



**hmda**  
Growing Global  
Layout No. :  
003220/LO/HMDA/0956/GHT/2025

# VIJAYA BHERI OAK VILLE

@ TARAMATHIPET



*Experience*  
THE LUXURY LIVING

# VIJAYA BHERI OAK VILLE

@ TARAMATHIPET

**16**  
Acres of  
spacious  
layout

**258**  
Luxury  
villas

**3**  
Parks of  
Serenity



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## LAYOUT PLAN





## EAST FACING SIMPLEX VILLA

#167 SQ.YDS

SIZE : 30'x50'

GROUND FLOOR : 1135 SFT.

TOTAL : 1135 SFT



## WEST FACING SIMPLEX VILLA

#167 SQ.YDS

SIZE : 30'x50'

GROUND FLOOR : 1135 SFT.

TOTAL : 1135 SFT

# EAST FACING DUPLEX VILLA

#167 SQ.YDS

SIZE : 30'x50'

GROUND FLOOR : 904 SFT.

FIRST FLOOR : 904 SFT.

STAIECASE HEAD ROOM : 122 SFT.

TOTAL : 1930 SFT



# WEST FACING DUPLEX VILLA

#167 SQ.YDS

SIZE : 30'x50'

GROUND FLOOR : 904 SFT.

FIRST FLOOR : 904 SFT.

STAIECASE HEAD ROOM : 122 SFT.

TOTAL : 1930 SFT



# EAST FACING TRIPLEX VILLA

#167 SQ.YDS

SIZE : 30'x50'  
 GROUND FLOOR : 904 SFT.  
 FIRST FLOOR : 904 SFT.  
 SECOND FLOOR : 532 SFT.  
 TOTAL : 2340 SFT



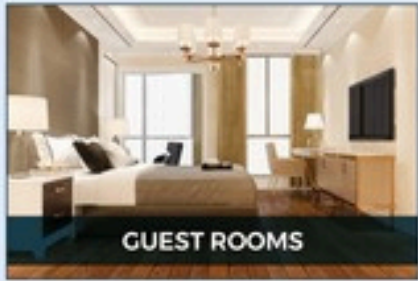
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# AMENITIES



## 10,000 sft. LUXURY & LEISURE CLUBHOUSE



## Structural

**RCC framed structure** designed to withstand wind and seismic loads **9-inch thick external walls** and **4.5-inch thick internal walls** built with high-quality clay bricks for enhanced strength and insulation

**Double-coat plastering** on both internal and external walls, with a waterproofing compound for durability

## Flooring, Tile Cladding & Dadoing

**Living & Dining Areas:** 600x1200 mm double-charged vitrified tiles, exuding luxury and sophistication

**Bedrooms & Kitchen:** 600x600 mm double-charged vitrified tiles, offering durability and style

**Kitchen Dadoing:** Glazed ceramic tiles up to 2 feet above the kitchen platform for a clean and modern finish

**Bathrooms:** Glazed ceramic tiles up to lintel height, providing a waterproof and stylish appearance

**Utility & Car Parking:** Tile dadoing up to 3 feet, ensuring easy maintenance and protection

## Electrical

**Concealed copper wiring** from reputed brands for enhanced safety

**Dedicated power** outlets for air conditioners in all bedrooms

**Power plugs** for essential appliances, including chimney, refrigerator, microwave oven, mixer/grinders, dishwasher, and washing machine

**Miniature Circuit Breakers (MCBs)** for improved electrical safety Provision for a water purifier near the utility sink

## Joinery

**Main Door:** A grand 8-foot designer teakwood entrance door with a clear float glass panel and sliding shutters for an elegant touch

**Internal Doors:** High-quality teakwood frames with laminated door shutters and premium hardware for a seamless finish

**Windows:** 3-track UPVC window system with clear float glass and integrated mosquito mesh for superior ventilation and aesthetics

## Kitchen

**Granite platform** with a stainless steel sink for a sleek and functional cooking space

**Glazed ceramic tile** dadoing, enhancing hygiene and ease of maintenance

## Sustainable Water & Waste Management

**State-of-the-art Sewage Treatment Plant (STP)** for efficient wastewater recycling

**Treated sewage water** utilized for landscaping and flushing, promoting sustainability

**Advanced Water Treatment Plant (WTP)** to ensure a clean and reliable water supply

## Utility & Laundry Convenience

**Dedicated tap** points for general washing and a provision for a dishwasher

**Laundry provisions** for washing machines and dryers for effortless household management

## 24/7 Security & Surveillance

**Sophisticated** round-the-clock security system for complete peace of mind

**Solar-powered** fencing around the compound for enhanced safety

**CCTV monitoring** & recording, ensuring seamless surveillance from the security and maintenance office

## Paintings

**External Walls:** High-quality textured/smooth finish with two coats of premium exterior emulsion paint

**Internal Walls:** Smooth putty finish with two coats of acrylic emulsion paint over a primer coat, ensuring a sleek and polished look

## Sanitary & C.P. Fittings

**EWC with flush** valve from leading brands for superior hygiene

**Single-lever fixtures** with wall mixer and shower unit, ensuring convenience and style

**Provision for** geysers in the all bathroom for added comfort

**Chrome-plated** CP fittings from premium brands for a refined look

**Sanitary ware** from ISI certified or equivalent for superior quality

**Leading brand** CP fittings, offering durability and elegance

## Power Backup & Uninterrupted Supply

**DG generator** setup to provide backup power, ensuring continuous electricity supply

**With its architectural** brilliance, premium interiors, top-tier fittings, and eco-friendly infrastructure, Vijayabheri Oak Ville offers a seamless blend of elegance, security, and modern living.

### **Uncompromising Quality, Unmatched Craftsmanship**

Experience the finest materials, Superior finishes and cutting-edge technology in every detail of your dream villa

# LOCATION MAP

(Not to Scale)



4th Floor, Vihaan's Pride,  
Above Metro City Hospital, Arunodaya Nagar,  
Road No. 8, Nagole, Hyderabad,  
Telangana - 500068

For More Details Contact :

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