



GKRS
PALACIO

Distinctly styled villas in Bandlaguda,
Close to TSPA Junction



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PALACIO



DISTINCTLY STYLED

4 BHK + HOME THEATRE

CONTEMPORARY VILLAS



PROJECT HIGHLIGHTS

- A gated community of 84 premium villas in 8 acres of prime land.
- East and west facing contemporary villas with three different elevation options to choose from.
- Vaastu compliant villas.
- Every triplex villa features 4 bedrooms + home theatre.
- Dedicated parking provision for all villas.
- Minimum distance of 12 feet between villas for more ventilation and privacy.
- Clubhouse of around 29,000 Sft. with plentiful amenities.
- Underground cabling.
- Sewerage Treatment Plant.
- Designer Street Lighting.
- 24X7 Security with Intercom and CCTV Cameras.
- Standby power supply



EAST VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



AREA STATEMENT	
PLOT AREA	- 235 Sq.Yds.
CARPET AREA	- 2598 Sft.
BALCONY AREA	- 113 Sft.
TERRACE AREA	- 372 Sft.
TOTAL AREA	- 3083 Sft.

WEST VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



AREA STATEMENT	
PLOT AREA	- 235 Sq.Yds.
CARPET AREA	- 2612 Sft.
BALCONY AREA	- 110 Sft.
TERRACE AREA	- 378 Sft.
TOTAL AREA	- 3100 Sft.



29,000 Sft. PLUSH CLUBHOUSE WITH LAVISH AMENITIES



Entrance Lounge



Waiting Lounge



Swimming Pool



Gym



Squash Court



Badminton Court



Billiards Lounge



Indoor Games Room



Multipurpose Hall



Creche



Banquet Hall



Meeting Room



Provision for Mens Spa



Provision for Ladies Spa



Provision for Laundry



Mini Theatre



Open Terrace



Management Office Space



Open Lawn for Parties



4 Guest Rooms

MASTER PLAN



LEGEND

- 1. Entrance
- 2. Badminton Court
- 3. Amphitheater
- 4. Seating Spaces
- 5. Clubhouse
- 6. Swimming Pool
- 7. Landscaped Lawn
- 8. Half Basketball Court
- 9. Tennis Court
- 10. Jogging Track



SPECIFICATIONS

STRUCTURE:

R.C.C. framed structure to withstand wind & seismic loads.

SUPER STRUCTURE:

External walls are 9" thick & internal walls are 4 1/2" thick with brick masonry in cement mortar.

PLASTERING:

Internal: Double coat of cement plastering with sponge finish.

External: Double coat of cement plastering with sponge finish.

DOORS:

Main Door: Factory made moulded door frame with shutter aesthetically designed and finished with hardware of best brand.

Internal Doors: Factory made moulded door frame with shutter aesthetically designed and finished with hardware of best brand.

French Door: Aluminium / UPVC door frames with float glass panelled sliding shutters and hardware of best brand.

WINDOWS:

Aluminium or UPVC window system with float glass as per design, with provision for mosquito mesh track of best brand.

PAINTING:

Internal: Emulsion paint for walls and ceiling over smooth plastered surface treated with Lappam / putty / cement based primer of best make.

External: Texture / Sponge finish and two coats of Exterior Emulsion / Weather proof paint of best brand as per the design of Architect.

FLOORING:

800 x 1200mm Vitrified tiles of best brand for drawing, dining room, ground & first floor living rooms.

800 x 800mm Rustic Vitrified or Anti-skid ceramic Tiles of best brand for kitchen & balconies

800mm x 800mm Vitrified Tiles of best brand for master bedroom, other bedrooms and multipurpose room.

Anti-skid ceramic tiles of best brand for bathrooms.

Natural stone for staircase.

TILE CLADDING:

Bathrooms: Glazed ceramic tile dado up to door height of best brand

Utilities/Wash Area: Glazed ceramic tile dado up to 4'-0" height of best brand.

KITCHEN:

Separate municipal water tap connection and bore water tap.

Provision for fixing RO system and exhaust fan/chimney.

UTILITY / WASH AREA:

Provision for washing machine and dryer for washing clothes.

WATER DISTRIBUTION:

Hydro-pneumatic system for even pressure water supply for all units.

BATHROOMS:

CPVC pipes for internal water supply lines of best brand.

PVC pipes for soil, waste, ventilation and rain water lines of best brand.

Premium quality ceramic wash basins of best brand.

Premium quality wall mounted EWC of best brand.

Premium quality concealed flush tank of best brand.

Premium quality Single Lever C.P fittings of best brand.

Provision for Geysers in all Bathrooms.

ELECTRICAL:

Concealed copper wiring of best brand for lights, fan and power plug points to operate modern day fixtures.

Power outlets for Air Conditioners in Living and Bedrooms.

Power outlets for geysers in all bathrooms.

Power plug for cooking range, Chimney, Refrigerator, Microwave ovens, Mixer / Grinders in kitchen, Washing machine / dish washer in utility area.

Power plug points for TV etc., 3 Phase' power supply in each unit.

Miniature Circuit breakers (MCB) for each distribution boards of best brand.

Elegant designer modular electrical switches of best brand.

TELECOM:

Telephone points in Living Areas and Master Bedroom.

Intercom facility to all the units connecting security.

CABLE TV:

Cable TV connection provision in living rooms and in all bedrooms

INTERNET:

One Internet connection provision in each unit.

STP:

Sewage Treatment plant of adequate capacity.

GENERATOR:

100 % D.G backup with Acoustic and A.M.F. panel for amenities and clubhouse.

3 light points, 3 fan point and 1 refrigerant point for each unit.

SECURITY / BMS:

Sophisticated round - the - clock security system.

Surveillance cameras at the main security and entrance of the clubhouse

OUTDOOR AMENITIES:

Swimming pool with changing rooms, Tennis court, Badminton court, Half basketball court, Children play areas, Seating spaces, Landscaped lawns, Amphitheatre, Jogging track & more...



PROJECT CONSULTANTS

ARCHITECT

eshaanya
architecture - design

LANDSCAPE



STRUCTURE



MEP



NEWMEDIA



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