



SYMBOL OF LUXURY LIVING



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# PINNACLE OF LUXURY

133 PRIME VILLAS ACROSS 14 ACRES  
IN ENTICING NATURE'S ELEGANCE

At ACS Prime Villas you can bask in the glory of real luxuries. The ultimate feel of the project will keep you on a high all the time. Pleasure is the mantra out here and therefore it is only for the privileged few like you. Once you set foot in the project you will be pleasantly surprised that it is your dream villa that you are owning. So, come for a cocktail of sorts that leads you to stratospheric enjoyment.





## A ROYAL GATED COMMUNITY

Raghuram Infra diligently desires to understand client's needs and perfectly executes the projects to meet the requirements of the market. Our workmanship is consistent, hence we demonstrate the real commitment with the completion of every project to ensure perfection. Enter as a proud member of ACS Prime Villas for abundant happiness.





## OUT OF THIS WORLD ARCHITECTURE

ACS Prime Villas are decoratively engineered to perfection and are architecturally superior. Every detail has been carefully crafted to create a majestic looking villa. The team has put in the best efforts to make it feel like a pleasure to the senses. Like a villa that is ahead of its time, ACS Prime Villas owners will distinctly feel the future readiness.





## EVERY DAY CELEBRATIONS

Family, Relatives, Friends and well-wishers – invite everyone you know to a great experience called home which is ACS Prime Villas. Dwell amongst the finest circles and regale as you wish. Indeed it is going to be a celebration every day. Dive right into the heady mix of never ending pleasures.





# CREAM OF COMFORTS

When Raghuram Infra develops a project, it all adds up to bolster its reputation. And that is true of ACS Prime Villas also. All modern comforts packed into one villa leading to perpetual happiness are at the heart of this project. Raghuram Infra has taken every possible step to make ACS Prime Villas a true blue connoisseur's choice. Revel in it.





## ELITE COMMUNITY

Soak in the company of neighbors who have elite tastes just like you. Build everlasting bonds that enrich life beyond imagination. Even your family will thank you for the choice you have made which is being part of the ACS Prime Villas community. Set sail on a journey of bliss forever.





## WORLD-CLASS LIFESTYLE

Once you own a ACS Prime Villa, you will be led into a world-class lifestyle. A lifestyle that is unequalled and unparalleled. It is the best status symbol that you can possess and be in awe that your prestigious lifestyle will be envied by many.







ELEGANT ARCHITECTURE



EAST FACING



GROUND FLOOR PLAN



FIRST FLOOR PLAN

E1 - 3498.3 Sft  
AREA - STATEMENT

FLOORS	Sq. Ft.
GROUND FLOOR	1356.3
FIRST FLOOR	1356.3
SECOND FLOOR	785.7



SECOND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

E2 - 3498.3 Sft  
AREA - STATEMENT

FLOORS	Sq. Ft.
GROUND FLOOR	1377.8
FIRST FLOOR	1377.8
SECOND FLOOR	742.7



SECOND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

E3 - 3196.9 Sft  
AREA - STATEMENT

FLOORS	Sq. Ft.
GROUND FLOOR	1237.9
FIRST FLOOR	1237.9
SECOND FLOOR	721.1



SECOND FLOOR PLAN



ELEGANT ARCHITECTURE



WEST FACING

WEST FACING W1

TYPICAL FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

W1 - 3466.0 Sft

AREA - STATEMENT

FLOORS	Sq. Ft.
GROUND FLOOR	1367.0
FIRST FLOOR	1367.0
SECOND FLOOR	732.0



SECOND FLOOR PLAN

WEST FACING W2

TYPICAL FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

W2 - 3498.3 Sft

AREA - STATEMENT

FLOORS	Sq. Ft.
GROUND FLOOR	1399.3
FIRST FLOOR	1399.3
SECOND FLOOR	699.7



SECOND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

W3 - 3293.8 Sft

AREA - STATEMENT

FLOORS	Sq. Ft.
GROUND FLOOR	1302.4
FIRST FLOOR	1302.4
SECOND FLOOR	689.0



SECOND FLOOR PLAN





ELEGANT ARCHITECTURE



NORTH FACING

NORTH FACING N1

TYPICAL FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

N1 - 3552.1 Sft  
AREA - STATEMENT

FLOORS	Sq. Ft.
GROUND FLOOR	1377.8
FIRST FLOOR	1377.8
SECOND FLOOR	796.5



TERRACE FLOOR PLAN



NORTH FACING N2

TYPICAL FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

N2 - 3293.8 Sft  
 AREA - STATEMENT

FLOORS	Sq. Ft.
GROUND FLOOR	1280.9
FIRST FLOOR	1280.9
SECOND FLOOR	732.0



TERRACE FLOOR PLAN



# LANDSCAPE PLAN



- 1 MAIN ENTRANCE & EXIT GATE
- 2 ROAD PAVING WITH PAVERS
- 3 FREE STANDING PYLONS
- 4 PATHWAY
- 5 ENTRANCE DECK WITH PERGOLA
- 6 PLANTER WITH SEATING
- 7 PATHWAY
- 8 LAWN
- 9 SEATING
- 10 SEATING DECK UNDER PERGOLA
- 11 ENTRANCE DECK WITH FEATURE WALL
- 12 HALF BASKETBALL COURT
- 13 ENTRANCE DECK
- 14 CHILDREN'S PLAY AREA
- 15 CLUBHOUSE ENTRANCE ROAD PAVING
- 16 LAWN WITH STEPPING STONES
- 17 AMPHITHEATER STAGE UNDER PERGOLA
- 18 AMPHITHEATER
- 19 PARTY LAWN
- 20 FIRE DRIVEWAY
- 21 MURRAM PATHWAY
- 22 SLOPED LAWN AS GOLF COURT FOR CHILDREN
- 23 FITNESS STATION
- 24 JUNCTION PAVING WITH PAVERS
- 25 LAP POOL
- 26 KIDS POOL
- 27 POOL DECK
- 28 RECLINER SEATING UNDER PERGOLA
- 29 SCREEN WALL
- 30 OPEN SHOWERS





# UNMATCHED QUALITY

Quality is paramount to us and you can purchase the Villa with your eyes closed. From the basic brick to the end finishes, all the features and facilities of the project have been built with superior grade materials. We have left no stone unturned to give the project its deserved class.



## A M E N I T I E S

- ◆ Main Entrance & Exit Gate
- ◆ Road Paving with C.C Pavers
- ◆ Free Standing Pylons
- ◆ Grand Entrance
- ◆ Footpath
- ◆ Entrance Deck with Pergola
- ◆ Pathway / Jogging Track
- ◆ Lawn
- ◆ Seating Area
- ◆ Seating Deck Under Pergola
- ◆ Entrance Deck with Feature Wall
- ◆ Half Basket Ball Court
- ◆ Children's Play Area
- ◆ World Class Club House
- ◆ Lawn with Stepping Stones
- ◆ Stage Under Pergola
- ◆ Amphitheater
- ◆ Party Lawn
- ◆ Fitness Station
- ◆ Junction Paving



## A REAL CHAMPIONS

The epitome of a grand life awaits you at ACS Prime Villas. With a prime location that is accessible from all parts of the city, ACS Prime Villas promises a never before ultra-premium life within a high class gated community. Get set go is the mantra for high fliers.





## BEST IN CLASS CLUBHOUSE AND AMENITIES

What fantastic line-up of clubhouse features and amenities mark ACS Prime Villas – it is no surprise that you will be having a gala time by owning a villa. Feel completely relaxed and rejuvenated at the club house and premium amenities will pamper you absolutely. Check out what is in:



25,000 Sft Club House

- ◆ Gym
- ◆ Yoga
- ◆ Cafeteria
- ◆ Creche
- ◆ Billiards
- ◆ Table Tennis
- ◆ Indoor Games
- ◆ Guest Rooms
- ◆ Swimming Pool
- ◆ Multipurpose Hall
- ◆ Indoor Badminton Court



## A JOY OF RELAXATION

Keeping open spaces enable you to live with the ecosystem in harmony and that leads to social, aesthetic and economic benefits to you. The open spaces in our villas create perfect balance in ecosystem in urban living with desired comforts and urban luxury.







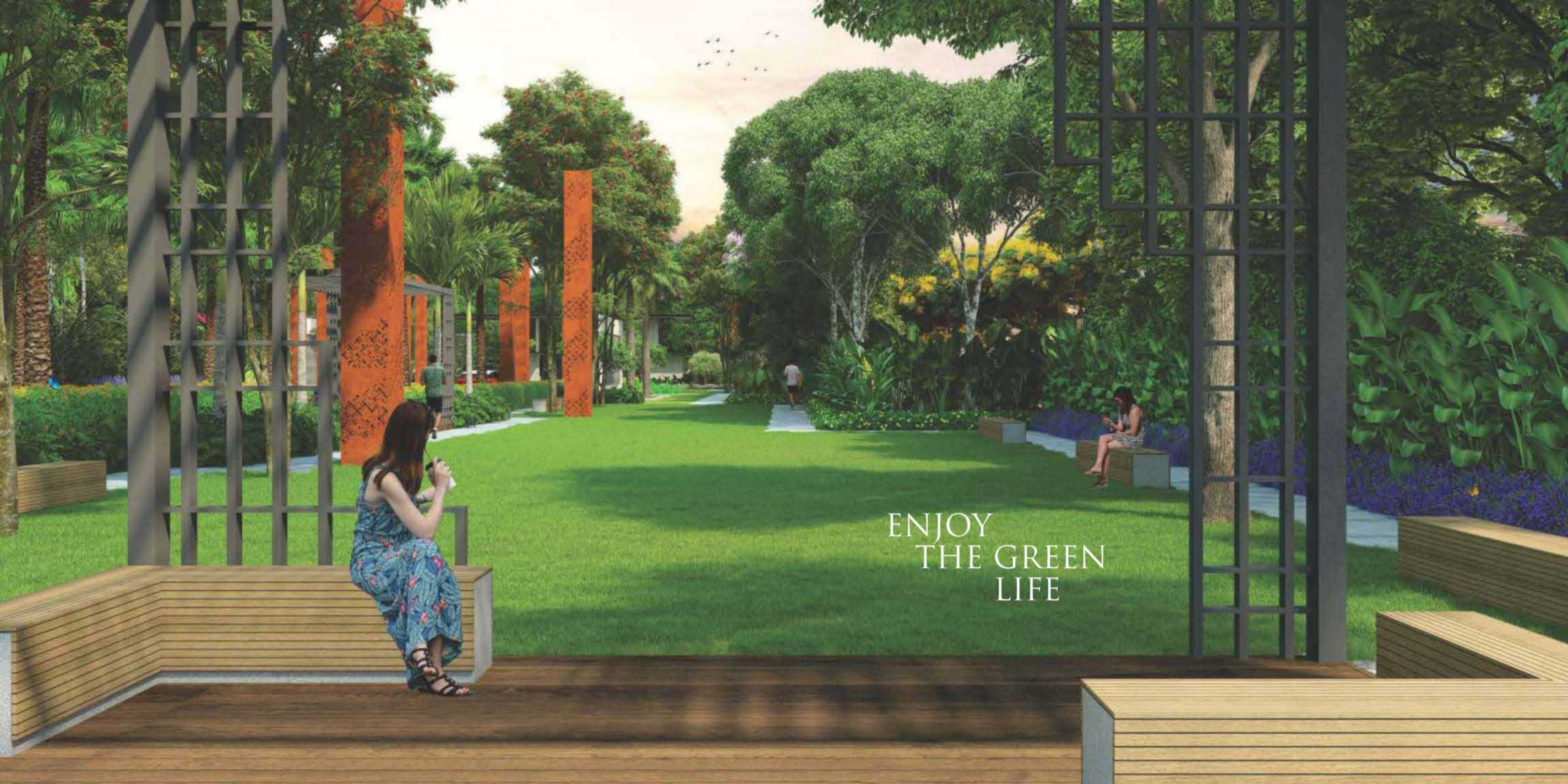
THE  
GREENER SIDE  
OF LUXURY



## SPACIOUS INTERIORS TO ENJOY LIFE SO BIG

The spacious layout opens up the room and blends multiple spaces together between the kitchen, dining, and living room which is indeed great for entertaining and being around family and loved ones. This is the new style of living designed for you where you can visualize your dreams so big.





ENJOY  
THE GREEN  
LIFE



### STRUCTURE

- **FRAMED STRUCTURE:**  
R.C.C Framed structure resistant to wind and earthquake (zone-2).
- **SUPER STRUCTURE:**  
9", 6" and 4.5" red brick / cement blocks for external and internal walls as applicable.



### PLASTERING

- **INTERNAL:**  
Double coat cement plastering (or)  
Pop punny over one coat of cement plastering
- **EXTERNAL:**  
Double coat cement plastering for rcc and masonry surface



### DOORS AND WINDOWS

- **MAIN DOOR:**  
FRAMES: Teak wood  
SHUTTER: Flush shutter with veneer on both sides
- **INTERNAL DOORS:**  
FRAMES: Teak wood  
SHUTTER: Flush shutter with veneer on both sides
- **BATHROOM DOORS:**  
FRAMES: Teak wood  
SHUTTER: Flush shutter with veneer on one side and laminate on other side
- **HARDWARE:**  
Hardware of reputed make
- **FRENCH DOORS:**  
UPVC Sliding doors with provision for mosquito mesh of reputed make
- **WINDOWS:**  
UPVC Windows with provision for mosquito mesh for sliding doors of reputed make



### PAINTING

- **EXTERNAL:**  
Texture and smooth putty finish with two coats of acrylic exterior emulsion as per architech design  
Front elevation as per architech design
- **INTERNAL:**  
Smooth putty finish with two coats of acrylic emulsion paint over a coat of primer



### FLOORING

- Drawing, living, family lounge, kitchen, dining & All bedrooms of 800 mm X 1200 mm verified tiles of reputed make
- **Home theater:**  
Wooden laminated flooring
- **BATHROOMS:**  
Anti-skid verified tiles of reputed make
- **TERRACE:**  
Anti-skid verified tiles of reputed make
- **STAIRCASE:**  
Granite Flooring
- **UTILITY:**  
Anti-skid verified tiles of reputed make
- **BALCONIES:**  
Anti-skid verified tiles of reputed make



### DADO

- **BATHROOM:**  
Verified tiles of reputed make up to lintel level
- **UTILITY:**  
Verified tiles of reputed make up to sill level



### KITCHEN

- Bare shell kitchen with provision for Fixing water purifier, chimney, hob, taps, refrigerator, microwave oven, grinder and adequate points



### PLUMBING AND SANITARY

- Vanity type wash basin
- EWC with Concealed flush tank of duravit / kohler / equivalent make
- Chrome plated Single lever mixer for basin and concealed diverter with spout and overhead shower
- All CP fittings are of Grohe / Kohler / Hansgrohe / equivalent make



### WATER SUPPLY

- Centralized water distribution by Hydro pneumatic system for all villas with individual meters.



### CABLE TV

- Provision for cable connections in ground floor living, first floor family lounge, master bedroom and second floor home theater



### TELEPHONE

- Telephone points in ground floor living, parents bedroom, first floor master bedroom, family lounge & Home theater
- Intercom facility to all units connecting to main security



### INTERNET

- Fibre to home provision with internet cabling to all areas for seamless wifi or wired experience



### SECURITY

- Sophisticated round the clock security system
- Solar fencing throughout the boundary
- CCTV Cameras in common areas and club house.



### ELECTRICAL

- Concealed copper wiring of finolex / havells / lapp / equivalent
- Power socket for air conditioners in all rooms
- Power socket for geysers in all bathrooms and kitchen utility
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinder in kitchen. washing machine in utility area
- 3-Phase supply for each unit and individual meter boards
- Miniature circuit breakers (mcb) for each distribution boards of reputed make
- Modular switch boards of legrand / havells / equivalent make



### WTP & STP

- Domestic water made available through an exclusive water softening plant with water meters for each unit (not RO plant)
- Sewage treatment plant of adequate capacity as per norms will be provided inside the project.
- Treated water will be used for landscaping purpose only
- Rainwater harvesting pits provided for recharging ground water levels

LOCATION PLAN  
(Not to Scale)



## A ROYAL CLUB LOCATION

Raghuram Infra diligently desires to understand client's needs and perfectly executes the projects to meet the requirements of the market. Our workmanship is consistent, hence we demonstrate the real commitment with the completion of every project to ensure perfection. Enter as a proud member of ACS Prime Villas for abundant happiness.



### LOCATION HIGHLIGHTS

<b>Schools</b>	
Indus Intl. School	5 mins
Prachin Global	5 mins
Gaudium Intl. School	10 mins
Samasthi Intl. School	10 mins
Birla Open Minds	10 mins
<b>Colleges</b>	
CBIT	10 mins
MGIT	10 mins
ICFAI	5 mins
<b>Fun</b>	
Sky Zone Trampoline Park	10 mins
Golkonda Resorts	15 mins
<b>Neighborhood</b>	
Financial District	20 mins
Kokapet	15 mins
Gandipet	15 mins
Shankarpally	10 mins
<b>Connectivity</b>	
Shankarpalli Railway Station	5 mins
Nagulapalli Railway Station	10 mins
Airport	45 mins



## RAGHURAM INFRA'S Profile

Raghuram Infra are pioneers in real estate in the sense that they put customers first. Each project from the stage of blueprint to final execution is developed and designed as per customer expectations and with thorough knowledge of what satisfies them. In fact, our reputation is built on such deep seated knowledge and this has led to Raghuram Infra becoming a synonymous name with in the market. Raghuram Infra makes every one of its customers delightfull.



RERA : P02400002601



### Registered Office Address:

Plot No 1 HIG, 6th Phase, Kphb Colony,  
Kukatpally, Hyderabad-500 072  
raghuraminfrahyd@gmail.com  
www.raghuraminfra.com



### Architects, Planners & Interior Designers

MOHAN CONSULTANTS  
H.No. 8-2-293/82/A/1016 Plot No. 1016, Road No. 46A,  
Jubilee Hills, Hyderabad-500033.  
Phone: 040-23554450/60, 9052179555  
www.mohanconsultants.com



### Landscape Architects

NAVEEN ASSOCIATES  
First Floor, Plot No. 57, Kavuri Hills, Phase-I,  
Madhapur, Hyderabad - 500081.  
Tel: +91-40-40206966,  
+919849041999, +919866933669  
www.naveenassociates.com

### Strategic Partner



1st Floor, Sandil Building, Near Jayabheri True Value,  
Radisson Hotel, Lane, Gachibowli, Hyderabad, T  
elangana 500032

+91 996 30 30 999  
+91 9849 527 999



### Structural Engineers

SSM CONSULTANTS  
Plot No. 19, Happy Valley,  
Near Indo American Cancer Hospital,  
Road No. 10, Banjara Hills, Hyderabad - 500 034.  
Tel: 9+91 98494 79319  
Email: ssmconsultants.mrao@gmail.com



### MEP Consultants

ESVE DESIGN SOLUTIONS PVT. LTD.  
#495, 'Sanmathi', 9th main, 11th cross,  
ISRO Layout, Bangalore 560 078.  
P: 080 26664152, 26664195  
www.esvedesign.com



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