

A LIFESTYLE
ABOVE THE ORDINARY

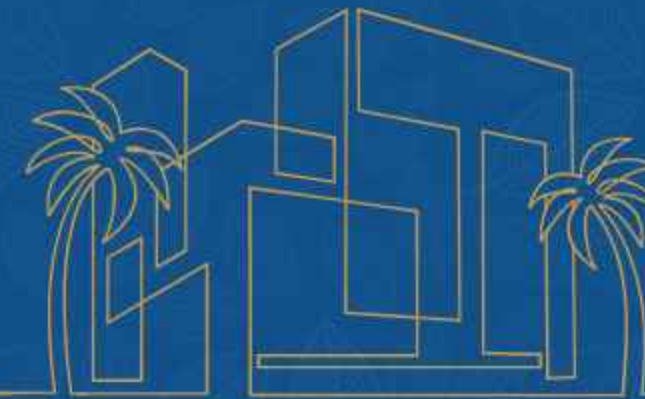


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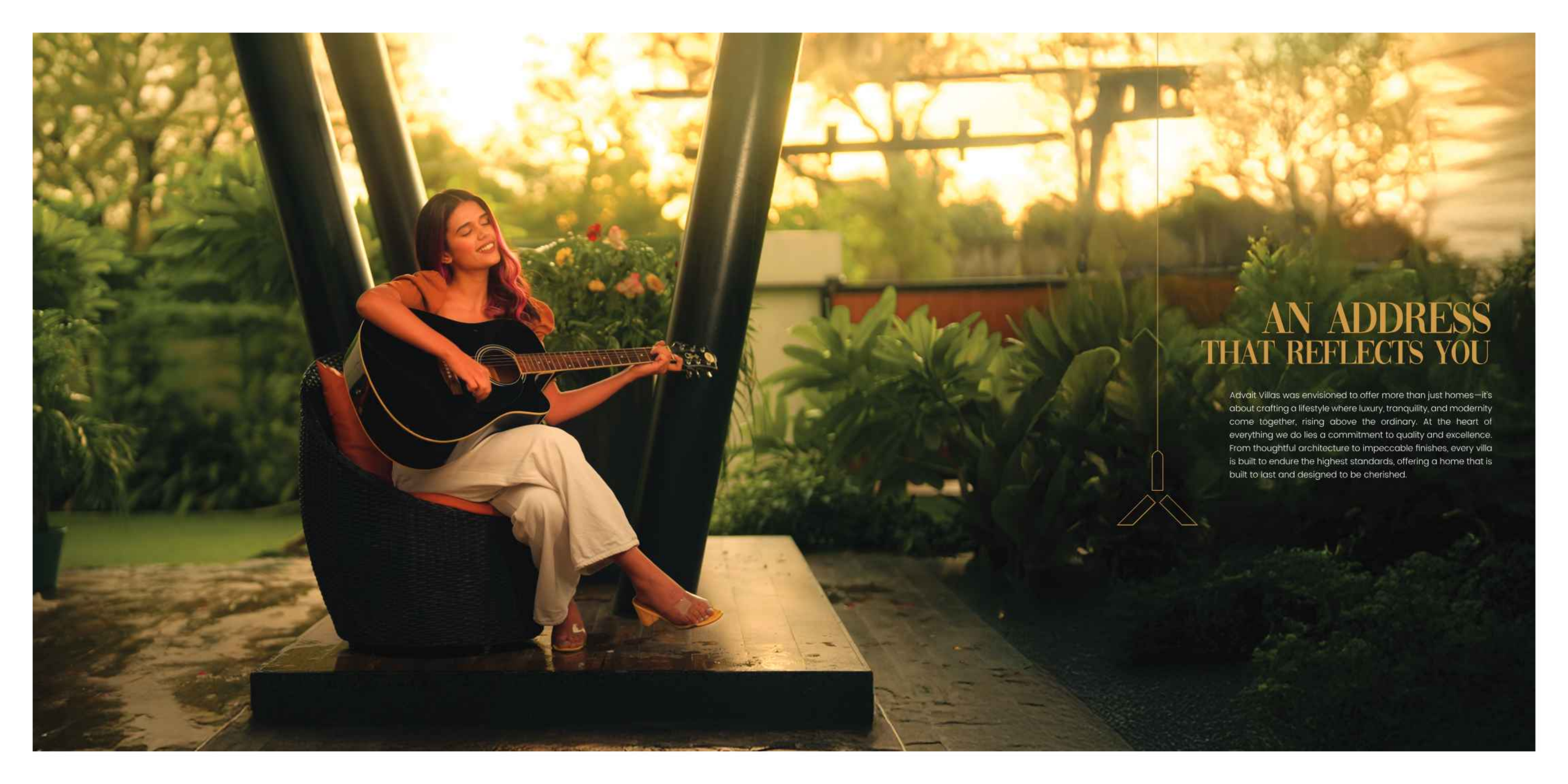
Concept & Design by
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MORE THAN A HOME IT'S A LIFESTYLE

Strategically placed within the 500-acre Jayadarsini Township in Medchal, Advait Villas offers a peaceful yet convenient environment. Spread across 30 acres, this gated community features spacious 3 & 4 BHK Villas with 35+ Amenities that provide privacy, luxury, security, and comfort—where every detail is thoughtfully designed to create sophisticated and welcoming spaces.



A woman with long, wavy hair is sitting on a modern, dark-colored outdoor lounge chair. She is playing an acoustic guitar and looking down at it with a smile. The scene is set outdoors at sunset, with warm, golden light illuminating the background. There are lush green plants and a building visible in the background. The overall mood is peaceful and sophisticated.

AN ADDRESS THAT REFLECTS YOU

Advait Villas was envisioned to offer more than just homes—it's about crafting a lifestyle where luxury, tranquility, and modernity come together, rising above the ordinary. At the heart of everything we do lies a commitment to quality and excellence. From thoughtful architecture to impeccable finishes, every villa is built to endure the highest standards, offering a home that is built to last and designed to be cherished.

VIBRANT COMMUNITY WHERE JOY AND HAPPINESS ARE NEVER-ENDING

A grand entry gate welcomes you into a community alive with energy, laughter, and lasting connections. Here, every moment is infused with warmth from lively streetscapes to peaceful retreats. Step into a world where joy is a way of life and happiness finds you at every turn.



NATURE RICH COMMUNITY

Stroll into a picturesque street framed by lush landscapes and thoughtful design. A serene front yard invites you home, leading to airy interiors that celebrate openness and comfort. With a private lift, two dedicated parking spaces, and a wide 50 ft. road, every detail embraces a truly nature-rich way of living.



SPACIOUS INTERIORS WITH A GRAND SENSE OF COMFORT

Spacious layouts and a large carpet area bring openness and elegance to every corner, making everyday living effortlessly luxurious.



DESIGN INTERIORS THOUGHTFULLY FOR PREMIUM LIVING

Design interiors built with premium materials, flawless detailing, and intelligently planned spaciousness—crafted to elevate everyday living with lasting style and function.





CLUBHOUSE

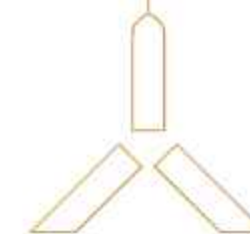
THE EXTRAORDINARY BALANCE OF LEISURE AND LIFESTYLE

The clubhouse at Advait Villas is a luxurious centerpiece, seamlessly connected to a stunning swimming pool that invites relaxation and rejuvenation. This stylish haven is thoughtfully designed to host memorable gatherings or tranquil escapes. Enter a space that welcomes you with an inviting reception lounge and a stylish dining area. Whether it's a friendly game of billiards or table tennis, coffee catch-ups, or celebrations in the banquet hall or open theater, every amenity—including a scenic walking path and cozy family lounge—enhances your everyday living.



BANQUET HALL

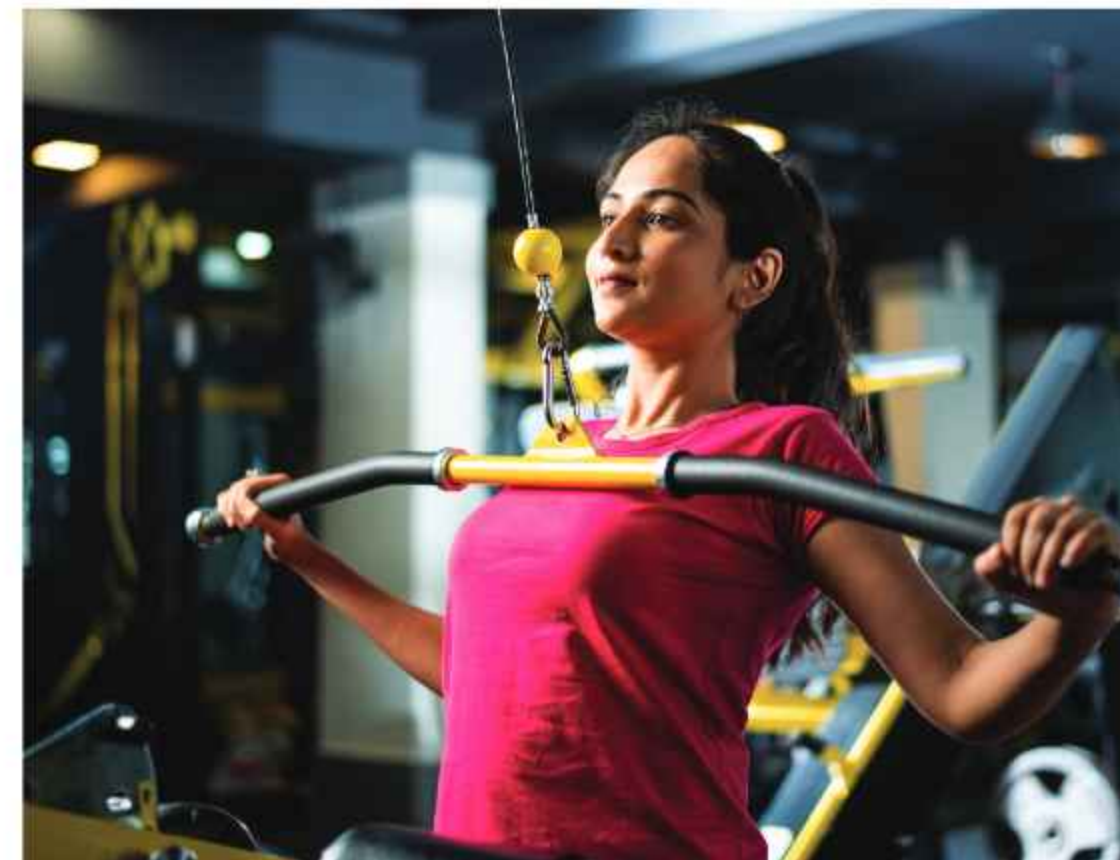
Designed for unforgettable gatherings, the banquet hall combines spacious functionality with timeless elegance. Whether hosting family celebrations or community events, its modern interiors and warm ambiance create the perfect setting for every meaningful occasion.





WELLNESS AND RECREATION AT YOUR DOORSTEP

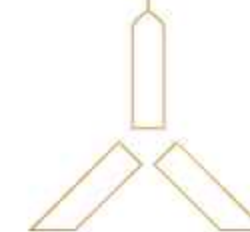
Stay active, centered, and connected with thoughtfully designed amenities. From energizing workouts at the indoor and outdoor gyms to peaceful moments in the meditation zone or gazebo, every space inspires a balanced and vibrant lifestyle.





SPORTS ARENA WHERE FUN AND FITNESS COME TOGETHER

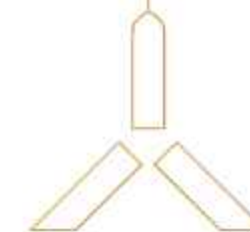
Stay active and entertained with dedicated courts for pickleball, football and badminton bringing energy and excitement to your everyday routine. Whether it's a friendly match or family fun, these vibrant spaces celebrate a lifestyle centered on health, play and community.





AMPITHEATRE/PARTY LAWN

Celebrate culture, connection, and joy in the open-air amphitheater and beautifully designed party lawn. From inspiring performances and community gatherings to festive celebrations and starry evening soirées, these versatile spaces blend elegance with energy—creating unforgettable moments under the open sky.





OTHER AMENITIES

Clinic | Guest Room | 1.5 km Wellness Track | Library | Indoor Games | Central Park With Podium | Mini Function Hall | Banquet Halls | Open Lawn With Podium and Parking | Grocery Store Space | Swimming Pool | Open Restaurant & Cloud Kitchen | Spa | Cafe

INFRASTRUCTURE

Solar Safety Fencing | 24x7 Generator Back-up | 24x7 Security Surveillance | Parking Lot | Underground Sewage, Water, Electricity | Landscape Roads with Paver Blocks





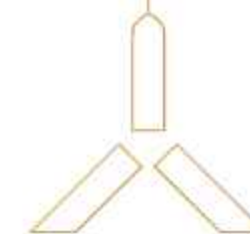
EXCLUSIVE AND ESSENTIAL, ALL IN ONE PLACE

Cloud Kitchen | Organic Farming | Om Temple | Central Courtyard | Goshala



CONNECTING YOU TO PEACE AND SPIRITUALITY

Step into a space that keeps you close to God, bringing calm and reflection into your daily life. Sri Prasanna Venkateshwara Swamy Devasthanam offers a divine connection, filling your home with peace and tranquility. With a sense of spiritual harmony every day.





MASTER PLAN

PROJECT OVERVIEW:

35+ AMENITIES | 30 ACRES

25,000 SQ. FT. CLUBHOUSE | 500 ACRES INTEGRATED TOWNSHIP

HMDA
Approved Project

LEGEND:

- | | |
|------------------|----------------|
| 1. Walking track | 8. Clubhouse |
| 2. Hospital | 9. Library |
| 3. Central park | 10. Power room |
| 4. Open Gym | 11. Podium |
| 5. Dinning room | 12. Gazebo |
| 6. Swimming pool | 13. Badminton |
| 7. Om temple | |



EAST FACING 3 BHK FLOOR PLAN

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



PLOT SIZE : 358 SQ YARDS
BUILD UP AREA : 3875 SFT

WEST FACING 3 BHK FLOOR PLAN

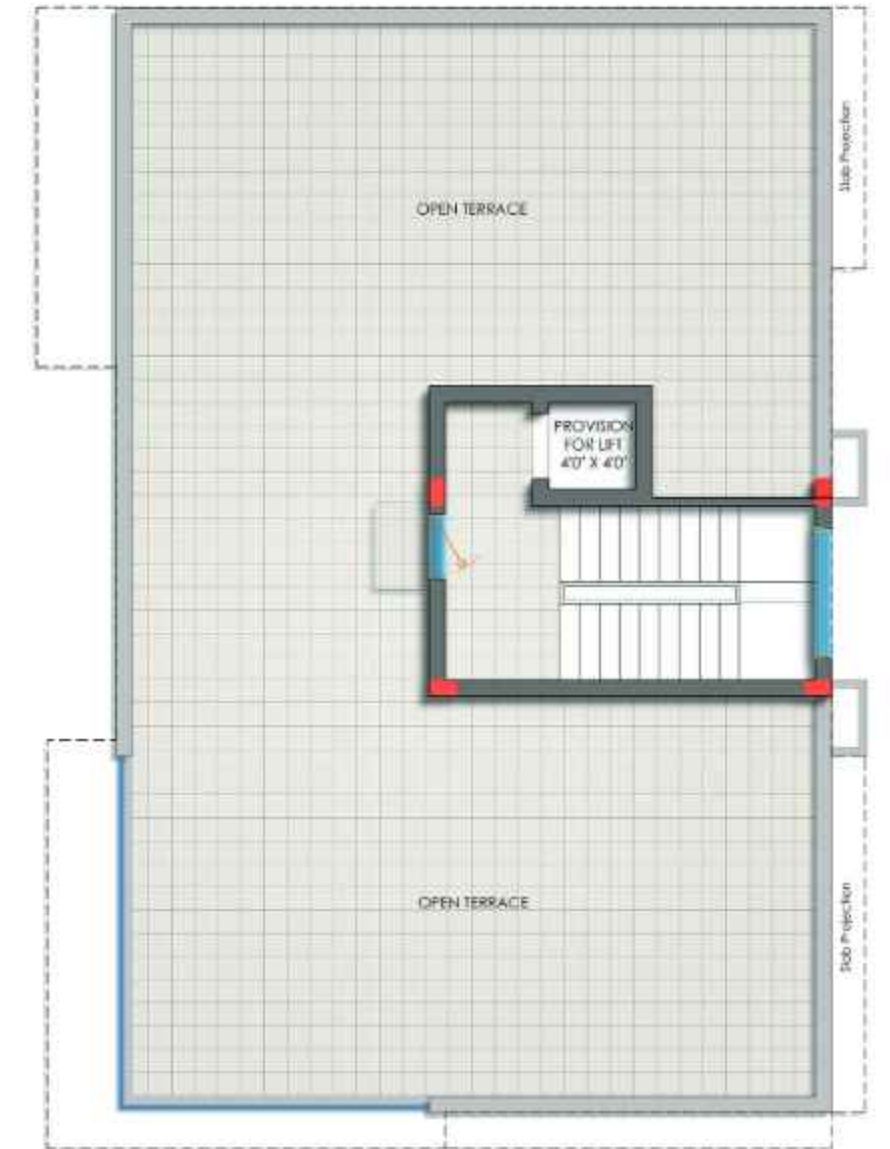
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



PLOT SIZE : 358 SQ YARDS
BUILD UP AREA : 3830 SFT

EAST FACING 4 BHK FLOOR PLAN

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



PLOT SIZE : 444 SQ YARDS
BUILD UP AREA : 4014 SFT

WEST FACING 4 BHK FLOOR PLAN

GROUND FLOOR PLAN



FIRST FLOOR PLAN



PLOT SIZE : 444 SQ YARDS
BUILD UP AREA : 4152 SFT

TERRACE FLOOR PLAN



A photograph of a family in a garden. A man in a light-colored t-shirt is leaning forward, looking at a baby who is crawling on the ground. A woman in a light blue dress is standing behind them, smiling and clapping her hands. The garden is filled with various potted plants, including ferns and flowering plants. The scene is bathed in warm, golden light, suggesting late afternoon or early morning.

CRAFTED FOR LIFE'S MOST EXTRAORDINARY MOMENTS

SPECIFICATIONS:

FOUNDATION & STRUCTURE

R.C.C. framed structure consisting of footings, columns.

WALLS

Fly ash bricks (9"x4"x3") in cement mortar.

PLASTERING

Internal: Single coat 12mm thick smooth finish.

External: Double coat cement plastering 20mm thick with smooth finish.

FLOORING

Vitrified Tiles of reputed make with 4'x2' Size.
Antiskid Vitrified flooring for Bathrooms.

DOORS & WINDOWS

Main Door: Teak Wood frame 5'x3" Teak wood shutter with polishing Hardware. | **External Door:** WPC frame 4'x21/2" . | **Internal Door:** WPC frame 4'x21/2".

Shutters: Flush shutters. | **Windows:** UPVC Windows.

PAINTING

External: Two coats of Exterior emulsion with one coat primer on wall care putty.

Internal: Two coats of Plastic emulsion with one coat primer on wall care putty.



TILES FOR CLADDING & DADOING

Kitchen: Vitrified tile dado up to 2'-0" height above kitchen platform.
Toilets: Vitrified tile dado up to door height. | **Utilities/Wash:** Vitrified tile dado up to 3'-0" height.

KITCHEN

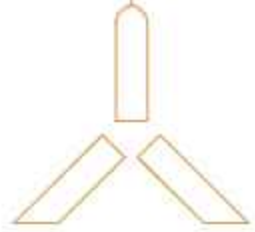
Granite Stone/Slab with stainless steel sink and with treated domestic water connection, provision for fixing RO water filter and chimney (Electrical).

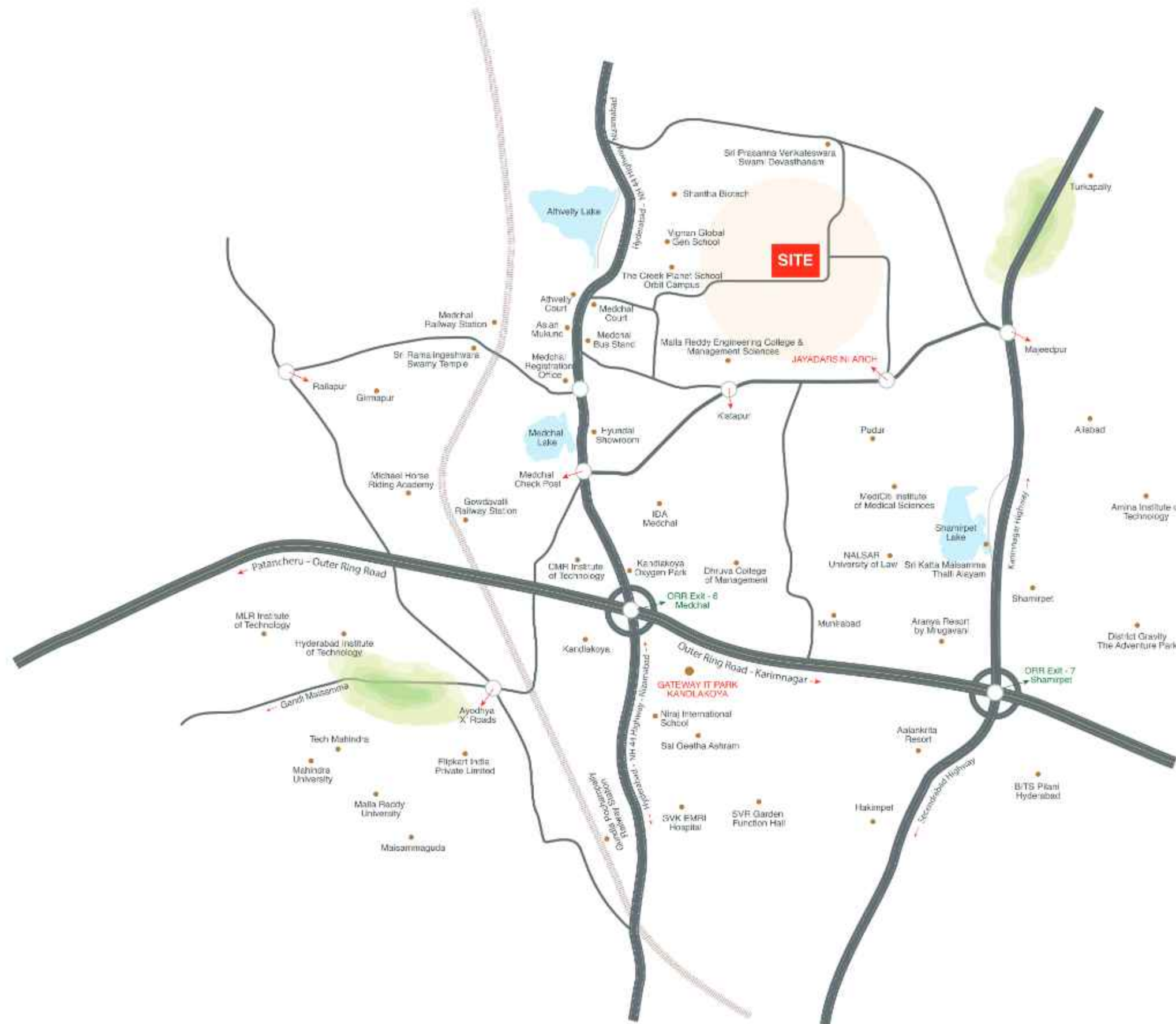
TOILETS

CP fittings, Sanitary ware from Kohler or equivalent make, provision for Exhaust fan.

ELECTRICAL

Concealed copper wiring in conduits for lights, fan and power plug points to operate modern day fixtures. Fixtures will not be given.





CLOSE PROXIMITY

IT/CORPORATE

Kandlakoya IT Park – 10 mins
 HBL Power Systems Limited Factory – 10 mins
 Bayer CropScience Limited – 10 mins
 IKP Knowledge Park – 15 mins
 Biological E Limited – 15 mins

EDUCATION

Creek International School – 04 mins
 Medicity Institute of Medical Science – 05 mins
 Vignan Global Gen School – 07 mins
 CMR Institute of Technology – 10 mins
 NRI Junior College – 10 mins
 Govt. Polytechnique – 10 mins
 Oxford High School – 15 mins
 Arundanthi Medical College – 15 mins

HOSPITALS

Medicity Hospital – 08 mins
 Medinova Hospital – 09 mins
 Pragnya Super Speciality Hospital – 10 mins
 Sai Siddarth Hospital – 10 mins
 Aditya Multi Sp. Hospital – 10 mins

CONNECTIVITY

Medchal Bus Station – 02 mins
 Shopping Center – 05 mins
 Railway Station – 05 mins
 ORR – 07 mins
 Shamirpet Lake – 15 mins
 Genome Valley – 20 mins
 Dhola-ri-dhani – 25 mins

LIFESTYLE

Ratnadeep & National Mart – 10 mins
 Restaurants (Mc.d, Pista House etc) – 10 mins
 Shopping Centre (CMR, Trends) – 10 mins
 Kandlakoya Oxy Park – 12 mins
 Iskon Temple – 15 mins

ENTERTAINMENT

Medchal Cricket Arena – 08 mins
 Asian Cinemas – 10 mins

DELIVERY AVAILABLE

Ola, Uber, Amazon, Flipkart, Big Basket, Swiggy, Zomato

AWAY FROM THE HUSTLE, WITHIN THE CITY'S REACH

Nestled in the serene surroundings of Jayadarsini, Medchal, this 30-acre pollution-free haven offers an extraordinary connection to nature and peaceful living. With everything you need within a thoughtfully designed compound, everyday life becomes effortlessly extraordinary. Just 10 minutes from the ORR, and close to Genome Valley and the Jain Temple, it blends calm with convenience. An extraordinary address where tranquility, accessibility, and modern comfort come together to offer a lifestyle beyond the ordinary.