



# ELIXIR

LUXURY VILLAS @ PUPPALAGUDA, NANAKRAMGUDA

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\*Conditions Apply.


Disclaimer: The plans, specifications, images and other details herein are only indicative and the Developer / Owner reserves the right to change any or all of these in the interest of the development.

3,000

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LIFE ISN'T ABOUT FINDING YOURSELF, IT IS ABOUT CREATING YOURSELF.

A woman with long, dark, wavy hair and glasses stands in a professional office environment. She is wearing a light-colored blazer over a white top and a dark skirt. Her arms are crossed, and she has a serious, determined expression. The background is dimly lit, showing a desk with a chair and a bookshelf.

**SEE A DOOR**  
WHEN OTHERS SEE A WALL  
**THAT'S WHAT**  
**PASSION**  
**DOES TO YOU.**

You will not find a wall that will be difficult to walk through, walk around or climb over. In fact, there is nothing that can stop you. That's passion at work.  
An ordinary emotion with an extraordinary impact.


A large, light-colored oval graphic is positioned in the bottom right corner of the page. It is partially filled with a horizontal line, creating a stylized shape.

SEE WHAT ELSE PASSION MAKES YOU DO



BEING STRAIGHT IN  
A CROOKED WORLD.  
THAT'S WHAT  
PASSION  
DOES TO YOU.

It always shows you the way. And it never lets you tread  
on the wrong path. That's passion at work.  
An ordinary emotion with an extraordinary impact.



SEE WHAT ELSE PASSION MAKES YOU DO

HELPING EVEN WHEN  
IT PUTS YOU AT RISK  
THAT'S WHAT  
**PASSION**  
DOES TO YOU.



A deeply felt urge to do a good turn. Because you know  
it can't be any other way. Passion changes your life.  
An ordinary emotion with an extraordinary impact.

SEE WHAT ELSE PASSION MAKES YOU DO

A LIFE MOST CANNOT IMAGINE, MUCH LESS ASPIRE TO.

You are not among those who define success by financial status but by the relentless drive to realize your full potential. Lead a life without an equal.  
Seize what the world has to offer. Aparna ELIXIR@Puppalaguda.



# APARNA ELIXIR @ PUPPALAGUDA

Aparna ELIXIR will be the most sought-after exclusive destination for the wealthy.  
An uber-posh gated villa community that leaves no detail unattended.

Designed to bring to life the world's most tasteful living experiences created by outstanding  
amenities. Making the lives of the wealthy and the most famous truly carefree.

And that, after all, is exactly how you would prefer it.

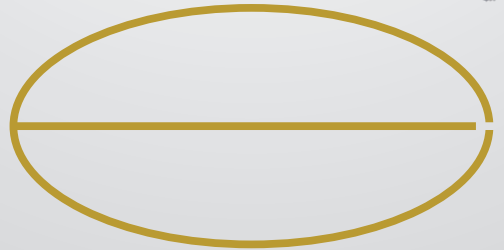
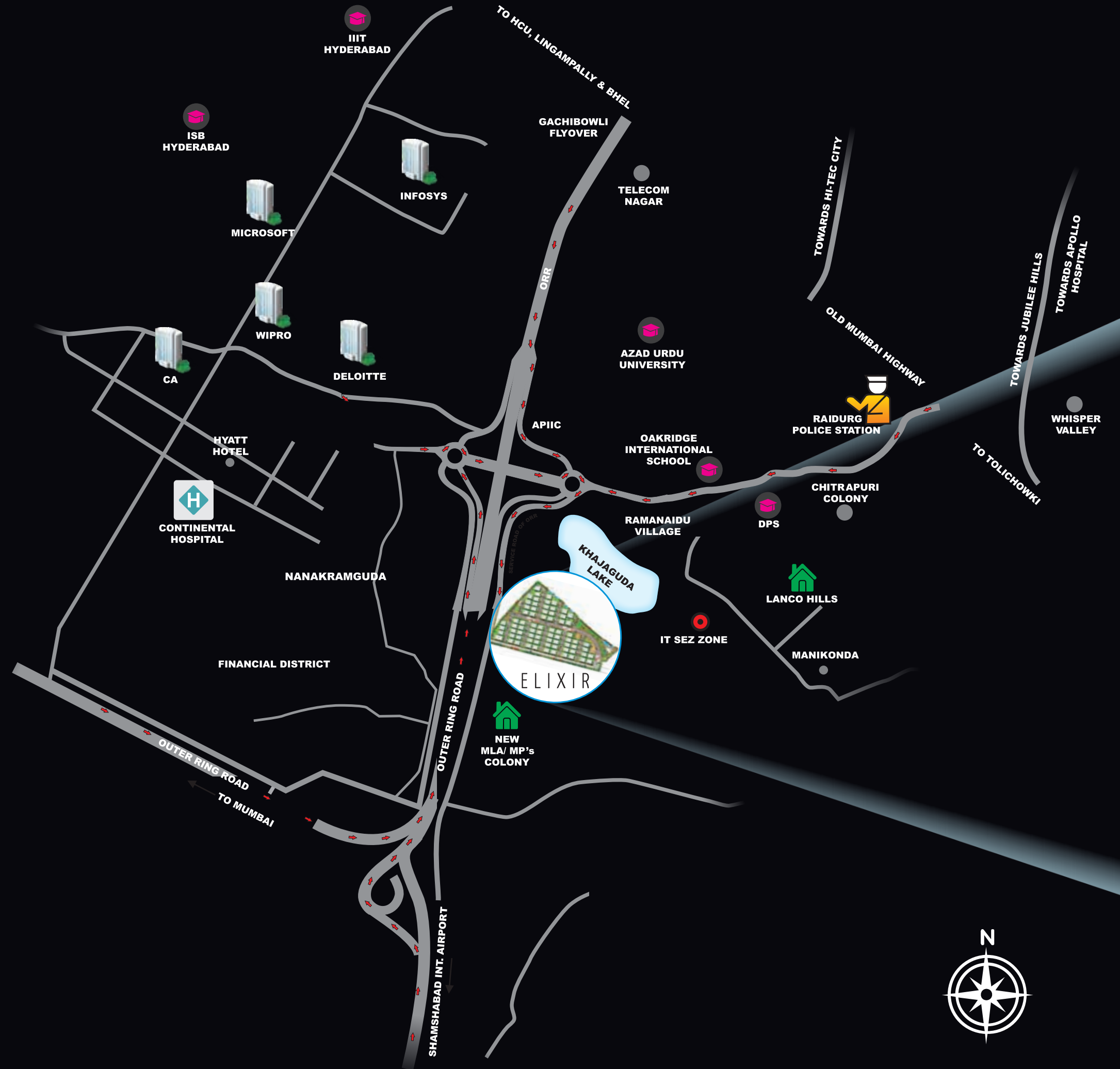
# STRATEGICALLY LOCATED WITH BEST CONNECTIVITY

Considered to be one of the best location because of its proximity to educational, entertainment, medical centres and IT zones.

This, together with its quick access to ORR, makes Aparna ELIXIR the perfect space for the wealthy, celebrities and top company executives.

- 2 minutes away from the Outer Ring Road
- Fast coming up in the rapidly developing new Central Business District
- Close to IT MNCs in Gachibowli & Hi-Tec City
- Hassle-free 20 minute drive to International Airport
- Close to two world-class Golf Courses
- 5 to 10 minutes drive to prestigious schools like Delhi Public School, Oakridge, Sancta Maria, Chirec and Sreednidhi.
- Close to prestigious colleges like ISB, IIIT, TATA Institute of Fundamental Research, HCU, NIFT & NITHM.
- Close to best hospitals like Apollo (15 mins), Continental (5 mins) and Citizen (10 mins)

Map not to scale



**ELIXIR**  
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# PLEASURE AT LEISURE

The extensive entertainment facilities include the Club@Elixir. A stunning and innovatively designed space created to allow residents to entertain, hold exclusive events and private parties. As a further enhancement of the luxurious lifestyle of Aparna Elixir, a superior range of leisure facilities are made available to cater to residents and their guests' every wish. Leisure facilities include a large swimming pool with changing rooms, a home theatre and lounge, a library, coffee shop, a state-of-the-art fully equipped gymnasium for residents to exercise in private, one tennis & a multipurpose court alongside a 'slam-dunk' basketball practice area & an amphitheatre. The SPA facilities, containing both treatment and relaxation rooms, are serviced by professionals fully trained to help residents relax and unwind in their own private oasis of calm. There are star-rated guestrooms for outstation visitors to stay and a fully secured children's play area.

An aerial architectural rendering of a modern club building. The building features a prominent white facade with large glass windows and a dark brown wooden panel section. A large, rectangular swimming pool is situated in the foreground, surrounded by a wooden deck. The pool area is landscaped with greenery and several large, striped umbrellas. The building is set on a hillside with lush green trees and a well-maintained lawn. The overall scene is illuminated with soft, warm lighting, suggesting a sunset or sunrise setting.

# CLUB @ ELIXIR

Hobby Room / Home Theatre, Crèche & Pre-School, Multipurpose Hall, SPA, Yoga / Meditation Room, Library, GYM, Aerobics, Swimming Pool, Guest Rooms, Association Room, Coffee Shop, Indoor Sports like Mini Soccer, Snooker Tables, etc; Outdoor Sports Facilities like Tennis Court, Slam-Dunk Basketball Court, Children's Play Area, Multipurpose Court & Amphitheatre



CLUB @



ELIXIR

# LUXURY VILLAS    LUXURY LIFESTYLES



- Fully developed 12+ acres premium luxury villa community
- Large independent 400 - 600 Sq.yds. plots
- 72 (East & West facing) villas with a choice of 3 Elevations
- High quality, 3-level built up area covering 4693 sft. onwards
- Select villas with a private pool
- uPVC Windows with lead-free KÖMMERLING Profile with tinted float glass
- High end Bathroom fittings
- Separate Water Softening & Sewage Treatment Plant
- Centralised Gas bank with individual prepaid meters
- Professionally Designed Landscaping
- Sophisticated round-the-clock Surveillance system
- Lift, Central air-conditioning system & Solar Water Heating at an extra cost

3 ELEVATIONS TO CHOOSE

CELESTE



OPULA

ZION





GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA STATEMENT - EAST	
PLOT AREA	
TOTAL PLOT AREA	400 SQDS
FLOOR AREAS	
GROUND FLOOR TOTAL	1,906 SFT
FIRST FLOOR PLAN	1,311 SFT
SECOND FLOOR PLAN	595 SFT
TOTAL BUILT-UP AREA	4,653 SFT



EAST FACING

FIRST FLOOR:

1. Living Room
2. Bedroom
3. Dressing Room
4. Bathroom
5. Lobby
6. Study/Bedroom
7. Lift Provision
8. Pooja Room
9. Linen Storage
10. Bedroom
11. Walk In Closet
12. Bathroom

SECOND FLOOR:

1. Lobby
2. Home Theatre
3. Powder Room
4. Lift Provision
5. Bedroom
6. Walk In Closet
7. Bathroom
8. Terrace

GROUND FLOOR:

1. Foyer
2. Drawing Room
3. Powder Room
4. Lift Provision
5. Dining Area
6. Deck
7. Bedroom
8. Walk In Closet
9. Bathroom
10. Kitchen
11. Store Room
12. Wet Kitchen
13. Utility Yard
14. Parking Area
15. Maid Room
16. Maid Bathroom



GROUND FLOOR

EAST FACING





GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA STATEMENT - WEST 1A	
PLOT AREA	
TOTAL PLOT AREA	400 SQDS
FLOOR AREAS	
GROUND FLOOR TOTAL	1,895 SFT
FIRST FLOOR PLAN	1,862 SFT
SECOND FLOOR PLAN	876 SFT
TOTAL BUILT-UP AREA	4,683 SFT



WEST FACING

GROUND FLOOR

◀ N



GROUND LEVEL

WEST FACING

- SECOND FLOOR:
1. Bedroom
  2. Walk in Closet
  3. Bathroom
  4. Home Theatre
  5. Lobby
  6. Lift Provision
  7. Pantry
  8. Powder Room
- FIRST FLOOR:
1. Living Room
  2. Bedroom
  3. Walk In Closet
  4. Bathroom
  5. Lobby
  6. Linen Storage
  7. Bedroom
  8. Bathroom
  9. Lift Provision
  10. Bedroom
  11. Sit out
  12. Pooja Room

- GROUND FLOOR:
1. Foyer
  2. Drawing Room
  3. Powder Room
  4. Bedroom
  5. Walk In Closet
  6. Bathroom
  7. Dining Area
  8. Living Room
  9. Kitchen
  10. Store Room
  11. Wet Kitchen
  12. Maid Room
  13. Maid Bathroom
  14. Lift Provision
  15. Parking Area

# LUXURY AT ITS HEART

Once inside, life unfolds over three spectacular floors of the villa. The interior vibe of ELIXIR villas is contemporary, with a subtle nod to sleek and stylishly executed finish throughout. Especially designed low set furniture sets the tone and completes the layout of the entire villa. Creating a perfect space for aesthetic and luxurious villa interiors to come alive. You also have more than enough room to entertain at the most lavish level.

# INTERIORS



Drawing room



Bedroom

# INTERIORS



Dining



Living room

# ESCAPE INTO NATURE

Your dream luxury villa gated community comes with award winning landscape designs and ideas - giving you a wonderful spread of natural splendour to wake up to everyday, walk around or jog, whenever you feel like it. Of all the ways to improve the value of your home, landscaping offers some of the best return on an investment. Generously made by any standard, the parks are laid out without cutting corners. It is said that value of a property increases by almost 15% when people are exposed to nature.

# ESCAPE INTO NATURE



# SPECIFICATIONS

1	<b>RCC FRAMED STRUCTURE</b>	R.C.C. framed structure to withstand Wind & Seismic Loads
2	<b>SUPER STRUCTURE</b>	8" thick solid blocks for external walls & 4" thick solid blocks for internal walls
3	<b>PLASTERING</b>	
	a INTERNAL	2 coats of Plastering in CM 1:6 for Walls & 1 Coat of Plastering in CM 1:6 for Ceiling using Glass Fibers
	b EXTERNAL	2 coats of Plastering in CM 1:6 for External walls using Water Proofing Chemical
4	<b>DOORS</b>	
	a MAIN DOOR	8' height Manufactured Veneered imported Door Frame & Shutters with reputed hardware fittings finished with melamine finish
	b INTERNAL DOORS	8' height Manufactured Veneered imported Door Frame & Shutters with reputed hardware fittings finished with melamine finish
	c FRENCH DOORS, if any	Internal French Doors - uPVC of KÖMMERLING Profile Sections, Tinted float glass paneled shutters & designer hardware of reputed make  Elevation Fixed Glass & Doors - High end imported Aluminum sections for frames & shutters with tinted float glass of reputed make
	d WINDOWS	uPVC of KÖMMERLING Profile Sections for frames & shutters with tinted float glass of reputed make. Mosquito mesh if needed shall be provided at extra cost
	e GRILLS	Aesthetically designed, Mild Steel powder coated grills
5	<b>PAINTING / CLADDING</b>	
	a EXTERNAL	Combination of Natural Stone / Tile & Textured Finish with top 2 coats of Exterior Emulsion
	b INTERNAL	Smooth putty finish with 2 Coats of Premium Acrylic emulsion paint of reputed make over a coat of primer

6	<b>FLOORING</b>	
	a FOYER	Italian Marble Flooring
	b DRAWING	Combination of Italian Marble Flooring & Wooden Laminated Flooring
	c DINING, LOBBY, POOJA, MASTER BEDROOM	Amalgamated Marble Flooring
	d CHILDREN'S BEDROOM, STUDY ROOM, OTHER BED ROOMS, DRESS ROOM, KITCHEN, LINEN STORE	800 x 1200mm High Gloss Double Charged Vitrified Tile Flooring
	e HOME THEATRE, LIVING	Wooden Laminated Flooring
	f WET KITCHEN, MAID ROOM	Premium Vitrified Tiles of Reputed Make
	g UTILITY	Premium Ceramic Tiles of Reputed Make
	h STORE, BALCONY	Premium Vitrified Tiles of Reputed Make
	i BATHROOMS	Combination of Imported Marble Flooring with premium vitrified tiles
	j DECK AREA - ENTRANCE / LIVING	Wooden Finished Premium Vitrified Tile / Matt Finish Premium Vitrified Tile Flooring
	k PARKING AREA	Premium Vitrified Tile with Granite Strips
	l STAIRCASE	Amalgamated Marble Flooring
7	<b>TILE CLADDING</b>	
	a BATHROOMS	Combination of Imported Marble with premium vitrified tiles up to 8' Height
	b UTILITIES	Ceramic Tile of Reputed Make up to 3' Height (Including Maid Bathroom)
8	<b>KITCHEN</b>	<ol style="list-style-type: none"> <li>1. Separate municipal water tap (Manjeera or any other water proved by GHMC along with Bore well water)</li> <li>2. Provision for fixing of Water Purifier, Exhaust Fan &amp; Chimney</li> <li>3. Provision for Geyser for hot water near the sink</li> <li>4. No Countertop. Open for Modular Kitchen</li> </ol>
9	<b>UTILITIES / WASH</b>	Dish Washer & Washing Machine provision in the Utility Area
10	<b>BATHROOMS</b>	<ol style="list-style-type: none"> <li>1. Vanity type wash basin with imported marble Counter Top</li> <li>2. EWC with concealed flush tank of reputed make</li> <li>3. Single lever fixtures with wall mixer cum shower of reputed make</li> <li>4. Provision for Geysers in all Bathrooms</li> <li>5. All C.P. Fittings are Chrome Plated of reputed make</li> <li>6. Glass Partition for Shower Area in all Bathrooms</li> </ol>

# SPECIFICATIONS

11	<b>ELECTRICAL</b>	<ol style="list-style-type: none"> <li>1. Concealed Copper Wiring of reputed make</li> <li>2. Power outlets for Air Conditioners in all rooms</li> <li>3. Power outlets for Geysers in all Bathrooms</li> <li>4. Power plug for Cooking Range, Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen, Washing Machine &amp; Dish Washer in Utility Area</li> <li>5. Plug points for T.V. &amp; Audio Systems etc</li> <li>6. 3 phase supply for each unit &amp; individual Meter Boards</li> <li>7. Miniature Circuit Breakers (MCB) for each distribution boards of reputed make</li> <li>8. Elegant designer Modular Electrical Switches</li> </ol>
12	<b>TELECOM</b>	<ol style="list-style-type: none"> <li>1. Telephone points in all Bedrooms, Living Room, Family Room &amp; Kitchen with provision of installing own mini EPABX</li> <li>2. Intercom facility to all the units connecting Security</li> </ol>
13	<b>CABLE TV</b>	Provision for Cable Connection in all Bedrooms & Living Room
14	<b>INTERNET</b>	Internet provision in each Villa
15	<b>WTP &amp; STP</b>	<ol style="list-style-type: none"> <li>1. Domestic Water made available through an exclusive Water Softening Plant with Water Meters for each unit. (Not RO Plant)</li> <li>2. 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 &amp; flushing purpose</li> </ol>
16	<b>GENERATOR</b>	100% D.G Set backup with Acoustic enclosure & A.M.F
17	<b>FACILITIES FOR DIFFERENTLY ABLED</b>	Common Areas in Landscape is been provided with Access Ramps for Differently Abled
18	<b>SECURITY / BMS</b>	<ol style="list-style-type: none"> <li>1. Sophisticated round-the-clock security / Surveillance System</li> <li>2. A Building Management System will be provided to monitor the billing &amp; operations of all facilities</li> <li>3. Solar power fencing all round the compound</li> <li>4. Surveillance cameras at the main security</li> <li>5. Video Door Phone for each Villa connected to security for screening of visitors</li> </ol>
19	<b>CLUB HOUSE &amp; AMENITIES</b>	<ol style="list-style-type: none"> <li>1. Well Designed Club House with Facilities like: Hobby Room / Home Theatre, Crèche &amp; Pre-School, Multipurpose Hall, SPA, Yoga / Meditation Room, Library, GYM, Aerobics, Swimming Pool with Change Rooms, Guest Rooms, Association Room, Coffee Shop</li> <li>2. Indoor Sports Facilities like: 2 Mini Soccer, 2 Snooker Tables, etc.</li> <li>3. Outdoor Sports Facilities like: 1 Tennis Court, Half Size Basketball Court, Children's Play Area, Multipurpose Court.</li> <li>4. Others: Amphitheatre</li> </ol>
20	<b>LPG</b>	Supply of gas from Centralised Gas bank to all individual Villas with Pre-paid gas Meters
21	<b>CENTRALIZED WATER SUPPLY</b>	A Centralised Underground Sump will be provided for the entire community. The Water shall be then supplied to individual Villas by means of Pumps
22	<b>MAIN LANDSCAPING WORKS</b>	Beautifully Designed Landscaping with exclusive footpath, Activity Areas, Lighting, Children's Play Area etc. is provided for the community
23	<b>LIFTS</b>	Mitsubishi, 4 passenger lift shall be provided at extra cost
24	<b>SOLAR WATER HEATER</b>	Shall be provided at extra cost
25	<b>CENTRALIZED AIR CONDITIONING</b>	Shall be provided at extra cost

No Customisation / No Change in Specifications