



Exclusive

Luxury Villas

@

PATI - KOLLURU, Hyderabad



**MIRCHI
DEVELOPERS**

Where dreams come home...

Pampered by all facilities within your budget

LUXURY & NATURE

Side by Side

OWN A GRAND VILLA
AT THE COST OF AN APARTMENT!



Spacious Independent Living...



247 Luxury Villas Project

"The joy of living in a Villa is something else. It comes with so much you've all along desired. The independence of not sharing the space, peace of mind that's just yours, most significantly, the luxury of living your way. And after all these, the pleasure of belonging to an elite commune."



East - Facing Villa Street View



It's time
to put
together

Life's Delights...

Home to
Luxury, Sure
Yet home to
so much more.

East - Facing Villa View





EAST
MODEL
VILLA
INTERIOR



West - Facing Villa Street View



It's time
to put
together

Life's Delights...

Home to
Luxury, Sure
Yet home to
so much more.

West - Facing Villa View





WEST
MODEL
VILLA
INTERIOR



North East Corner Villa



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

To Celebrate **Joy of Life**



M CLUB

Fully Loaded Club House (15,000sqft)

Every great community should be a place that gives the elders of the house corners that let them relax in peace, give the children of the house places to let them play and make as much merry they wish. While all of that is taken care of, there are places for those in the middle years of their life as well.



Amenities & Features

A Lavish and Independent Club House consist of G+2 Floors

Indoor and outdoor games

State of Art gym

Yoga Hall

Banquet Hall

Multipurpose Hall

Terrace Party area

Swimming Pool

Shuttle Court

Super Market

Cafeteria

Pharmacy

ATM

Spa

Beauty Parlor

Two Guest Rooms

Meeting hall

Office room

Cycling Track

Walking Track

Children Play Area

Drinking Water R.O Plant

Power Backup for Common Areas

Generator Facility for Individual Villa Lights & Fans

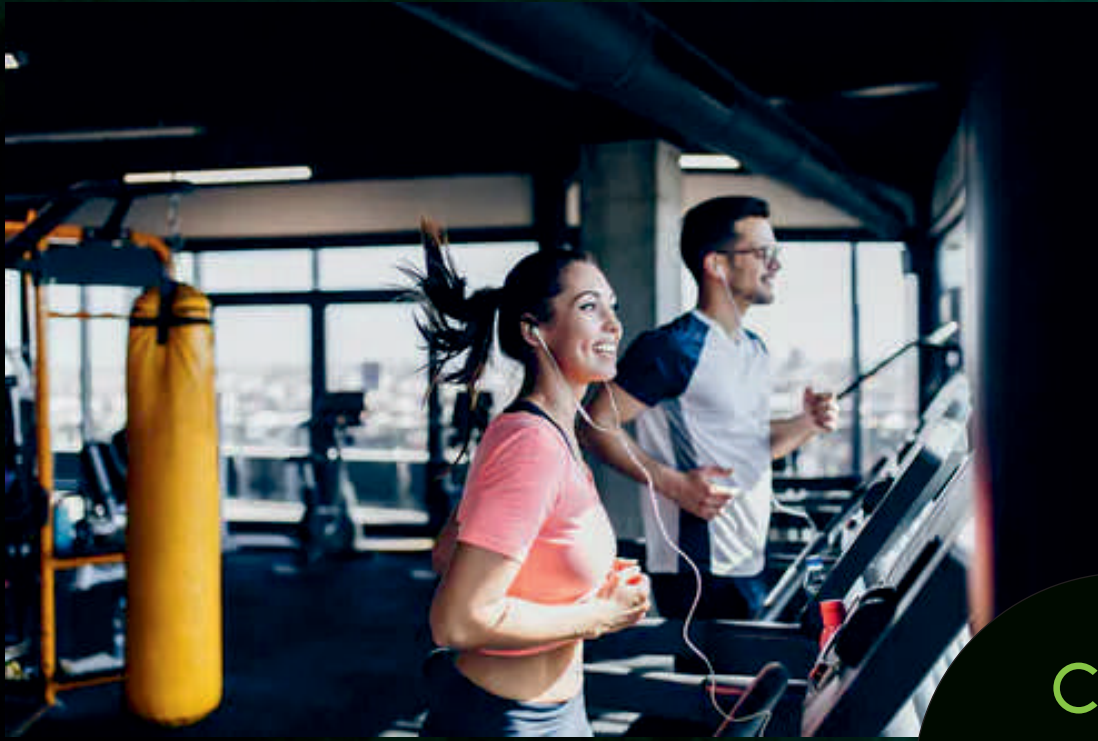
Rain Water Harvesting Pits

Solar Fencing Boundary Wall



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. To belong to the M Club community is to be exposed to a curate lifestyle experience that is customized and at the same time set in a vibrant and stimulating environment.





CLUB
HOUSE
AMENITIES





OTHER
EXCITING
AMENITIES





KIDS
PLAY
ZONE



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.





A PROJECT BY



MIRCHI
DEVELOPERS

Where dreams come home...

Total Extent of land: **16 acres**

Total Villas **247**

Project approved by: **HMDA**

RERA No.: **P01100002456**

Possession Date: **December, 2022**

BANKING PARTNERS

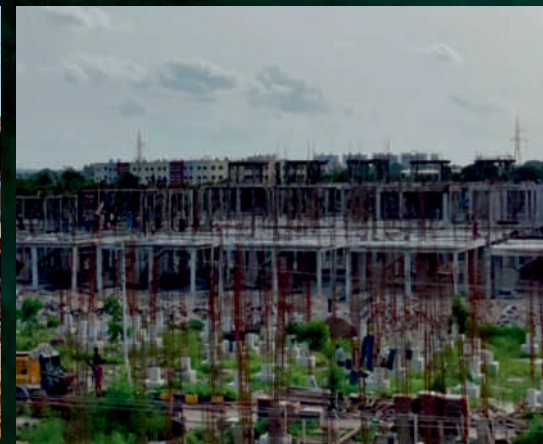
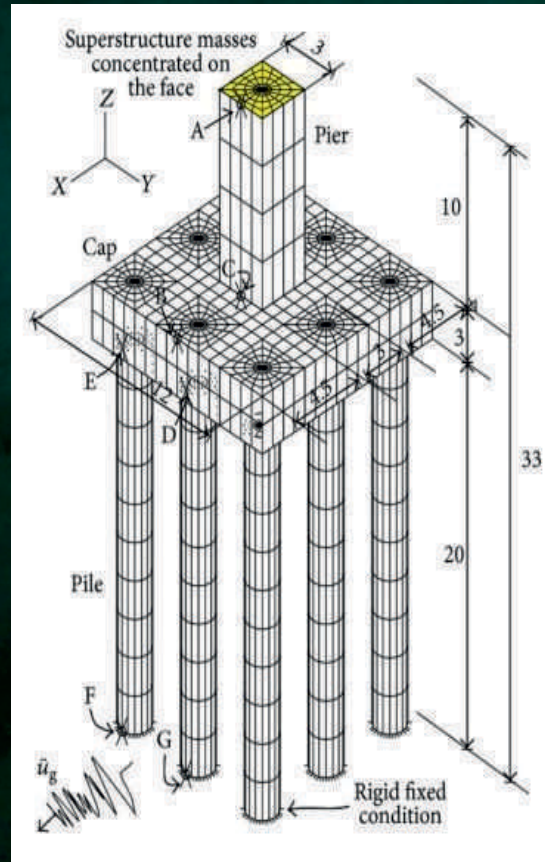
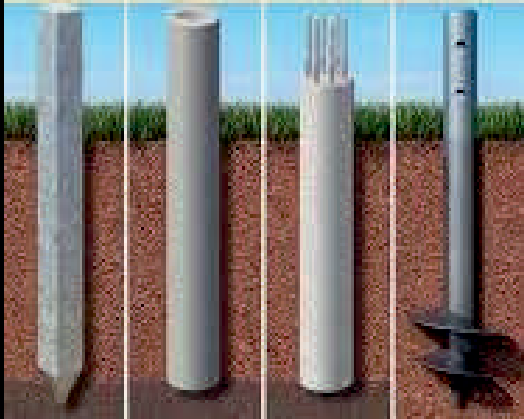
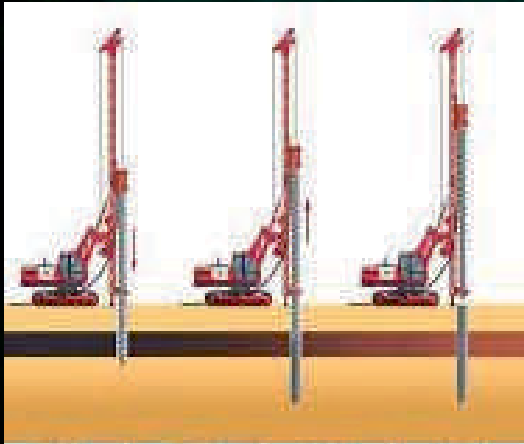


Home Loan



IDBI BANK HOUSING LOAN

Strong & High Quality



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

WHY

- Implementing Innovative Technology
 - Quality Construction
 - Affordable Pricing with Luxury
 - Trust Worthy Team
 - Handpicking Premium Location
 - Building Spacious Homes in Limited Land
 - Great Return on Investment
 - Commitment 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 Coats 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, Somany, Asian, Muranoor or equivalent Brands
- ii. Wooden Flooring in Master bed room
- iii. Staircase: Combination of Elegantly designed Granite/Marble 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/Open Terrace: 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

Ro plant:

Ro water purifier plant will be provided for community

Water Supply System:

Centralized water distribution by hydro pneumatic system for all villas.

Windows:

All Windows and French doors are UPVC

Bathroom Fittings:

Jaquar, Parryware, CERA, Hindware or equivalent brands

Power Backup:

- ii. DG Power Upto 2kv to each villa
- i. DG Power Backup for common areas

Car Parking Area:

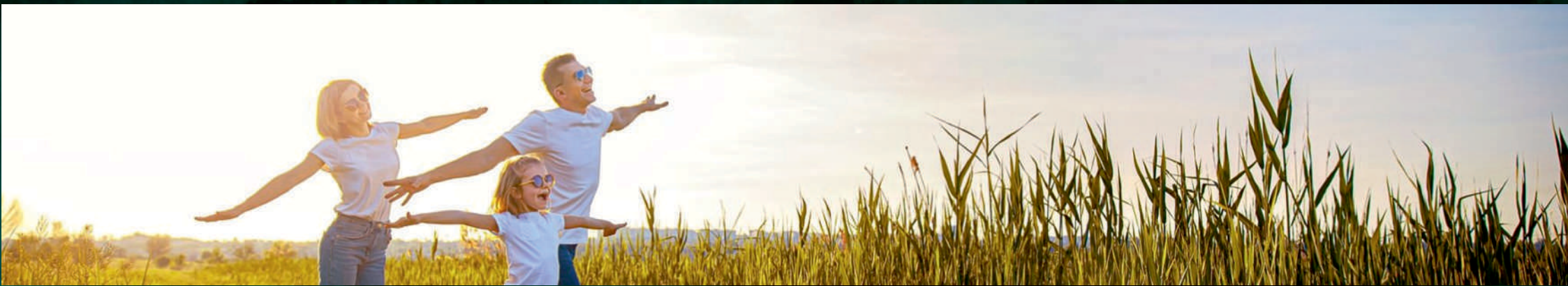
Parking Tiles

CC Cameras:

CC Camera cable 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
- Two Way Roads Connectivity
- 200 feet and 100 feet Road Connectivity
- 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 and Electricity
- Fully Loaded Club House
- Plenty of Plantation
- Only East & West Face Villas
- Near to All IT Hubs
- Near to Financial District
- Near to Gachibowli
- Very near to Ring Road Exit no. 2 & 3
- Inside the Ring Road



Venice City Areal View



Master Layout Plan

200' Ft Road

Shankarpalli to Patancheru

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



Shankarpalli Road to Pati - Kolluru





East Facing
Ground Floor Plan



East Facing
First Floor Plan



East Facing
Terrace Floor Plan



EAST Facing

183 Sq.yds

PIOT SIZE: 33'x 50'

TOTAL BUILT-UP AREA - 2599

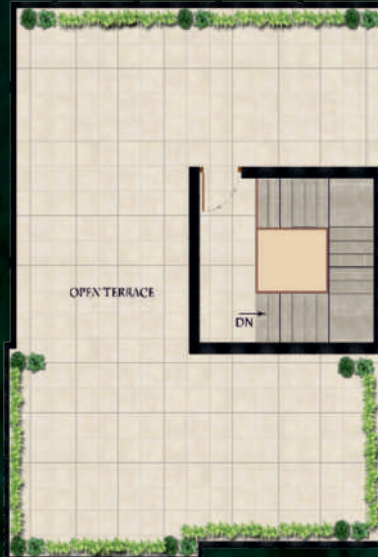


30' WEST ROAD

West Facing
Ground Floor Plan



West Facing
First Floor Plan



West Facing
Terrace Floor Plan



WEST Facing

165 Sq.yds

PIOT SIZE: 33'x 45'

TOTAL BUILT-UP AREA - 2230

Location Advantages



**KOLLUR
IT HUB**

EXIT 2
Kollur

EXIT 1
Kokapet

EXIT 3
Murthangi

Mumbai Hwy

BHEL

GSM
MALL

Allwyn Junction

Shankarpalli to Palancheru

Gachibowli
Stadium

IIIT

TCS
DLF

SARATH
MALL

Kondapur-Gachibowli

Pati Kolluru - Shankarpalli

Microsoft

ISB

Infosys

Wipro

ICICI

Amazon

Continental
Hospital

Samashti
School

Caudum
School

Kollur : The New IT Hub of Hyderabad

Venice City is Just **5 Minutes** drive from **KOLLUR**, where the new **IT HUB** is also taking shape...



Venice City is a hot cake property at the most happening place 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

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 Patancheru Exit No 3: 03 Minutes
Patancheru - 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





*There is
no place like Home*

MIRCHI
TARANTO
TOWERS
Coming Soon





📍 Site and Office Address:

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

Contact us

🌐 website: www.mirchidevelopers.com



LEGAL DISCLAIMER: All depictions of interiors, furniture, fixtures, are conceptual only and are not included in your house. The photos contained in the marketing collaterals such as marketing brochure, sales kits, walkthroughs etc. may be stock photographs or have been shot off-site and are used to depict the lifestyle to be achieved. All drawings in the marketing collaterals are illustrations and not actual images. The plans are subject to changes based on final approvals from state government, HMDA, RERA & local bodies. Prospective buyers are advised to visit Mirchi sales office and verify floor plans and other parameters before making a buying decision.

This marketing collateral is purely conceptual and does not constitute a legal document. Visual representation are not to be taken as representation of facts and do not form part of an offer or contract. The management of Mirchi group reserves the right to add, delete or alter any specification mentioned here.