

MY HOME  
**AVALI**

AN INITIATIVE BY MY HOME & PRATHIMA

MY HOME  
**AVALI**

GREENERY

VENTILATION

VIEWS

THE ESSENCE OF  
POSITIVE LIVING



THE  
PLUS  
LIFE

Our aim is to craft homes that give you peace and comfort, and infuse positive vibes in all your activities. The latest project to join our elite portfolio is My Home Avali.

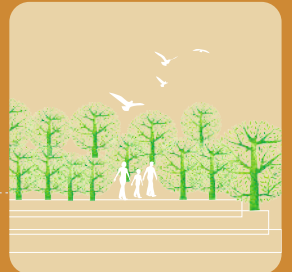




## WIDER VIEWS



## PODIUM OF GREENERY



## AMENITIES



## CLUBHOUSE



# IT ALL ADDS UP TO **ONE** GRAND LIFE

My Home Avali represents a row of joys, strung together by time and space. It assures you of privacy, yet bonds you with the community. It revitalizes you and charges the new bonds of lasting relationships. This is where it all adds up to create one grand life.

It's your home.

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Avali, the premium upmarket homes are set on a canvas of greens, rising high at TELLAPUR, to add prestige and stature that you truly deserve. This is where a positive lifestyle of well-being and happiness starts.



A BIG  
PLUS  
ON  
YOUR  
WELL  
BEING.  
YOUR  
HOME.

WELL-BEING





# WEAVING GREENERY INTO DAILY LIFE

Avali is designed around you. It's all about helping you thrive. The designer towers are defined by neat lines and contemporary nuances with homes that open out to nature. The architects have adopted a sustainable design that focuses on reducing the carbon footprint by weaving greenery into daily life.

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THRIVE 





# WHERE COMFORT, CONVENIENCE, STYLE & SUBSTANCE ADDS UP

The Luxe 4BHK homes at Avali are an invite to a proactive lifestyle designed around a modern way of living. It is close to workplace and yet integrates you with Nature. One can play, walk and work together in a fabric of positive living. Your PLUS on life homes.

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STATEMENT







TOWER GATE PORTAL

# THE GRAND ENTRY PORTAL

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ENGINEERED  
FOR MAX  
OUTDOOR  
VIEWS

LIVE THE  
PLUS  
ADVANTAGE



3-side ventilation  
Better air quality inside  
Staggered blocks for better views  
IGBC Gold rating

MY HOME AVALI is designed to have homes with wider views.  
With each floor plate only having 4 homes, the units open up on  
all three sides to external views giving more light and  
ventilation and a feel of immense spaciousness.

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PLANNING







PERSONALITY



# PROJECT HIGHLIGHTS

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LAND AREA

**8.37** ACRES

---

TOWERS

**04**

---

FLOORS

**G+46**

---

**3&4** BHK  
LUXURY APARTMENTS

---

SIZES RANGING FROM

**3000**

TO

**3612** SFT

---

FLATS

**744**

---

CLUBHOUSE/  
AMENITIES

**70,000** SFT

---

OPEN AREA

**81%**





My Home Avali is a canvas of four elegant towers that add up to give one positive lifestyle. It bridges the distance between work and home, the body and soul. Here, you are a part of a world which is the merger of elements that constitute a wholesome living.

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GRANDEUR 



# GREENS RAISED OVER THE PODIUM



Life raised over a podium, is the essence at AVALI.

The designer landscapes, the walkways, the congregation zones and the break-out areas for all generations create an enchanting experience. The vehicle-free Podium is a stretch of greens dotted with soft and hard landscapes, to create a soothing, stress free environment for all.

## HEALTHY HAPPY LIFE



DESIGNER  
LANDSCAPES



GREEN TRAFFIC-  
FREE PODIUM

ELEVATED





As you walk over the podium, feel the grass tickle your toes and the open skies inspiring you high. Witness the vibrant colors of nature come alive with bright green trees to the multi-colored flowers blooming all around.

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VIBRANT 





CYCLE.  
JOG.  
WALK.  
EXERCISE.

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ACTIVE 






# PRIVACY PLUS TOGETHERNESS, A TOUCH OF BOTH!!

The podium landscapes promote multiple variety of spaces. From social nooks to congregation areas to the seclusion of zones that are meant for quieter activities. No matter what your mood is, there is a space to match.

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COMMUNITY





# WHERE LIFE SPILLS INSIDE OUT



## CO-LIVE WITH NATURE

Amidst generous doses of greenery and a powdery blue sky, discover the journey of an unfettered spirit. Be in sync with the elements and feel the magic as it all comes together to live an inviting life that makes you express INSIDE-OUT.

equals SUN   
MOON   
BREEZE   
RAIN 

OPEN







PLAY TIME... FUN TIME!

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INVITING







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FREEDOM 



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# PLAY TO THE PLUS ADVANTAGE

- Multipurpose court
- Half basketball court
- Tennis courts
- Cricket practice net
- Kids play area
- Skating rink
- Stepped seating
- Fitness alcoves



# MEET, GREET, SEAT IN AN AMBIENCE OF MAGIC



At the club, every detail is carefully crafted to create an enchanting atmosphere. It's a perfect place for a romantic escape or sipping mocktail in the cozy lounge, hosting events or socializing with friends, sweating out or simply sitting and reading a book. The possibilities are endless!

EXPRESSION





## THE CLUBHOUSE LOBBY

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AESTHETIC 





# CONNECT WITH YOUR DEEPER SELF

Imagine yourself gazing out at the sparkling blue water and feeling the warmth of the sun on your skin. Dive in and feel the cool embrace of the water all around you, soothing and refreshing your senses. My Home Avali is a world where you connect with others on a deep and meaningful level

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REFRESHING



# CLUBHOUSE / AMENITIES

1. Grand Lobby
2. Swimming Pool
3. Gym
4. Multipurpose Halls
5. Yoga/ Meditation/  
Aerobics Halls
6. Guest Rooms
7. Indoor Badminton Courts
8. Indoor Games
9. Squash Court

## *PROVISION FOR*

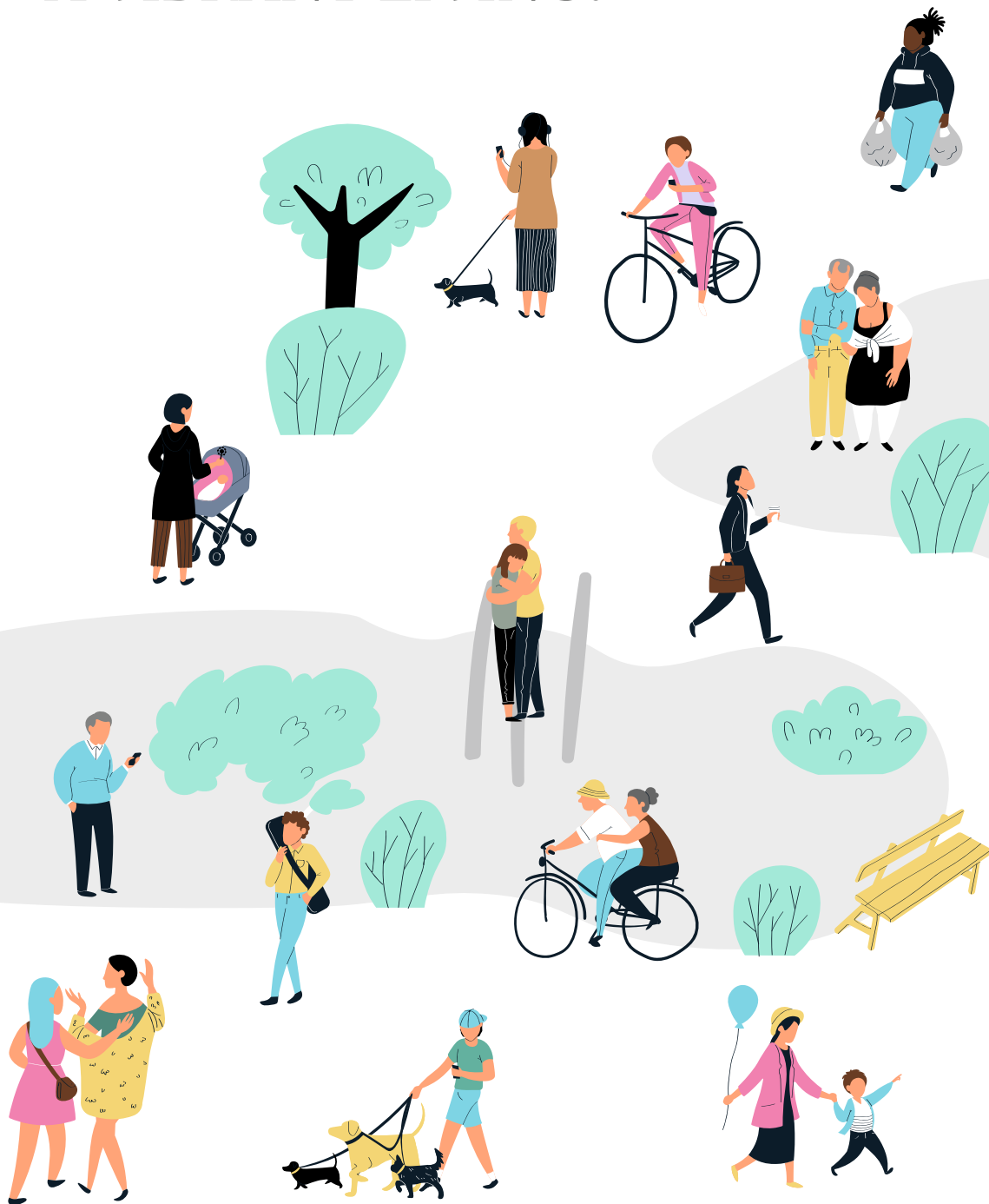
1. ATM
2. F&B
3. Spa and Saloon
4. Pharmacy
5. Convenience Store

PLUS ON  
ACTIVITIES





CHOOSE YOUR SPORT,  
CHOOSE YOUR ACTIVITY.  
IT ALL ADDS TO  
A VIBRANT LIVING!



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SPORTY 



# A CANVAS OF MORNING PRAYERS YOGA MEDITATION RECREATION REJUVENATION ENTERTAINMENT AND DE-STRESS

Meditate for peace of mind or do your yoga in open space to keep your body healthy and agile. Make every moment count.







# HIT THE GYM FLEX THE MUSCLE STRETCH TO THE BEAT ITS TIME TO HIT IT UP.

The modern, fully equipped gym is meant for the serious workouts or for the lighter ones. Choose the slot that suits you the best and come out in a better state of mind and body.

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# GET SET FOR AN EXTRAVAGANT WELCOME

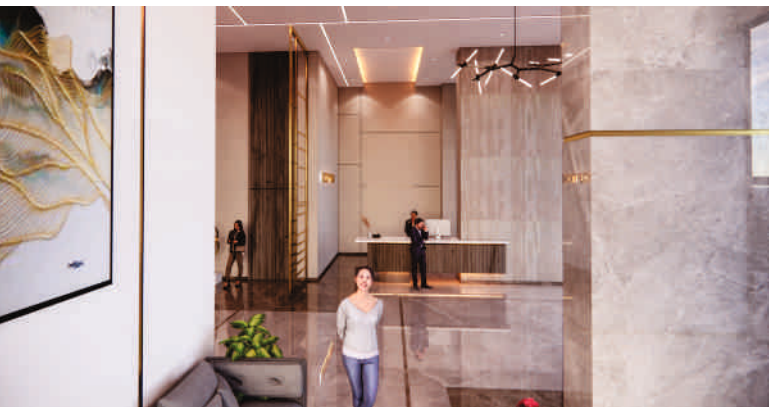
Step into the grand entrance lobby and be greeted by a breathtaking sight that leaves you spellbound. A sense of grandeur and opulence pervades the lobby, with shining floors, sweeping staircase, and towering columns that stretch up to the ceiling.

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DEFINING







# A WORLD OF ELEGANCE

The reception area is bathed in a soft, golden light, which filters through the large, ornate windows that illuminates the space.

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CLASSY





Aesthetically designed flat configuration with three-sided ventilation providing uninhibited access to landscape, the surroundings and better indoor air quality. Climate & Context responsive design which is also aimed towards achieving IGBC Gold Rating. All this in congruence with proper Vastu compliance and Feng Shui adherence.

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SPACIOUS







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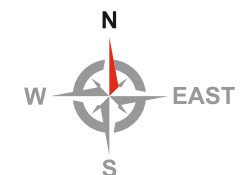




# SITE LAYOUT PLAN

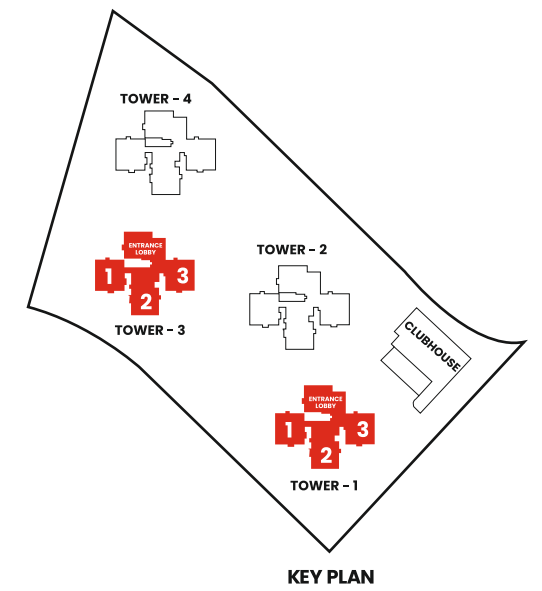
## LEGEND

- 01. ENTRY / EXIT
- 02. ARRIVAL PLAZA
- 03. SKYWALK
- 04. ENTRANCE WATER FEATURE
- 05. GAS BANK
- 06. GRAND WATER FEATURE
- 07. CYCLE PARKING
- 08. CHILDREN'S PLAY AREA
- 09. SWIMMING POOL (ON CLUBHOUSE TERRACE)
- 10. JOGGING / WALKING TRACK
- 11. TRANSFORMER YARD
- 12. COVERED DECK
- 13. STAGE
- 14. STEPPED SEATING
- 15. PET ZONE
- 16. HALF BASKETBALL COURT
- 17. CRICKET PRACTICE NET
- 18. TENNIS / PICKLEBALL COURTS
- 19. SKATING RINK
- 20. OUTDOOR GYM
- 21. LAWN





# GROUND FLOOR PLAN TOWER 1 & 3





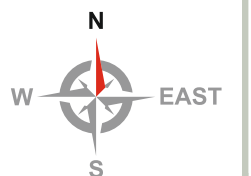
FIRST  
FLOOR PLAN  
TOWER 1 & 3





ENTRANCE LOBBY

4 BHK W.F.  
3612 SFT









3 BHK N.F.  
3000 SFT





# REFUGE FLOOR PLAN TOWER 1, 2, 3 & 4

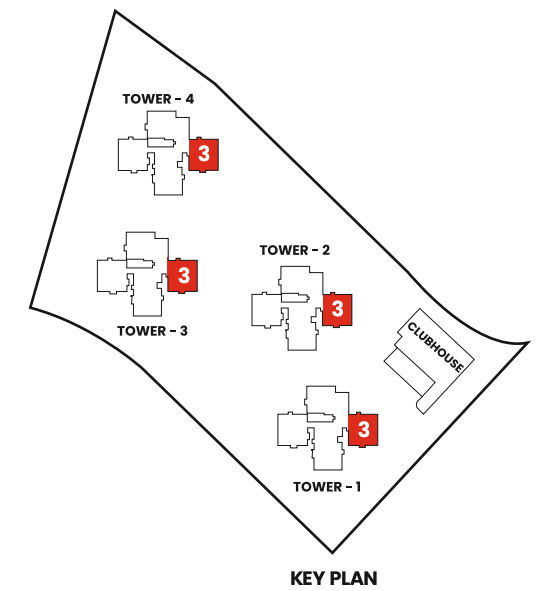
Floors 18<sup>th</sup>, 27<sup>th</sup>, 36<sup>th</sup> & 45<sup>th</sup>

3 BHK E.F.  
3043 SFT

4 BHK E.F.  
3609 SFT

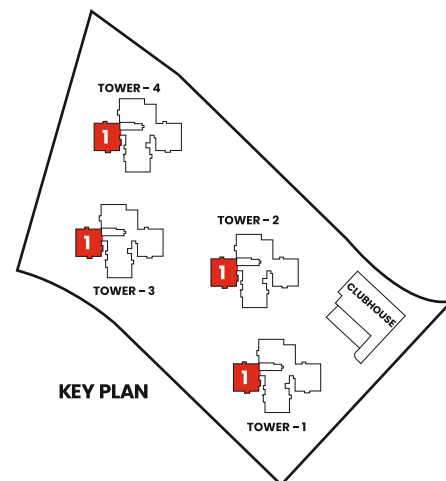
2 BHK W.F.  
2551 SFT

3 BHK N.F.  
3000 SFT

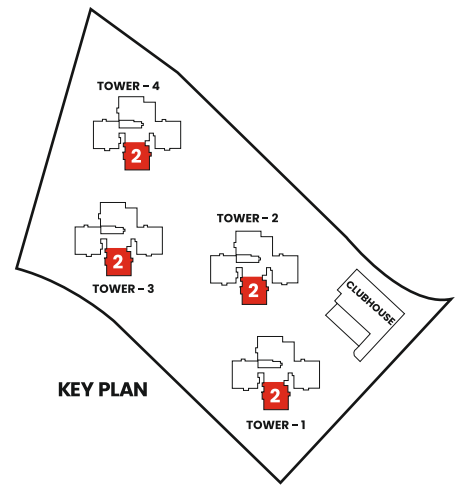




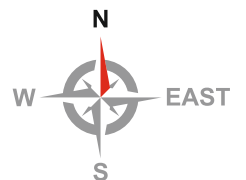
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**FLAT NO. 1**  
4 BHK | EAST FACING  
3609 SFT

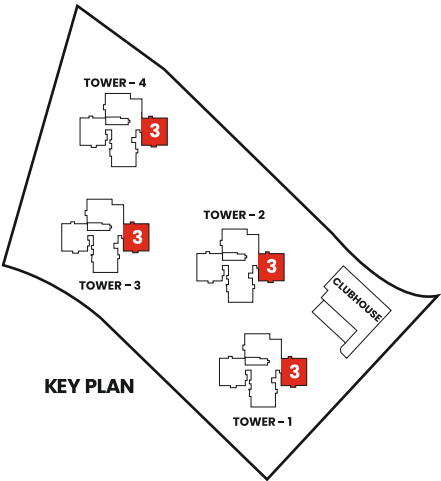


**FLAT NO. 2**  
3 BHK | NORTH FACING  
3000 SFT

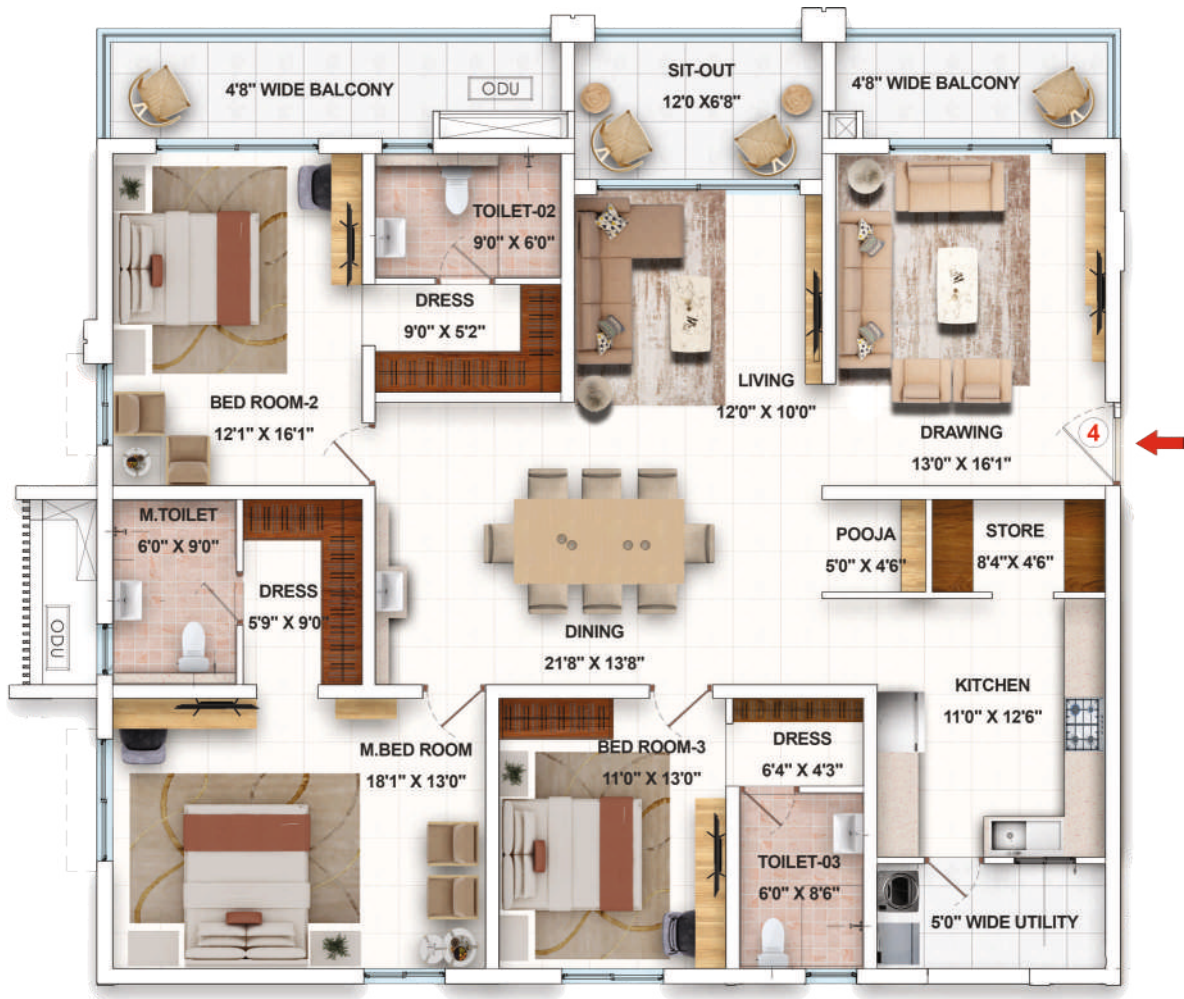
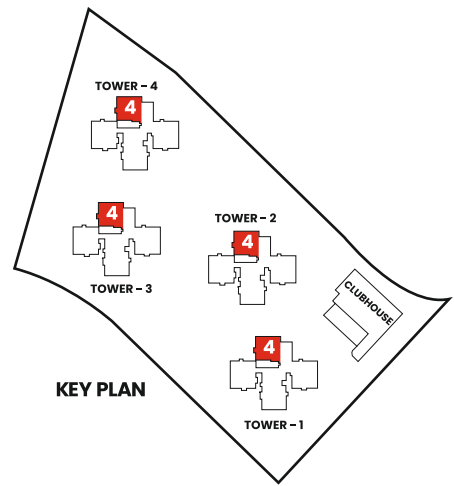




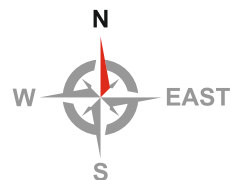
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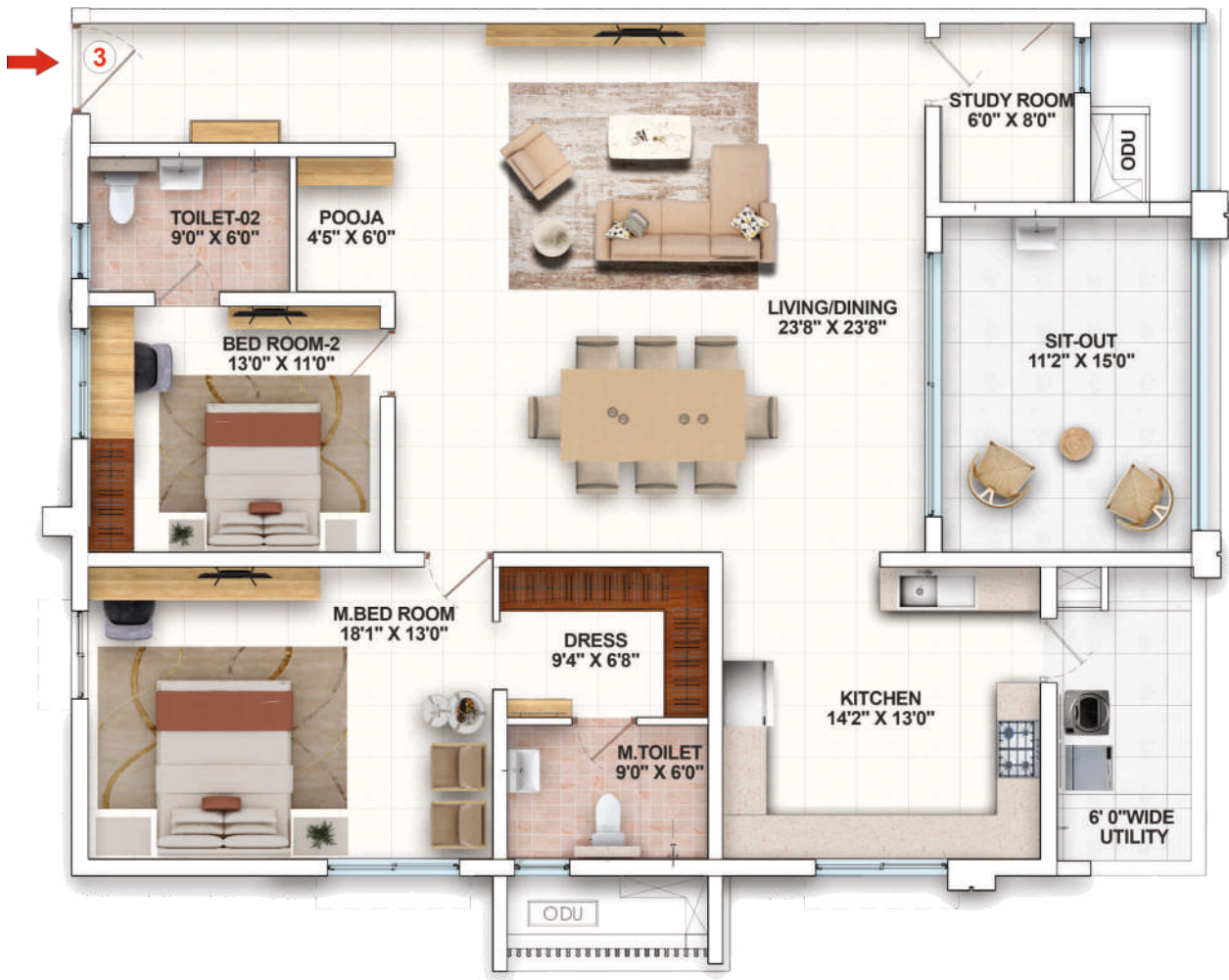
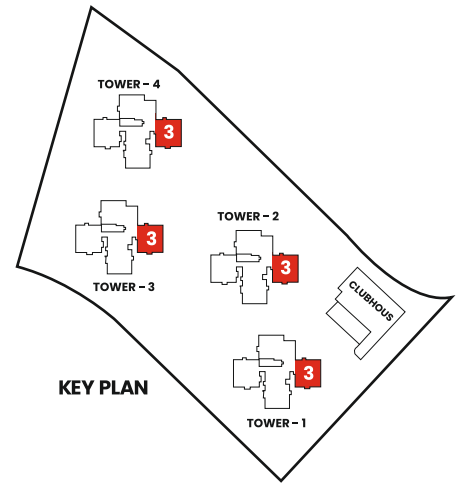
FLAT NO. 3  
4 BHK | WEST FACING  
3612 SFT



**FLAT NO. 4**  
3 BHK | EAST FACING  
3043 SFT



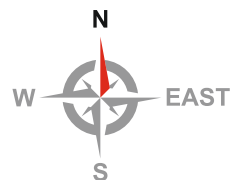




## FLAT NO. 3

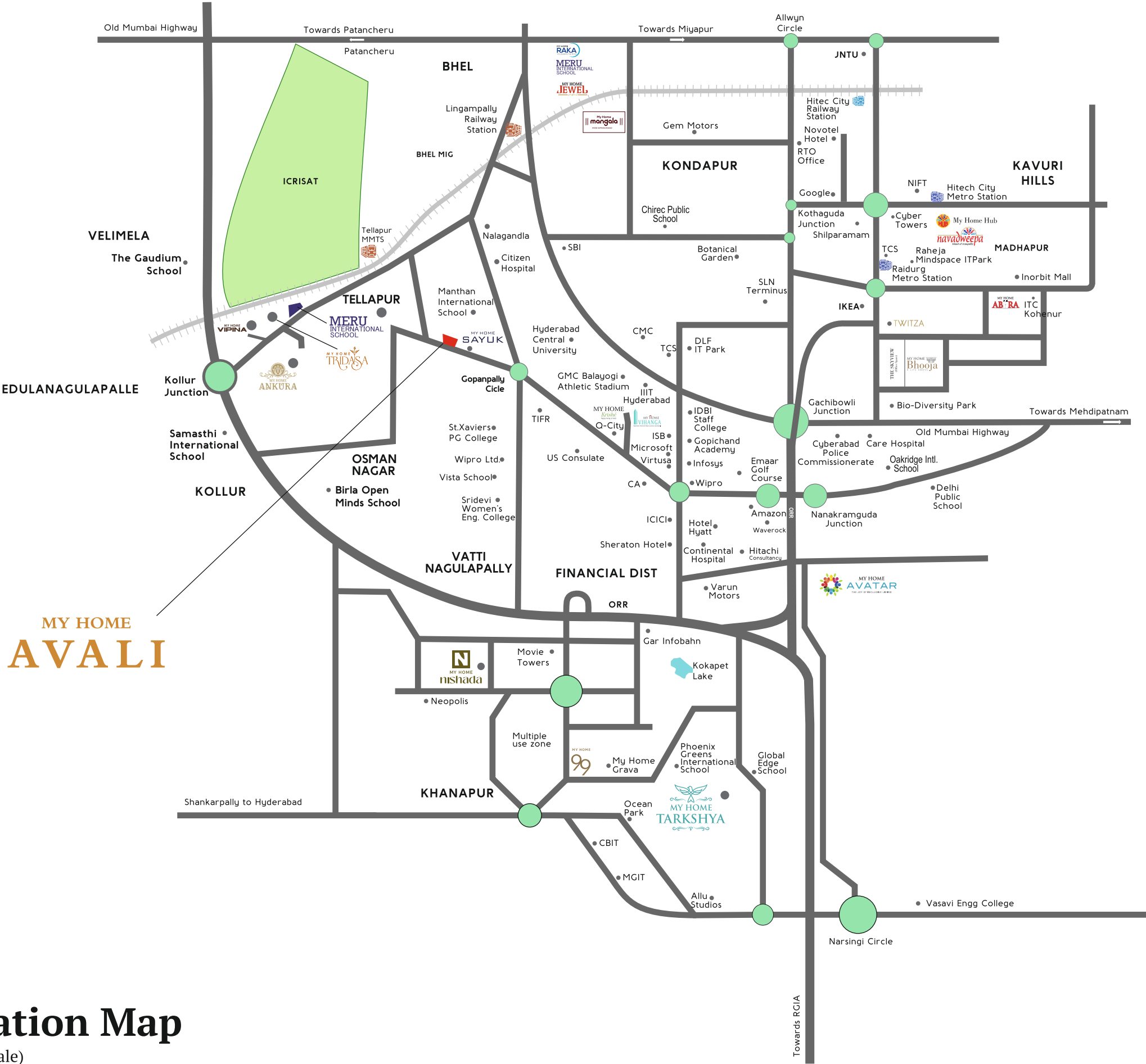
2 BHK | WEST FACING  
2551 SFT

TOWER 1, 2, 3 & 4  
Refugee Floors 18<sup>th</sup>, 27<sup>th</sup>, 36<sup>th</sup> & 45<sup>th</sup>



# Location Map

(Not to Scale)



## Location Highlights

### Connectivity

- Outer Ring Road (Exit-2) - 5 min
- Lingampally Railway Station - 12 min
- RGI Airport - 40 min
- Tellapur MMTS - 5 min
- BHEL - 13 min

### Commercial & IT Hubs

- Financial District - 15 min
- Kokapet - 20 min
- Hitech City - 30 min

### Educational Institutes

- Meru International School - 5 min
- Manthan International School - 2 min
- Birla Open Minds International School - 10 min
- ISB - 15 min

### Hospitals

- Citizen's Hospital - 13 min
- Continental Hospital - 15 min
- Star Hospital - 16 min
- Care Hospitals, Gachibowli - 20 min



# SPECIFICATIONS

SUPER STRUCTURE	RCC shear wall-framed structure, resistant to wind and earthquake (Zone -2)
WALLS	
EXTERNAL WALLS	Reinforced shear walls
INTERNAL WALLS	Reinforced shear walls
CEILING FINISHES	
DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY	Smoothly finished with putty and Acrylic emulsion paint.
BATHROOMS	Grid ceiling to cover all service lines.
WALL FINISHING	
DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY	Smoothly finished with punning and acrylic emulsion paint .
BATHROOMS	Glazed vitrified tile cladding up to lintel height.
EXTERNAL FINISHING	Texture finish & two coats of exterior Emulsion paint of reputed brands with architectural features.
FLOORING	
DRAWING, DINING, LIVING, BEDROOMS, KITCHEN	(800 x 1200 mm size) double charged Vitrified tiles of reputed brand with spacer joint.
BALCONY / BATHROOMS / UTILITY	Anti-skid vitrified tiles
CORRIDORS FLOORING	Vitrified tiles with spacer joint
STAIRCASE	Natural stone/Granite flooring
WINDOWS / GRILLS	Windows are of Aluminum alloy / UPVC glazed sliding/open-able shutters with EPDM gaskets, necessary hardware with M.S. Grill and provision for mosquito mesh shutter.
DOORS	
MAIN DOORS	Hardwood frame, finished with melamine spray polish, Teak finished flush shutters with reputed Hardware.
INTERNAL DOORS	Hardwood frame or factory made wooden frame with both side laminated flush shutter with reputed Hardware.
BATHROOMS/UTILITY DOORS	Granite frame with both side laminated flush shutter with reputed Hardware.
BALCONIES	Aluminum/UPVC glazed french sliding doors with mosquito mesh provision.

ALL BATHROOMS	<ul style="list-style-type: none"> <li>Vanity type wash basin with single lever basin mixer.</li> <li>EWC with flush valve of reputed brand.</li> <li>Single lever bath and shower mixer.</li> <li>Provision for geysers in all bathrooms.</li> <li>All faucets are chrome plated of reputed brands.</li> </ul>
KITCHEN	<ul style="list-style-type: none"> <li>Granite platform and sink in customer scope.</li> <li>Provision for Hot &amp; Cold Water.</li> <li>Provision for water purifier.</li> </ul>
ELECTRICAL	<ul style="list-style-type: none"> <li>Concealed copper wiring of reputed make.</li> <li>Power outlet for Air Conditioners in all bedrooms and living.</li> <li>Power outlets for Geysers in all bathrooms and utility.</li> <li>Power outlets for chimney, hob, refrigerator, microwave oven, mixer/grinder, water purifier in kitchen.</li> <li>Washing machine &amp; dishwasher point in utility area.</li> <li>Three phase supply for each unit and individual prepaid meters.</li> <li>Miniature circuit breakers (MCB) for each distribution board of reputed make.</li> <li>Modular switches of reputed make.</li> </ul>
TV/TELEPHONE	<ul style="list-style-type: none"> <li>Provision for internet connection &amp; DTH</li> <li>Telephone point in drawing</li> <li>TV points in all bedrooms, drawing &amp; living</li> </ul>
WATER PROOFING	Waterproofing shall be provided for all bathrooms, balconies, utility area & roof terrace
SECURITY	<ul style="list-style-type: none"> <li>Intercom facility to all units connection security</li> <li>Comprehensive security system with cameras at main security. Entrance of the tower &amp; lift cabins</li> </ul>
FIRE SAFETY	Fire alarm, automatic sprinklers and wet risers as per Fire Authority regulations.
POWER BACK UP	Metered DG backup with acoustic enclosure & AMF.
PNG/LPG	Supply of gas from LPG/PNG
LIFTS	<ul style="list-style-type: none"> <li>V3F drive high speed lifts of reputed make.</li> <li>Lift lobby cladding with vitrified tiles /granite.</li> </ul>
WTP & STP	<ul style="list-style-type: none"> <li>Water treatment plant for bore-well water and water meter for each Unit.</li> <li>A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project.</li> <li>Treated sewage water will be used for the landscaping and flushing purpose.</li> </ul>
BILLING SYSTEM	Automated billing system for Water, Power, Gas, & Maintenance.

#### SALEABLE AREA STATEMENT (IN SFT) TOWERS - (1 to 4)

Flat No.	Type	Carpet Area (in sft)	Exclusive Balcony Area (in sft)	Common area (Including External Walls) (in sft)	Saleable Area (in sft)
FLAT-01	4 BHK	2206	319	1084	3609
FLAT-02	3 BHK	1930	174	896	3000
FLAT-03	4 BHK	2269	260	1083	3612
FLAT-04	3 BHK	1892	237	914	3043
REFUGE FLAT-03 ON 18 <sup>TH</sup> , 27 <sup>TH</sup> , 36 <sup>TH</sup> & 45 <sup>TH</sup> FLOORS	2 BHK	1620	193	738	2551





## TELLAPUR TECHNOCITY PVT. LTD.

(An initiative by My Home Group & Prathima)

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