



PRESTON

Ry

A light gray, stylized floral and vine pattern is positioned in the upper right corner of the image. It features elegant, swirling lines, small leaves, and delicate flower-like shapes, creating a soft, decorative backdrop for the text.

Impeccably designed... Verdant villas...



Ivy

@GUTTALA BEGUMPET - FOOTHILLS OF JUBILEE HILLS



Location offers the perfect balance between abundant green spaces and excellent connectivity giving you the luxury of taking a step back from the hustle and bustle of city living, whilst being within easy reach of all the vibrancy associated with living in the heart of the city.



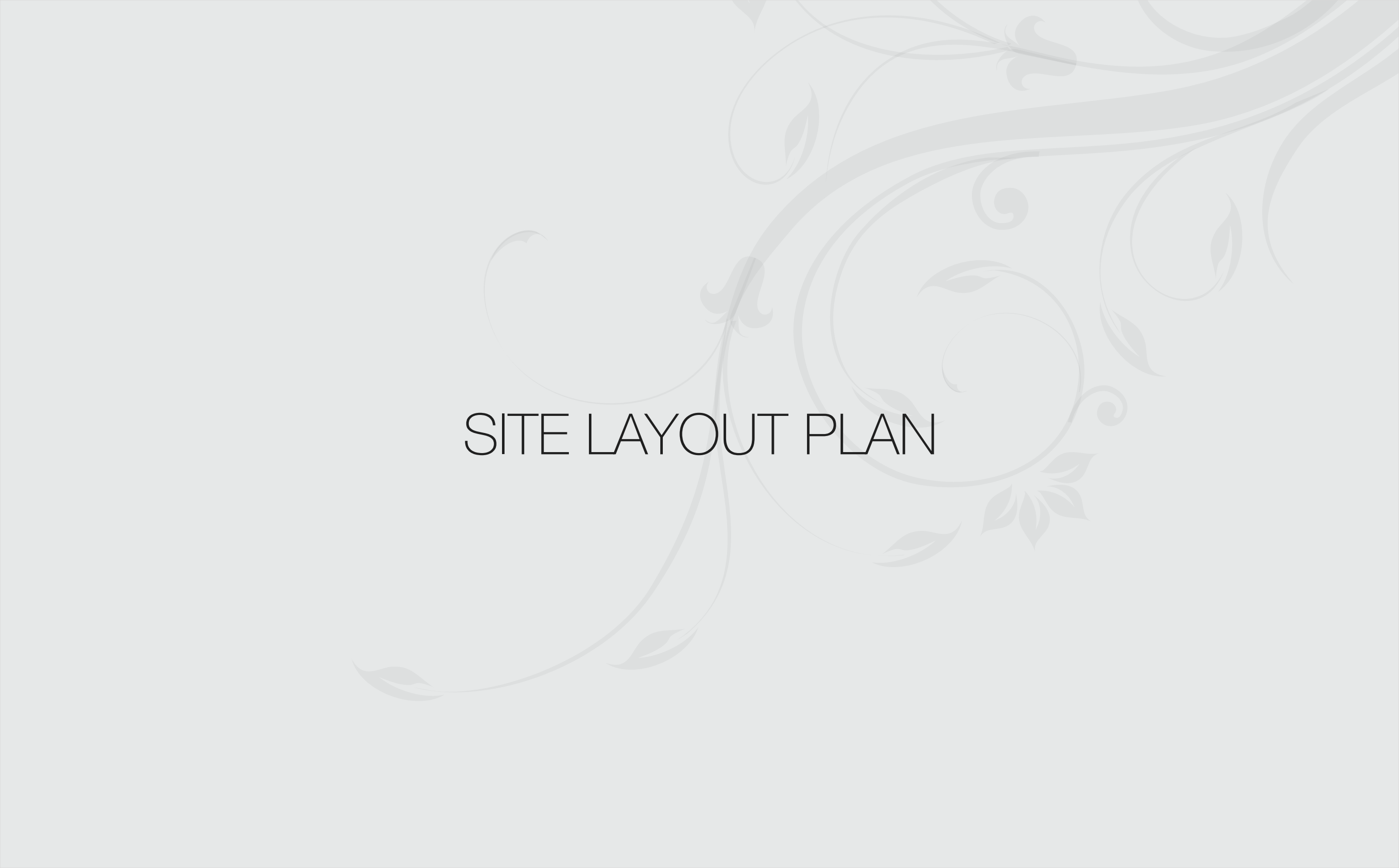
LOCATION MAP



PRESTON
IVY



Blending elements of traditional architecture with contemporary yet timeless design, we bring you *Jay* - 89 Luxury Villas in a Gated Community. The project brings together premium amenities with highest grade specifications with spatial efficiency. The Villas are highly functional from a use and comfort perspective.



SITE LAYOUT PLAN



Plot No:	Area in Sq yards
ALL VILLAS	250
32	260
33	241
34	266
85	415





“Carefully crafted
Design for
Luxury Living”

EAST FACING VILLA



PARKING AREA (50%) : 935/2 SQ.FTS = 468 SQ.FTS



STILT FLOOR

TOTAL BUA WITH PARKING: 4223

	<u>SQ.FTS</u>
STILT FLOOR	:883
FIRST FLOOR	:1326
SECOND FLOOR	:1114
TERRACE FLOOR	:900
BUA	:4223





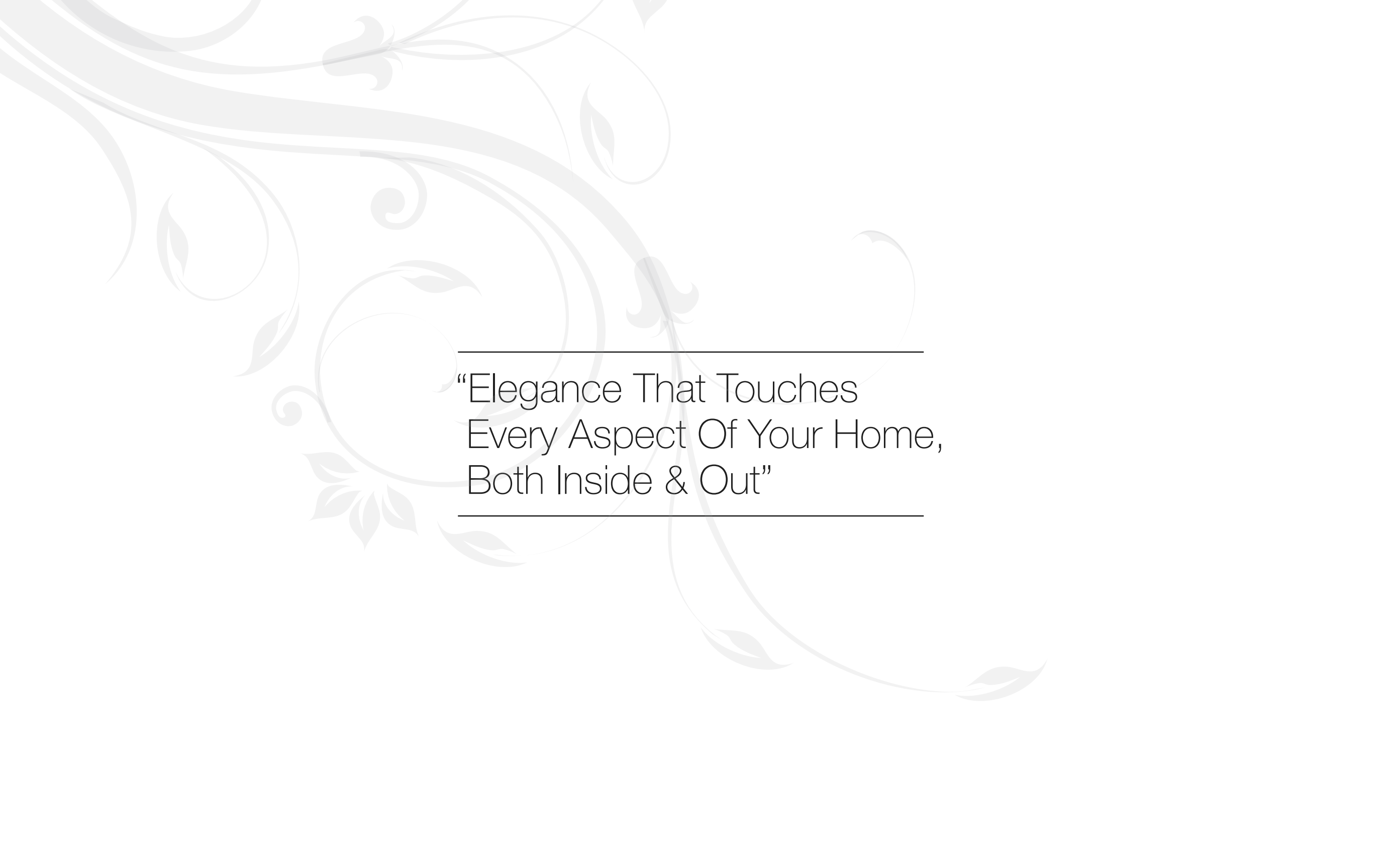
FLOOR - II



FLOOR - III







“Elegance That Touches
Every Aspect Of Your Home,
Both Inside & Out”

WEST FACING VILLA





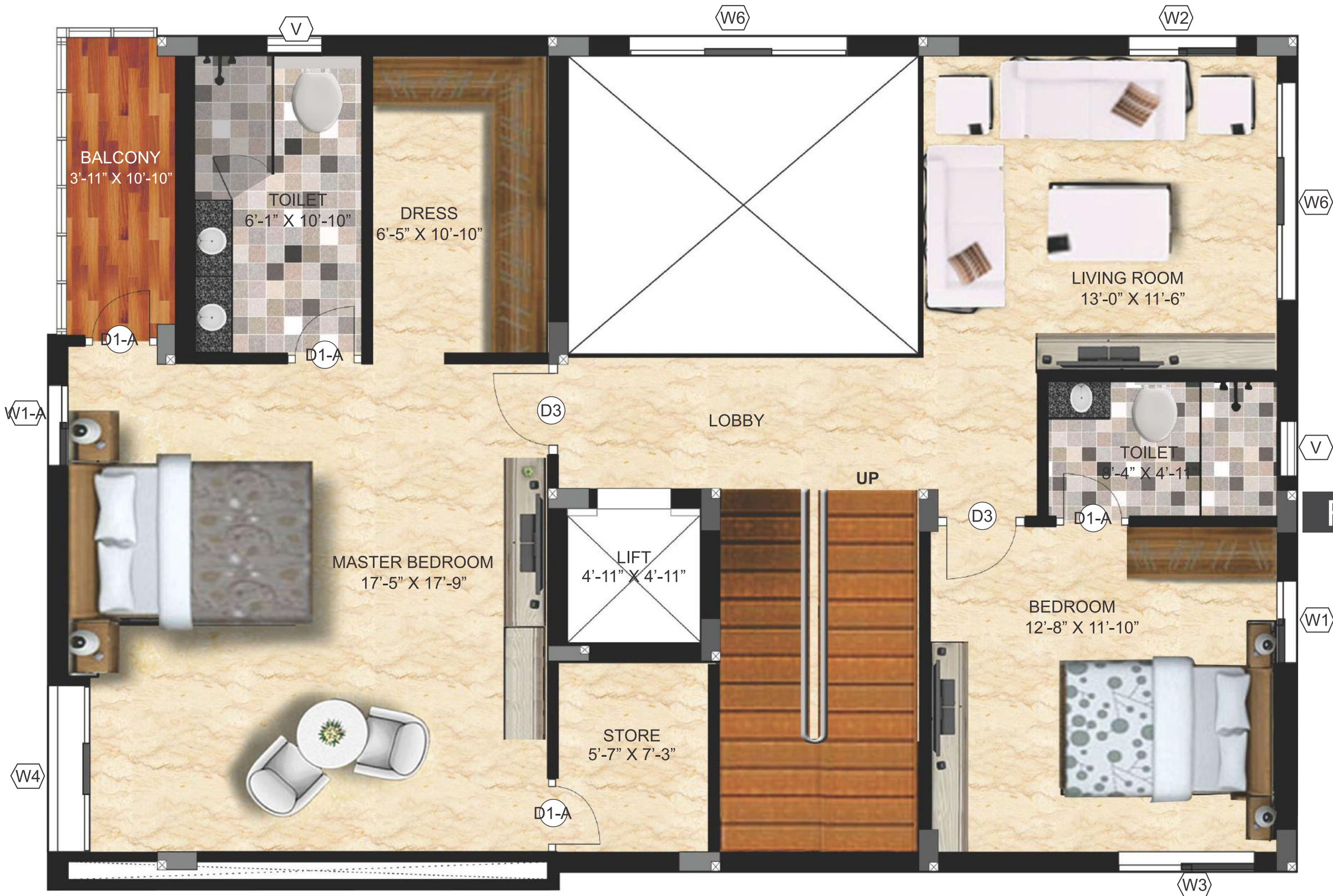
STILT FLOOR

TOTAL BUA WITH PARKING: 4245

	<u>SQ.FTS</u>
STILT FLOOR	: 882
FIRST FLOOR	: 1331
SECOND FLOOR	: 1198
TERRACE FLOOR	: 834
BUA	: 4245



FLOOR - I



FLOOR - II



FLOOR - III

A decorative floral pattern in light gray, featuring swirling vines and leaves, positioned on the right side of the page.

**“THERE IS NOTHING
LIKE STAYING AT HOME
FOR REAL COMFORT”**

Craftsmanship is of the highest order from the most trusted manufacturers. Each material has been carefully selected for its durability and life cycle. They are chosen to last.

LIVING ROOM





KITCHEN





BATHROOM





TERRACE SIT OUT





B.One the world's fastest and the most advance home automation hub ever built comes as a standard offering with each Villa.



SPACE TO BREATHE

Club house has been designed to offer the residents a diverse array of refined amenities like: Swimming pool, mini SPA, Party halls, Fitness center and other recreational facilities.



AMENITIES

CLUB HOUSE



DAY VIEW

CLUB HOUSE



NIGHT VIEW



GYM



Banquet Hall



Spa



Aerobics



Indoor Games



Card Room

SPECIFICATIONS

FLOORING:

- ❖ **FOYER, DRAWING, LIVING & DINING (GROUND FLOOR ONLY):** ITALIAN FLOOR MARBLE
- ❖ **BEDROOMS, LIVING & HOME THEATER:** WOODEN FLOORING
- ❖ **TOILETS:** ANTI SKID TILES FOR FLOORING OF REPUTATED MAKE (PAMESA CERAMICA OR EQUIVALENT), WALL-TILES OF REPUTED MAKE (PAMESA CERAMICA OR EQUIVALENT)
- ❖ **BALCONIES:** VITRIFIED TILES
- ❖ **LOBBIES & LIFT LOBBIES:** VITRIFIED TILES OR MARBLE FLOORING
- ❖ **STAIRCASE:** GRANITE OR MARBLE
- ❖ **PARKING & DRIVEWAY:** EPOXY PAINTED VDF FLOORING OR LINK TILES

SANITARY & CP FITTINGS IN BATHROOMS:

- ❖ VANITY COUNTER TOP BASIN WITH MIXTURE, WALL MOPUNTED WC WITH CONCEALED FLUSH TANK, SINGLE LEVER DIVERTER WITH SPOUT AND SHOWER ARM. CP FITTINGS OF REPUTED MAKE VILLEROY & BOCH/DURAVIT OR EQUIVALENT

FOUNDATIONS & STRUCTURE:

- ❖ **R.C.C FRAMED STRUCTURE:** EARTHQUAKE RESISTANT RCCFRAME WORK BASED ON IS 456:2000 & 1893:2002 TO SUIT SEISMIC ZONE II OF HYDERABAD
- ❖ **SUPER STRUCTURE:** 200 MM EXTERNAL WALL, 100 MM INTERVAL WALLS WITH AEROCON OR EQUIVALENT BLOCKS

PLASTERING

- ❖ **INTERNAL:** SINGLE COAT CEMENT PLASTER WITH SMOOTH FINISHING
- ❖ **EXTERNAL:** DOUBLE COAT SAND FACED CEMENT PLASTER

AMENITIES HIGHLIGHTS

- ❖ **CLUB HOUSE:** FOUR LEVEL CLUB HOUSE (APPROX. 15000 SFT) WILL INCLUDE; BANQUET HALL (TO HOST 100-150 PEOPLE PARTIES),GYM,YOGA AND STRECHING AREA, MINI SPA WITH MASSAGE & STEAM ROOMS AND JACUZZI,INDOOR GAME ROOM (TABLE TENNIS & SNOOKER/BILLARDS),CARD ROOM, ASSOCIATION OFFICE,4 GUEST ROOMS AND A TERRACE FLOOR TO HOST MINI PARTIES. THE CLUB HOUSE ALSO INCLUDES SERVANT ROOMS FOR MAINTENANCE STAFF IN THE BASEMENT
- ❖ **SWIMMING POOL:** AN OUTDOOR SWIMMING POOL WITH SEPERATE GENDER SPECIFIC CHANGING ROOMS
- ❖ SERVANT ROOMS FOR MAINTENANCE STAFF
- ❖ WATER TREATIMENT SYSTEM
- ❖ WASTE DISPOSAL SYSTEM
- ❖ YOGA AJND STRETCH
- ❖ **OTHER:** KIDS PLAY AREA

DOORS & WINDOWS

- ❖ **MAIN DOOR :** DESIGNER TEAKWOOD FRAME (8FEET HEIGHT) HARDWARE OF HAFFLE OR EQUIVALENT MAKE WITH BIOMETRIC LOOK
- ❖ **INTERNAL DOORS:** TEAKWOOD FRAME (8FEET HEIGHT),HARDWARE OF HAFFLE OR EQUIVALENTMAKE,FLUSH DOORS WITH VENEER & POLISH
- ❖ **FRENCH DOOR:** UPVC SLIDING DOORS WITH PROVISION FOR MOQUITO MESH
- ❖ **PUJADOOR:** TEAKWOOD FRAME WITH THRESHOLD, AESTHETICALLY DESIGNED SHUTTER WITH TRADITIONAL FITTINGS
- ❖ **WINDOWS:** UPvC SLIDING SHUTTERS VV1TH PRO'v1SION FOR MOSQUITO MESH

PAINTING

- ❖ **INTERIOR:** SMOOTH FINISH PLASTIC EMULSION PAINTS
- ❖ **EXTERIOR:** TEXTURE PAINT AND CLADDING AS PER ELEVATION DETAILS

KITCHEN

- ❖ GRANITE COUNTER TOP WITH 2 FEET DADOING FOR WALL WITH STAINLESS STEEL SINK OF REPUTED MAKE PROVISION FOR CHIMNEY AND REFRIGERATOR

WATER SUPPLY

- ❖ ALL VILLAS WILL HAVE TREATED WATER THROUGH PNEUMATIC SYSTEM

SECURITY

- ❖ SOLAR FENCING ALL AROUND THE PERIMETER, BOOM BARRIERS AT ENTRY AND EXIT GATES, CCTV MONITORING AT ALL ENTRY AND EXIT GATES, CLUB HOUSE AND HIGH RISK PERIPHERY AREAS, INTERCOM CONNECTION TO ALL VILLAS WITH SECURITY

ELECTRICAL

- ❖ **LOAD FACTOR:** 10-12 KVA POWER SUPPLY FOR EACH VILLA THROUGH UNDERGROUND ELECTRICAL CABLES, THREE PHASE SUPPLY FOR EACH UNIT WITH INDIVIDUAL DB BOARDS AND MCB FOR EACH UNIT
- ❖ **KITCHEN:** POWER PLUG FOR COOKING RANGE, CHIMNEY, REFRIGERATOR, MICROWAVE OVENS, MIXER/GRINDERS
- ❖ **UTILITY AREA:** WASHING MACHINE AND DISH WASHER POWER POINTS
- ❖ **CABLE FOR TELEPHONE/ INTERNET/ CABLE TV/ INTERNAL SECURITY:** CONCEALED WIRING WITH PVC INSULATED COPPER WIRES AND MODULAR SWITCHES OF HAVELLS/SCHNEIDER/LEGRAND OR EQUIVALENT MAKE
- ❖ **TELEPHONE:** TO MASTER BED/ DRAWING/ LIVING ROOM
- ❖ **TV CABLE:** PROVISION FOR MASTER BED ROOM/LIVING/ LIVING/ HOME THEATRE
- ❖ **ENTRY POINTS:** SECURITY ACCESS CONTROLLED DOORS
- ❖ **HOME AUTOMATION:** YOUR HOME WILL BE POWERED BY B.O.N.E HUB, THE WORLD'S MOST POWERFUL HOME AUTOMATION AND SECURITY HUB. AS A PART OF STANDARD HOME AUTOMATION PACKAGE THAT COMES WITH YOUR HOME, YOU CAN NOW WITH THE CONVENIENCE OF A MOBILE DEVICE, SWITCH ON OR OFF THE LIGHTS, CHECK VISITORS USING VIDEO DOOR BELL, CONTROL AIR CONDITIONING, CONTROL MEDIA (AUDIO AND VIDEO), YOU CAN ALSO MONITOR AND SECURE YOUR HOUSE USING MOTION SENSORS, ACTIVATE THE ALARM SYSTEM AND MANY MORE FUNCTIONS, OUR SMART HOME STANDARD PACKAGE WILL MAKE YOUR HOME SECURE AND SMART FOR YOU AND YOUR LOVED ONES
- ❖ **GENERATOR:** 100 % D.G. BACKUP
- ❖ **MISC:** SOLAR POWER STREET LIGHTS & WATER HEATING SYSTEMS, TATA POWER SOLAR SYSTEM OR EQUIVALENT
- ❖ **AIR CONDITIONING:** PROVISION FOR VRF (VARIABLE REFRIGERANT FLOW) AIR CONDITIONING SYSTEM COMPATIBLE TO DAIKIN/ MITSUBUSHI OR EQUIVALENT
- ❖ **LIFTS:** SCHINDLER AUTOMATIC PASSENGER LIFTS OR EQUIVALENT MAKE



At Preston We Are Committed To
Delivering Quality Construction In Time And We
Strive To Create Value For Our
Customers.





MALL & MULTIPLEX @ KARMANGHAT



175 RESIDENTIAL VILLAS @ KOLLUR



PRESTON DEVELOPERS is Formed By The Founding Members Of Lumbini Constructions Ltd. Preston team has 25 years plus experience in building Commercial and Residential projects with impeccable track record. Our past projects in Lumbini Constructions attest to our achievements over the past 25 years. Currently we are focused in Hyderabad in Commercial & Residential segments.

Our ongoing projects include Preston Prime – 3 Lakh Sft. Mall and Multiplex @ Gachibowli and TNR-PRESTON Mall – A 7 lakh Sft. Mall and Multiplex @ Karmanghat. Our upcoming projects include 175 residential Villas in a gated Community @ Kollur and 80 Villas in a gated community in Lingampally.



PRESTON

Built Better.

ADDRESS: Plot no.62 Lumbini Avenue, Flat #401 Indra Prastha Building, 4th Floor, opp. CARE Hospital Gachibowli,
Hyderabad - 500032. Phone: +91 9100777066.
Email: info@prestondevelopers.com

Disclaimer: This brochure is for informational purposes only. Nothing contained herein shall be construed as an offer to sell or a solicitation to buy in any state where prior registration is required. Prices, plans, products and availability are subject to change without notice. Square footages and sizes listed herein are estimates only. Availability of certain amenities is not assured, and may require a separate agreement and payment of additional fees. The developer reserves the right to make modifications in materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of the residences without prior notice.*



ESVE DESIGN SOLUTIONS PVT LTD
SERVICE CONSULTANT



FOUNTAIN HEAD
ARCHITECTURAL CONSULTANTS



SPGN INFRA PVT LTD
STRUCTURAL CONSULTANTS