

*It's the people behind the project
that put you in front*

With expertise honed to perfection 'Prime' has a proud track record of 30 years in building great homes under its banner. Each dwelling, whether apartment or independent villa, incorporates the finest materials and craftsmanship, designs and amenities. Making it the best it can be!

Promoters:

PRIME VILLAS PVT LTD

Flat No: 101, Siddhartha Towers, Sumitra Nagar, Kukatpally, Hyderabad - 500 072
Ph : 040-2306 9000.

SALE ENQUIRY

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☎ 9908178940

✉ enquiry@primeconstructions.com

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Architects



Charan Associates

Ph: 040 - 23065153, Cell: 98498 83838

Structural Consultants

GRID

K.V.S. APPA RAO M.Tech(Struct.), MCI, B.Tech(Civil)
KPHB, Hyderabad-500072. Ph: 040-40077923, cell:9849789449
email: gridrao@gmail.com

Remember catching fireflies as a kid?

Do kids still do that?

They were magic to me when I was a little child.

I didn't know how they created that light,

and I never thought to ask. I loved it.

Thank God, the magic is back.

Designed by FHMV (+91-9246542771) www.fhmv.org





Sheer magic in every architectural line

'Prime Gardenia' villas are pure poetry in design.

Every home is created with you in mind. In fact, these are the villas you would design yourself if you had the opportunity to do so.

Spread over 3 acres of verdant greenery, the villas offer everything you always dreamt about - but never thought possible.

Come, embark on your very own voyage of discovery ...

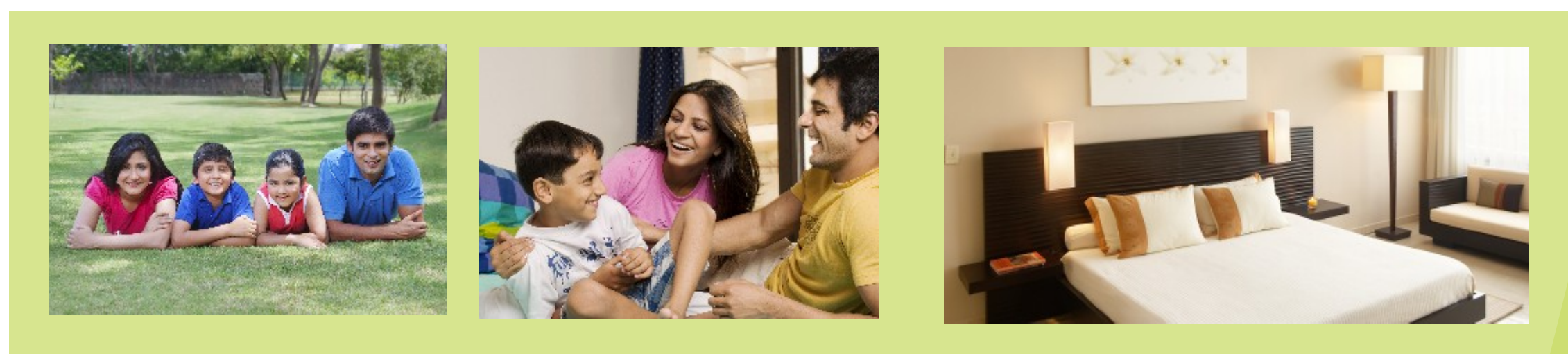




The gateway to a whole new world

Your dream villa is built on a Vaastu compliant plot. A lush green garden holds the villa in a sylvan embrace and a magnificent teak front door ushers you into a dream world of stylized comfort and sybaritic luxury.

The ground floor incorporates the master bedroom, a large living and dining area with huge plate glass windows that overlook a picturesque vista, as well as a large formal sitting area for exclusive guests.





*Come home to the magic of
'Prime Gardenia'*

'Prime Gardenia' villas are situated at Bachupally, one of the most picturesque areas of Hyderabad.

A place where the chirping of birds sounds like a mellifluous background chorus to the rhapsody of nature.

A place where the breeze caresses your face with a lover's touch and the golden sunshine enfolds you in a warm embrace...

A place you can truly call 'home'.





The good life comes to life here

The clubhouse lets you have the time of your life - for the rest of your life. Everything you ever wished for has been incorporated here - from a pool to a gym to a library to a banquet hall to a lot in between. Come, experience the good times...

Club House & Amenities

- Party Hall
- Guest Rooms
- Indoor games
- Table-Tennis
- Common water softener and RO system
- Generator back-up for common facilities
- Gymnasium
- Reading room
- Wi-Fi
- Children recreation zone
- Swimming Pool





prime
garderia

A typical East Facing Villa

Typical East Facing
40' X 45' - Unit

Area Statement

| | |
|---------------------|---------------|
| Plot Area | 200.00 Sq.Yds |
| Ground Floor Area | 1249 Sq.Ft |
| First Floor Area | 1249 Sq.Ft |
| Staircase Area | 142 Sq.Ft |
| Total Built-up Area | 2640 Sq.Ft |



Ground Floor Plan



First Floor Plan



First Floor

French Doors

UPVC Windows

Ground Floor



Landscaped Nooks

Designer Cladding

Covered Portico

Key plan



Note: The Plans shown are of standard 200 Sq.yds only. Other plots of different sizes are indicated in Key/Layout plan



A Typical West Facing Villa

Typical West Facing
40' X 45' - Unit

Area Statement

| | |
|---------------------|---------------|
| Plot Area | 200.00 Sq.Yds |
| Ground Floor Area | 1250 Sq.Ft |
| First Floor Area | 1250 Sq.Ft |
| Staircase Area | 156 Sq.Ft |
| Total Built-up Area | 2656 Sq.Ft |



Ground Floor Plan



First Floor Plan



Cross Ventilation

Vitrified Tiles

First Floor

Prime AAC Blocks

Modern Glass/SS Railing

Ground Floor

Stylish Open Kitchens

Green Lawns

Contemporary Facade

Key plan



Note: The Plans shown are of standard 200 Sq.yds only. Other plots of different sizes are indicated in Key/Layout plan



Specifications

STRUCTURE

R.C.C. framed structure.

SUPER STRUCTURE

“PRIME” AAC blocks / Red bricks in cement mortar.

FINISHING

Plastering of ceiling and walls in C.M. with smooth luppam finishing.

MAIN DOORS

Best teak wood frame with teak wood shutters (Polish quality) / Designer shutters.

DOORS

Medium teak wood frame with flush shutters.

WINDOWS

“PRIME” UPVC window systems with opaque / transparent glass and safety grills.

FLOORING

Vitrified tiles in hall, dining, bedrooms and kitchen.
Ceramic tiles in toilets and balconies.

KITCHEN

Black granite cooking platform with stainless steel sink and 2' height ceramic / glazed tiles dado.

TOILETS

Glazed tiles dado up to 6' height. All fixtures in white colour of standard make. All CP fittings of Jaquar or equivalent make. Each toilet will have one wash basin EWC/WC, shower point and provision for exhaust fan and geyser point.

ELECTRIFICATION

Concealed copper wiring in PVC conduits with modular switches. Adequate fan points, TV. & telephone points, and 15A/5A power plugs.

WATER SUPPLY

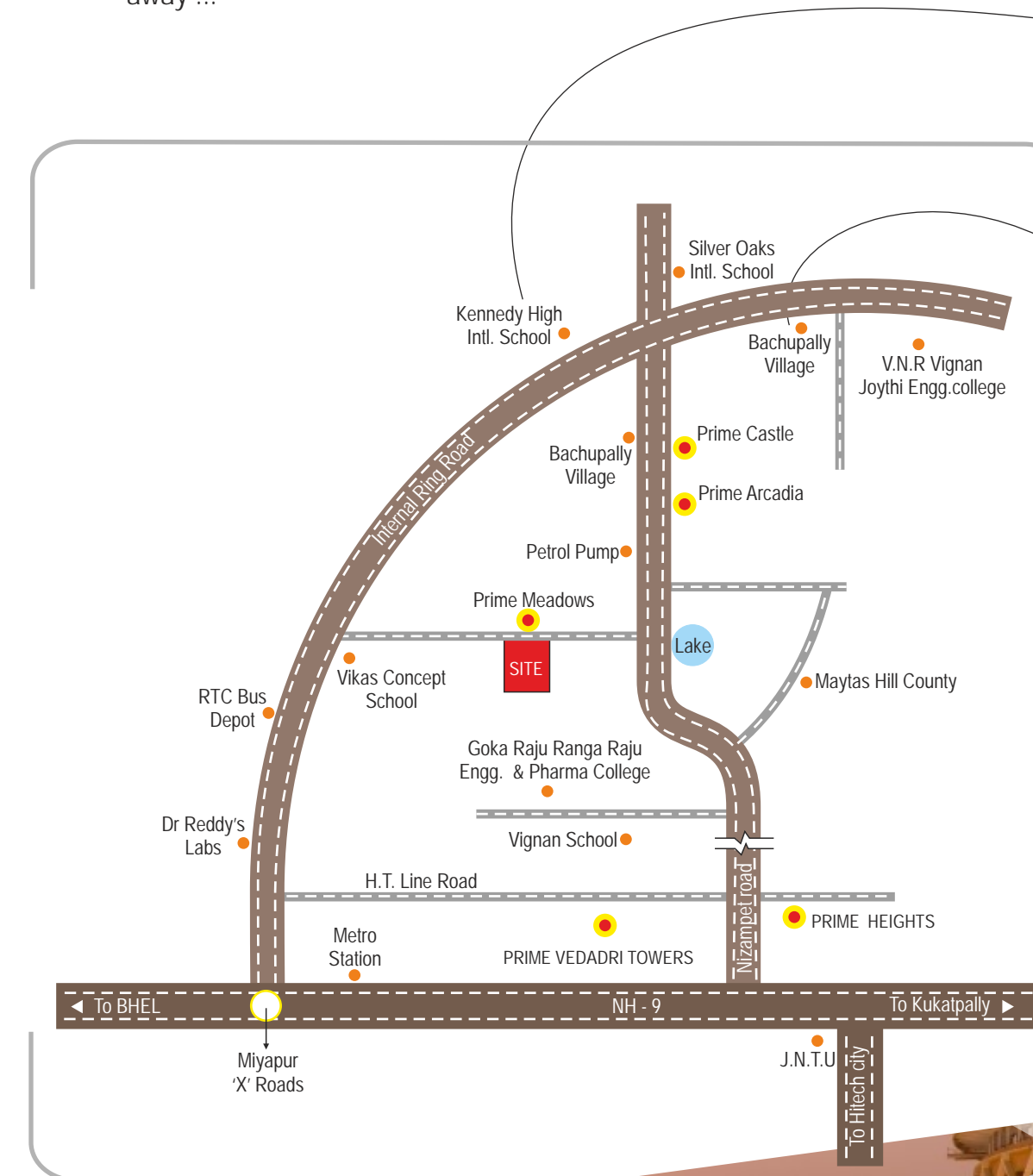
Borewell water and provision for Municipal water.

PAINTING

Internal walls and ceiling with plastic emulsion paint.
External wall with exterior emulsion paint. Doors with enamel paint (2 coats).

Take a break, take a walk around your location

Greenery enfolds you on every side. Tall, verdant trees play host to a variety of birds. Nearby, a clutch of schools and colleges adorn the neighbourhood. A galaxy of dhabas and restaurants and other hotspots of the city are just 2 km away ...



Location Plan

