
- Single lever fixtures with wall mixer-cum-shower of Grohe/Kohler or Equivalent make.
- All C.P. Fittings are Chrome Plated of Grohe / Kohler or Equivalent make.



### DOORS

- Main Door: 8- feet height Teak wood Door Frame & Veneered shutters with reputed hardware fittings finished with melamine finish.
- Internal Doors: 8- feet height Teak wood Door Frame & Veneered shutters with reputed hardware fittings finished with melamine finish.



### WINDOWS

- French Doors & Windows: Aluminum sections for frames and shutters with tinted float glass of reputed make with mesh.



### PAINTING & PUTTY

- External: Combination of texture finish with top coats of exterior emulsion.
- Internal: Smooth putty finish with 2 Coats of Premium Acrylic emulsion paint of reputed make over a coat of primer.



### ELECTRICAL

- Concealed Copper Wiring of Finolex/Polycab or Equivalent.
- Power outlets for Air Conditioners in all rooms and geyser point in Bath Rooms.
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, Washing machine and dish washer in Utility Area.
- Plug points for T.V. & Audio Systems etc.
- 3-phase supply for each unit and individual Meter Boards
- Miniature Circuit breakers (MCB) for each distribution boards of reputed make.
- Elegant designer Modular Electrical switches of Legrand or Equivalent.



### TELECOM, CABLE TV/INTERNET

- Video Door Phone for each Villa.
- Provision for Cable Connection in all Bedrooms and Living Room.
- Internet provision in each villa.



### LIFT

- Provision for hydraulic lift is given. The cost of lift and its structure is at additional cost.



### WTP/STP

- Domestic Water made available through an exclusive Water Softening Plant with Water Meters for Each Unit. (Not RO Plant)
- A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping.



### RAILING

- Balcony and staircase railing will be of SS/Glass.

LA CASA



Scan the QR Code to get directions to La Casa

DISTANCE FROM SITE

ORR	- Adjacent to	Tata Aerospace	- 10 Mins	Around 20 Engg. Colleges in	- 20 Mins
Narayana Jr College	- 1 Min	Srisaigham Highway	- 10 Mins	RG Intl Airport	- 20 Mins
Sri Gayatri Jr College	- 2 Mins	Tukkuguda	- 10 Mins	GMR School of Business	- 25 Mins
TCS Campus	- 5 Mins	Sri Sri Academy	- 15 Mins	LB Nagar Circle	- 30 Mins
Wonderla Amusement Park	- 5 Mins	TISS University	- 15 Mins	DRDO Apollo Hospital	- 30 Mins
Adibatla	- 5 Mins	Hardware Park	- 15 Mins	GMR Chinmaya Vidyalaya	- 30 Mins
Bongluru Junction	- 8 Mins	Novotel, Airport	- 20 Mins	Proposed Pharma City	- 35 Mins
Tata Sikorsky	- 10 Mins	Ibrahimpattam	- 20 Mins	Kokapet	- 35 Mins
Sloka Intl. School	- 10 Mins	Aga Khan Academy	- 20 Mins		



**LOCATION MAP**  
(NOT TO SCALE)



## WHERE THE FUTURE TOUCH THE PRESENT!

A world class infrastructure is emerging around Adibatla. Shopping, recreation, reputed schools in a short drive distance make this place an attractive proposition for fast-paced life in quiet environment. Reach companies like TCS, Sikorsky and Tata Aerospace in 10 minutes smooth drive from your home. Pollution-free environs, excellent connectivity make this eminently desirable either to invest or live happily ever after.

LA CASA

## OUR SUCCESSFUL PROJECTS



## IN PURSUIT OF EXCELLENCE

E-Infra is led by entrepreneurs with over two decades of experience in building lifestyle projects across strategic locations of Hyderabad. They are known for pioneering projects with integrated amenities with an emphasis on greenery and open spaces. Built on trust and driven by values, the promoters focus on elaborate space planning, uncompromising quality and on-time delivery to give rapid appreciation to customers' invested money.

P R O M O T E R S



Plot No 32, Sy No 135, Brindhavan Colony  
Gandipet Road, RR Dist. Hyderabad, Telangana - 500 075

 **+91 90 90 366 366**     **sales@e-infra.in**     **www.e-infra.in**

ARCHITECTS

**TECKNION**

Plot No: 37B, Journalists Colony  
Jubilee Hills, Film Nagar  
Hyderabad - 500 033.

STRUCTURAL ENGINEERS

**ID Structural Consultants**

2nd Floor, Vaishnavi Double Ten  
Madhapur, Hyderabad - 500 081

MEP CONSULTANTS

**D HUB ENGINEERS**

2<sup>nd</sup> Floor, Rahul Towers  
#3-4-424, Narayanaguda  
Hyderabad - 500 029

LANDSCAPING CONSULTANTS

Note: This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.



[www.e-infra.in](http://www.e-infra.in)