



247 LUXURY VILLAS
@ PATI - KOLLUR
Near to Financial Dist.

Own a Luxury Villa in the Lap of
Mother Nature & Enjoy a Blissful Life.



*The soul is healed by being with **Children.***



Spacious
Independent
Living...



247 Luxury Villas Project

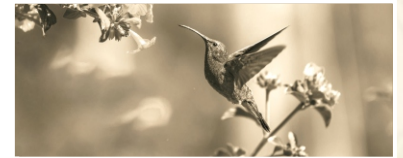


Fusion of Nature and Urban Comfort...

★★★★★
5 Star Rated
Villa Elevation

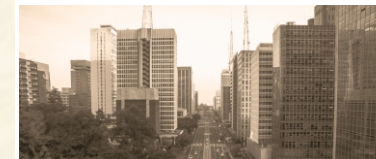


PERFECT
ENVIRONMENT



PERFECT
LOCATION

PERFECT
AMENITIES



PERFECT
CONNECTIVITY

PERFECT
INVESTMENT



PERFECT
SECURITY



Visit Our Award Winning Model Villa



North East Corner Villa



NORTH EAST Facing | 394 Sq.yds | PLOT SIZE: 71'x 50' | TOTAL BUILT-UP AREA - 5514

East - Facing Villa View



*Residence
Where you can
find **Luxury***

East - Facing Villa Street View



A PERFECT BLEND OF LUXURY WITH SERINITY...

- East Model Villa Authentic Interior Images -



Living Hall



Master Bedroom

Real images of the interior.



Children's Bedroom



1st Floor Living Hall / Home Theatre

West - Facing Villa View

*Residence
Where you can
find **Peace***



West - Facing Villa Street View



A PERFECT BLEND OF LUXURY WITH SERINITY...

- West Model Villa Authentic Interior Images -



Living Hall



Master Bedroom

Real images of the interior.



Kids Bedroom



Dining Area



To Celebrate the Joy of Life
15000+ Sft Fully Loaded Clubhouse





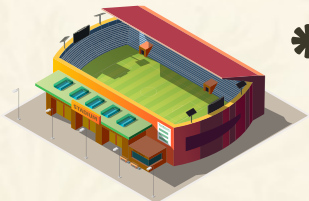
*Clubhouse
&
Swimming Pool*



30+ WORLD CLASS AMENITIES

The M Club Community is a group of like minded and forward thinking individuals, connected with a common way of living. The club brings together remarkable people with ambitions and ideas, forming beneficial and lasting connections. M Club community is exposed to accurate lifestyle experience that is customized and at the same time sets a vibrant and stimulating environment.

- A Lavish and Independent Club House Consist of G+2 Floor
- Indoor and Outdoor Games
- State of the Art Gym
- Yoga Hall
- Banquet Hall
- Multipurpose Hall
- Cricket Net
- Swimming Pool
- Shuttle Court
- Basketball Court
- Cafeteria
- Hospital & Pharmacy
- ATM
- Beauty Parlour & Spa
- Two Guest Rooms
- Meeting Hall
- Office Room
- Walking & Cycling Track
- Terrace Party Area
- Cards Play Room
- Children's Play Area
- Beautiful Landscaping
- Water Softening Plant
- Power Backup for Common Areas
- 500kv Generator Facility for common areas & for the Villa excluding AC & Geyser
- Rain Water Harvesting Pits
- Solar Fencing Boundary Wall
- 1 Lakh Litres Overhead Water Tank
- Unique Villa Owner Name on Every Villa
- Super Market



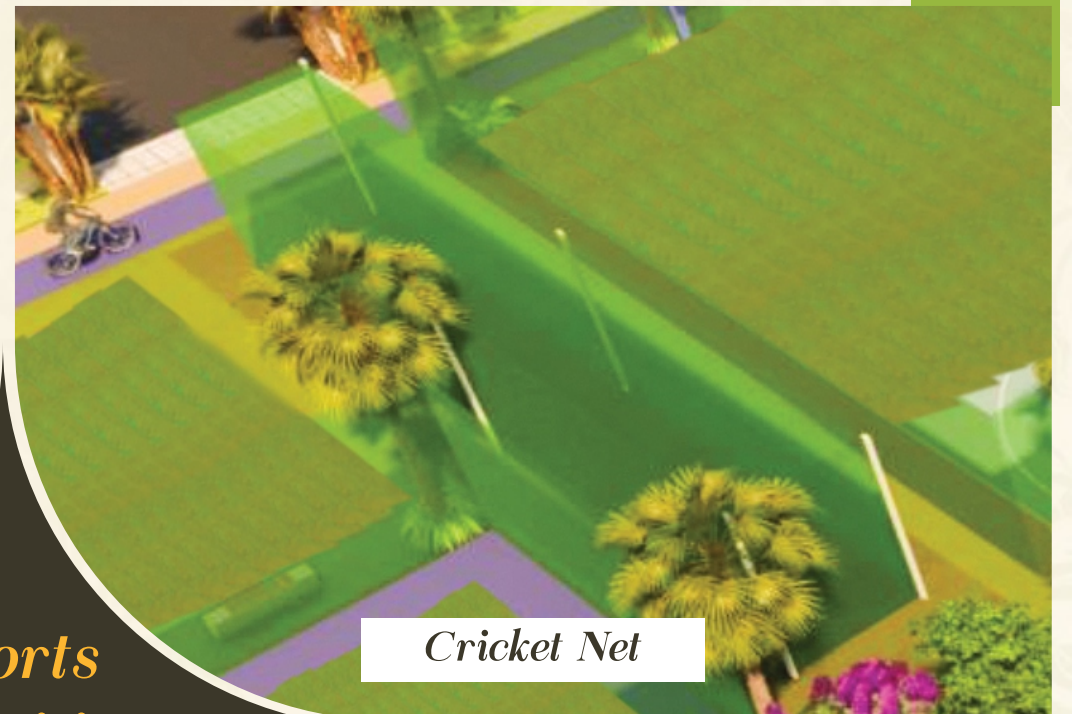
***5.5 ACRES GOVERNMENT SPORTS COMPLEX
OPPOSITE OF OUR VENCIE CITY EXIT GATE**

We may have our differences, but nothing is more important than Family.





Shuttle Court



Cricket Net

*Sports
Amenities*



Walking & Cycling Track



Basketball Court



Super Market



Meeting Hall

Club House Amenities

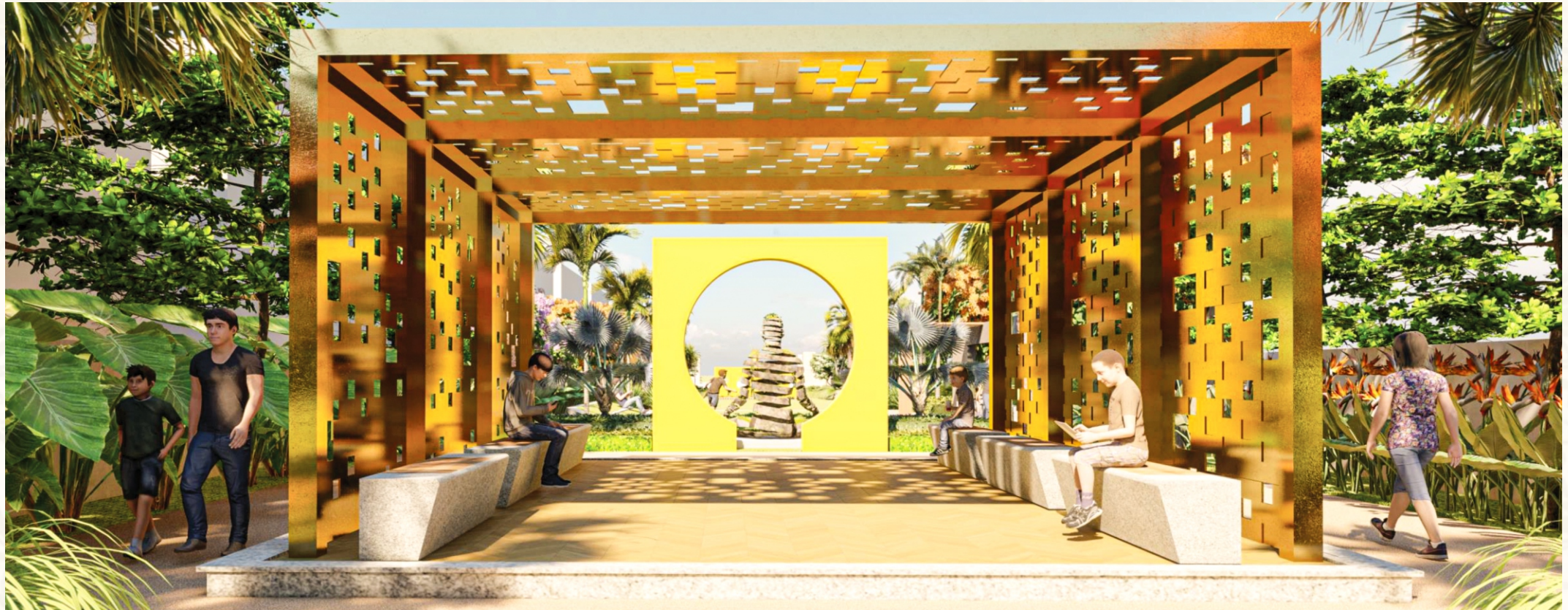


Gym



Office Room

Lounge & Park Areas





Play Area



Outdoor Games Area

*Kids
Play Zone*



Garden Area



Indoor Games Area



Clinic & Pharmacy



Spa

Other Existing Amenities



Banquet Hall



Guest Room



1 Lakh Ltrs Overhead Water Tank



CC Roads

*Other
Existing
Amenities*



Unique Villa Owner Name on Every Villa



Outdoor Games

*Make way for a lifestyle **Un-Experienced***

If all that you've wanted to experience is a life of incredibleness in the company of homes that share unparalleled class and elan, Venice City is the place to settle in. Each home is an inspiring example of bespoke design and solid construction, crafted by minds that know what you expect after having arrived up there in life. So here it comes, a life of pride accompanied by a lifestyle of total refinement.



Real Images of the Project



Total Extent of Land: **16 Acres**

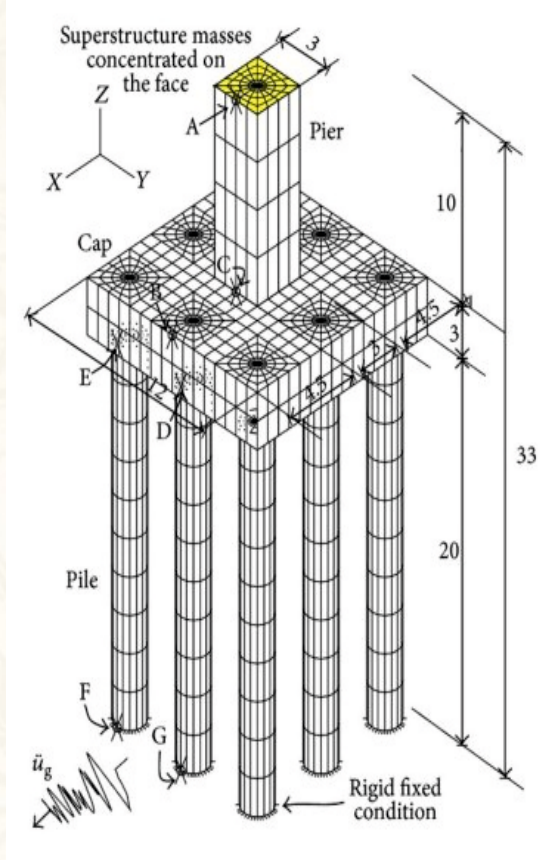
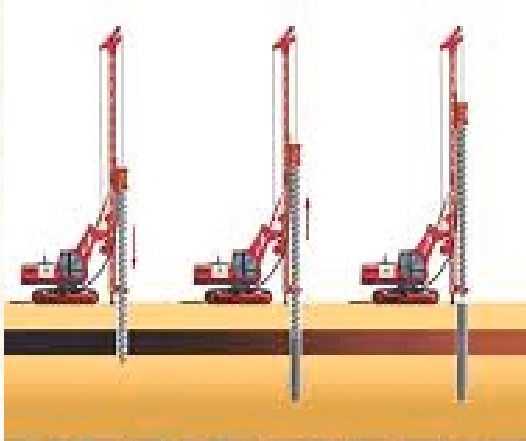
Total Villas: **247**

Project Approved by: **HMDA & TS RERA**

LP Number: **03/LO/PIg/HMDA/2020**

BANKING PARTNERS





Strong & High Quality

If you are looking for strong, durable and high quality Villas build with Piles Foundation with top class finished. Then look no further homes in our projects are built using Piles Foundation. This is the right project for you...





WHY?



*Best Emerging
Premium Villa Award
From
Times of India*

- ≡ Implementing Innovative Technology
- ≡ Quality Construction
- ≡ Affordable Pricing with Luxury
- ≡ Trust Worthy Team
- ≡ Handpicked Premium Locations
- ≡ Building Spacious Homes in Limited Land
- ≡ Great Return on Investment
- ≡ Committed Management
- ≡ Hassle Free Land Titles (Own Lands)
- ≡ Experts at Creating Sustainable Living



Venice City Specifications

Foundation:

RCC Framed Structure of Ground Plus Upper One Floor.

Walls:

6"/8" Thick External Wall, 4"/4".
Internal Wall with Cement Brick or AAC blocks.

Plastering:

Two Coat plastering for both Interior and Exterior Walls.

Doors, Door Frames and shutters:

All Doors, Door frames and shutters Duradoor from NCL, DEC or Equivalent Group.

Painting:

- I. Internal and Ceiling painting: 2 Coat Putty + 1 coats of Primer + 2 coats of emulsion paint (Asia / Birla / JK / Berger / Techno Paint or Equivalent)
- ii. External Painting: 2 Coats Putty + 1 Coat of Primer + 2 coats of External weather proof paint (Asia / Birla / JK / Berger or Equivalent).

Electrical:

- I. All Wiring Dr. Copper or Equivalent Switches / DB of Dr. Copper / Legrand or Equivalent.
- ii. Power point Provisions for Ac's for all bed rooms and Geysers in bathrooms.
- iii. Internet Provision at ground Floor and provided TV. Cabling Provisions for all bedrooms.

Flooring:

- i. Vitrified Tiles in Drawing, Dinning and Bedrooms, Lounge, & So many. Asian, Muranoor or equivalent Brands.
- ii. Wooden Flooring in Master bed room.
- iii. Staircase: Combination of Elegantly designed Granite or Equivalent.
- iv. Bathrooms: Antiskid Ceramic tiles with glazed tiles dado upto 7' height.
- v. Utility: Antiskid Ceramic tiles with glazed tiles dado upto 4' height.
- vi. Balconies: Antiskid vitrified tiles flooring.
- vii. Top Terrace: Water Proofing Treatment as per standards.

Plumbing:

- a. CPVC pipe provided for sewerage supply lines (Vectus / Ashirvad / Astral or Equivalent).
- b. CPVC pipes provided for water supply lines (Vectus / Ashirvad / Astral or Equivalent).

Kitchen:

- I. Granite Platform with Stainless Steel Sink.
- ii. Provisions in kitchen: for fixing of water purifier, exhaust fan and chimney.
- iii. Up To 2' feet dado finishing tile.

Softner:

Water Softening Plant will be provided for community.

Water Supply System:

Centralized water distribution by hydro pneumatic system for all villas.

Windows:

All Grill & UPVC Windows and Mesquito Windows French NCL doors.

Bathroom Fittings:

Grohe, Jaquar, Parryware, CERA, Hindware or equivalent brands.

Power Backup:

- i. DG Power upto 1kv to each villa.
- ii. 500kv DG Power Backup for common areas.

Car Parking Area:

Granite Stone.

CC Cameras:

CC Camera provision for each villa.

Railing:

Elevation Balcony SS Railing with glass Stair case SS Railing.



Highlights of the Project

- HMDA Approved Project
- 16 Acres Project
- 247 Luxury Duplex Villas
- 200 feet and 100 feet Road Two Way Connectivity to Venice City
- Premium Location in Hyderabad
- Fully Developed Surrounding Areas
- As per Vastu
- Street Lights
- Over Head Water Tank
- Sewerage treatment plant
- 40 & 30 feet Internal CC Road
- Immediate appreciation
- More Open Area
- Under Ground Drainage & Electricity
- Fully Loaded Club House
- Plenty of Plantation
- Only East & West Facing Villas
- Near to All IT Hubs
- Near to Financial District
- Near to Gachibowli
- Very near to Ring Road Exit no. 02 & 03
- Inside the ring road



WATER SOFTENING PLANT



FUNCTION HALL



COMMUNITY DINING



LANDSCAPED GARDEN



CLINIC WITHIN THE CAMPUS



SEWAGE TREATMENT PLANT



AYURVEDIC SPA



BEAUTY SALOONS FOR MEN & WOMEN



GUEST ROOMS



FULLY EQUIPPED GYMNASIUM



INDOOR GAMES ROOM



SHUTTLE COURT



POWER BACKUP



INTERCOM FACILITY



PROVISION FOR SOLAR WATER HEATER FOR VILLAS



SWIMMING POOL



ATM



24 HRS SECURITY WITH CCTV SURVEILLANCE



Venice City Aerial View





5.5 Acres
Municipal Stadium

200' Ft Road

Master Layout Plan

Shankarpalli to Patancheruvu

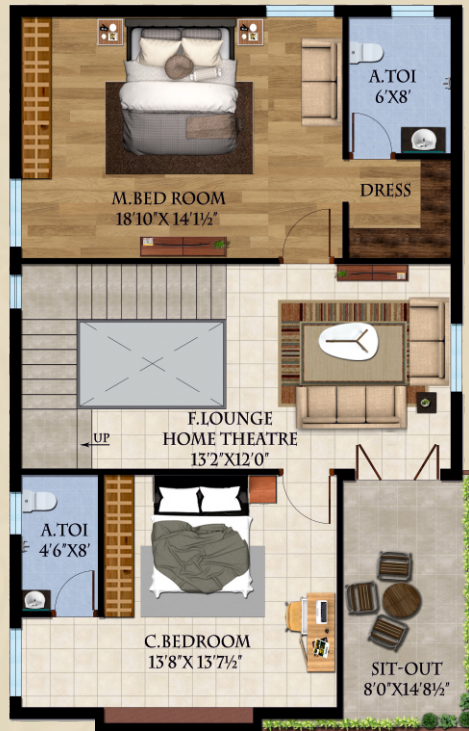
- 165 Sq.yds
- 183 Sq.yds
- 133 Sq.yds - 394 Sq.yds



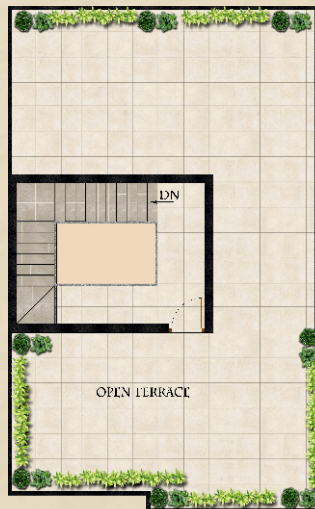


30' EAST ROAD

East Facing
Ground Floor Plan



East Facing
First Floor Plan



East Facing
Terrace Floor Plan



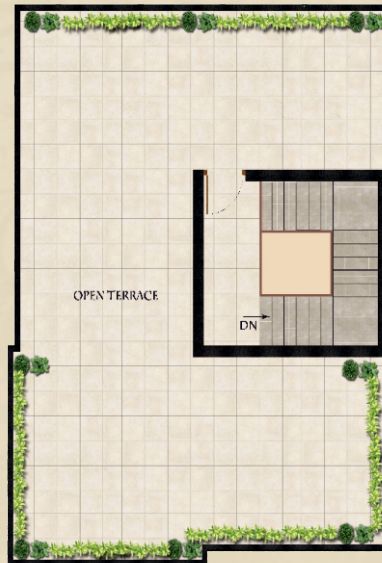
EAST Facing | 183 Sq.yds | PLOT SIZE: 33'x 50' | TOTAL BUILT-UP AREA - 2599



West Facing
Ground Floor Plan



West Facing
First Floor Plan



West Facing
Terrace Floor Plan



WEST Facing | 165 Sq.yds | PLOT SIZE: 33'x 45' | TOTAL BUILT-UP AREA - 2230

“5 Minutes Drive from Kollur IT HUB”



Venice City is a hot cake property at the most happening place in Kollur where the new IT Hub is also taking shape.

Luxury and work match to create a fabulous lifestyle. Enjoy it.

Educational Institutions

Gaudium International School: 07 Minutes
Samashti International School: 07 Minutes
Candiidus International School: 07 Minutes
International School of Hyderabad: 17 Minutes
Birla Open Minds International School: 07 Minutes

Hospitals

Continental Hospital: 20 Minutes
Citizens Speciality Hospital: 25 Minutes
AIG Hospital: 25 Minutes
Care Hospital: 25 Minutes

Shopping Malls

GSM Mall: 20 Minutes
Sarath City Capital Mall: 30 Minutes
Inorbit Mall: 30 Minutes

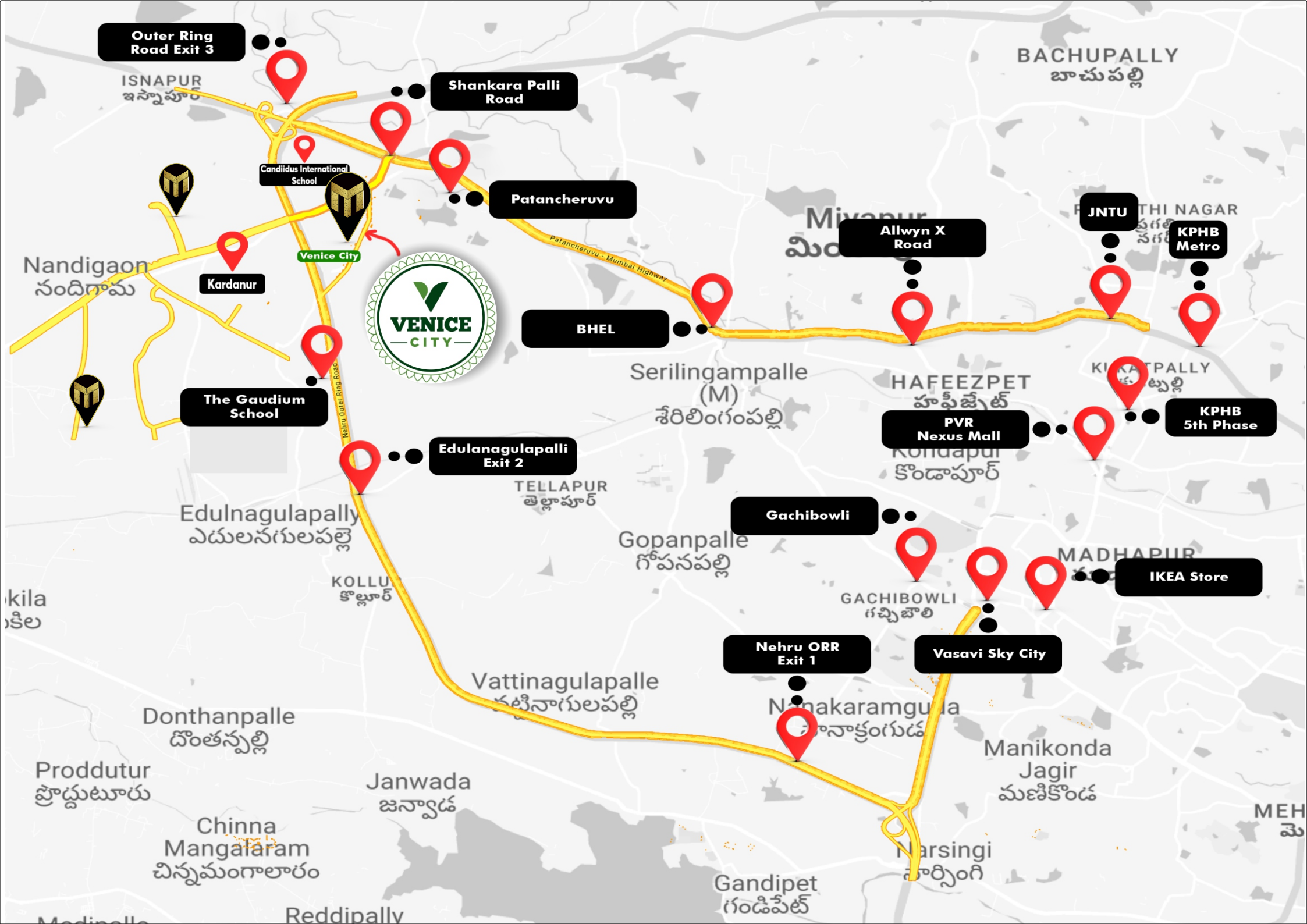
IT Hubs

Kollur IT Hub: 05 Minutes
Financial District: 15 Minutes
Gachibowli: 20 Minutes
Hitech City: 30 Minutes

Nearby

ORR Kollur Exit No. 2: 03 Minutes
ORR Patancheruvu Exit No. 3: 03 Minutes
Patancheruvu - Mumbai Highway: 05 Minutes
BHEL: 15 Minutes
Lingampally MMTS Railway Station: 20 Minutes
Google Office: 15 Minutes
Amazon Office: 15 Minutes
Rajiv Gandhi International Airport: 45 Minutes





Outer Ring Road Exit 3

ISNAPUR
ఇస్నాపూర్

Shankara Palli Road

BACHUPALLY
బాచుపల్లి

Candiidus International School

Patancheru

Allwyn X Road

JNTU
జెంకంపల్లి

KPHB Metro

Nandigaon
నందిగామ

Kardanur



BHEL

Serilingampalle (M)
శేరిలింగంపల్లి

HAFEEZPET
హఫీజ్ పేట్

KHATAPALLY
ఖాతాపల్లి

The Gaudium School

Edulnagulapalli Exit 2

PVR Nexus Mall
కొండాపూర్

KPHB 5th Phase

Edulnagulapally
ఎదులనగులపల్లె

TELLAPUR
తెల్లూపూర్

Gachibowli

Gopanpalle
గోపనపల్లి

MADHAPUR
మాధాపూర్

IKEA Store

Chilkila
చిలకలపేట

KOLLUR
కొల్లూర్

GACHIBOWLI
గచ్చిబౌలి

Nehru ORR Exit 1

Vasavi Sky City

Donthanpalle
దొంతనపల్లి

Vattinagulapalle
వట్టినాగులపల్లి

Nanakaramguda
నానాకరామ్ గూడ

Manikonda Jagir
మణికోండ

Proddutur
ప్రోద్దుటూరు

Janwada
జనావాడ

Chinna Mangalaram
చిన్నమంగాలారం

Gandipet
గండిపేట్

Narsingi
నార్సింగి

Reddipally

MEH
మే

Park Aerial View



TOP VIEW



📍 Site Address:

Pati - Kolluru (Pati to Gaudium School Road)
Patancheruvu Mandal, Sangareddy Dist, Hyderabad



Corporate Office Address:

3rd Floor, Bizness Square, Hitech City Rd, Laxmi Cyber City,
HITEC City, Hyderabad, Telangana 500081.

Contact us:

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- 🌐 website: www.mirchidevelopers.com



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