

UNVEILING  
THE JEWEL IN  
THE CROWN OF  
LUXURY:

Your Passport to Royal Lifestyle



**ANTAHPURA**  
MODERN VILLAS  
IMPERIAL LIVING

RESORT THEMED VILLAS WITH MAKING OF A ROYAL LIFESTYLE

@ TUKKUGUDA, RGIA AIRPORT, HYDERABAD



YOUR  
THRONE OF  
EXQUISITE LIFE-  
EMBRACE  
THE ELEGANCE  
OF THE ELITE

Bask in the opulence that surrounds you, where every detail is meticulously crafted to cater to your refined tastes. Indulge in a world where luxury and sophistication reign supreme and elevate your illustrious lifestyle to majestic heights.

# THE MAJESTIC GATEWAY BECKONS YOU - STEP INTO A WORLD OF OPULENT DELIGHTS

Beyond the gates, a majestic driveway lined with lush greenery leads you to the majestic entrance, adorned with exquisite detailing and regal architecture. This sets the tone for the opulence that awaits within, promising an unforgettable experience fit for royalty.

GRAND ENTRANCE GATE WITH SECURITY CABING





# PERSONALIZE YOUR PARADISE : HANDCRAFTED CUSTOM CONFIGURATIONS

Choose from an array of spacious layouts, from sprawling single-story villas to grand multi-level residences. Each villa boasts a harmonious blend of elegance and functionality, featuring generous living spaces, well-appointed bedrooms, gourmet kitchens, and luxurious bathrooms.

140 LUXURY VILLAS

2500 SFT TO 4500 SFT

000 ACRES GATED COMMUNITY

10000 SFT LUXURY CLUB HOUSE

30 + ULTRA LUXURY AMENITIES

CONFIGURATION

A SIGNATURE LIFESTYLE

A LUXURIOUS ADDRESS

AESTHETICALLY LAVISH VILLAS

RECREATIONAL; AVENUES

30 + ULTRA LUXURY AMENITIES

# SITE LAYOUT PLAN



WHERE HISTORY AND LUXURY CONVERGE: AN ENCHANTING HERITAGE OF GRANDEUR



## LEGEND

- 01 ENTRY
- 02 EXIT
- 03 GATEWAY WITH SECURITY
- 04 VENDOR CHECK FACILITY
- 05 LAWN PLAZA
- 06 WATER BODY AND PLAZA
- 07 ELDERS PARK
- 08 LANDSCAPE GARDEN
- 09 CLUB HOUSE
- 10 SWIMMING POOL
- 11 KIDS POOL
- 12 JOGGING TRACK
- 13 SEATING BENCHES
- 14 BADMINTON COURT
- 15 HALF BASKET BALL COURT
- 16 CRICKET PRACTICE NET
- 17 PARTY LAWN
- 18 KIDS PLAY AREA
- 19 CYCLING TRACK
- 20 BARBEQUE PITS
- 21 SEATING COURT
- 22 CLUB DROP OFF



  
**ANTAHPURA**  
 MODERN VILLAS  
 IMPERIAL LIVING

EAST FACING  
**216 SQ.YDS**  
 TOTAL AREA: 3422 SFT



 Premier  
 Properties and  
 Projects

GROUND FLOOR PAN

FIRST FLOOR PAN

SECOND FLOOR PAN


1225 SFT

1225 SFT

972 SFT





  
**ANTAHPURA**  
 MODERN VILLAS  
 IMPERIAL LIVING

WEST FACING  
**216 SQ.YDS**  
 TOTAL AREA: 3422 SFT



 Premier  
 Properties and  
 Projects

GROUND FLOOR PAN

FIRST FLOOR PAN

SECOND FLOOR PAN

1226 SFT


1226 SFT

970 SFT

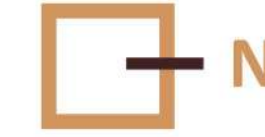






  
**ANTAHPURA**  
 MODERN VILLAS  
 IMPERIAL LIVING

EAST FACING  
**245 SQ.YDS**  
 TOTAL AREA: 3555 SFT



 Premier  
 Properties and  
 Projects

GROUND FLOOR PAN

1305 SFT



FIRST FLOOR PAN

1305 SFT



SECOND FLOOR PAN

945 SFT





WEST FACING  
**245 SQ.YDS**  
 TOTAL AREA: 3555 SFT



GROUND FLOOR PAN

FIRST FLOOR PAN

SECOND FLOOR PAN


1302 SFT

1302 SFT

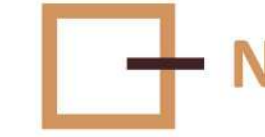
951 SFT





  
**ANTAH PURA**  
 MODERN VILLAS  
 IMPERIAL LIVING

**EAST FACING**  
**320 SQ.YDS**  
 TOTAL AREA: 4880 SFT




**Premier Properties and Projects**

GROUND FLOOR PAN

FIRST FLOOR PAN

SECOND FLOOR PAN

1758 SFT

1758 SFT

1366 SFT





GROUND FLOOR PAN

FIRST FLOOR PAN

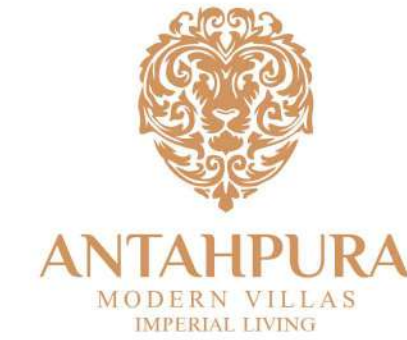
SECOND FLOOR PAN

1758 SFT

1758 SFT

1364 SFT





EAST FACING  
**353 SQ.YDS**  
TOTAL AREA: 5703 SFT



GROUND FLOOR PAN

FIRST FLOOR PAN

SECOND FLOOR PAN

2061 SFT

2061 SFT

1581 SFT





# THE FOREVER COMFORTING MASTER BEDROOM

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Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum has been the industry's standard dummy text ever since the 1500s, when an unknown printer took a galley of type and scrambled it to make a type specimen book. It has survived not only five centuries,

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# SURRENDER TO OPULENT SLUMBER – UNWIND IN THE LAP OF LUXURY

The spacious retreat is designed to exude regal charm, with its tasteful decor and plush furnishings. Relax and unwind in the king-sized bed, enveloped in the softest linens, and wake up to breathtaking views of the surrounding landscapes through the expansive windows.

ULTRA SPACIOUS KING-SIZE BEDROOM  
WITH GRANITE FLOORING



# WHERE LUXURY MEETS ROYALTY - INDULGE IN THE PINNACLE OF PULSATING SPACES

Step into the expansive living room, adorned with high ceilings, exquisite chandeliers, and floor-to-ceiling windows that bathe the space in natural light. The carefully curated furnishings and tasteful decor create an ambiance of sophistication, inviting you to relax and entertain in style.

LAVISH LIVING ROOM , WITH HOME AUTOMATION,  
LUXURY FIXTURES, FITMENTS





# WHERE DIGNIFIED DELIGHTS UNFOLD: DISCOVER THE NOBLE ART OF FINE DINING

From intimate dinners to lavish feasts, these meticulously designed spaces cater to every occasion. The dining rooms feature lavish dining tables, adorned with exquisite table settings, creating a regal atmosphere that enhances every meal.

BEHOLD AN EXQUISITE DINING CHAMBER ADORNED WITH REGAL GRANDEUR,  
WHERE FEASTS UNFOLD IN THE NOBLEST ROYAL BANQUETS.



# UNVEILING GRANDEUR: MONUMENTAL LOBBIES OF TIMELESS MAGNIFICENCE

The monumental lobbies set the tone for the opulence that awaits, with its soaring ceilings, and intricate marble flooring, cascading a warm glow. Meticulous in design, these areas are adorned with tasteful artwork, plush seating arrangements, and exquisite architectural details that exude sophistication.

1. IMPRESSION OF TIMELESS LUXURY ADORNED WITH RESPLENDENT INTERIORS  
WHERE ELEGANCE CONVERGES WITH WORLD-CLASS SANITARY WARE.



# ELEVATE YOUR PALATE TO REGAL HEIGHTS: DELIGHT IN CULINARY OPULENCE

Immerse yourself in a world of culinary richness where flavors dance harmoniously, and each dish is a work of art. Indulge in exquisite creations crafted with precision and passion, and savor a dining experience that transcends the ordinary, leaving you truly captivated.

ULTRA MODERN MODULAR KITCHEN WITH HOB,  
CHIMNEY & COOKTOP





ANTHPURA  
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IMPERIAL LIVING

## CLUB ANTHPURA

This exclusive haven offers residents an array of world-class amenities and indulgent experiences. A world of sophistication and relaxation awaits in the state-of-the-art fitness facilities, and swimming pool, lounge on the sun-kissed deck, or enjoy a game of tennis at the pristine courts.



UNLEASH AN UNPARALLELED LEISURE IN  
AN UNPRECEDENTED EXTRAVAGANCE





## AMENITIES & FEATURES

- |  |   |   |   |  |   |  |
|--|---|---|---|--|---|--|
|  MULTIPURPOSE ROOM /<br>YOGA / MEDITATION |  YOGA LAWN             |  LIBRARY                    |  REFLEXOLOGY PATH                |  CAFETERIA                  |  BUSINESS LOUNGE               |  MODERN GYM                         |
|  PARTY LAWN                               |  VOLLEY BALL COURT     |  SENIOR CITIZEN<br>ROOM     |  GARDEN WITH<br>VARIOUS FEATURES |  INTERACTION AREA           |  INDOOR GAMES                  |  ASSOCIATION OFFICE                 |
|  CARDIO GYM                               |  WALKING TRACK         |  INDOOR GAMES<br>CARDS ROOM |  GUEST ROOMS                     |  MULTIPURPOSE HALL          |  GROCERY STORE                 |  TENNIS COURT                       |
|  SEMI PRIVATE<br>SWIMMING POOL            |  CHILDREN<br>PLAY AREA |  OUTDOOR<br>WORKOUT AREA    |  VISITOR'S CAR<br>PARKING        |  INDIVIDUAL HOME<br>THEATRE |  TERRACE BARBECUE<br>PAVILIONS |  BANQUET HALL WITH<br>BRIDAL SUITES |

## OTHER EXTRAORDINARY AMENITIES & FEATURES

- Thoughtfully Designed Jogging Track & Pathways
- Reflexology Garden With Designer Plantations
- Senior Citizen's Zone With Chit-chat Corner
- Ultra Modern Kids Arena With Fun Activities & Play Equipment
- Rock Climbing Wall For Kids & Teenagers
- Dedicated Space For Children Creche
- The Most Advanced Security & Surveillance
- Thoughtfully Planned Vehicle Spaces
- 24x7 Cctv & Manned Surveillance
- Most Advanced High-speed Automated Elevators
- Ultramodern Fire Fighting Embellishments
- Round-the Clock Wi-fi And Medical Facilities

Always Happening! Sometimes Chaotic...But Never Dull!

Where kids explore, develop intuitive skills, interact socially, and foster creativity.



Where  
Laughter & Love  
harmonize

Where loved ones gather,  
fostering togetherness and  
bonding that etch cherished memories  
in the spacious sit-out lawns.



Bonding Over Building -  
Engage, Sweat, and  
Strengthen Connections!

From cardio machines to group exercise classes, from expert guidance to personal training - connect over health as you pursue your fitness goals.



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Opulent Amenities that Reign Supreme:  
where every corner whispers tales of  
grandeur and every amenity is crafted to  
fulfill your royal desires.

Experience the luxurious amenities where every detail has  
been meticulously crafted to embrace the essence of the  
aristocracy. Immerse yourself in a realm of opulence with  
amenities fit for nobility, including a grand ballroom hosting  
exquisite soirées, a private cinema hall for exclusive movie  
screenings, and a sprawling rooftop terrace offering  
breathtaking city vistas.

Every corner of these exquisite apartments exudes  
magnificence, from the ornate chandeliers to the sweeping  
panoramic views, ensuring that your every moment is  
steeped in regal splendor.



Dive into Luxury:  
Immerse Yourself in Bliss  
at the Sparkling Pool

The sparkling waters beckon you to immerse yourself in a world of relaxation and luxury.

## Surrender to the Allure of Our Celestial Spa!

Unveil a realm of celestial treatments, captivating rituals, and ethereal tranquility.



## Radiance of Revelry! Embrace the Echoes of Rocking Nights and Bask in the Brilliance of Glorious Mornings

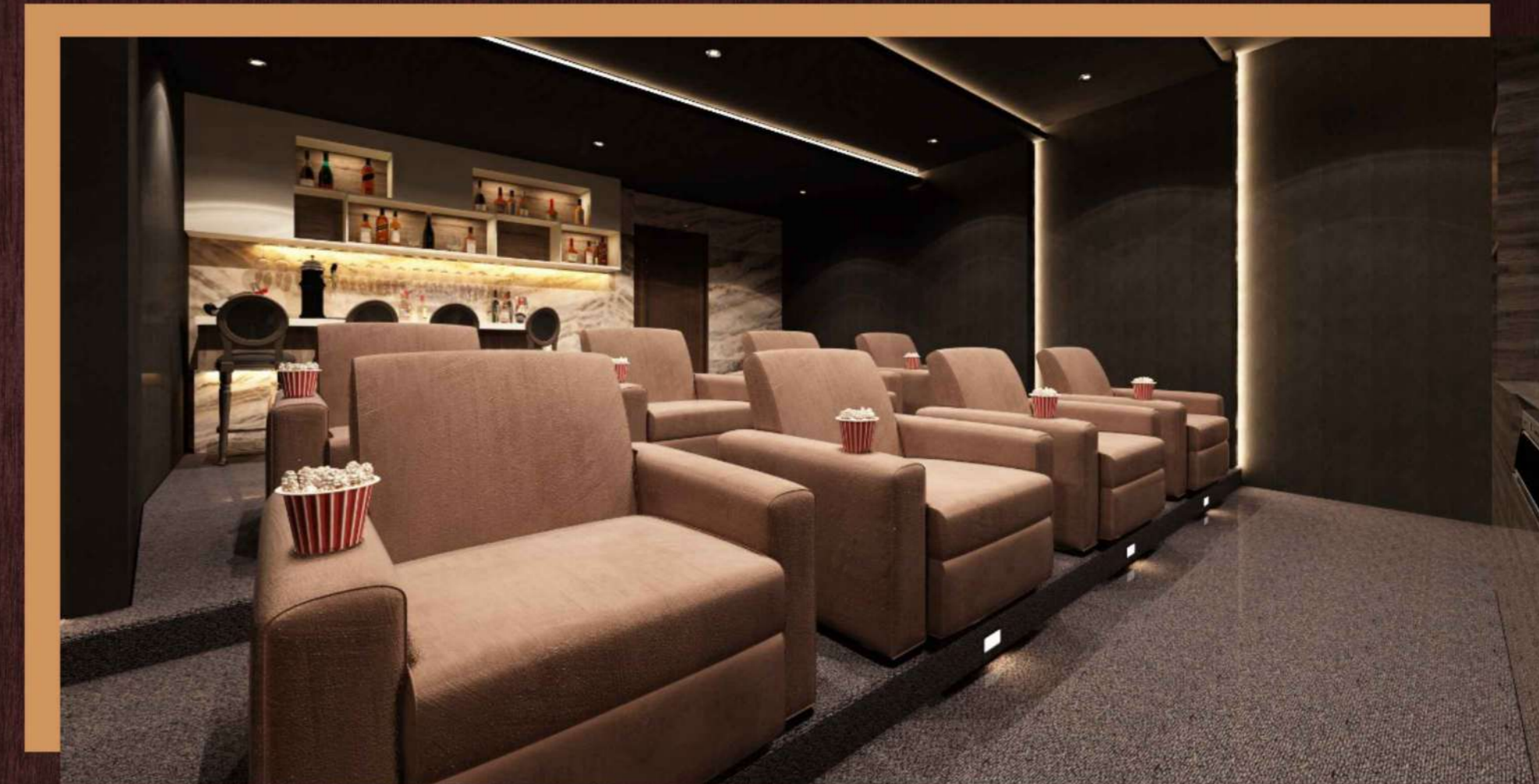
Ignite the spirit of jubilation, where the party hall orchestrates unforgettable moments, weaving a symphony of celebration that resonates with glorious party hues.



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## Other exclusive indulgences in clubhouse

- Ceremonious Banquet Hall & Cafeteria
- Yoga, Meditation & Aerobic Center
- Professionally managed Beauty Saloon
- Pool side café juice bar, ice cream parlour & cabanas
- Discovering the playful side of elites
- External sports & recreations
- The most spirited ultra modern kids world



## Indulge in the Ultimate Movie Extravaganza!

Where the opulent theatre becomes a stage for cinematic brilliance.

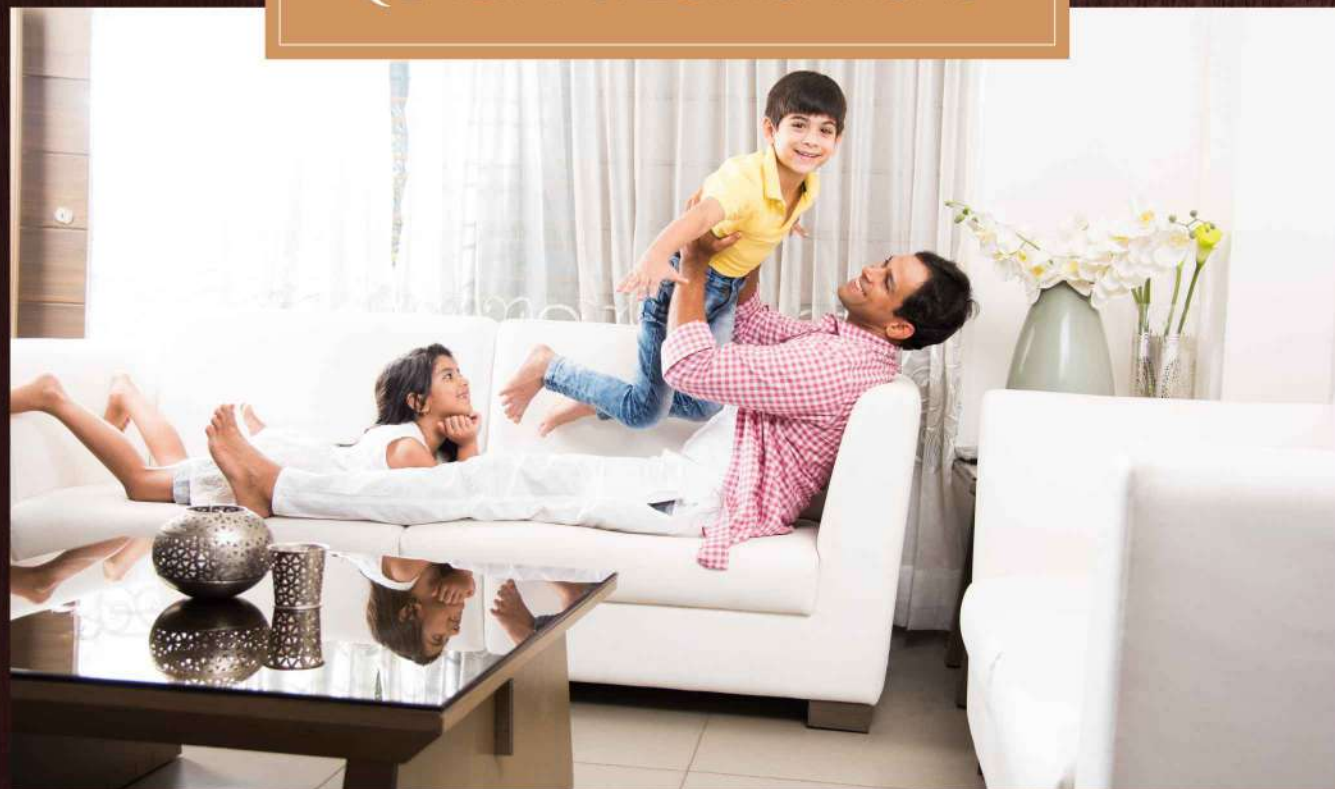
## Celebrate in Style!

Create lasting memories as your kids showcase their talents and embrace the joy of imaginative play in our well-luxuriated multipurpose space.





## QUALITY SPECIFICATIONS



### STRUCTURE

R.C.C. framed structure to withstand wind & seismic loads – 9 inch thick wall with red bricks for external walls and 4 ½ inch thick wall with red bricks for internal walls.

### DOORS

Main door: 8-feet height Teak wood door frame & Veneered shutters with reputed hardware fittings finished with melamine finish.

Internal doors: 8-feet height Teak/Hard wood door frame & Veneered shutters with reputed hardware fittings finished with melamine finish French Doors

Windows: Aluminum sections for frames and shutters with tinted float glass of reputed make.

### FLOORING & DADO

Drawing, living, ground floor bedroom, dining, kitchen and foyer areas with GVT (800 x 1200)  
First Floor bedrooms and Home theatre with wooden laminated.  
Bathrooms with premium vitrified tiles on walls and floor.  
STAIR CASE – Granite.

### PAINTINGS / SURFACE FINISHES

External: Combination of natural stone/micro concrete & textured finish with top two coats of exterior emulsion.

Internal: Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.

### KITCHEN

Provision for Municipal/Softener water. Provision for fixing of water purifier & Chimney  
Provision of hot water near the sink.  
Provision for Modular kitchen.

### UTILITIES/WASH AREA

Washing machine provision in the Utility area.

### BATHROOMS

Vanity type wash basin EWC with concealed flush tank of Duravit/Kohler/ equivalent make

Single lever fixtures with wall mixer-cum-shower of Grohe/Kohler/ Hansgrohe equivalent make

All C.P. fittings are chrome plated of Grohe/Kohler/ Hansgrohe equivalent make

### ELECTRICAL

Concealed copper wiring of Finolex/ Lapp/ Equivalent  
Power outlets for Air conditioners in all rooms  
Geyser point for all bathrooms

Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine and dish washer in Utility area.  
Plug points for TV. & audio systems etc.

3-Phase supply for each unit and individual Meter Boards  
Miniature Circuit Breakers (MCB) for each distribution board of reputed make.  
Elegant designer Modular Electrical switches of Legrand / Equivalent

### SECURITY

Sophisticated round-the-clock security/surveillance system.  
Solar power fencing/Barbed wire all-around the compound.  
CC cameras in identified common areas and clubhouse with monitoring and recording from Security and Maintenance office.

### CENTRALIZED WATER SUPPLY

Centralized underground sump will be provided for entire community. The water shall be then supplied to individual Villas by means of hydro pneumatic pump.

### TELECOM

Telephone points in living rooms.  
Intercom facility to all the units connecting Security.

### CABLE TV

Provision for cable connection in all bedrooms and living room.

### INTERNET

Internet Provision in each Villa

### WTP & STP

Domestic water made available through an exclusive water softening plant with water meters for each unit (Not RO Plant)

A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping.  
100% D.G. backup with acoustic enclosure & A,M.F. Light and Fan in living area for each villa

### MAIN LANDSCAPING WORKS

Beautifully designed landscaping with exclusive footpath, Activity area, lighting children play area etc., is provided for the community.



## PREMIUM FINISHES





**EASY LIFE DISTANCES**



A RESILIENT ADDRESS: WHERE LUXURY MEETS CONVENIENCE IN AN UNPARALLELED ACCESSIBILITY

**SCHOOL**

- + Bhashyam Blooms The School
- + Brilliant Grammar High School
- + Indus Valley International School
- + Brook Field International School
- + Aga Khan Academy International School
- + Sri Sri Academy International School
- + MGM International School

**Colleges**

- + Harshith Group of Institutions
- + Global Institute of Management
- + NRI Institute of Technology
- + Schulich School of Business
- + Symbiosis Institute of Business Management

**IT PARKS**

- + Wipro Sez
- + Electronics Sez
- + Mankhal Industrial Sez
- + FAB City Sez
- + Micromax
- + BE Limited
- + TSIIIC Sez
- + Adibatla TCS
- + Aerospace & Hardware Park (HCL & TATA)
- + 19500 Acres Pharma City

Placed strategically across the happening hub of in an out of the ORR

Very near to the Rajiv Gandhi International Airport

Integrated well with Tata Tele Services & Aerospace, Catalytic Software, Amazon Data Centre, Hardware Park, HCL, TCS, and CTS

Very well connected with Devender Vidyalaya, Prof. Jayashankar University, Agha Khan University and Sri Sri Academy and JJ Pharma college

Linked seamlessly with Gems & Jewellery Park, Raheja IT SEZ, Mucherla Pharma SEZ

In the vicinity of HMDA & Ramky Mega Township, APBH Township and Wonderla Amusement Park

SCAN FOR LOCATION





## CUTTING EDGE CRAFT – CULT CLASSIC DESIGNS

PREMIER PROPERTIES AND PROJECTS IS A RENOWNED REAL ESTATE DEVELOPER KNOWN FOR ITS HAPPY COMMUNITIES THAT PRIORITIZE RESIDENTS' WELL-BEING AND FOSTER A SENSE OF BELONGING. WITH A FOCUS ON POMPOUS LIVING, THEY CREATE LUXURIOUS HOMES WITH IMPECCABLE DESIGNS AND LAVISH AMENITIES, OFFERING AN UNPARALLELED LIFESTYLE EXPERIENCE. THE COMPANY IS RECOGNIZED FOR ITS CLEAR DOCUMENTATION, ENSURING TRANSPARENCY AND TRUST THROUGHOUT THE BUYING PROCESS. TIMELY DELIVERY IS ITS KEY STRENGTH, AS THEY ADHERE TO STRICT TIMELINES AND HAND OVER PROPERTIES AS PROMISED, INSTILLING CONFIDENCE IN BUYERS. THEIR PROJECTS ARE STRATEGICALLY LOCATED IN DESIRABLE DESTINATIONS, PROVIDING RESIDENTS WITH ENRICHED LIVING EXPERIENCES, WHETHER IN SCENIC LANDSCAPES OR BUSTLING URBAN HUBS. MOREOVER, THEY EMPHASIZE A SECURE ENVIRONMENT, IMPLEMENTING ADVANCED SECURITY MEASURES TO CREATE SAFE HAVENS WHERE FAMILIES CAN THRIVE.

## OUR UPCOMING PROJECT



NAKSHTRA



KUBERA



SIMHADWARA

Office Address

Site Office:

### PREMIER PROPERTIES AND PROJECTS

Plot No - 49, 2nd Floor, Siri Park View,  
Kavuri Hills, Madhapur, Hyderabad-500081

Thummaluru Village,  
Maheshwaram Mandal, Srisailem Road,  
Rangareddy Dist., India.

For Sales Pls Contact:

+91 9959 033 999

sales@premierpropertiesandprojects.com

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SCAN FOR WEBSITE



SCAN FOR BROCHURE



Architect, Landscape & Structural Engineer



### UV ASSOCIATES

Plot No 42, D No.54-20/3-5, Oriental Bank Back Side,  
Gurunanak Colony, Vijayawada, NTR Dist,  
Andhra Pradesh - 520 008.

PMC Consultant

Developer



[www.premierpropertiesandprojects.com](http://www.premierpropertiesandprojects.com)



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Plot No - 49, 2nd Floor, Siri Park View,  
Kavuri Hills, Madhapur, Hyderabad - 500 081.