

a premier
villas & villa plots project by

SOUTHPRIDE
REALTY

APPROVED
hmda
Growing Global

Final LP No.
000114/LO/PLG/HMDA/2021

iTS RERA
THE ASSOCIATION OF REALTORS

P01100000394



SOUTHPRIDE'S
VANORA
A B O D E S

a perfect enclave of
luxurious villas & modern amenities




**HMDA - APPROVED
PROJECT**

**GATED
COMMUNITY**

**LUXURIOUS
AMENITIES**

**CENTRALLY
LOCATED**



SOUTHPRIDE'S
VANORA
A B O D E S

SOUTHPRIDE REALTY presents to you an outstanding investment opportunity in Isnapur, close to the Outer Ring Road.

VANORA ABODES (formerly KUNDAN COUNTY) is an amenity-rich, HMDA-approved project with clear titles, designed according to vastu. The upscale gated villas and villa plots development offers a well-designed layout, a pollution-free landscape, as well as all the comforts and conveniences essential for a well-invested, pampered lifestyle.

VANORA ABODES guarantees an opulent lifestyle in a prosperous, prime location.

PROJECT HIGHLIGHTS

HMDA & RERA Approved Layout

32 Acres Gated Community

Near Outer Ring Road

Well-planned infrastructure

Serene Location

100% Vasthu Compliant

Clubhouse

60' & 30' Wide CC Roads

Compound Wall for the Entire Layout

Grand Entrance with Security Room

Spacious Floor Plans

Jogging or Walking Track

Landscaped Gardens

EV Charging in Common Areas

24/7 Security

Underground Drainage

Underground Electricity

Street Lights

Power Backup for Common Areas

Rainwater Harvesting Pits

Overhead Tank with Water Connection

Temple & Goshaala

Exclusive villas
filled with
sophistication,
serenity & security



Actual Site Images



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Gift your family an enriching lifestyle



SOUTHPRIDE'S VANORA ABODES

APPROVED PROJECT

GREEN SPACES

DEVELOPED INFRASTRUCTURE

LEISURE FACILITIES

The design and execution of a project go a long way towards defining the future of any residential locality. SOUTHPRIDE'S VANORA ABODES (formerly KUNDAN COUNTY) is a perfect example with the brilliant planning of its infrastructure facilities. From the concealed underground system for water, electrical and communications to the compound wall -

providing concrete safety for the entire venture; from the large spacious plots to the beautifully landscaped gardens; from the multitude of amenities and facilities to the 24x7 secure ambience, everything here is specifically planned for the utmost comfort of the resident-YOU.

MAHESWARA MEDICAL COLLEGE

CHITKUL

NATIONAL HIGHWAY

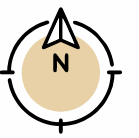
ISNAPUR X ROADS



Layout

NOTE : The plot area in the layout is mentioned in square metres as per HMDA approved layout.

LAYOUT PLAN SHOWING IN SURVEY NO.: 417/A, 418/A, 419/A, 420/A/1, 425/A, 426, 431/E1, 434/AA1, 434/E, 437/AA, 438/A, AA&E, 438/EE1/1, 438/EE2/1, 438/EE2/3, 438/U,UU,AE, 438/Lu/1/1, 438/Lu1&Lu2, SITUATED AT CHITKUL (VILLAGE), PATANCHERUVU (MANDAL), SANGA REDDY (DISTRICT).



 AVAILABLE PLOTS
 SOLD OUT



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S.NO.	PLOT NO.	SIZE	S.NO.	PLOT NO.	SIZE	S.NO.	PLOT NO.	SIZE	S.NO.	PLOT NO.	SIZE	S.NO.	PLOT NO.	SIZE	S.NO.	PLOT NO.	SIZE	S.NO.	PLOT NO.	SIZE
1	1	368.35	15	172	251.43	29	196	213.33	43	215	160.00	57	229	160.00	71	284/A	194.91	85	456	160.00
2	3	208.52	16	173	251.43	30	197	213.33	44	216	160.00	58	230	160.00	72	307/A	210.67	86	457	301.06
3	4	128.76	17	179	300.00	31	201	160.00	45	217	160.00	59	231	160.00	73	363	223.28	87	458	173.98
4	56	286.51	18	181	300.00	32	204	160.00	46	218	160.00	60	232	160.00	74	363/A	208.99	88	459	160.00
5	61A	1181.95	19	186	189.83	33	205	160.00	47	219	160.00	61	233	160.00	75	364	232.04	89	460	160.00
6	61B	1263.12	20	187	160.00	34	206	160.00	48	220	160.00	62	234	160.00	76	365	278.96	90	461	250.09
7	62	343.41	21	188	160.00	35	207	189.83	49	221	213.33	63	235	160.00	77	366	276.27	91	462	219.96
8	63	220.00	22	189	160.00	36	208	160.00	50	222	213.33	64	243	160.00	78	376	270.47	92	463	262.12
9	64	220.00	23	190	160.00	37	209	160.00	51	223	160.00	65	244	160.00	79	426	305.58			
10	65	293.33	24	191	160.00	38	210	160.00	52	224	160.00	66	245	160.00	80	442	267.60			
11	71	300.38	25	192	160.00	39	211	160.00	53	225	160.00	67	259	301.12	81	451	160.00			
12	72	160.00	26	193	160.00	40	212	160.00	54	226	160.00	68	283/A	160.93	82	452	160.00			
13	73	160.00	27	194	160.00	41	213	160.00	55	227	160.00	69	284	160.00	83	453	159.17			
14	81	305.73	28	195	160.00	42	214	160.00	56	228	160.00	70	285	160.00	84	455	160.00			

NOTE : The available plot area is mentioned in Square Yards.

CONTEMPORARY | SPACIOUS | ELEGANT



▲ FRONT ELEVATION - DAY VIEW



▼ FRONT ELEVATION - NIGHT VIEW

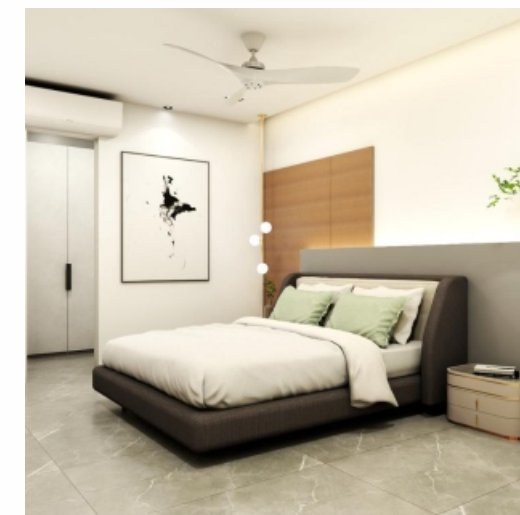
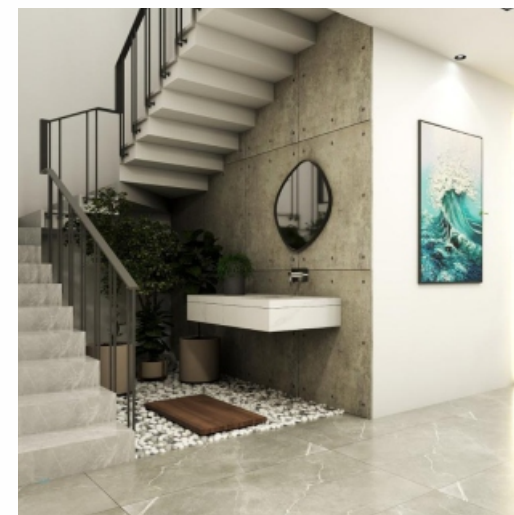
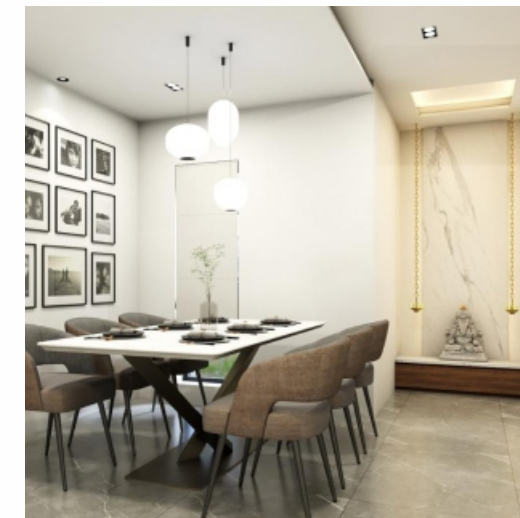


STREET VIEW

PICTURE PERFECT LIVING SPACES



STREET VIEW



SOUTHPRIDE'S
VANORA
ABODES

DUPLEX VILLAS
3-BHK

East
Facing Villa

SIDE VIEW - DAY

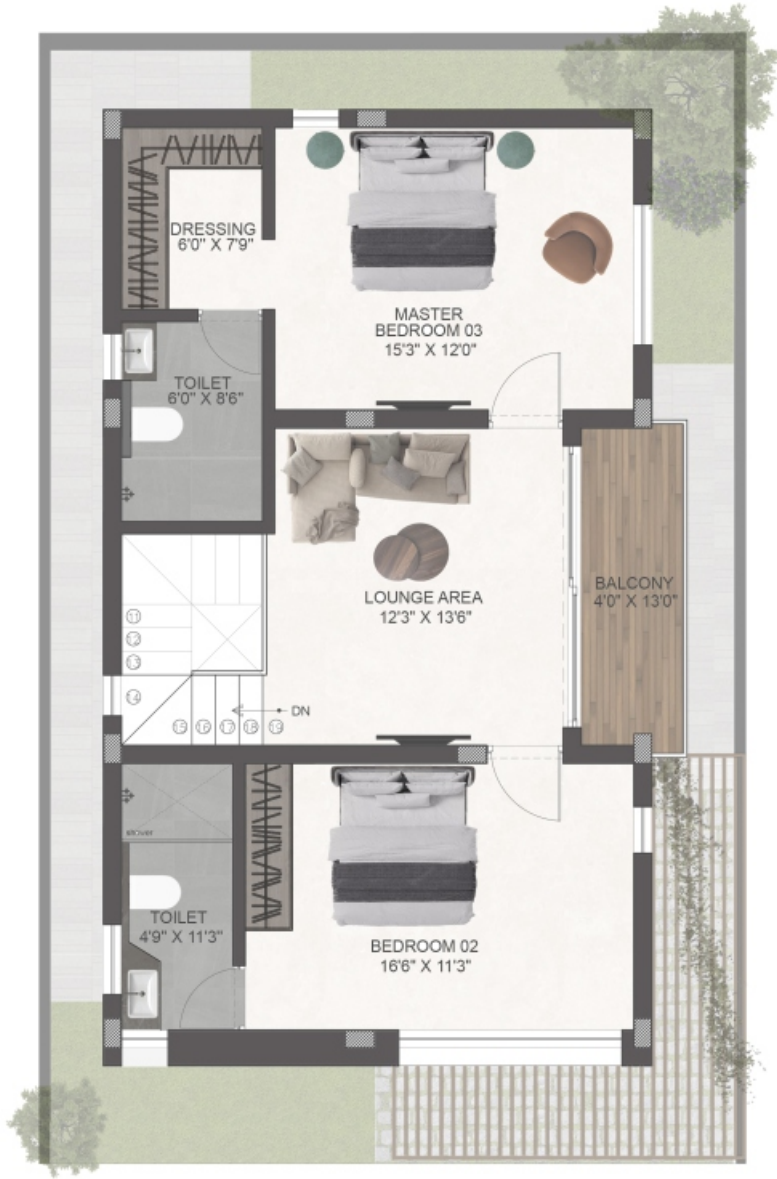



SOUTHPRIDE'S
VANORA
ABODES

GROUND FLOOR



FIRST FLOOR



The thoughtful design of each villa at VANORA ABODES (formerly KUNDAN COUNTY) is evident in the spacious rooms, large balcony, efficient use of space, and well-lit, airy parking areas. The use of branded materials assures the residents of a safe and secure environment. Your home at VANORA ABODES is the perfect place for you to live with your family, complete with premium fixtures and finishes, round-the-clock security, and a tranquil neighbourhood that provides easy access to basic necessities.

East facing villa - Floor Plan

AREA STATEMENT

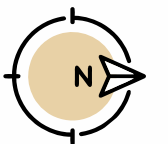
PLOT AREA : 160 sq yds

2100 sft | 3-BHK

GROUND FLOOR : 950 sft

FIRST FLOOR : 950 sft

SECOND FLOOR : 200 sft
(staircase & Head room)



SIDE VIEW - NIGHT



SECURE | CONVENIENT | PRIVATE



▲ FRONT ELEVATION - DAY VIEW



▼ FRONT ELEVATION - NIGHT VIEW

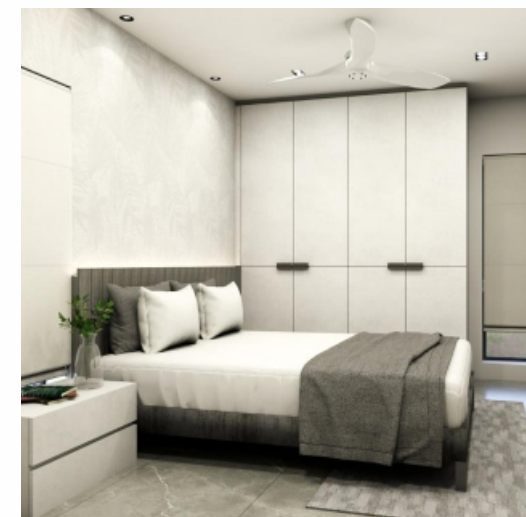
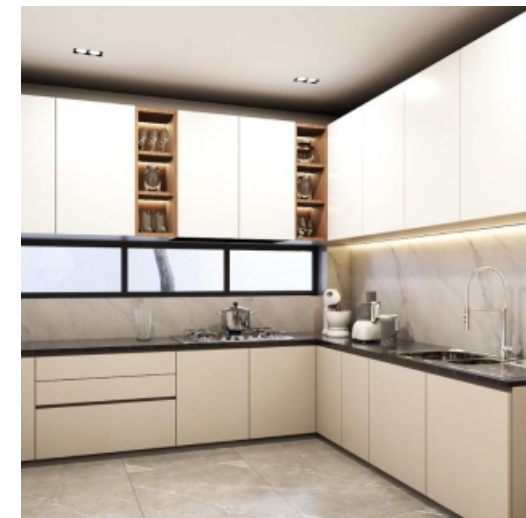


STREET VIEW

THE BEST OF LUXURY LIVING



STREET VIEW



SOUTHPRIDE'S
VANORA
ABODES

DUPLEX VILLAS
3-BHK

West
Facing Villa



SIDE VIEW - DAY



SOUTHPRIDE'S
VANORA
ABODES



SIDE VIEW - NIGHT

GROUND FLOOR



FIRST FLOOR



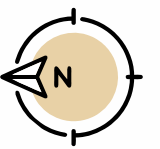
VANORA ABODES (formerly KUNDAN COUNTY) is a stunning fusion of elegant homes built with classic construction principles and contemporary conveniences. Each villa is built for upscale living with a focus on today's necessities. The interiors of the three-bedroom duplex villas exude refinement and serenity. These villas are ideal for upscale living and have a spacious balcony, an open terrace, and secure parking. The superb layout and top-class amenities create wonderful opportunities for residents to indulge.

West facing villa - Floor Plan



AREA STATEMENT

- PLOT AREA : 160 sq yds
- 2100 sft** | **3-BHK**
- GROUND FLOOR : 950 sft
- FIRST FLOOR : 950 sft
- SECOND FLOOR : 200 sft (staircase & Head room)





Specifications



FOUNDATION

- PCC 1:5:10 prop using 40mm gauge downloaded hard granite metal.
- Course Rubble Stone Masonry in cement mortar 1:6 Prop for Plinth beams.
- RCC Columns & Footings in 1:2:4 Prop.



SUPERSTRUCTURE

- AAC blocks walls.
- Outer walls 9" / 4.5" thick wherever necessary and internal walls 4.5" / 9" thick wherever necessary and Slab height 11' in cement chemical mortar 1:6 and 1:4 prop respectively.
- CC bed will be provided for 4.5" thick compound walls.



FLOOR FINISH

- 2'X2' Vitrified tile in foyer, 6'X2' tiles for living, family and dining area.
- Wooden textured verified tiles in bedrooms and Home theatre.
- Vitrified/Ceramic tiles for toilet floor and walls up to Ceiling height.
- Anti-skid flooring for balconies.
- Terrace Flooring – Smooth Cement Flooring with Water Proofing.
- Parking – Pavers Tiles / Stampede Concrete.



DOORS & WINDOWS

- **Main Door:** The Teak wood frame and shutter with polyurethane finish.
- **Internal Door:** Hardwood frame and flush shutter with polyurethane finish.
- **Door Hardware:** Hafele/Yele/Dorma or equivalent.
- **Windows and French Doors:** Branded UPVC frame with toughened glass sliding/casement/fixed shutters.
- Magnetic/concealed door stoppers for the main door and all bedrooms.



TOILETS

- Pressure tested CPVC Piping for internal water lines, PVC piping for internal drain/ sewage line and shaft plumbing systems.
- Water efficient sanitary ware and CP fittings of premium make like Grohe/Duravit/Kohler/Jaquar or equivalent to ensure saving in potable water.
- Provision for exhaust fans in toilets and kitchen.
- Granite counter for wash basin in all toilets.
- Water proofing in all toilets.
- Wall tiles up to ceiling height.



ELECTRICAL & COMMUNICATION

- Concealed copper wiring of standard make in PVC conduits.
- 3-Phase power supply for each villa with individual meter panel.
- Power outlets for Air Conditioners in Living room, Bedrooms, geysers in toilets
- Power outlets for cooking range, chimney, refrigerator, microwave oven, mixer, grinder etc in kitchen.
- Distribution panel with MCBs for individual circuits.
- DBs, MCBs and other such items of Legrand make or equivalent.
- Provision to install Broadband / WiFi internet service.



PAINTING

- **External:** Two coats of acrylic exterior emulsion paint with texture finish.
- **Internal:** Two coats of acrylic premium emulsion paint over smooth Birla putty finish.



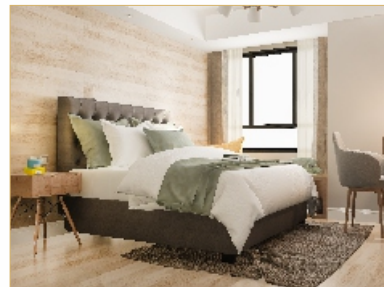
OVERHEAD TANK

- Tanks 1000 liters capacity – 2 Nos.



GROUND SUMP

- Ground Sump will be provided upto 4000 lts capacity for Bore and Manjeera water storage.



CLUBHOUSE AMENITIES

ENJOY | ENTERTAIN | EXERCISE

Swimming Pool
Walking Track
Multi-purpose Hall
Gymnasium
Yoga / Aerobics Room
Indoor Games
Tot-Lot Area
Children's Play Area

Volleyball & Beach Volleyball
Saloon & Spa
Guest Rooms
Badminton Court
Basketball Court
Stage / Pargola
Party Lawn

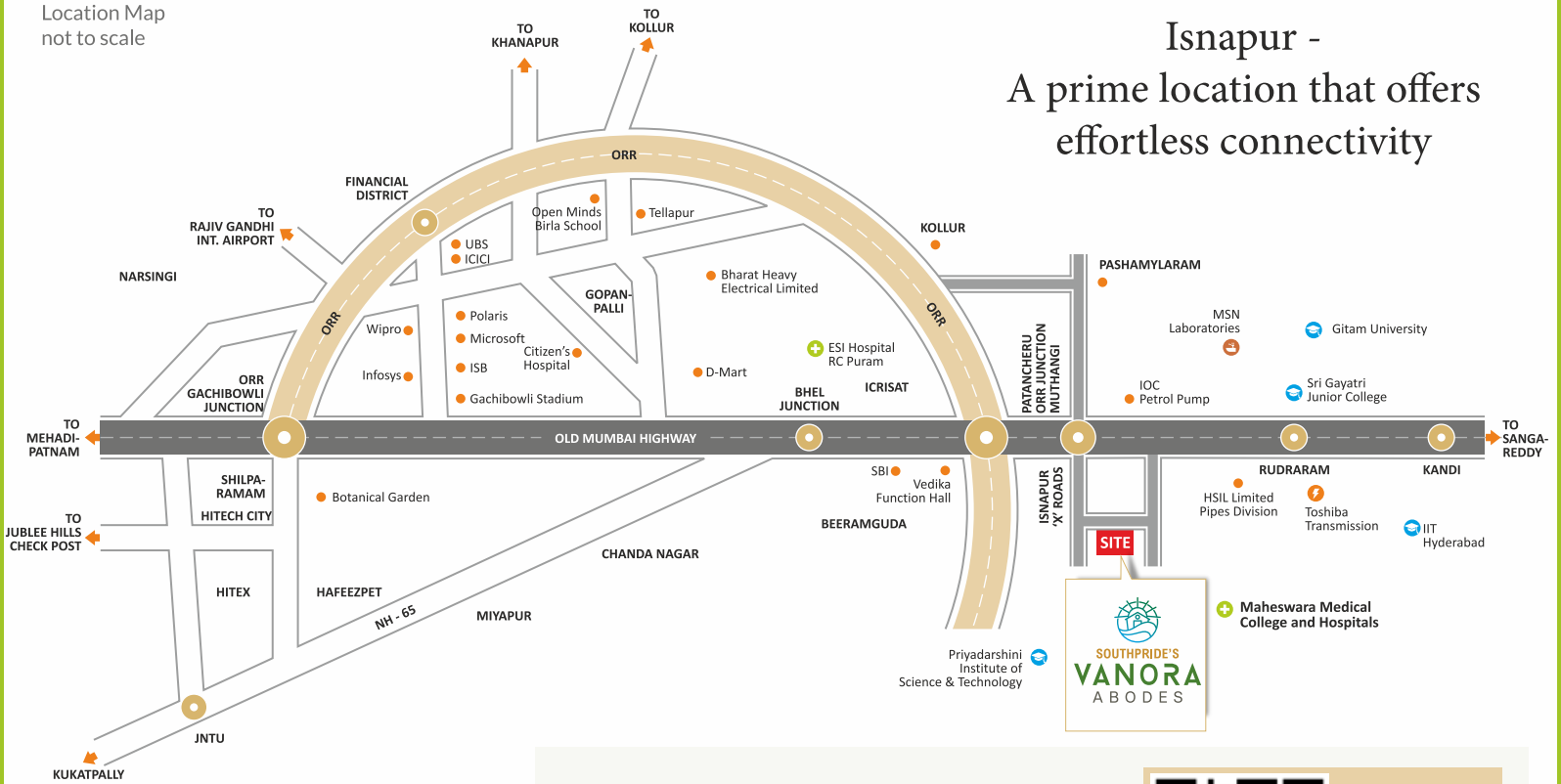


Clubhouse



Location Map
not to scale

Isnapur -
A prime location that offers
effortless connectivity



Location

Located along the NH 65, Isnapur is dotted with many upscale residential projects, reputable educational institutions, renowned hospitals, and shopping and recreational centres. Superbly located here, VANORA ABODES (formerly KUNDAN COUNTY) enjoys easy access to Hyderabad via NH 65 and the Outer Ring Road. It has accessibility to everyday essentials and good transportation options, making it the perfect place for people looking to invest in a peaceful and comfortable lifestyle.

IN THE NEIGHBOURHOOD



SCAN FOR LOCATION

Connectivity

ORR Exit No-3 (3 km)
Project is near to NH-65
Isnapur 'X' Roads
Muthangi Junction

Chanda Nagar, Miyapur
BHEL (13 km)
Kukatpally
Hitech City

Financial District
Sangareddy
Rajiv Gandhi Int. Airport

Education

Gitam University (6 km)
IIT Hyderabad (10 km)
Sri Gayatri Junior College
ICRISAT School
Open Minds Int. School
Candiidus Int. School
Samashti Int. School
The Gaudium School

Healthcare

Maheswara Hospitals
ESI Hosital
Citizen's Hospital
Max Care Hospitals
Panacea Meridian Hospital

Work

Toshiba (6 km)
ISB
Microsoft
Polaris
Infosys, Wipro

SOUTHPRIDE
REALTY

SOUTHPRIDE REALTY

8th floor, Pardha Picasa,
Above Vijetha Supermarket, Durgam Cheruvu Road,
D Block, Kavuri Hills, Madhapur, Hyderabad,
Telangana - 500084

ADDRESS

REACH US



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CONTACT

Note : This brochure is only a conceptual presentation of the project and not a legal offering. The promoter reserves right to alter and make changes in elevation, specification and plans as deemed fit.