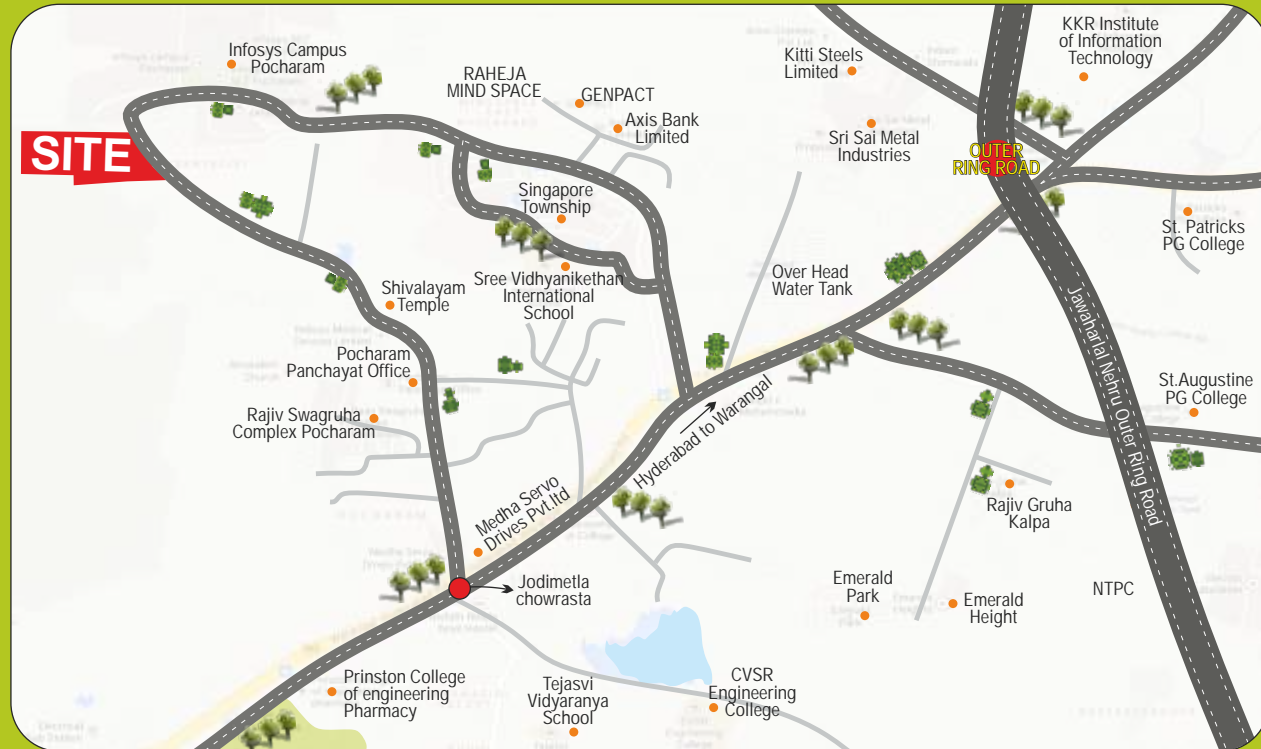


# Ideal location Perfect investment

Located in the Information Technology Investment Region, 'Avani Serene Hill's County' is close to prestigious landmarks such as Infosys, Raheja mindspace, Singapore City (Samskruthi Township), Rajiv Swagraha Complex and the Outer Ring Road which is 2 Kms from site.

Occupying a prime location at Pocharam, 'Avani Serene Hill's County' appears like a jewel encased in the emerald green of nature's bounty – an investment in both an elevated lifestyle and a valuable piece of real estate, that appreciates in tandem with the area's rapid growth due to ITIR which brings in a Large number of IT giants and multinational companies from all over the world. The ongoing Road and Rail-network development within Pocharam area due to ITIR is going to change the face of this area, so an Investment in 'Avani Serene Hill's County' is bound to reap rich dividends.

Location Plan



**Promoters**  
**AVANI INFRA DEVELOPERS**  
 H.No : 2-2-647/A/23, Saibaba Colony,  
 Baghamberpet, Shivam Road, Hyd - 13  
 ☎ 9849990381, 9603444533.  
 ✉ avaniinfradevelopers@gmail.com  
[www.avaniinfra.com](http://www.avaniinfra.com)

**Enquire : ☎ 8977705705**

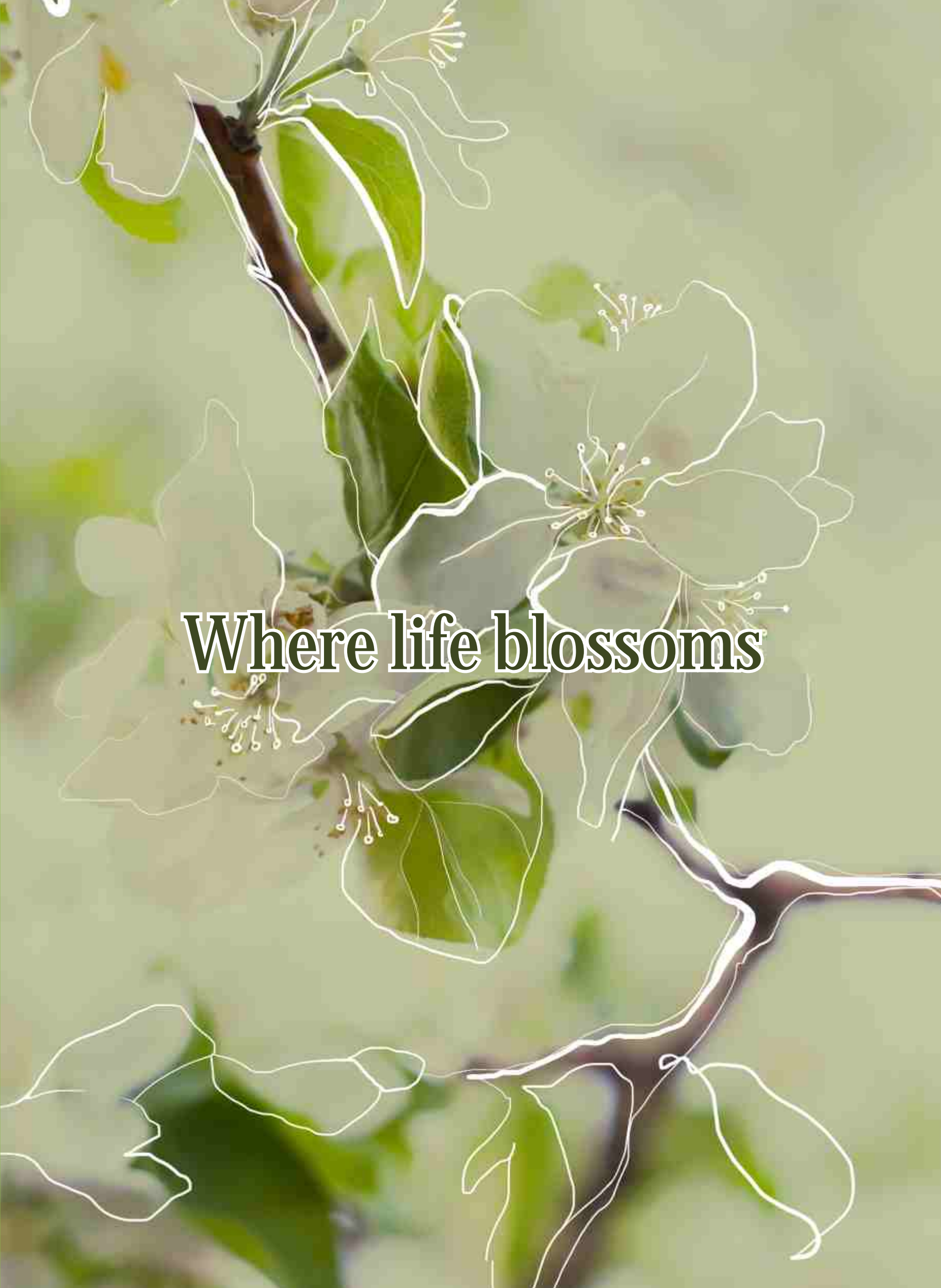
**Site Address**

S.No : 40 & 41, Pocharam Village,  
 Gatkasar Mandal, Rangareddy – 500088.

**Consultants**


**S.S.Infrastructure Project Consultants Pvt.Ltd**  
 #9 Jabbar Buildings Begumpet, Hyderabad- 500016  
 Ph : +914066310954, 66310240, Fax : +914066312949  
 email : ssipcpl@gmail.com

Designed by FHMV (+91-9246542471) www.fhmv.org



Where life blossoms

AVANI

  
**Serene**  
Hills County  
at Pocharam

A Gated Community of global standards

Located within ITIR - adjacent to Infosys campus

Luxurious 3 BHK duplex villas

Elevated location with panoramic view

Utility Club House

100% Vaastu compliant villas

HMDA approved layout



## Your wishes - come true

Yes, your wish has just come true, as this is the moment when you discover the perfect location, plan and layout for the home that defines who you are and all that you aspire to be. At 'Avani Serene Hill's County', you have the opportunity to surround yourself with all the richness of an environment purified every moment by the abundance of green spaces, while cushioned on the luxury of ultra modern conveniences and the extravagance of flowing space.





Layout Plan



	East
	West
	South
	North



## Entry to the world of a privileged few

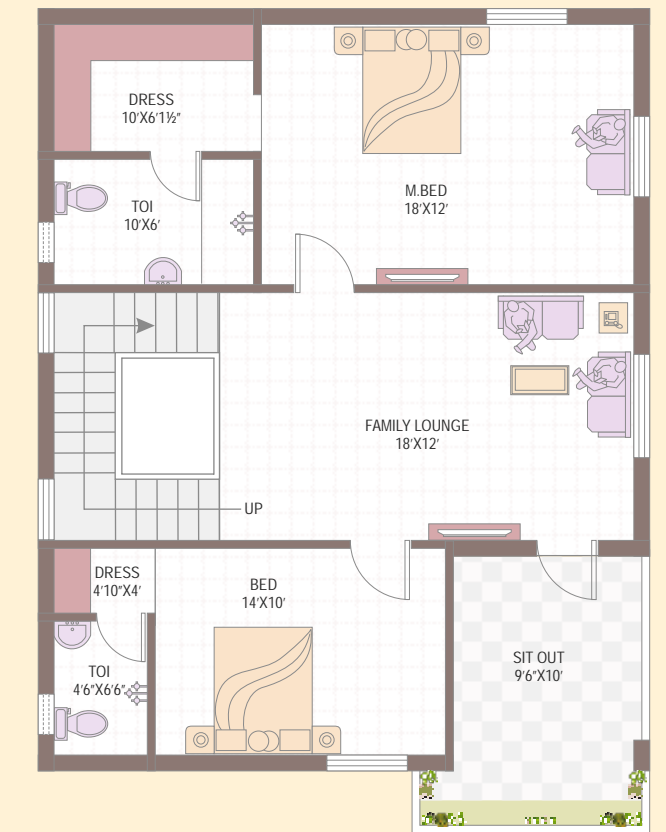
Enter a homescape that encompasses all that makes for a comfortable and luxurious existence. From the warm feeling of coming home to the assurance that all the conveniences of everyday life are just minutes away, 'Avani Serene Hill's County' gives you everything you could ever need in an ideal residential layout where the lush foliage of countless trees casts its serene shade on the surroundings.



# East Facing Villa



Ground Floor Plan



First Floor Plan

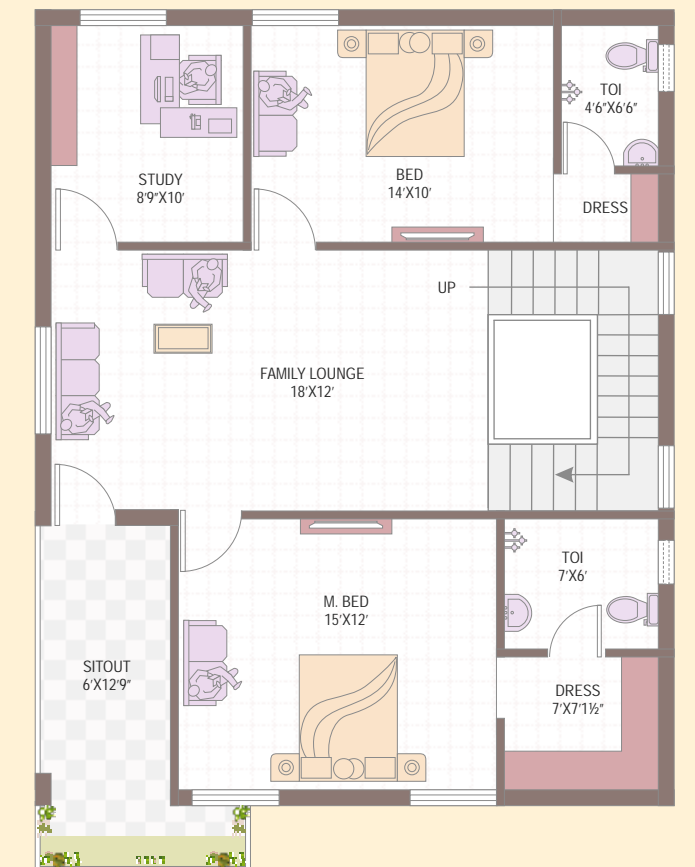


### Area Statement

Plot Area	200.00 Sq.yds
Ground Floor	1032.15 Sq.ft
First Floor	1022.15 Sq.ft
Total Area	2054.30 Sq.ft



# West Facing Villa



### Area Statement

Plot area	200.00 Sq.ft
Ground Floor	1032.25 Sq.ft
First Floor	1029.55 Sq.ft
Total Area	2061.80 Sq.ft

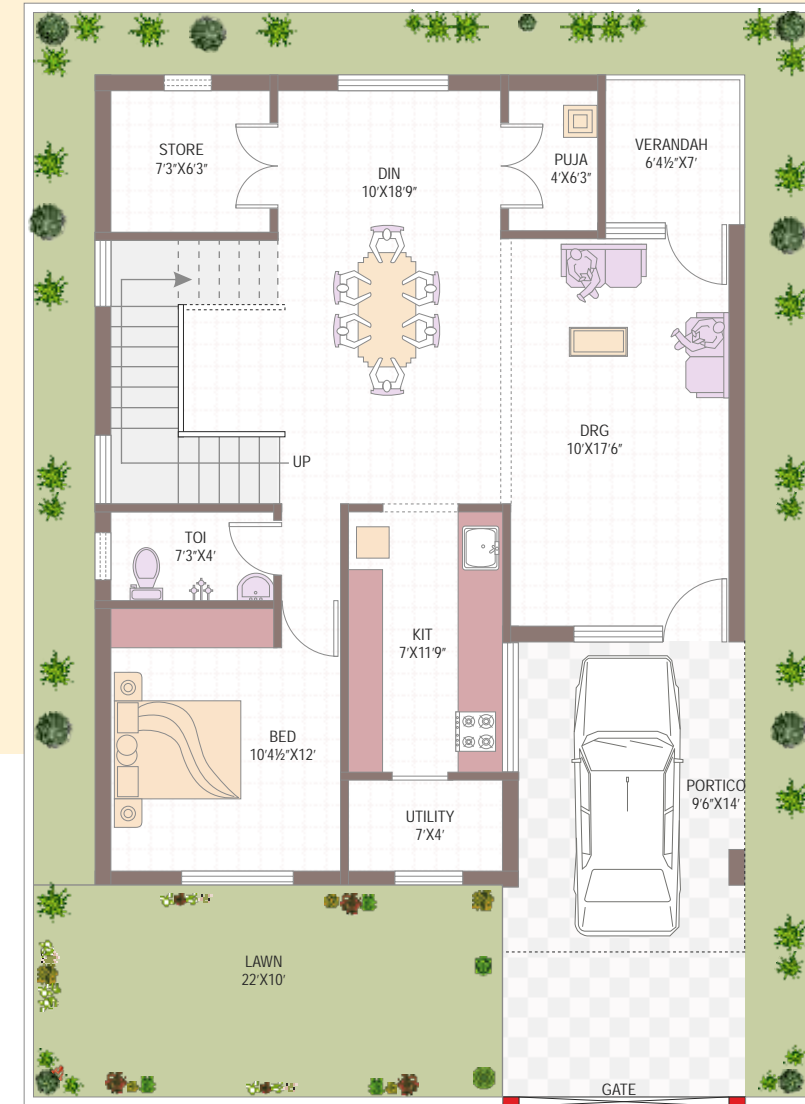


Area Statement

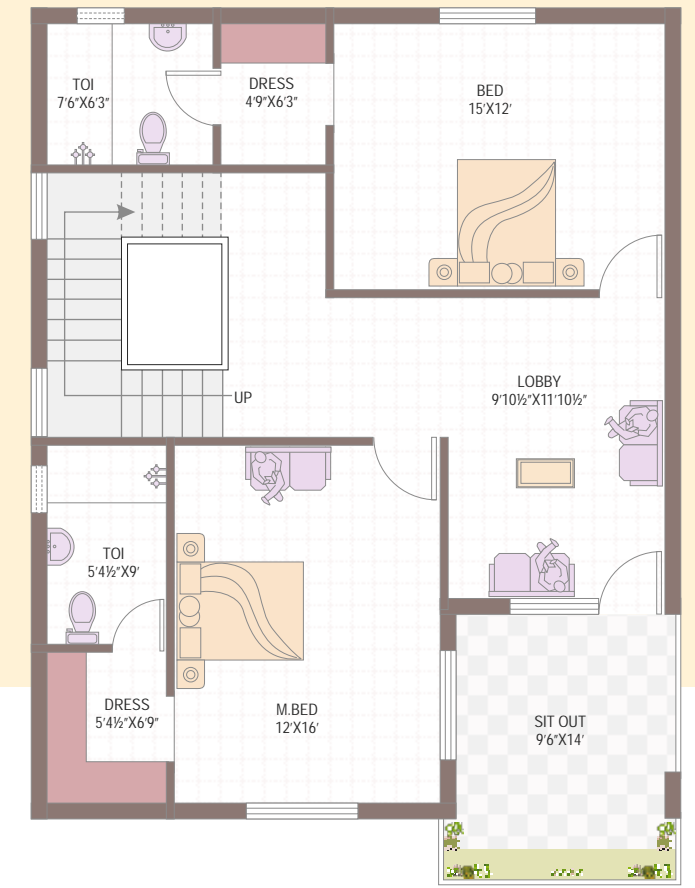
Plot area	200.00Sq.ft
Ground Floor	1045.00 Sq.ft
First Floor	1015.00 Sq.ft
Total Area	2060.00 Sq.ft



North Facing Villa



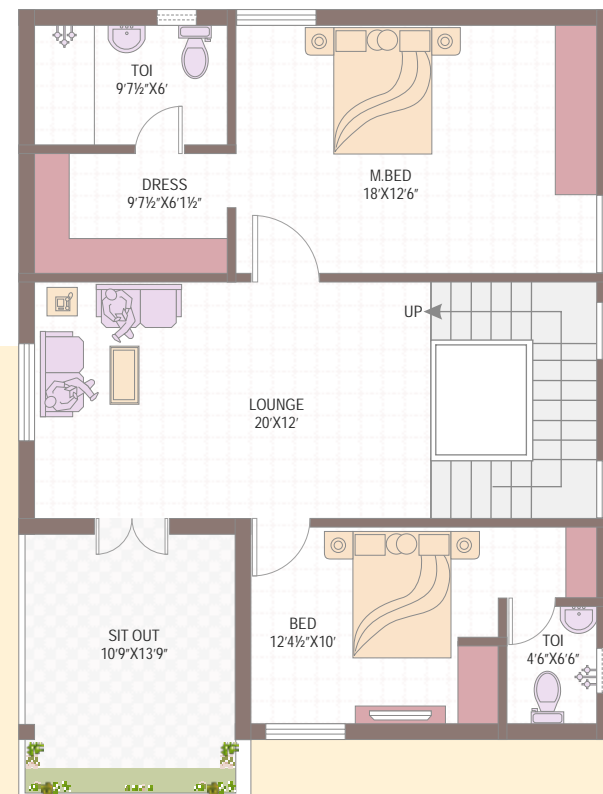
Ground Floor Plan



First Floor Plan



Ground Floor Plan



First Floor Plan



South Facing Villa



Area Statement

Plot area	200.00 Sq.ft
Ground Floor	1045.00 Sq.ft
First Floor	1015.00 Sq.ft
Total Area	2060.00 Sq.ft



## 'Luxuriate in leisure'

At 'Avani Serene Hill's County', the entire enclave is defined by a unique tranquil ambience, and a range of features are available for your comfort, recreation and relaxation. Whether you are taking an early morning jog or chilling out in the pool; you are just a few feet away from your home, yet in a whole different setting.

- |   |                           |
|---|---------------------------|
| ▶ High Quality Construction with quality material | ▶ Jogging Track           |
| ▶ Solar fenced compound wall                      | ▶ Water treatment Plant   |
| ▶ Underground electric cabling                    | ▶ 24 hrs Security & CCTVs |
| ▶ Designer Lights and Landscaping                 | ▶ Street Lighting         |
| ▶ Water harvesting pits                           | ▶ Black top roads         |
| ▶ Recreation Park                                 | ▶ Avenue Plantation       |
| ▶ Amphi theater                                   |                           |



### Club House Features

- ▶ Swimming Pool with deck area
- ▶ Party Hall and Lounge
- ▶ Indoor Games - Billiards, Table Tennis etc.
- ▶ Yoga and Meditation area
- ▶ Library
- ▶ Guest Rooms
- ▶ Provision for Pharmacy & ATM
- ▶ Provision for Restaurant & Coffee shop
- ▶ Gymnasium & Health Centre
- ▶ Provision for the screening of movies & programmes





## Attuned to current lifestyle demands

### Specifications

<b>FRAMED STRUCTURE</b>	: R.C.C. framed structure
<b>SUPER STRUCTURE</b>	: Brick Masonry in Cement Mortar.
<b>PLASTERING</b>	
Internal/External	: Single coat of plastering to internal walls and ceiling. Two coats of plastering for external walls.
Main Door	: Teak Wood frame with moulded paneled shutter doors with Melamine polishing and fittings of a reputed brand.
Internal Doors	: Teak wood frame with moulded paneled shutter doors with paint and fittings of a reputed brand.
Windows	: UPVC Windows system with Float Glass with suitable finish as per design.
Grills	: M.S.Enamel painted, aesthetically designed and fixed to wall.
<b>PAINTING</b>	
External	: Two Coats exterior Acrylic Emulsion Paint of reputed make over one coat of primer.
Internal	: Smooth Putty Finish with Acrylic Emulsion paint of reputed make over a coat of primer.
<b>FLOORING / TILE CLADDING</b>	
Living, Dining Bedroom, Kitchen	: 24" x 24" Vitrified Tiles.
Bathrooms	: Anti-skid Ceramic Tiles of reputed brand.
Staircase	: Kota Stone Flooring.
Dadoing in Kitchen	: Glazed Ceramic Tiles (of reputed brand) dado up to 2'0" height above kitchen platform.
Bathrooms	: 8" x 12" Glazed Ceramic Tiles (of reputed brand) dado up to 7'0" height.
Utilities / Wash	: 8" x 8" Glazed Ceramic Tile (of reputed brand) dado up to 3'0" height.

<b>KITCHEN</b>	: 1. Granite Platform with Stainless Steel Sink and treated water supply at one point. 2. Provisions for fixing of Water Purifier, Exhaust Fan and Chimney.
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<b>TOILETS</b>	: 1. Granite Counter Top wash basin only in Master Bedrooms. 2. Cascade with flush tank of Hindustan / Parry or equivalent make. 3. Hot and cold wall mixer with shower. 4. Provision for Geysers in all Toilets. 5. All C.P.fittings are chrome plated of Jaquar make.
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<b>ELECTRICAL</b>	: Concealed copper wiring in conduits for lights, fans and power plug wherever necessary of Finolex / Anchor or equivalent make. 1. Power outlets for Air Conditioners in all bedrooms. 2. Power outlets for Geysers in all Toilets 3. Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen. 4. Plug points for Refrigerators, T.V., wherever necessary. 5. 3-Phase supply for each unit and individual Meter Boards. 6. Miniature Circuit breakers (MCB) & ELCB (of reputed brand) for each distribution board. 7. All electrical fittings of Anchor Roma or equivalent make.
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<b>TELE-COMMUNICATION</b>	: 1. Telephone points in all bedrooms, living & dining areas. Four pair cables to all the units. 2. Intercom facility to all the houses connecting from Security.
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<b>CABLE TV AND INTERNET:</b>	: 1. Provision for Cable Connection in all Bedrooms & Living Room. 2. Provision for Internet Connection in one Bedroom.
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