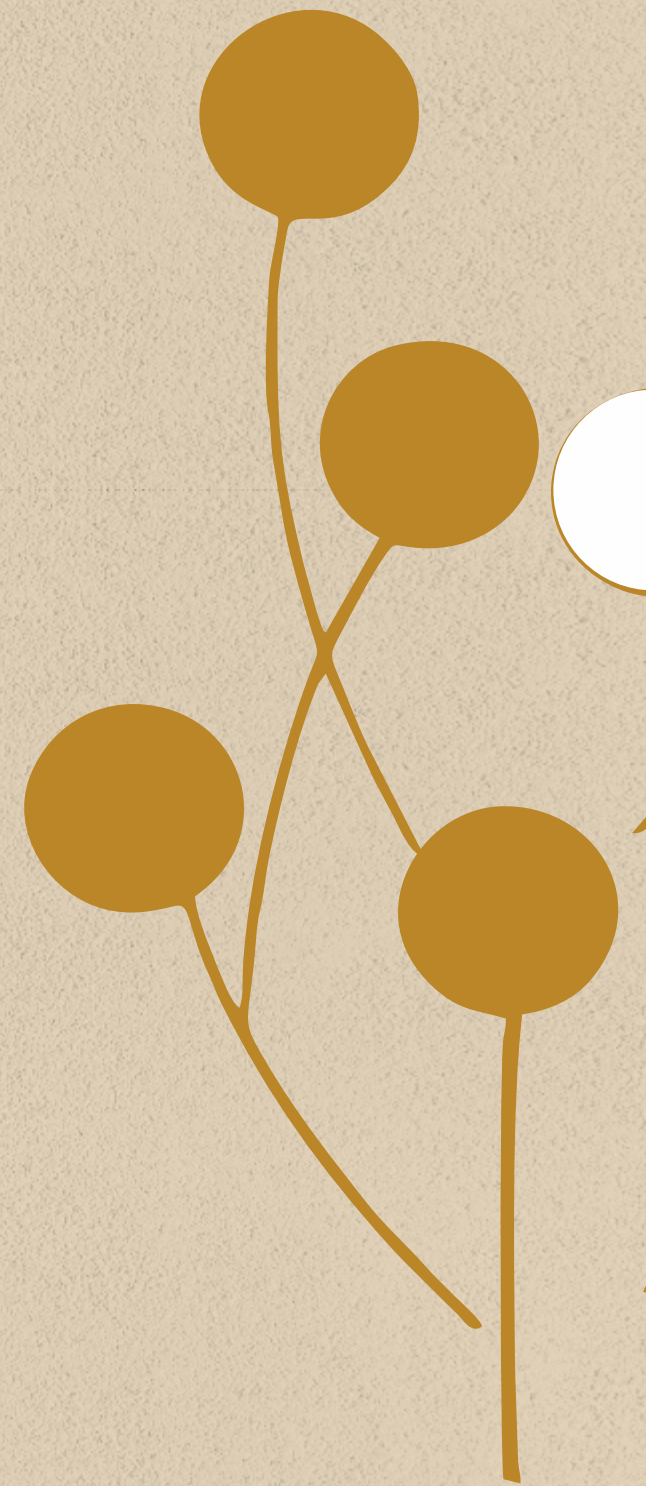


EXPLORE A TRANQUIL LIFE

LUXURY LIVING VILLAS @ **TURKAYAMJAL**



A HOME THAT'S
A JOY FOREVER



www.saibalajiinfra developers.com
www.grupe.in



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.





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 3580 SFT.
239 SQ. YDS 3933 SFT.

34 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

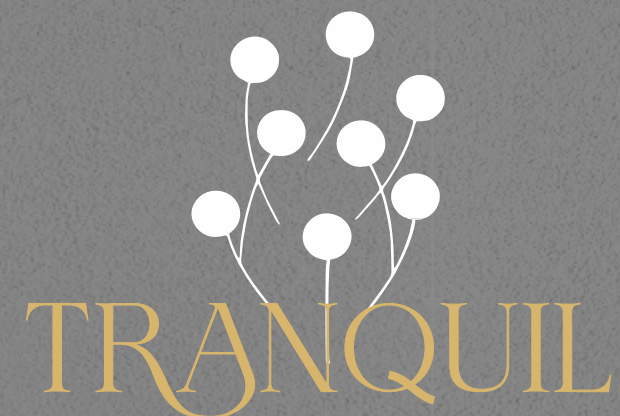
- Yoga/Meditation hall
- Ample Parking Space for Visitors
- Rainwater Harvesting
- Underground Cabling for Electrical Network
- Well designed Park for Recreation
- Avenue Plantation
- Solar Powered Lighting in Amenities area
- All Amenities facilities as per HMDA norms
- 24/7 Security



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



MEDITATION/YOGA HALL



MULTIPURPOSE HALL



EQUIPPED GYM



RECEPTION &
WELCOME LOUNGE

WHATEVER
YOUR HEART
DESIRES
IS HERE



INDOOR GAMES



TRANQUIL



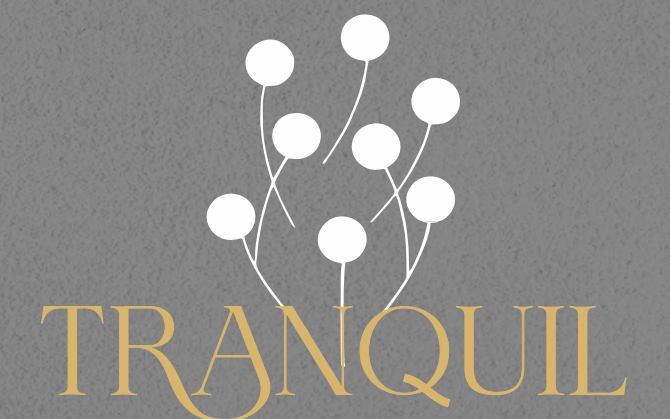
LUXURY UNVEILED,
LIFE ELEVATED

- | | | | |
|---|----------------------------|---|-------------------|
| 1 | ENTRANCE AREA WITH PARKING | 4 | OUTDOOR SEATING |
| 2 | PARTY LAWN AREA | 5 | PAVED DECK |
| 3 | GAZEBO | 6 | LAWN MOUND GARDEN |



INDULGE IN EXQUISITE LIVING

The 34 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.



239 Sq.yds (41'x52.5')

EAST FACING VILLA



TRIPLEX
VILLA

E1

AREAS IN SQ. FT.

Ground Floor Plan	1500
First Floor Plan	1500
Second Floor Plan	933
Total	3933

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



224 Sq.yds (42'x48')

EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



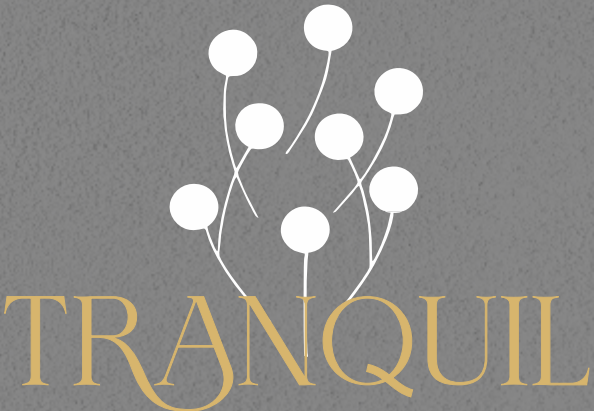
SECOND FLOOR PLAN



TRIPLEX
VILLA

E2

AREAS IN SQ. FT.	
Ground Floor Plan	1380
First Floor Plan	1380
Second Floor Plan	940
Total	3700



219 Sq.yds (41'x48')

EAST FACING VILLA



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
Total	3580



224 Sq.yds (42'x48')

WEST FACING VILLA



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
Total	3650



219 Sq.yds (41'x48')

WEST FACING VILLA



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
Total	3536





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/Aluminium with 6mm tinted float glass including mosquito mesh of reputed company 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 Glass 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 Kajaria/Rak/Somani/Qutone 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



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
Indus Valley International School
Sloka International School
Genesis International School



Work
TCS - Adibatla
Tata Aerospace
Foxconn
Ranga Reddy Dist. Collectorate office



Connectivity
5 mins drive to Exist I2, ORR
1 min drive to Sagar Highway
20 mins RGI Airort
45 mins to Gachibowli & Financial Dist.



Entertainment
Wonderla



SAI
BALAJI
INFRA
DEVELOPERS
SHIFTING PARADIGMS



OFFICE ADDRESS

SAIBALAJI INFRA DEVELOPERS
Vaidehi Nagar, Plot No. 44 & 45,
First Floor, Saheb Nagar Kalan,
Vanasthalipuram, Hyderabad,
Telangana - 500070.

SITE ADDRESS

TRANQUIL
Sy. No. 268 and 269, KB School Back Side,
Turkayamjal, Abdullapurmet Mandal, RR Dist.

OFFICE ADDRESS

GRUPE BUILDERS AND DEVELOPERS LLP
4th Floor, Plot No. 232, Nagarjuna Colony,
Hasthinapuram, Nagarjuna Sagar Road,
Hyderabad.

Mob.: +91 **9470912345**
Email: saibalajiinfradevelopers12@gmail.com
www.saibalajiinfradevelopers.com
www.grupe.in

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TEAM

Architecture



PR ASSOCIATES
Hyderabad.

MEP



HP ASSOCIATES
Hyderabad.

Structural Engineer



Branding



D3 Concepts
Hyderabad.
Mob.: +91 98491 92657