

# CASA TRANQUILA

AT PRASHASAN NAGAR – JUBILEE HILLS



**NAVYA VENTURES**

Building Dreams  
Creating Spaces

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*“Casa Tranquila is placed in calm and serene locality of most preferential location of Jubilee Hills with well placed high altitude with panoramic view of almost 360 degree city view.*

*A luxurious (G+ 3) 5BHK villa in 502 Sq. Yards caters to premium standards of living, located at Prashasan Nagar.*

*The Architectural design focuses on ‘Living with Nature’ - merging the exterior landscaping and interiors with a contemporary touch.*

*Designed by a well known and leading Architects of most high end & elite projects in city of Hyderabad.*

**TOTAL BUILT UP AREA – 11510 SFT**





The map shows Prashasan Nagar, a residential area in Hyderabad, India. It is located near Jubilee Hills and NTPC Transit Camp. The area is bounded by a red dashed line. Key roads include Rd No. 51, 52, 55, 56, 57, 65, 66, 69, 70, 72, 74, 78, and 79. Landmarks include JanaSena Party Office, Water Tank, DE Shaw India Private Limited, Jubilee Hills Public School, NTPC Transit Camp, and Taj Mahal. A red dashed line outlines the Prashasan Nagar area.

**CASA TRANQUILA**

**GHMC PARK**

Road No. 1, Road No. 2, Road No. 3, Road No. 71

Pixel Army, hand on heart studio, FabHotel Hill View, FabHotel Park, JanaSena Party Office



*"GHMC park with plenty of greenery and deccan rocks behind the villa with a scenic view."*





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ELEVATION





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GROUND FLOOR PLAN

Area - 4093 Sqft



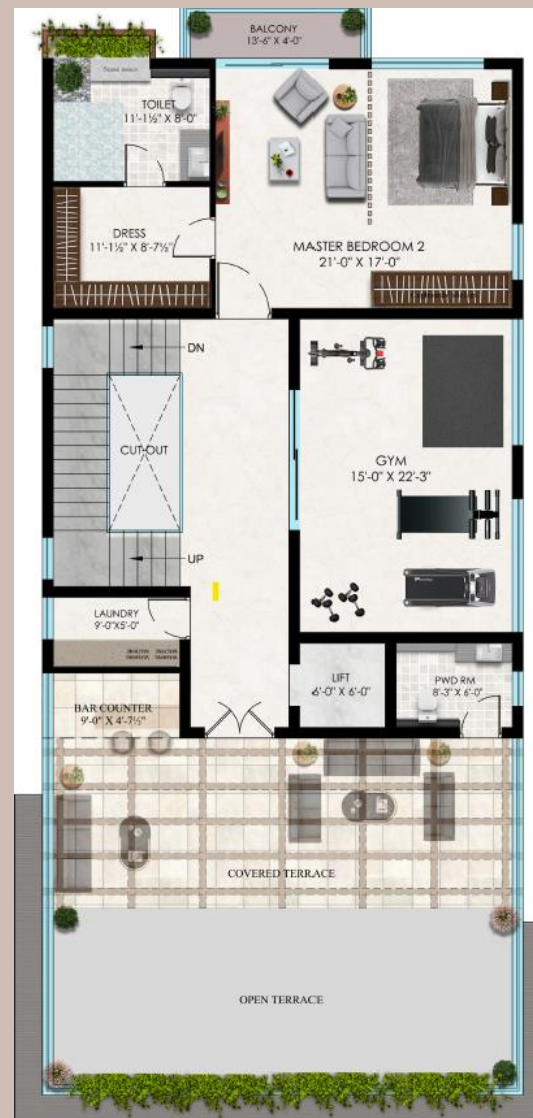
FIRST FLOOR PLAN

Area - 2925 Sqft





SECOND FLOOR PLAN  
Area – 2714 Sqft



THIRD FLOOR PLAN  
Area - 1778 Sqft





## TERRACE FLOOR PLAN





GF - LIVING ROOM





GF - CORRIDOR



GF - FAMILY LIVING





GF - STAIRCASE





GF – MULTIPURPOSE HALL / BAR





FF – LIVING





FF – DINING





FF – CORRIDOR LANDSCAPING





FF – FORMAL LIVING





FF – OUTDOOR SEATING





FF – GUEST BEDROOM





SF – CORRIDOR





SF – LIVING





SF – BALCONY



SF – BEDROOM





SF – MASTER BEDROOM





SF – MASTER BEDROOM









TF – TERRACE / BAR



**STRUCTURE**

R.C.C framed structure

WALLS

External walls : 8" thick AAC blocks or 9" thick Karimnagar Red bricks.

Internal walls

4 1/2" / 9" thick red bricks or AAC blocks

**PLASTERING**

INTERNAL

Smooth finished cement plastering (excluding ceiling)

EXTERNAL

Smooth finished cement plastering

(As per architectural intent)

COMMON AREAS

(As per architectural intent)

**WALL FINISHES**

DRAWING, LIVING, DINING, KITCHEN,

POOJA, ACTIVITY ROOM

&amp; ALL BEDROOMS

Smoothly finished with gypsum punning and painted with satin emulsion paints: of a reputed brand

BATHROOMS

Combination of IMPORTED marble and premium GVT tiles.

SIT OUT / DECK / UTILITY

Smoothly finished with external putty and exterior emulsion paints of reputed brand as per elevation.

BASEMENTS

Designer tiles or Natural stones.

EXTERNAL

Smooth finish with 2 coats of exterior emulsion paint of a reputed brand.



## CEILING FINISHES

TOILETS	Grid ceiling/ Gypsum ceiling with putty finish and emulsion paint to cover services lines if any
BALCONIES	(As per Architectural elevation)
CORRIDOR, LIFT LOBBIES	Gypsum board / wooden false ceiling finished with putty finish and emulsion paint of reputed brand.
OTHER COMMON AREAS	As per architectural intent
DRAWING, LIVING, DINING, KITCHEN,POOJA, ACTIVITY ROOM & ALL BEDROOM	

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## DOORS

MAIN DOOR	Crafted designer hardwood frame of size 1500 mm x 2700 mm with premium finished Teak Veneer flush shutter.  <i><u>Internal Doors:</u></i> Designer hardwood frame of size 1200 mm x 2400 mm with premium finished Teak Veneer flush shutter  <i><u>Toilet doors:</u></i> Designer hardwood frame of size 900 mm x 2400 mm with premium finished Teak Veneer flush shutter.
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## SPECIFICATIONS

BALCONY SLIDING DOORS	Anodized aluminium sliding doors of reputed brand with mosquito mesh provision.
HARDWARE	Premium grade fixtures
MAINDOOR LOCK	Smart lock for main door.
WINDOWS	Anodized/ powder coated aluminium windows of reputed brand with mosquito mesh provision.

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### **FLOORING AND TILING**

DRAWING, LIVING, DINING, KITCHEN,POOJA, ACTIVITY ROOM & ALL BEDROOMS	Imported marble / Wooden flooring as per Architectural intent.
BATHROOMS	Imported marble / Premium anti-skid tiles
BALCONIES	Hardwood flooring / Anti-skid tiles
UTILITIES	Anti-skid vitrified tiles.
CORRIDOR, LIFT LOBBIES	Imported marble flooring Staircases granite flooring/Natural stone (As per Architectural intent)
BASEMENTS AND DRIVEWAYS	Designer tiles / natural stone flooring (As per Architectural intent)

**KITCHEN / UTILITY**

Granite platform and sink

Provision for Hot and Cold-water supply for sink (only Plumbing connections at specified location)

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**SANITARY AND PLUMBING****SANITARY WARE**

Wall Hung EWC of reputed make - Villeroy and Bosch or Grohe or Kohler or equivalent counter type wash basin with reputed vanity unit.

**CP FITTINGS**

Thermostat single lever diverter with shower of reputed brand all Faucets and CP fittings of reputed make - Villeroy and Bosch or Grohe or Kohler or equivalent

**GEYSERS**

Geysers fitted in all the bathrooms of reputed brand

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**ELECTRICAL**

DB and MCBs of reputed make - Legrand / equivalent

Concealed copper wiring of reputed make Finolex, Havells or equivalent

Power outlets for ACs

Power outlets for geysers in all bathrooms

Power outlets for cooking range, chimney, RO, appliances in kitchen

Power outlets for washing machine and dishwasher in utility elegant modular switches of reputed make

Legrand / Schneider



# SPECIFICATIONS

## **COMMUNICATION**

Cable / Dish TV provision in drawing, living and all bedrooms

Internet cabling provision in drawing, living and all bedrooms Telephone point provision in drawing, living and all bedrooms Intercom facility connecting to security.

## **AIR CONDITIONING**

VRF system with centralised AC for all bed rooms, drawing, dining, living, gym and multi-purpose halls.

## **LANDSCAPING**

Aesthetically designed landscaping in open areas, façade walls and terraces.

## **FEATURED WALLS**

As per Architectural intent.

## **LIFTS**

Premium high speed passenger lift of reputed brand OTIS/Schindler/Kone.

## **GENERATOR**

100% DG back-up with acoustic cover.

## **PARKING**

Entire parking is well designed to suit the parking.

**EXTERNAL LIGHTING**

LED lamps post as per architectural intent

**COMPOUND WALL**

Entire property protected with compound wall

**MAID ROOM AND****MAID TOILET**

Walls - Smooth finish with putty and two coats of paint

Flooring - Vitrified tiles of reputed brand

Washrooms - Cladded with glazed tiles and anti-skid tiles for flooring

Fixtures - CP and sanitary fittings of standard make.

**Any other featured facilities as per Architectural Design during the execution part.**





## NAVYA VENTURES

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### WHY US?

*Navya Venture's sister concerned firms past ventures includes like Residential & Commercial projects.*

*Focus on delivering immaculate service.*

*Exceptional quality , pristine designs & superior Value.*

*Definite objective of enabling best LIFESTYLE EXPERIENCE*

### DESIGN TEAM



#### *Sudhir Associates*

**ARCHITECTS , INTERIOR DESIGNERS**

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**STUCTURAL ENGINEERS**

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