

ALTILIA

— The Villa Commune | Tukuguda

*all about luxury
amidst nature*

LUXENATURE.



ALTILIA

all you need, the most
luxurious address in

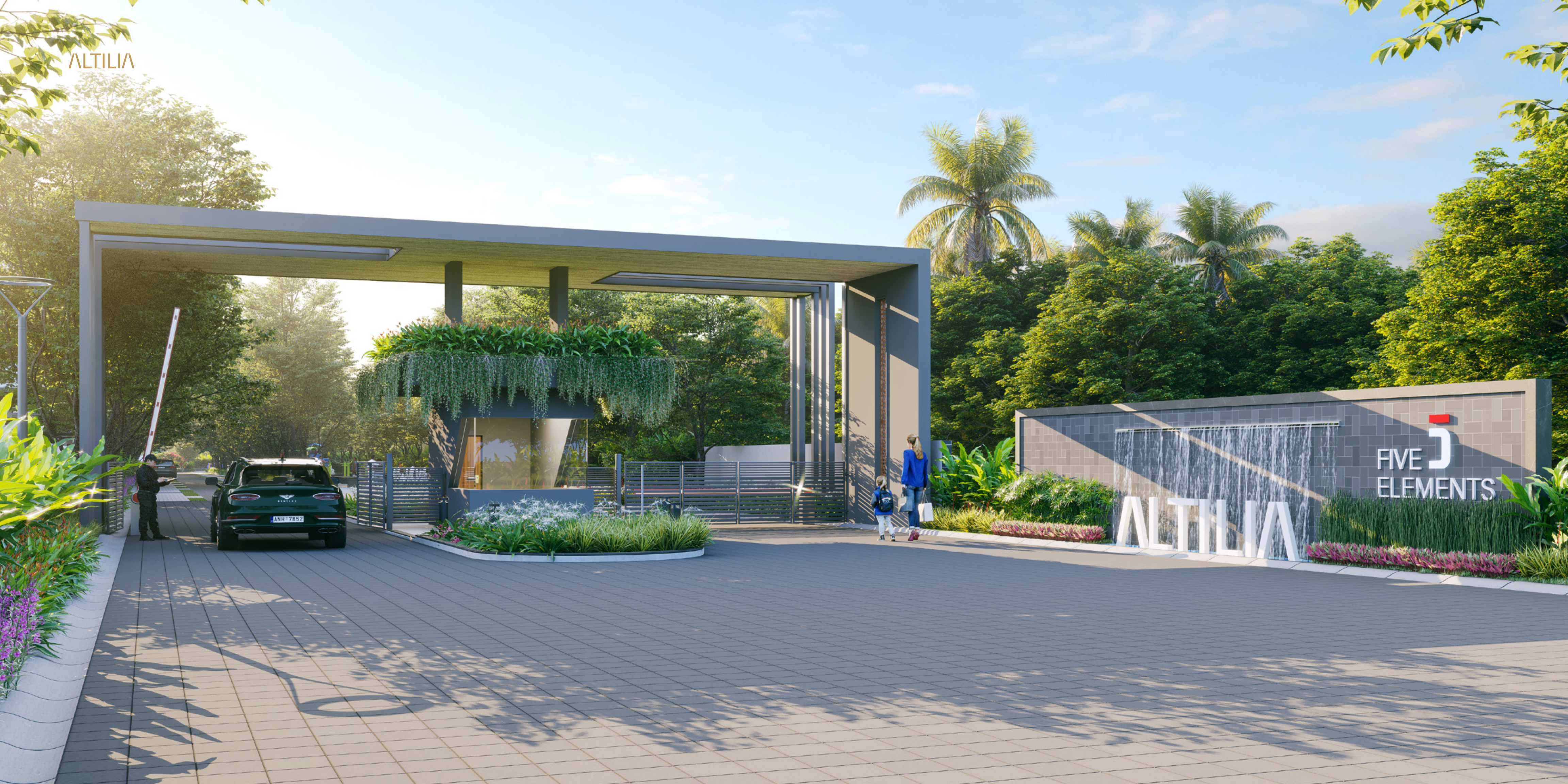
Tukkuguda



Elegance

Step into a world of refined

ALTIILIA



7.8 Acres

4 BHK luxurious Villas

Lush Outdoor spaces

70 Villas

Great connectivity

100% Vastu

Luxe
Clubhouse

To bring a lifestyle that consists of family, health and fitness, guests, business and social leisure. To bring everything together.

ALTILIA



ALTILIA

EAST FACING VILLA

A balance of tranquillity
and togetherness.



ALTILIA

STREET VIEW

Inviting unforgettable
experiences at every turn.



Master Plan

40' Wide Road

33' Wide Road

33' Wide Road

33' Wide Road

200' Wide Proposed Road

Future Project

1. GRAND ENTRANCE
2. SUNKEN COURT
3. DESIGNER WALL WITH SCULTURE AND WATER BODY
4. SCENTED GARDEN
5. SEATING PLAZA
6. OUTDOOR GYM
7. WATER BODY WITH SEATING
8. KIDS PLAY AREA
9. ELDERS SEATING
10. MOUND GARDEN
11. HERBALL GARDEN WITH SEATING AND REFLEXOLOGY PATHWAY
12. FRANGIPANI COURT
13. OUTDOOR YOGA DECK
14. TREE COURT
15. 448M LENGTH WALKING TRACK
16. PET PARK
17. ADULT SWIMMING POOL
18. KIDS SWIMMING POOL
19. LAWN WITH LOUNGERS
20. GAZEBO
21. ENTRY PLAZA
22. PARTY LAWN
23. STAGE
24. PICKLE BALL
25. HALF BASKET BALL COURT
26. CRICKET COURT
27. CLUBHOUSE

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CLUB ALTILIA

With its diverse offerings,
Club Altilia epitomises
modern living promising an
experience unlike any other,
embodying the spirit of
vitality and community that
defines the club and is set to
raise the bar for meaningful
living in Tukkuguda.



Memories

◆ a place that evokes the best





KING'S ROOM



QUEEN'S ROOM



BANQUET HALL



RECEPTION



BANQUET HALL



MULTIPURPOSE HALL DINING VIEW



BADMINTON



YOGA HALL



GYM



BANQUET HALL



SWIMMING POOL



CHILDREN PLAY AREA



PET PARK



PARTY LAWN



YOGA DECK



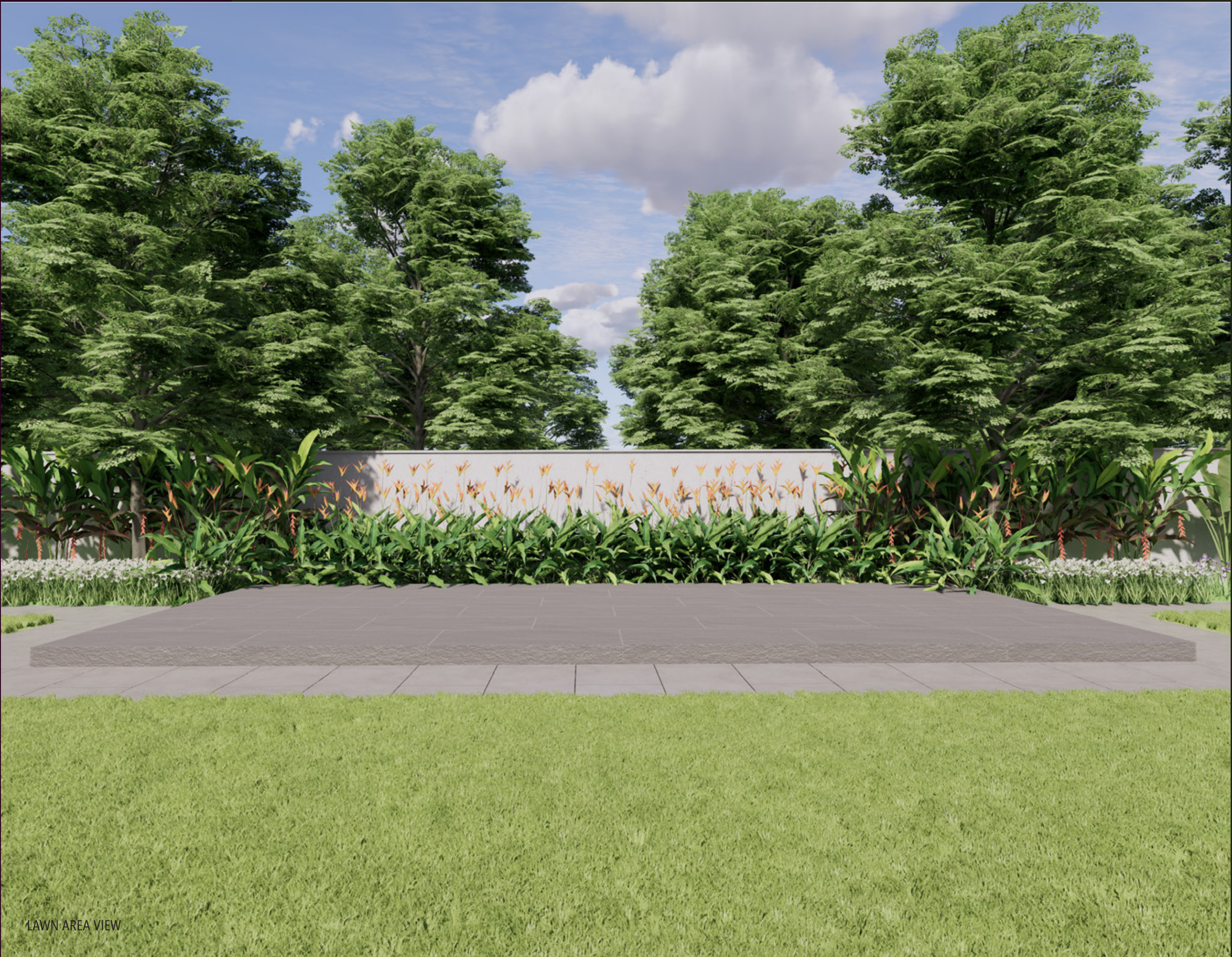
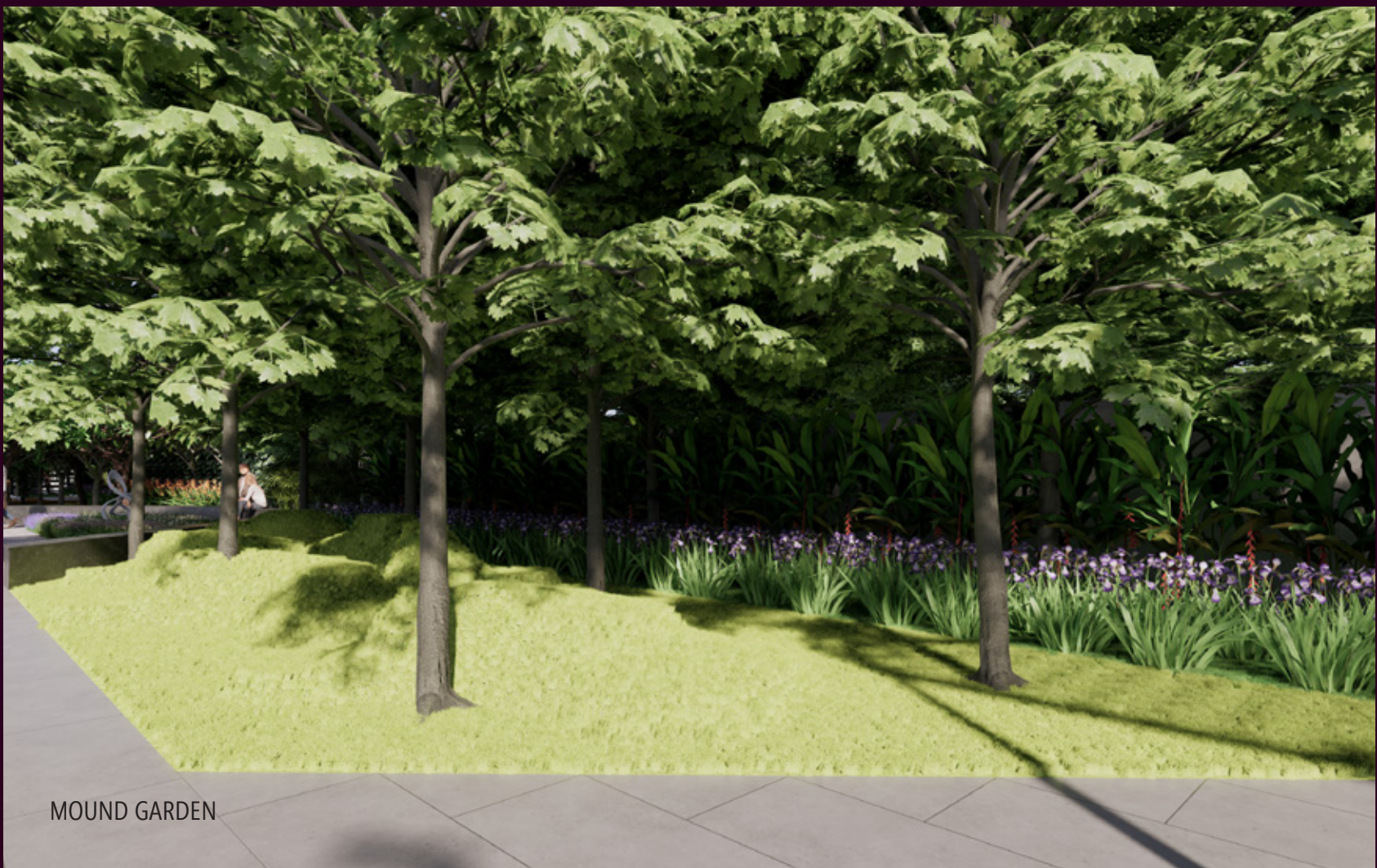
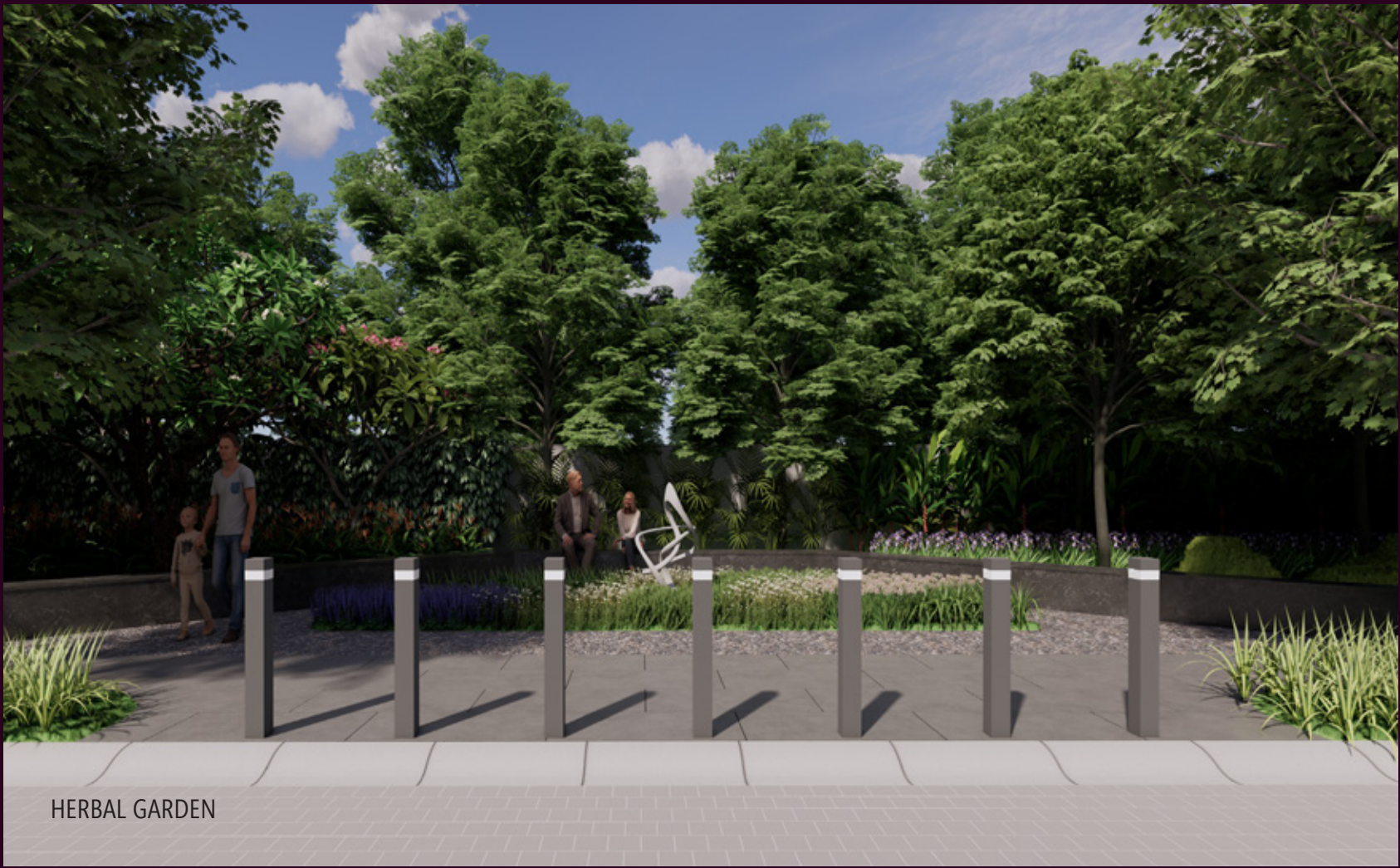
OPEN GYM AND SEATING

spaces with a calming

Botanic feel







Flawless

A space that is both functional
and aesthetically

CLUB ALTILIA

The interiors communicate
a seamless transition from
one space to the next,
exuding a sense of serene
and refined luxury.





MEGA MASTER BEDROOM



CHILDREN BEDROOM

Where every detail has been designed to meet the expectations of luxury connoisseurs.



FAMILY LIVING



DINING

Inviting

unforgettable experiences
at every turn

WEST FACING VILLA



PLOT AREA: 310 Sq.yds
PLOT SIZE: 45' x 62'



Ground Floor Area	1753 SFT
First Floor Area	1684 SFT
Second Floor Area	1207 SFT
TOTAL AREA	4644 SFT

WEST FACING VILLA

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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Prime location, Epic address



South Hyderabad's
Tukkuguda, is the place to be.

All set to become a **real estate growth engine**, the next big thing.

Be part of the transformative
Future City.

Industrial and IT Growth Strategic **Location and Connectivity**

Robust **Infrastructure pipeline**

SPECIFICATIONS

FRAMED STRUCTURE: R.C.C. framed structure to withstand wind & seismic loads

SUPER STRUCTURE: 9-inch thick wall with Cement bricks for external walls and 4½ –inch thick wall with Cement bricks for internal walls

PLASTERING

INTERNAL: Sand faced cement plastering using glass fibers.

EXTERNAL: Sand faced cement plastering.

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 /Hard wood Frame & Veneered Shutters with reputed hardware fittings finished with melamine finish.

FRENCH DOORS & WINDOWS: Aluminum sections for frames and shutters with tinted float glass of reputed make with mesh.

PAINTING / CLADDING

EXTERNAL: Combination of Textured Finish with top Two coats of Exterior Emulsion.

INTERNAL: Smooth putty finish with 2 Coats of Premium Acrylic emulsion paint of reputed make over a coat of primer.

FLOORING & DADO

Drawing, Living, and Dining, kitchen and Foyer areas with Italian Marble Floring.
Bed Rooms and Home Theater with wooden laminated/ Vitrified Tiles.
Bathrooms with premium vitrified tiles 8’ feet height on walls and floor.

STAIRCASE: Granite/Italian Marble Flooring with Glass Railing.

KITCHEN:

1. Provision for Municipal/Softener water.
2. Provision for fixing of Water Purifier & Chimney.

3. Provision of hot water near the sink.
4. Provision for Modular Kitchen.

GAS:

Gas Pipe line from Kitchen to outside Cylinder Area

UTILITIES/WASH AREA

BATHROOMS:

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

ELECTRICAL:

1. Power outlets for Air Conditioners in all rooms and geyser point in Bath Rooms.
2. Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, Washing machine and dish washer in Utility Area.
3. Plug points for T.V. & Audio Systems etc.
4. 3-phase supply for each unit and individual Meter Boards.
5. Miniature Circuit breakers (MCB) for each distribution boards of reputed make.
6. Elegant Designer Modular Electrical Switches of Legrand or Equivalent.

TELECOM: Video Door facility for main door

CABLE TV: Provision for Cable Connection in all Bedrooms and Living Room.

INTERNET: Internet Provision in each villa.

LIFTS: Lift Provision in all the Villas

WSP & STP:

1. Domestic Water made available through an exclusive Water Softening Plant with Water Meters for Each Unit.
2. A Sewage Treatment plant (STP) of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping.

GENERATOR:

D.G backup with Acoustic enclosure & A.M.F Panel.

SECURITY:

1. Sophisticated round-the-clock security/surveillance system.
2. Solar power fencing/Barbed wire all-round the compound.
3. C.C. cameras in identified common areas and Club House with monitoring and recording from security and maintenance office.

A. Well Designed Club House with Facilities

CLUB HOUSE: (20,000 SFT (Approx) &AMENITIES)

1. Hobby Room.
2. Multipurpose Hall
3. Yoga/Meditation Room
4. Open Party Area
5. GYM, etc.
6. Swimming Pool with Changing Rooms
7. Guest Rooms
8. Association Room
9. Infirmary Room
10. Conference Room

B. Indoor Sports Facilities like

1. Shuttle/Badminton court
2. Snooker

C. Outdoor Sports Facilities like

1. Pickle Ball
2. Children Play Area
3. Net Cricket

CENTRALIZED WATER SUPPLY

Centralized Under Ground Sump will be provided for entire community. The Water shall be then supplied to individual Villas by means of Hydro Pneumatic Pump.

MAIN LANDSCAPING WORKS

Beautifully Designed Landscaping with exclusive footpath, Activity Areas, Lighting, Children Play Area etc. is provided for the community.

AMENITIES - CLUB HOUSE

- | | |
|----------------------------|----------------------------|
| • Reception/Waiting Lounge | • Badminton Court |
| • Swimming Pool | • Yoga/Aerobics Room |
| • Kids Pool | • Airconditioned Gym |
| • Multi Purpose Hall | • Kings Room & Queens Room |
| • Guest Rooms | • Library |
| • Indoor Games | |

AMENITIES - OUTDOOR

- | | |
|--|---|
| • Conference Room/Business Lounge | • Natural Rocks for Landscaping |
| • Walking Track | • Changing Rooms |
| • Water Bodies | • Todlers Play Area |
| • Mini Gardens | • Out Door Gym |
| • Children Play Area | • Sit-outs |
| • Cricket Pitch | • 100% Vasthu Compliance |
| • Basket Ball | • Festival Square |
| • Pickle Ball | • Tree-Lined avenues and Paved Footpath |
| • Pets Garden | • RCC Roads |
| • Gazebos/Pergolas | • Grand Entrance Arch |
| • Amphi Theatre | • Underground Cabling |
| • Sitting Area For Senior Citizens | • Equipped Tot-Lot Area |
| • Party Lawn | • All Around Compound Wall with Solar |
| • Security Room | • Fencing |
| • Security post/security kiosk | • Visitor’s Parking |
| • Dress changing rooms for employees | • DG Power Backup for Common Areas |
| • Sculptures and water body at main entrance | • Pressurized Water Distribution System |
| • Association Room | • Sewerage Treatment Plant |
| • PMC Room | • Waste Water Management |
| • God(dess)Statue | • Water Softener Plant |
| • Dry Kitchen/ | • Rainwater Harvesting |
| • Pantry | • 24-Hr Security& Intercom,Cctv0 |
| • Smoking Zone | • Electronic Boom Barrier |
| • Garbage Collection Point | • Electric Charger Points |

LOCATION



Our Consultants

Architecture:

Landscaping:

MEP Consultant:

Structural Consultant:

FIVE ELEMENTS, founded by a team of IT and Realty professionals with an unparalleled track record, is here to disrupt the realty segment with its professional services, high governance standards, and a commitment to excellence through design-led projects. Through innovation and collaboration with the finest designers and consultants. Through our passion for great architecture and design. Through our unchanging objective from day one: to deliver homes of timeless design and enduring quality. Through meticulous planning, strategic insights, and a cutting edge design approach to develop communes that you will be proud to live in. Bringing it all together, the FIVE ELEMENTS way.



TG RERA : P02400009841



Corporate Office



Project Location



Website



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