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DEV - ISTANA
AN ICONIC COMMUNITY



AN ULTRA LUXURIOUS GATED COMMUNITY VILLAS @ VIVEKANANDA NAGAR, KUKATPALLY



PASSION | PERFORMANCE | PURITY

WELCOME TO LUXURY

Luxury denotes something that is enjoyed by certain people and not by others. It speaks of the privilege and exclusivity enjoyed by an elite and unattainable few. Those few want more from life and not apologetic about it. To them luxury is not just a state of mind but a way of life. And for those chosen few who see luxury as a right. Luxury could be a sunset, a song, a moment of peace and satisfaction, a perfect cup of tea, a wonderful book or a poignant photograph in a local art gallery.

Luxury must be sought out; one must make the choice to discover Luxury to enjoy it.



LUXURY. YOUR WAY OF LIFE.

Dev-Istana is emerging as the hub for luxurious living, sprawled across 11 acres in Kukatpally. 86 ultra modern villas enjoy opulence to be the best and most coveted address in Hyderabad.

These villas are uniquely designed with contemporary flair complementing such a destination, and the facilities are designed with relaxation and luxurious indulgence in mind. Discover an impressive variety of leisure amenities. Keep up your exercise routine with a session in the gym or a tennis match. Swim to your heart's content in an exotic pool.

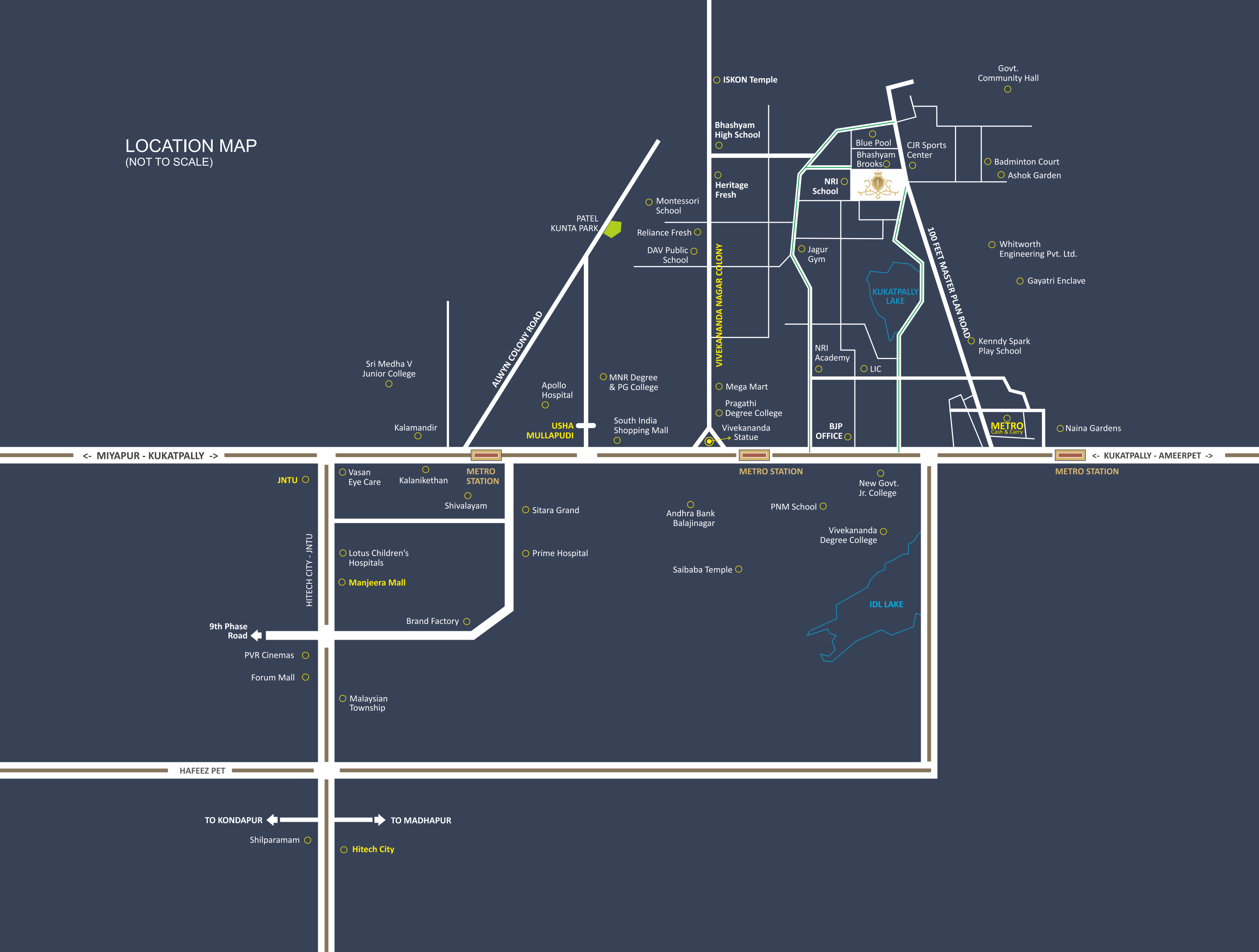
Dev-Istana brings an exciting world of life to you with a mysterious choice of luxuries to enrich your stay.



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LOCATION MAP
(NOT TO SCALE)



IMAGINE A PARADISE WITHIN THE CITY

DEV-ISTANA, A RESORT-LIKE LUXURIOUS COMMUNITY IN THE PRIME AREA OF HYDERABAD.

Dev-Istana is indeed made for the unstoppable individual. Someone with a vision and passion, who reaches his destination only to start the journey to the next. There are many ways that the location will inspire their will and help them achieve every triumph they desire.

Situated near business hub of Hyderabad, well connected to many important places you always would like to associate with.

RETAIL / ENTERTAINMENT

- CJR Sports Centre
- Big Bazaar
- South India Shopping Mall
- D-Mart
- Metro Cash & Carry
- Kalamandir
- Heritage Fresh
- Reliance Fresh
- Manjeera Majestic
- Asian Laxmikala Cinepride

EDUCATIONAL INSTITUTES

- Bhashyam Brooks School
- Ladders School
- NRI Indian Springs School
- Narayana Junior College
- Vivekananda Degree College
- Siddhartha Degree College
- JNTU College

HOTELS

- McDonald's
- Paradise
- KS Bakers
- Hotel Swagath
- Hotel Sitara Grand

HOSPITALS

- Harsha Hospital
- Med Plus
- Asra Hospital
- Ramdev Rao Hospital
- Prime Hospital
- Remedy Hospital



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A GATEWAY TO
A WORLD OF ULTIMATE LUXURY



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GARDENS

AND THE GREENERY ARE ALL YOURS

- Central Park with Huge Open Spaces
- Avenue Plantation Around the Community
- Designer Landscaped Lawns
- Children Play Arenas
- Stepping Stone Path Ways
- Sloping Mounds with Seating Spaces
- Party Lawns
- Gazebos
- Feature Walls
- Sea Sand Recliner
- Water Features
- Lilly Ponds
- Water Jets and More...

© Team01



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EAST FACING VILLAS' STREET VIEW



WEST FACING VILLAS' STREET VIEW





EAST FACING VILLA



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EAST FACING VILLA



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



EAST FACING VILLA

LAND AREA 300 Sq.Yds.

AREA STATEMENT

(AREAS IN SFT.)

GROUND FLOOR AREA	1604
FIRST FLOOR AREA	1480
SECOND FLOOR AREA	1006

TOTAL BUILT UP AREA 4090



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WEST FACING VILLA



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WEST FACING VILLA



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



WEST FACING VILLA

LAND AREA 313 Sq.Yds.



AREA STATEMENT

(AREAS IN SFT.)

GROUND FLOOR AREA	1566
FIRST FLOOR AREA	1494
SECOND FLOOR AREA	1033

TOTAL BUILT UP AREA 4093



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GRACEFUL AND PROLIFIC VILLAS WITH TRENDY SPECIFICATIONS

At Dev-Istana, embark on a journey rich with discovery. The design and fit-outs are designed to make the most of the living spaces and to amplify natural light. The uber modular kitchen and world-class amenities blend style with functionality. All homes are air-conditioned with imported marble flooring in the Living Room, Dining Room & Lobby, and laminated wooden flooring in all bedrooms. All bedrooms have modular wardrobes, while the bathrooms have under counter cabinets.

Each villa is lavishly built in a minimum space of 300 sq yards with a built up area of about 4090 sft. Wake up to Dev-Istana a prime amongst luxury and customised for those understand the value of luxury. When affluence combines with trust, you get a property as acclaimed as Dev-Istana.

GROUND FLOOR

- Ultra Modern Landscaping
- Comfortable Parking Space for 2 Cars
- Foyer at the Entrance
- Outdoor Deck Complementing
the Serenity to the Drawing and Living areas
- Large Dining area Extending to the Deck area
- Separate Dry and Wet Kitchen



FIRST FLOOR

- Cozy family lounge attached to the covered sit out
- Master bed room with huge walk-in closet and attached bath
- Guest bed room with walk-in closet and attached bath
- Children bed room with walk-in closet and attached bath



SECOND FLOOR

- Private home theatre
- Large terrace with beautiful view
- Bedroom



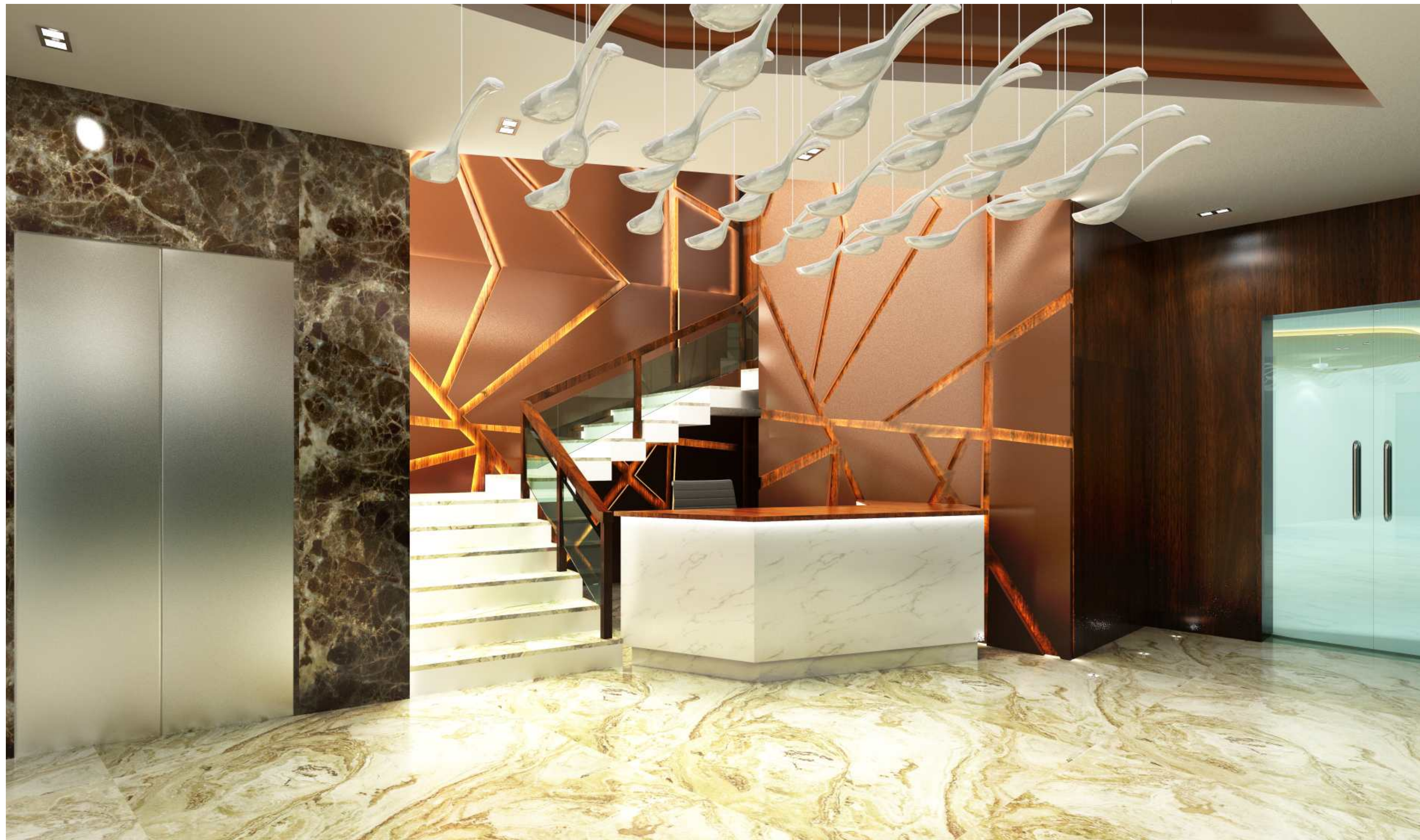
A SPLENDID CLUB HOUSE WITH UNPARALLELED FEATURES

Dev-Istana, approximately 15,000 sft. Club House, offers its residents access to an exclusive array of recreational and sporting facilities that could rival any resort. Enjoy exclusive use of the Club House, Spa, Beauty Salon, Steam and Sauna.

With access to the best sporting facilities at your doorstep, you have the flexibility to bring sport and exercise into your life to suit your pace and timing. To keep yourself fit, it's not just gym but many sporting features like two tennis courts, an open-air swimming pool with water features, two basketball courts, a card room and a snooker at your disposal all the time. A state-of-the-art gym offers you the latest in equipment and various exercise studios for Yoga, Pilates etc. It is going to be an ostentatious feel at Dev-Istana Club House.



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CLUB HOUSE
GROUND FLOOR
3358 SFT.

- Mini Super Market
- Waiting Hall
- Creche
- Children's Play Area
- Designer Landscape



CLUB HOUSE
FIRST FLOOR
3315 SFT.

- Indoor Games
- Table Tennis, Billiards, Carroms
- Waiting Hall
- Yoga/Meditation





CLUB HOUSE
SECOND FLOOR (OPTION-1)
3825 SFT.

- Gymnasium
- Waiting Hall
- Saloon
- Spa



CLUB HOUSE
SECOND FLOOR (OPTION-2)
3825 SFT.

- Restaurants
- Waiting Hall
- Saloon
- Hobby Room



CLUB HOUSE
THIRD FLOOR
3825 SFT.

- Party Hall
- Coffee Deck
- Mini Theatre



INDULGE UNDER
THE BLISSFUL SKY



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MASTER PLAN

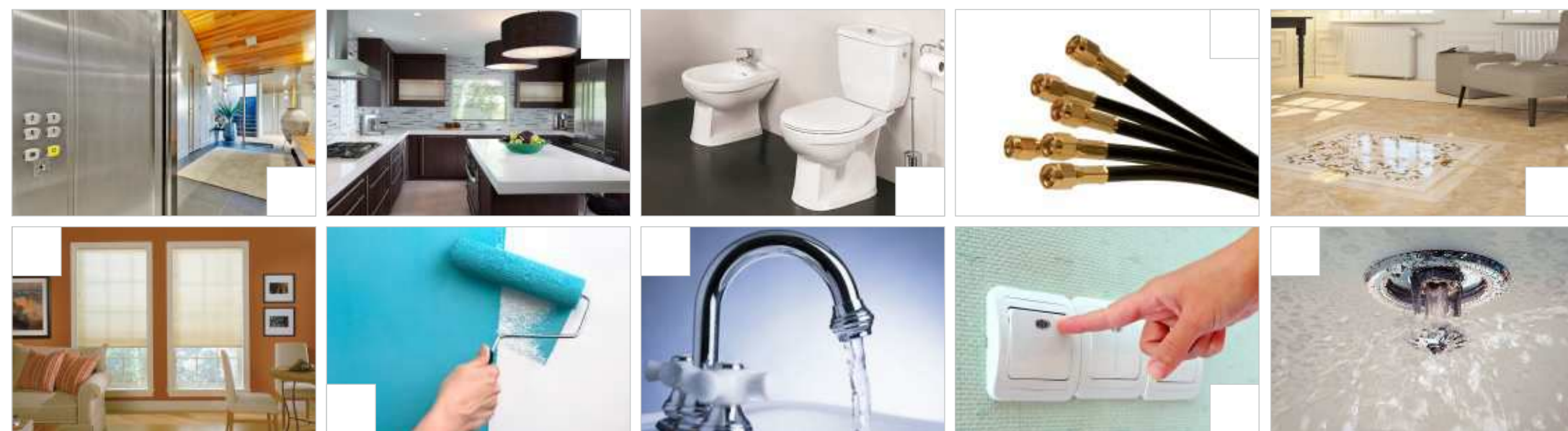
LEGEND





- 1 Entrance & Exit
- 2 Water Fountain
- 3 Cobbles Stone Paving
- 4 Pathway
- 5 Mural Pattern
- 6 Elders Seating with Pergola
- 7 Party Lawn
- 8 Seating
- 9 Entrance Plaza
- 10 Children Play Area
- 11 Basket Ball
- 12 Badminton Court
- 13 Tennis Court
- 14 Gazebo
- 15 Amphitheatre
- 16 Pool Privacy with Murals
- 17 Gazebo Near Pool
- 18 Swimming Pool
- 19 Bubblers
- 20 Tensile Structures
- 21 Kids Pool
- 22 Changing Room & Open Shower
- 23 Pool Entrance with Foxtails Palms
- 24 Clubhouse

AREA STATEMENT

Plot No.	1	8, 9	10	18	19	27	28	29	36	37
Area in sft.	5464	3333.04	3824.8	3906.76	3742.84	4958.58	3141.8	3141.8	5231.78	11925.18
Plot No.	43	44	55	56	69	70	83	84	85	86
Area in sft.	3141.8	4658.06	5805.5	3005.2	4098	4999.56	4617.08	6925.62	5518.64	5518.64





 SUPER STRUCTURE	10' height floor rise (FFL TO FFL) and RCC framed structure with Cement blocks/Red bricks for all walls with cement plastering.
 FLOORING	<p>Living, Dining / Kitchen, Staircase and Landing Areas : Makrana marble or 800mm X 800mm vitrified tiles of NITCO/RAK or equivalent.</p> <p>Bed Rooms / Media Room : Laminated wooden flooring of Pergo make or equivalent 600 mm X 600 mm tiles</p> <p>Balconies and Accessible Terraces : Antiskid tiles of Asian make or equivalent.</p> <p>Parking Area : Inter locking pavers flooring or natural stone material (Tandur) as approved by consultant</p>
 DOORS	<p>Main Door : 7' height with BT frame & shutter with melamine polishing with standard hardware.</p> <p>Internal Doors : 7' height with teak wood frame and flush doors/skin.</p> <p>French Doors : 7' height UPVC doors with float glass and panelled shutters LG make or equivalent as per drawing.</p>
 WINDOWS	UPVC/ Aluminium windows with float glass of LG make or equivalent as per drawing.

 KITCHEN	Granite platform with stainless steel sink and dado upto 2 feet height.
 TOILETS	<p>Imported tiles for flooring and wall tiles upto door height. CPVC primary fixtures along with sanitary fixtures of TOTO/Kohler/Parryware or equivalent.</p> <p>Piping provision for the solar water heating system.</p>
 PAINTING	<p>Two coats of cement based smooth finish wall putty with one coat of primer and two coats of paint internally in villa.</p> <p>External painting will be a combination of putty and texture with one coat primer and two coats of paint and other elevation materials as per drawing.</p>
 ELECTRICAL	Electrical wiring is concealed with PVC insulated copper wire with modular switches and power points as per architectural drawing. Miniatures from Schneider/Legrand make or equivalent.
 DG BACKUP	3 Phase electrical meter provided for each villa. Upto 5KW of power for each villa.
 LIFT	Johnson or equivalent
 WATER SUPPLY	Centralized pneumatic system to supply treated water for each villa.
 TV & TELEPHONE CABLE	TV point will be provided in living room, family living room, media room and in all bed rooms (Rg 6 cable for TV and Cat 6 cable for data). Telephone point provided in living room.



HI-LUX IN DETAILS



ENTRANCE ARCADE
Aesthetically designed
by reputed landscape designer



SECURITY
CCTV provision for common areas
such as entrance, exit, tot lots & cellar parking
area of clubhouse. Boom barrier entry.



JOHNSON LIFT
Pre-instaled Johnson
Lift in every villa



VIDEO DOOR PHONE
Samsung or equivalent
colour LED Video Door Phone.



**PREMIUM IMPORTED
ITALIAN MARBLE FLOORING**
or equivalent



PEST CONTROL TREATMENT
Pre & post construction anti-termite
treatment for all structures & landscaped
area by Pest Control India Pvt. Ltd.



**UPVC / ALUMINIUM
FRENCH DOORS**
or equivalent



PANIC BUTTON



**5KV POWER
BACKUP**



SIGNAGES & DIRECTIONS
In & Out signages at necessary
locations in luminous paint
with lights



WATER TREATMENT PLANT
Bore water will pass through
water softener to remove the hardness
in the water and supplied to
the villas



HYDRO PNEUMATIC WATER SUPPLY
6' dia piped water supply from HMWSSB.
Sufficient number of underground water sumps
with storage for HMWSSB & bore water.
6½' bore wells with submersible pumps.
Over-head pumps of Grundfos make



RAIN WATER HARVESTING
All the rain water from the villas
and landscape areas shall be
used for proper & efficient rain
water harvesting



DUST BINS & CENTRAL GARBAGE
Dust bins shall be provided at convenient
places in the Layout. Central Garbage
collection area shall be demarcated for
collection of organic and
in-organic waste.



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QUALITY IS NOT AN ACT. IT IS A HABIT.

Devansh Group is a High Quality Realtor Company, run by a first generation individuals in Hyderabad. It is reckoned as top rated real estate brands, known for producing monumental structures using cutting edge technology construction methods and outsourcing top class global architects and materials. Attention to detail and contemporary space management methods by Devansh Group is the key to winning the hearts of the customers.

“SHEER PERFECTION MEETS EXCELLENCE AND HIGH QUALITY.

Devansh Group was unveiled in 1998, is a nationally acclaimed Real Estate Development Company. The company is focused on Homes, Hallmark Apartments and Commercial Complexes.

Shri Sanjay Kumar Bansal aged about 41 years is the Managing Partner of M/s. Devansh Group. He is an MBA from T.A.Pai Management Institute (Manipal) and was adjudged as "Best Student Manager Award" for South India by AICTE. Since last 18 years, he is using his experience and expertise in construction industry. He is highly disciplined, a practitioner of Vipasana Meditation and a perfectionist, he was an Executive Committee Member of CREDAI Hyderabad from 2013-15.

COMPLETED PROJECTS

- Ektha Highland Park @ Gachibowli
- Dev Kunj @ Banjara Hills
- Dev Ashray @ Banjara Hills
- Dev Dhanuka Prestige @ Banjara Hills
- Dev Manor @ Madhapur



Ektha Highland Park, Gachibowli

SOONER

- Signature Villas @ Attapur
- Dev Prime Villas @ Patancheru
- Signature 36 @ Jubilee Hills
- Dev One @ Gagan Pahad
- Dev County @ Maheswram Mandal

Developer



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Cell : +91 955330 7700, 98483 48777
96666 80333, 99485 99900

Site Address

Adjacent to Vivekananda Nagar,
Beside Bhashyam Brooks School,
Kukatpally, Hyderabad - 500072.

Architects & Engineers



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