

ILIKA

A NEW LUXURY VILLAS IDEA



What would it take to elevate
villa living to new heights?
Perhaps going a few feet below ground.



Presenting limited edition
Lifestyle

VILLAS

ILIKA
A HOME IS AN ASSET
FOR THE FUTURE





ILIKA
EXPERIENCE IS
A TIMELESS VALUE

Welcome to The “ILIKA”

A unique, age-exclusive development nestled in the renowned area of Adibatla The Avenue offers a fantastic range of contemporary Four-bedroom Villas.

Ilka is a thoughtfully designed villa community spread across 10.28 acres, offering an exclusive lifestyle with 154 luxury villas. The project blends modern architecture, sustainable planning, and serene landscaping to create a vibrant yet tranquil living environment.

We invite you to embrace the joys of everyday living in our tranquil yet stylish development. Set amidst breathtaking gardens, The Avenue provides a haven for over everyone, away from the hustle and bustle of the city where you can enjoy a more relaxed and leisurely pace of life.

Designed with our residents in mind, The Avenue has several shared spaces to help nurture a real sense of community and encourage social events throughout the year.

From the Club Lounge and Study to the luxurious hotel-style Guest Suite, there are an array of superb amenities designed to enhance your daily life, right on your doorstep.

Sustainability is built into each carefully crafted home. With a range of measures in place to ensure energy efficiency at every stage, all helping reduce emissions and lessen our carbon footprint.



Grand 9-Foot Main Entrance Door

- A statement-making main door with majestic height and flawless craftsmanship.
- Options include solid wood with premium veneer, metal cladding, or glass-panel integration.
- Advanced locking systems for security without compromising style.
- Customizable designs to complement contemporary or classic villa facades.



Enjoy a Luxury Experience

Transforming your living spaces into architectural masterpieces, combining modern luxury with unmatched durability.

Step into a villa where architecture meets elegance, defined by a grand 2-feet ceiling height that instantly enhances space, light, and airiness. The towering ceilings create a sense of openness, allowing natural light to cascade through large windows and illuminating every corner with a warm, inviting glow.



ILIKA



Crafting luxury architectural solutions that elevate the aesthetics and functionality of your dream villa.

Premium 9-Foot Glass Sliding Doors

- Designed for uninterrupted panoramic views and abundant natural light.
- Crafted from high-strength, tempered safety glass for durability and security.
- Smooth, silent sliding mechanism with precision-engineered tracks.
- Available in multiple frame finishes including aluminum, UPVC, and sleek minimal frames.
- Enhances indoor-outdoor connectivity, perfect for balconies, gardens, and pool decks.

Full-Length Glass Backside Triplex Staircases



- Floor-to-ceiling glass installations that flood your interiors with daylight.
- Provides a modern, open look while maintaining privacy with tinted or frosted options.
- Glass-lined staircases for duplex and triplex villas add architectural drama and openness.
- Engineered for safety with laminated glass and sturdy handrail integration.

images are for representation purpose only

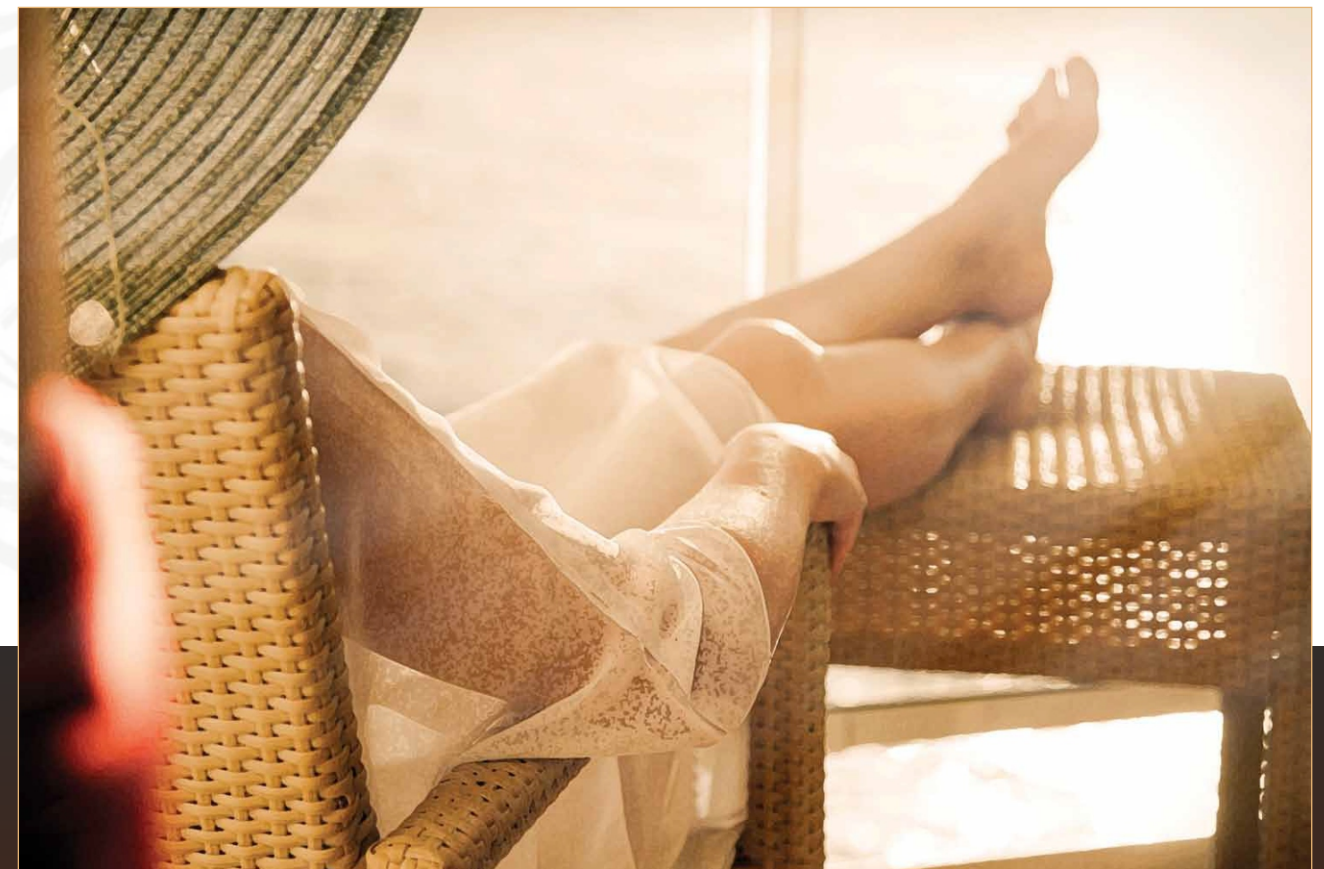


Your Own Personal Haven

Ilika villas bring the natural beauty of the woods and leafy greens right to your window.

With personal landscaped gardens, swirling trails and pathways, green spaces and plenty of public areas, you get to choose between spending afternoons indoors or venturing outdoors to go on nature walks, family picnics or community activities.

The Villas also offer access to Ilika prime luxury amenities that include: nurseries, swimming pools, sports facilities, playgrounds and parks.etc



THE COLLECTIVE
LUXURY



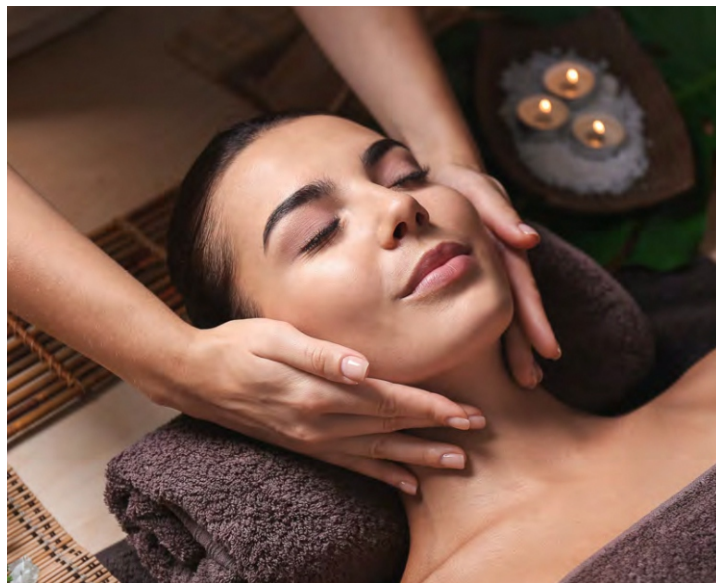
In addition to standard villa features

Extra perks

- Multipurpose spaces that can be converted to a home gym or a private home theater
- Ground floors with double height spaces
- Landscaped decks, sit-outs and balconies
- Bedrooms designed with provisions for walk-in closets
- Boundary walls for each villa for privacy
- Covered parking for 2 car parks with provisions for EV charging points



images are for representation purpose only



Do what you love Love what you do

- Party hall
- GYM
- Aqua Gym
- Indoor's Kids play area
- Yoga Room
- Board games
- Swimming Pool
- Toddler's Pool
- Super Market
- Children's Play area
- Outdoor party lawn
- Intercoms
- Guest Room-3nos
- Cafteria
- Digital Security
- Co-work space
- First Aid clinic
- Common area power backup
- Shuttle Court Area
- Transport facility
- CC Camera's in Common areas
- Billiards Room
- Spa & Saloon
- Aerobics Room
- 24x7 Security
- Neted Cricket Court
- Children's Park
- Creche



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SPECIFICATIONS

Foundation:

RCC Framed Structure of Ground Plus Upper Two Floors.

Walls:

8"/9" Thick External Wall, 4"/4" Internal Wall with Cement Brick
12ft from ground floor slab height

Plastering:

Two Coat plastering for both interior and Exterior Walls.

- i. Vitrified Tiles in Drawing 2x4, Dinning, Lounge and Home Theater, Somany, Asian, Muranoor or equivalent Brands
- ii. Staircase: Combination of Elegantly designed Granite/Marble.
- iii. Bathrooms: Antiskid Ceramic tiles 2x2 with glazed tiles dado upto 7' height
- iv. Utility: Antiskid Ceramic tiles with glazed tiles dado upto 4' height
- v. Balconies/Open Terrace: Antiskid vitrified tiles flooring.
- vi. Top Terrace: Water Proofing Treatment as per standards.
- vii. providing full length glass backside for duplex and triplex steps along with modern step designs for a stylish and contemporary look.

Painting:

- i. Internal and Ceiling painting: 2 Coats Putty + 1 coats of rimer + 2 coats of emulsion paint (Asian/Birla/JK/Berger/Techno Paints or Equivalent)
- ii. External Painting: 2 Coats Putty + 1 Coat of Primer + 2 coats of External weatherproof paint (Asian/Birla/JK/Berger/Techno Paints or Equivalent)
- iii. Kitchen: Granite Platform, Stainless Steel Sink, Provision for fixing of water purifier, exhaust fan and chimney



Door Frames and shutters:

- i. 9ft Main Door with Veneer modern designs.
- ii. 9ft Internal Doors frames provided with flush shutter or engineered Wood.
- iii. Premium glass sliding doors

Windows:

All Windows and French doors are UPVC.

Railing:

Elevation Balcony SS Railing with glass Staircase SS Railing.

Electrical:

- i. All Wiring by Finolex Equivalent Switches/DB of Legrand or Equivalent.
- ii. Power point Provisions for Ac's for all bedrooms and Geysers In bathrooms.
- iii. Internet Provision in hall and Master bedroom and provided TV Cabling Provisions for Master bedroom and living room.
- iv. DG Power Backup for common areas and Solar fencing throughout the boundary of the Community.

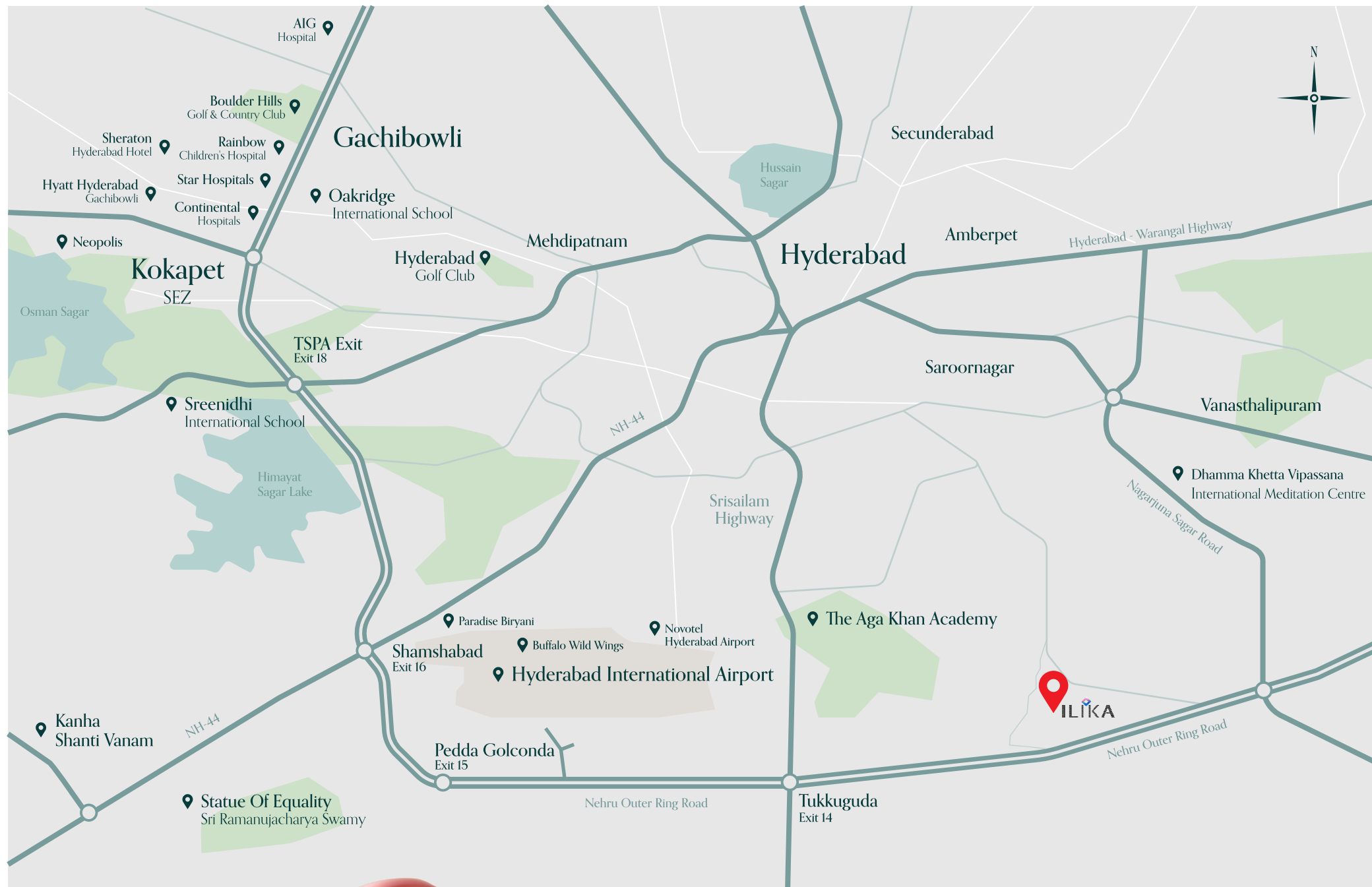
Water Supply System:

Centralized water distribution by hydro pneumatic system for all villas.

Plumbing:

CPVC pipes provided for sewerage supply lines (Vectus/Ashirvad/Astral or Equivalent). CPVC pipes provided for water supply lines (Vectus/Ashirvad/Astral or Equivalent)





Scan to locate



OFFICE

TCS - 5 mins
Cognizant - 6 mins
Foxconn - 5 mins
Pharmacy - 20 mins

SCHOOL/COLLEGE

Delhi public School - 10 mins
Chaitanya School - 2 mins
Narayana School - 2 mins
Sloka International School - 20 mins

AMUSEMENT PARKS/HOTELS

Wonderla - 10 mins
Ramoji film city - 20 mins
Novotel - 15 mins

HOSPITALS

Lotus Hospital - 20 mins

AIRPORT

Rajiv Gandhi International
Airport - 15 mins

OTHER PLACES

Thukuguda - 10 mins
Ranga Reddy collector office - 10 mins
Gachibowli - 35 mins
Tata Aero Space - 5 mins

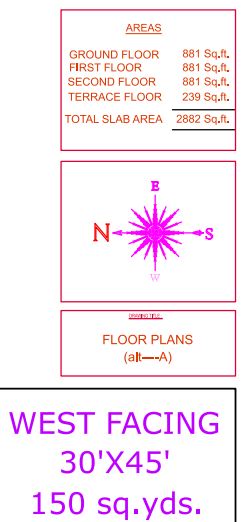
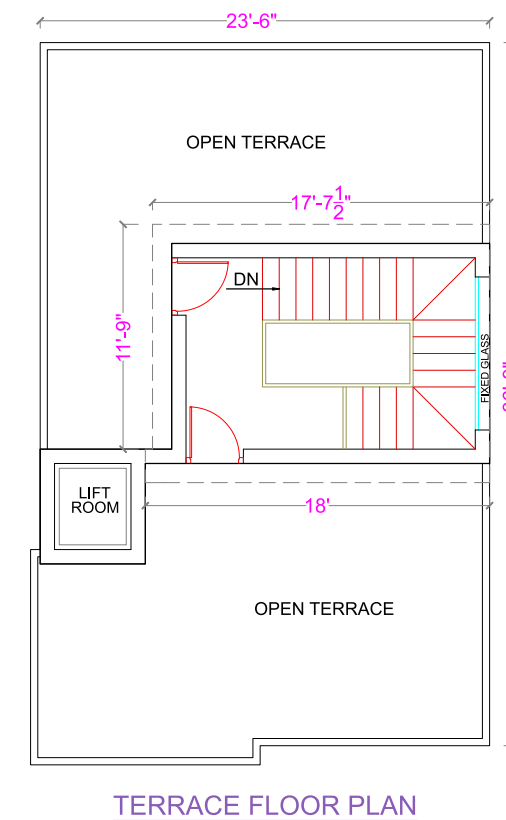
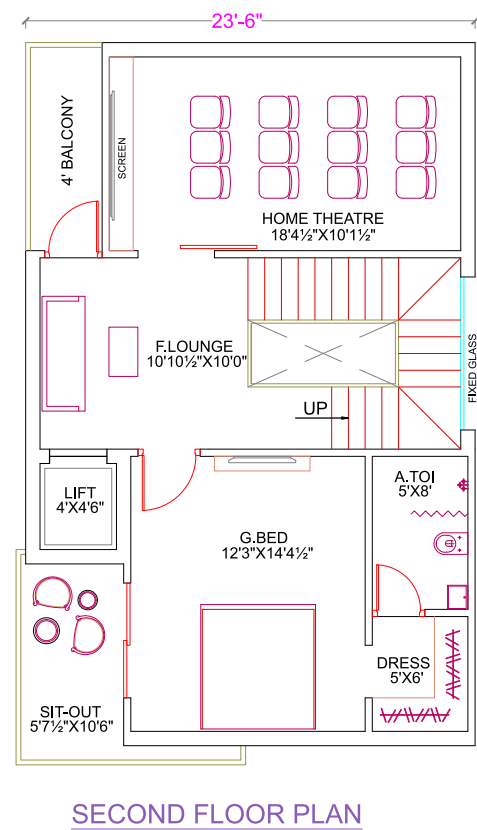
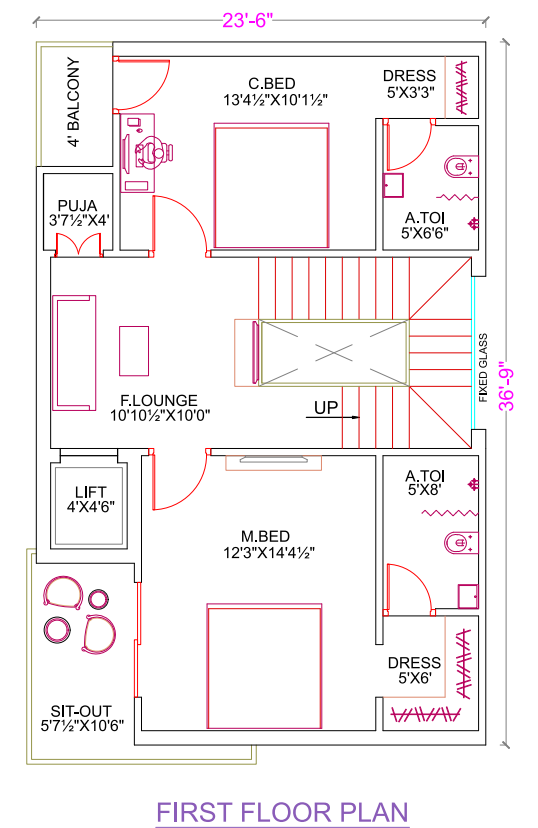
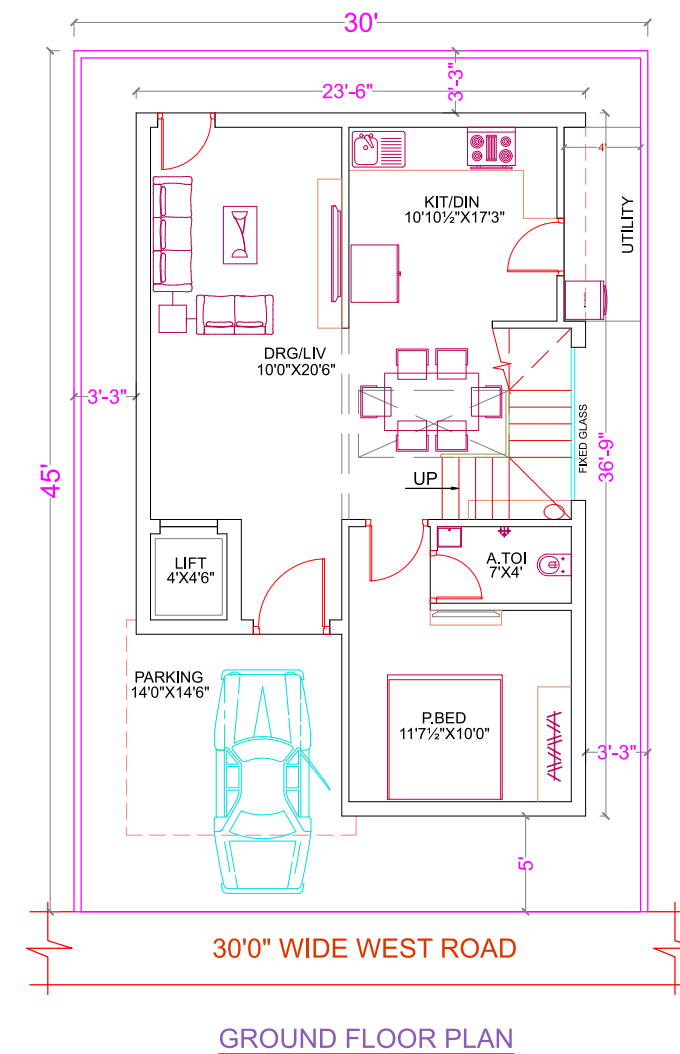
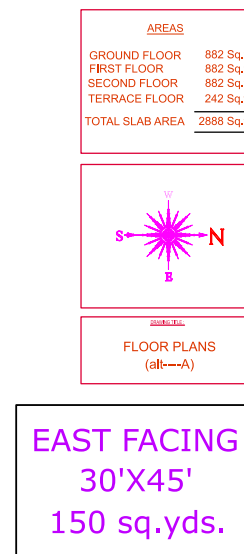
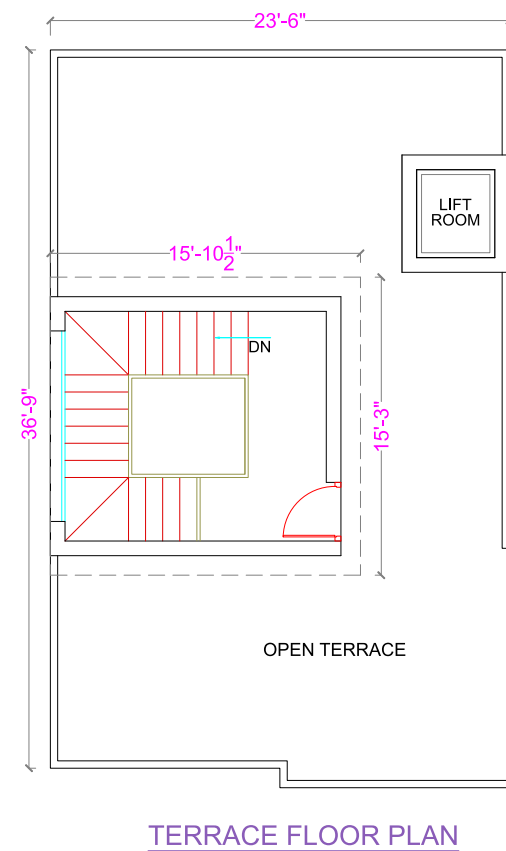
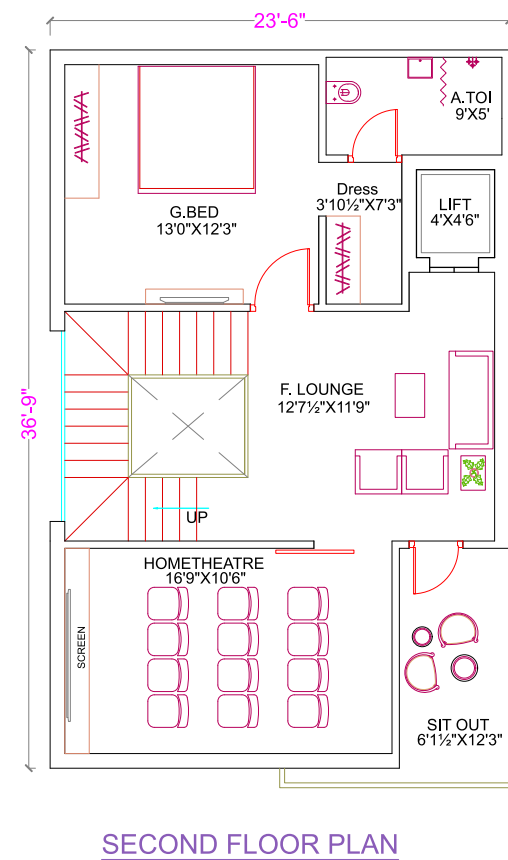
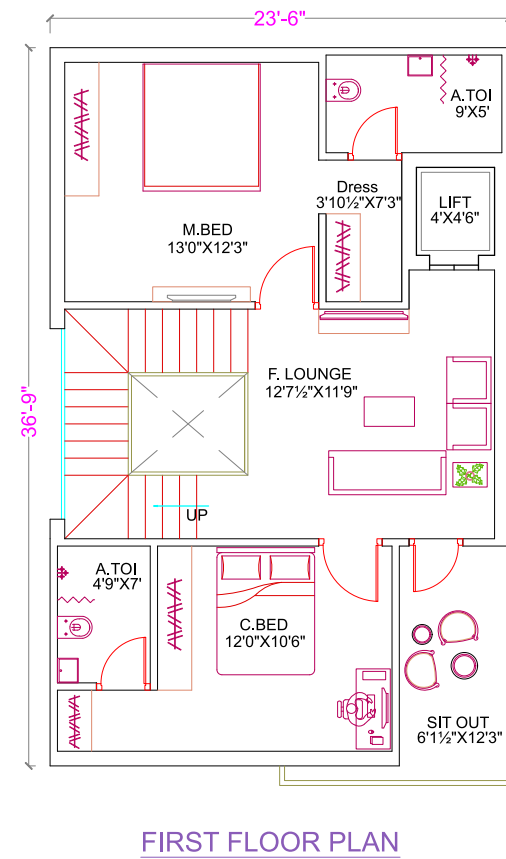
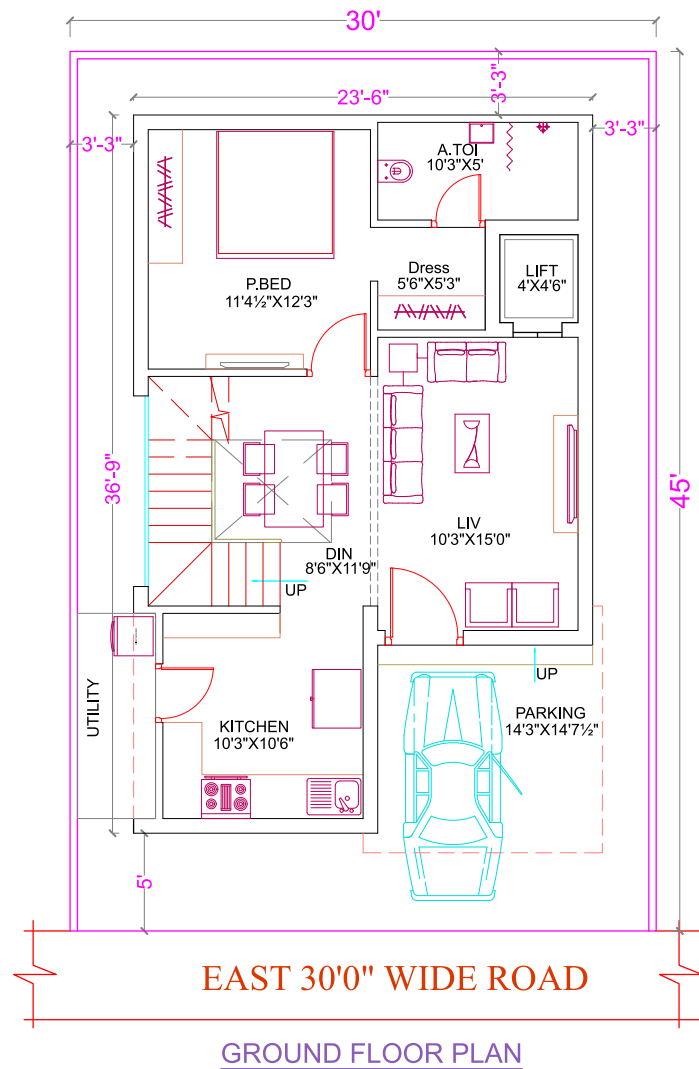


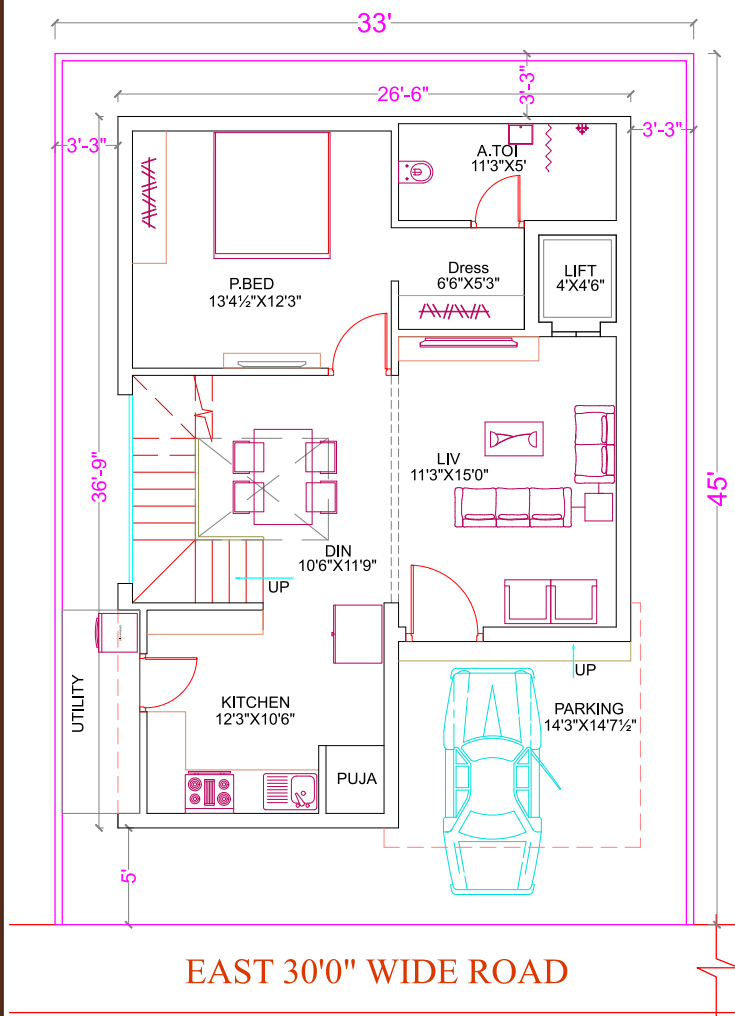
An address extraordinaire

A Location like no other

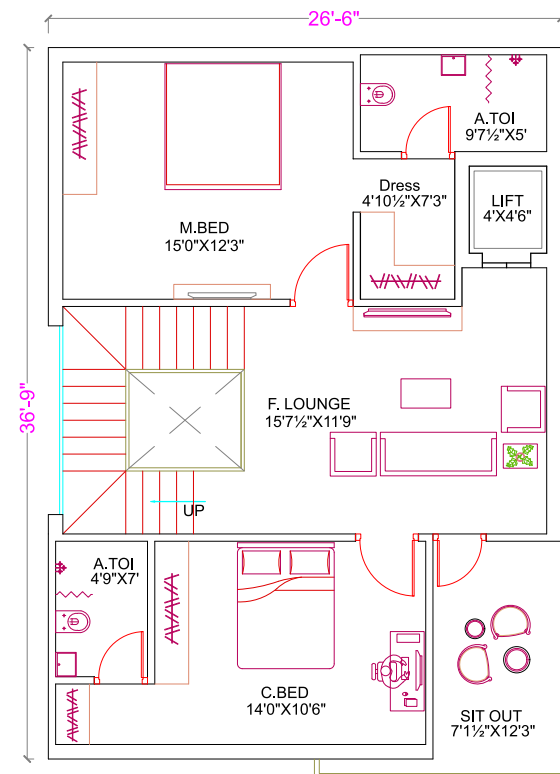
ILIKA is nestled in Adibatla - a thoughtfully crafted integrated community where luxury meets comfort. A gated community curated with the finest amenities.



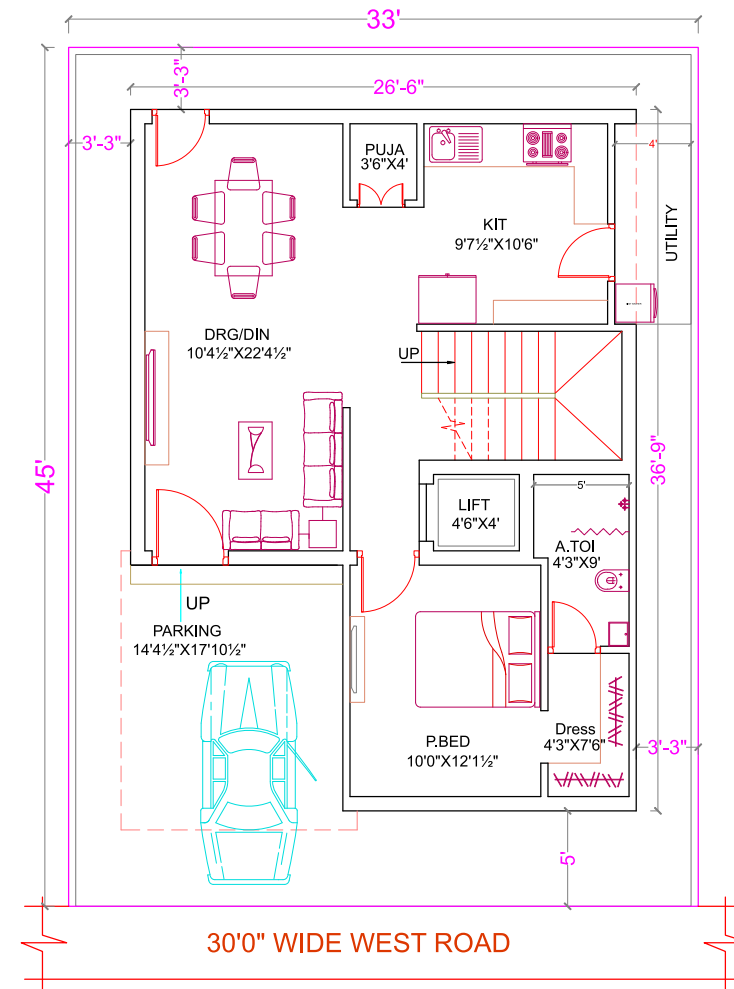




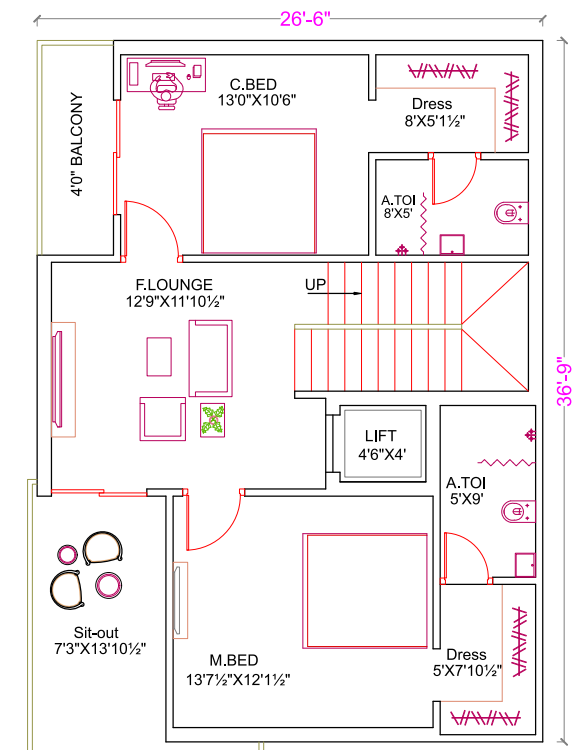
GROUND FLOOR PLAN



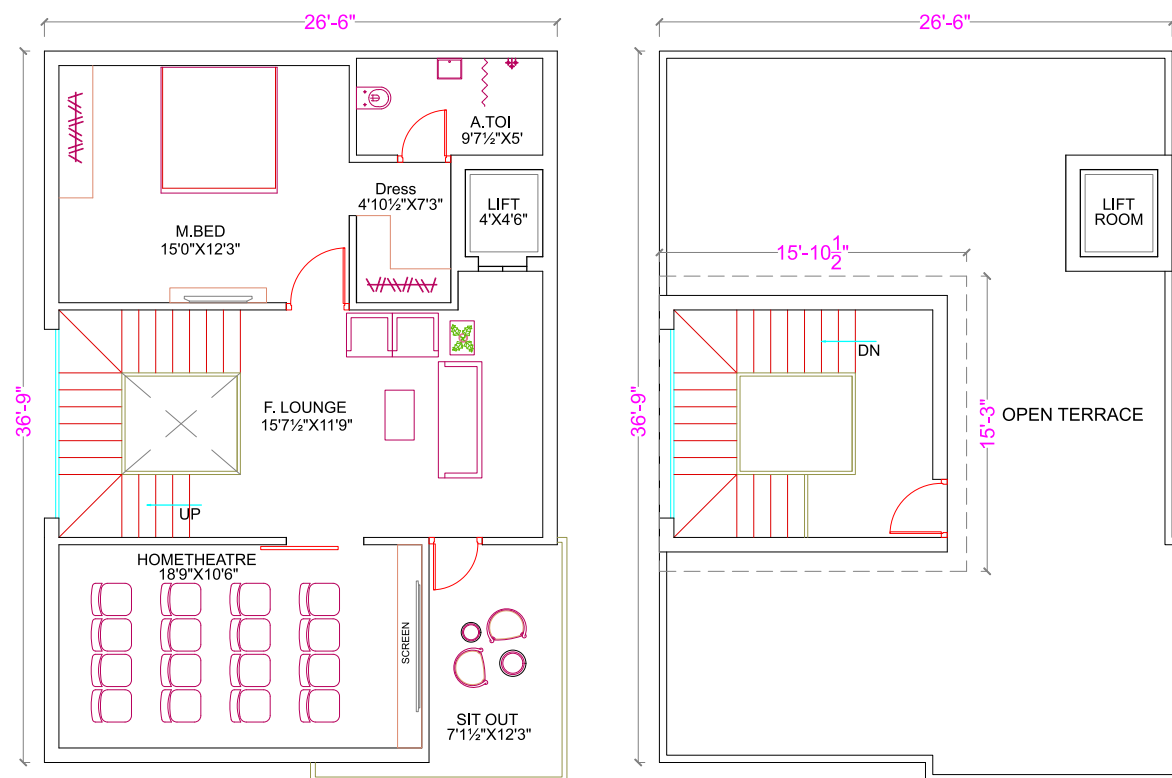
FIRST FLOOR PLAN



GROUND FLOOR PLAN



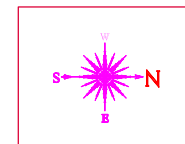
FIRST FLOOR PLAN



SECOND FLOOR PLAN

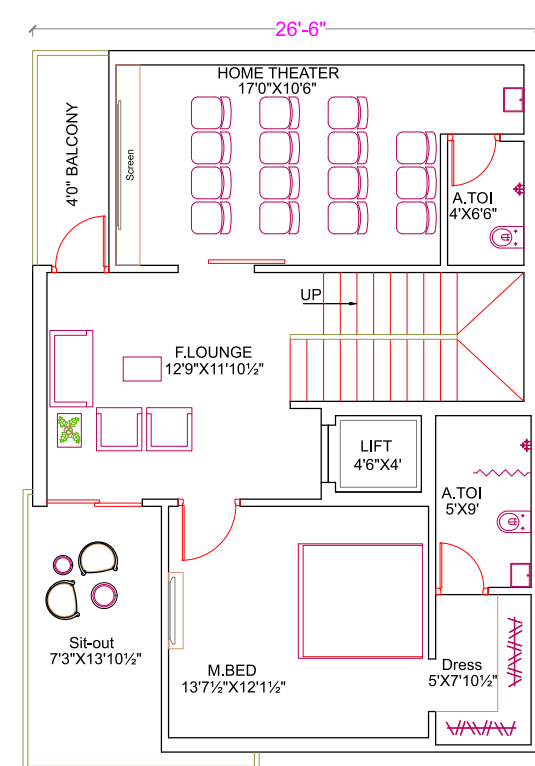
TERRACE FLOOR PLAN

AREAS	
GROUND FLOOR	993 Sq.ft.
FIRST FLOOR	993 Sq.ft.
SECOND FLOOR	993 Sq.ft.
TERRACE FLOOR	242 Sq.ft.
TOTAL SLAB AREA	3221 Sq.ft.

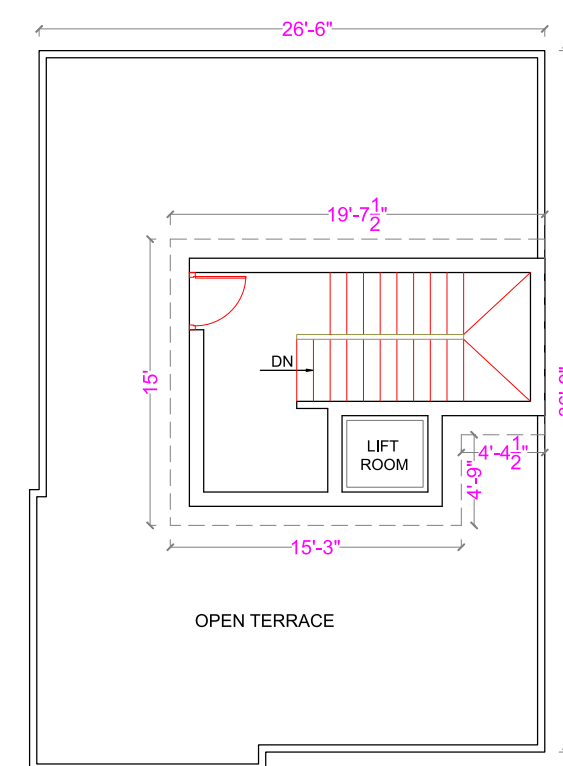


FLOOR PLANS
(all—A)

EAST FACING
33'X45'
165 sq.yds.

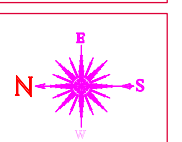


SECOND FLOOR PLAN



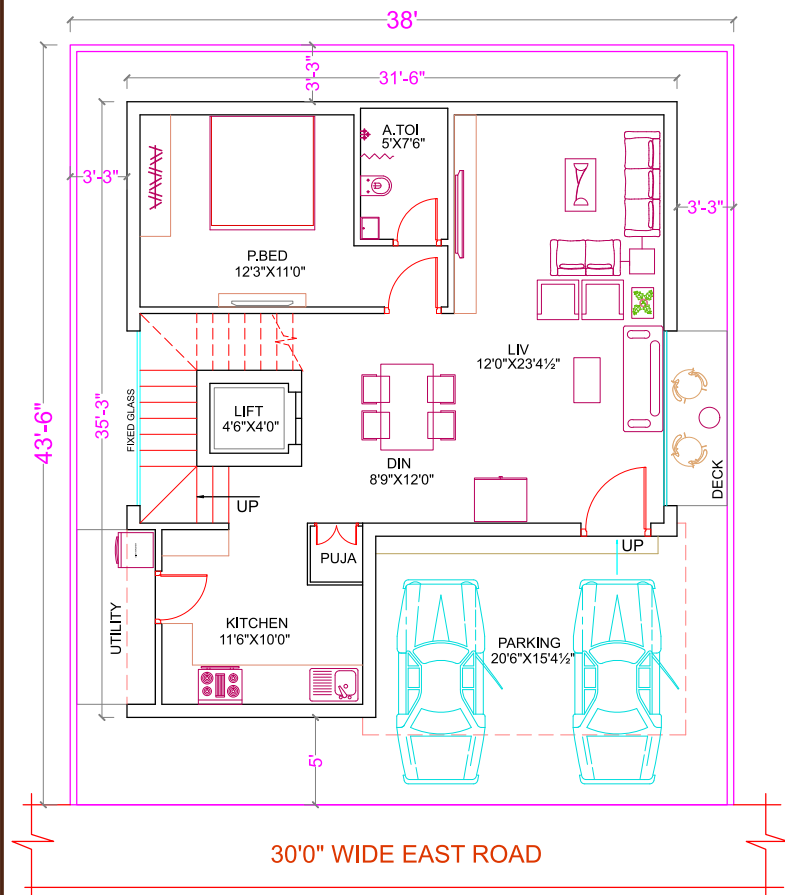
TERRACE FLOOR PLAN

AREAS	
GROUND FLOOR	993 Sq.ft.
FIRST FLOOR	993 Sq.ft.
SECOND FLOOR	993 Sq.ft.
TERRACE FLOOR	274 Sq.ft.
TOTAL SLAB AREA	3253 Sq.ft.

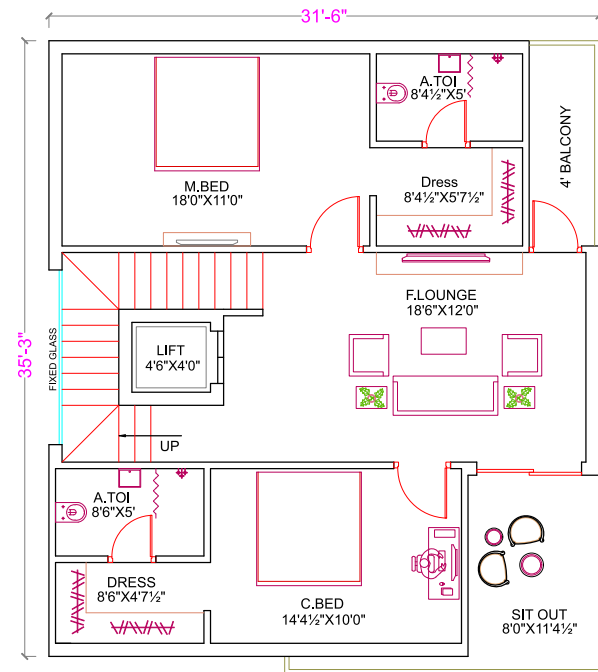


FLOOR PLANS
(all—A)

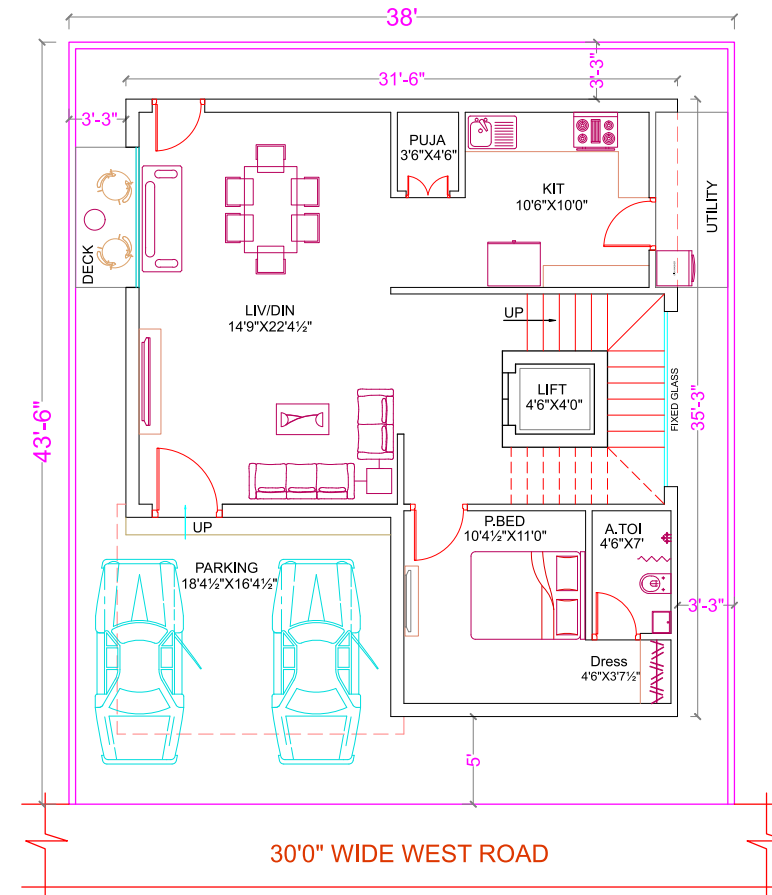
WEST FACING
33'X45'
165 sq.yds.



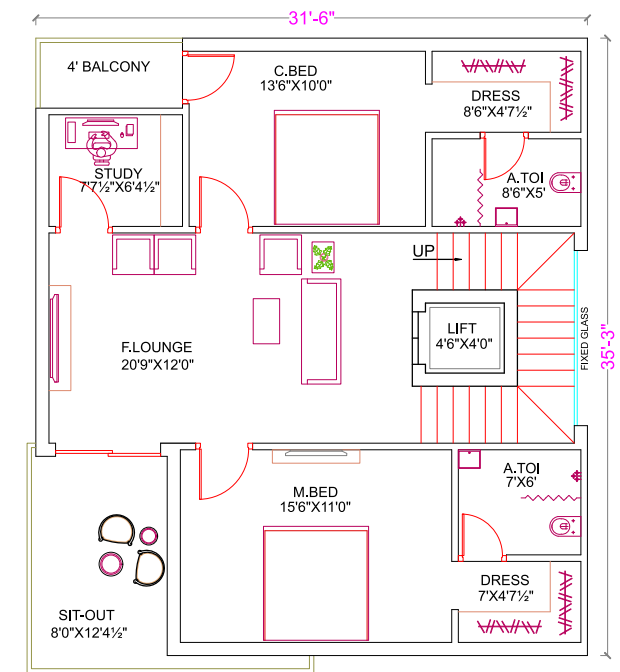
GROUND FLOOR PLAN



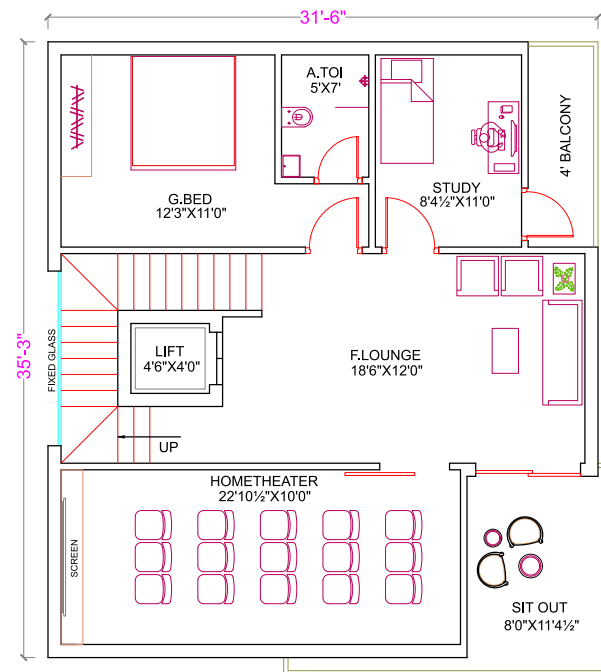
FIRST FLOOR PLAN



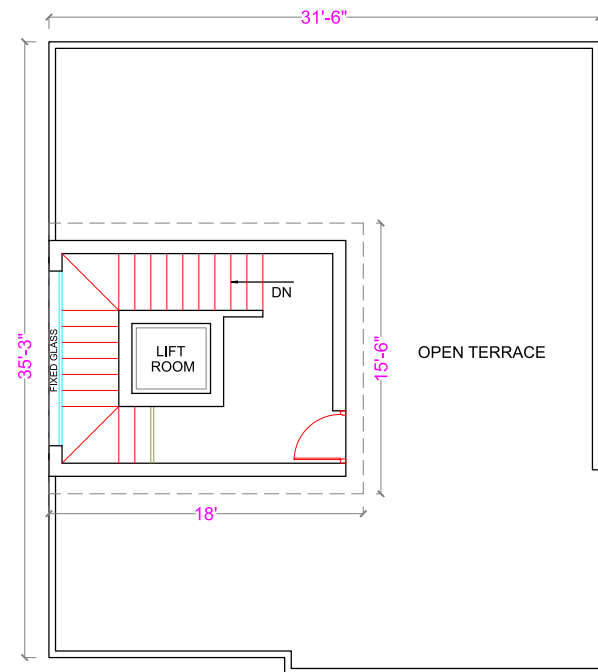
GROUND FLOOR PLAN



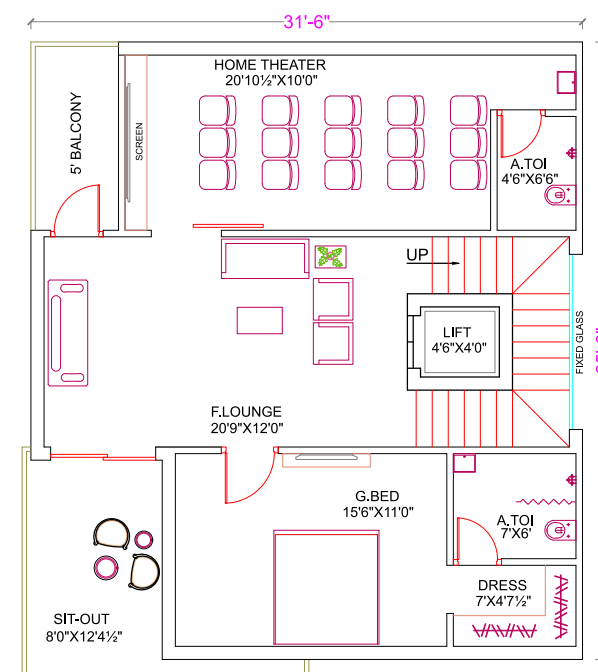
FIRST FLOOR PLAN



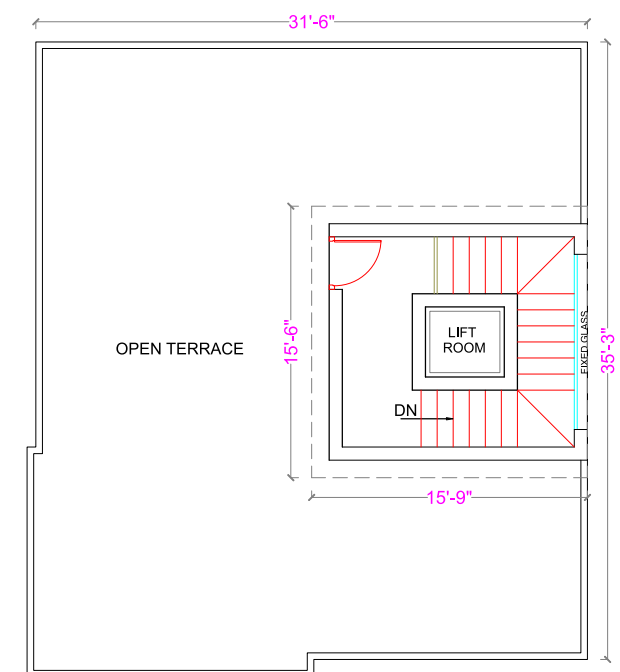
SECOND FLOOR PLAN



TERRACE FLOOR PLAN

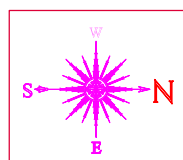


SECOND FLOOR PLAN



TERRACE FLOOR PLAN

AREAS	
GROUND FLOOR	1134 Sq.ft.
FIRST FLOOR	1134 Sq.ft.
SECOND FLOOR	1134 Sq.ft.
TERRACE FLOOR	279 Sq.ft.
TOTAL SLAB AREA	3681 Sq.ft.

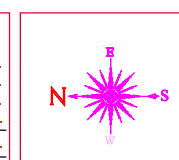


FLOOR PLANS (all—A)	

EAST FACING
38'X43'6"
184 sq.yds.

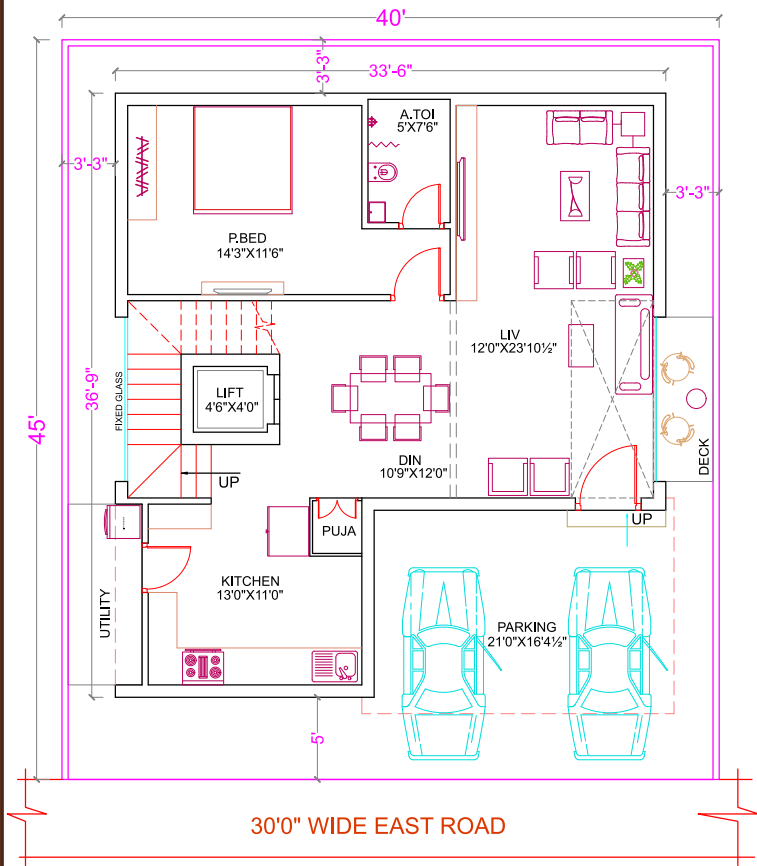
ILIKA

AREAS	
GROUND FLOOR	1133 Sq.ft.
FIRST FLOOR	1133 Sq.ft.
SECOND FLOOR	1133 Sq.ft.
TERRACE FLOOR	244 Sq.ft.
TOTAL SLAB AREA	3643 Sq.ft.

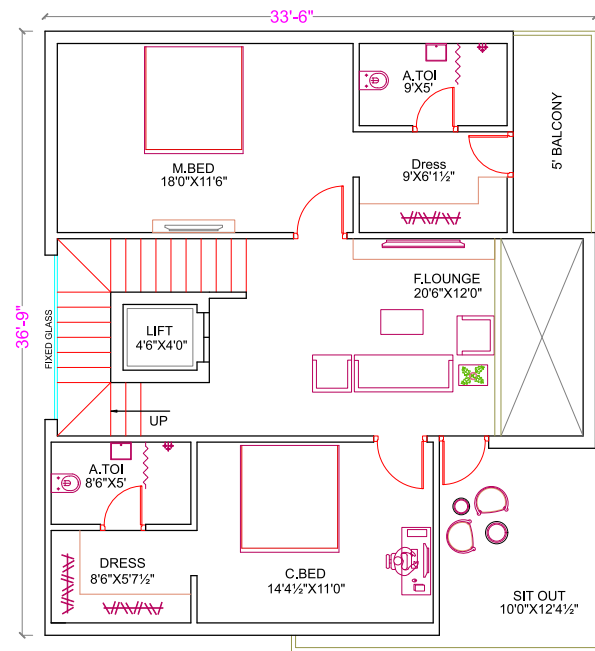


FLOOR PLANS (all—A)	

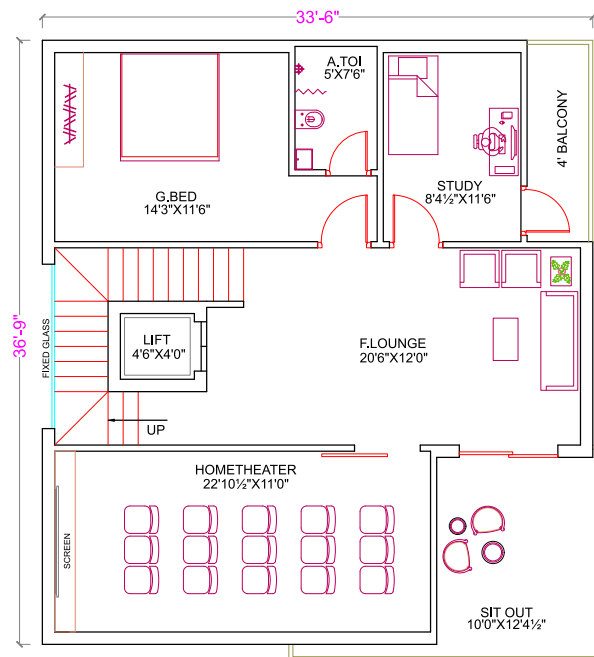
WEST FACING
38'X43'6"
184 sq.yds.



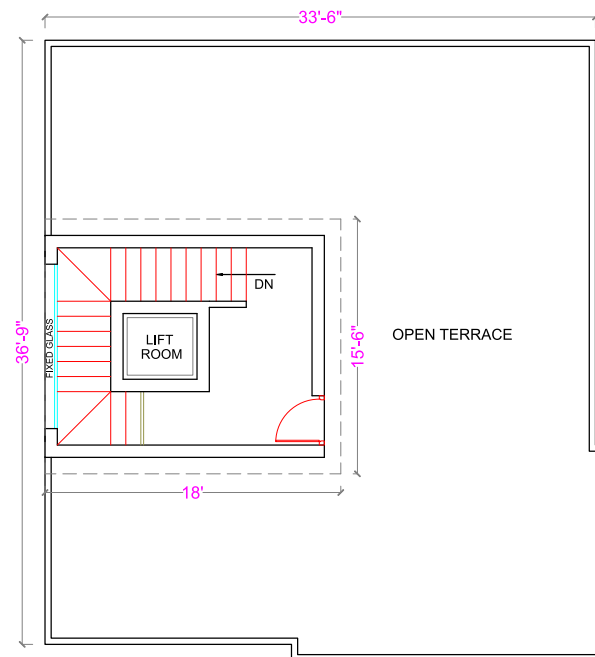
GROUND FLOOR PLAN



FIRST FLOOR PLAN

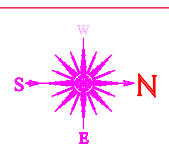


SECOND FLOOR PLAN



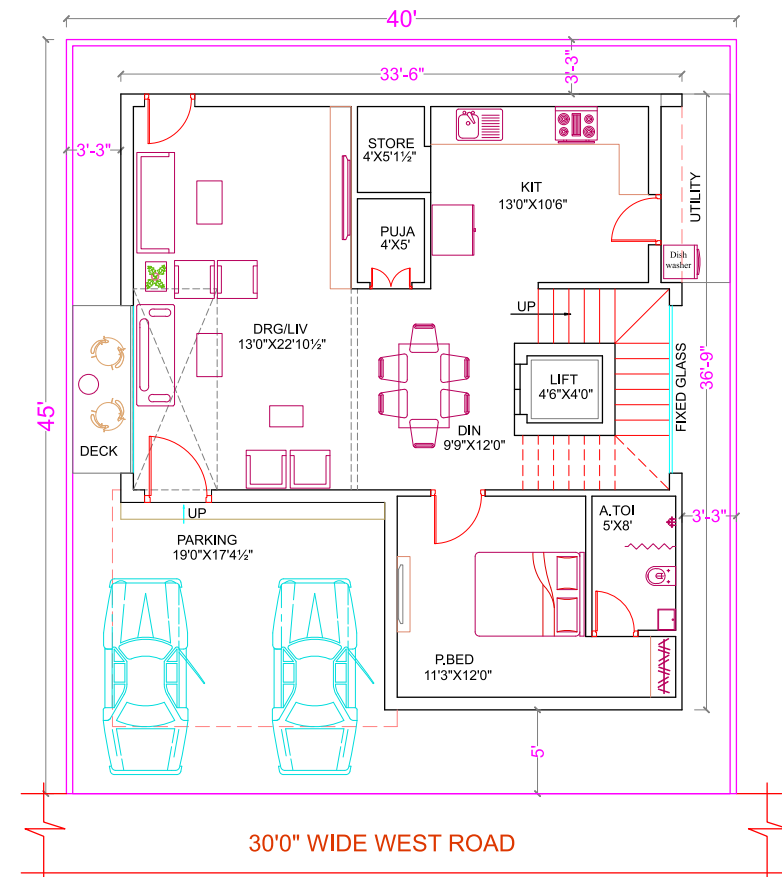
TERRACE FLOOR PLAN

AREAS	
GROUND FLOOR	1256 Sq.ft.
FIRST FLOOR	1256 Sq.ft.
SECOND FLOOR	1256 Sq.ft.
TERRACE FLOOR	279 Sq.ft.
TOTAL SLAB AREA	4047 Sq.ft.

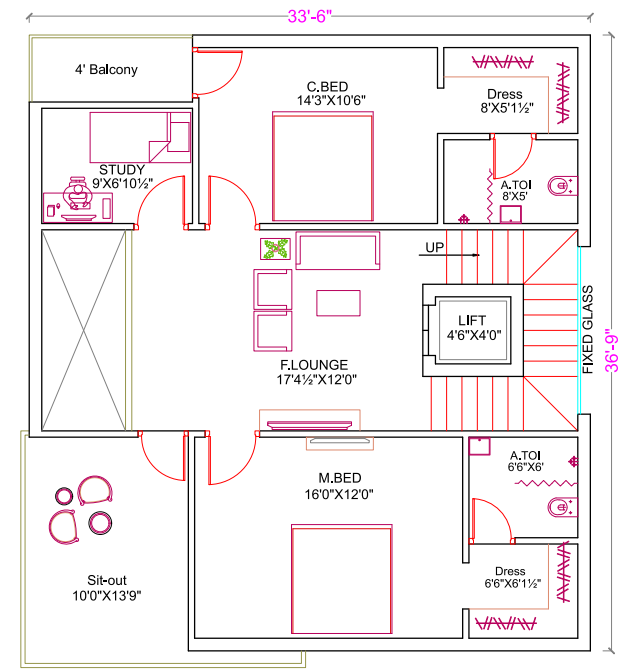


FLOOR PLANS (all-A)	

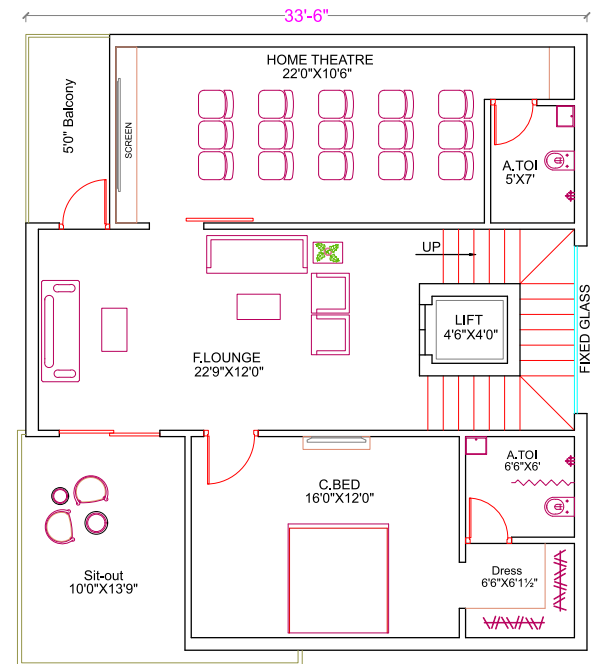
EAST FACING
40'X45'
200 sq.yds.



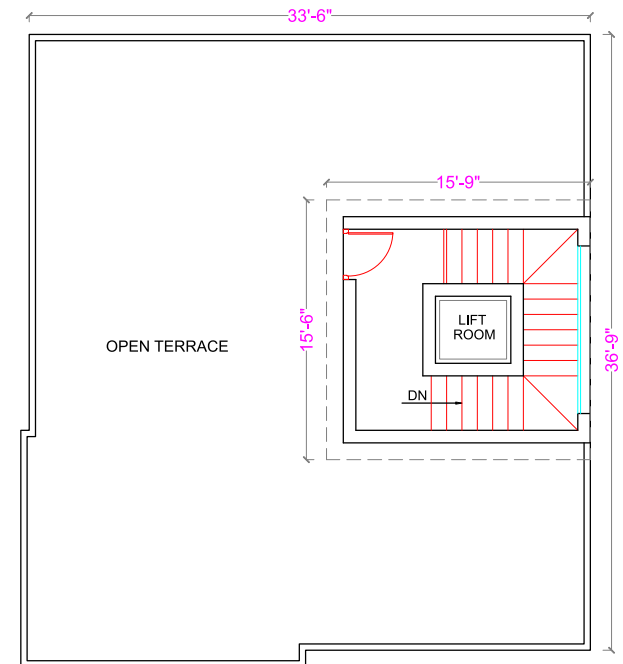
GROUND FLOOR PLAN



FIRST FLOOR PLAN

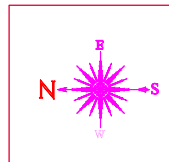


SECOND FLOOR PLAN



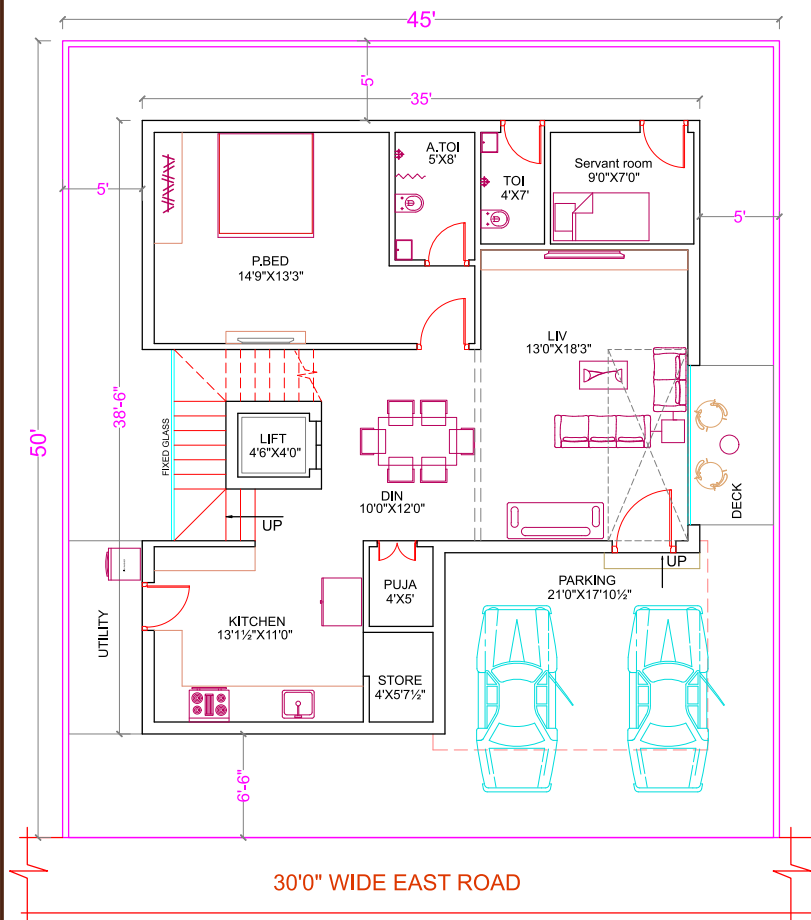
TERRACE FLOOR PLAN

AREAS	
GROUND FLOOR	1255 Sq.ft.
FIRST FLOOR	1255 Sq.ft.
SECOND FLOOR	1255 Sq.ft.
TERRACE FLOOR	244 Sq.ft.
TOTAL SLAB AREA	4009 Sq.ft.

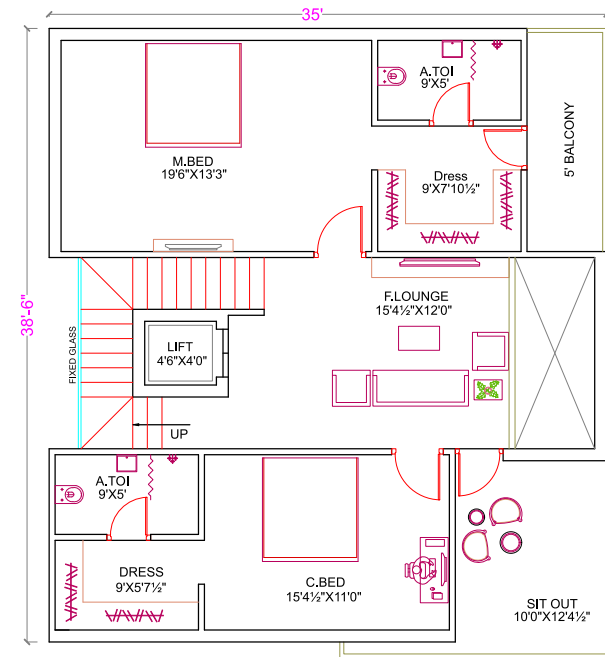


FLOOR PLANS (all-A)	

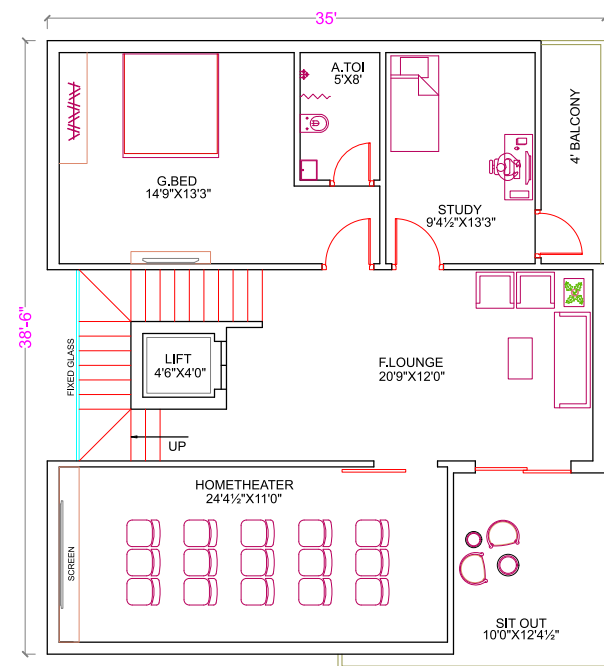
WEST FACING
40'X45'
200 sq.yds.



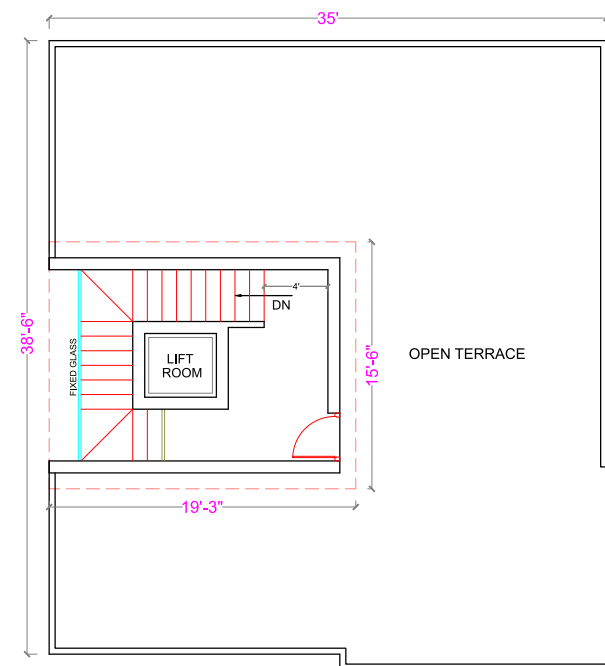
GROUND FLOOR PLAN



FIRST FLOOR PLAN

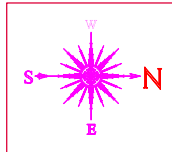


SECOND FLOOR PLAN

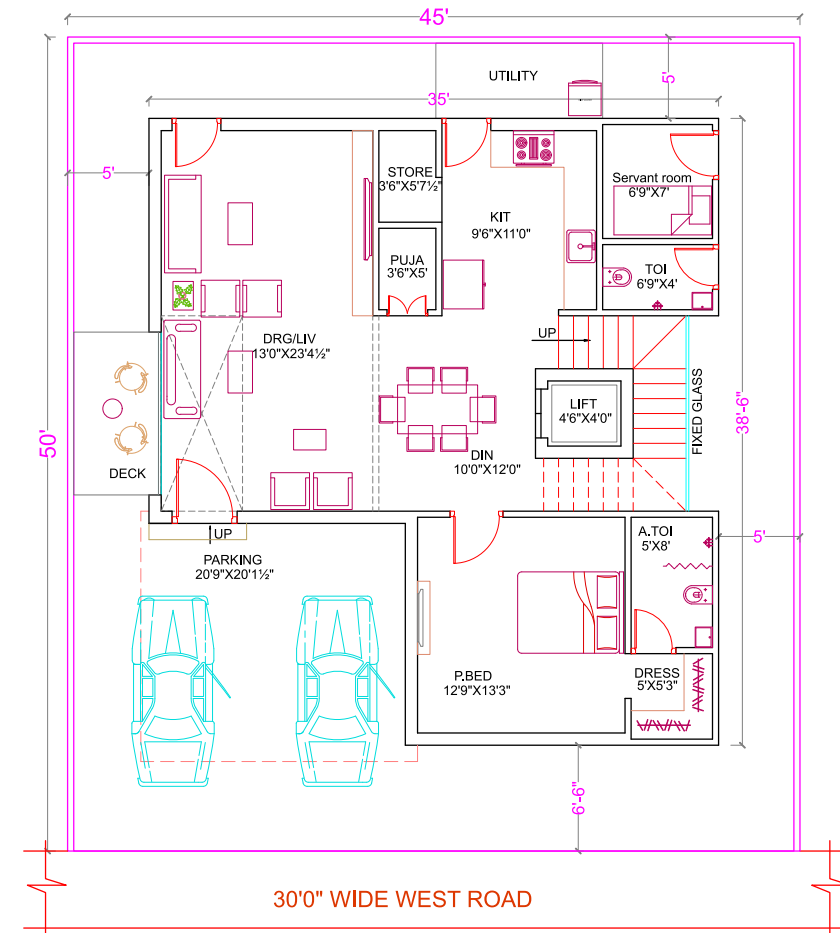


TERRACE FLOOR PLAN

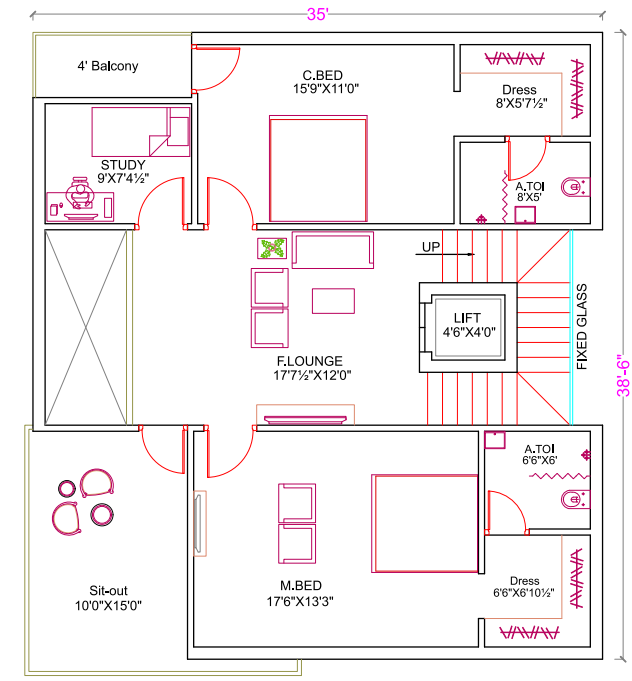
AREAS	
GROUND FLOOR	1349 Sq.ft.
FIRST FLOOR	1349 Sq.ft.
SECOND FLOOR	1349 Sq.ft.
TERRACE FLOOR	298 Sq.ft.
TOTAL SLAB AREA	4345 Sq.ft.



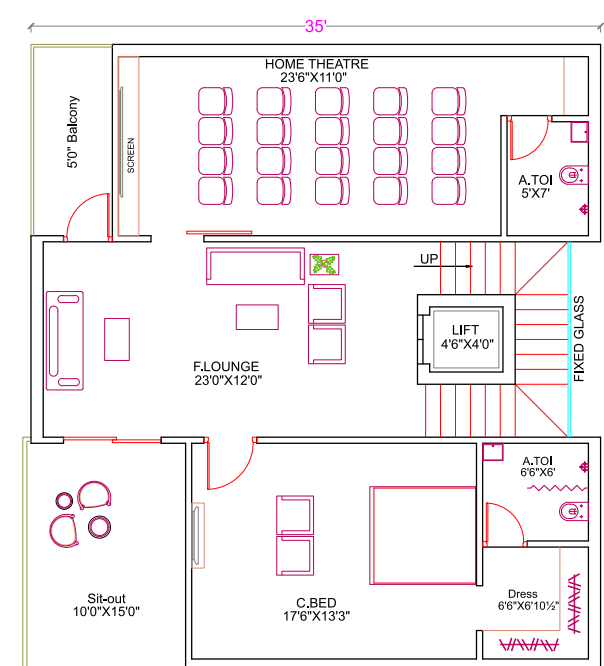
EAST FACING
40'X45'
200 sq.yds.



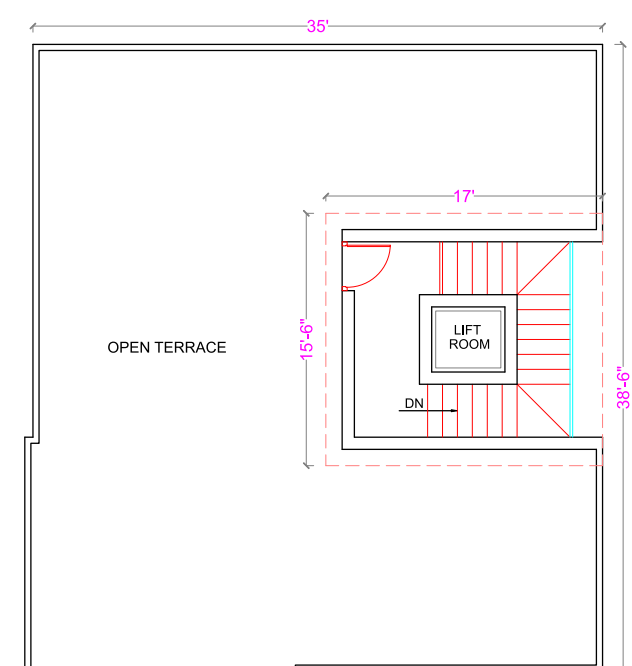
GROUND FLOOR PLAN



FIRST FLOOR PLAN

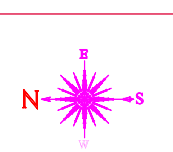


SECOND FLOOR PLAN



TERRACE FLOOR PLAN

AREAS	
GROUND FLOOR	1350 Sq.ft.
FIRST FLOOR	1350 Sq.ft.
SECOND FLOOR	1350 Sq.ft.
TERRACE FLOOR	264 Sq.ft.
TOTAL SLAB AREA	4314 Sq.ft.



WEST FACING
45'X50'
250 sq.yds.



A future-ready neighbourhood

Conveniently connected



Healthcare

You'll find a cluster of esteemed hospitals, such as Star Hospital, Rainbow Hospital, AIG Hospital, Care Hospital, Omega Hospital, and Continental Hospital, all within a convenient 30-50 minutes' drive.

Education

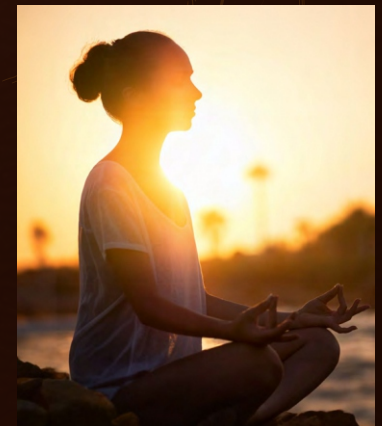
For those seeking world-class education, Aga Khan International School, Akshara International School, and Sloka International School -are just 15 minutes away. the Indus school is about 20 minutes away.

Fine dining

Indulge in the culinary delights of fine dining restaurants like Blue planet, Saffron 9, and bowl valley. Or step out for an evening of luxury at the Sheraton Hotel, Hyatt Gachibowli, Novotel Airport, and Golconda Resorts.

Landmarks

Explore spiritual spots like the Statue of Equality (25 min), Kanha Shanti Vanam (35 min), and Vipassana International Meditation Centre (25 min). Golf enthusiasts can also conveniently access Boulder Hills Golf & Country Club (40 min), and the Hyderabad Golf Club (45 min).



Tech & financial hub

Hyderabad Pharma City and Hardware Park are easily accessible. Additionally, Fab City and Chandan Valley IP Area, home to companies like Microsoft, Amazon, Kitex Garments, and Welspun, are a quick drive away. You'll also find yourself close to the Plastic Park in Tummalur, and the AMRBL Research and Development Centre. Truly an address for the future.

Business park

Nearby, you'll find the Adibatla Aeronautical Hub, Hardware Park, E-City, and the upcoming Pharma City. e location is also close to the Aerospace & Precision Engineering SEZ in Adibatla. Renowned industry leaders like Tata Boeing Aerospace Ltd, Tata Lockheed Martin, and TCS have already set up bases here.



GMR Aerocity

The location offers quick connectivity to GMR Aerocity and the Hyderabad airport via the ORR, Srisaillam Highway, and the upcoming metro line that links Madhapur to the airport.





Location: Adibatla, Hyderabad, Telangana.

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