

KM
Kohinoor
INFRA



In Association with
INTEGRITI
VENTURES
fine living

Ideal Investment
for Lifetime Prosperity



APPROVED LAYOUT

LP Number:

000015/LO/PLG/HMDA/2017

OPEN PLOTS

.....
INDEPENDENT HOUSES

A Project By



REALTORS PVT LTD

Presents

Kohinoor
AVIAN
CITY
@ Mamidipally

Kohinoor AVIAN CITY

Drive on 150ft wide road with median from Inner Ring Road and arrive at **Kohinoor Avian City** located near Shamshabad Airport. Your home is so central and well connected that you can reach it in a few minutes smooth drive from four sides - Inner Ring Road, Bangalore NH No 7, Srisailam State Highway, and International Airport or ORR on wide roads. The future is fast taking shape and the property is still amazingly affordable. Give your children a secure and green environment to blossom in pollution-free environment. The gated layout of plots, independent houses and duplex villas will take you into a domain of future.





AFFORDABLE TODAY PRICELESS TOMORROW

The HMDA-Approved **Kohinoor Avian City** has all desirable amenities with ready-to-build plots, independent houses and duplex villas. An imposing gate takes you to your plot through tree-lined avenues, parks and play areas which makes your home enchanting. Vastu-compliant plots admeasuring 200, 266 & 300 Sq Yds are a treasure trove of value. Build a villa yourself or leave it to us. Your villa will benefit from Promoters' construction experience, quality and affordable pricing. **Kohinoor Avian City** is a smart investment opportunity for your hard earned money today.





COME HOME TO A HAPPENING WORLD

Located in a pollution-free environment of Mamidipally and a few minutes drive to International Airport, **Kohinoor Avian City** is strategically connected to an unfolding world of SEZs and IT corridors. With the proposed Metro Phase-III from Inner Ring Road to Shamshabad Airport, relocation of Malakpet Racecourse and acquisition of land bank by TSIC Ltd makes Mamidipally an attractive destination for Investment. Connectivity to Hardware Park and E- City through well-laid roads make **Kohinoor Avian City** an ideal proposition. Invest small today and reap it rich tomorrow while the price is still affordable now.

GRAND 150 FEET WIDE ROAD LEADING TO GROWTH AND YOUR HOME

A galaxy of establishments like E-City, Hardware Park, Fab City, Apparel Park, Videocon and other SEZs is driving the need for quality housing around Mamidipally.

A network of highways has already been laid and tomorrow is exciting with proposed Race Course, My Home Group's Smart City, Princess Esin Girls' School coming up nearby. The proposed Metro Rail Phase-III will be an icing on the cake as it will connect **Kohinoor Avian City** effortlessly to the entire city.





EAST FACING 300 SQ. YDS. 2925 SFT. DUPLEX VILLA

AREA STATEMENT

GROUND FLOOR	1317 SQ FT
PORTICO AREA	124 SQ FT
FIRST FLOOR	1484 SQ FT
TOTAL BUILT-UP AREA	2925 SQ FT
HEAD ROOM AREA	153 SQ FT



Ground Floor



First Floor



First Floor



Ground Floor



EAST FACING 267 SQ. YDS. 2880 SFT. DUPLEX VILLA

AREA STATEMENT

GROUND FLOOR	1317 SQ FT
PORTICO AREA	123 SQ FT
FIRST FLOOR	1440 SQ FT
TOTAL BUILT-UP AREA	2880 SQ FT
HEAD ROOM AREA	153 SQ FT



Ground Floor



First Floor



First Floor



Ground Floor

PROJECT HIGHLIGHTS



30ft & 40ft Wide Black Top Roads



Landscaping



Clear Title With High Returns



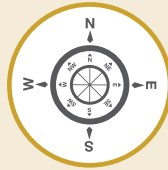
European Street Lighting



Avenue Plantation



Pollution Free Area



Project Planned According to Vastu



Over Head Water Tank



Gated Community



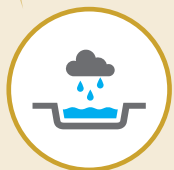
24 Hours Security



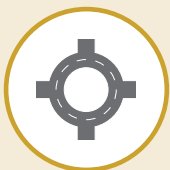
Water Supply



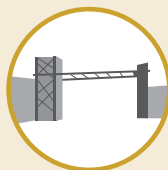
3 Spacious Parks



Rainwater Harvesting Pits



Excellent Connectivity



Majestic Entrance Gate



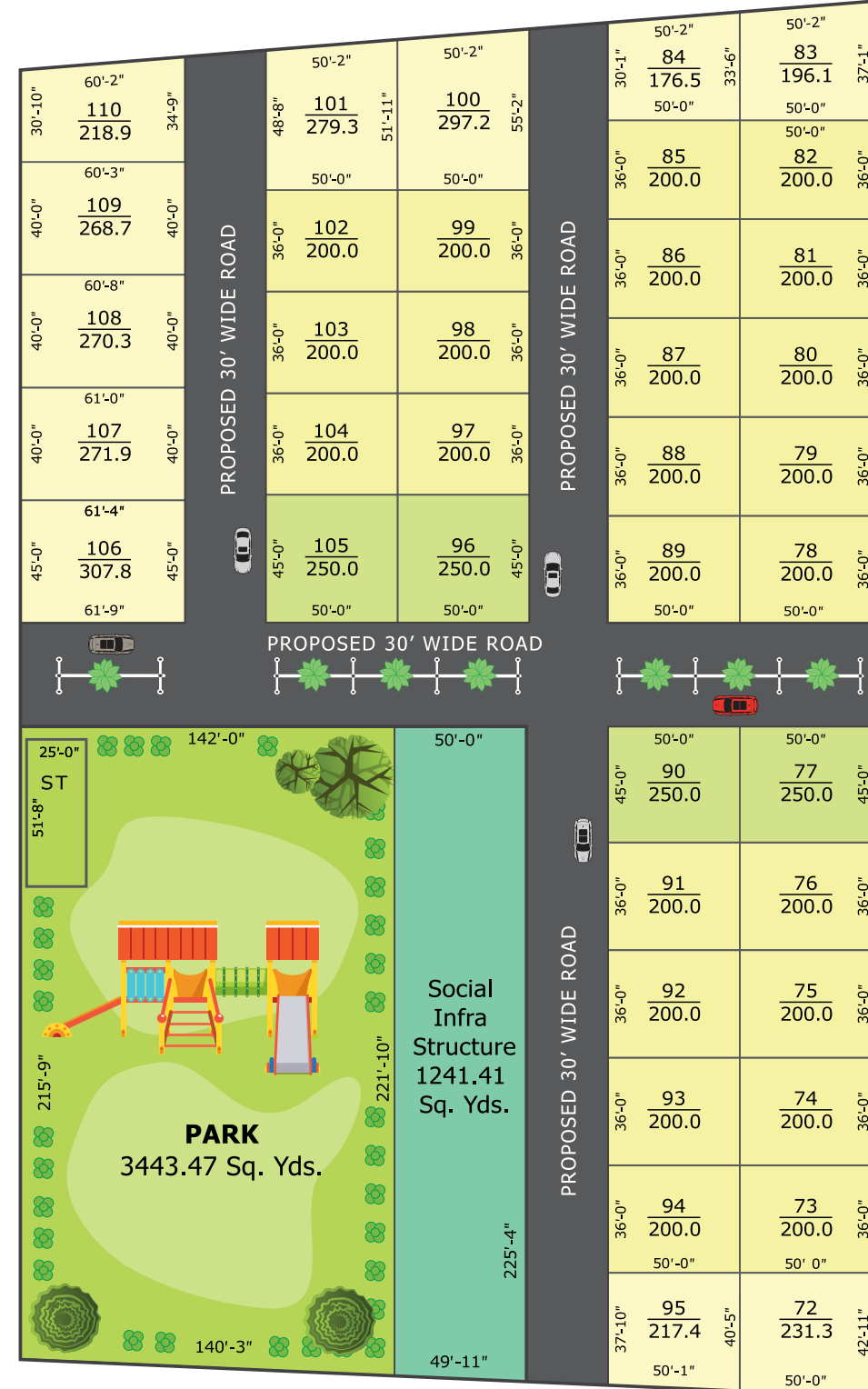
Underground Drainage System

OPEN PLOTS

INDEPENDENT HOUSES

DUPLEX VILLAS

SITE LAYOUT





Plan showing the proposed residential H.M.D.A. layout in Sy. No.110 situated at Mamidipally, Balapur (m) R.R. Dist., Telangana



EAST FACING 200 SQ. YDS. 2463 SFT. DUPLEX VILLA

AREA STATEMENT

GROUND FLOOR	1019 SQ FT
PORTICO AREA	212 SQ FT
FIRST FLOOR	1232 SQ FT
TOTAL BUILT-UP AREA	2463 SQ FT
HEAD ROOM AREA	163 SQ FT



Ground Floor



First Floor



First Floor



Ground Floor



EAST FACING 200 Sq. Yds. 1290 SFT. SIMPLEX VILLA

AREA STATEMENT

GROUND FLOOR	1113 SQ FT
PORTICO AREA	177 SQ FT
TOTAL BUILT-UP AREA	1290 SQ FT
HEAD ROOM AREA	95 SQ FT



Ground Floor



Ground Floor



GIVE YOUR INVESTMENT A SMOOTH TAKE OFF!

With world renowned Rajiv Gandhi International airport in its vicinity, **Kohinoor Avian City** have very high appreciation value. The project has ample amenities and an exceptional connectivity to major parts of the city which makes it an excellent destination for investment.

Kohinoor Avian City is equipped with ample space for children's play area which includes 3 wonderfully designed landscaped parks and specialised kids play zone. These features make living here is a bliss.



LOCATION MAP



DISTANCES FROM SITE

GMR Township - **1 Km**

Novotel Hotel - **3 Kms**

GMR Chinmaya School - **3 Kms**

Pahadi shariff - **3 Kms**

Hardware Park - **4.8 Kms**

Shamshabad Airport - **5 Kms**

Inner Ring Road - **8.5 Kms**

Outer Ring Road - **8.9 Kms**

Owaisi Hospital - **15.5 Kms**

Aerospace, TCS - **18 Kms**

SPECIFICATIONS



STRUCTURE

RCC framed structure design with TMT steel & high quality cement concrete



FLOORING

Vitrified flooring for living, dining, kitchen & bedrooms
Anti-skid ceramic tiles for balconies & toilets



KITCHEN

- Kitchen platform with black granite top
- Stainless steel sink
- Kitchen dado wall tiles up to 2' height
- Provision for water purifier
- Provision for washing machine in utility area



DOORS & WINDOWS

External main door - Teak wood frames & door with architrave, polished on both sides with premium fittings.

Internal doors - Teak wood frames & flush door / moulded doors with premium fittings Powder coated aluminum windows.



PAINTING

- All interior walls - Emulsion
- Exterior painting with weather-proof acrylic paint
- All MS grills and railings with enamel paint



BATHROOMS

- EWC, Washbasin - Standard make
- Chromium plated fittings - Standard make
- Dado wall tiles up to false ceiling
- Health faucets for all toilets
- Provision for geyser



ELECTRICAL

- Concealed electrical copper wiring with circuit breakers
- TV & Telephone points in living & master bedroom
- AC points in living & master bedroom
- Premium quality modular switches in all rooms
- Power back-up points for lighting points only



PARKING

Covered car parking at Ground floor



WATER TREATMENT PLANT

RO water treatment domestic plant will be provided to all villas constructed by the company





Kohinoor Infra was founded by the most enterprising and dynamic team of entrepreneurs in 1992.

Over the past decade and a half, they have grown into top class developers with excellent credibility and proven loyalty.

They have a formidable reputation in the real estate market in and around Hyderabad.

A FEW OF OUR PROJECTS


STB KOHINOOR TOWERS
LB Nagar, Hyderabad



STB Kohinoor Towers, LB Nagar Hyderabad

HOTEL EXPRESSWAY
@ RETHI BOWLI
MEHDIPATNAM, HYDERABAD



Hotel Expressway @ Rethi Bowli Mehdipatnam, Hyderabad


Kohinoor Residency



Kohinoor Residency, Toli Chowki Paramount Hills


KM Kohinoor County
OWN. LIVE. EARN.



Kohinoor County, Mamidpally


KOHINOOR PARIWAR TOWN
GATED COMMUNITY



Pariwar Town-Gated Community Chandrayangutta


Kohinoor Valley
@ Jalpally



Kohinoor Valley, Jalpally



KM KOHINOOR INFRA

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Project Approved by:



Note: This insert is only presentation of the project and not a legal offering.
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