

# Embrace luxury, live the dream

your villa, your sanctuary, your forever story

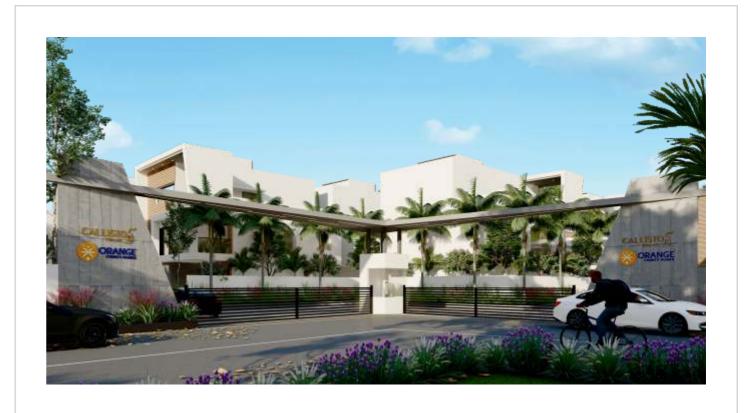


# CALLISTO

Luxury Villas at Tukkuguda, Raviryal Village







# Embrace your Liberty at Raviryal, near Hyderabad Airport.

Discover the epitome of lifestyle at Orange County Homes' Callisto5 Villas—a haven of triplex bungalows adorned with lush landscaping, expansive roads, and recreational zones, ensuring complete security. Here, dreams materialise, and expectations meet reality.

Nestled within a vibrant locale, this layout stands as an oasis of peace.

HMDA LP NO: 006506/LO/HMDA/1409/SMD/2023

## **Areal View**





# East Facing Villa - Street View





# West Facing Villa - Street View







 $238\,_{\text{SQ.YDS.}}$ 

### **Area Statement**

Ground Floor 1348 sq.ft.
First Floor 1448 sq.ft.
Second Floor 971 sq.ft.

Total Area 3767 sq.ft.





GROUND FLOOR





FIRST FLOOR SECOND FLOOR



Ground Floor 1332 sq.ft.
First Floor 1448 sq.ft.
Second Floor 971 sq.ft.

Total Area 3751 sq.ft.





### GROUND FLOOR





FIRST FLOOR SECOND FLOOR

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# CALLISTO

### **Clubhouse Amenities**

















### STRUCTURE

RCC- framed structure



### SUPER STRUCTURE

- > 8" Thick external wall with 2 coats of plastering
- > 4" thick internal wall with plastering with sponge finish



External: Textured finish with 2 coats of external emulsion paint of reputed make.

<u>Internal</u>: Smooth putty finish with 2 coats of Premium acrylic emulsion paint of reputed make over a coat of primer. <u>Sit-outs</u>: Weather proof paint of reputed make over external putty finish at utility/sit outs walls & ceilings.



100% power backup for common areas and inside 2/3 points for every room excluding Geysers and AC's.



### DOORS & WINDOWS

Main Door: Teak Wood Door Frames and Flush door with Veneer on both sides with reputed hard ware fittings. Internal Doors: Hard Wood Door Frames and Flush door with Melamine Finish with reputed hardware fittings. Bath Room/Utility: Hard wood frame and designer veneered/laminate sgutter or ABS frame and Shutter French Door: UPVC door frames with float glass with provision of mosquito mesh

Windows: UPVC windows with provision of mosquito mesh (provision of tract for mosquito mesh will be as per the window type and feasibility)



Sophisticated round the clock security system.



### WATER PROOFING

For all toilets and wash areas.



### FLOORING AND WALL CLADDING

Drawing, Living and Kitchen: Premium vitrified tiles with 4-inch skirting

Bed Rooms: Premium vitrified tiles with 4 "skirting

Bath Rooms: Acid Resistant & Anti-Skid premium, vitrified tiles and wall cladding up to door height.

<u>Utility</u>: Anti-skid tiles and wall cladding up to 4 feet

Stair Case: Granite/tiles flooring as per the architect design



### ELECTRICAL

- > Power Outlets for geysers and exhaust fans in all bath rooms
- > Power plug for cooking range, chimney, refrigerator, micro wave, mixer in kitchen
- > Distribution boards and MCBs of premium make
- > Power outlets for Acs in living room and bed rooms
- > Finolex / Havells or equalant brand with concealed coppering wiring
- > Anchor/Havells or equalant brand switches



### WATER SUPPLY

Pneumatic pumps will be used for supply of fresh water and treated water



Aesthetically designed compound wall shall be constructed around the plot



CC Camaras will be provided at all the common areas as per the consultant design



### CABLE/INTERNET

- > Provision for internet connection in each villa
- > Provision for cable connection in all bedrooms and living rooms



- > Bathroom: ALL CP fittings and sanitary fixtures of Jaquar/delta / CERA make
- > Wall mounted WC with flush tank and health faucets in all bathrooms
- > Kitchen: Provision for fixing water purifier
- > Provision for washing machine in utility area



- > Fully Treated Bore water made available through exclusive water softener
- > Sewage treatment plant of adequate capacity as per the norms will be provided
- > Treated sewage water will be used for landscaping and flushing purposes



# Location Highlights

- > 2 Min : Drive to Service Road
- > 5 Min : Drive to Tukkuguda Exit
- > 5 Min : Drive to Hardware Park & Electronic Park
- > 8 Min : Drive to TCS, Wonderla Amusement Park
- > 8 Min : Drive to The Aga Khan International School
- > 10 Min : Drive to Airport Exit/ Novotel Hotel
- > 30 Min : Drive to Gachibowli



Site Address:

**Callisto5 Villas** 

Survey No: 109, Tukkuguda, Raviryal Village, Hyderabad - 501359. Corporate Office:

**Trends Solitare** 

Suite# 401, 4th Floor, Vittal Rao Nagar, Hitech City, Hyderabad - 500081.

<u>For more Details</u>

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