

Classy and Commodious Villas

APR Praveen's  
**ETER∞O**  
THE LUXURY LIVING  
@ Patighanpur

TS Rera no : P01100006126

Immerse yourself in an Elite Lifestyle

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# A Home That Makes You Happy

What's your idea of a fulfilling life? For most of us it starts with the family and spills over to search lovable moments in the warmth of a home. A home that nourishes and nurtures us. A home that makes us want to come back each day, seeking endless moments of joy.

This idea of "ETERNO HOME" finds its true expression in APR.

Let The New Life Begin!



A PROUD OF OFFERING FROM APR GROUP

## OPULENCE HAS ONLY ONE ADDRESS

Nestled in opulent splendour, this new luxurious home unveils a tapestry of joy and fulfilment. Sunlight dances through grand windows, illuminating rooms adorned with exquisite craftsmanship. Every corner resonates with comfort, inspiring tranquillity and relaxation. Amidst elegance and refinement, your happy life blossoms, a symphony of abundance and bliss.







OPEN TO CLUTTER-FREE  
**LIVING**



EXQUISITE RESIDENCES CRAFTED JUST FOR YOU

**10 ACRES | 112 TRIPLEX VILLAS | 4 BHK VILLAS**

Immerse yourself in a world of opulence, where every detail is meticulously designed to suit your discerning taste. From lavish interiors to sprawling gardens, these exquisite villas are a testament to refined living to fulfil your every desire.







## EAST & WEST FACING VILLAS

Discover the Charm of an East-Facing Villa. Wake up to gentle rays of sunlight streaming through your windows, illuminating every corner with warmth and vitality. An east-facing villa offers not just a breath-taking view of the sunrise, but also a harmonious connection with nature, making each day a luminous delight.



# 112 VILLAS



A Haven of Love and Comfort. It is where cherished memories are woven, laughter echoes through the walls, and hearts find solace. From the cozy corners to the open spaces, it embraces us with warmth, offering respite from the world. In the embrace of our home, we find joy, belonging, and the true essence of who we are.





GROUND FLOOR



# TYPE 01

## EAST FACING AREA STATEMENT

Plot Area : 222.22 Sqyds. (185.80 Sq.mt.)  
 No. Of Floors : G+2  
 Ground Floor Area : 1270.0 Sft.  
 First Floor Area : 1270.0 Sft.  
 Second Floor Area : 880.0 Sft.  
 Total Built Up Area : 3,420.0 Sft.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



# TYPE 02

## EAST FACING AREA STATEMENT

Plot Area : 232.22 Sqyds. (194.55 Sq.mt.)  
 No. Of Floors : G+2  
 Ground Floor Area : 1420.0 Sft.  
 First Floor Area : 1420.0 Sft.  
 Second Floor Area : 860.0 Sft.  
 Total Built Up Area : 3,700.0 Sft.



FIRST FLOOR

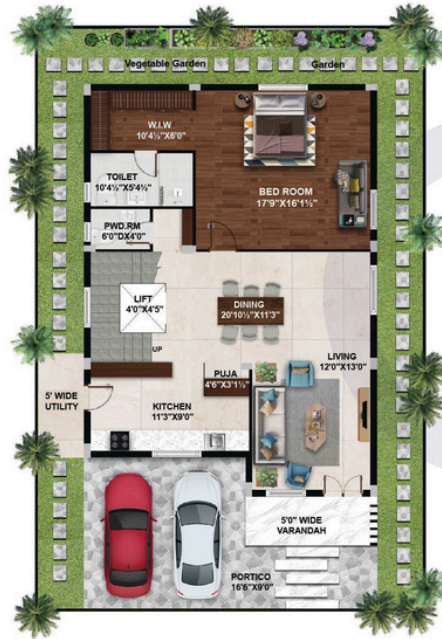


SECOND FLOOR





GROUND FLOOR



# TYPE 03

## EAST FACING AREA STATEMENT

Plot Area : 265.91 Sqyds. (222.34 Sq.mt.)  
No. Of Floors : G+2  
Ground Floor Area : 1415.0 Sft.  
First Floor Area : 1415.0 Sft.  
Second Floor Area : 880.0 Sft.  
Total Built Up Area : 3,710.0 Sft.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



# TYPE 04

## WEST FACING AREA STATEMENT

Plot Area : 222.22 Sqyds. (185.80 Sq.mt.)  
No. Of Floors : G+2  
Ground Floor Area : 1270.0 Sft.  
First Floor Area : 1270.0 Sft.  
Second Floor Area : 868.0 Sft.  
Total Built Up Area : 3,408.0 Sft.



FIRST FLOOR



SECOND FLOOR





GROUND FLOOR



# TYPE 05

## WEST FACING AREA STATEMENT

Plot Area : 232.22 Sqyds. (194.55 Sq.mt.)  
 No. Of Floors : G+2  
 Ground Floor Area : 1420.0 Sft.  
 First Floor Area : 1420.0 Sft.  
 Second Floor Area : 1020.0 Sft.  
 Total Built Up Area : 3,860.0 Sft.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



# TYPE 06

## WEST FACING AREA STATEMENT

Plot Area : 265.91 Sqyds. (222.34 Sq.mt.)  
 No. Of Floors : G+2  
 Ground Floor Area : 1395.0 Sft.  
 First Floor Area : 1395.0 Sft.  
 Second Floor Area : 1015.0 Sft.  
 Total Built Up Area : 3,805.0 Sft.



FIRST FLOOR



SECOND FLOOR







# MASTER PLAN

FREEDOM FROM CONSTRAINTS IS RIGHT HERE

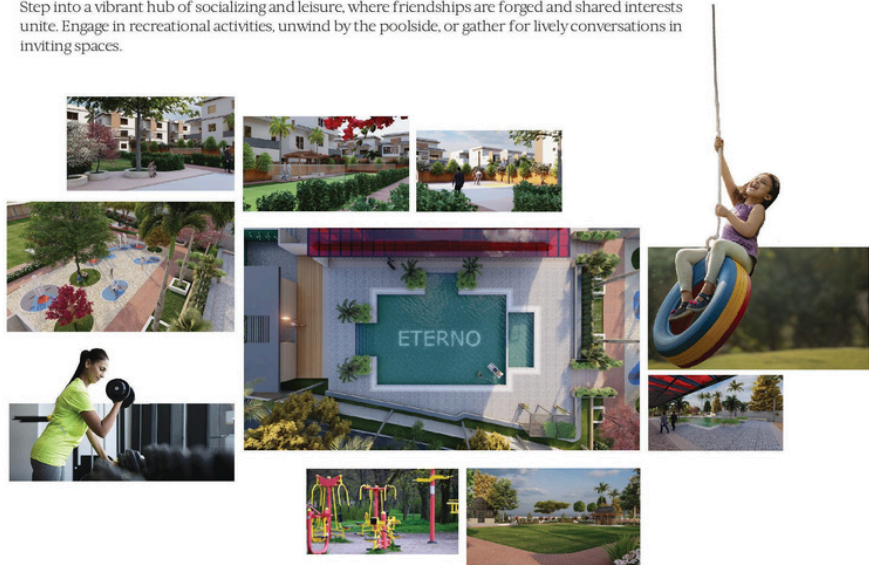
- A. Entrance Gate
- B. Clubhouse
- C. Swimming Pool
- D. Pergola
- E. Recreational Zone
- F. Children Play Area
- G. Half Basket Ball
- H. Shuttle Court
- I. Gazebo
- J. Deck Area
- K. Open Area
- L. Open Outdoor Gym
- M. Cricket Practice Net
- N. Changes Rooms
- O. Green House

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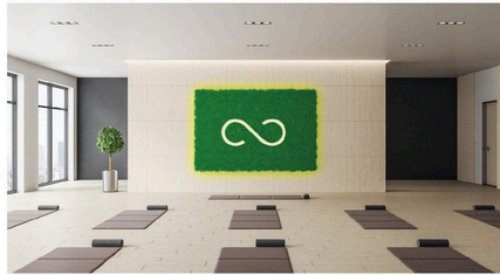


## CLUBHOUSE WITH AMENITIES







Step into a vibrant hub of socializing and leisure, where friendships are forged and shared interests unite. Engage in recreational activities, unwind by the poolside, or gather for lively conversations in inviting spaces.







## Internal Amenities

-  Banquet Hall
-  Mini Function Hall
-  Gym
-  Indoor Games
-  Spa / Salon
-  Library
-  Association Room
-  Yoga Hall
-  Guest Room

## Specifications

### Structure

RCC framed structure with M20 grade of concrete and steel with TMT ISI brand)

### Super Structure

Clay red bricks of size 9" thick for external walls and 4" thick for internal walls.

### Plastering

- **Internal** : Double coat cement plaster for walls and ceiling with smooth finish
- **External** : Double coat plaster for external walls with waterproof compound mixed for RCC and masonry surfaces

### Flooring

- Large size vitrified tiles of size (2'0"x4'0" / 2'6"x5'0") in all rooms.
- Toilets : Glazed vitrified tile Dados up to 7'height with 2'0"x2'0" / 2'0"x4'0". Flooring anti skid tile 2'0"x2'0" / 2'0"x2'0"
- **Utility** : Ceramic/vitrified tile Dado up to 4' height
- Attached Balconies / Terraces : Anti-skid tiles 2'0"x2'0"
- Parking : Vitrified tiles/granite/ tandur or equivalent stone

### TV, Internet & Telephone

- TV point in living, MBR, Lounge and Home theatre.
- Internet provision at one point in each floor.
- Telephone point in living, MBR, Lounge

### Wood Work

- **Main Door** : Imported Teak wood/hard wood frame with PU polish. Shutter with both sides decorative veneer with PU polish
  - **Internal Doors** : Imported Teak wood/hardwood frames with PU polish. Flush shutters both sides decorative veneer with PU polish. Toilet/utility door shutter one side decorative veneer polish and other side with Laminate/enamel painting.
- Main DOOR 8 feet height and remaining doors 7 feet height .

### Windows / French Doors

UPVC windows and sliding doors with clear glass and mosquito mesh of reputed make .

### Bathroom

Shower single lever diverter with spout& over head shower with geyser provision. Wall mounted EWCs with health faucets and wash hand basins in all bath rooms with best quality Polished Chrome (CP) and sanitaryware fixtures of HINDWARE/JAGUAR/- KOHLER or equivalent make

### Power/Generator Backup

100% power backup for common amenities, common areas, common parking areas, pressure pumps and street lights etc., by providing Auto start, sound proof generator of caterpillar, Kirloskar, JCB or approved make with auto change over switches.

### Security System

- 24 hrs.' Surveillance and Security facility
- Solar fencing throughout the boundary
- Security Surveillance Cameras at appropriate community locations
- Main entrance will be provided with access controlled boom barrier and security room.

### Watersupply

- Raw/domestic water supply will be through Hydro pneumatic pumps from the storage sump to the overhead tank 1000 ltrs capacity provided on terrace of each villa.
- Provision of A dedicated water supply line from the main gate to sump for HMWSSB line connection will be provided. From the sump to kitchen supply will be through hydropneumatic pump for municipal line.

**Compound wall** : common compound wall for villas three sides.  
**Stair case** : Granite steps with premium grade stainless steel railing for internal staircase.

**Waterproofing** : All toilets, open terraces and balconies water proofing will be done as per standard procedure.

### Painting

- External : Texture finish with two coats of exterior emulsion of Asian/Berger/techno/AKZO or equivalent make emulsion
- Internal : One coat of primer and 2 coats of Asian/Berger/Techno/AKZO or equivalent emulsion paint over two coats of putty with smooth finish.

### Kitchen/Utility

Water supply point for municipal and raw water connections at one point(sink) with provision for fixing of water purifier, exhaust fan/chimney. No kitchen platform, no sink provided.

### Electrical

- Concealed copper wiring (Finolex / Polycab / havelis or equivalent make) in conduits. Power outlets for AC provisions in all bed rooms, home theatre, drawing / living and geyser provisions in all toilets. Power points for cooking range, chimney, refrigerator, microwave oven, Mixer / grinder in kitchen, and for washing machine / dish water in backside villa / utility area.
- Inverter wiring for one fan and lighting in all rooms and kitchen.
- Three phase supply for each unit with 5 KW and provision of individual meter and DBs with MCBs (Honeywell / Havel's or equivalent make)
- All electrical Modular switches are of Honeywell / Havel's / Anchor or equivalent make.



## Location Map ( Not to Scale )



## CONNECTED IS THE WAY TO BE

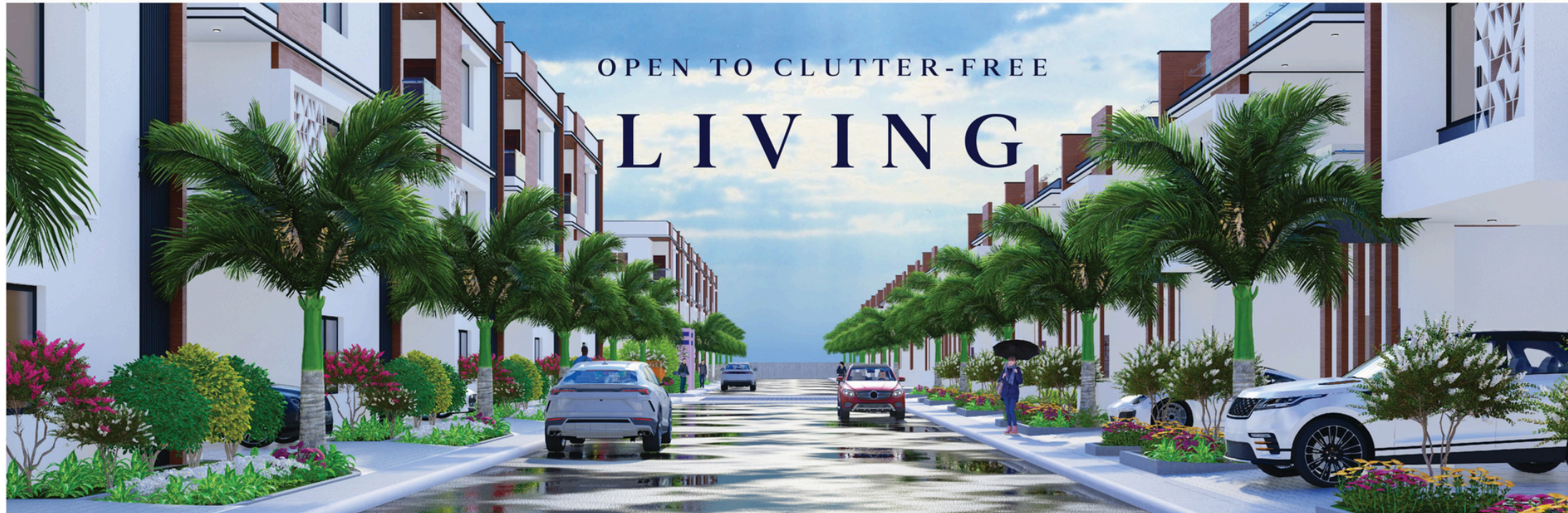


Complementing the fast-expanding geography of Hyderabad, APR Praveen's ETERNO has been designed to be in one of the most serene yet now-growing locales of twin-cities. This residential has been planned in the region of Pati, which is at a short distance, off Kollur. Adding to your pleasure, you will be at appropriate distances from the Financial District and ITIR. Besides, the essentials of life like the best of schools, colleges, entertainment, conveniences like supermarkets and workplaces sectors will be near to you.



Location  
QR Code

## OPEN TO CLUTTER-FREE LIVING





## Our Other Projects



PROJECT BY :



Strategic Partner :



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