

A HOME THAT'S  
A JOY FOREVER



LUXURY VILLA LIVING VILLAS @ TURKAYAMJAL



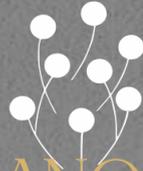
HMDA LAYOUT PERMIT  
No:010234/LO/HMDA/2237/GHT/2023  
Rera No. : P02400007350

A HOME  
THAT  
UNDERSTANDS  
YOU

---

AT SAI BALAJI & GRUPE INFRA DEVELOPERS, YOUR DREAMS ARE OUR INSPIRATION AND YOUR NEEDS ARE OUR ROADMAP. WE BUILD HOMES THAT ARE INTEGRATED WITH YOUR LIFESTYLE. OUR VILLA PROJECT IN TURKAYAMJAL IS APTLY CALLED TRANQUIL VILLAS AND ANSWERS YOUR DESIRE FOR OPENNESS, LUXURY, SPACE AND TRANQUILITY. BEING CONNECTED TO THE HAPPENING AREAS OF HYDERABAD MAKES IT THE PERFECT DESTINATION FOR AN OUT-OF-THIS-WORLD LIFESTYLE.

---

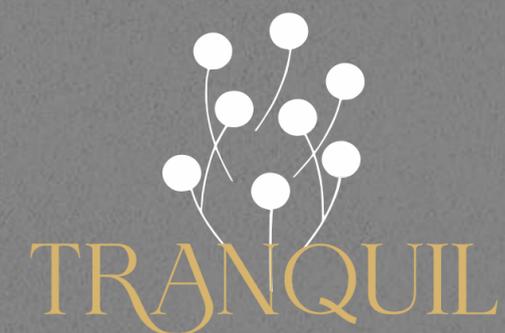


TRANQUIL



## IMMERSE IN TRANQUIL LUXURY

The indulgence begins with a grand-designed entry. Our boutique-styled villa community is more than just a residence; it's a curated experience. Enjoy the exclusivity of thoughtfully designed spaces that reflect your unique lifestyle.





# BOUTIQUE BLISS GATED VILLAS

219 SQ. YDS 3560 SFT.  
239 SQ. YDS 3933 SFT.

37 LUXURY VILLAS  
45% OPEN SPACES

LUXURY  
CLUBHOUSE





## ATTRIBUTES

- Optical Fibre Cable connectivity for all voice, video and data communication
- Clubhouse with Wi-Fi connectivity
- Generator 100% acoustic enclosed
- D.G. Backup shall be provided for common Amenities & streetlights

## OTHER FEATURES

- Yoga/Meditation hall
- Ample Parking Space for Visitors
- Rainwater Harvesting
- Underground Cabling for Electrical Network
- Well designed Park for Recreation
- Avenue Plantation
- Solar Powered Lighting in Amenities area
- All Amenities facilities as per HMDA norms
- 24/7 Security



clubhouse

## A HOME WITH FUN TIMES ATTACHED

There's more to your home than being a home. Your Tranquil Villa comes with the extraordinary privilege of enjoying the breathtaking Clubhouse within the layout. The multi-level outlet offers a feast for the senses – from working out to playing snooker, from party times to yoga and meditation, from library to family functions, from splashing at the pool to catching up with friends at the welcome lounge.





FAMILY SWIMMING POOL  
KIDS POOL  
WITH POOLSIDE SEATING DECK



EQUIPPED GYM

DOUBLE HEIGHTEN  
RECEPTION &  
WELCOME LOUNGE



INDOOR GAME



LIBRARY



MULTIPURPOSE HALL



MEDITATION/  
YOGA HALL



WHATEVER  
YOUR HEART  
DESIRES  
IS HERE



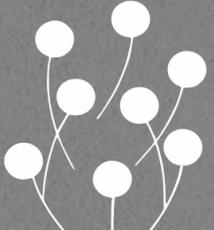
LUXURY UNVEILED,  
LIFE ELEVATED

1	ENTRANCE AREA WITH PARKING	4	OUTDOOR SEATING	7	FRUIT TREE GROVE
2	PARTY LAWN AREA	5	PAVED DECK	8	SIDDHA WALK
3	GAZEBO - 6MX3M	6	LAWN MOUND GARDEN	9	GAZEBO - 3MX3M
				10	TAEKWONDO PARCTICE
				11	1.8M WIDE CYC



## INDULGE IN EXQUISITE LIVING

The 168 units in the Tranquil Villas layout are not just about sleek facades, sensitive space planning, aesthetic interiors and abundance of nature. What sets them apart is the fusion of the indoors and outdoors, private spaces and family areas. The gorgeous sit-outs have a direct view of the children's play areas. Clearly, happiness lives here.



TRANQUIL

**239** Sq.yds (41'x52.5')  
**EAST FACING VILLA**  
 PLOT NOS 2&3



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TRIPLEX  
 VILLA

E1

AREAS IN SQ FT.

Ground Floor Plan	1500
First Floor Plan	1500
Second Floor Plan	933
<b>Total</b>	<b>3933</b>



**224** Sq.yds (42'x48')  
**EAST FACING VILLA**  
 PLOT NOS 4



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TRIPLEX  
 VILLA

**E2**

AREAS IN SQ. FT.	
Ground Floor Plan	1380
First Floor Plan	1380
Second Floor Plan	940
<b>Total</b>	<b>3700</b>



**219** Sq.yds (41'x48')  
**EAST FACING VILLA**  
 PLOT NOS 4



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TRIPLEX  
 VILLA

E3

AREAS IN SQ FT.	
Ground Floor Plan	1340
First Floor Plan	1340
Second Floor Plan	900
<b>Total</b>	<b>3580</b>



**224** Sq.yds (42'x48')  
**WEST FACING VILLA**  
 PLOT NOS 4



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TRIPLEX  
 VILLA **W1**

AREAS IN SQ. FT.	
Ground Floor Plan	1316
First Floor Plan	1316
Second Floor Plan	1018
<b>Total</b>	<b>3650</b>



**219** Sq.yds (41'x48')  
**WEST FACING VILLA**  
 PLOT NOS 5



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

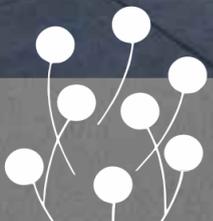


TRIPLEX  
 VILLA **W2**

AREAS IN SQ. FT.	
Ground Floor Plan	1278
First Floor Plan	1278
Second Floor Plan	980
<b>Total</b>	<b>3536</b>





  
**TRANQUIL**



#### FOUNDATION & STRUCTURE

RCC Framed structure, engineered for Zone-II, guarantees resilience with Fe 550 reinforced Mix Design. A strong foundation is ensured using top-quality steel from Tata/JSW and premium cement from Ultratech/Bharathi.

#### SUPER STRUCTURE

1st Class Red Brick Outer walls are of 9" & inner walls are of 4.6" in cement mortar (1:6) ratio using ISO certified River Sand & 2 Coats of cement smooth plaster with river sand internal & external with waterproofing chemical.



#### DOORS & WINDOWS

**Main Doors :** 8 Feet height Engineered Wooden Door Frame & Designer Flush Shutters with reputed hardware fittings, finished in PU finish.  
**Internal Doors :** 8 Feet height Engineered Wooden Door Frame & Designer Flush Shutters with reputed hardware fittings finished with PU finish.  
**Windows :** All Windows are 2.5 Track UPVC fitted with 6mm tinted float glass including mosquito mesh (VEKA/MAGNUS UPVC) with elegant safety MS grills painted with Asian enamel paint with smooth finish.  
**Granite Framing :** All Windows to have all round steel grey granite window frame.



#### PAINTING

**External :** Texture finish with top two coats of Exterior Emulsion.  
**Internal :** Smooth putty finishes with 2 Coats of Premium Acrylic Emulsion paint of reputed make over a coat of primer.



#### FLOORING

**Living, Drawing, Bed rooms :** 4'X6' Vitrified Tiles with 4" Skirting.  
**Balcony:** 2'6" X 2'6" Vitrified Tiles with 4" Skirting.  
**Kitchen :** 2'6" X 2'6" Vitrified Tiles with 4" Skirting.  
**Toilets :** 2'X4' Acid resistant, Anti-skid designer ceramic/vitrified tiles as per design.  
**Utilities :** Acid resistant, Anti-skid ceramic/vitrified tiles as per design.  
**Home Theatre :** Wooden Laminated Flooring  
**Staircase:** Premium finished Granite with S S Railing.  
**Terrace :** Waterproofing with screed concrete.  
**Parking :** Paver/ Steel grey or equivalent Granite Flooring.  
**Lift Cladding :** Vitrified Tile/ Steel grey Granite as per design  
 All tiles reputed make NITCO/VARMORA or equivalent.  
**Balconies, Utility, Toilets** Grouting to be done in epoxy grout.  
 All Other areas Grouting to be done in cementitious grout.



#### TOILETS

- EWC of Kohler /Somani/ Duravit / equivalent Make with Concealed flush tanks of GROHE make in all Toilets with good quality. Full height wall dadoing as per design.
- Designer ceramic tile wall dadoing up to a height of 4' in Utilities / Wash area.
- Hot and cold water mixer with shower provision for Geyser in master bathrooms and C.P. Fittings of Kohler / Jaguar/ Equivalent makes.
- Water proofing in all Toilets, Wash areas/Utilities.
- Exhaust fan provisions in all bath rooms.
- Drain pipes of ISI make (Sudhakar) concealed water pipe lines & CPVC pipes (Ashirwad make) with good quality chrome plated brass fittings.



#### KITCHEN

- Full Height Wall cladding above platform with designer glazed ceramic tiles.
- Power Outlet for cooking range /Chimney, Refrigerator, Oven, Dish washer Mixers, RO.
- Provision of Dual water connections for drinking and bore water.



#### TAP

- Separate water taps for treated potable water and bore well water @ Kitchen Sink.
- Provision for fixing of water purifier, exhaust fan and chimney.
- Provision for Geyser for hot water near the sink.
- No Countertop. Open for Modular Kitchen.
- Washing machine area provision in utility.



#### ELECTRICAL

- Concealed copper wiring either Havells/Finolex/V.Guard/Polycab quality with adequate light and fan points with modular plate switches & power outlets of GM/Havells/Legrand/equivalent make.
- Cable TV point Living room.
- Power Outlets for Air Conditioners in all Bed rooms/AV Room/Living.



#### TELECOM & INTERNET

**Intercom :** Intercom facility to all the units connecting security and each home.  
**Internet :** Internet points in living room, bed rooms, home theatre.  
**Cable TV :** Cabling to living, all bedrooms, and home theatre



#### LIFT

Home elevator with 4 Passenger capacity, 0.33m/sec Speed, SS hair line finish, side/middle opening doors and with automatic rescue device. (3 stops).

CRAFTSMANSHIP  
SPECIFIES

LOCATION PLAN  
(NOT TO SCALE)

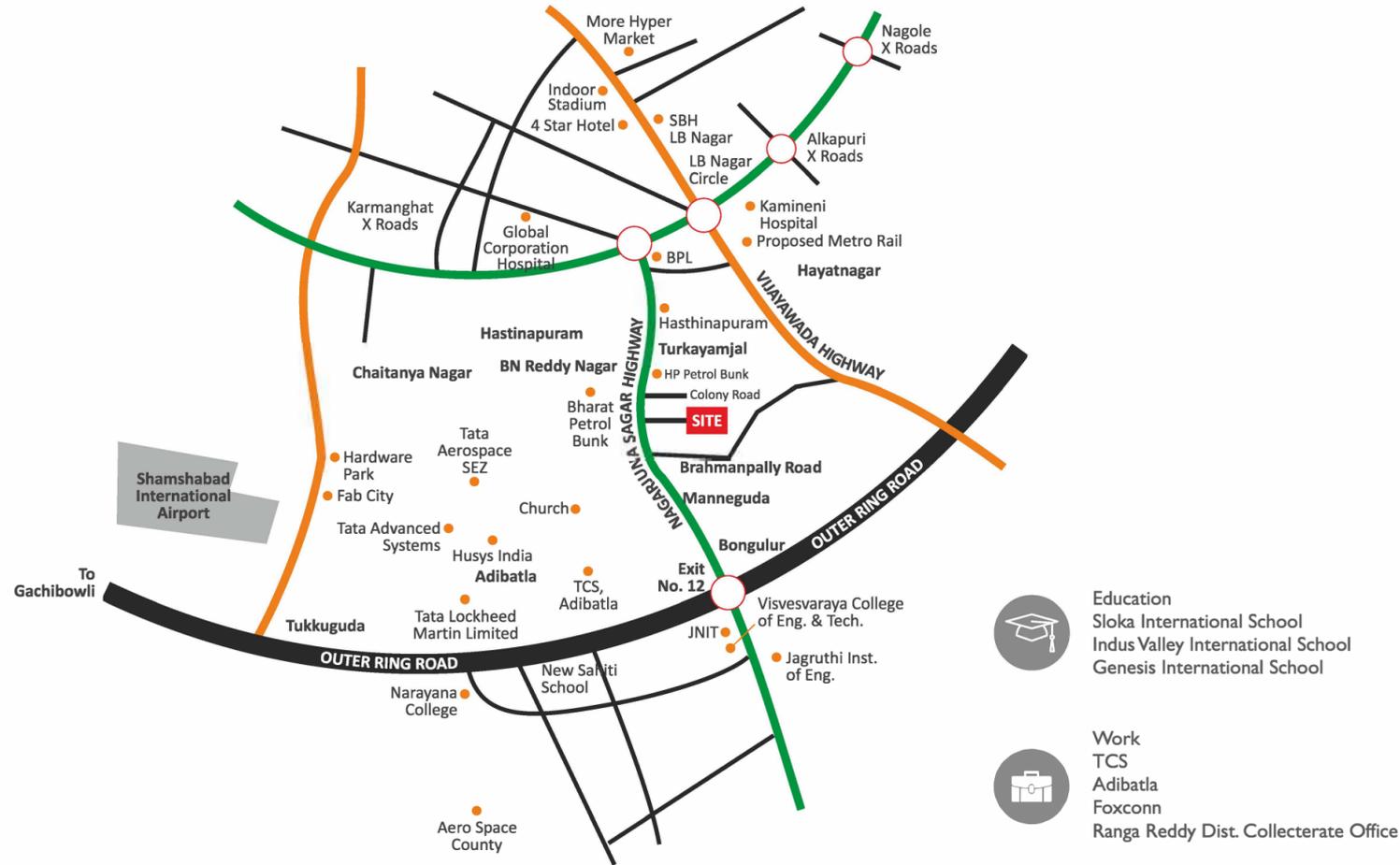


QR CODE

where your  
future  
ought to be

A safe residential area to the south of Hyderabad, Turkayamjal is developing by leaps and bounds. Its proximity to TISS and other eminent academic institutions makes it a perfect haven for families with children. The social infrastructure is firmly in place, contributing to a good quality of life.

The area is a short drive from Hyderabad Airport, Srisailem Highway and Financial District. You can rest assured that your investment and life will stand enriched.



- Education**  
Sloka International School  
Indus Valley International School  
Genesis International School
- Work**  
TCS  
Adibatla  
Foxconn  
Ranga Reddy Dist. Collecterate Office
- Connectivity**  
5 mins drive to Exist 12  
1 min drive to Sagar Highway  
20 mins RGI Airort  
45 mins to Gachibowli & Financial Dist.

Note : This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warrant or represent that the information contained within this document is correct. Any interested party should undertake their own enquiries as to the accuracy of this information. The developer excludes unequivocally all inferred and implied terms, conditions and warranties arising out of this document and excludes all liability for loss or damage arising there from. Images shown are Artist Impression and shown for illustrative purposes only. The plans are based on the current design for this development. Changes will undoubtedly be made through development, and dimensions, fittings, finishes and specifications are subject to change without notice. The location of all architectural features on the façade including vertical panels and fins will vary on each type plan and level. Their location on the marketing material is indicative of the design intent. The information contained herein is believed to be current, but is not guaranteed. Prospective purchasers must rely on their own enquiries. Furniture is not included. This document is for guidance and does not constitute an offer of contract.

TEAM

Architecture



PR ASSOCIATES  
Hyderabad.

MEP



HP Associates  
Hyderabad.

Structural Engineer



Branding



D3 Concepts  
Hyderabad.  
Mob.: +91 98491 92657