THE KEY TO EVERLASTING HAPPINESS

Typically, a Villa should make you stretch a little over your budget, because the rewards are that much sweeter. You assume you’re getting a larger home. You’re sure the location is much in demand. And you’re mentally reconciled to the fact that all this should cost you a little more.

Well, Prima Paradiso has what it takes to surprise you, again and again. Disproving each of your assumptions. And ticking all the boxes in your home acquisition plan.

Now, here’s a Villa that costs just about as little as a luxury apartment in the more popular areas. Yes, you read that right! A Villa at the price of an apartment!
Prima Paradiso is located close to the ORR in 4 acres of prime property in Bachupally. The neighbourhood is peaceful and yet close to all the things that matter in our daily lives.

The 61 east and west facing villas on offer are available in duplex and triplex configurations and more importantly in right sizes without compromising on spaces or specifications. It is a perfect place to live with your loved ones and etch everlasting memories.
The 24X7 secured villa community is designed with utmost care and attention to detail. Wide Concrete roads with paved pavered pathways, street lights and landscaped open areas on either side of the road blend a warm welcome to your home each day.

The outside landscaped space and amenities add to the aura and cheer you up the minute you enter the community.
INSPIRE. INTROSPECT. INVIGORATE.

Revel in the simple delights within your community. Start your day with yoga in the company of your friends from the community. Spend quality time with your little ones in the play areas or enjoy a stroll in the lawn with your pet. Take a walk on the reflexology pathway for few minutes and energize the vital organs of your body, or simply relax in the open spaces and soak in the fresh air. For large gatherings, the amphitheatre is the perfect place to unwind. Discover true warmth in the space around your home.
East Facing Villa - 200 Sqyds

**AREA STATEMENT**

- **PLOT SIZE** - 200 Sq. Yds
- **CARPET AREA** - 2408.77 Sft.
- **BALCONY / OTHER AREA** - 509.11 Sft.
- **TOTAL AREA** - 2917.88 Sft.
West Facing Villa - 180 Sqyds

AREA STATEMENT

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLOT SIZE</td>
<td>180 Sq. Yds</td>
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<tr>
<td>CARPET AREA</td>
<td>2208.04 Sft.</td>
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<tr>
<td>BALCONY / OTHER AREA</td>
<td>465.05 Sft.</td>
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<tr>
<td>TOTAL AREA</td>
<td>2675.45 Sft.</td>
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</table>
East Facing Villa - 165 Sqyds

GROUND FLOOR PLAN

SECOND FLOOR PLAN

FIRST FLOOR PLAN

AREA STATEMENT

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot Size</td>
<td>165 Sq. Yds</td>
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<tr>
<td>Carpet Area</td>
<td>1543.32 Sft</td>
</tr>
<tr>
<td>Balcony / Other Area</td>
<td>410.03 Sft</td>
</tr>
<tr>
<td>Total Area</td>
<td>1953.62 Sft</td>
</tr>
</tbody>
</table>

PLOT SIZE  - 165 Sq. Yds
CARPET AREA  - 1543.32 Sft
BALCONY / OTHER AREA  - 410.03 Sft
TOTAL AREA   - 1953.62 Sft
West Facing Villa - 165 Sqyds

GROUND FLOOR PLAN

SECOND FLOOR PLAN

AREA STATEMENT

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<tbody>
<tr>
<td>PLOT SIZE</td>
<td>165 Sq. Yds</td>
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<tr>
<td>CARPET AREA</td>
<td>1543.32 Sft</td>
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<td>BALCONY / OTHER AREA</td>
<td>436.68 Sft</td>
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<td>TOTAL AREA</td>
<td>1980.00 Sft</td>
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</table>

FIRST FLOOR PLAN
East Facing Villa - 150 Sqyds

GROUND FLOOR PLAN

AREA STATEMENT

PLOT SIZE - 150 Sq. Yds
CARPET AREA - 1427.77 Sft.
BALCONY / OTHER AREA - 377.63 Sft.
TOTAL AREA - 1805.40 Sft.

SECOND FLOOR PLAN
West Facing Villa - 150 Sqyds

SECOND FLOOR PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN

AREA STATEMENT

<table>
<thead>
<tr>
<th>PLOT SIZE</th>
<th>150 Sq. Yds</th>
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<tbody>
<tr>
<td>CARPET AREA</td>
<td>1315.94 Sq.</td>
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<tr>
<td>BALCONY / OTHER AREA</td>
<td>447.59 Sq.</td>
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<tr>
<td>TOTAL AREA</td>
<td>1763.53 Sq.</td>
</tr>
</tbody>
</table>

OPEN TERRACE

OPEN TERRACE

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OPEN TERRACE
THE PERFECT VILLA
The first thing that will strike you the moment you enter a villa at Primo Paradiso is that the rooms are large and spacious. Be it the duplex villa or triplex villa, each room is sized as generously as any large size room you’ve seen anywhere.
The first floor has two generously sized bedrooms with attached bathrooms and changing rooms. A family lounge is at the centre of all, and holds the entire setting together brilliantly, like a solitaire in a setting of precious stones.
The second floor is like an entertainment floor. With home theatre, a bedroom with attached bathroom and a terrace, which can be turned into a beautiful sit-out area overlooking the greens under the beautiful sky.
Multipurpose hall
Gym
Indoor games
Party Lawn
Swimming Pool
Prima Paradiso is located at Bachupally, a coveted, convenient and happening location, with easy access to all the IT Hubs of Cyberabad, the Financial District and the old Mumbai Highway at Gachibowli.

Connectivity is great, with rail, metro and bus routes to every part of the city. The ORR is a couple of minutes drive away. The area is seeing fantastic development on an everyday basis.

The population is young and ambitious, mainly belonging to the IT and ITES fraternity who are attracted to the location because of its proximity to the workplace. Catering to their needs are international schools, healthcare centers, restaurants, supermarkets, retail fashion brands malls and multiplexes mushrooming in the vicinity, making it an ideal place to reside.

SCHOOLS
- Silver Oak Intl. School: < 2 Kmts.
- Abhyas Junior College: < 2 Kmts.
- Kennedy High The Global School: < 3 Kmts.
- Oakridge Intl. School: < 3 Kmts.
- VNR Engineering College: < 5 Kmts.
- JNTU Hyderabad: < 8.5 Kmts.

HOSPITALS
- Mamatha Academy Medical Science: < 3 Kmts.
- Apollo Hospital: < 8.5 Kmts.
- Ramedy Hospital: < 10.5 Kmts.

SHOPPING MALLS
- Manjeera Mall: < 11 Kmts.
- Sujana Mall: < 11.5 Kmts.

TRANSPORTATION
- Outer Ring Road: < 1 Kmts.
- MMTS: < 8 Kmts.
SPECIFICATIONS

PROJECT
Duplex / Triplex villas project in a community with facilities of club house and other amenities.

FLOORING
Double charged vitrified tiles of Kajaria / Simpolo / Naveen or equivalent brand and quality in the entire villa.

BRICKS
Light weight cement foam bricks.

DOORS
Designer teak wood door and frame of 7’6” with melamine polish with branded top quality brass hardware. All internal doors both side teak veneer / masonite skin designer doors with branded, top quality SS hardware.

WINDOWS
UPVC windows in the entire house with MS grills and mosquito net provision.

DADOING
Kitchen shall have dadoing up to 2 ft height above platform of good quality glaze tiles. All toilets shall have dadoing of designer tiles up to 6 ft height.

KITCHEN
Platform of jet black or black galaxy granite stone shall be provided by the developer with stainless steel sink.

GENERATOR BACK UP
100% metered D. G. Back up.

PLASTERING
Two coats smooth finish plastering on both sides of the wall, with smooth lappam finishes inside the house.

PLUMBING
Veectus, Aashirwad, Astral, Prince or equivalent CPVC or PPR hot and cold pipes of ISI mark.

SANITARY FITTINGS
Jaguar, Hindware / Parryware sanitary fittings or equivalent in white colour with Jaguar tap fittings in the entire house.

ELECTRICAL
Polycab / Vguard / Havells copper wiring.

SWITCHES
Northwest / Havells / Legrand modular switches with MCB.

COLOUR
Plastic emulsion in the entire house. Melamine polishing on veneer sides of all the doors. Outside colour shall be a mix of texture paint and Apex with suitable warranty from the paint company.

SECURITY EQUIPMENTS
Intercom phone shall be provided in all houses from the main gate. In addition, entire common areas including entrance shall have CCTV coverage. Solar fencing to the entire project from all sides.

LANDSCAPING
Designer landscaping in the entire project including drip irrigation for villas, plantations on the road medians, with LED street lights.

MAIN GATE
Elegant main gate with provision for security personnel and entry / exit controls.

POWER
Solar power generation 3 KW for each villa with connection in the grid and solar water heater.

TOILETS
Branded anti-slip tiles on floor and upto 6’6” tiles for walls with branded fixtures like Jaquar, Hindware / Cera. Master Bedroom toilet would be provided with glass shower cubicle.
Prima Urbanscapes is a brain child of Mr. N. Ravinder Reddy, a multi-faceted businessman with a clear vision. He has over 2 decades of prior experience in delivering a wide range of projects in real estate, construction and hospitality industries.

As a new age developer, he is always willing to go that extra mile to make impossible possible. And Prima Paradiso is a prime example of his vision, to go beyond what’s possible today and do the right things for tomorrow, be it in design, aesthetics, specifications, finishes, well planned amenities and balancing all these with nature.

All the villas are planned with solar energy, making it one of the most efficient, power surplus communities not only in Hyderabad, but across the country.
Disclaimer: This Brochure is purely conceptual and not a legal offering. The Promoters reserve the right to change any specification, amenities, floor plans or related details if required.