PRESTON

ANVITA'S AMARI

EXTRAORDINARY LIKE YOU.

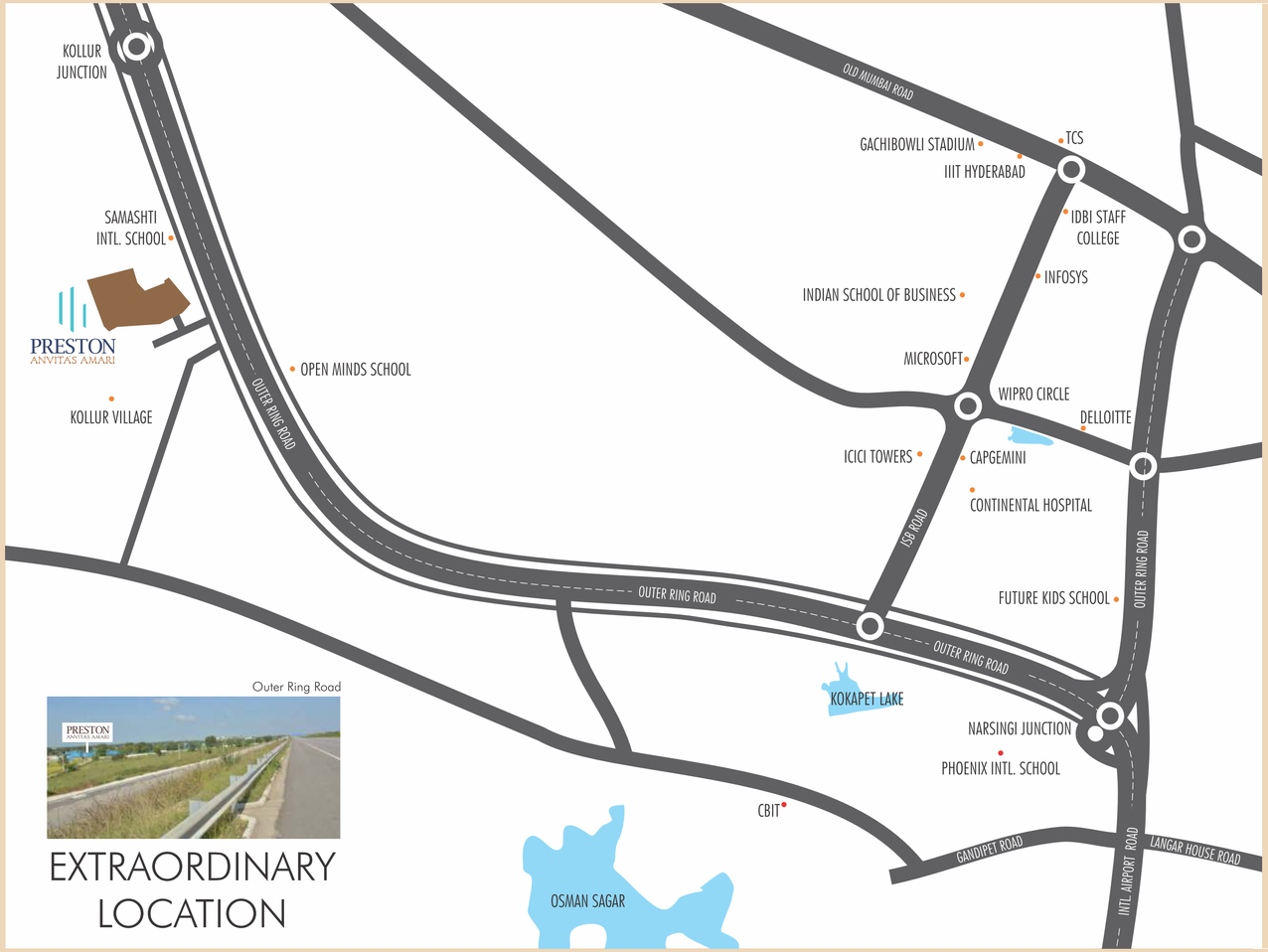


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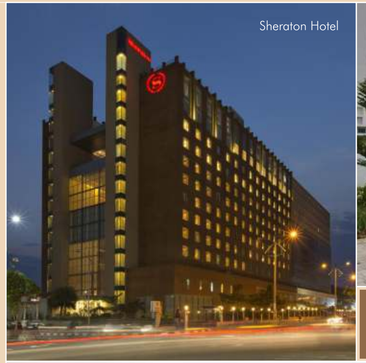
You are not like the others.
You own your life.
And you know exactly what you want from it.
We understand that you are not looking for just a home.
You are searching for a reflection of who you are.
And everything you want to be.

We are not just offering you a home.
We are offering you an identity.
One which goes by the name, Preston Anvita's Amari.
Away from the normal.
Extraordinary like you!



Outer Ring Road

EXTRAORDINARY LOCATION



Sheraton Hotel



Birla Open Minds School

Extraordinary location for a convenient life.



Financial District, ICICI Towers

Preston Anvita's Amari is located in Kollur, just 100 meters away from the ORR service road, one km from Kollur ORR exit/junction and 20 minutes away from the Gachibowli Financial District. Top-notch MNCs, reputed educational institutions, world-class healthcare centers and entertainment hubs are all in the vicinity. What makes the location even more attractive is the fact that property prices are set to increase steeply thanks to the rapid development happening in the vicinity. It's the perfect time to invest in your home at Preston Anvita's Amari.



ISB Campus



Samashti Intl. School

PROXIMITY:

ORR	< 1 min
Samashti Intl. School	< 2 mins.
Birla Open Minds School	< 5 mins.
Oakridge Intl. School	< 15 mins.
Financial District	< 15 mins.
ISB Hyderabad	< 15 mins.
Gachibowli IT Hub	< 15 mins.
Hyderabad Intl. Airport	< 25 mins.



Exceptional homes for an extraordinary lifestyle

Spread over 22 Acres of prime Land, Preston Anvita's Amari is one of the first few Villa gated communities that are coming up in Kollur. It is strategically situated just a few meters away from the Kollur ORR junction and the abutting Service road that connects Gachibowli & Financial District. Soon your home here is set to become a hub of convenience.

The project comprises of 174 carefully crafted villas, built amid meandering pathways with greenery all around. Preston Anvita's Amari offers exceptionally designed villas ranging from 2905 to 5100 Sft. in plots ranging from 267 to 563 Sq Yards. Come and claim your own private haven, only at Preston Anvita's Amari.

Extraordinary homes surrounded by nature.

We understand that your home must be a reflection of you. It should speak volumes about who you are and what you aspire to be. The 267 Sq yards villa features 3 bedrooms and 350 Sq yards villa offers 4 bedrooms, all with an attached dress area and a family lounge cum home theatre suite which extends to a covered sit out area.

The approach roads are wide with landscaped elements on either side and the contemporary villas are designed with ample open spaces to let in sunlight and fresh breeze, because we know that you deserve nothing but the best.



267 SQ YDS. - EAST FACING VILLA



Floor plans



GROUND FLOOR



FIRST FLOOR



TERRACE

N

AREA STATEMENT

PARKING AREA	-	200 SFT.
GROUND FLOOR	-	1,180 SFT.
FIRST FLOOR	-	1,379 SFT.
SECOND FLOOR	-	146 SFT.
TOTAL AREA	-	2,905 SFT.

267 SQ YDS. - WEST FACING VILLA



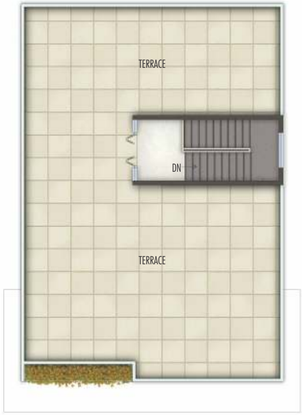
Floor plans



GROUND FLOOR



FIRST FLOOR



TERRACE

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AREA STATEMENT

PARKING AREA	-	188 SFT.
GROUND FLOOR	-	1,139 SFT.
FIRST FLOOR	-	1,325 SFT.
SECOND FLOOR	-	146 SFT.
TOTAL AREA	-	2,798 SFT.



350 SQ YDS. - EAST FACING VILLA

Floor plans



GROUND FLOOR



FIRST FLOOR



Note: Optional home theatre of 208 Sft. at an extra cost.



TERRACE

N

AREA STATEMENT

PARKING AREA	-	258 SFT.
GROUND FLOOR	-	1,606 SFT.
FIRST FLOOR	-	1,836 SFT.
SECOND FLOOR	-	328 SFT.
TOTAL AREA	-	4,028 SFT.



350 SQ YDS. - WEST FACING VILLA

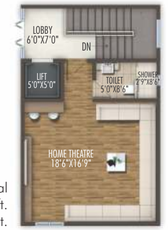
Floor plans



GROUND FLOOR



FIRST FLOOR



Note: Optional home theatre of 338 Sft. at an extra cost.



TERRACE

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AREA STATEMENT

PARKING AREA	-	238 SFT.
GROUND FLOOR	-	1,565 SFT.
FIRST FLOOR	-	1,788 SFT.
SECOND FLOOR	-	271 SFT.
TOTAL AREA	-	3,862 SFT.

Extraordinarily spacious for a life free of clutter.

Preston Anvita's Amari is designed with one objective, a life free of clutter. Be it your home, roads or landscaping, everything is spacious and well laid out. Every home is designed as per Vaastu principles.

The spacious designs don't just stop with your home, they extend to the outdoors and the amenities. Two and half (2.5) acres of the total area has been reserved exclusively for organized landscaped open areas and manicured lawns. Every Villa is at least 12 feet apart from the other. Which means you will get the required privacy .

Amphitheatre



Seating spaces





Basketball Court



Kids play area

PRESTON
ANVITA'S AMARI

MASTER PLAN



AREA STATEMENT

267 SQ. YARDS

PLOT NO	FACING
23	West
43	West
91 to 92	West
93 to 97	East
99 to 110	West
112 to 120	East
123 to 131	West
134 to 143	East
144 to 153	West
155 to 165	East
167 to 173	West

350 SQ. YARDS

PLOT NO	FACING
1,14,15 & 28	North
2 to 7	East
8 to 13	West
16 to 20	East
24 to 27	West
29 to 32	East
34 & 35	West
37 to 41	East
44 to 50	West
52 to 57	East
59 to 64	West
66 to 70	East
72 to 76	West
78 to 81	East
83 to 86	West
87	East

ODD SIZE PLOTS

PLOT NO	AREA IN SQ.Y	FACING
21	278	East
22	278	West
33	440	West
36	468	East
42	440	East
51	563	East
58	440	West
65	563	East
71	440	West
77	563	East
82	440	West
88 to 90	455	East
98	356	East
111	413	East
121	358	East
122	238	West
132	357	West
133	497	East
154	440	West
166	358	West
174	367	West

Total Site Area 22.295 Acres

Area in Sq. Yds.	Total No. of Villas
267	77
350	74
Odd Plots	23
Total	174

THE EXTRAORDINARY VILLA

GROUND FLOOR

Every Preston Anvita's Amari villa comes with two car parks, drawing, living room, a well ventilated kitchen overlooking the spacious dining area and the guest room. All villas have Servant rooms with a separate toilet accessible from outside.

Drawing room



Kitchen



Guest Bedroom

THE EXTRAORDINARY VILLA

FIRST FLOOR

This is the family floor and features a puja room, master and children bedroom, and an entertainment cum family lounge next to the covered sit out area. The larger villas have three bedrooms on this floor. All the bedrooms are spacious and feature attached baths and walk-in closets.



Study room



Entertainment lounge

Master Bedroom



Extraordinary amenities for a life filled with excitement.

Preston Anvita's Amari features an exceptionally designed Clubhouse with a built-up area of 43,000 Sft. Inside the club house you will find modern amenities that you and your family can savor and enjoy in your free time . The Clubhouse has a swimming pool with overlooking deck areas, a fully equipped Gymnasium, a multipurpose hall that overlooks the huge party lawns, a cafeteria, two indoor Badminton courts, two Squash courts and much more, get ready to live a pampered life at Preston Anvita's Amari.

43,000 Sft. CLUBHOUSE
WITH LIFE TRANSFORMING AMENITIES

- Grand reception area with a waiting lounge
- Swimming Pool with party deck areas
- Multipurpose hall with party lawns
- Two double height indoor badminton courts
- Two Squash courts with viewing gallery
- Fully-equipped Gymnasium
- Indoor games room with Billiards, Table Tennis & etc.
- Cafeteria
- Separate Spa, Sauna, Jacuzzi, massage rooms for ladies and gents.
- Aerobics, Yoga, Meditation
- 12,580 Sft. covered parking and more...

Swimming pool with deck area

Two Squash Courts with viewing gallery





Two Indoor Badminton Courts

Spacious **Gym**

Billiards Lounge





Aerobics / Yoga / Meditation

Preview Theatre





Exclusive Spa for gents and ladies

Cafeteria

SPECIFICATIONS









FOUNDATIONS & STRUCTURE:

R.C.C framed structure: Earth Quake resistant RCC frame work based on IS 456:2000 & 1893:2002 to suit seismic zone II of Hyderabad.

Super Structure: 150mm external wall and internal walls with aerocon or equivalent blocks.

PLASTERING:

Internal: Single coat cement plaster with smooth finishing.

External: Double coat sand faced cement plaster.

FLOORING:

Foyer, Drawing, Living & Dining, Bedrooms, Lobbies, Staircase, Balconies: Vitrified tiles

Master Bedrooms: Wooden Flooring.

Toilets: Anti-skid /Glazed ceramic tiles dado upto 7ft.

Parking & Driveway: Inter Lock Pavers.

KITCHEN:

Granite counter top with 2 feet Dadoing for wall with stainless steel sink of reputed make.
Provision for Chimney, refrigerator.

SANITARY & CP FITTINGS:

Basin with mixture.
Wall mounted WC with concealed flush tank.
Single level diverter with spout and shower arm.
CP fittings of reputed make Hindustan or Equivalent.

DOORS AND WINDOWS:

Doors : OST flush shutters main door wood frame and wood panel.
Fittings with powder coated ISI mark.

French Doors: UPVC sliding doors

Windows: UPVC sliding shutters with provision for mosquito mesh.

ELECTRICAL:

Load Factor: 8-10 KVA POWER SUPPLY FOR EACH Villa. 3 phase supply for each unit and individual DB Boards. MCB for each circuit.

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 reputed make.

Telephone: Drawing/ living room.

TV Cable: Provision for master bed room/ living/ home theatre.

GENERATOR:

100% D.G. backup.

SECURITY:

Solar fencing all around 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.

PAINTING:

Internal: Smooth finish plastic emulsion paints.

External: Texture paint and cladding as per elevation details.

WATER SUPPLY:

All Villas will have water through pumped system.

AMENITIES:

43,000 Sft. Clubhouse includes: Grand reception area with a waiting lounge, Multi-purpose hall with party lawns, Gym, Cafeteria.

Two double height indoor-badminton courts, two Squash courts with viewing gallery, Indoor game room (Table Tennis, billiards etc), Gaming area, Sports lounge and three Guest rooms.

Swimming pool with separate gender specific changing rooms.

Separate Spa, Sauna, Jacuzzi, Unisex massage rooms, Yoga and stretching zones.

12,500 Sft. covered parking area.

OUR OTHER ONGOING PROJECTS



PRESTON
PRIME
MALL & MULTIPLEX
@ GACHIBOWLI



MALL & MULTIPLEX @ KARMANGHAT



@ GUTTALA BEGUMPET - FOOTHILLS OF JUBILEE HILLS

PRESTON
Developers

PRESTON DEVELOPERS IS A PROPERTY DEVELOPER FORMED BY THE FOUNDING MEMBERS OF LUMBINI CONSTRUCTIONS LTD.

Preston team has 25 years of experience in developing commercial and residential projects with an impeccable track record. Our past projects under Lumbini Constructions are a testament to our achievements over the past two and half decades. Currently, we are focused in commercial & residential projects in Hyderabad.

Our ongoing projects include Preston Prime, a 3 Lakh Sft. mall & multiplex at Gachibowli, TNR Preston Mall, a 7 Lakh Sft. mall & multiplex at Karmanghat and Preston Ivy, a gated community of independent Villas coming up in Guttla Begumpet (Next to Kavuri Hills). Our upcoming projects include a gated community of 80 villas in Lingampally. And a mall and multiplex in Lingampally.

PRESTON
Developers

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PROJECT ARCHITECT

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