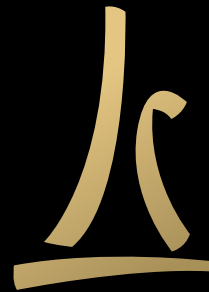


Beyond Just Living!



Advaya

Sentience

Custom Built Homes

Luxury Living @ Bowrampet, Hyderabad

Life. Enriched.

Land Owned & Developed by



ADVAYA
BUILDERS & DEVELOPERS



Advaya

Sentience

Custom Built Homes

Beyond Just An Address A Lifestyle.

*It takes more than just brick and mortar to build dwellings. A love for life and living life to its full plays lead role. With no room for compromise, the beautifully crafted **Advaya Sentience Luxury Homes** are a testimony to the high degree of quality. A rare obsession to carefully create comfort is evident in every square foot of this wonderful premise.*

Spread Over 2 Acres

24 Luxurious Custom Homes



Entrance Portal

Beyond Just Brick & Mortar! Happening Life Space.

Nestled on 2 acres of land, "Sentience" is an exclusive project featuring 24 custom luxury homes meticulously designed to break away from conventional villa concepts. These residences boast unique floor plans, stunning architectural facades, luxurious amenities, and an imposing entrance that sets them apart. The spacious open layout connects living and dining areas, enhanced by lofty ceilings for a contemporary and opulent ambiance.



Advaya

Sentience
Custom Built Homes



East Street View



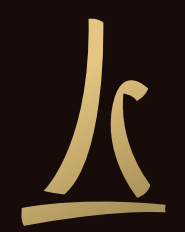
Beyond Just A Blueprint.

Life Unfolding.

Total No. Of Villas - 24

East - 14 Plots Ranging From - 2572sft to 4250sft

West - 10 Plots Ranging From - 2420sft to 3832sft



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Street View



100ft Grand Entrance Road

Project Highlights

- HMDA Approved Number 000482/LO/HMDA/0106/MED/2023
- TSREERA Approved Number /P02200007731
- Spread Over 2 Acres
- 24 Luxurious Custom Homes
- Land owned & Developed by Advaya
- Bank Loans Available
- Club House with Pool, Cafeteria, Gym, Kids area and Party Hall
- Top-Notch Security Features
- 100% Power Back up
- 100ft grand entrance Road
- Green Buffer Zone
- Pollution-free Environment
- Quality Construction
- Recreational activities
- Pneumatic Water System
- Well-ventilated villas



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Site Layout





Outdoor Park





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Custom Built Homes

*Beyond Just Some Fun.
Celebration of life.*

Only when every member of the family finds their calling, does a premise transform into a happy life space. A variety of recreation and engaging options ensures every resident lives life to its fullest. Be it unwinding through sport, fitness, networking, entertainment and the vast stretches of greenery.

Swimming Pool

Gymnasium

Indoor Games

Meditation Deck

Creshe





A

EAST FACING

AREA: 2572 TO 4250 SFT



Ground Floor Plan



First Floor Plan



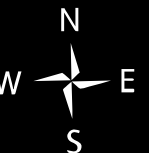
Second Floor Plan



B

EAST FACING

AREA: 2572 TO 4250 SFT





A

WEST FACING

AREA: 2420 TO 3832 SFT



Ground Floor Plan



First Floor Plan



Second Floor Plan



B

WEST FACING

AREA: 2420 TO 3832 SFT



Beyond Just Proximity Absolute Convenience

Bowrampet is strategically positioned adjacent to the Outer Ring Road, furnishing exceptional connectivity and serving as a pivotal transportation conduit, facilitating convenient access to diverse areas of Hyderabad and its suburban locales. This seamless connectivity has played a pivotal role in the evolution of Bowrampet into a thriving residential and commercial center. Furthermore, there are plans in progress to introduce a new exit to Bowrampet, which is anticipated to commence soon.

Outer Ring Road

4.1KM From ORR Service Road

5.6KM from ORR exit

International Schools

Oakridge International School Bachupally-3.4KMS

Delhi Public School Bachupally-2.4KMS

5+Acres Campus

Ambitus World School, Bachupally-2.7KMS

Shantiniketan International School-2.9KMS

4+Acres Campus

Vyasa Schools-3.2KMS

3+Acres Campus

The Creek Planet School, Mercury Campus-3.2KMS

The Creek Planet School, Venus Campus-4.5KMS

The Creek International School-3.5KMS

2+Acres Campus

Sikhara School Bachupally- Bowrampet-1.8KMS

Slate The School Bachupally-0.5KMS

Orchids International School Bachupally-2.8KMS

Sri Vidyanjali School-1.5KMS

Unicent School -2.7KM

Narayana CO School-2.9KMS

Silver Oaks International School-4KMS

Laurus Universal School-3.9KMS

Sri Sloka School-2.9KMS

Don Bosco School-2.9KMS

KKR's Gowtham School-2.8KMS

Junior Colleges

Sri Chaitanya Neon and Npl Academy-0.5KMS

Sri Chaitanya Agastya Campus-3.7KMS

Sri Chaitanya Junior College-2KMS

Hospitals

Apollo Hospitals & ORR Emergency

Trauma Center-5.3KMS

Engineering Colleges

DRK College Of Engineering-3.7KMS

Vignan Jyothi College of Engineering-4.7

KMS

Mallareddy University-4.9KMS

Medical Colleges

Mallareddy Institute of Medical Sciences

Degree Colleges

Sri Chaitanya Degree College-2.7KMS

Indian Civil Services Schools

Sri Chaitanya IAC Academy-2.7KMS

Sports & Recreational Centers

Adarsh Cricket Academy

Thunder Skating Academy

Zion Sports and Swimming Academy

PR Swimming Pool

REEDS Football Academy

Specifications



FOUNDATION & STRUCTURE

Seismic zone-2 compliant RCC framed structure

SUPER STRUCTURE

Brick with cement mortar 9"thick for exterior walls and 4" thick for interior walls



DOORS & WINDOWS

Main Door Frame & Shutter: Duly polished Teak wood door frame.

Internal Door With Shutter: Well seasoned Sal wood frame, factory moulded flush doors, duly painted including high quality hardware

Windows & French Doors: UPVC of reputed make



PAINTING

Internal Walls & Ceiling: 2Coats of acrylic emulsion paint over putty finish

External Walls: Textured Paint



KITCHEN

Adequate space with granite top platform with stain steel sink

Drinking water point (Aquaguard/GVMC) for sink shall be provided

Drainage point for sink shall be provided

Power points 15Amp/5Amp shall be provided for grinder and mixie



ELECTRICAL WORKS

Wiring: Concealed copper wiring Inconduits for lights, fans and power plug points etc.

Power Outlets: Power outlets for air-conditioners in all bedrooms and other identified areas

Power outlets for geysers in all bathrooms

Power plugs for all cooking appliances

MCB: MCB for each distribution board of reputed make

Switch Boards & Sockets: All electrical switch boards and sockets are of reputed make

Power Backup: 100% Power backup through generators to the building (except A/Cs,geyser)



FLOORING

Drawing, Dining & Living Room: 800mmX vitrified tiles with 4" skirting

Other Bedrooms & Kitchen: Premium quality double charged vitrified tiles

Bath rooms: Acid-resistant, anticked premium quality ceramic tiles

Balconies: 1X1 Anticked ceramic tiles

Utility: Premium quality rustic finish ceramic tiles

Corridors: Scratch-proof/Rustic finished ceramic tiles

Staircase: 20mm granites labs for steps



SECURITY SYSTEMS

24Hrs surveillance system

CCTV cameras will be placed at designated areas

Solar fencing throughout the boundary

Intercom facility to each flat connecting to Security



WATER SUPPLY SYSTEM

24Hrs water supply by hydro-pneumatic system

STP: A common sewage treatment plant is being provided for the entire project

Fire Fighting: Fire & safety as per norms



LIFTS

Lift provision.

*Elevations- as per drawing



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