

a crown princess
among pristine residential havens



SUKRITHI
AVANTHIKA

LUXURY VILLAS | AFFORDABLE VILLAS | VILLA PLOTS

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AVANTHIKA



a happy, harmonious and highest expression of uber-lifestyle

Through master-planned efforts, select entities redefine the living standard of their customers by creating balanced environments. Subhagruha is one such real estate company which pays close attention to what it is that makes gated communities so desirable and distinguished. Its latest creation, Avanthika is a harmonious haven of tremendous untapped potential where you can feel at home, enriched and welcome. An exclusive sanctuary with the appeal of contemporary living and grandeur of leisurely ambience. A serene gated community that's blissfully replete with verdant greenery and comfortably devoid of commotion. Where living is a form of art and no urban amenity is beyond reach. A 71.5 acre vivid world within, it is the highest expression of uber-lifestyle. Welcome home.





project features

- + Round the clock water supply with overhead tank
- + Rainwater harvesting
- + Underground Sewerage lines
- + Underground power supply
- + Ambient street lighting
- + Network of 100, 60 & 40 feet black top roads
- + 10 Acres of park area
- + Network of wide cycling and walking pathways
- + Well-designed maintenance management system
- + Security & high compound wall with entrance arch

outdoor activities

- + Tennis courts
- + Basketball court
- + Walking / Cycling
- + Cricket Net
- + Badminton court
- + Children's Play Area
- + Meditation Park
- + Ganesh Temple

master plan



lush layout,
the heartbeat of the area



SUKRITHI AVANTHIKA

An abode of chic design, global style and good living, Avanthika spells the pinnacle in decadence. A triumph of contemporary and cutting-edge architecture amid natural splendour, the ultra-modern community offers just about everything for the discerning few who value discreet lifestyle – breathtaking views, pure privacy, lush landscapes and loads of recreational pursuits.

Immerse in the affordable luxury of vivacious villas

The well-appointed villas at Avanthika provide privileged owners like you with a rare opportunity to immerse in an inspired lifestyle experience.

Own a piece of the most resplendent residential haven

The limited edition plots at Avanthika enable an exclusive opportunity to create a dream home in accordance with your personal vision.

ground floor



first floor



east
facing villa



ground floor	1492 sft.
first floor	1548 sft.
second floor	160 sft.
total area	3200 sft.



ground floor



first floor



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west
facing villa

n+

ground floor	1487 sft.
first floor	1530 sft.
second floor	183 sft.
total area	3200 sft.



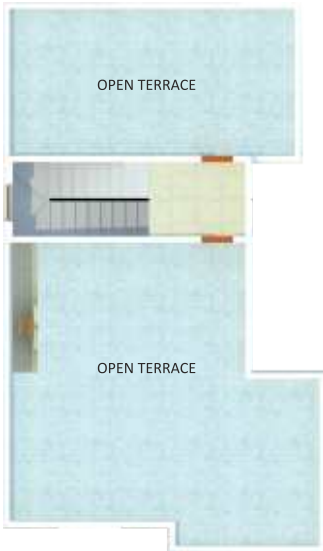
ground floor



first floor



second floor



east
facing villa

n

ground floor	975 sft.
first floor	1000 sft.
second floor	150 sft.
total area	2125 sft.



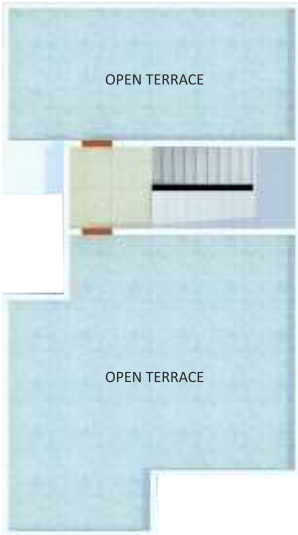
ground floor



first floor



second floor



SUKRITHI
AVANTHIKA

west
facing villa

n+

ground floor	975 sft.
first floor	1000 sft.
second floor	150 sft.
total area	2125 sft.



More than
10,000 sft.
refreshing
retreat

Luxuries fostering
a real community
spirit



retreat from the worldly worries and immerse in a leisurely oasis

Spread over a sprawling 10,000 square feet space, the independent clubhouse and dedicated tot lot offer countless options for the entire family to make the most of their leisure moments. From a refreshing dip in the pool, sweating out at the AC gym, playing choice of sports and games and outdoor indulgences to pleasurable me-time at the spa or hosting a business conference, the self-contained retreat is an oasis for anytime relaxation and rejuvenation.



clubhouse facilities

SWIMMING POOL

KIDS POOL

BILLIARDS / TABLE TENNIS

OUTDOOR BARBEQUE AREA

CONFERENCE HALL

GYMNASIUM

GUEST SUITES



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specifications

STRUCTURE

- R.C.C. Framed Structure : R.C.C. framed structure to withstand Wind & Seismic Loads.
- Superstructure : 9" thick Light weight table molded bricks and 4" thick bricks for internal walls.

WINDOWS

- : UPVC Window system with tinted Float Glass with suitable finishes as per design, with provision for mosquito mesh track (Mesh & fixing has to be at the cost of client only).

ELECTRICAL

- : + Concealed Copper Wiring are of best brands.
- : + Power outlets for Air Conditioners in all rooms.
- + Power outlets for geysers in all bathrooms.
- + Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, Washing machine and dish washer in Utility Area.
- + 3 phase supply for each unit and individual Meter Boards.
- + Miniature Circuit breakers (MCB) for each distribution boards are of best brands.
- + Elegant designer Modular Electrical switches.

WALLS

- : Good Quality table moulded red bricks with 9" external and 4 1/2" internal walls

FLOORING

- Living & Dining : Reputed company make fully charged double glazed vitrified flooring tiles of 2'x2' size.
- Bedroom & Kitchen : One Master Bedroom and Home theatre with Laminated Wooden flooring and Remaining bedrooms, lounge area, kitchen in vitrified tiles.
- Wash/ Utility : Provision for Washing Machine as well as wet area for Utensils.
- Parking : Best quality cement based parking tiles over PCC bed.
- Staircase : Marble / Granite.

PAINTINGS

- External : Good quality weather shield cement paint on 3 sides. Texture & wall treatments with suitable materials on front side.



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TELECOM, INTERCOM,
BROADBAND & DTH

- + Telephone points in all bed rooms, living room, family room and kitchen with provision of installing own mini EPABX.
- + Intercom facility to all the units connecting Security.
- + Clubhouse will be entirely Wi-Fi Zone with Broadband connection.
- + DTH Provision in all bedrooms, Living area.

FINISHING/PLASTERING

- : Smooth finish with good quality Luppam, over a coat of primer and finished with 2 coats of plastic emulsion paint.

KITCHEN

- : Cooking platform in granite and glazed tiles dado above platform up to 3' with stainless steel sink of reputed make.

SANITARY

- : All CP fittings of reputed make. Branded PVC fittings for sanitary.

DOORS

- : Main door teak wood frame with teak wood shutters and other doors teak wood frames with flush shutter.

TOILETS

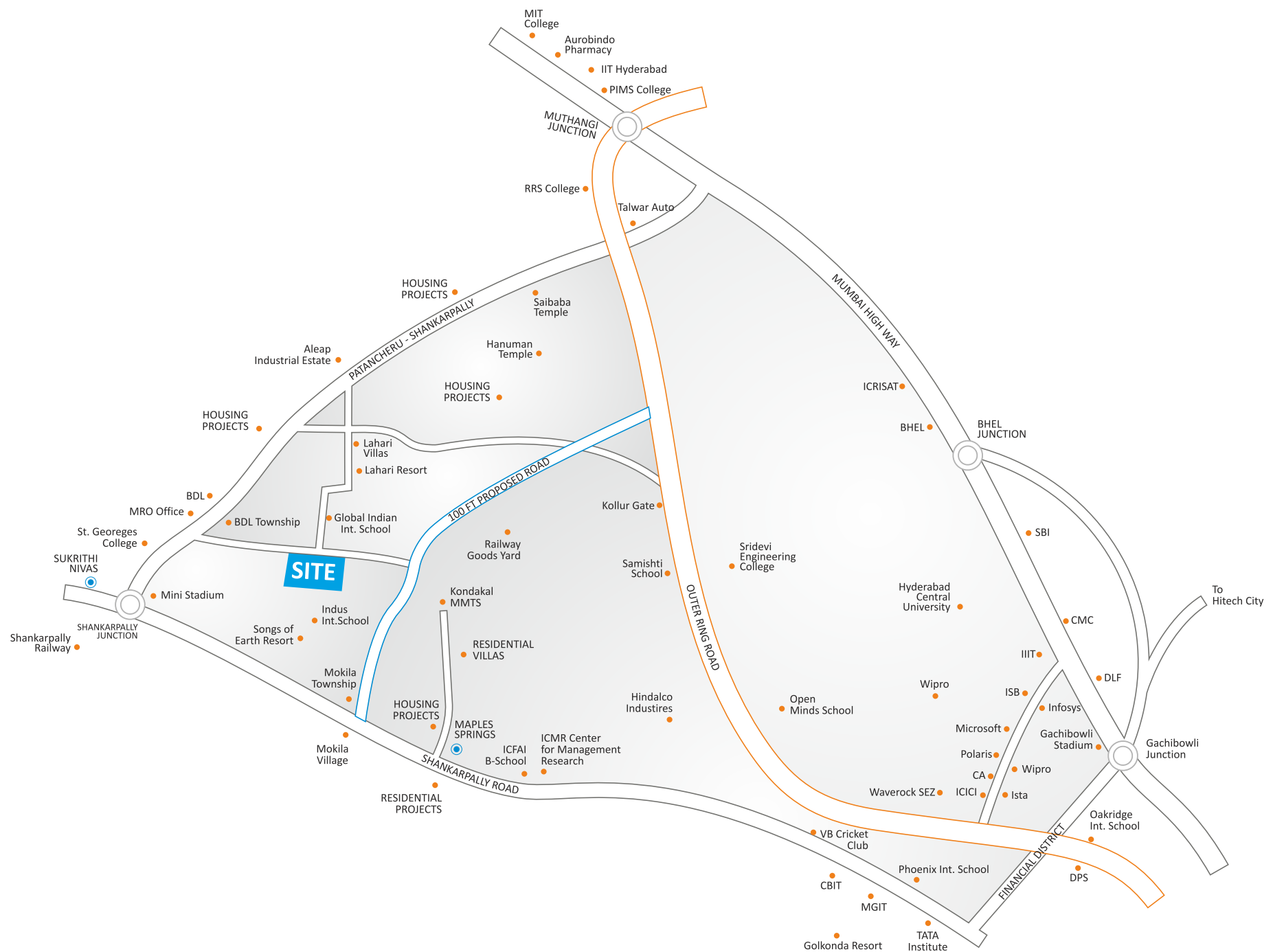
- : Non-skid ceramic tile flooring and ceramic tiles dado up to 7'.





a promising locale which will grow and get better with age

A truly salubrious address, Avanthika is set in a new age locale that brims with fresh appeal and refreshing panorama. While offering unmatched levels of life-friendly aspects, the site offers a perfect work-life balance through unhindered access to Financial District, and nearness to eminent educational institutions, quality hotels and resorts and similar residential enclaves.





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public services

- + Ravulapalli Railway Station
- + Shankarpalli Railway Station
- + Nagulapalli Railway Station
- + Lingampally MMTS
- + Janwada Bus Stand
- + Miyapur Metro Station
- + Miyapur Central Bus Station

educational institutes

- + St Georges College of Education
- + IIT Hyderabad
- + MGIT & CBIT
- + University of Hyderabad

schools

- + Oakridge International School
- + Delhi Public School
- + Global Indian International School
- + Indus International
- + Samithi School

industries /IT companies /SEZ

- + Rallis India
- + IBS Solutions
- + ISB
- + Polaris
- + Infosys
- + Microsoft
- + Wipro
- + Waverock SEZ

hotels & resorts

- + Lahari Resort
- + Songs of Earth Resort
- + Palm Exotica

residential / township

- + Sukrithi Nivas
- + Maples Springs
- + BDL Township
- + Mokila Township
- + Kollur HUDA Township, Hyderabad



SUBHAGRUHA
PROJECTS (INDIA) PVT. LTD.

అందమైన ఊహకు... పొందికైన రూపం.

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