

A project by



Site Address :

Sushee Valley (HMDA Approved Layout), Athvelly,
Medchal Mandal, Hyderabad, Telangana State - 501 401.
RERA No:P02200005755

Corporate Address :

#3, Above Reliance Trends, Near Indian Oil Petrol Bunk,
Medchal Highway, Hyderabad, Telangana State - 501 401.

For Booking, Contact :

70224 33005

Website: www.avaniadvaita.com

Exclusive
Marketing Partner

ceyone®

Agent RERA No.: A02200002211

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Project Approved by



A Project by



A
CITY LIFESTYLE
IN BLUE & GREEN
GO GREEN, BREATHE CLEAN

2 & 3 BHK Luxury Apartments @ SUSHEE VALLEY, MEDCHAL, HYDERABAD.



A FANTASTIC LIVING OPPORTUNITY BETWEEN THE LAKES & GARDENS

Avani's Advaitha elevates your life to the next level by its encompassed features as pleasant location, access and eden flats with royal amenities.



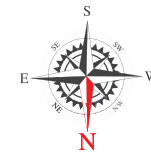


THE MILESTONE PROJECT IS WALKABLE FROM THE NH - 44

From the NH - 44 Avani's Advaita brings to you everything you look for in a home that's within your reach. Located in Sushee Valley, Medchal, it's away and far from the din, noise, and commotion of the life that surrounds us. But not too far from what we expect from life. All the good things that need to be close, you will discover, are right around the corner. And at short distances from here are essentials like Shopping, Educational Institutions, Healthcare, Groceries, Travel and things that make life complete.

4000 Sq.Yds.	77 Luxury Flats	C+G+5 Floors	1390-1900 Sft.	10,000+ Sft.	100% Vaastu
LIFE STYLE PROJECT	LUXURY HOMES	HOME STYLES	HOMES RANGE	CLUBHOUSE	VAASTU





Ground Floor Plan

Area Statement

S. No.	Unit	Facing	Area in Sft.	UDS
1	2 BHK	East	1450	47.78
3	2 BHK	East	1450	47.78
4	2 BHK	West	1390	45.81
5	3 BHK	West	1900	62.62
6	2 BHK	North	1455	47.96
7	2 BHK	North	1455	47.96
8	2 BHK	North	1455	47.96
9	3 BHK	East	1900	62.62
10	2 BHK	East	1390	45.81
11	2 BHK	West	1450	47.78
12	3 BHK	East	1900	62.62
13	2 BHK	West	1450	47.78

Area Description

1. Drawing / Living Room
2. Utility
3. Kitchen
4. Toilet
5. Sitout
6. Dining
7. M.Bedroom
8. C.Bedroom
9. G.Bedroom
10. Pooja





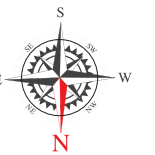
A HOME OF PRIME IMPORTANCE



- A luxurious home in calm & pleasant location
- Adjoining lush greenary
- An Architecture of highest quality, satisfying 100% Vaastu
- An icon built with passion & profession to meet the royalty you aspire
- Ample flats to celebrate every occasion of life
- A perfect place to be a family of your kind

ALL AT AFFORDABLE VALUE





Typical Floor Plan

Area Statement

S. No.	Unit	Facing	Area in Sft
1	2 BHK	East	1450
2	3 BHK	West	1900
3	2 BHK	East	1450
4	2 BHK	West	1390
5	3 BHK	West	1900
6	2 BHK	North	1455
7	2 BHK	North	1455
8	2 BHK	North	1455
9	3 BHK	East	1900
10	2 BHK	East	1390
11	2 BHK	West	1450
12	3 BHK	East	1900
13	2 BHK	West	1450

ISOMETRIC VIEWS

Flat No. 2 | 3 BHK

WEST VIEW
1900 Sft.

- Living Space
- Entrance
Drawing
Dining
Sit-Out
Puja
- Kitchen System
- Kitchen
Utility
Toilet
- Bedrooms
- M. Bedroom + Toilet
G. Bedroom + Toilet
C. Bedroom



Flat No. 5 | 3 BHK

WEST VIEW
1900 Sft.

- Living Space
- Entrance
Drawing
- Kitchen System
- Kitchen
Dining
Living
Sit-Out
Utility
- Bedrooms
- M. Bedroom + Toilet
G. Bedroom + Toilet
C. Bedroom
Toilet



Flat No. 12 | 3 BHK

EAST VIEW
1900 Sft.

- Living Space
- Entrance
Drawing
Dining
Sit-Out
- Kitchen System
- Kitchen
Utility
- Bedrooms
- M. Bedroom + Toilet
G. Bedroom + Toilet
C. Bedroom
Toilet



Flat No. 6,7,8 | 2 BHK

NORTH VIEW
1455 Sft.

- Living Space
- Entrance
Drawing
Dining
Puja
- Kitchen System
- Kitchen
Utility
Sit-Out
- Bedrooms
- M. Bedroom + Toilet
C. Bedroom
Toilet



A LUCID MUSING OF EQUILIBRATING FASCINATION AND PERFECTION.

Keep up your legacy in the superior Flats at Avani's "Advaita"

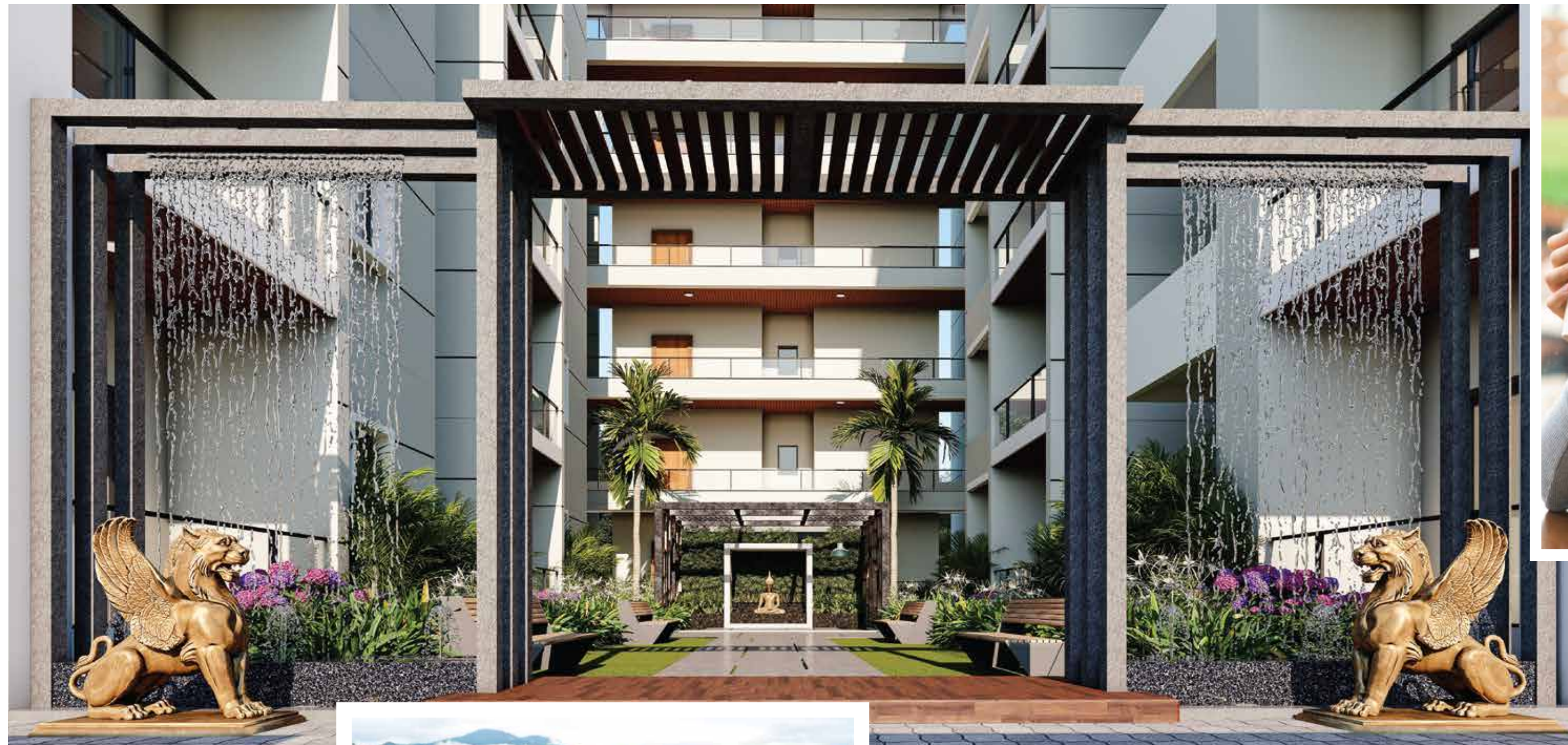
Avani's Advaita Flat for reference purpose only.





REACH OUT
THE STRESS RELIEVER - GREENERY
JUST ON YOUR TERRACE.

Central
Courtyard



Seating
Area



“OWN”

- the space you seek
- the luxury you deserve
- the home you wish

In precise, the life you dreamt.



BALCONY VIEW



GYM & SAUNA ROOM



PEACOCKS AT OUR SITE



Jogging
Track



"ADVAITHA" – A MONUMENT
NOT JUST A BUILDING

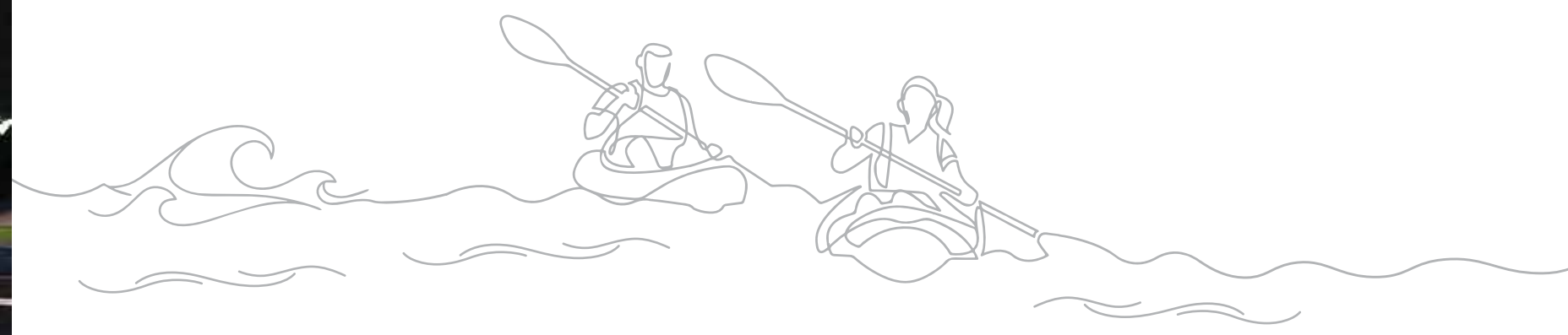




RELISH, REVIVE & REJOICE YOURSELF



Experience the warmth in the lap of nature -pleasant sleep, cool breeze and thoughtful nights.



Central Courtyard - Water Fountain



Central Courtyard - Top View

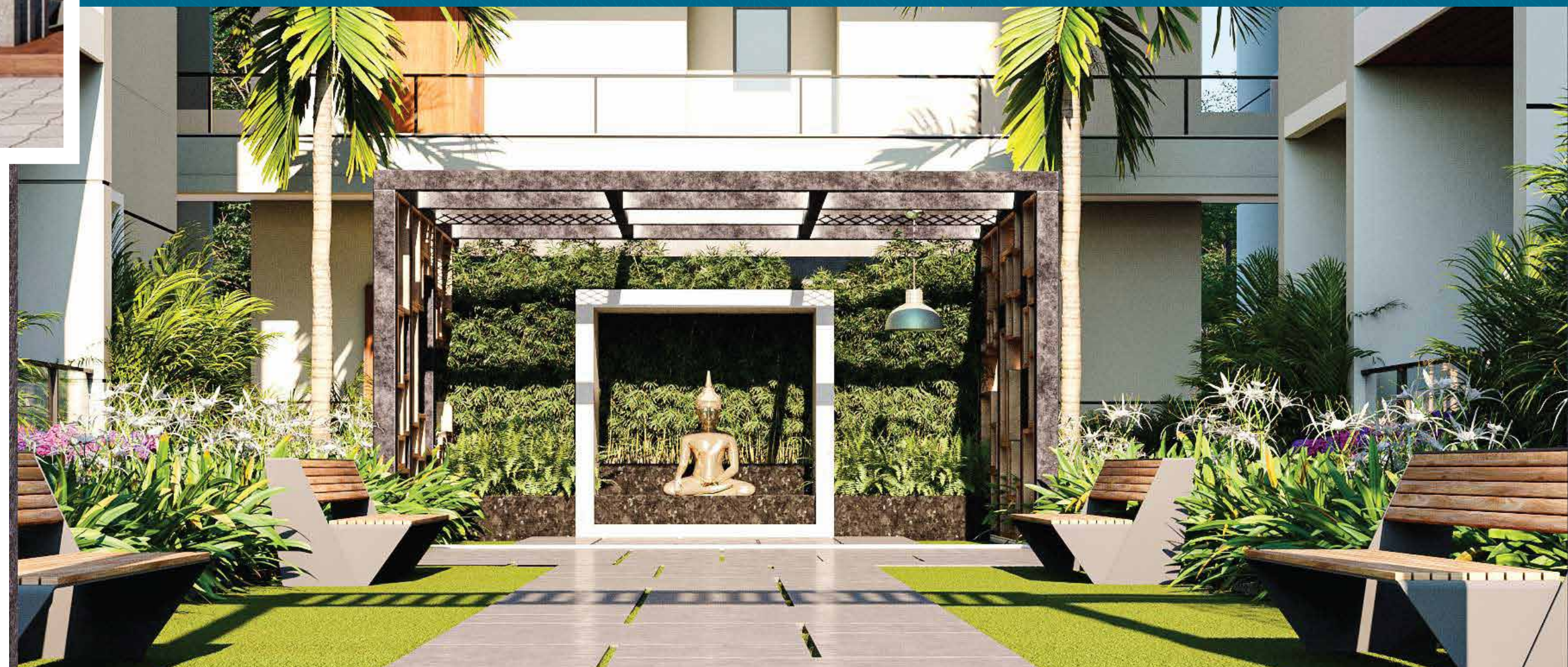


Jogging Track



















A
COMPLETE
REJOICE OF
AFFLUENCE AND
AESTHETICS

Central Courtyard - Budha Statue / Seating Area





WARM-UP TO FRESH TIMES EVERY DAY.

 4000 Sq.Yds Residential Community	 2 & 3 BHK Luxury Flats	 10,000+ sft Clubhouse	 Approx. 53% of Area left open
 Ample Car Parking	 Units	 C+G+5 Floors	 HMDA & RERA Approved Project
 Roof top Pool with Seating Deck	 Ramps at all Entrances for Wheel Chair access	 Solar Water Heater Unit	 More than - 90% homes facing Greenery
 Indoor Games	 Yoga & Meditation	 Water Softening	 Jogging Track

Amenities & Features

- Entrance Arch
- Lift
- Car Parking
- Power Backup
- 24x7 Security
- Clubhouse
- 100% Vaastu
- Sitting Area
- Terrace Garden
- Excellent Ventilation
- Fully Grown Plantation
- Gymnasium
- Food Court Area
- Electric Charge Station
- CCTV Surveillance
- Water Harvesting
- R.O Water Plant
- Children's Play Area
- No Common Walls
- Provision for Grocery Centre
- Automatic sensor Lights in Parking
- 100% Power Back up except A/C's & Geysers
- Bore Recharge Through Motors (Rainwater)
- Multi Purpose Hall



HOLD
HEALTH & HAPPINESS
WITH ADVAITHA
UNIQUE AMENITIES.



Children's Play Area



Yoga/Meditation



Elders Seating Area



Pedal Boating



Indoor Games

ROOF TOP SWIMMING POOL





QUALITY TAKES THE PRIME POSITION.

SPECIFICATIONS

- FOUNDATION & STRUCTURE**
RCC Framed Structure to with stand winds and seismic loads for zone II. Cement – Ultratech, Birla Shakti, Deccan. Steel – Jindal.
- WALLS**
Good quality light weight Red Bricks from Karimnagar are used, plastering with smooth finishing cement mortar, 9” thick external and 4 ½” thick for internal walls.
- DOORS**
Main Door: Indian – teak wood frame and veneered flush shutters aesthetically designed with premium hardware fittings.
Internal Door: Teak wood frame and Designer flush doors.
- WINDOWS**
UPVC windows with mosquito mesh & aesthetically designed MS Grills for Safety Windows. Windows will be framed with polished granite.
- PAINTING**
External: Textured or smooth finish with external weather proof emulsion of reputed make – Asian Paints (Ultima Protek) & Dr. Fixit Raincoat Classic.
Internal: Smooth finish with wall putty, two coats of Acrylic emulsion paint, over a coat of primer – Asian Paints (Royale).
- SOLAR WATER**
Solar hot water suply in one bathroom. Solar power for common areas.
- GENERATOR POWER BACKUP**
Standby power supply to All the flats with 2 tube lights, 2 fans, common area, Lift and Water pump.
- KITCHEN**
Granite platform with stainless steel sink, adequate power points for kitchen appliances and provision for cabinets, exhaust fans and chimney.
- BATHROOMS**
Well Organized bathrooms as per international standards. Bathrooms consist of EWC (European Water Closet) with flush tank of ISI approved make and wash basin for one bathroom. Anti-skid Ceramic tiles for the floor & Ceramic glazed dado (2 x 4) up to door height. Hot & cold wall mixer with bath spout and shower of premium brand. Provision for geyser in all bathrooms. Chrome plated faucets of premium brand-jaquar.
- FLOORING**
Double charged Vitrified tiles (2 x 4) of reputed make for Bedrooms, Drawing and Kitchen. Anti-skid ceramic tiles of reputed make for balconies and utilities
Premium brand – Kajaria, AGL, RAK or equivalent.
Corridors: Polished granite.
Staircase: Granite steps and landing with skirting.
Railing: Stainless Steel 304.
- LIFT**
Johnson or Equivalent make 6 passengers lift with V3F technology and Automated & big vision doors.
- TELEPHONE & TV**
Points will be provided in drawing rooms and all bedrooms.
- ELECTRICAL**
Concealed copper wiring of premium brand. Appropriate power outlets for air conditioners, geyser, chimney, refrigerator and other appliances. Three-phase supply for each unit with individual meter. Miniature Circuit Breakers (MCB) of ISI approved brand for distribution board. Modular switches of reputed make Havells, Anchor & Legrand.
- WATER**
Adequate water supply through borewell and Mission Bhageeratha.
- RAIN WATER HARVESTING**
Rain water from terrace and open areas will be collected- filtered-recharged into borewell (Borewell Recharged) through rain water pipes& remaining will be discharged into the Rain water harvesting pits to recharge the underground water levels.
- SECURITY AND SAFETY**
CCTV Surveillance for premises and common area and Fire Extinguisher.
- NOTE**
1)Registration Charges, GST and any other taxes applicable as per government norms to be borne by the customers.
2) People desiring to alter / modify their flat can do so by prior request and additional payment.

Brands we use



LOCATION MAP (Not to scale)

LOCATION HIGHLIGHTS

National Hi-Way 6 Lane Nagpur Highway - 01 Mins
Medchal RTC Bus Station - 05 Mins
Medchal MMTS - 05 Mins
ORR Junction - 10 Mins
IT Hub Gateway Kandlakoya - 10 Mins

Proposed IT Park, Dundigal - 10 Mins
Genome Valley- Pharmaceutical Park - 25 Mins
JBS Bus Station - 25 Mins
Secunderabad Railway Station - 30 Mins
Airport - 60 Mins

IT Hub Gateway



Kandlakoya Oxygen Park



Genome Valley



6 Lane Nagpur Highway - NH 44



EDUCATIONAL INSTITUTIONS

St. Claret School - 03 Mins
Hi-Tech Valley High School - 05 Mins
The Creek Planet School - 05 Mins
Vignan Global Gen School - 05 Mins
Saint Ann's High School - 05 Mins
Neeraj International School - 05 Mins
Malla Reddy Group of Institutions - 05 Mins
Dhruva College of Management - 05 Mins
Sunflower Vedic International School - 07 Mins
TIME School - 10 Mins
The Jain International School - 10 Mins
Medi Citi Institute of Medical Sciences - 12 Mins
Airforce Academy - 15 Mins

HEALTHCARE FACILITIES

Pragnya Hospital - 05 Mins
Leela Multispeciality Hospital - 05 Mins
Advitha Children & Multispeciality Hospital - 05 Mins
Tesla Diagnostics - 05 Mins
Bloom Hospital - 15 Mins
Medi Citi Hospital - 15 Mins

CORPORATES & MNC'S

Sanofi Healthcare (I) Pvt Ltd - 05 Mins
IT HUB Gateway - 10 Mins
MEIL - Megha Engineering - 15 Mins
Bharat Biotech - 20 Mins

LEISURE/ SHOPPING

KFC - 05 Mins
Reliance Trends & Fresh - 05 Mins
Heritage Fresh - 05 Mins
Asian Mukund - 05 Mins
Bajaj Electronics - 05 Mins
Oxygen park - 08 Mins
Multiple Children's parks - 10 Mins
Big Bazaar - 15 Mins
Metro - 20 Mins
D-Mart - 20 Mins
Decathlon - 20 Mins

