



▲ E-5 - 40'x56' - 249 sqyd - 2600 sft. - 3 Bedroom



▲ E-6 - 45'x60' - 300 sqyd - 3200 sft. - 3 Bedroom



▲ E-7 - 50'x72' - 400 sqyd - 4200 sft. - 4 Bedroom

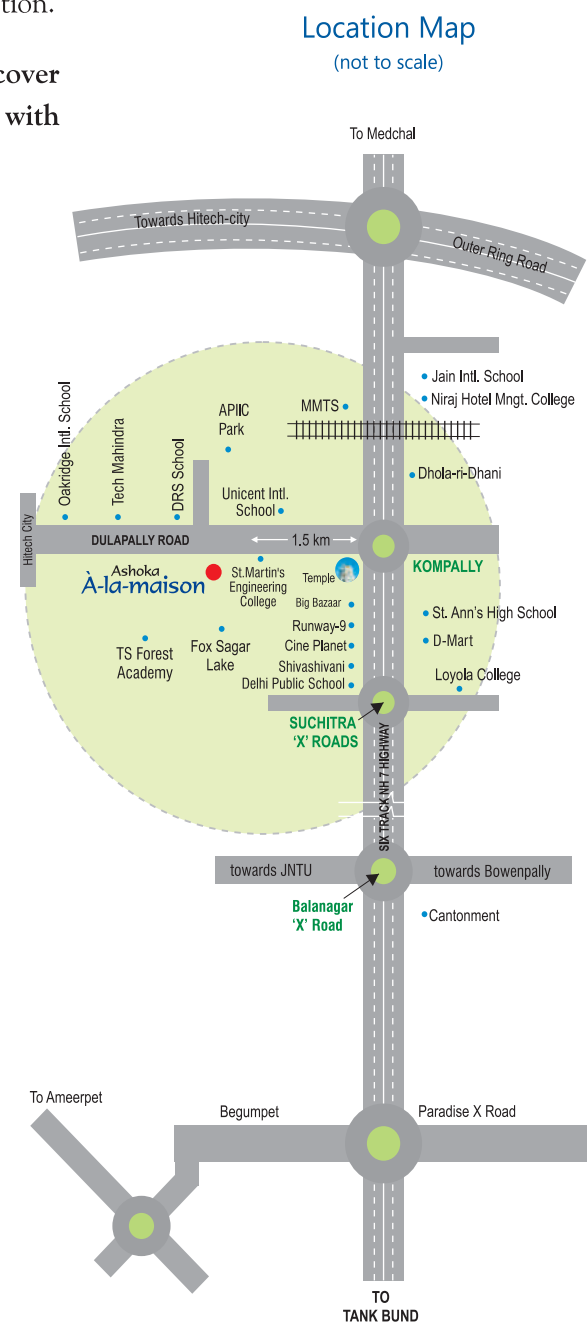
### A few minutes smooth drive to home

Kompally is strategically interconnected with highways and ORR. Proximity to city centers and green surroundings draw the elite to its fold. Several upscale gated communities are built and schools, shopping arcades, restaurants and multiplex make this suburb a favorite destination.

Give your lifestyle a suburban flavor. Discover the joys of tranquil environs blending with urban infrastructure.

### A Happening Destination

- Educational institutions like Nalsar Law College, IPE and BITS
- Popular schools like DRS, Lotus, Siva Sivani, Loyola, St Ann's, Sadhu Vaswani, Pearson International School
- Biotech companies in Genome Valley including Shapoorji Pallonji Biotechnology Park
- Medicity Corporate Hospital and many more
- Research institutions like ICICI Knowledge Center and Dupont Knowledge Center
- Runway 9 for Go karting, Cine Planet, Dhola-ri-Dhani, Big-Bazaar, D-Mart, TNR Mall and several shopping malls
- 4 Kms to Outer Ring Road
- 14 kms from JNTU
- 13 Kms from Paradise Circle



**27** YEARS OF TRUST & COMMITMENT

# Ashoka À-la-maison Annexe

Premium Luxury Villas @ Kompally



The world is beautiful!



Actual Picture of site

### Project Highlights

- 65 Acre Premium villas community
- 3 & 4 Bedroom luxury duplex villas
- 2600 - 4200 sft. built up area
- Well developed infrastructure
- 65% open space & 35% built up area
- 10 acres parks & lung space
- Super Market & Pharmacy
- 20000 sft air-conditioned Ashoka Recreation Centre Fully furnished over looking 2 acre central park
- Nearby International school, Colleges, Hospitals, Shopping malls & Entertainment zones
- Surrounded by Fox sagar lake and TS forest academy
- Wide range of floor plans for our lifestyle
- Manjeera water line approved

### Specifications

#### FOUNDATION & STRUCTURE

- RCC Framed structure

#### WALLS

- Table moulded fly ash Red Bricks and AAC blocks in cement mortar

#### PLASTERING

- Internal POP punning over 12 mm thick cement plastering
- External Two coats of Cement plastering

#### DOORS

- Main door Best Teak Wood frame and flush shutter with one side melamine polishing with SS hardware
- Internal door Medium Teak Wood frame with Masonite shutter with enamel spray paint with SS hardware
- Windows UPVC Windows with clear glass

#### PAINTING

- External Two coats of cement based waterproof paint over one coat of primer as per architect specification
- Internal Plastic emulsion for walls, ceiling over lappam

#### FLOORING

- Vitrified tiles (2'x2') of reputed make in living, dining, bedrooms, drawing areas, entrance lobby and kitchen
- Anti- skid ceramic flooring for bathrooms. Polished Granite tread and riser for all steps and staircases

#### Wall CLADDING & DADOING

- Bathroom Glazed ceramic tile dado up to 7' height
- Utilities/ Wash Glazed ceramic tile up to 3' height

#### KITCHEN

- Provisions for stainless steel sink with drain board & hot and cold mixing valves & provision for fixing Aqua guard

#### TOILETS

- Wall hung EWC Sanitary ware - Hind ware or equivalent. Hot and cold wall mixer with shower in all bathrooms. wash basin in all bed rooms. All CP Fittings are of Jaguar or equivalent Chrome plated for all Toilets. Provision for geyser / Solar water heating system. centralized water supply by Hydro Pneumatic system from WTP

#### ELECTRICAL

- Concealed copper wiring with ANCHOR ROMA switches for lights, fans and power plug points. A/c electrical points in all bedrooms. Telecom points in all bedrooms, drawings & dining areas

#### RAILING

- MS railing with enamel paint for external and SS railing for internal staircase as per architect design



Ashoka Capitol, Opp KBR Park  
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Master Planners



Architects  
InFORM Architects Pvt. Ltd.



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



Actual Picture of site



Actual Picture of site

# Ashoka À-la-maison Annexe

Premium Luxury Villas @ Kompally

## Fully Furnished Clubhouse

- Swimming pool with deck area
- Coffee shop & Lounge
- Gymnasium
- Multipurpose hall
- Spa & Saloon
- Banquet hall with kitchen
- Children play area
- Indoor games
- Landscaped gardens
- Amphitheater
- Basket ball court
- Library & Meeting room
- Squash court
- Badminton court
- Tennis court
- Billiards
- Table tennis

The exclusive 20,000 sft clubhouse designed by RSP Architects, overlooking two-acre lush green Central Park keep the community entertained and active. The multi-facility club houses indoor and outdoor recreational and sports facilities, conforming to the best standards.



Actual Pictures of Clubhouse

## PHASE - II SITE LAYOUT PLAN



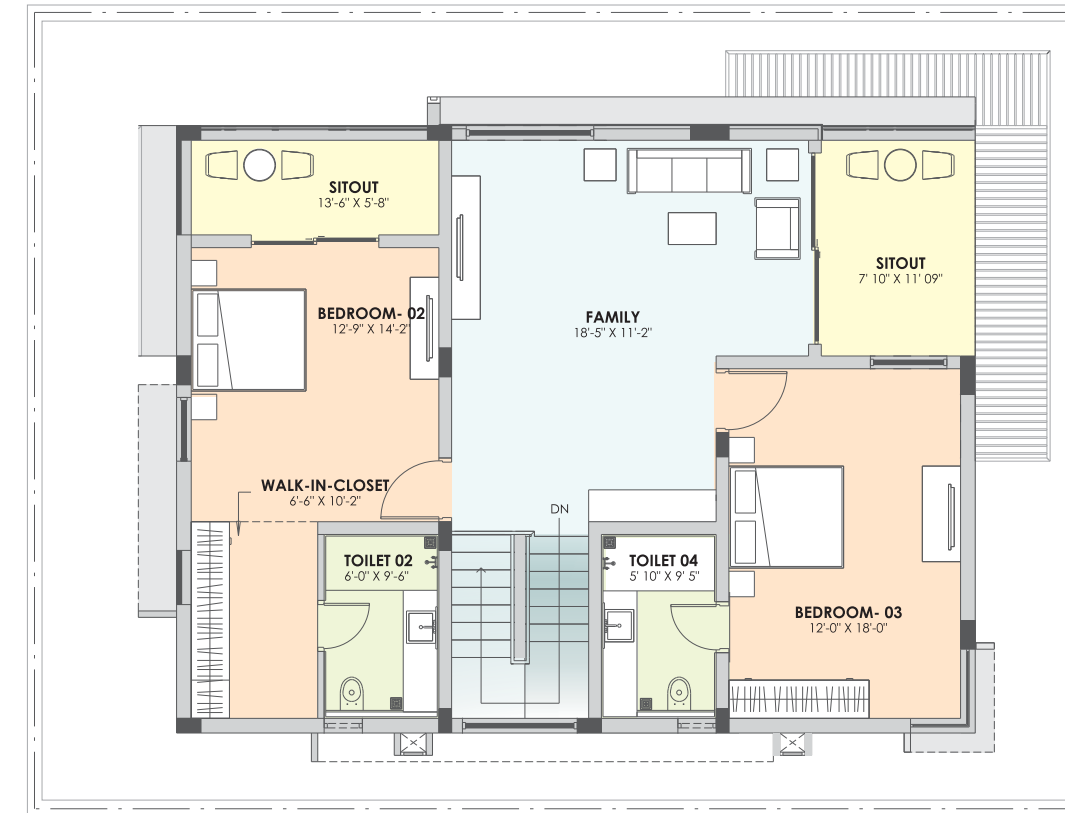
## SITE MASTER PLAN



**E-5**  
40'x56'  
EAST FACING

### Area Statement

Plot Area :	249 SqYds.
Ground Floor :	1300 Sft.
First Floor :	1300 Sft.
<b>Total Area :</b>	<b>2600 Sft.</b>



First Floor Plan

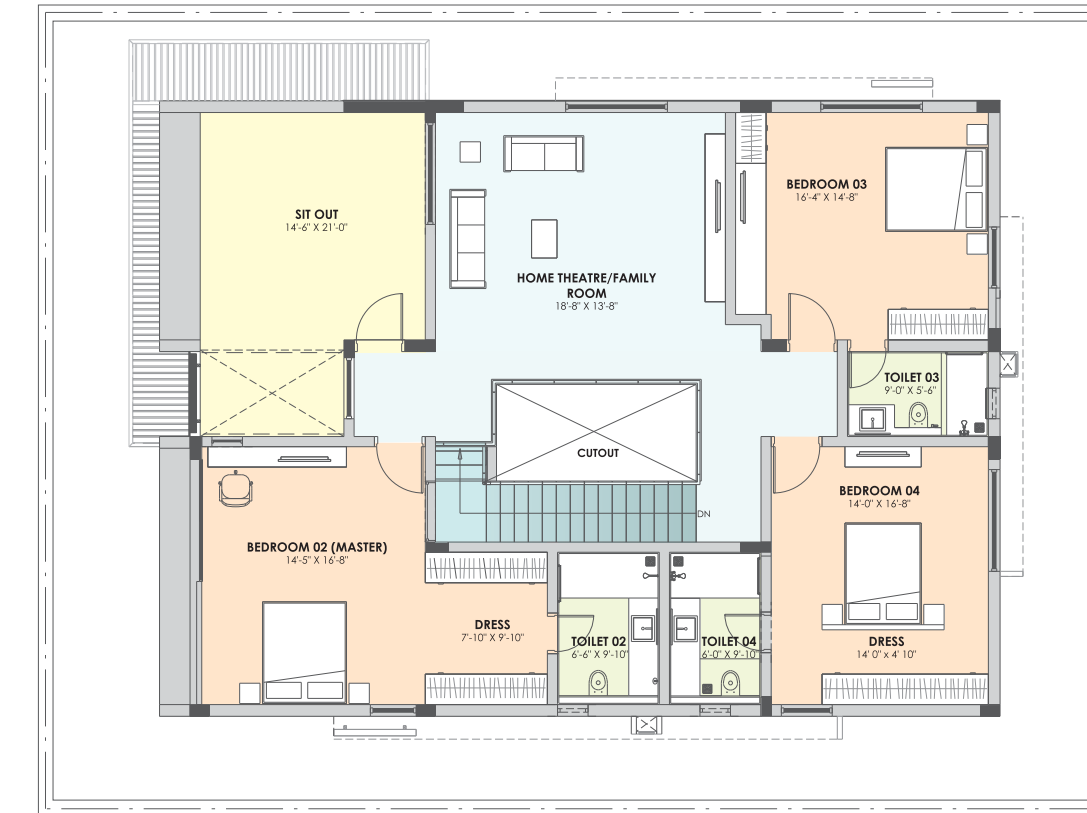


Ground Floor Plan

**W-7**  
50'x72'  
WEST FACING

### Area Statement

Plot Area :	400 SqYds.
Ground Floor :	2100 Sft.
First Floor :	2100 Sft.
<b>Total Area :</b>	<b>4200 Sft.</b>



First Floor Plan



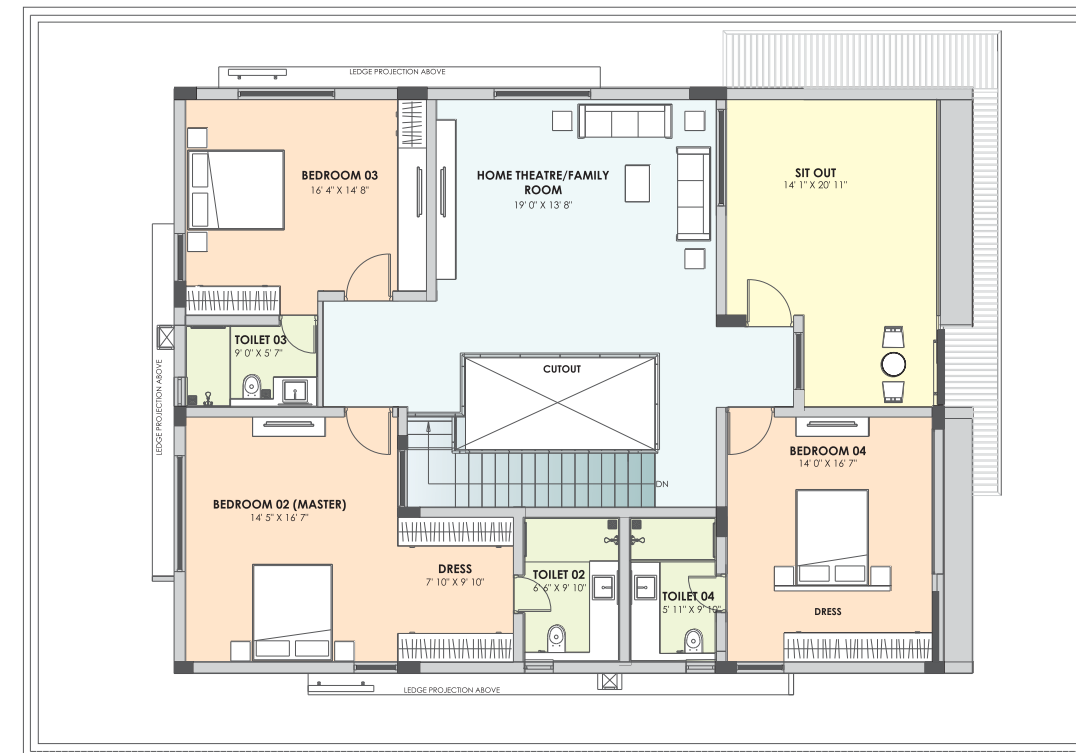
Ground Floor Plan



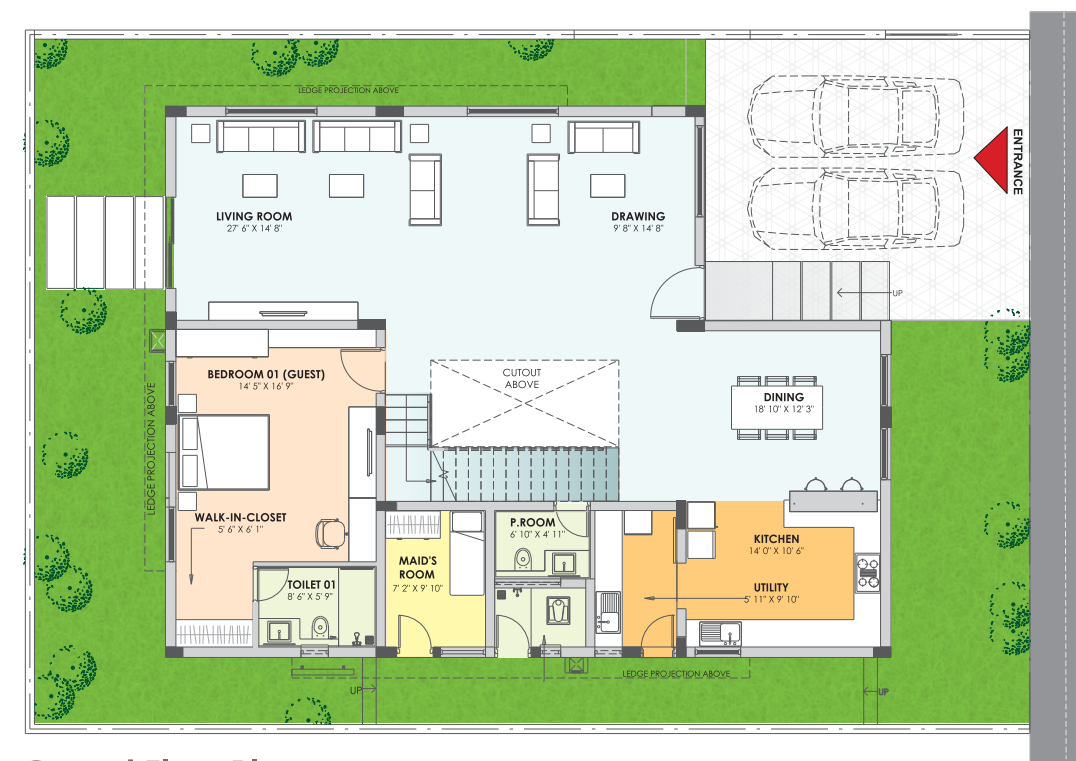
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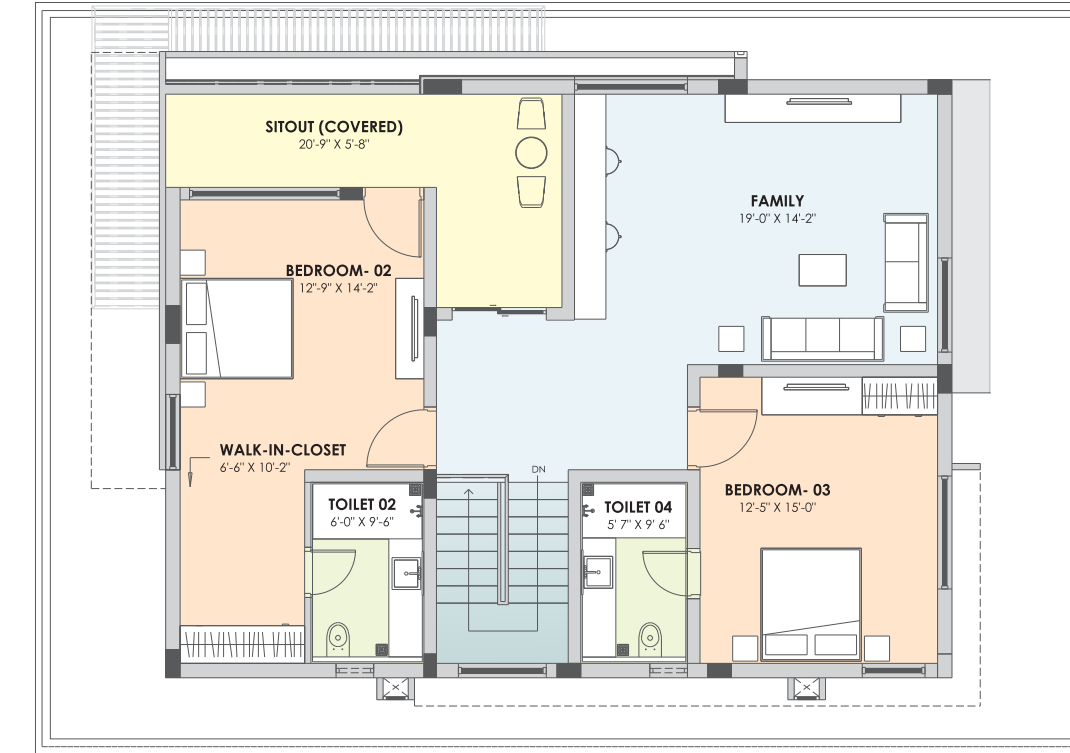
Ground Floor Plan



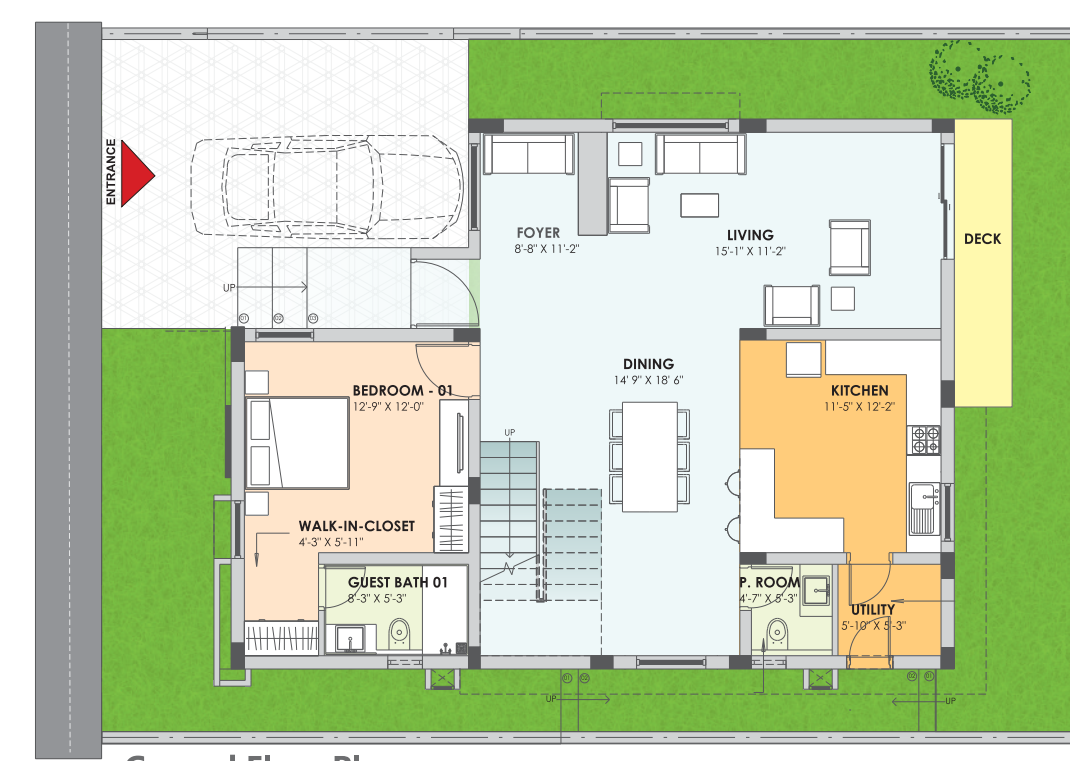
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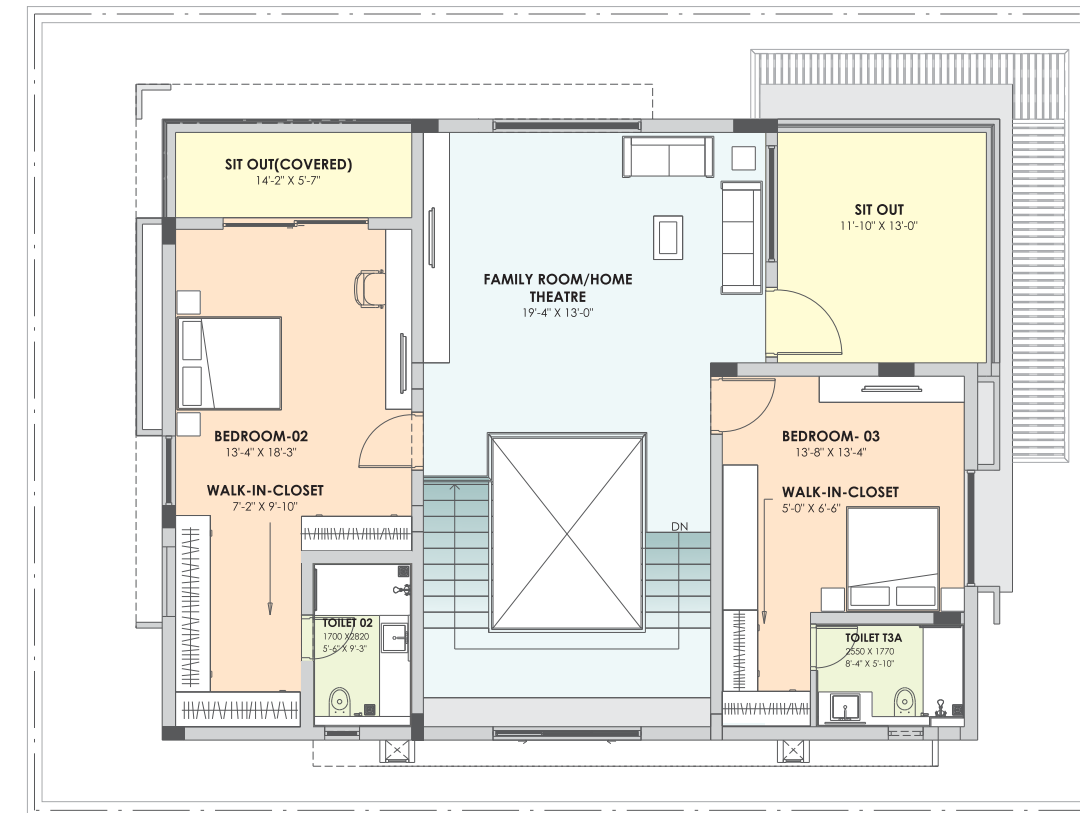
Ground Floor Plan



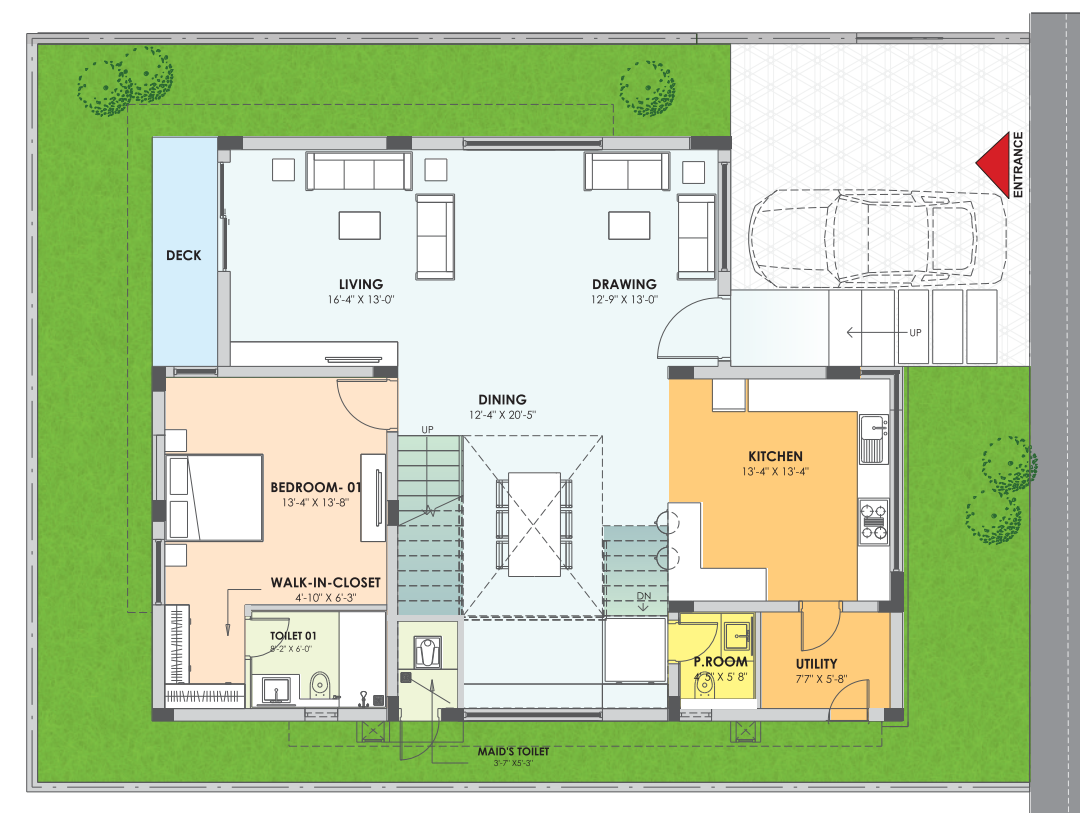
**E-6**  
45'x60'  
EAST FACING

**Area Statement**

Plot Area :	300 SqYds.
Ground Floor :	1600 Sft.
First Floor :	1600 Sft.
<b>Total Area :</b>	<b>3200 Sft.</b>



First Floor Plan



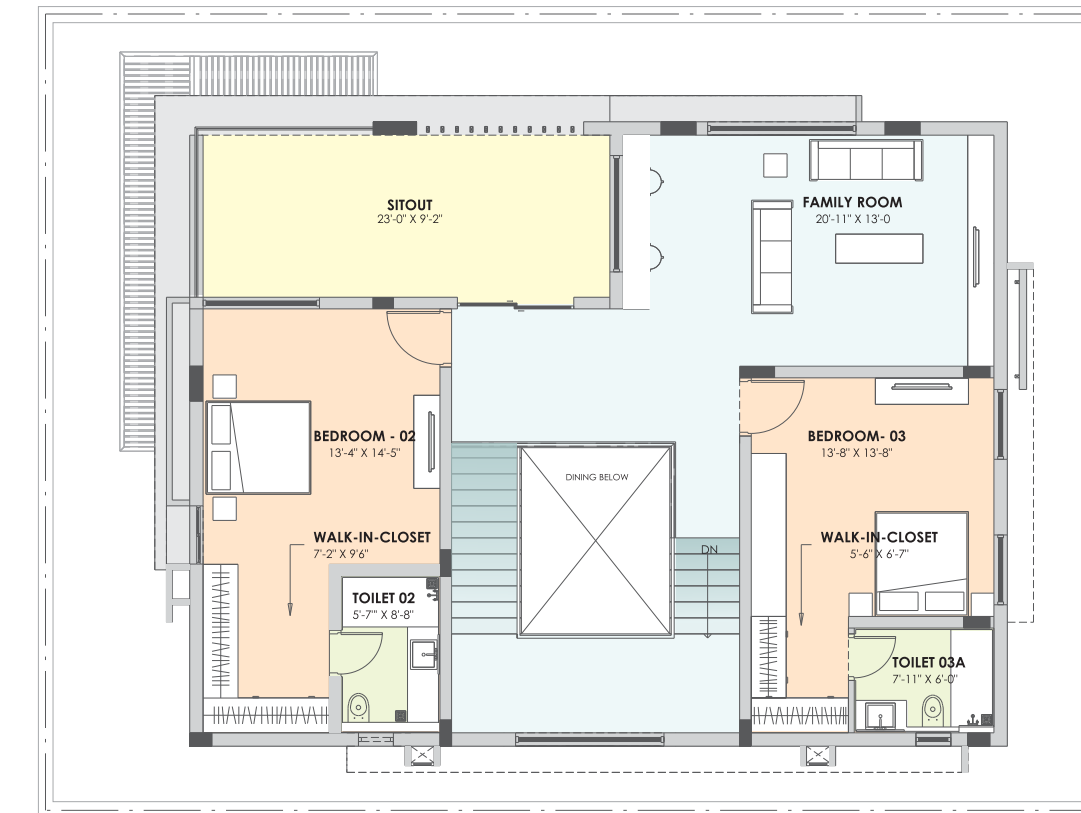
Ground Floor Plan



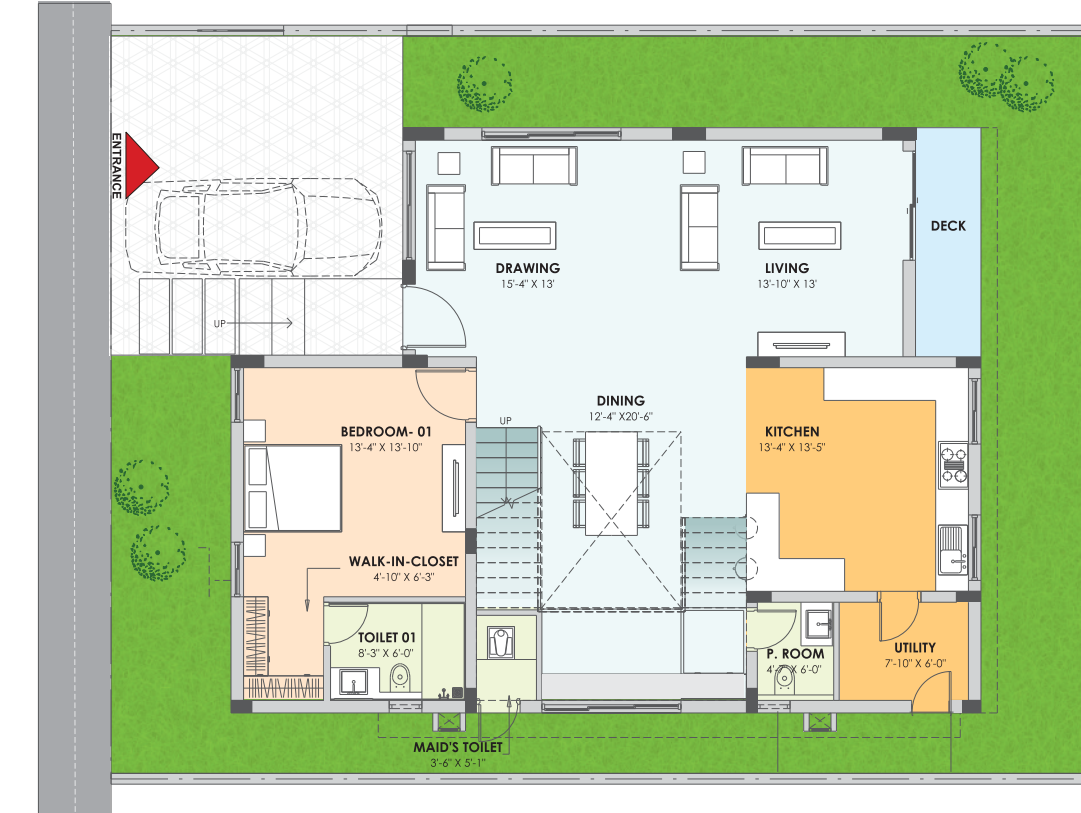
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First Floor Plan



Ground Floor Plan

