

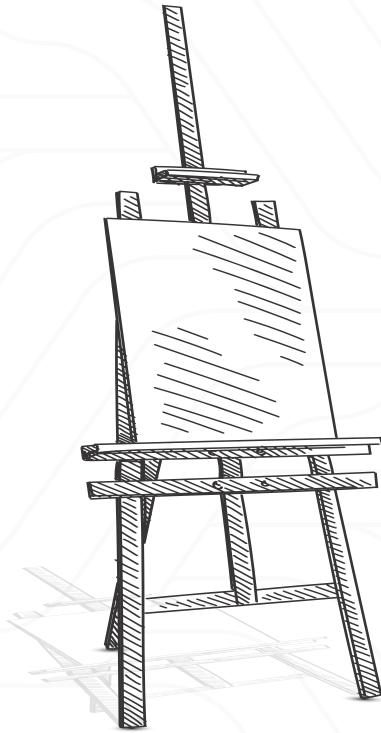


APR PRAVEEN'S

# HILLSIDE

THE WORLD OF LUXURY

Utopia Of Luxurious Living



## **"Passionately Constructing the Iconic Landmarks of Tomorrow"**

Established in 2016, APR Group is a successful real estate construction and development organisation that has built remarkable villa and apartment communities spanning over 2.5 million square feet in and around Hyderabad.

Over the past 5 years, they have provided homes to more than 2000 families.

## **"Committed to constructing homes using the finest materials and techniques."**

APR Group builds every home on a solid foundation of exceptional quality and consistency, creating spaces where families can enjoy a lifetime of happiness.

**15+**  
Acres

**176**  
Triplex Villas

**4 BHK**  
Triplex Villas



# THE SUN SHINE TO YOUR **LIVES**

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"Our incredible success stems not only from the passion and dedication of our team but also from the unwavering trust and support our customers consistently shower upon us. We are building a tomorrow that encapsulates the wants, needs, and desires of modern families in thoughtful and creative ways."

**"At APR Group, we are committed to Make Living Better"**

**Mr. Avula Praveen Reddy**  
( Director )

Our awards and recognitions reflect the trust and acceptance of the millions who have chosen us. API Group was honoured with the Best Amenities Framium Mid Segment Villas of the Year 2022 award at the Times Business Awards Hyderabad 2021, as well as the Most Preferred Builder of the Year award presented by Shri. G Kishan Reddy Garu, Minister of Tourism India.



**6+**

Years of Experience

**12+**

Projects

**3500+**

Happy Customers





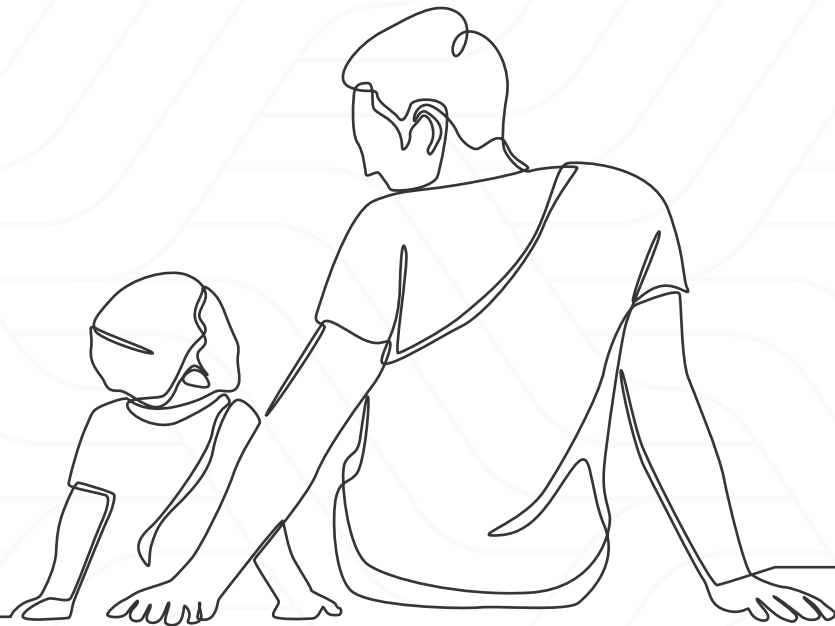


CREATING AN UNPRECEDENTED —————  
**LEVEL OF EXCELLENCE**



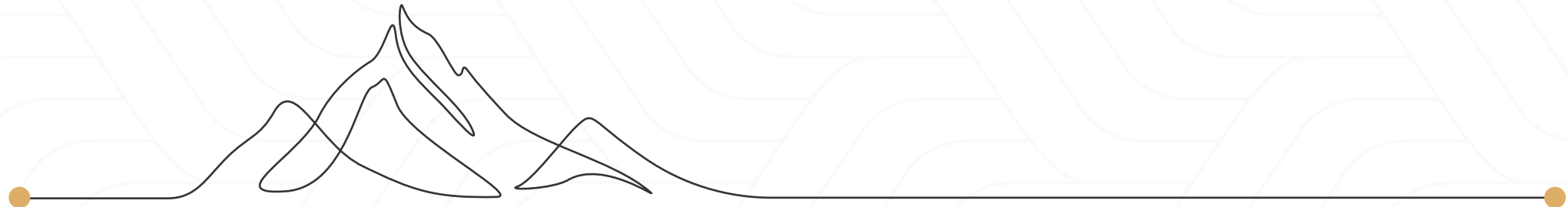
EXQUISITE HOMES THAT SEAMLESSLY BLEND  
**LUXURY AND COMFORT**

East Facing Villas









EXQUISITE HOMES THAT  
**LUXURY AND COMFORT**

# East Facing Villas

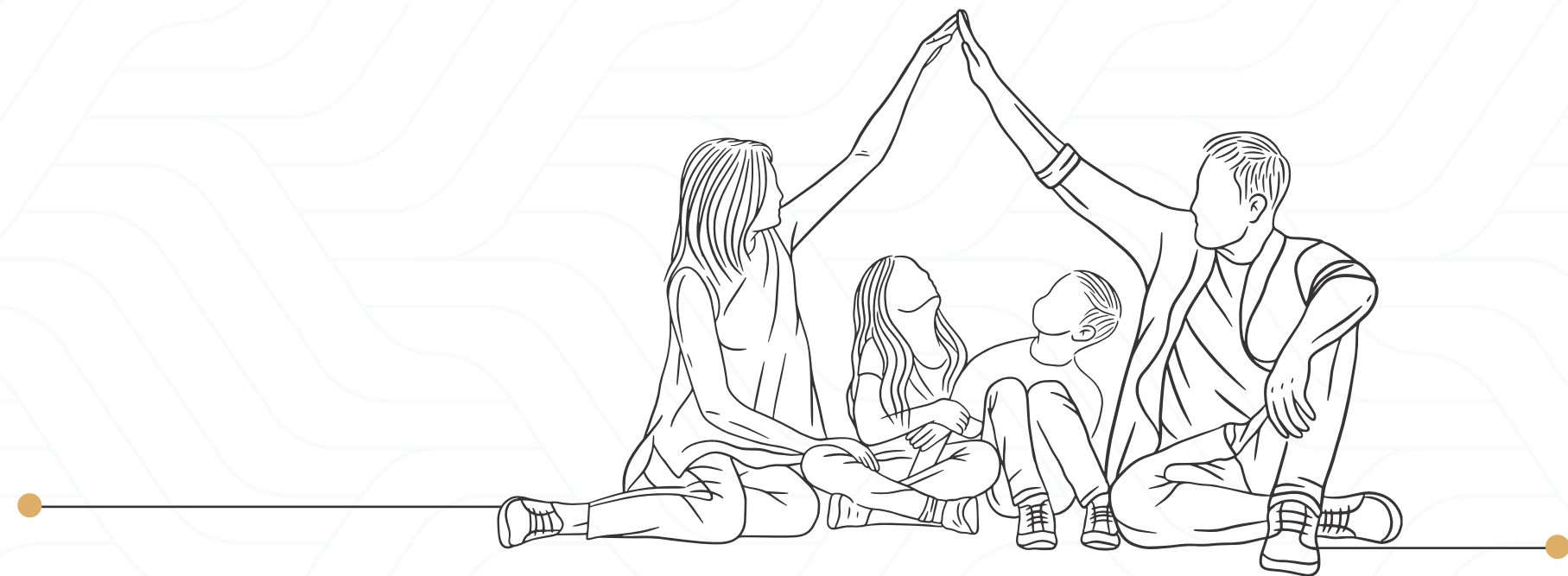




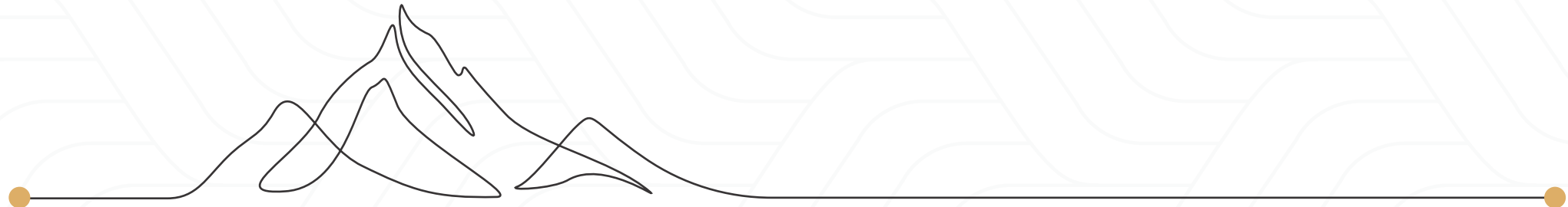


EXQUISITE HOMES THAT SEAMLESSLY BLEND  
**LUXURY AND COMFORT**

West Facing Villas



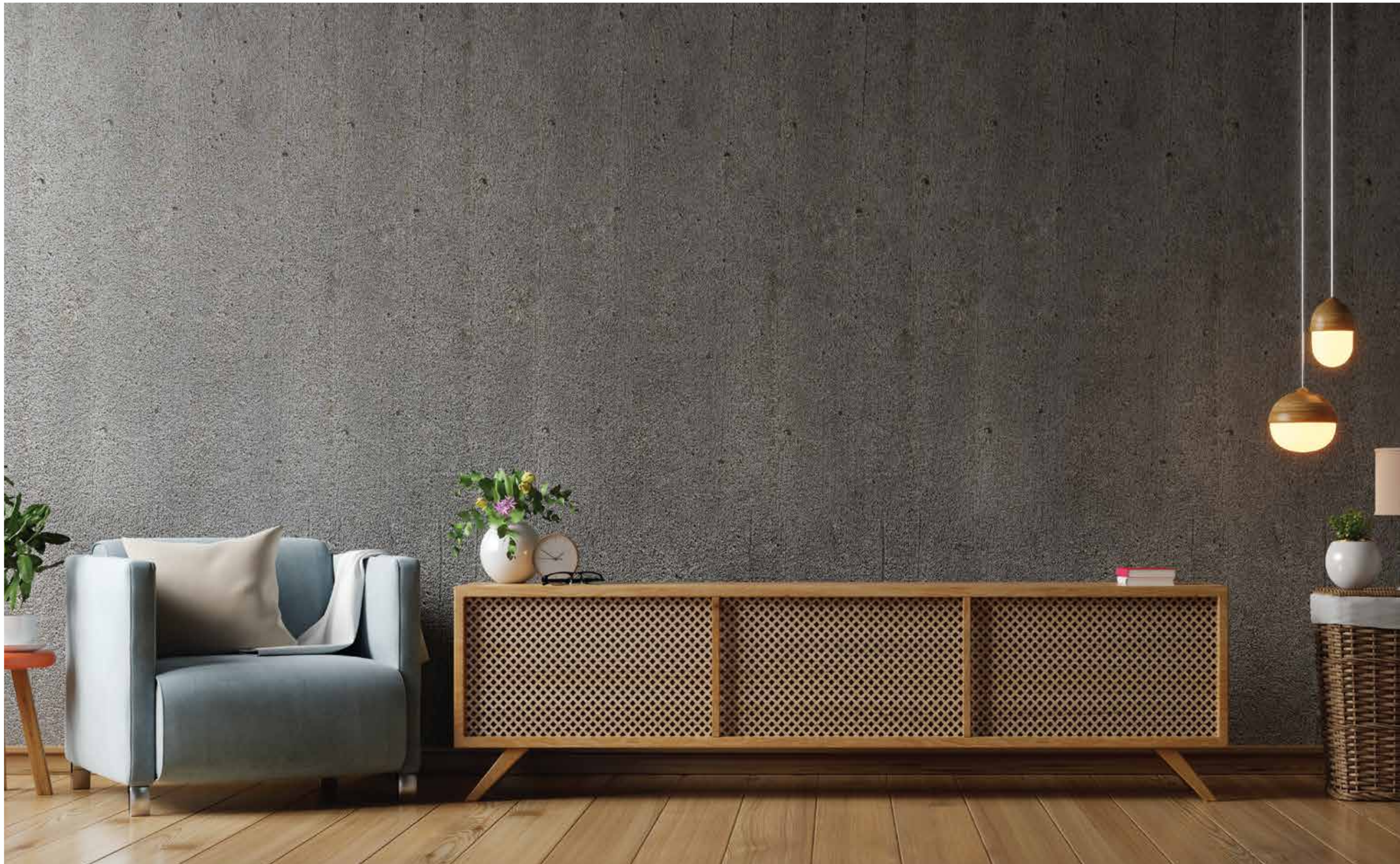




EXQUISITE HOMES THAT  
**LUXURY AND COMFORT**

# West Facing Villas





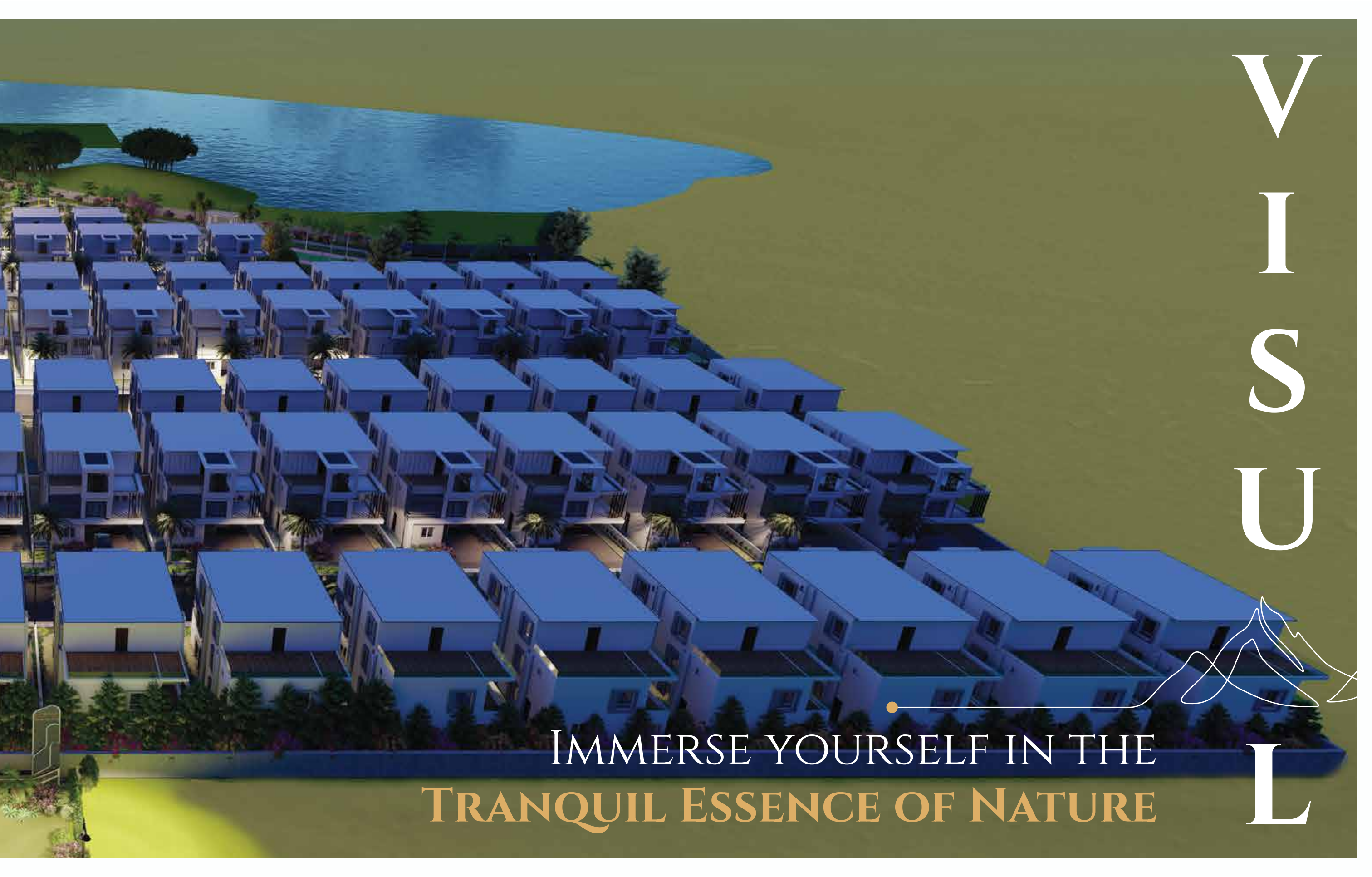


A

BLENDING YOUR IMAGINATION  
WITH EXCLUSIVE  
ARCHITECTURE







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IMMERSE YOURSELF IN THE  
TRANQUIL ESSENCE OF NATURE

L





FUN AT  
HILL SIDE

# CLUBHOUSE



EXPERIENCE UNPARALLELED  
ENTERTAINMENT &  
RELAXATION

Experience a revitalizing escape for your mind, body, and soul with our exceptional amenities, meticulously curated to promote relaxation and rejuvenation. Our opulent clubhouse offers the perfect setting for hosting events, gatherings or simply enjoying quality time with loved ones. Additionally, we offer a range of recreational facilities including swimming pools, indoor games, yoga hall, spa and gym to ensure your fitness and well-being. It is the epitome of elegance and sophistication.





# CLUBHOUSE AMENITIES

Banquet Hall

Mini Function Hall

Gym

Indoor Games

Spa / Salon

Library

Association Room

Yoga Hall

Guest Room



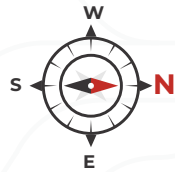
# OUTDOOR AMENITIES

- Children play arena
- EPDM flooring
- Change rooms
- Yoga zone
- Meditation zone
- Paved plazas
- Fountains
- Gazebos
- Swimming pool and baby pool
- Tennis court
- Basket ball court
- Shuttle court
- Cricket practice net
- Open gym
- Senior citizen relaxing space
- Party lawn/functional place
- Floral garden





# MASTER PLAN



# LEGEND



A. Entrance Gate

E. Pergola

I. Half Basket Ball

M. Deck Area

Q. Store Room

B. Clubhouse

F. Party Lawn

J. Shuttle Court

N. Open Area

R. Changes Rooms

C. Swimming Pool

G. Children Play Area

K. Tennis Court

O. Open Outdoor Gym

S. Gazebo-1

D. Children's Pool

H. Water Fountain Court

L. Gazebo-2

P. Cricket Practice Net



# East Facing Triplex Villa

TYPE  
**01**

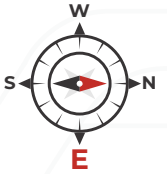
**Plot Area**  
266.66 Sq. Yds

Ground Floor  
1400.0 Sft

First Floor  
1400.0 Sft

Second Floor  
1020.0 Sft

Total Area  
3820 Sft



# West Facing Triplex Villa

TYPE  
**02**

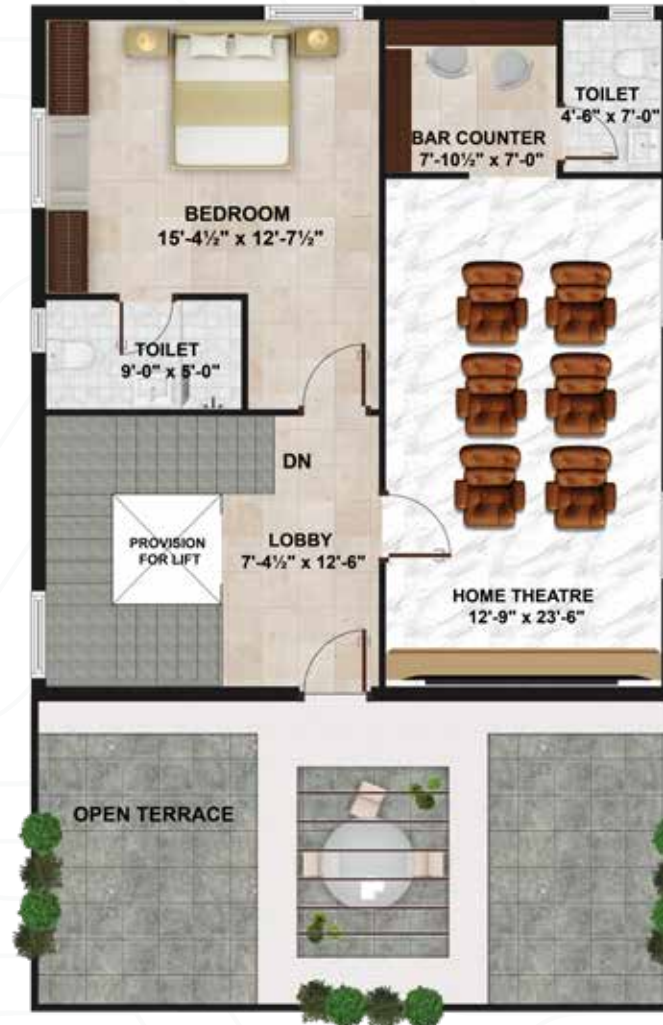
Plot Area  
266.66 Sq. Yds

Ground Floor  
1400.0 Sft

First Floor  
1400.0 Sft

Second Floor  
1065.0 Sft

Total Area  
3820 Sft



# East Facing Triplex Villa

<b>TYPE</b> <b>03</b>	<b>Plot Area</b> 222.22 Sq. Yds	Ground Floor 1260.0 Sft	First Floor 1260.0 Sft	Second Floor 880.0 Sft	Total Area 3400 Sft



# West Facing Triplex Villa

TYPE  
**04**

**Plot Area**  
222.22 Sq. Yds

Ground Floor  
1260.0 Sft

First Floor  
1260.0 Sft

Second Floor  
880.0 Sft

Total Area  
3400 Sft



# East Facing Triplex Villa

TYPE  
**05**

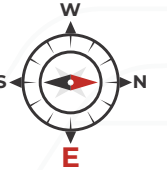
Plot Area  
**200.00 Sq. Yds**

Ground Floor  
1150.0 Sft

First Floor  
1150.0 Sft

Second Floor  
775.0 Sft

Total Area  
3075 Sft



# West Facing Triplex Villa

TYPE  
**06**

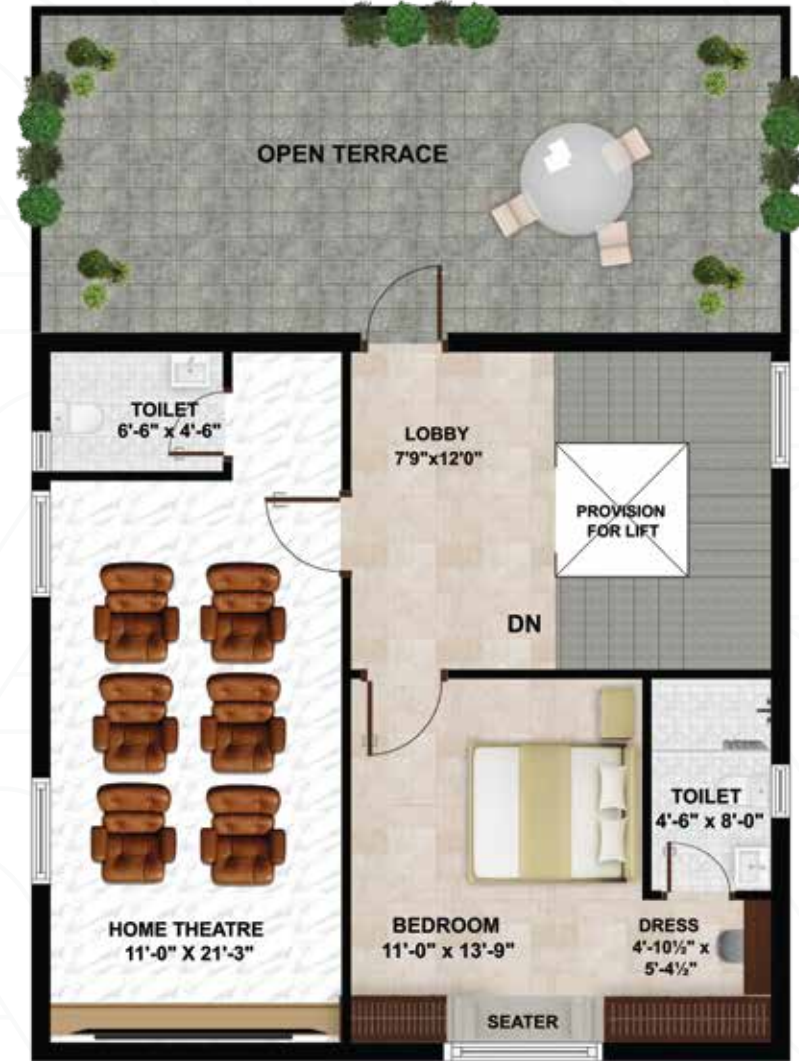
Plot Area  
**200.00 Sq. Yds**

Ground Floor  
1150.0 Sft

First Floor  
1150.0 Sft

Second Floor  
795.0 Sft

Total Area  
3095 Sft



# SPECIFICATIONS



## Structure

RCC framed structure(with M20 grade of concrete and steel with TMT ISI brand)



## Super Structure

Clay red bricks of size 9" thick for external walls and 4" thick for internal walls.



## Plastering

- **Internal** : Double coat cement plaster for walls and ceiling with smooth finish
- **External** : Double coat plaster for external walls with waterproof compound mixed for RCC and masonry surfaces



## Painting

- **External** : Texture finish with two coats of exterior emulsion of Asian/Berger/techno/AKZO or equivalent make emulsion
- **Internal** : One coat of primer and 2 coats of Asian/Berger/Techno/AKZO or equivalent emulsion paint over two coats of putty with smooth finish.



## Kitchen/Utility

Water supply point for municipal and raw water connections at one point(sink) with provision for fixing of water purifier, exhaust fan /chimney. No kitchen platform, no sink provided.



## Wood Work

- **Main Door** : Imported Teak wood/hard wood frame with PU polish. Shutter with both sides decorative veneer with PU polish
- **Internal Doors** : imported Teak wood/hardwood frames with PU polish. Flush shutters both sides decorative veneer with PU polish. Toilet/utility door shutter one side decorative veneer polish and other side with Laminate/enamel painting.

**Main DOOR 8 feet height and remaining doors 7 feet height .**



## Windows / French Doors

UPVC windows and sliding doors with clear glass and mosquito mesh of reputed make .



## Power/Generator Backup

100% power backup for common amenities, common areas, common parking areas, pressure pumps and street lights etc., by providing Auto start, sound proof generator of caterpillar, Kirloskar, JCB or approved make with auto change over switches.



## Electrical

- Concealed copper wiring (Finolex / Polycab / havel's or equivalent make) in conduits. Power outlets for AC provisions in all bed rooms, home theatre, drawing / living and geysor provisions in all toilets. Power points for cooking range, chimney, refrigerator, microwave oven, Mixer / grinder in kitchen, and for washing machine / dish water in backside villa / utility area.
- Inverter wiring for one fan and lighting in all rooms and kitchen.
- Three phase supply for each unit with 5 KW and provision of individual meter and DBs with MCBs (Honeywell / Havel's or equivalent make)
- All electrical Modular switches are of Honeywell / Havel's / Anchor or equivalent make.



## TV, Internet & Telephone

- TV point in living, MBR, Lounge and Home theatre .
- Internet provision at one point in each floor.
- Telephone point in living, MBR, Lounge



## Watersupply

- Raw/domestic water supply will be through Hydro pneumatic pumps from the storage sump to the overhead tank 1000 ltrs capacity provided on terrace of each villa.
- Provision of A dedicated water supply line from the main gate to sump for HMWSSB line connection will be provided. From the sump to kitchen supply will be through hydropneumatic pump for municipal line.

**Compound wall** : common compound wall for villas three sides.

**Stair case** : Granite steps with premium grade stainless steel railing for internal staircase.

**Waterproofing** : All toilets, open terraces and balconies water proofing will be done as per standard procedure.

## Bathroom

Shower single lever diverter with spout & over head shower with geysor provision. Wall mounted EWCs with health faucets and wash hand basins in all bath rooms with best quality Polished Chrome (CP) and sanitaryware fixtures of HINDWARE/JAGUAR/- KOHLER or equivalent make

## Flooring

- Large size vitrified tiles of size (2'0"x4'0" / 2'6"x5'0") in all rooms.
- **Toilets :** Glazed vitrified tile Dados up to 7' height with 2'0"x2'0" / 2'0"x4'0". Flooring anti skid tile 2'0"x1'0" / 2'0"x2'0"
- **Utility :** Ceramic/vitrified tile Dado up to 4' height
- **Attached Balconies /Terraces :** Anti-skid tiles 2'0"x2'0"
- **Parking :** Vitrified tiles/granite/ tandur or equivalent stone

## Security System

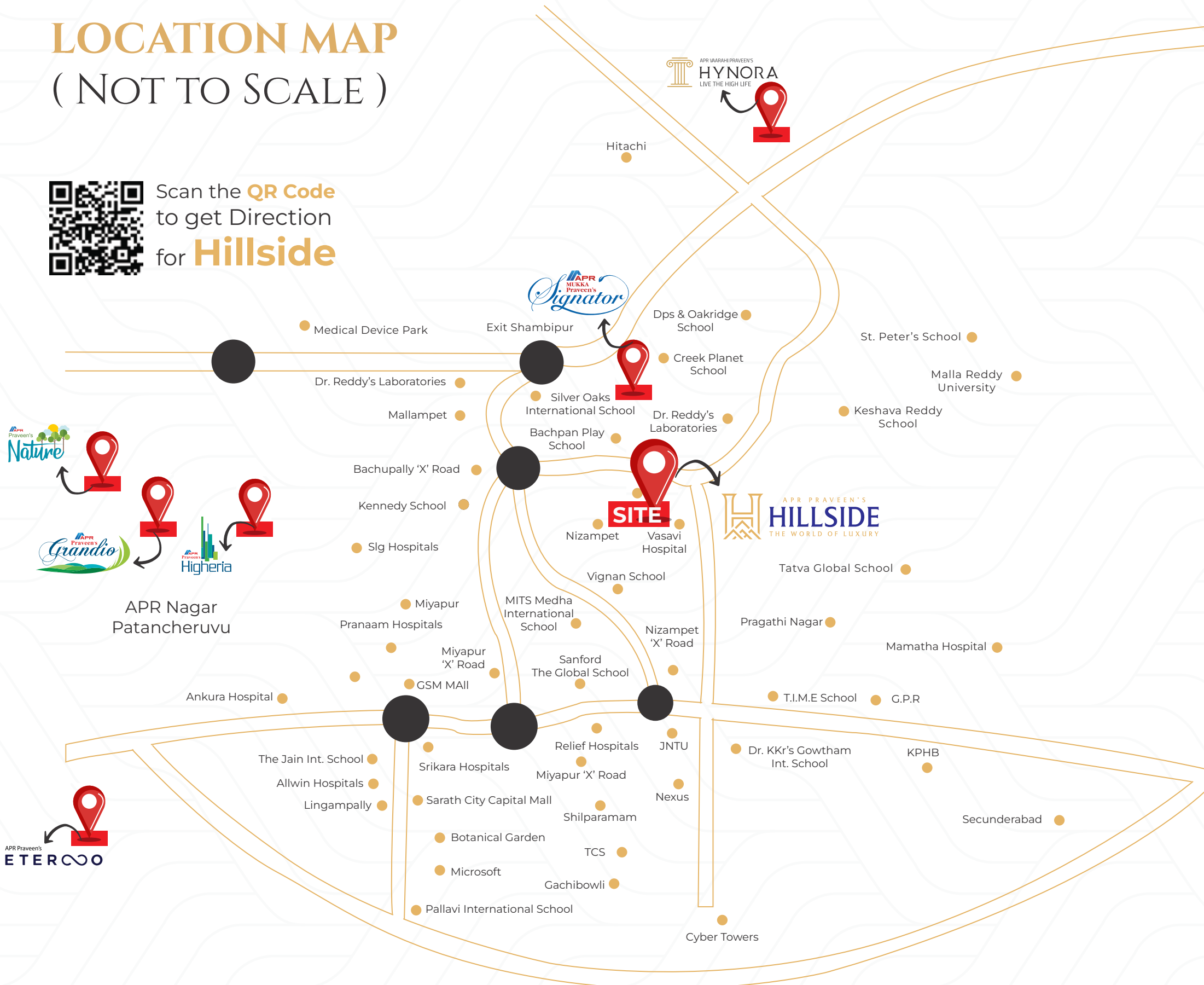
- 24 hrs.' Surveillance and Security facility
- Solar fencing throughout the boundary
- Security Surveillance Cameras at appropriate community locations
- Main entrance will be provided with access controlled boom barrier and security room.



# LOCATION MAP

( NOT TO SCALE )

Scan the **QR Code** to get Direction for **Hillside**



**Nearby Locations:**

**Educational Institutes:**

- 2kms To Kennedy High The Global School
- 2kms To Silver Oaks Int. School
- 2kms To VNRVJIT
- 2kms To Sri Chaithanya Jr.college
- 3kms To Delhi Public School
- 4kms To DRK Engineering College
- 4.5kms To Ambitus World School
- 5ms To Oakridge Intl School

**Healthcare:**

- 2kms To Mams Hospital
- 3kms To SLG Hospital
- 6kms To Usha Mullapudi

**Malls:**

- 15mins To GSM Mall
- 20mins To Nexus Mall
- 20mins To South India Shopping Mall

## Our Other Projects

APR Praveen's  
**ETER**∞O

APR Praveen's  
**Luxuria**

APR Praveen's  
**Prime**

APR Praveen's  
**Grandio**

APR Praveen's  
**Signator**

APR Praveen's  
**CRYSTAL AVENUE**

APR Praveen's  
**Higheria**

APR Praveen's  
**Nature**

APR Praveen's  
**Golden Leaf**  
Crafting your dreams

APR VAARAH PRAVEEN'S  
**HYNORA**  
LIVE THE HIGH LIFE

A Member of :

**CREDAI**



Brand Marketing &  
Communication Partner :



### CORPORATE ADDRESS :

**APR Group Corporate Capital**, North Gate-3, Mathrusri Nagar,  
Miyapur, Hyderabad - 500 049.

MEET HAPPINESS AND EXPERIENCE JOY

