

26 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
- 2 acres Central parks
- 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 AP forest academy
- Wide range of floor plans for our lifestyle

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 and provision for mosquito net track

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

Spread your wings



Actual Picture of site



Actual Picture of site

E-5
40'x56'
EAST FACING

Area Statement

Plot Area :	249 SqYds.
Ground Floor :	1300 Sft.
First Floor :	1300 Sft.
Total Area :	2600 Sft.



First Floor Plan



Ground Floor Plan



W-5
40'x56'
WEST FACING

Area Statement

Plot Area :	249 SqYds.
Ground Floor :	1300 Sft.
First Floor :	1300 Sft.
Total Area :	2600 Sft.



First Floor Plan



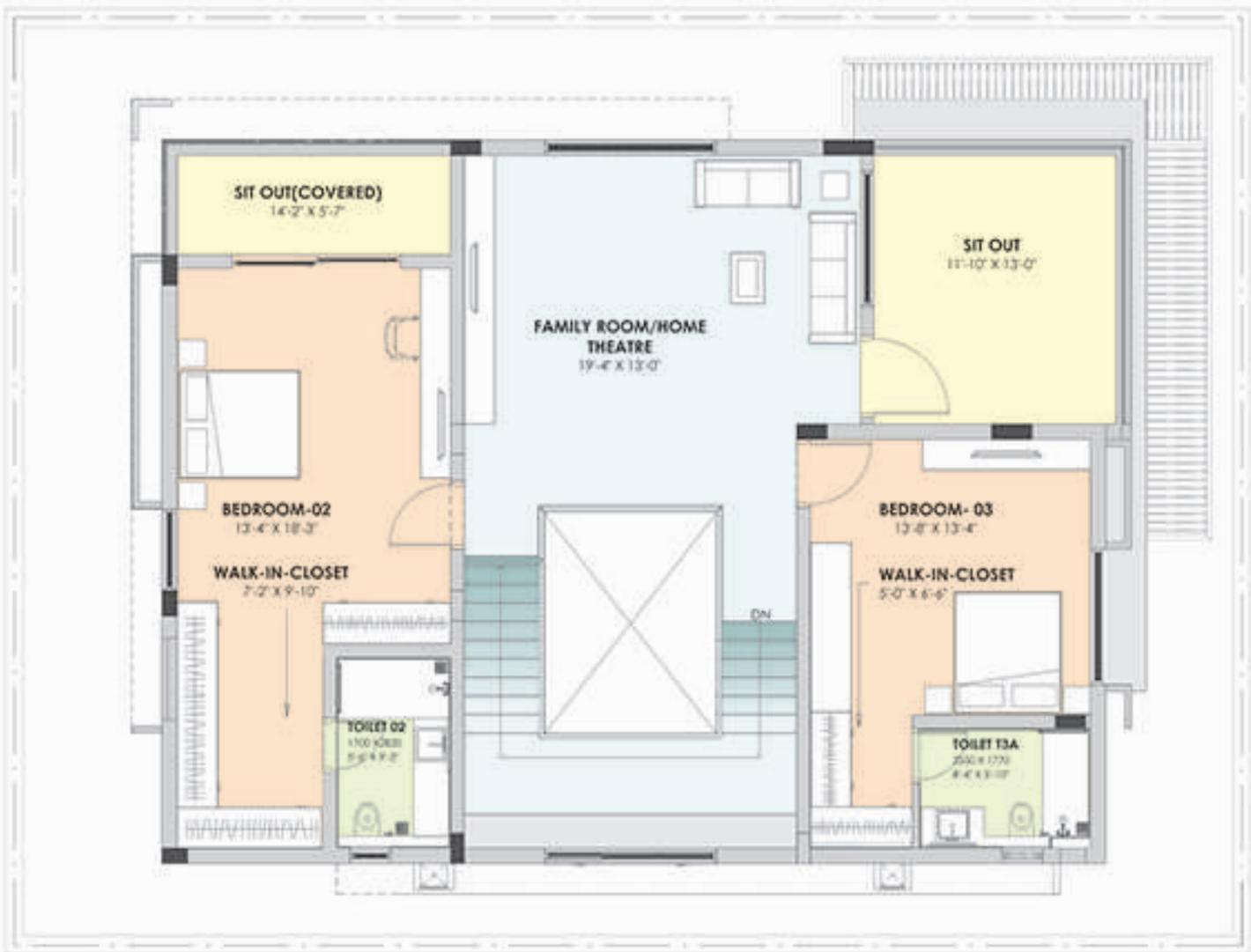
Ground Floor Plan



E-6
45'x60'
EAST FACING

Area Statement

Plot Area :	300 SqYds.
Ground Floor :	1600 Sft.
First Floor :	1600 Sft.
Total Area :	3200 Sft.



First Floor Plan



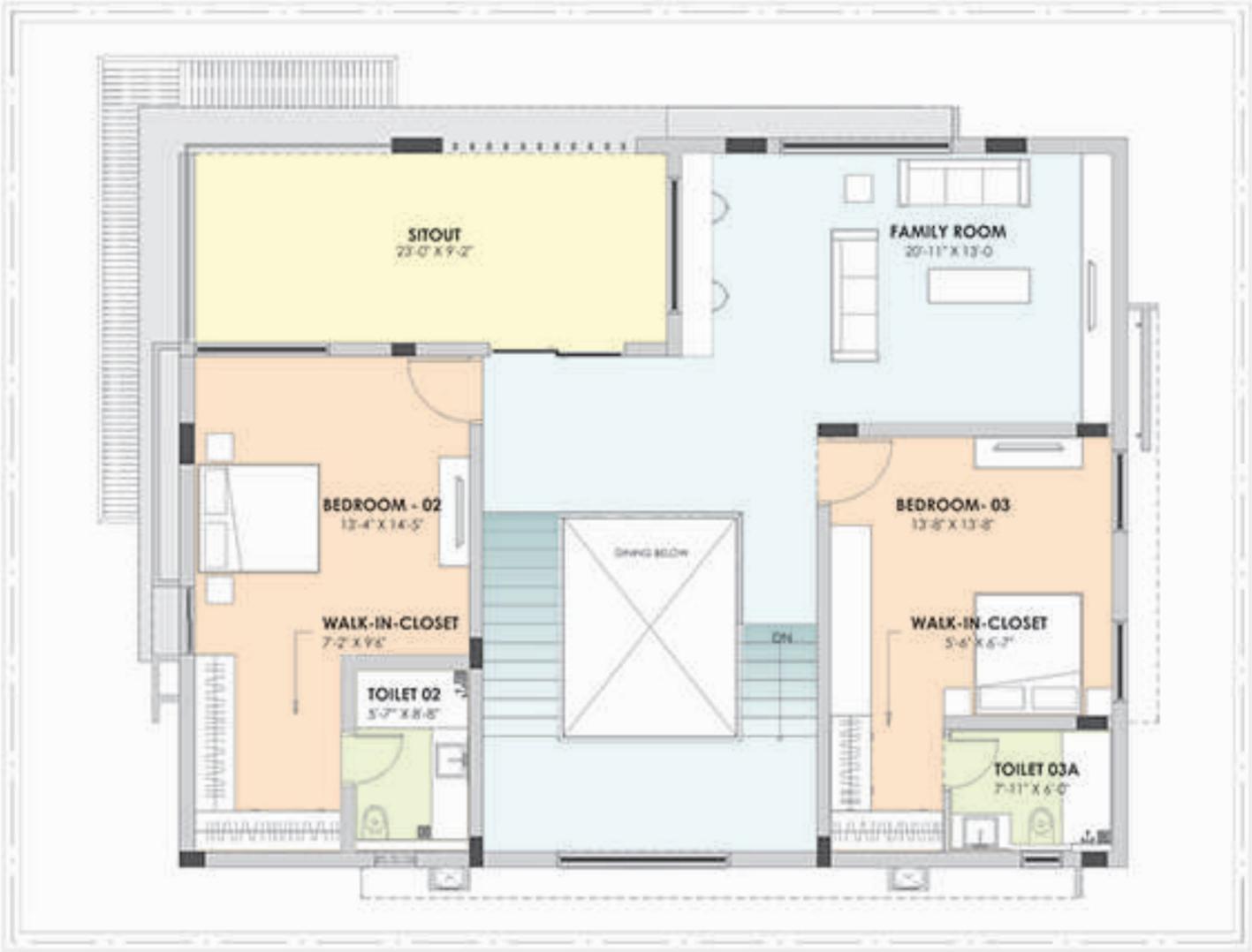
Ground Floor Plan



W-6
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First Floor Plan



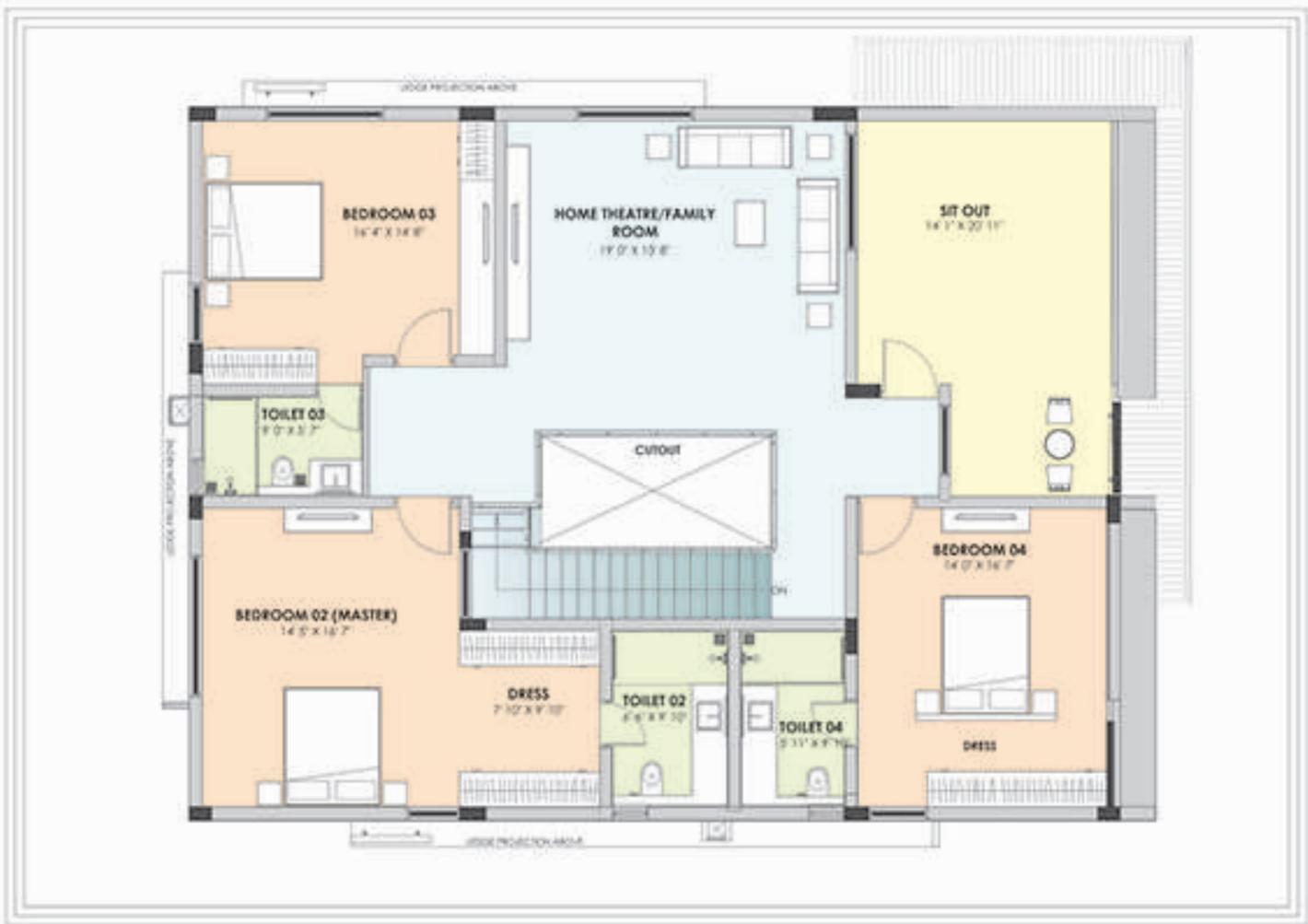
Ground Floor Plan



E-7
50'x72'
EAST FACING

Area Statement

Plot Area :	400 SqYds.
Ground Floor :	2100 Sft.
First Floor :	2100 Sft.
Total Area :	4200 Sft.



First Floor Plan



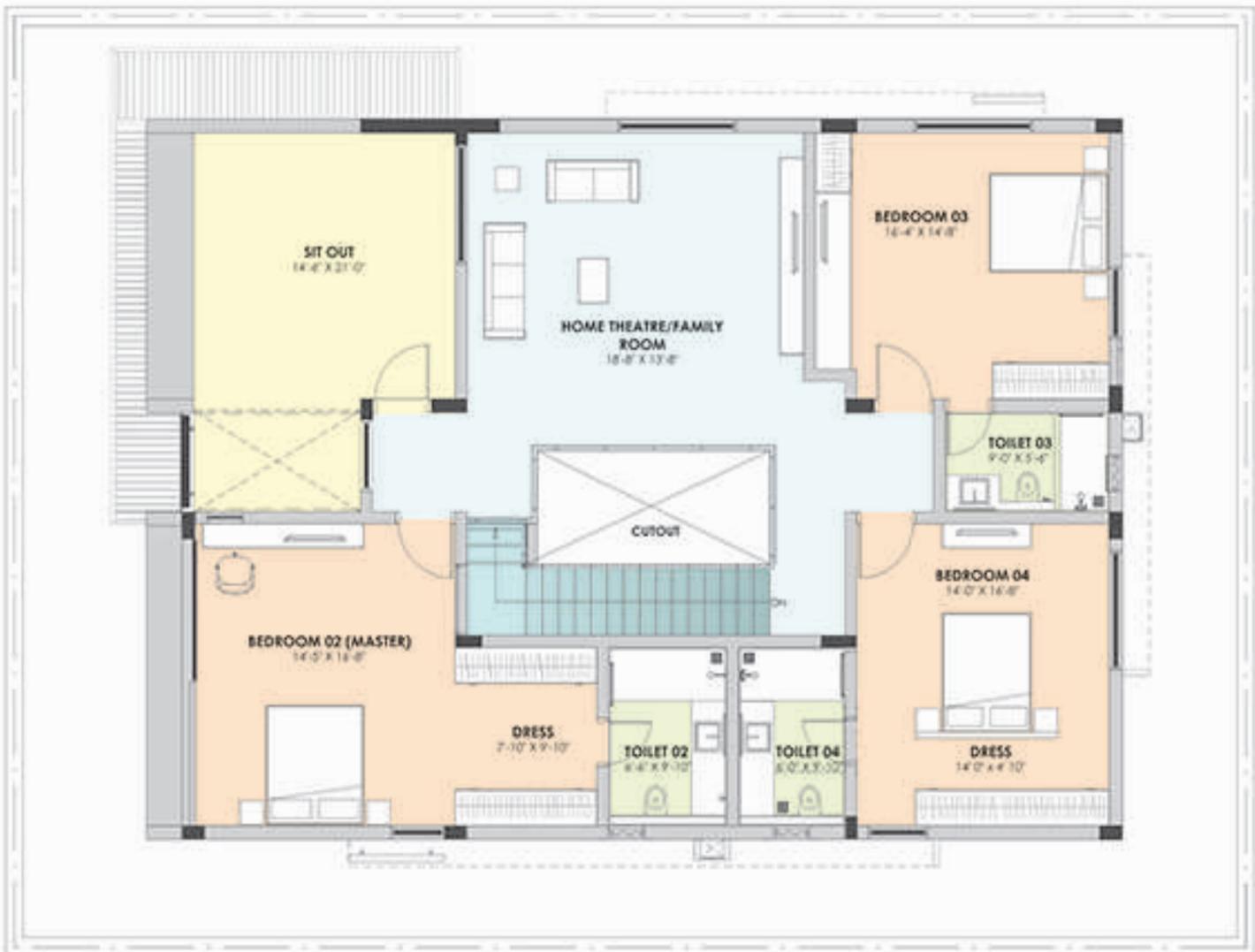
Ground Floor Plan



W-7
50'x72'
WEST FACING

Area Statement

Plot Area :	400 SqYds.
Ground Floor :	2100 Sft.
First Floor :	2100 Sft.
Total Area :	4200 Sft.



First Floor Plan



Ground Floor Plan





▲ 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
- Research institutions like ICICI Knowledge Center and Dupont Knowledge Center
- Runway 9 for Go karting, Cine Planet, Dhola-ri-Dhani, Big-Bazaar and several shopping malls
- 4 Kms to Outer Ring Road
- 14 kms from JNTU
- 13 Kms from Paradise Circle

Location Map
(not to scale)



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