



PRESTON

July




Impeccably designed... Verdant villas...



Ivy

@GUTTALA BEGUMPET - FOOTHILLS OF JUBILEE HILLS



Location offers the perfect balance between abundant green spaces and excellent connectivity giving you the luxury of taking a step back from the hustle and bustle of city living, whilst being within easy reach of all the vibrancy associated with living in the heart of the city.



LOCATION MAP

Tech Mahindra

HCL

Cyber Towers

Avasa

Image Hospital

Raheja Mindspace

Inorbit Mall

Hitech City Main Rd

Pipula Rd

100 Feet Rd

Ayyappa Society Main Rd

Hitech City Rd

Hitech City Rd

Inorbit Mall Rd

Durgam Cheruvu

Ayyappa Temple

The Wingster

Gutta Begum's Lake

Allapur Rd

Allapur Rd

Borabanda MMTS Station

Sunnam Cheruvu

AUDI servicing center

Orchids School

Western Hotel

Neeru's Emporio

N Grill

Rd Number 36

Jubilee Hills Check Post



PRESTON
IVY



Blending elements of traditional architecture with contemporary yet timeless design, we bring you *Jay* - 89 Luxury Villas in a Gated Community. The project brings together premium amenities with highest grade specifications with spatial efficiency. The Villas are highly functional from a use and comfort perspective.



SITE LAYOUT PLAN

TOWARDS HITECH CITY
(AYYAPPA SOCIETY)

TOWARDS
BORABANDA

100 FEET ROAD

MAIN
ENTRANCE

BUFFER

NEIGHBOURS
PROPERTY

9.0M WIDE ROAD

Club House

OPEN SPACE 1

24.00M WIDE PROPOSED ROAD IN MASTER PLAN
40 FEET EXISTING ROAD

SECOND
ENTRANCE

12.0M WIDE ROAD

9.0M WIDE ROAD

9.0M WIDE ROAD

9.0M WIDE ROAD

12M ROAD

ENTRANCE FROM
AUDI SERVICING CENTER



Plot No:	Area in Sq yards
ALL VILLAS	250
32	260
33	241
34	266
85	415





“Carefully crafted
Design for
Luxury Living”

EAST FACING VILLA



PARKING AREA (50%) : 935/2 SQ.FTS = 468 SQ.FTS



STILT FLOOR

	<u>SQ.FTS</u>
STILT FLOOR	: 883
FIRST FLOOR	: 1326
SECOND FLOOR	: 1114
TERRACE FLOOR	: 900
BUA	: 4223

TOTAL BUA WITH PARKING: 4223



FLOOR - I









“Elegance That Touches
Every Aspect Of Your Home,
Both Inside & Out”

WEST FACING VILLA





STILT FLOOR

TOTAL BUA WITH PARKING: 4245

	<u>SQ.FTS</u>
STILT FLOOR	: 882
FIRST FLOOR	: 1331
SECOND FLOOR	: 1198
TERRACE FLOOR	: 834
BUA	: 4245



FLOOR - I





FLOOR - III

**“THERE IS NOTHING
LIKE STAYING AT HOME
FOR REAL COMFORT”**

Craftsmanship is of the highest order from the most trusted manufacturers. Each material has been carefully selected for its durability and life cycle. They are chosen to last.



LIVING ROOM





KITCHEN



BEDROOM



BATHROOM





TERRACE SIT OUT





B.One the world's fastest and the most advance home automation hub ever built comes as a standard offering with each Villa.



SPACE TO BREATHE

Club house has been designed to offer the residents a diverse array of refined amenities like: Swimming pool, mini SPA, Party halls, Fitness center and other recreational facilities.

A decorative graphic in the top right corner consisting of a thick, dark grey vine that curves downwards and to the left. It features several smaller, lighter grey vines that spiral and loop around the main one, interspersed with stylized, teardrop-shaped leaves. The overall style is elegant and minimalist.

AMENITIES

CLUB HOUSE



DAY VIEW

CLUB HOUSE



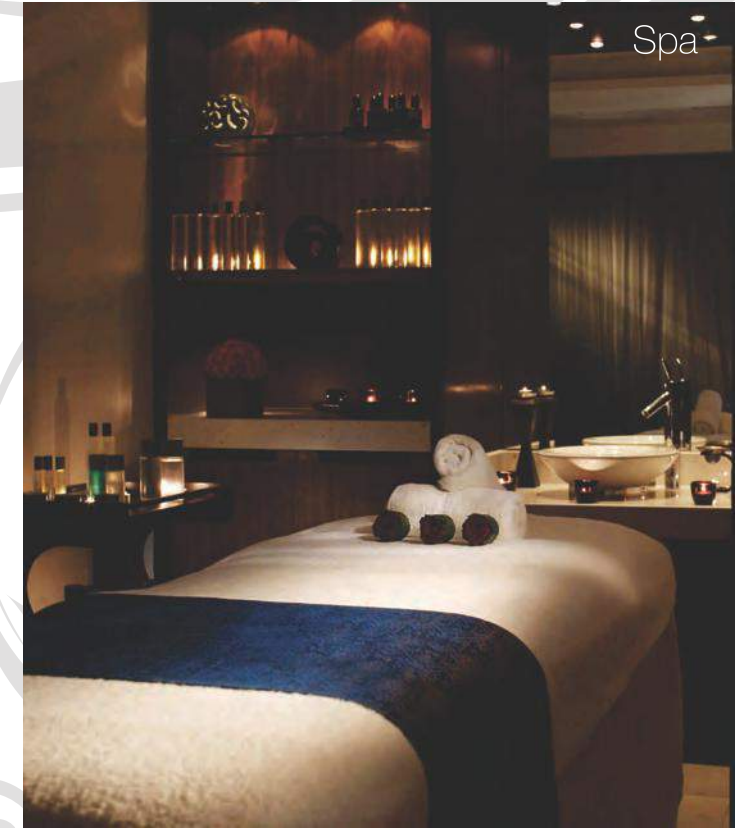
NIGHT VIEW



GYM



Banquet Hall



Spa



Aerobics



Indoor Games



Card Room

SPECIFICATIONS

FLOORING:

- ❖ **FOYER, DRAWING, LIVING & DINING (GROUND FLOOR ONLY):** ITALIAN FLOOR MARBLE
- ❖ **BEDROOMS, LIVING & HOME THEATER:** WOODEN FLOORING
- ❖ **TOILETS:** ANTI SKID TILES FOR FLOORING OF REPUTATED MAKE (PAMESA CERAMICA OR EQUIVALENT), WALL-TILES OF REPUTATED MAKE (PAMESA CERAMICA OR EQUIVALENT)
- ❖ **BALCONIES:** VITRIFIED TILES
- ❖ **LOBBIES & LIFT LOBBIES:** VITRIFIED TILES OR MARBLE FLOORING
- ❖ **STAIRCASE:** GRANITE OR MARBLE
- ❖ **PARKING & DRIVEWAY:** EPOXY PAINTED VDF FLOORING OR LINK TILES

SANITARY & CP FITTINGS IN BATHROOMS:

- ❖ VANITY COUNTER TOP BASIN WITH MIXTURE, WALL MOUNTED WC WITH CONCEALED FLUSH TANK, SINGLE LEVER DIVERTER WITH SPOUT AND SHOWER ARM. CP FITTINGS OF REPUTATED MAKE VILLEROY & BOCH/DURAVIT OR EQUIVALENT

FOUNDATIONS & STRUCTURE:

- ❖ **R.C.C FRAMED STRUCTURE:** EARTHQUAKE RESISTANT RCC FRAME WORK BASED ON IS 456:2000 & 1893:2002 TO SUIT SEISMIC ZONE II OF HYDERABAD
- ❖ **SUPER STRUCTURE:** 200 MM EXTERNAL WALL, 100 MM INTERVAL WALLS WITH AEROCON OR EQUIVALENT BLOCKS

PLASTERING

- ❖ **INTERNAL:** SINGLE COAT CEMENT PLASTER WITH SMOOTH FINISHING
- ❖ **EXTERNAL:** DOUBLE COAT SAND FACED CEMENT PLASTER

AMENITIES HIGHLIGHTS

- ❖ **CLUB HOUSE:** FOUR LEVEL CLUB HOUSE (APPROX. 15000 SFT) WILL INCLUDE; BANQUET HALL (TO HOST 100-150 PEOPLE PARTIES), GYM, YOGA AND STRETCHING AREA, MINI SPA WITH MASSAGE & STEAM ROOMS AND JACUZZI, INDOOR GAME ROOM (TABLE TENNIS & SNOOKER/BILLARDS), CARD ROOM, ASSOCIATION OFFICE, 4 GUEST ROOMS AND A TERRACE FLOOR TO HOST MINI PARTIES. THE CLUB HOUSE ALSO INCLUDES SERVANT ROOMS FOR MAINTENANCE STAFF IN THE BASEMENT
- ❖ **SWIMMING POOL:** AN OUTDOOR SWIMMING POOL WITH SEPERATE GENDER SPECIFIC CHANGING ROOMS
- ❖ SERVANT ROOMS FOR MAINTENANCE STAFF
- ❖ WATER TREATMENT SYSTEM
- ❖ WASTE DISPOSAL SYSTEM
- ❖ YOGA AND STRETCH
- ❖ **OTHER:** KIDS PLAY AREA

DOORS & WINDOWS

- ❖ **MAIN DOOR :** DESIGNER TEAKWOOD FRAME (8FEET HEIGHT) HARDWARE OF HAFLE OR EQUIVALENT MAKE WITH BIOMETRIC LOOK
- ❖ **INTERNAL DOORS:** TEAKWOOD FRAME (8FEET HEIGHT), HARDWARE OF HAFLE OR EQUIVALENT MAKE, FLUSH DOORS WITH VENEER & POLISH
- ❖ **FRENCH DOOR:** UPVC SLIDING DOORS WITH PROVISION FOR MOSQUITO MESH
- ❖ **PUJADOOR:** TEAKWOOD FRAME WITH THRESHOLD, AESTHETICALLY DESIGNED SHUTTER WITH TRADITIONAL FITTINGS
- ❖ **WINDOWS:** UPVC SLIDING SHUTTERS WITH PROVISION FOR MOSQUITO MESH

PAINING

- ❖ **INTERIOR:** SMOOTH FINISH PLASTIC EMULSION PAINTS
- ❖ **EXTERIOR:** TEXTURE PAINT AND CLADDING AS PER ELEVATION DETAILS

KITCHEN

- ❖ GRANITE COUNTER TOP WITH 2 FEET DADOING FOR WALL WITH STAINLESS STEEL SINK OF REPUTED MAKE PROVISION FOR CHIMNEY AND REFRIGERATOR

WATER SUPPLY

- ❖ ALL VILLAS WILL HAVE TREATED WATER THROUGH PNEUMATIC SYSTEM

SECURITY

- ❖ SOLAR FENCING ALL AROUND THE PERIMETER, BOOM BARRIERS AT ENTRY AND EXIT GATES, CCTV MONITORING AT ALL ENTRY AND EXIT GATES, CLUB HOUSE AND HIGH RISK PERIPHERY AREAS, INTERCOM CONNECTION TO ALL VILLAS WITH SECURITY

ELECTRICAL

- ❖ **LOAD FACTOR:** 10-12 KVA POWER SUPPLY FOR EACH VILLA THROUGH UNDERGROUND ELECTRICAL CABLES, THREE PHASE SUPPLY FOR EACH UNIT WITH INDIVIDUAL DB BOARDS AND MCB FOR EACH UNIT
- ❖ **KITCHEN:** POWER PLUG FOR COOKING RANGE, CHIMNEY, REFRIGERATOR, MICROWAVE OVENS, MIXER/GRINDERS
- ❖ **UTILITY AREA:** WASHING MACHINE AND DISH WASHER POWER POINTS
- ❖ **CABLE FOR TELEPHONE/ INTERNET/ CABLE TV/ INTERNAL SECURITY:** CONCEALED WIRING WITH PVC INSULATED COPPER WIRES AND MODULAR SWITCHES OF HAVELLS/SCHNEIDER/LEGRAND OR EQUIVALENT MAKE
- ❖ **TELEPHONE:** TO MASTER BED/ DRAWING/ LIVING ROOM
- ❖ **TV CABLE:** PROVISION FOR MASTER BED ROOM/LIVING/ LIVING/ HOME THEATRE
- ❖ **ENTRY POINTS:** SECURITY ACCESS CONTROLLED DOORS
- ❖ **HOME AUTOMATION:** YOUR HOME WILL BE POWERED BY B.ONE HUB, THE WORLD'S MOST POWERFUL HOME AUTOMATION AND SECURITY HUB. AS A PART OF STANDARD HOME AUTOMATION PACKAGE THAT COMES WITH YOUR HOME, YOU CAN NOW WITH THE CONVENIENCE OF A MOBILE DEVICE, SWITCH ON OR OFF THE LIGHTS, CHECK VISITORS USING VIDEO DOOR BELL, CONTROL AIR CONDITIONING, CONTROL MEDIA (AUDIO AND VIDEO), YOU CAN ALSO MONITOR AND SECURE YOUR HOUSE USING MOTION SENSORS, ACTIVATE THE ALARM SYSTEM AND MANY MORE FUNCTIONS, OUR SMART HOME STANDARD PACKAGE WILL MAKE YOUR HOME SECURE AND SMART FOR YOU AND YOUR LOVED ONES
- ❖ **GENERATOR:** 100 % D.G. BACKUP
- ❖ **MISC:** SOLAR POWER STREET LIGHTS & WATER HEATING SYSTEMS, TATA POWER SOLAR SYSTEM OR EQUIVALENT
- ❖ **AIR CONDITIONING:** PROVISION FOR VRF (VARIABLE REFRIGERANT FLOW) AIR CONDITIONING SYSTEM COMPATIBLE TO DAIKIN/ MITSUBUSHI OR EQUIVALENT
- ❖ **LIFTS:** SCHINDLER AUTOMATIC PASSENGER LIFTS OR EQUIVALENT MAKE



At Preston We Are Committed To
Delivering Quality Construction In Time And We
Strive To Create Value For Our
Customers.



MALL & MULTIPLEX @ KARMANGHAT



175 RESIDENTIAL VILLAS @ KOLLUR



PRESTON DEVELOPERS is Formed By The Founding Members Of Lumbini Constructions Ltd. Preston team has 25 years plus experience in building Commercial and Residential projects with impeccable track record. Our past projects in Lumbini Constructions attest to our achievements over the past 25 years. Currently we are focused in Hyderabad in Commercial & Residential segments.

Our ongoing projects include Preston Prime – 3 Lakh Sft. Mall and Multiplex @ Gachibowli and TNR-PRESTON Mall – A 7 lakh Sft. Mall and Multiplex @ Karmanghat. Our upcoming projects include 175 residential Villas in a gated Community @ Kollur and 80 Villas in a gated community in Lingampally.



PRESTON

Built Better.

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ARCHITECTURAL CONSULTANTS



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