

THE PINNACLE OF LUXURY



ALPINE VISTAS

VILLA COMUNITY @ PATANCHERU





LIVE
INSPIRED

HOME
ISN'T A
PLACE,
IT'S A
PRIDE



A
RARE
ADDRESS
TO LUXURY
& PRIDE

Rustic serenity, cutting edge modernism. An exclusive lifestyle coveted by many, but lived by a few. Now, you can own it for eternity. At, a rare sustainable development, nature's elements harmonise in a sanctuary.

Escape to landscaped garden of esteemed privacy and quietude. Venture out, the foliage of tropical trees serves as lush screens for the ample space.

More than just a symbol of prestige living, it is a legacy for generations to come.


ANMOL'S

ALPINE VISTAS



HOME
ISN'T A
PLACE,
IT'S A
FEELING.

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ANMOL'S

ALPINE VISTAS





**LAVISHLY
DEVELOPED
7.606SFT.
CLUB HOUSE**



- + LAVISH SWIMMING POOL
- + EXPANSIVE SUN DECK AND LOUNGE AREA
- + INDOOR AND OUTDOOR SOCIAL ROOM
- + STATE OF THE ART GYM AND YOGA STUDIO
- + GREAT ROOM WITH SOCIAL AREA, INCLUDING POOL TABLE AND FLAT SCREEN TV.
- + GAME ROOM AND LIBRARY
- + BANQUET HALL
- + TERRACE PARTY AREA
- + AMPLE PARKING IN CLUB HOUSE CELLAR



ANMOL'S



ALPINE VISTAS

HOME
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HIGHLIGHTS

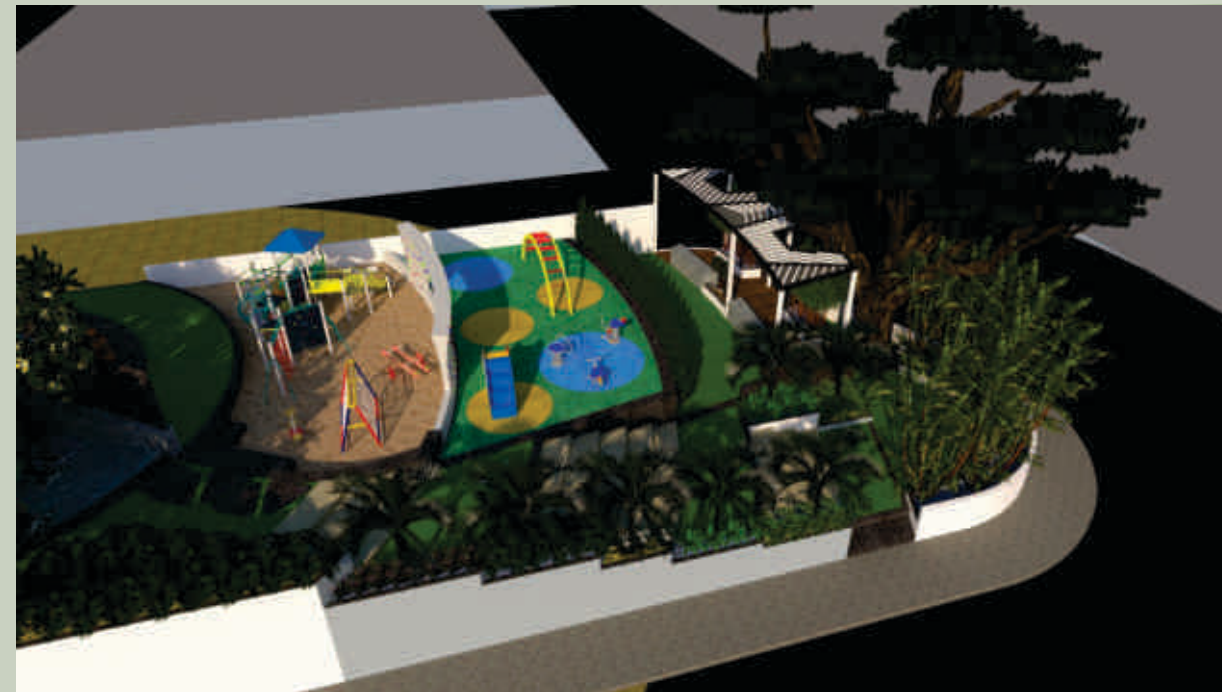
- + Developed by Anmol Constructions
- + HMDA approved layout:
- + More than 40 % open Space
- + 160 to 250 Sq. yards. plot sizes
with built-up area ranging from 1989 to 3480 sft.
- + Splendid Main Entrance with ornament gate
- + 24 hours Security
- + Club house spread across
1092 Sq. yards with
7606 sft. built-up area
- + Children's Play Area
- + Excellent Landscaping
- + Underground Cabling
- + State-of-the-art Street Lighting
- + Rain Water Harvesting
- + Pneumatic water supply systems
- + Garden Party Area




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ANMOL'S

ALPINE VISTAS


40%Open
Spaces

Spacious &
Naturally lit
Homes

Optical fibre
At your doorstep
For multiple
Services on demand
1) security at entrance
2) cctv monitoring

WHERE
LUXURY
UNFOLDS
EVERY
FORM

As the stress of city living gets to you, you can always count on home to bring much needed calm to your senses. Spacious grassy partnered with paved tiled roads with avenue of trees, make for a peaceful walk after dinner or before the crack of dawn, with dewy leaves, crisp fresh air and the symphony of the morning forest. Whether you're a picnicker, nature lover or adventure seeker, there's something for you. Who knows, along the way you just might make a friend or two among the birds, squirrels and abundant wildlife.

ANMOL'S

ALPINE VISTAS





F A C I N G F L O O R P L A N

EAST



ALPINE VISTAS



EAST 250 SQ.YDS.



EAST 210 SQ.YDS.Sft.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

EAST 180 SQ.YDS.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

EAST 160 SQ.YDS.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

WEST
FACING FLOOR PLAN



ALPINE VISTAS



WEST 180 SQ.YDS.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

WEST 160 SQ.YDS.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

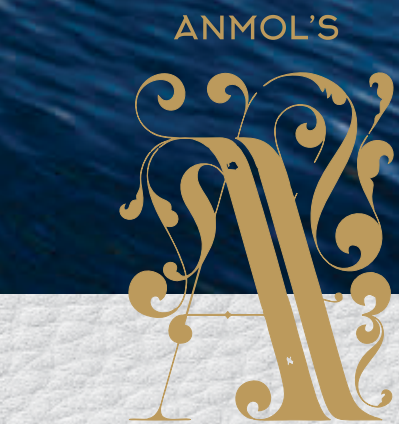
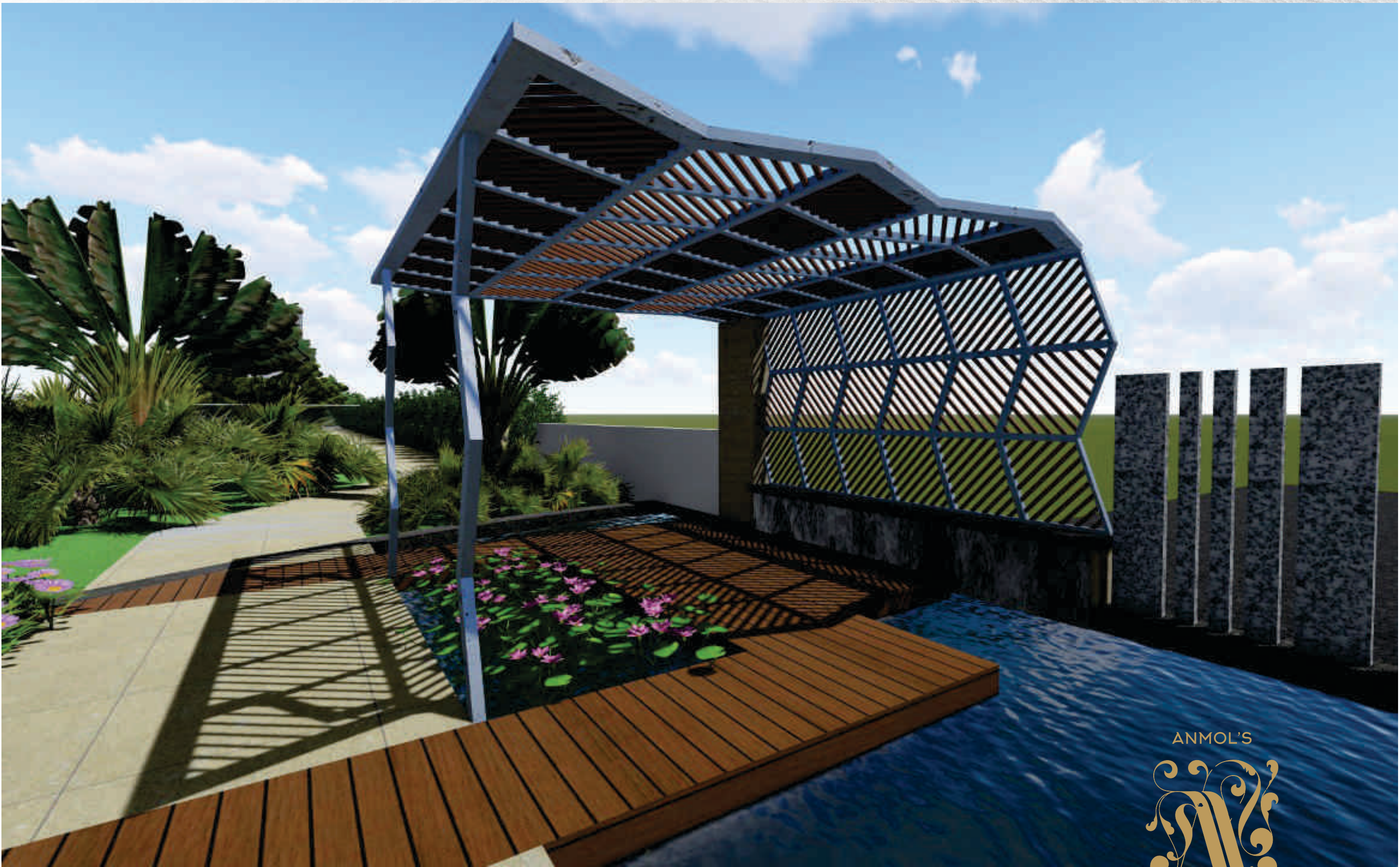
WEST 225 SQ.YDS.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN



ALPINE VISTAS

WHERE
LUXURY
UNFOLDS
EVERY
FORM

AREA STATEMENT

Plot No.	1	8, 9	10	18	19	27	28	29	36	37
Area in sft.	5464	3333.04	3824.8	3906.76	3742.84	4958.58	3141.8	3141.8	5231.78	11925.18

Plot No.	43	44	55	56	69	70	83	84	85	86
Area in sft.	3141.8	4658.06	5805.5	3005.2	4098	4999.56	4617.08	6925.62	5518.64	5518.64

MASTER PLAN

LEGEND

- 1 OUTDOOR COURTS(CLUB)
- 2 O.A.T. PLAZA
- 3 WATER COURTS & GAZEBO
- 4 PARKING & SKATING PARK
- 5 TOT LOT
- 6 ROCK GARDENS & GRASS IS LAND
- 7 CHROMATIC FLOWER GARDEN
- 8 FOREST WITH 5 COURTS
- 9 ENTRANCE LANDSCAPE
- 10 ORCHARD (STP SERVICES)
- 11 SPORTS COURTS
- 12 YOGA COURT & OUT DOOR GYM
- 13 ROAD INTERSECTION NODES
- 14 NICHE LANDSCAPE SEATING
- 15 DETENTION POND
- 16 COMMUNITY GREENS



WHERE
LUXURY
UNFOLDS
EVERY
FORM

SPECIFICATIONS

FLOORING

- ▶ Living, Dining, Drawing(Only Ground Floor), Staircase and Mid Landing : Imported marble or equivalent.
- ▶ All other areas : Vitrified tiles Somany or equivalent
- ▶ Balconies and Accessible Terraces : Antiskid tiles of Asian make or equivalent.
- ▶ Terrace : China mosaic
- ▶ Parking : Grass pavers of natural stone.

DOORS

- ▶ Main Door : 8' height with Teak wood frame & shutter with melamine polishing with standard hardware.
- ▶ Internal Doors : 7' height with teak wood frame and flush doors/skin.
- ▶ Sliding Doors : 7' height aluminium doors/UPVC or equivalent with 6mm toughened glass of LG make or equivalent as per drawing.

WINDOWS

- ▶ Aluminium windows/UPVC or equivalent as per drawing.

KITCHEN

- ▶ Granite platform with stainless steel sink and dado upto 2 feet height

TOILETS

- ▶ Anti skid tiles for flooring and wall tiles upto door height. CPVC primary fixtures along with sanitary fixtures of TOTO /Kohler /Parryware or equivalent. Piping provision for the solar water heating system.

PAINTING

- ▶ Two coats of cement based smooth finish wall putty with one coat of primer and two coats of paint internally in villa.
- ▶ External painting will be a combination of putty and texture with one coat primer and two coats of paint and other elevation materials as per drawing.

ELECTRICAL

- ▶ Electrical wiring is concealed with PVC insulated copper wire with modular switches and power points as per architectural drawing. Miniatures from Legrand make or equivalent.

DG BACK UP

- ▶ 3 Phase electrical meter provided for each villa. Upto 5KW of power for each villa.

WATER SUPPLY

- ▶ Centralized pneumatic system to supply treated water for each villa.

TV AND TELEPHONE

- ▶ TV point will be provided in living room, family living room, media room and in all bed rooms. Telephone point provided in living room.

SECURITY

- ▶ CCTV provision for common areas such as entrance, exit, tot lots & cellar parking area of clubhouse. Boom barrier entry.

PEST CONTROL TREATMENT

- ▶ Pre & post construction anti-termite treatment for all structures & landscaped area

WATER TREATMENT PLANT

- ▶ Bore water will pass through water softener to remove the hardness in the water and supplied to the villas.

HYDRO PNEUMATIC WATER SUPPLY

- ▶ Water supply from HMWSSB. Underground water sumps with storage for HMWSSB & bore water. 6½' bore wells with submersible pumps.

RAINWATER HARVESTING

- ▶ All the rain water from the villas and landscape areas shall be used for proper & efficient rain water harvesting.

DUST BINS AND CENTRAL GARBAGE

- ▶ Dust bins shall be provided at convenient places in the Layout. Central Garbage collection area shall be demarcated for collection of organic and in-organic waste

ANMOL'S



ALPINE VISTAS

WELL
CONNECTED
PRESENT &
FUTURISTIC
LOCATION

- 10 Min drive to
Nearest Metro station
Nagulapalli
- 20 Min drive to
Lahari Resort &
Songs of earth
- 20 Min drive to
Financial District (ORR)
- 45 Min drive to
the Airport

Reputed Landmarks/Location Advantages

All Institutions near by 1 to 5kms only

Education Institutions

IIT Hyderabad, Kandi
Geetham's Eng. College
Gaudium School
Oakdale International School
Samashti International School
Birla Open Mind International School
Green Gables International School
PIMS (Padmavathi Inst. of Medical Sciences)

RRS College of Eng. & Tech.
Sri Chaitanya High School
Krishnaveni High School
Narayana IIT Academy
Ellenki College of Eng. and Tech.
St. Mary's College of Eng. & Tech.
International Schools

STRATEGIC AREAS

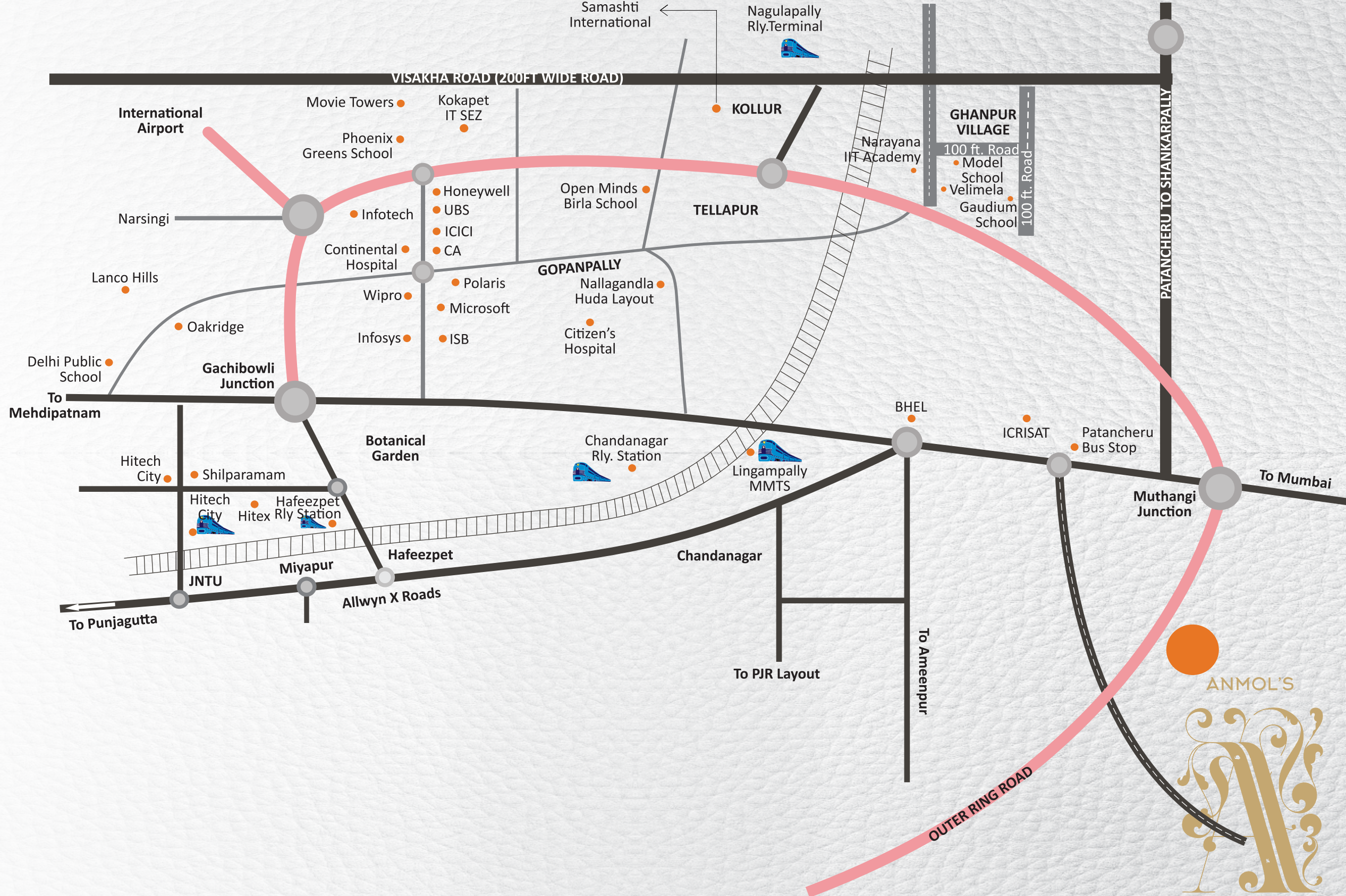
Outer Ring Road - 05 mins
NH 65 - Mumbai Highway - 05 mins
Gachibowli Cross Road - 30 mins
Financial District (ORR) - 20 mins
Chanda Nagar - 20 mins
Patancheruvu - 10mins

HOSPITALS

Continental Hospital
SVS Hospital
Sai Krishna Hospital
Peoples Hospital
Sai Ganesh Hospital

COMPANIES & INDUSTRIES

Bharath Heavy Electricals Limited (BHEL)
Ordinance Factory Medak Office (Army)
Hindalco Industries Ltd. (Aditya Birla Group)
TSIIC HUB
Signode
Kirby



ALPINE VISTAS



FLAT NO. 203, HEMADURGA PLAZA, ABOVE MORE SUPER MARKET, ALLWYN X ROAD, MIYAPUR, HYDERABAD-500049



www.anmolbuilders.com