

A Prestigious Project By  
S.V. ENJAMURI DEVELOPERS



ENJAMURI'S  
**CANDEUR**  
PADMAVATHI VILLAS

@THUKKUGUDA



## ABOUT ENJAMURI

Established in 1994, Enjamuri Associates is a Hyderabad-based architectural firm specializing in innovative, functional design across residential, commercial, senior living, and mixed-use spaces. With a strong focus on detail, sustainability, and jurisdictional clarity, the firm offers end-to-end services - from site analysis and approvals to construction documentation, interiors, and illustrations. Known for its collaborative approach and practical solutions, Enjamuri blends creativity with precision to bring every vision to life.

A Project By



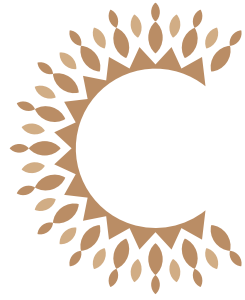
# Your Perfect Nest Awaits



# Crafted Elegance

From architecture to atmosphere,  
every villa is a quiet statement of taste.





Tucked amidst lush greens and surrounded by the kind of silence only nature can offer, Candeur Padmavathi Villas is where refined living unfolds in its purest form. Just off the Srisailam Highway and a few quiet minutes from the ORR, this enclave of limited-edition villas offers a rare balance-uninterrupted calm and seamless city access. Thoughtfully crafted for those who value space, stillness, and distinction.

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**3 ACRES**

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**G+2 FLOORS**

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**250 - 280 SQ. YDS**

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**31 UNITS**

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**4 BHK VILLAS**



# Where Calm Finds You

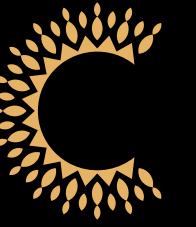
There's a quiet kind of luxury in waking up to open skies and undisturbed greens. At Candeur Padmavathi Villas, every moment invites pause. This isn't just a place to live; it's a space to feel, breathe, and belong. For those who've always longed for more than just a city home, the view begins here.





# The Art of Timeless Architecture





# Where Every Moment Matters

From first steps to weekend laughter, Candeur Padmavathi Villas are designed for life's most precious chapters. With open lawns, safe play areas, and the comfort of a close-knit community, every day here is a chance to make memories that last.







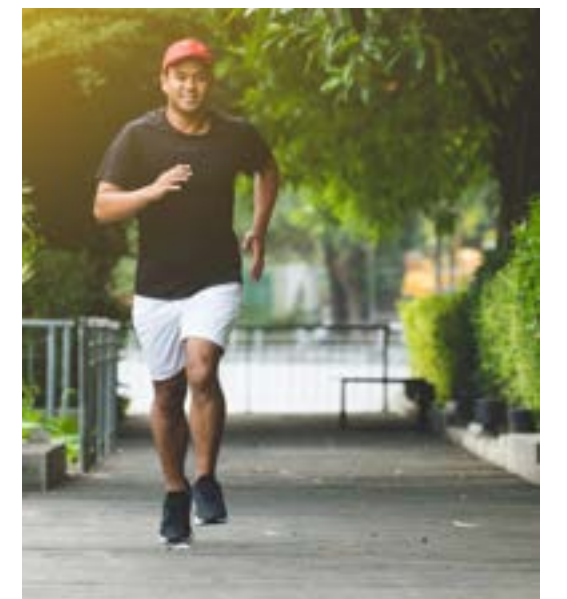
## CLUB HOUSE AMENITIES

### INDOOR AMENITIES:

1. MULTIPURPOSE HALL
2. ROOFTOP PARTY AREA
3. PANTRY/KITCHEN
4. ASSOCIATION ROOM
5. GYM ROOM
6. BILLIARDS
7. GUEST ROOMS

### OUTDOOR AMENITIES:

1. CHILDREN PLAY AREA
2. GARDEN / PARK / PARTY LAWN / SEATING AREA
3. WALKING TRACK / JOGGING TRACK
4. SWIMMING POOL
5. BASKETBALL HOOP (HALF COURT)
6. MEDITATION / YOGA DECK

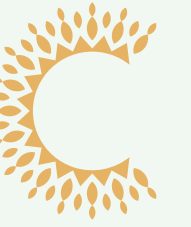




Where  
Design  
Meets  
Distinction



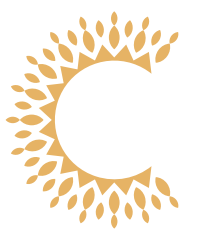
# MASTER PLAN



## PROJECT HIGHLIGHTS

1. HMDA Gated Community Villas
2. 100% Vastu Compliant
3. Premium Triplex Gated Community
4. Landscaped Parks & Gazebos
5. Underground Electricity
6. Solar Fencing
7. 24/7 Security
8. Entrance Arch
9. Water Treatment Plant
10. Sewerage Treatment Plant
11. DG Back Up
12. Intercom
13. WIFI



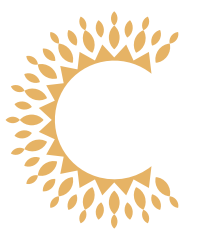


## 246 SQ. YDS" NORTH FACING

### AREA STATEMENT

|                     |              |
|---------------------|--------------|
| Ground Floor Area   | 1304.25 sft  |
| First Floor Area    | 1338.10 sft  |
| Second Floor Area   | 636.12 sft   |
| Total Built-up Area | 3,278.47 sft |





## 249.74 SQ. YDS EAST FACING AREA STATEMENT

|                     |              |
|---------------------|--------------|
| Ground Floor Area   | 1367.81 sft  |
| First Floor Area    | 1470.04 sft  |
| Second Floor Area   | 589.62 sft   |
| Total Built-up Area | 3,427.47 sft |





## 268.30 SQ. YDS WEST FACING

### AREA STATEMENT

|                     |             |
|---------------------|-------------|
| Ground Floor Area   | 1331.74 sft |
| First Floor Area    | 1367.18 sft |
| Second Floor Area   | 603.65 sft  |
| Total Built-up Area | 3300+ sft   |





# SPECIFICATIONS



**STRUCTURE:**

Framed Structure: RCC framed structure  
Super Structure: Red brick masonry with internal single coat plastering and external double coat plastering.



**WALLS:**

INTERNAL WALL FINISHES : Smooth finished surface with 2 coats of paint over birla wall care putty.  
External Wall Finishes : Sponge finished cement plaster with exterior weatherproof paints.



**TILING & GRANITE:**

- 600mm X 1200 mm Glazed Vitrified tiles of reputed make for Kitchen/Bedroom. Johnson/Equivalent. And 150 mm x 1200mm laminated/ tile wooden flooring for M.Bedroom
- 600mm X 1200mm Glazed Vitrified tiles of reputed make for Drawing/living/Dining/kitchen and common rooms. Johnson/Equivalent.
- Anti-skid Ceramic tiles (1`X1`) in Toilets of Johnson/ Equivalent.
- Ceramic Tile Dado up to 8 Feet in all toilets (2`X 1`) glazed tiles Johnson/Equivalent make.
- Kitchen Counter: Granite platform with 2 feet height. Ceramic tile dado and SS sink of reputed make.
- Balconies & Deck Area: Wooden Finish Tiles of Johnson/ Equivalent.
- Parking Area: Paver Tiles of reputed make.



**UTILITY/WASH AREA:**

Ceramic Tiles with 4 feet height dado ,  
Terrace : with water proofing cement flooring



**DOORS AND WINDOWS:**

**MAIN DOOR:** Designer hard wood frame with Designer Hard wood shutter polished and fitted with reputed make hardware..

**BEDROOM DOOR:** Engineered wood/Hard wood frame with flush shutter laminated on both sides fitted with reputed make hardware..

**SLIDING DOOR:** UPVC sliding doors of Aparna/ Vinstech make/Equivalent with provision for mosquito mesh.

**TOILET/UTILITY DOOR:** Engineered wood/Hard wood frame with flush shutter painted on both sides fitted with reputed make hardware..

**WINDOWS:** UPVC windows with Mosquito Mesh of Aparna /Equivalent.



**ELECTRICAL:**

- Concealed copper wiring of Finolex/Equivalent make.
- Anchor/Crabtree/Legrand or equivalent make modular switches
- Power points for Air Conditioners in Living and all bedrooms.
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/ grinders, washing machine in utility Area
- Fan, Light & 5 Amps sockets in all rooms.
- 3 phase supply for each unit and individual prepaid energy meters.



**BATHROOMS**

- Wash basins & CP fittings of Kohler or Equivalent make
- Wall mounted EWC of Kohler or Equivalent make.
- Provision for Geysers, light point and exhaust fan points in all bathrooms.



**SECURITY/BMS**

- Solar fencing over the boundary wall of the community
- Surveillance cameras at appropriate location.



**DG BACKUP:**

- 100% Power back up for common areas & Club House.
- Power back up of up to 1 kVA for each villa



• **WATER SUPPLY:**

- Hydro-pneumatic system for water supply with water meters.
- Treated water supply for each villa.



**INTERNET:**

Provision for internet connection in each villa.



**CABLE TV:**

Provision for Tata Sky/ Cable Connection in Living & Bedrooms.



**TELECOM :**

Telephone/Intercom point in Living and Master Bedroom.  
MRL &MS GLASS LIFT: Provision for MS frame will be given for installation of lift



# LOCATION HIGHLIGHTS

|                                     |                    |                                    |              |
|-------------------------------------|--------------------|------------------------------------|--------------|
| Mankhal Industrial Development Area | – 1 minute         | Bank/ATM                           | – 6 minutes  |
| Eco Tourism Park                    | – 2 minutes        | Theatres                           | – 10 minutes |
| ORR                                 | – 3 minutes        | Adibatla IT Zone                   | – 10 minutes |
| Schools & Educational Institutions  | – 5 minutes        | Wonderla Amusement Park            | – 10 minutes |
| Hospitals & Clinics                 | – 5 minutes        | Rajiv Gandhi International Airport | – 20 minutes |
| BTR (Buddha Theme Park)             | – 5 minutes        | Shamshabad                         | – 25 minutes |
| Restaurants                         | – Within 5 minutes | Financial District                 | – 30 minutes |
| Fab City                            | – 6 minutes        | Gachibowli                         | – 35 minutes |



svenjamuridevelopers.com



### CORPORATE ADDRESS:

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### CONTACT US :

**+91 99893 20099 | 99894 20066**

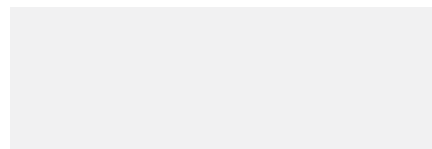
Follow Us: //S.v. Enjamuri Developers



### SITE ADDRESS

Mohabatnagar Village,  
Maheshwaram Mandal, Rangareddy Dist,  
Near Maheshwaram Gate/Kaman,  
Hyderabad.

### BOOK YOUR SITE VISIT NOW:



HMDA & RERA APPROVED



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SCAN FOR  
WEBSITE



Note: This brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the Villa may differ. The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.

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