

Project Approved by



A Project by



AVANI'S MOUKTHIKAM

— LUXURY GATEWAY LIVING —

Exclusive 3 BHK Luxury Apartments

📍 **Hi-Tech School, Medchal**



AVANI'S MOUKTHIKAM

— LUXURY GATEWAY LIVING —

Step into a world of modern luxury at Avani Moukthikam, where your dream home becomes a reality. These luxurious 3 BHK apartments in Medchal, Hyderabad, offer spacious layouts, ensuring privacy and comfort, all complemented by a private balcony. With just 40 exclusive units, the project creates an intimate, stress-free environment packed with functional amenities. Built with top-notch quality, Avani Moukthikam promises a durable and stylish home that perfectly embodies your aspirations at the best market value.



PROJECT HIGHLIGHTS

2222

Sq.yds

40

Units



Exclusive 3 BHK
Luxury Apartments



G+5
Floors

100%

Vaastu

SPECIFICATIONS

FOUNDATION & STRUCTURE

RCC Framed Structure to with stand winds and seismic loads for zone II. Cement – Ultratech, Birla Shakti, Deccan. Steel – Jindal.

WALLS

Good quality light weight Red Bricks from Karimnagar are used, plastering with smooth finishing cement mortar, 9" thick external and 4 ½" thick for internal walls.

DOORS

Main Door: Indian – teak wood frame and veneered flush shutters aesthetically designed with premium hardware fittings. Internal Door: Teak wood frame and Designer flush doors.

WINDOWS

UPVC windows with mosquito mesh & aesthetically designed MS Grills for Safety Windows. Windows will be framed with polished granite.

PAINTING

External: Textured or smooth finish with external weather proof emulsion of reputed make – Asian Paints (Ultima Protek) & Dr. Fixit Raincoat Classic. Internal: Smooth finish with wall putty, two coats of Acrylic emulsion paint, over a coat of primer– Asian Paints (Royale).

SOLAR WATER

Solar hot water suply in one bathroom Solar power for common areas.

GENERATOR POWER BACKUP

Standby power supply to All theflats with 2 tube lights, 2 fans, common area, Lift and Water pump.

KITCHEN

Granite platform with stainless steel sink, adequate power points for kitchen appliances and provision for cabinets, exhaust fans and chimney.

BATHROOMS

Well Organized bathrooms as per international standards. Bathrooms consist of EWC (European Water Closet) with flush tank of ISI approved make and wash basin for one bathroom. Anti-skid Ceramic tiles for the floor & Ceramic glazed dado (2 x 4) up to door height. Hot & cold wall mixer with bath spout and shower of premium brand. Provision for geyser in all bathrooms. Chrome plated faucets of premium brand-jaquar.

FLOORING

Double charged Vitrified tiles (2 x 4) of reputed make for Bedrooms, Drawing and Kitchen. Anti-skid ceramic tiles of reputed make for balconies and utilities Premium brand – Kajaria, AGL, RAK or equivalent. Corridors: Polished granite. Staircase: Granite steps and landing with skirting. Railing: Stainless Steel 304.

LIFT

Johnson or Equivalent make 6 passengers lift with V3F technology and Automated & big vision doors.

TELEPHONE & TV

Points will be provided in drawing rooms and all bedrooms.

ELECTRICAL

Concealed copper wiring of premium brand. Appropriate power outlets for air conditioners, geyser, chimney, refrigerator and other appliances. Three-phase supply for each unit with individual meter. Miniature Circuit Breakers (MCB) of ISI approved brand for distribution board. Modular switches of reputed make Havells, Anchor & Legrand.

WATER

Adequate water supply through borewell and Mission Bhageeratha.

RAIN WATER HARVESTING

Rain water from terrace and open areas will be collected- filtered-recharged into borewell (Borewell Recharged) through rain water pipes& remaining will be discharged into the Rain water harvesting pits to recharge the underground water levels.

SECURITY AND SAFETY

CCTV Surveillance for premises and common area and Fire Extinguisher.

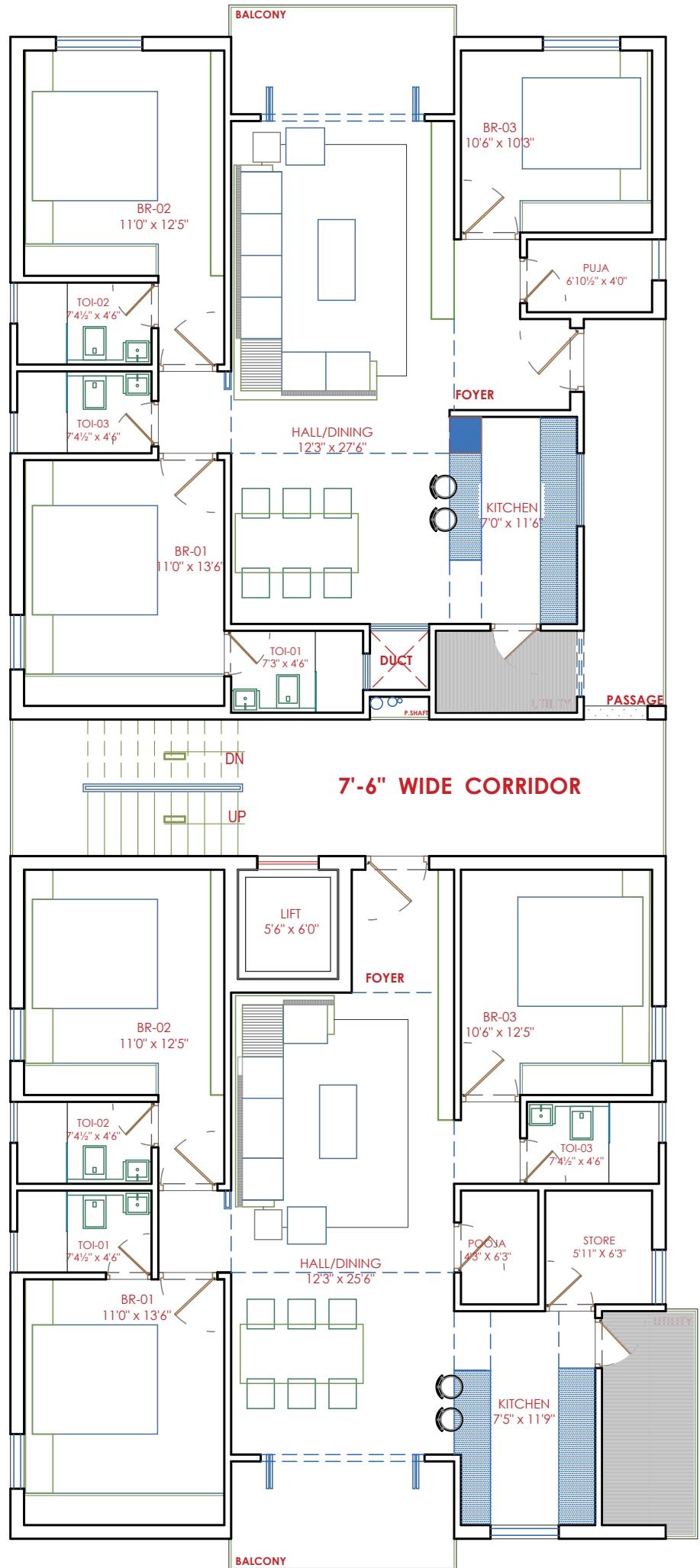
NOTE

- 1)Registration Charges, GST and any other taxes applicable as per government norms to be borneby the customers.
- 2) People desiring to alter / modify their flat can do soby prior request and additional payment.

Brands we use



FLOOR PLAN



AMENITIES & FEATURES

- Entrance Arch
- Lift
- Car Parking
- 100% Vaastu
- Terrace Garden
- Excellent Ventilation
- Fully Grown Plantation
- CCTV Surveillance
- R.O Water Plant
- Bore Recharge Through Motors (Rainwater)
- No Common Walls
- Water Harvesting

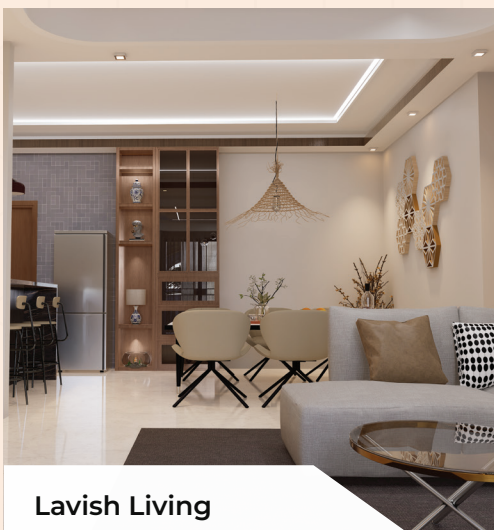




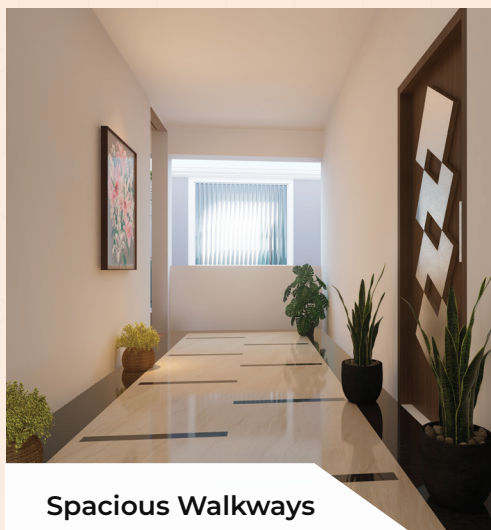
Pooja Room



Provides an array of premium amenities designed to enhance comfort and convenience, offering residents a luxurious and fulfilling lifestyle. The project ensures a well-rounded living experience with thoughtful features catering to both relaxation and peaceful living



Lavish Living



Spacious Walkways



Elegant Sky Lounge

LOCATION MAP



SCAN FOR LOCATION



LOCATION HIGHLIGHTS

EDUCATIONAL INSTITUTIONS

Hi-Tech Valley High School	- 03 Mins
The Creek Planet School	- 06 Mins
Saint Ann's High School	- 06 Mins
St. Clare School	- 07 Mins
Malla Reddy Group of Institutions	- 10 Mins
Vignan Global Gen School	- 16 Mins
Neeraj International School	- 17 Mins

HEALTHCARE FACILITIES

Pragnya Hospital	- 05 Mins
Leela Multi-speciality Hospital	- 05 Mins
Advitha Children And Multi-speciality Hospital	- 05 Mins
Tesla Diagnostics	- 06 Mins
Medi Citi Hospital	- 17 Mins
Ankura Hospital	- 30 Mins

CORPORATES & MNC'S

IT HUB Gateway	- 18 Mins
Bharat Biotech	- 27 Mins
MEIL-Megha Engineering	- 51 Mins

AVANI'S MOUKTHIKAM

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Site Address:

Hi-Tech School (HMDA Approved Layout),
Medchal Mandal, Hyderabad, Telangana State - 501 401.

A project by



#3, Above Reliance Trends, Near Indian Oil Petrol Bunk,
Medchal Highway, Hyderabad, Telangana State - 501 401.

For Booking Contact:

+91 7022433006

www.avanimoukthikam.com

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ceyone[®]
Agent RERA No.: A02200002211