

Ready to step into your  
dream home?



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LET YOUR  
DREAMS BLOSSOM IN A  
WELCOMING SPACE



# CHARMING ABODE OF MODERN LUXURY

A home is beyond just walls and roofs, it is where comfort wraps around you like a warm embrace, where every corner whispers ease and every moment feels like it is made just for you.

Welcome to **Tarusa Duplex Villas**, where life's true comforts await. True to its meaning, **Tarusa Villas** stand as a testament to triumph in luxury living, where comfort meets unparalleled value.

- Trusted Developers
- Excellent connectivity
- Gated community
- Premium facilities



## NESTLED IN HYDERABAD'S PRESTIGIOUS ENCLAVE

Tarusa Duplex villas are crafted by blending modern designs with timeless elegance. Spanning **2,334 Sq. ft** each, these **municipal approved duplex villas** are situated within the premium **Aparna Bhoomi Layout** at **Athvelly** in **Medchal**.



# THE BEST OF NATURE'S PEACE & URBAN EASE

Surrounded by lush greenery and close to city conveniences, Tarusa Villas boasts a prime location that makes it an ideal investment, offering both unparalleled comfort and promising multiple returns.

## LOCATION HIGHLIGHTS:

- Genome valley, Shamirpet – 14 km
- Good connectivity to Schools, Colleges, Hospitals, Banks, Markets and Entertainment 3 km to 15 km
- IT park, Kandlakoya – 9 km
- ORR exit-6 – 8 km
- Bhagwan Parshwanath Dham, Jinalaya Jain Tirth, Medchal – 5 km
- Bus stand, Medchal – 4.5 km
- District & Sessions Judge court, Medchal – 2 km

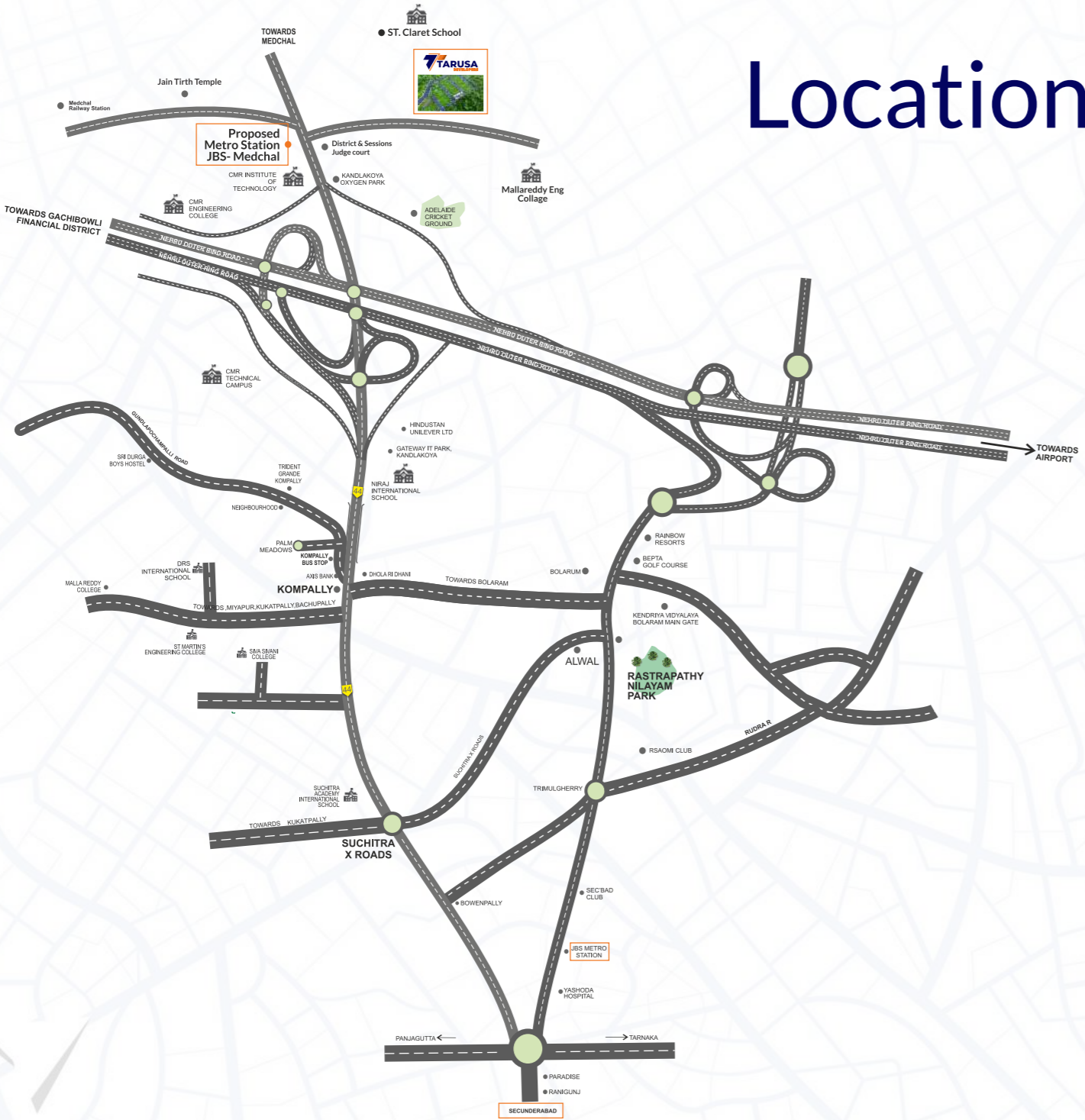


## PREMIUM AMENITIES BY THE PRESTIGIOUS GATED COMMUNITY

Whether it is a quiet nook for reflection, vibrant spaces for social gatherings or playful areas where children can play, laugh and explore, every resident finds their perfect place to unwind and connect at Tarusa villas which are within the pristine Aparna Bhoomi Layout which offers modern amenities.



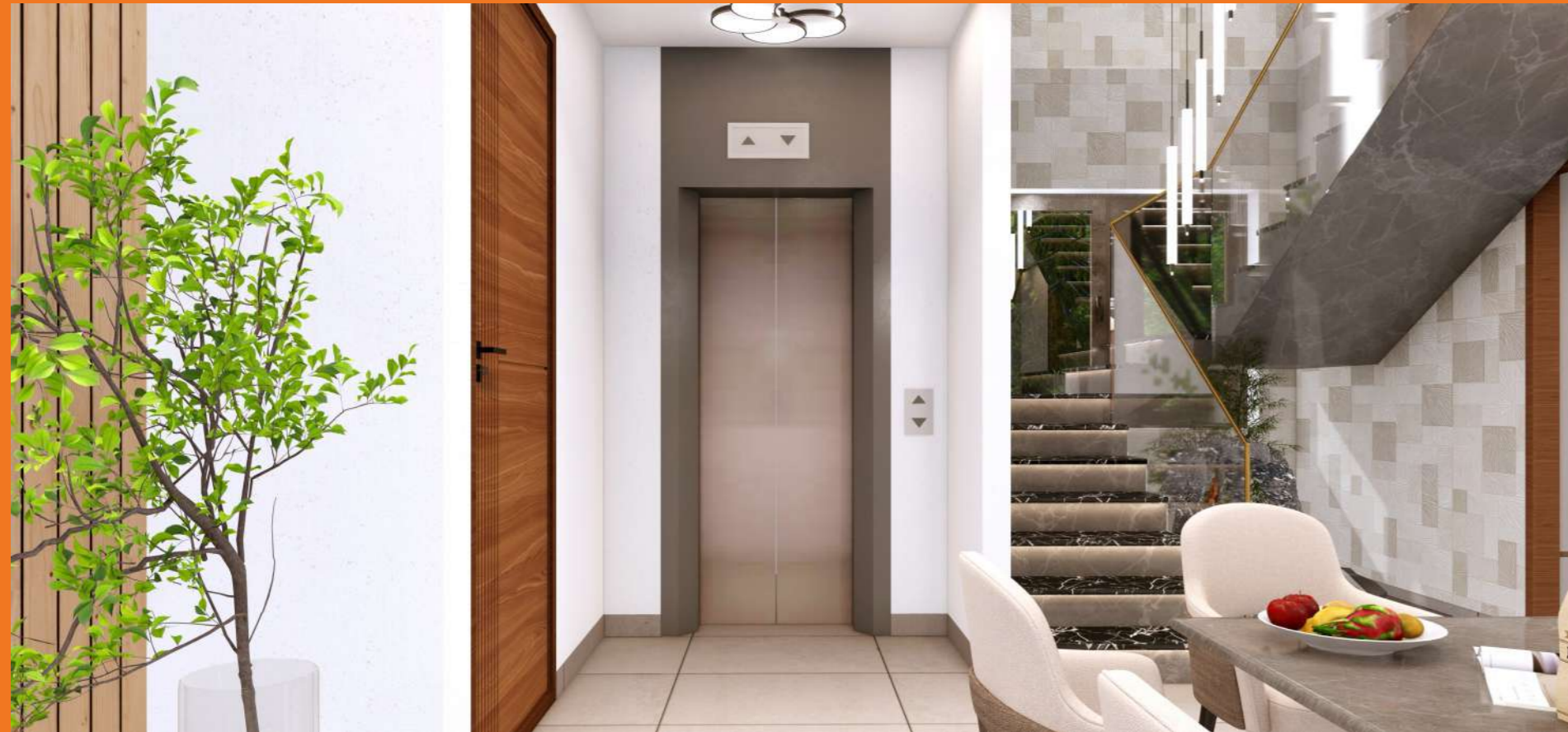
# Location Map



# CONSTRUCTION & INTERIORS

Every detail is meticulously executed to ensure your residence not only looks exquisite but also stands strong for generations to come.

- Built with premium building materials
- Spacious living rooms with ample natural light
- Modern kitchens with contemporary fittings
- Reliable lifts with safety features
- Classy bedrooms designed for comfort and privacy
- Stylish bathrooms with quality fixtures and fine finishes



# SPECIFICATIONS



## STRUCTURE

RCC frame with 9"x4"x3" red brick block masonry in cement mortar, and the entire plinth is treated with anti-termite protection.

## PLASTERING

- **Internal:** Single coat 20mm thick smooth finish
- **External:** Double coat Cement plastering 20mm thick with Smooth finish

## DOORS & WINDOWS

- **Main door:** Teak Wood frame 5"x3", Teak wood shutter with polishing and Hardware
- **External & Internal door:** WPC frame 4"x2.5"
- **Shutters:** Flush shutters
- **Windows:** uPVC frames with sliding/fixed shutters and mosquito mesh
- **Door Stoppers:** Magnetic/concealed door stoppers for main door and all bedrooms

## KITCHEN

A granite countertop featuring a single bowl stainless steel sink, a two-foot high vitrified tile dado above the counter, and provisions for a water purifier/RO unit, exhaust fan, and chimney.

## UTILITY AREA

A granite countertop with a double bowl stainless steel sink, a two-foot high vitrified tile dado above the counter, and provisions for a washing machine and dishwasher, subject to design.



# SPECIFICATIONS

## PLUMBING & SANITARY – Toilet

- Wall-hung EWC of reputed make, ISI/BIS certified, with concealed dual flush tank/valve system
- Wash basin
- All CP fittings of reputed make
- Single lever hot and cold water diverter with shower
- Provision for Exhaust fan

## PAINTING

- **External:** Two coats of Exterior emulsion with one coat primer on wall care putty
- **Internal:** Two coats of Plastic emulsion with one coat primer on Wall care putty

## LIFT PROVISION FOR INTERNAL LIFT IN VILLA (OPTIONAL/AT EXTRA COST)

Lift system from a reputed manufacturer, ISI/BIS certification where applicable, and shall comply with safety, performance, and durability norms. Final selection subject to Engineer/Consultant approval.

## ELECTRICAL

Concealed copper wiring in conduits for lights, fan, and power plug points to operate modern day fixtures. Fixtures will not be given.

## FLOORING & DADO

- Vitrified Tiles of reputed make with 4'\*2' Size
- **Kitchen:** Vitrified tile dado up to 2'-0" height above kitchen platform
- **Toilets:** Anti-Skid Vitrified tile flooring, and Vitrified tile dado up to door height
- **Utility/Wash area:** Anti-Skid Vitrified tile flooring, and Vitrified tile dado up to 3'-0" height

## COMMUNICATION, CABLE TV & INTERNET

Provision for an intercom facility, fiber-to-home connectivity, and DTH (Direct-to-Home) television connections in all bedrooms, the living area, and the multipurpose room.

## COMMON UTILITIES AND SERVICES

The Aparna Bhoomi offers treated water supply, rainwater harvesting facilities, and a STP that enables reuse of water for landscaping needs. Additionally, it ensures eco-friendly features along with robust security provisions.

## 3D LAYOUT



Ground Floor



First Floor

Plot No	FACE	Size (Sq.Yd)	BUA (Sq.Ft)
237	North East	166.745	2334
237/PART	North	166.745	2334
254/ PART	North	166.505	2334
254	North West	166.505	2336