



SANNCIA

Luxury Villas @ Gachibowli, Tellapur

Life Comes
Alive



Where mornings
open to the sound of leaves rustling in
the wind.

Where doors
open to lush green, sunlit courtyards.

Where life
opens up to new promises.



Experience the effortless
flow of space and greenery

Every yard is carefully laid out, and every yard is joyfully green.
It's a blend made to make you feel at one with nature.





Elegant elevations that make SANCIA homes stand out

A home cradled in an oasis of serenity

Harboured within the leisurely greens of a sprawling 9 acre property, The meticulously planned villas at SANCIA comprise of the best kind of homes you'll ever come across. Sunny walkways to glass facades, and tree-lined centre drives to landscaped courtyards, everything about this gated and guarded community speaks of a carefully designed theme.

A theme that's made to make you feel at peace and feel more alive each day. We call the theme Serenity.



Wide and smooth centre drive

A wide and smooth Centre-walk, richly landscaped layout, amply spaced line of houses.

Night view of the villas



Space meets elegance

As you step inside Sancia, you step into a whole new world of expansive luxury, a perfect match to your inimitable taste. On every level, you will experience a flawless combination of space and elegance.

The lavish triplex villas mark the vastness of space, an exclusive offering for your uncompromising choice in living. The living room opens out to a private deck, the guest bedroom is pleasingly roomy the contemporary kitchen, the double-height dining and the lush green internal courtyard are sure to jazz up the delight .

After all, your time at home is the best part of your whole day, where you spend quality time with your family. It should feel the best.



Plush and roomy double-height interiors

A Back-ground of peace

Landscaped backyards that offer a quiet relaxed retreat into soothing greens and soft lights.





Double height dining area with adjacent landscaped courtyard

Open up to the little joys

Landscaped courtyards fence your villa in leisurely greens, while the circular jogging track touches every villa on campus, letting you direct access from your room itself.

Detailed planning goes hand in hand with wide open space at Sancia, and you feel the comfort and creativity at every step.



Jogging track with foliage fencing

Bird's - eye view of Sancia. Clean lines, lots of space, and eye soothing greenery.



The advantage of having two way entrances gives every SANCIA home the unique all-way-access feature.

Master Plan



Leisure Zone



The Sit-outs



The Green Border



Active Zone



Street view in daytime

A project planned with much care and unfailing attention to the detail, to present you a living habitat decked up with modern amenities and dressed up in lavish greens. The spaciouly placed villas and the open world design of the premises come together in harmony to soothe your senses like nowhere else.

After all, it's home.



Kids come home to play

It could never be just a playground.
At Sancia, it had to be a superbly
planned one that's equipped with
children's area, basketball courts,
wide dug outs and a lot more.
Kids won't want to go home.
But you won't mind, for this is home.



In the blend of Leisure & Luxury

You can't get enough of it. The unlimited pleasures of the delightful Clubhouse. Entertain the kids and play along with them. Spoil yourself with an array of indulgent treats and luxuriate the way you desire. There is finally a place that meets your every whim.

AC GYM

SWIMMING POOL

GUEST ROOMS

MULTI-PURPOSE HALL

FINE DINING

The Clubhouse. Your leisure hangout after the day.



East facing 224 Sq. Yds.

Plot Dimension: 36' X 56'

Ground floor : 1245 sft
First floor : 1348 sft
Second floor : 740 sft
Total built-up area : 3333 sft



Ground Floor



First Floor



Top Floor



West facing 224 Sq. Yds.

Plot Dimension: 36' X 56'

Ground floor : 1255 sft
First floor : 1350 sft
Second floor : 794 sft
Total built-up area : 3399 sft



Ground Floor



First Floor



Top Floor

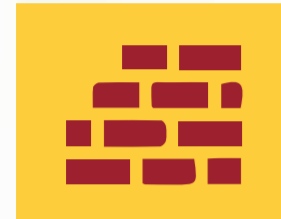


Convenience comes alive!

Welcome to the future of Hyderabad. An ideal location that offers you the best of the both worlds. An exceptional luxury of staying well-connected to the city yet living a desired lifestyle away from its bustle... With its great connectivity to ORR and close proximity to Gachibowli IT hub, international schools, educational institutions, lifestyle destinations and entertainment hubs, SANCIA meets all your expectations for an ideally located home.



SPECIFICATIONS



Structure
RCC Framed Structure

Super Structure
CC Block Masonry with Cement Mortar



Plastering
Internal : Smooth Finish
External : 20mm Thick doublecoat Cement Plaster smooth finishing



Doors
Main Door : Teak Wood frame & Teak Wood doors with good quality hardware
Internal Door : Teak Wood frames & designer flush shutters with good quality hardware
Windows : UPVC French Door and Windows System



Painting
Internal : Two coats of emulsion paint over smooth putty finish.
External : Texture paint or equivalent with a combination of smooth putty finish in specified areas



Flooring

- A. Living / Dining / Entrance Foyer : Double Charged Vitrified Tiles.
- B. Master Bedroom / Common Bed Rooms / Home Theatre Room : Wooden Flooring in MB room and Home theatre, Double Charged Vitrified Tiles in other rooms
- C. Kitchen : Double Charged Vitrified Tiles
- D. Bathrooms : Best quality Acid Resistant & Anti-skid Ceramic Tiles.
- E. Staircase : Granite Flooring
- F. Balconies : Best quality Anti-Skid Tiles



Kitchen
Granite Platform with stainless sink, 2ft height dado with tiles above counter, provision for Exhaust fan & Suitable electrical points for kitchen appliances Utility / Wash Provision for washing machine, dish washer and wet area for washing utensils etc.



Plumbing and Sanitary

- A. Concealed best quality PVC / UPVC pipes.
- B. All Bathrooms consists of best quality polished chrome (CP) and sanitary ware fixtures.
- C. Vanity type wash basin with hot and cold water mixer.
- D. Wall Hung European water closet in all toilets.
- E. Single lever fixtures with wall Mixer cum Shower for all bathrooms.
- F. Provision for Geysers in all bathrooms and kitchen Solar Water Heater Provision for Energy Smart



Electrical

- A. Concealed Copper wiring of approved make.
- B. Power outlets for geysers in all bathrooms and kitchen.
- C. Plug points for T.V. and Power outlets for Air Conditioners in all rooms.
- D. Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine in Utility area.
- E. Three phase supply for each unit and individual meter boards.
- F. Miniature Circuit Breakers (MCB) for each distribution boards
- G. Switches are of reputed brands.

Power Backup
Sound Proof generator shall be provided



Telecom & Cable TV
Telecom Provision for telephone point in all rooms
Cable TV Provision for cable connection in all bedrooms and living room.



Security System

- A. 24hrs Surveillance and Multi level Security with intercom Facility
- B. Solar fencing throughout the boundary.
- C. Security Surveillance Cameras at appropriate community locations.



Internet
Internet Provision for Internet connection in every Villa.



Other Amenities

- A. Portable water made available through an exclusive water softening plant.
- B. Rainwater harvesting to be provided for recharging ground water table.

Sewerage Treatment Plant: A common Sewerage Treatment Plant (STP) is being provided for the entire development.





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