

# THE ESTATE

*Luxurious living, nestled in nature*



A collection of signature villas,  
offering an opulent lifestyle,  
top notch amenities and a  
splendid community for your  
family. A place to create many  
joyous memories.

**A DREAM HOME.**

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THE ESTATE IS  
A PRODUCT OF  
THOUGHTFUL DESIGN,  
METICULOUS  
PLANNING AND  
ATTENTION TO DETAIL

Our exclusive residences  
offer you the opportunity to embark upon  
an exciting journey in one of Khammam's  
most desirable neighborhoods

## PROJECT CONFIGURATION

- 5.5 Acres
- DTCP & RERA Approved Layout
- 5000 Sft. Lavish Club House
- 60 Luxury Villas
- All Internal CC Roads
- 24 Hrs Water Supply
- 10+ Luxury Indoor & Outdoor Amenities
- Underground Electrical and Communication Lines
- Advanced Security System
- Underground Water Lines
- Underground Drainage System
- 100% Vasthu Compliant Villas

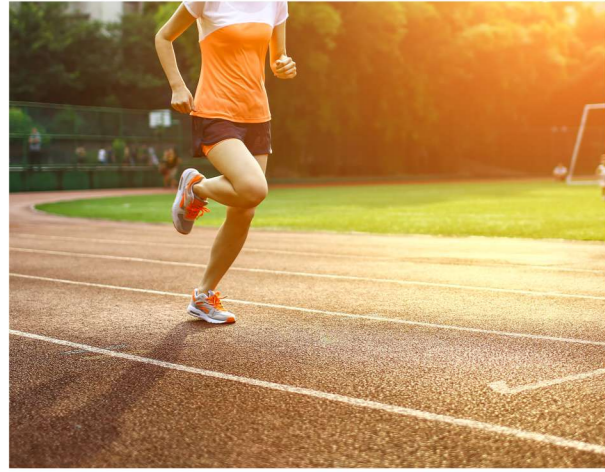


The Estate is designed to provide a balanced, healthy lifestyle with a strong focus on community and time spent outdoors.

A well-designed clubhouse, party area and open lawns provide residents with places to relax, exercise or entertain against a spectacular backdrop.

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# LUXURY AMENITIES



## LIFESTYLE LEISURE

State-of-the-art club facilities because life needs to be enjoyed to the fullest



 CLUB HOUSE	 MULTI-PURPOSE FUNCTION HALL	 GUEST BEDROOMS	 JOGGING / CYCLING TRACK
 KIDS PLAY AREA	 HALF BASKET BALL COURT	 INDOOR GAMES (TABLE TENNIS/ CHESS & CARROM)	 ELDERS' SITTING AREA
 INDOOR GYMNASIUM	 SHUTTLE / BADMINTON COURT	 NATURE PARK	 LANDSCAPE GARDEN



SPACIOUS LIVING  
DESIGNED WITH PASSION

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Each home has been designed to optimize natural light, space & ventilation.

The balconies & large windows allow our homes to be sun soaked & bright whilst always having a delicate fresh breeze leaving each part of our homes feeling vibrant & open!

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# EAST FACING VILLA PLANS

221 SQ YDS



THE LANDSCAPING HAS BEEN TO BLUR THE BOUNDARIES BETWEEN THE INDOORS AND NATURE. ENJOY CREATING YOUR OWN SLICE OF PARADISE IN OUR WORLD OF GREENERY.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



HOME IS  
WHERE THE  
HEART IS

GROUND FLOOR SFT	1421 SFT
FIRST FLOOR SFT	1421 SFT
SECOND FLOOR SFT	834 SFT
<b>TOTAL SFT</b>	<b>3676 SFT</b>





# WEST FACING VILLA PLANS



214 SQ YDS

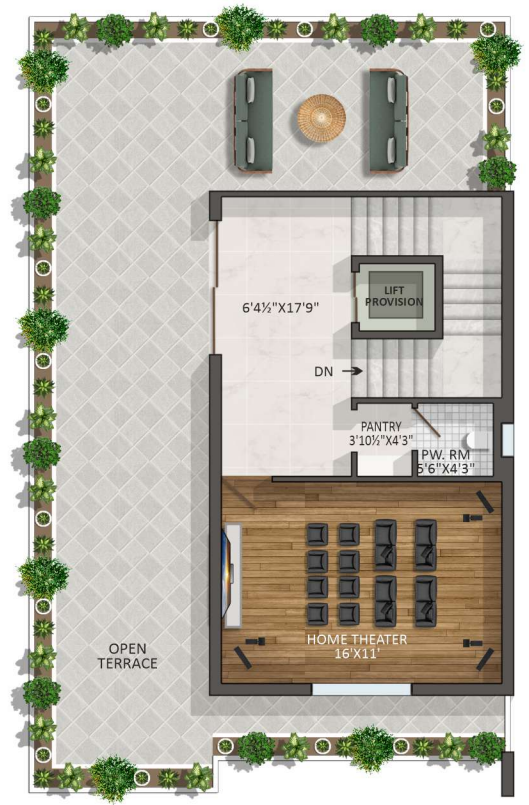
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ELEVATE  
YOUR  
LIFESTYLE

GROUND FLOOR SFT	1353 SFT
FIRST FLOOR SFT	1353 SFT
SECOND FLOOR SFT	742 SFT
<b>TOTAL SFT</b>	<b>3448 SFT</b>



DESIGNED WITH A MODERN FAMILY IN MIND, EACH HOME COMES EQUIPPED WITH THE BEST FITTINGS THAT PROVIDES MAXIMUM COMFORT AND VISUAL APPEAL.



## PREMIUM SPECIFICATIONS



### SUPER STRUCTURE

- **External Walls**  
Brick masonry 9" thick using Red Brick/ Solid Rock/ AAC Block Masonry.
- **Internal Walls**  
Brick masonry & 4½" thick using Red Brick/ Solid Block/ AAC Block Masonry.

### WALL FINISHES

- **External Walls**  
Weather proof paints in smooth or textured finish of Asian Paints or equivalent make.
- **Internal Walls**  
Double coat plastering exposed surfaces shall be finished with two coats of roller applied plastic emulsion of Asian Paints or Equivalent make over smoothly prepared surface with putty.

### WATER PROOFING

- Waterproofing in all bathrooms

### FLOORING

- **Foyer, Drawing, Living, Dining & Master bedroom**  
800 mm x 800mm vitrified tiles of RAK or AGL or equivalent make.
- **Bedrooms & Kitchen**  
800 mm x 800mm vitrified tiles of RAK or AGL or equivalent make.
- **Home Theatre**  
Wooden flooring as per approved design.
- **Staircase**  
Natural granite flooring as per approved design.
- **Sit-outs**  
2' x 1' Anti-skid full body vitrified tiles of RAK or AGL or equivalent make.
- **Bathrooms & Utility**  
2' x 2' anti-skid tiles.

- **Windows**  
Double track aiding UPVC windows with 5mm glass of LG/ Aparna or equivalent make

- **Toilets & Utility Doors**  
Flush doors finished with laminate on both sides
- **Hardware**  
Door hinges and tower bolts in SS/ Brass SS coated

### DOORS & WINDOWS

- Main door frame in solid teak wood finish with melamine polish.
- **Internal Door**  
Frame in solid sal wood finish with melamine polish.

### KITCHEN

- **Kitchen**  
Single bowl with drain board with table mounted sink cock with swinging spout, angle stopcocks below counter.
- Provision for water purifier/ RO unit.
- Plumbing provision shall be made for washing machine.

### DADO

- **Bathrooms**  
Dado up to 7' on wet areas with glazed vitrified tiles.
- **Kitchen**  
Dado up to 2' over the counter in glazed vitrified tiles.
- **Utility**  
Dado up to 4' in glazed vitrified tiles.

### COUNTER TOPS

- **Kitchen**  
Counter in 18mm thick polished Granite slab or equivalent.

### BATHROOM FIXTURES & PLUMBING

- **Wash Basins**  
Hindware/ Parryware or equivalent make in bathrooms.
- **EWC**  
Wall-mounted EWC of Hindware/ parryware or equivalent make with Grohe concealed flush tank.
- **Basin Mixers**  
Grohe/Jaquar or equivalent make for hot and cold water & angle stopcocks.
- **Shower**  
Concealed two-way diverter for hot & cold water, overhead shower & spout of Grohe/ Jaquar or equivalent make.
- **Geyser**  
Provision for geysers in all bathrooms.

### WATER SUPPLY

- 24 hours water supply

### ELECTRICAL FIXTURES & CABLES

- **Light Points**  
Adequate light points in all rooms. 1 two-way light point in each bedroom.
- **Fan Points**  
One point each in Drawing, Living, all Bedrooms, Dining & Kitchen. Provision for Exhaust fans points in all bathrooms
- **Bell**  
One call bell point with buzzer outlet in drawing room.
- **Power Sockets**  
5 AMPS- 2 in each Bedroom, 1 in each Bathroom, 2 in each Dining & Drawing rooms, 1 in each Sit-out, 3 in Kitchen.  
  
15 AMPS- 1 in each Bedroom for geyser, 6 in Kitchen, Split-type AC points in all Bedrooms, Living, Drawing & Home Theatre.
- **TV Cable Outlets**  
Conduit for TV cable in Living, Drawing & Master Bedroom.
- **Earthing**  
Multi strand copper wire for earthing by means of loop system. Separate earthing for transformer & lighting protection. Distribution Boards with ELCBs and MCBs of legrand or equivalent make.
- **Switches**  
Legrand/ Havells/ Anchor Roma or equivalent make.
- **Cables**  
Concealed copper wiring of Polycab/ Finolex or equivalent make.
- **Internet Cable**  
Conduit provision in Living room & Home Theatre

### RAILINGS

- **External**  
Glass railing as per elevation design/ specification
- **Internal**: Internal railing in Stainless Steel as per design.

### SEPTIC TANK

- Centralized Septic tank is provided.

### SECURITY NETWORK

- Elegant entrance gate with Security Room.
- CCTV surveillance across the community.
- Solar-powered security fence on compound wall.
- Sophisticated 24x7 Security

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**SITE**

Location Map  
(Not to Scale)



## LOCATION ADVANTAGES

- |                                    |           |                           |           |
|------------------------------------|-----------|---------------------------|-----------|
| ○ DISTRICT INTEGRATED COLLECTORATE | : 2.6 Kms | ○ LAKKARAM TANK BUND      | : 5.6 Kms |
| ○ DISTRICT COURT                   | : 5.2 Kms | ○ KHAMMAM BUS STAND       | : 7.2 Kms |
| ○ GOVT. HOSPITAL                   | : 6.4 Kms | ○ KHAMMAM RAILWAY STATION | : 8.3 Kms |

**TS RERA NO: P00800005732**

Site & Office Address:

**THE ESTATE**

Bypass Road, Near SR Gardens,  
Velugumatla, Khammam - 507 318.

Architect & Engineers



Architects | Planners | Interior Designers

3rd Floor, Sy No 78,  
Plot No's 225/85-P,  
Street Number 6,  
HUDA Techno Enclave,  
HITEC City, Hyderabad.

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information :

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**RADHA DEVELOPERS**  
BUILDING DREAMS

Note : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.