

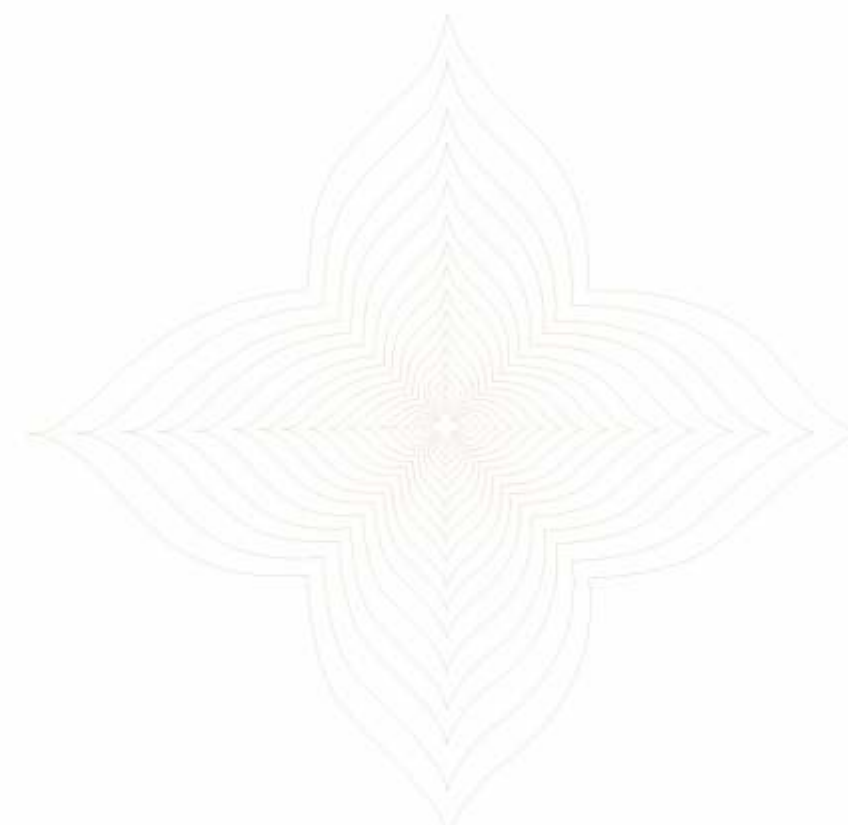
A PROJECT OF



Gk's **alamvillas**

A PREMIUM VILLA GATED COMMUNITY @ YAPRAL

✦ a **PLACE** to celebrate your life



❖ a **PREMIUM**

a collection of limited villas that
comes with high end facilities,
offering a splendid luxurious lifestyle.



A PROJECT OF



GK's **alamvillas**

✦
a **PLACE** that
reflect your
cherished
dream

Some destinations reflect your journey in life. The beautiful gated community of GK's Alam Villas at Yaprak can now be your journey towards your cherished dreams. Soaring beyond the city's skyline, rows of bespoke lifestyle designed villas sits serenely in one of the greenest patches in the city, right next to some elegant addresses.

Now coming back home is an experience you will look forward to. Nestled amidst verdant nature, you can now breathe in and gaze at the sky with your loved ones in this oasis of calm.



GK's **alamvillas**

✦ a **PLACE** for
all those
who deserve
a grand
welcome

Get transported to a realm of sheer luxury as soon as you make your way through the grand entrance at Gk's Alam Villas, an address you will be proud of.



GK's **alamvillas**



Gk's **alamvillas**

a PLACE for fresh air and best views

Nestled close to Secunderabad Cantonment area, known for a laid back, serene and elite lifestyle.

Gk's Alam Villas - Spread across five acres, comprises of forty nine North, East and West facing exclusively designed villas of different sizes.

Built with the attention to detail for impeccable quality, the villas offer breath-taking views of the surrounding places making it a class of its own when it comes to fine living.



Architecturally and aesthetically designed grand entrance with best landscape.



Intercom, Video Call to each villa



Water Softener Plant



Avenue Plantation & Manicured Gardens



Huge Sitouts



BT Roads with paved side walks

✦ a PLACE
with many
features &
luxuries

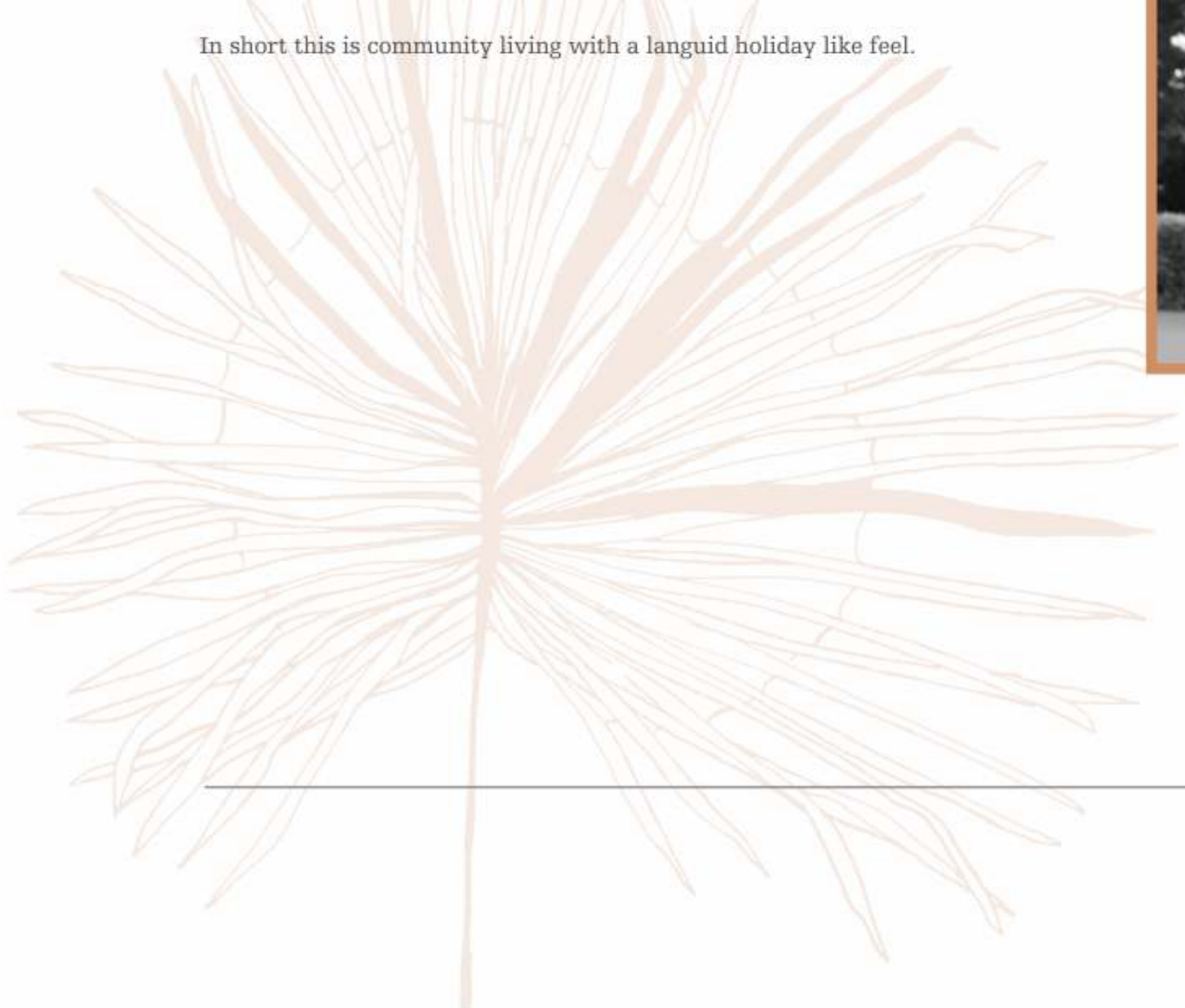


GK's **alamvillas**

✦ a PLACE
for every one
to make
happy
memories

Gk's Alam Villas provide a peaceful escape from the day-to-day humdrum of life. It creates the ground for social interaction with separate seating under shade for elders, well designed recreation and play areas. You will feel a sense of community in the aesthetically designed landscaped garden.

In short this is community living with a languid holiday like feel.



GK's **alamvillas**

a PLACE to energise

LUXURY FEATURES



**WALK INTO THE GARDEN
BREATHE FRESH
LARGE
OPEN SPACES**

**YOGA /
MEDITATION
EVERY DAY
IN LANDSCAPED PARKS
IN ALL THE CORNERS**



**MY
KIDS ALWAYS
IN THE PARK
TOT LOT
AND FREE OPEN
SPACES TO PLAY SAFE**



**FOR ELDERS-
SHADED SEATING
AREAS
FOR ELDERS TO SPEND
LEISURE TIME IN NATURE**

**WIN
YOUR
PARTNER
PLAY COURTS
FOR SPORT
WARS**



GK's **alamvillas**



✦ a **PLACE**
 in harmony
 with nature
 with all the
 conveniences
 in place



PROJECT FEATURES

40' Main road
 & 33' Internal roads

49 Premium Limited villas

Symphony
 gardens and Open Auditorium
 Automatic Boom Barriers
 With 4 Layered Security System

Ultra Luxury Club house
 Under ground cabling & Ornamental Street lights

Leisure & Luxury
 Parks, Totlots and play courts
 Gazebo

100% power backup including
Ac's and Geysers

Feature Wall
Solar fencing

Sewage Treatment Plant
Designer Landscaping

2 Car Parking
 for each villa

Large Windows for Ventilation and
Scenic view

Half Basket Ball Court

✦ a PLACE to rejuvenate

The measure of your well-being is your true reflection. Make the most of your stay in this beautiful, verdant locale by focusing on your health. Work out at the state-of-the-art gymnasium, wash away all your stress with a splash in the swimming pool or simply walk in the expansive gardens. Engage your friend or family member in the indoor games room, catch up at day end or gather for the weekend with friends or neighbours over parties hosted at the banquet hall.



GK's **alamvillas**

✦ a **PLACE** to
celebrate

LUXURY FEATURES



PLAY YOUR
LUCK
& SKILL
AT **RECREATION
ROOM**

ENTER IN TO THE
LUXURY AND
EXPERIENCE
A **LAVISH
WELCOME
LOUNGE**

TONE YOURSELF
AT **YOGA/MEDITATION
HALL**



**EQUIPPED GYM
AND AEROBICS/
YOGA ROOM**
FOR MIND, BODY &
FITNESS



FOR FRIENDLY
BETS ENJOY THE
INDOOR GAMES
& DISCOVER
NEW FRIENDS

BECOME A HOST
AT **BANQUET HALL &
PARTY LAWN**
TO CELEBRATE
SMALL GATHERINGS



KIDS HEAVEN
PLAY STATION
FOR KIDS



GK's **alamvillas**

✦ a PLACE
to hop, skip,
bounce anywhere
your heart desires.

SITE PLAN 

CLUBHOUSE
7302 sft.

Area Statement (in Sft.)

Plot	1,10,14	2-4	5-8,15-20	9	11-13	21-26	27	28	29,30	31	32,33
Area	3465	3296	3320	3370	3296	3740	3745	4165	3808	3552	3740
Facing	East	East	West	West	West	East	West	West	North	North	East
Plot	34	35-37	38,39	40	41-43	44,45	46	47-49			
Area	3709	3582	4000	3530	3350	3296	3465	3320			
Facing	East	West	East	East	West	East	East	West			



LEGEND

1. Entrance & Exit
2. Symphony Garden
3. Lawn
4. Toddler's Park
5. Feature Wall
6. Children's Play Area
7. Half Basketball Court
8. Elder's Seating
9. Swimming Pool
10. Gazebo
11. Clubhouse
12. Pathway



GK's **alamvillas**

◆ a PLACE for diversity of living choices

Well planned GK's Alam Villas community offers different sizes of homes and choice in facing for your prosperous life.



GK's **alamvillas**



NORTH FACING VILLA
3808 sft.

GROUND FLOOR
1,450 Sft.



FIRST FLOOR
1,455 Sft.



SECOND FLOOR
903 Sft.



EAST FACING VILLA 3740 sft.



GROUND FLOOR
1,515 Sft.



FIRST FLOOR
1,410 Sft.



SECOND FLOOR
815 Sft.



WEST FACING VILLA 3320 sft.



GROUND FLOOR
1,278 Sft.



FIRST FLOOR
1,278 Sft.



SECOND FLOOR
765 Sft.



a PLACE for the best brands and quality



STRUCTURE

RCC Structure with Quality Steel and M25 Grade Concrete.

SUPER STRUCTURE

Brick Masonry with Good Quality Red Bricks, Outer walls 9" and Inner walls 4" Thick.

PLASTERING

Joint of the R.C.C. structure & brick wall will be covered with mesh before internal wall plastering commences.

EXTERNAL : Double coat cement plastering with Sponge finish.

INTERNAL : Smooth Cement Plastering with sponge finish.



TOILET

- **SANITARY** : All toilets will consist of Wall hung EWC, Wash Basin of Jaquar / Equivalent
- **HOT & COLD** diverter with overhead shower, all CP fittings of JAQUAR / Equivalent
- Provision for Geysers in all Toilets

RAILING

SS and Glass Railings



FLOORING

INTERNAL : 800 x 800 size vitrified tiles of reputed brand in all rooms.

BALCONIES : Anti skid Wood Textured tiles

OPEN TERRACE : Anti skid Wood Textured tiles

UTILITY / WASH : Rustic Ceramic tiles for Floor and Glazed Ceramic Tiles of reputed brand upto 3' for Walls.

STAIRCASE : Vitrified Tiles / NATURAL STONE

PARKING : Designer Tiles / Natural Stone / Equivalent



KITCHEN

WALLS : Glazed Vitrified tiles upto 2'-0" height above kitchen platform

PLATFORM : Black Granite platform with Stainless Steel Sink, Connection for on municipal water tap and one Bore well connection tap.



LIFT

Provision for Hydraulic LIFT



PAINTING

INTERNAL : Two coats of Acrylic Emulsion over Two coats of Putty and Primer.

EXTERNAL : Texture finish and two coats of Exterior Emulsion paints of reputed make.



DOORS

MAIN DOOR : Teak Wood / Engineered Wood and Flush Doors with Teak Veneer Shutters aesthetically designed and finished with Polish, fixed with hardware of reputed make

INTERNAL DOOR : All internal doors with Engineered Wood and Flush Doors with Teak Veneer Shutters aesthetically designed and finished with Polish, fixed with hardware of reputed make

FRENCH WINDOWS : Three track opening for balconies and open terrace.

WINDOWS

UPVC Window frames, Shutters with Glass Panels and Mosquito Mesh of 3.0 Track with Standard Hardware.



TELEPHONE /COMMUNICATION

- Intercom Facility to all Villas.
- Telephone point in Living Room.
- Provision for Cable Connection in Drawing, Living and all Bedrooms.
- Provision for Internet Cable Connectivity in Living Room.



ELECTRICAL

WIRING : Concealed copper wiring of Havells /Polycab /HPL/Equivalent

CONTROLS : Modular switches of Legrand / Havells/Anchor Panasonic /Equivalent.

- Power outlets for AC's in Living hall, all Bed rooms & Home Theatre / Multipurpose Room

- Power outlets for Geysers in all Toilets.
- Plug points for Cooking range, Chimney, Refrigerator, Microwave, Mixer/Grinders, R.O. & Dish Washer in Kitchen.
- Plug points for TV in Drawing, Living & all Bed Rooms



PLUMBING AND SANITARY

WATER SUPPLY : Water lines connected with Pneumatic Pressure pumps of ISI standard.

DRAINAGE : ISI mark Standard PVC / SWR Sanitary pipes of PRINCE / SUDHAKAR / Equivalent

SEWAGE TREATMENT PLANT : Waste Water treated by STP and reused for Gardening

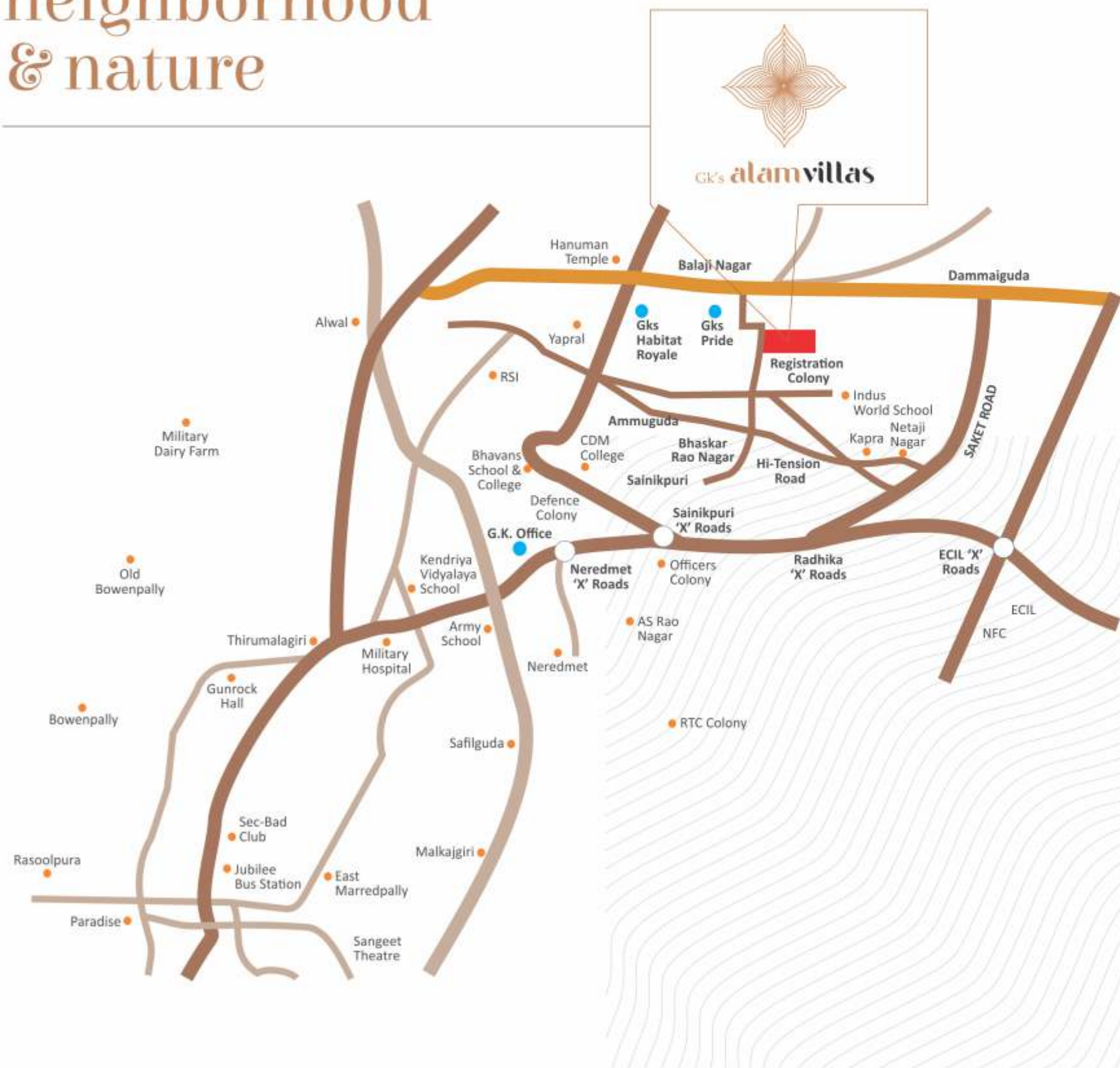
RAIN WATER DISPOSAL : Well Planned Rain Water Harvesting System



Location Plan (not to scale)

✦ a PLACE
close to city,
coupled with
excellent
neighborhood
& nature

Gk's Alam Villas is strategically located at Yapral and well connected to the city. Though away from the maddening rush, residents will be still close to commercial sectors, hospitals, schools, educational institutes and army establishments, all within a few minutes of driving distance.



A PROJECT OF



Developing renowned, Iconic and exclusive communities for holistic luxurious living.

The GK Group aims to enhance the quality of life of its customers by translating today's trends of better and healthy living into comfortable and pleasant living abodes. Through its superior craftsmanship, customer-friendly policies and industry best practices, the company has earned a stellar reputation as a developer of quality projects in the Twin Cities. The company has focused on futuristic expansion and has chalked out plans to develop more luxurious residential communities soon.

OTHER PROJECTS UNDER DEVELOPMENT



Gk's Pride



Gk's Zenith



Gk's Festoon

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CALL :

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Landscape Designers
NARSIMHAM ASSOCIATES

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.



www.gkdevelopers.in