

LA VilasA

BY GOLDEN GATE DEVELOPERS

Premium Triplex Villas @ Nadergul.

Trust is the cornerstone of enduring relationships, and earning that trust necessitates an unyielding commitment to our values. Based in Hyderabad, we are a construction company that prides itself on delivering superior quality, sticking to promised schedules, enhancing your investments, and upholding business ethics at every step of your journey with us.

La Vilasa Villas, our latest project, is a testament to our company's principles. We hope this brief introduction to life at La Vilasa inspires you and your family to become part of our community.

“Luxury Living in Nadergul”

“Where Elegance Meets Comfort -
Discover Your Dream Villa Today!”

Welcome to

LA
VilasA



4 Acres
44 Villas
165 - 250 sq.yds.
3000 - 4900 sft.



A new Standard of Living -



*Experience Exceptional Living
In South Hyderabad !!!
@Nadergul*

PROJECT HIGHLIGHTS

- HMDA & RERA Approved Project
- All round 7' high compound wall
- 44 Premium Triplex villas
- East, West & south facing villas
- 100% Vastu compliant
- Underground electrical cabling
- Supermarket
- café lounge
- 24 hr Professional security with CC Cameras
- 4Acre Luxury Villa Community
- Majestic entrance gate
- 3000 Sft - 3800 Sft areas
- Multi-purpose hall/Home theatre in each villa
- Internet & DTH TV provision
- Underground drainage
- Rainwater harvesting
- App facility for security
- Pneumatic system for 24 hr treated water system

2-LEVEL EXCLUSIVE CLUBHOUSE WITH 10,000 + SFT AREA

- Grand entrance lobby
- Meditation/Yoga studio
- Library
- Indoor games (TT, pool games, billiards, chess, caroms etc)
- Swimming pool
- Lavish banquet hall
- conference room
- Gymnasium
- Multi-purpose hall

Connectivity, Convenience and Comfort

Where the journey is just as beautiful as the destination.



CONNECTIVITY

RGI Airport	- 15 Mins
ORR Access to Exit - 12,13,14	- 10 Mins
L.B Nagar Metro Station	- 15 Mins
Santosh Nagar	- 10 Mins
Balapur Cross Road	- 5 Mins
Sri Sailam High Way	- 5 Mins
Nagarjun Sagar High Way	- 5 Mins



EDUCATIONAL INSTITUTIONS

Delhi Public School	- 3 Mins
Edify World School	- 10 Mins
IndusValley School	- 5 Mins
Aga Khan Academy	- 10 Mins
MVSR Engineering College	- 3 Mins
Sphoorthy Engineering College	- 4 Mins



HEALTH AND HOSPITALS

Apollo Hospital, DRDO	- 12 Mins
Gleneagles AWARE Hospital	- 12 Mins
Owaisi Hospital and Research Center	- 12 Mins

Near by Location Highlights:

- * R.R. Dist Collectorate office
- * TATA Consultancy Services Ltd.
- * TATA Advanced Systems
- * Aerospace SEZ @ Adibatla
- * Electronic City
- * TATA Lockheed Martin Aero Structures
- * IT/ ITES Parks
- * Rajiv Gandhi International Airport
- * WonderLa Amusement Park
- * Fab City
- * Amazon Data Centre
- * Hardware Park
- * Foxconn
- * World Trade Centre (WTC)
- * Pharma City
- * Near to Central Government Defence - ARCI,DRDO

"Aerial Layout View"



"Super Market & Café"



"East Facing"



4 Bedroom Luxury Villa With Home Theater

165 - 250 sq.yds.

East Facing Villa

Total : 3000 - 4900 sft.

Type-1



GROUND FLOOR PLAN
SLAB AREA : 1,117.5 sq.ft
TOTAL SLAB AREA : 3,081.6 sq.ft



FIRST FLOOR PLAN
SLAB AREA : 1,117.5 sq.ft



SECOND FLOOR PLAN
SLAB AREA : 846.6 sq.ft

Type-2



GROUND FLOOR PLAN
SLAB AREA : 1,186.2 sq.ft
TOTAL SLAB AREA : 3,287.3 sq.ft



FIRST FLOOR PLAN
SLAB AREA : 1,186.2 sq.ft



SECOND FLOOR PLAN
SLAB AREA : 914.9 sq.ft

Type-3



GROUND FLOOR PLAN
SLAB AREA : 1,413.9 sq.ft
TOTAL SLAB AREA : 3,874.4 sq.ft



FIRST FLOOR PLAN
SLAB AREA : 1,413.9 sq.ft



SECOND FLOOR PLAN
SLAB AREA : 1041.2 sq.ft

"West Facing"



4 Bedroom Luxury Villa With Home Theater

165 - 280 sq.yds.

West Facing Villa

Total : 3000 - 4900 sft.

Type-1



GROUND FLOOR PLAN
SLAB AREA : 991.3 sq.ft

TOTAL SLAB AREA : 2,774.1 sq.ft



FIRST FLOOR PLAN
SLAB AREA : 991.3 sq.ft



SECOND FLOOR PLAN
SLAB AREA : 791.5 sq.ft

Type-2



GROUND FLOOR PLAN
SLAB AREA : 1,118.1sq.ft

TOTAL SLAB AREA : 3,079.2 sq.ft



FIRST FLOOR PLAN
SLAB AREA : 1,118.1 sq.ft



SECOND FLOOR PLAN
SLAB AREA : 843.0 sq.ft

Type-3



GROUND FLOOR PLAN
SLAB AREA : 1,396.7 sq.ft

TOTAL SLAB AREA : 3,761.2 sq.ft



FIRST FLOOR PLAN
SLAB AREA : 1,396.7 sq.ft



SECOND FLOOR PLAN
SLAB AREA : 967.8 sq.ft

"South Facing"



4 Bedroom Luxury Villa With Home Theater

180 - 255 sq.yds.

South Facing Villa

Total : 3000 - 4900 sft.

Type-1



GROUND FLOOR PLAN
SLAB AREA : 1,544.8 sq.ft

TOTAL SLAB AREA : 4,195.0 sq.ft



FIRST FLOOR PLAN
SLAB AREA : 1,544.8 sq.ft



SECOND FLOOR PLAN
SLAB AREA : 1105.4 sq.ft

Type-2



GROUND FLOOR PLAN
SLAB AREA : 1049.9 sq.ft

TOTAL SLAB AREA : 2,864.3 sq.ft



FIRST FLOOR PLAN
SLAB AREA : 1049.5 sq.ft



SECOND FLOOR PLAN
SLAB AREA : 764.5 sq.ft

Type-3



GROUND FLOOR PLAN
SLAB AREA : 1157.5 sq.ft

TOTAL SLAB AREA : 3,156.1 sq.ft



FIRST FLOOR PLAN
SLAB AREA : 1157.5 sq.ft



SECOND FLOOR PLAN
SLAB AREA : 1157.5 sq.ft

"Club House"



"Central Park"



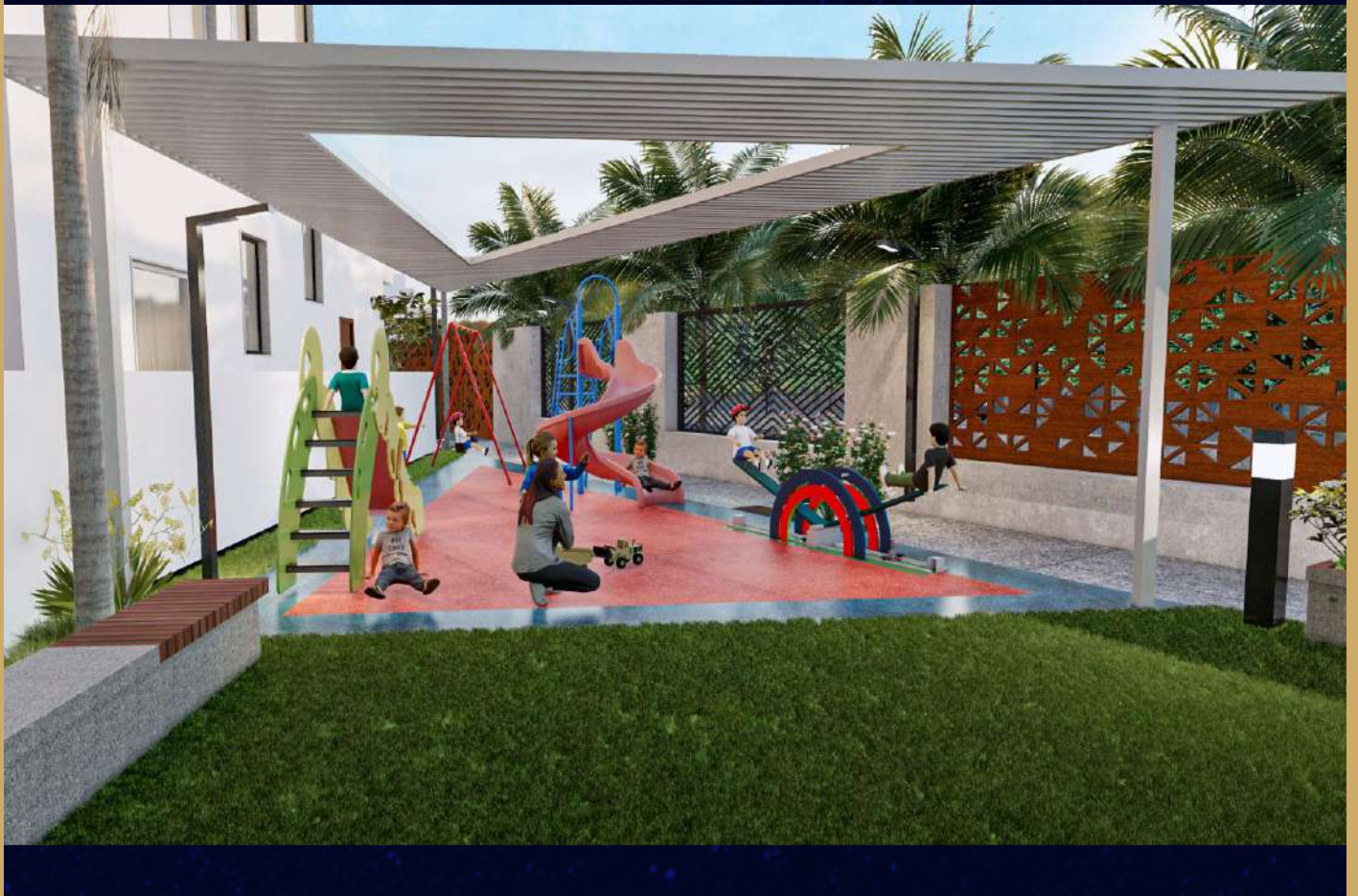
"Community Central Park"



"Open Air Amphitheatre"



Children's Play Area





Indoor Indulgences



- Gym
- Chess
- Carom
- Air Hockey

- Pool table
- Football
- Badminton Court

- Yoga, Meditation & Aerobics Lounge
- Library
- Party Deck

- Banquet Hall
- Conference Room
- Table Tennis



Outdoor Indulgences



- Swimming pool
- Foot Path / Walking Track
- Bicycle Riding Path
- Paved Walkers
- Metal & Stone Sculpture
- Seating Benches
- Water Bodies
- Landscape Park
- Outdoor Fitness
- Cricket Practice Net
- Open Amphitheatre
- Children Play Field
- Pool Deck
- Conference Room
- Elderly Park
- Yoga Platform
- Bicycle Parking Area

SPECIFICATIONS

STRUCTURE

- RCC framed structure designed for seismic and wind loads
- 9" Thick external walls.
- 4.5" Thick internal walls.
- Two layers of cement plaster.

FLOORING

- Drawing, living, dining, kitchen, and foyer areas with GVT 800X800mm.
- Bedrooms and Home Theater with wooden laminated/Vitrified flooring 800X800mm.
- Bathrooms with premium vitrified tiles 8' feet height on walls and floor.
- Staircase with Italian marble flooring.

KITCHEN

- Provision for Municipal/Softener water.
- Provision for fixing of water purifier & chimney.
- Provision of hot water near the sink.
- Provision for modular Kitchen.

TOILETS

- Wash basin in bathrooms of Duravit/Kohler or equivalent make.
- EWC with concealed flush tank of Duravit/Kohler or equivalent make.
- Single lever fixtures with wall mixer-cum-shower of Grohe/Kohler or equivalent make.
- All C.P. fittings are chrome plated of Grohe/Kohler or equivalent make.

TELECOM, CABLE TV/INTERNET

- Video door phone for each villa.
- Provision for cable connection in all bedrooms and living room.
- Internet provision in each villa.

LIFT

- Provision for lift is given. The cost of lift and its structure is at additional cost.

DOORS

- Main Door: 8-feet height Magnificent door frame & veneered shutters with reputed hardware fittings finished with melamine.
- Internal Doors: 8-feet height Magnificent door frame & veneered shutters with reputed hardware fittings finished with melamine.

WINDOWS

- French Doors & Windows: Aluminum sections for frames and shutters with tinted float glass of reputed make with mesh.

PAINTING & PUTTY

- External: Combination of texture finish with top coats of exterior emulsion.
- Internal: Smooth putty finish with 2 coats of premium Acrylic emulsion paint of reputed make over a coat of primer.

ELECTRICAL

- Concealed copper wiring of Finolex/Polycab or equivalent.
- Power outlets for air-conditioners in all rooms and geyser point in bathrooms.
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine and dishwasher in Utility Area.
- Plug points for T.V. & Audio systems etc.
- 3-Phase supply for each unit and individual Meter boards
- Miniature Circuit Breakers (MCB) for each distribution boards of reputed make.
- Elegant designer Modular electrical switches of Legrand or equivalent.

WTP

- Domestic water made available through an exclusive Water Softening Plant with water Meters for each unit. (Not RO Plant)

RAILING

- Balcony and staircase railing will be of SS/Glass.



"Aerial Layout View"

LOCATION MAP

(NOT TO SCALE)



Google Maps



Scan Here for Location

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BY GOLDEN GATE DEVELOPERS

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