

MY HOME
AVALI

AN INITIATIVE BY MY HOME & PRATHIMA

MY HOME
AVALI

GREENERY

VENTILATION

VIEWS

THE ESSENCE OF
POSITIVE LIVING

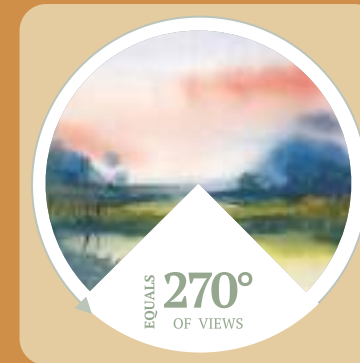
Our aim is to craft homes that give you peace and comfort, and infuse positive vibes in all your activities. The latest project to join our elite portfolio is My Home Avali.

THE
PLUS
LIFE





WIDER VIEWS



PODIUM OF GREENERY



AMENITIES



CLUBHOUSE



IT ALL ADDS UP TO **ONE** GRAND LIFE

My Home Avali represents a row of joys, strung together by time and space. It assures you of privacy, yet bonds you with the community. It revitalizes you and charges the new bonds of lasting relationships. This is where it all adds up to create one grand life.

It's your home.

MY HOME
AVALI



Avali, the premium
upmarket homes are set on
a canvas of greens,
rising high at TELLAPUR,
to add prestige and stature
that you truly deserve.
This is where a positive
lifestyle of well-being and
happiness starts.

MY HOME
AVALI

A BIG
PLUS
ON
YOUR
WELL
BEING.
YOUR
HOME.





MY HOME
AVALI

WEAVING GREENERY INTO DAILY LIFE

Avali is designed around you.
It's all about helping you thrive.
The designer towers are defined
by neat lines and contemporary
nuances with homes that open
out to nature. The architects have
adopted a sustainable design that
focuses on reducing the carbon
footprint by weaving greenery
into daily life.



WHERE COMFORT, CONVENIENCE, STYLE & SUBSTANCE ADDS UP

The Luxe 4BHK homes at Avali are an invite to a proactive lifestyle designed around a modern way of living. It is close to workplace and yet integrates you with Nature. One can play, walk and work together in a fabric of positive living. Your PLUS on life homes.

MY HOME
AVALI



TOWER GATE PORTAL

THE GRAND ENTRY PORTAL

ENGINEERED
FOR MAX
OUTDOOR
VIEWS

LIVE THE
PLUS
ADVANTAGE

3-side ventilation
Better air quality inside
Staggered blocks for better views
IGBC Gold rating



EQUALS **270°**
OF VIEWS

MY HOME
AVALI

MY HOME AVALI is designed to have homes with wider views. With each floor plate only having 4 homes, the units open up on all three sides to external views giving more light and ventilation and a feel of immense spaciousness.

PLANNING





PROJECT HIGHLIGHTS

LAND AREA
8.37 ACRES

TOWERS
04

FLOORS
G+46

3&4 BHK
LUXURY APARTMENTS

SIZES RANGING FROM
3000
TO
3612 SFT

FLATS
744

CLUBHOUSE/
AMENITIES
70,000 SFT

OPEN AREA
81%



MY HOME
AVALI

My Home Avali is a canvas of four elegant towers that add up to give one positive lifestyle. It bridges the distance between work and home, the body and soul. Here, you are a part of a world which is the merger of elements that constitute a wholesome living.

GREENS RAISED OVER THE PODIUM



Life raised over a podium, is the essence at AVALI.
The designer landscapes, the walkways, the congregation zones and the break-out areas for all generations create an enchanting experience. The vehicle-free Podium is a stretch of greens dotted with soft and hard landscapes, to create a soothing, stress free environment for all.

HEALTHY HAPPY LIFE





MY HOME
AVALI

As you walk over the podium, feel the grass tickle your toes and the open skies inspiring you high. Witness the vibrant colors of nature come alive with bright green trees to the multi-colored flowers blooming all around.



CYCLE.
JOG.
WALK.
EXERCISE.

MY HOME
AVALI



MY HOME
AVALI

**PRIVACY PLUS
TOGETHERNESS,
A TOUCH
OF BOTH!!**

The podium landscapes promote multiple variety of spaces. From social nooks to congregation areas to the seclusion of zones that are meant for quieter activities. No matter what your mood is, there is a space to match.

WHERE LIFE SPILLS INSIDE OUT

MY HOME
AVALI



CO-LIVE WITH NATURE

Amidst generous doses of greenery and a powdery blue sky, discover the journey of an unfettered spirit. Be in sync with the elements and feel the magic as it all comes together to live an inviting life that makes you express INSIDE-OUT.

equals SUN ☀️
MOON 🌙
BREEZE 🌬️
RAIN ☁️🌧️



MY HOME
AVALI

PLAY TIME... FUN TIME!

INVITING 



MY HOME
AVALI

PLAY TO THE PLUS ADVANTAGE

- Multipurpose court
- Half basketball court
- Tennis courts
- Cricket practice net
- Kids play area
- Skating rink
- Stepped seating
- Fitness alcoves





SWIMMING | JOGGING | YOGA | GYM | FOOD COURT
360° OF FUN
BADMINTON | KIDS PLAY AREA | STEPPED SEATING | SKATING RINK

MEET,
GREET, SEAT
IN AN
AMBIENCE
OF MAGIC

MY HOME
AVALI

At the club, every detail is carefully crafted to create an enchanting atmosphere. It's a perfect place for a romantic escape or sipping mocktail in the cozy lounge, hosting events or socializing with friends, sweating out or simply sitting and reading a book. The possibilities are endless!



MY HOME
AVALI

THE CLUBHOUSE LOBBY



CONNECT WITH YOUR DEEPER SELF

Imagine yourself gazing out at the sparkling blue water and feeling the warmth of the sun on your skin. Dive in and feel the cool embrace of the water all around you, soothing and refreshing your senses. My Home Avali is a world where you connect with others on a deep and meaningful level

MY HOME
AVALI

CLUBHOUSE / AMENITIES

1. Grand Lobby
2. Swimming Pool
3. Gym
4. Multipurpose Halls
5. Yoga/ Meditation/ Aerobics Halls
6. Guest Rooms
7. Indoor Badminton Courts
8. Indoor Games
9. Squash Court

PROVISION FOR

1. ATM
2. F&B
3. Spa and Saloon
4. Pharmacy
5. Convenience Store

PLUS ON
ACTIVITIES

CHOOSE YOUR SPORT,
CHOOSE YOUR ACTIVITY.
IT ALL ADDS TO
A VIBRANT LIVING!



MY HOME
AVALI



A CANVAS OF
MORNING
PRAYERS
YOGA
MEDITATION
RECREATION
REJUVENATION
ENTERTAINMENT
AND DE-STRESS

Meditate for peace of mind or do
your yoga in open space to keep
your body healthy and agile.
Make every moment count.



The modern, fully equipped gym is meant for the serious workouts or for the lighter ones. Choose the slot that suits you the best and come out in a better state of mind and body.

HIT THE GYM
FLEX THE MUSCLE
STRETCH TO THE BEAT
ITS TIME TO HIT IT UP.

MY HOME
AVALI



GET SET FOR AN
EXTRAVAGANT
WELCOME

MY HOME
AVALI

Step into the grand entrance lobby and be greeted by a breathtaking sight that leaves you spellbound. A sense of grandeur and opulence pervades the lobby, with shining floors, sweeping staircase, and towering columns that stretch up to the ceiling.



A WORLD OF ELEGANCE

The reception area is bathed in a soft, golden light, which filters through the large, ornate windows that illuminates the space.





Aesthetically designed flat configuration with three-sided ventilation providing uninhibited access to landscape, the surroundings and better indoor air quality. Climate & Context responsive design which is also aimed towards achieving IGBC Gold Rating. All this in congruence with proper Vastu compliance and Feng Shui adherence.

MY HOME
AVALI

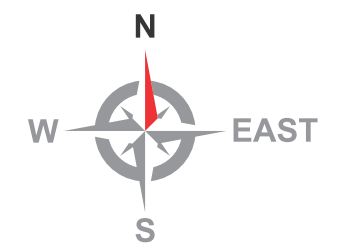


MY HOME
AVALI

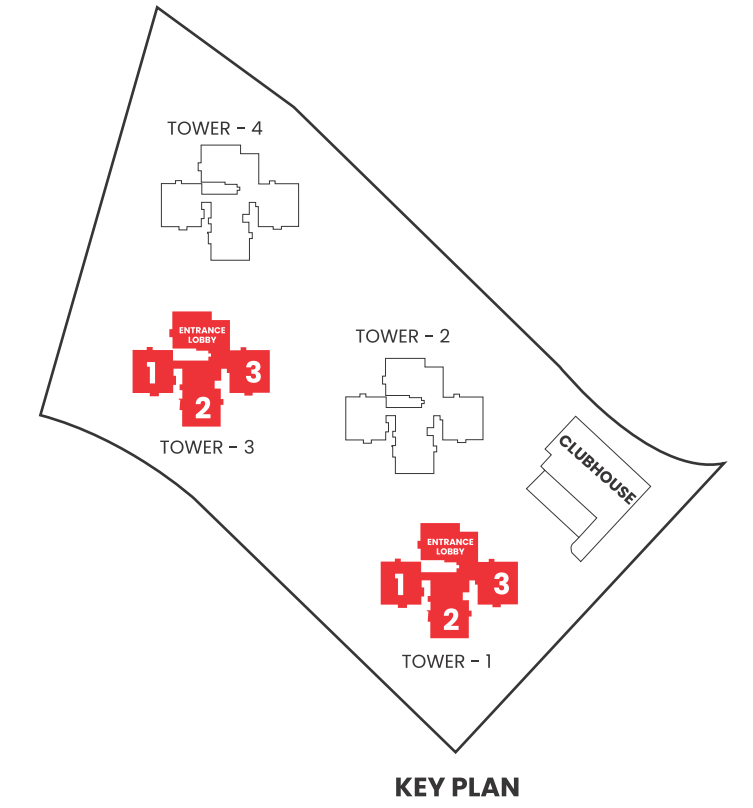
SITE LAYOUT PLAN

LEGEND

- 01. ENTRY / EXIT
- 02. ARRIVAL PLAZA
- 03. SKYWALK
- 04. ENTRANCE WATER FEATURE
- 05. GAS BANK
- 06. GRAND WATER FEATURE
- 07. CYCLE PARKING
- 08. CHILDREN'S PLAY AREA
- 09. SWIMMING POOL
(ON CLUBHOUSE TERRACE)
- 10. JOGGING/ WALKING TRACK
- 11. TRANSFORMER YARD
- 12. COVERED DECK
- 13. STAGE
- 14. STEPPED SEATING
- 15. PET ZONE
- 16. HALF BASKETBALL COURT
- 17. CRICKET PRACTICE NET
- 18. TENNIS COURTS
- 19. SKATING RINK
- 20. OUTDOOR GYM
- 21. LAWN



ENTRANCE LOBBY



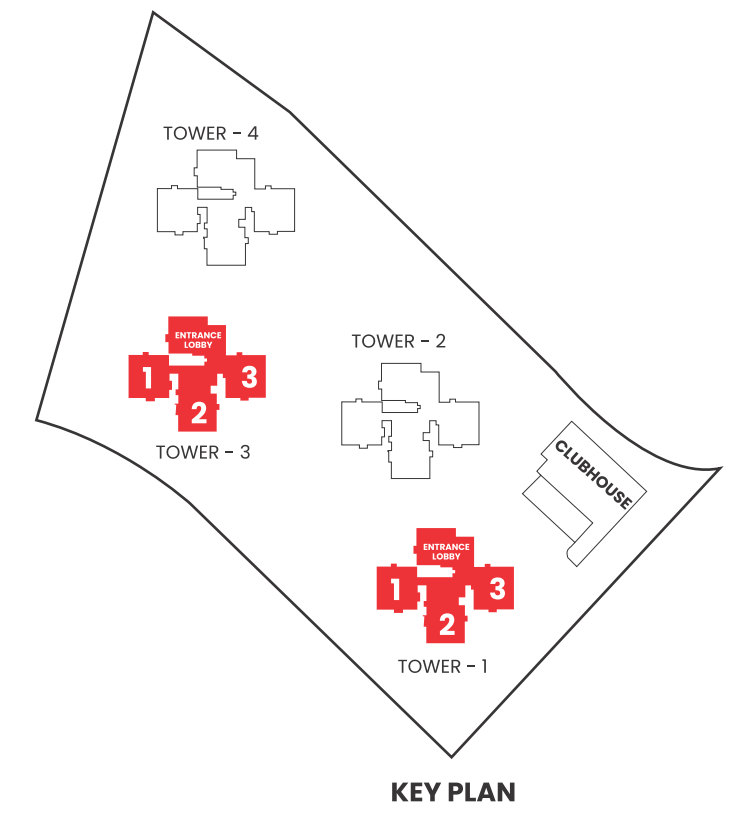
4 BHK E.F.
3609 SFT

4 BHK W.F.
3612 SFT



3 BHK N.F.
3000 SFT





ENTRANCE LOBBY

4 BHK E.F.
3609 SFT

4 BHK W.F.
3612 SFT



3 BHK N.F.
3000 SFT

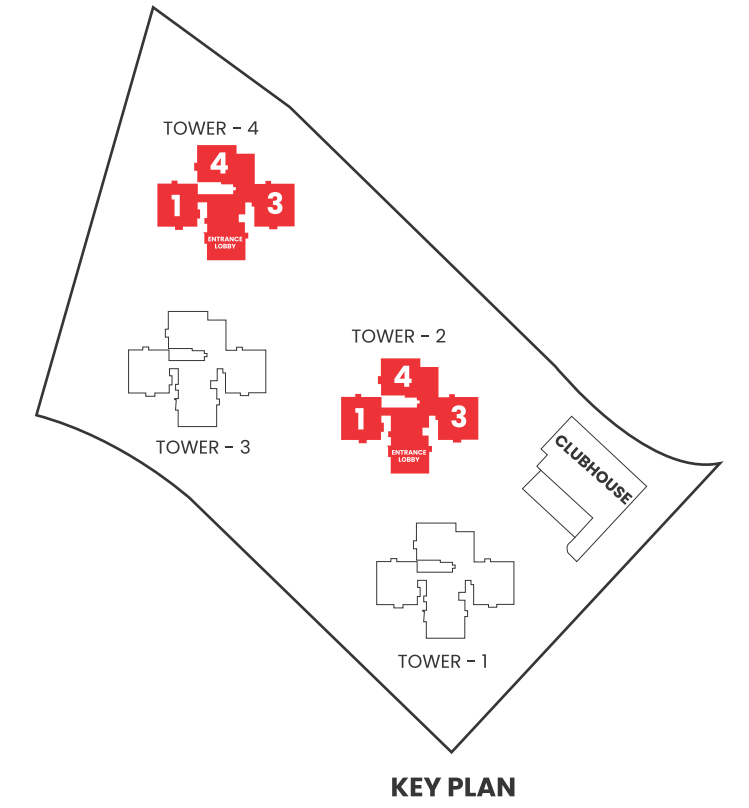
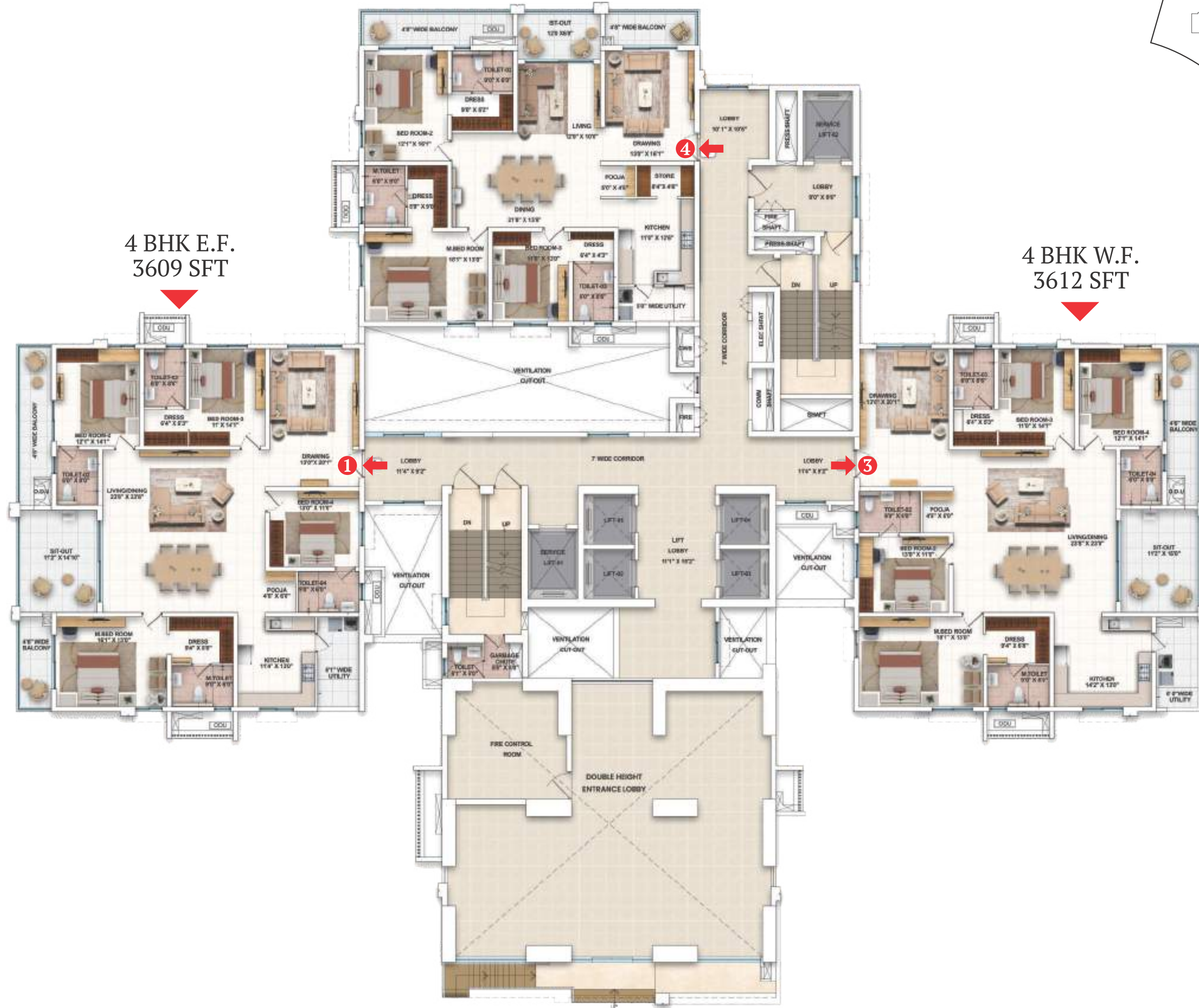
FIRST
FLOOR PLAN
TOWER 1 & 3



3 BHK E.F.
3043 SFT

4 BHK E.F.
3609 SFT

4 BHK W.F.
3612 SFT



ENTRANCE LOBBY



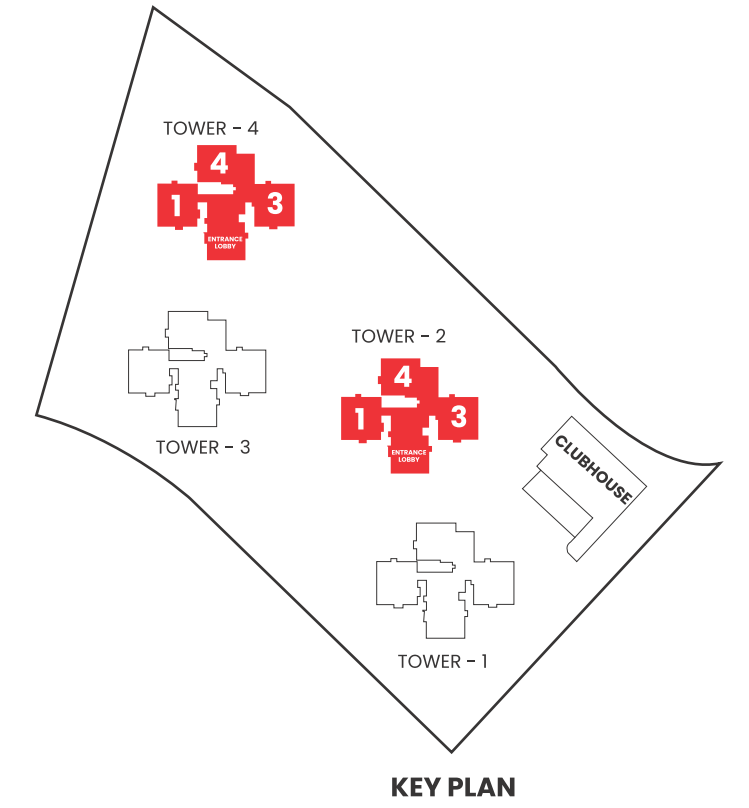
3 BHK E.F.
3043 SFT

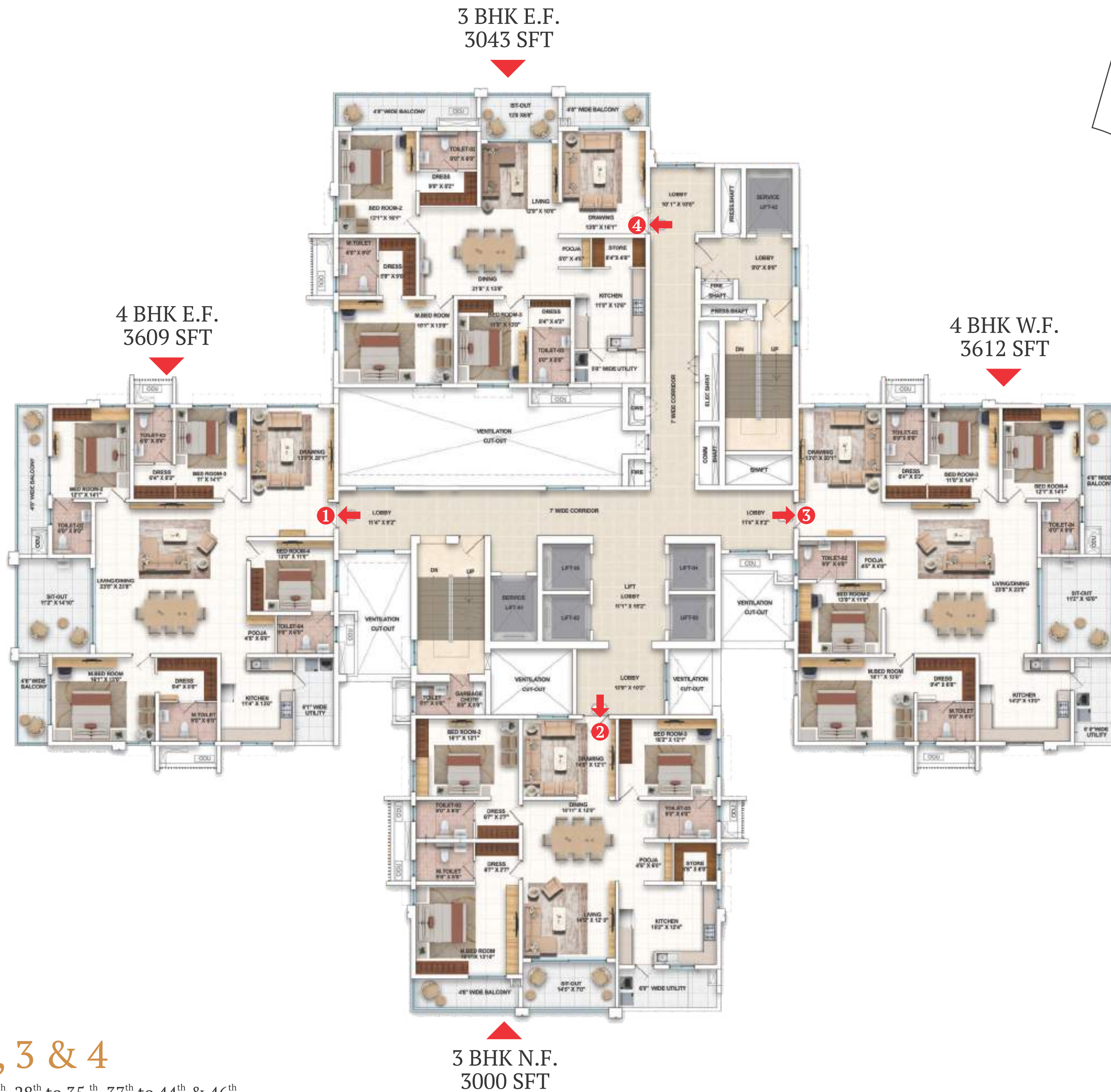
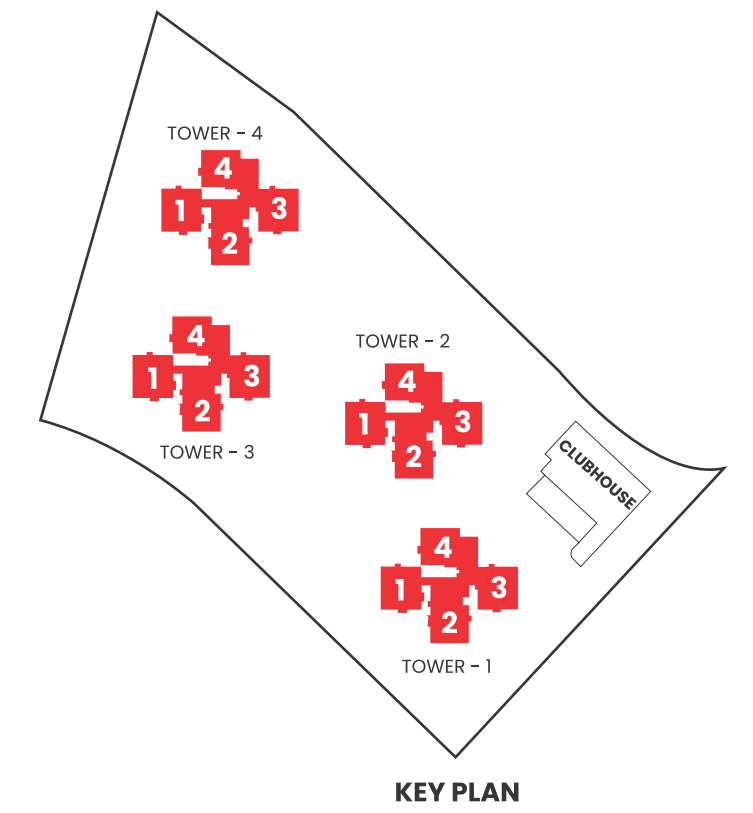
4 BHK E.F.
3609 SFT

4 BHK W.F.
3612 SFT



ENTRANCE LOBBY





TYPICAL
FLOOR PLAN
TOWER 1, 2, 3 & 4

Floors 2nd to 17th, 19th to 26th, 28th to 35th, 37th to 44th & 46th

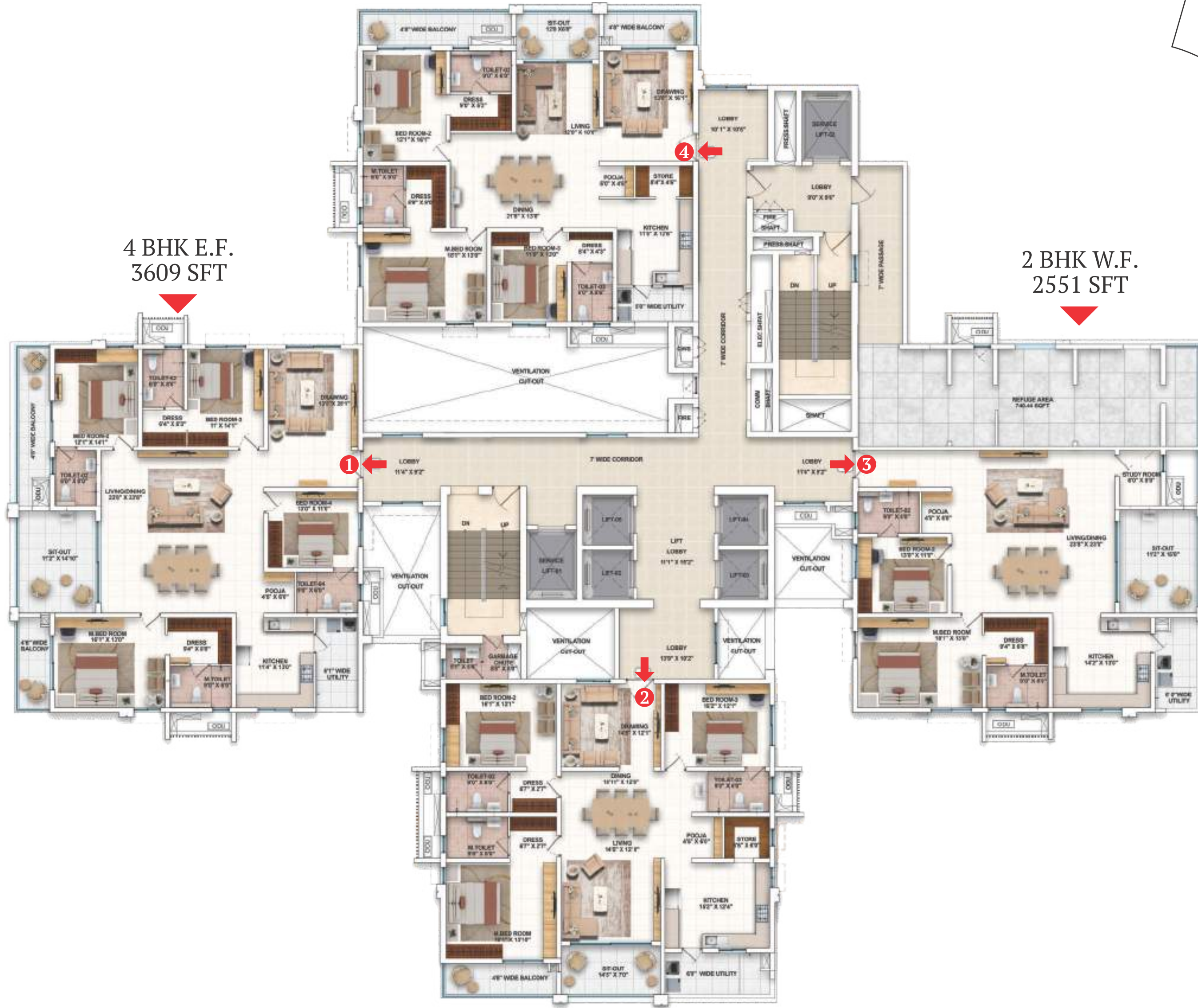
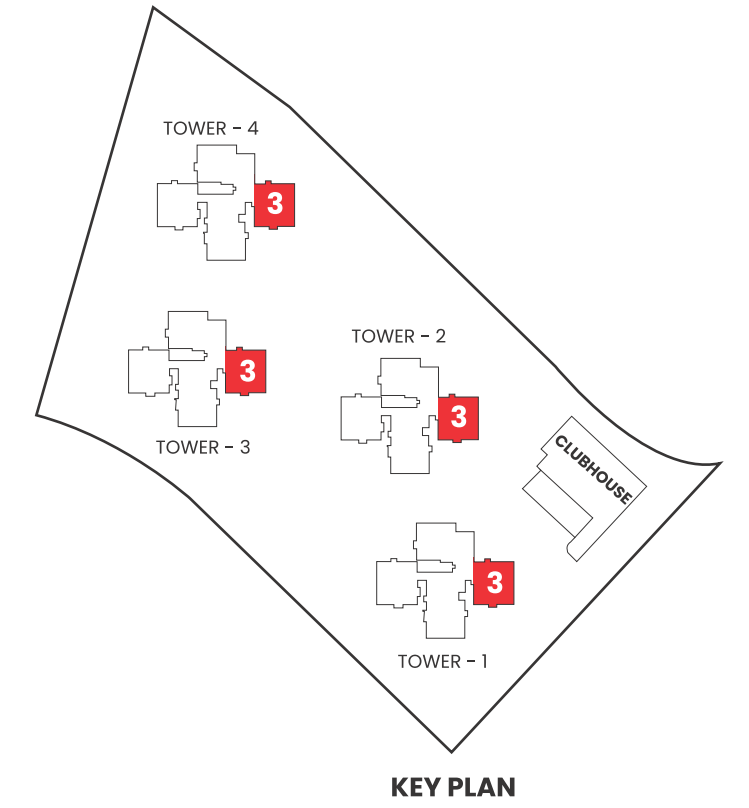


3 BHK E.F.
3043 SFT

4 BHK E.F.
3609 SFT

2 BHK W.F.
2551 SFT

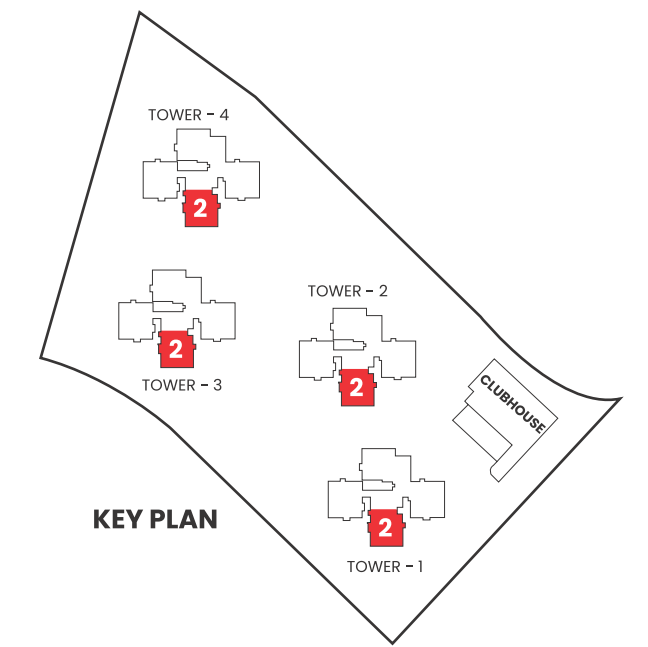
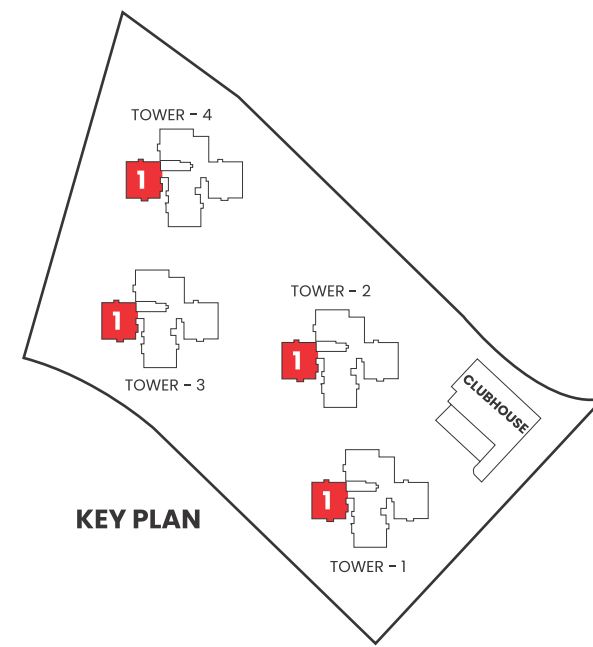
3 BHK N.F.
3000 SFT



REFUGE
FLOOR PLAN
TOWER 1, 2, 3 & 4

Floors 18th, 27th, 36th & 45th

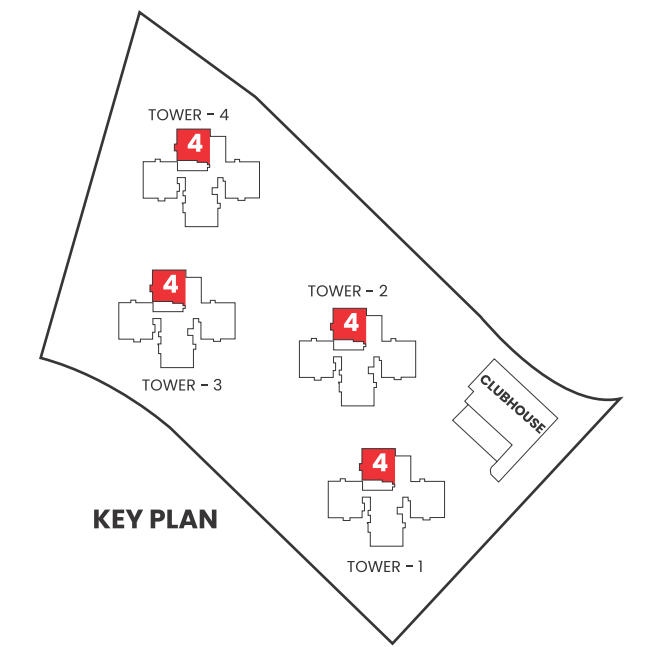
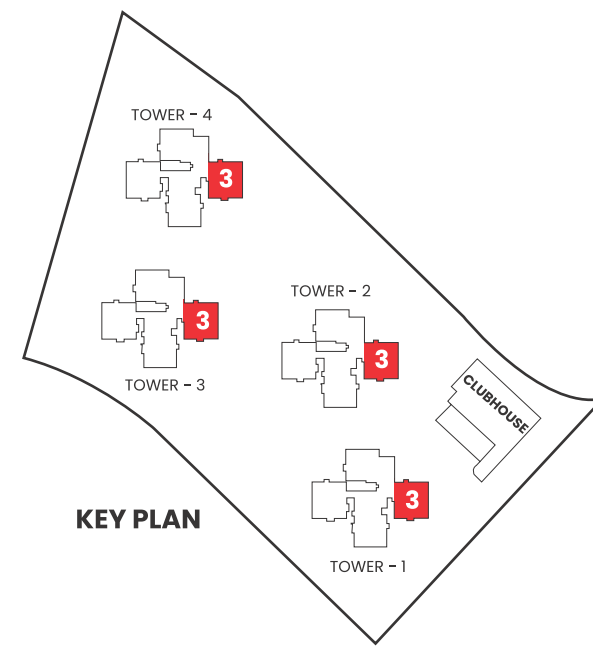




FLAT NO. 1
4 BHK | EAST FACING
3609 SFT

FLAT NO. 2
3 BHK | NORTH FACING
3000 SFT

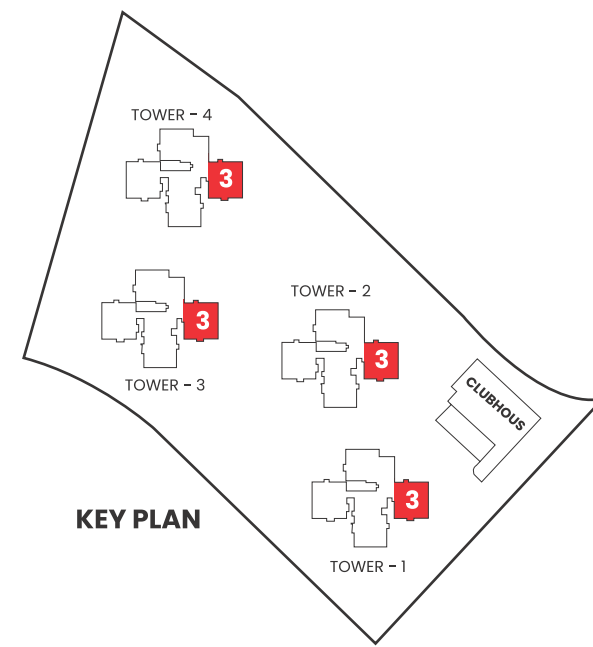




FLAT NO. 3
4 BHK | WEST FACING
3612 SFT

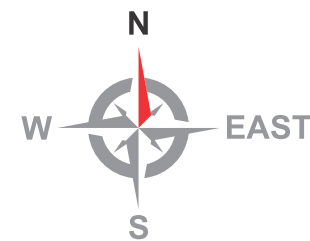
FLAT NO. 4
3 BHK | EAST FACING
3043 SFT





FLAT NO. 3
 2 BHK | WEST FACING
 2551 SFT

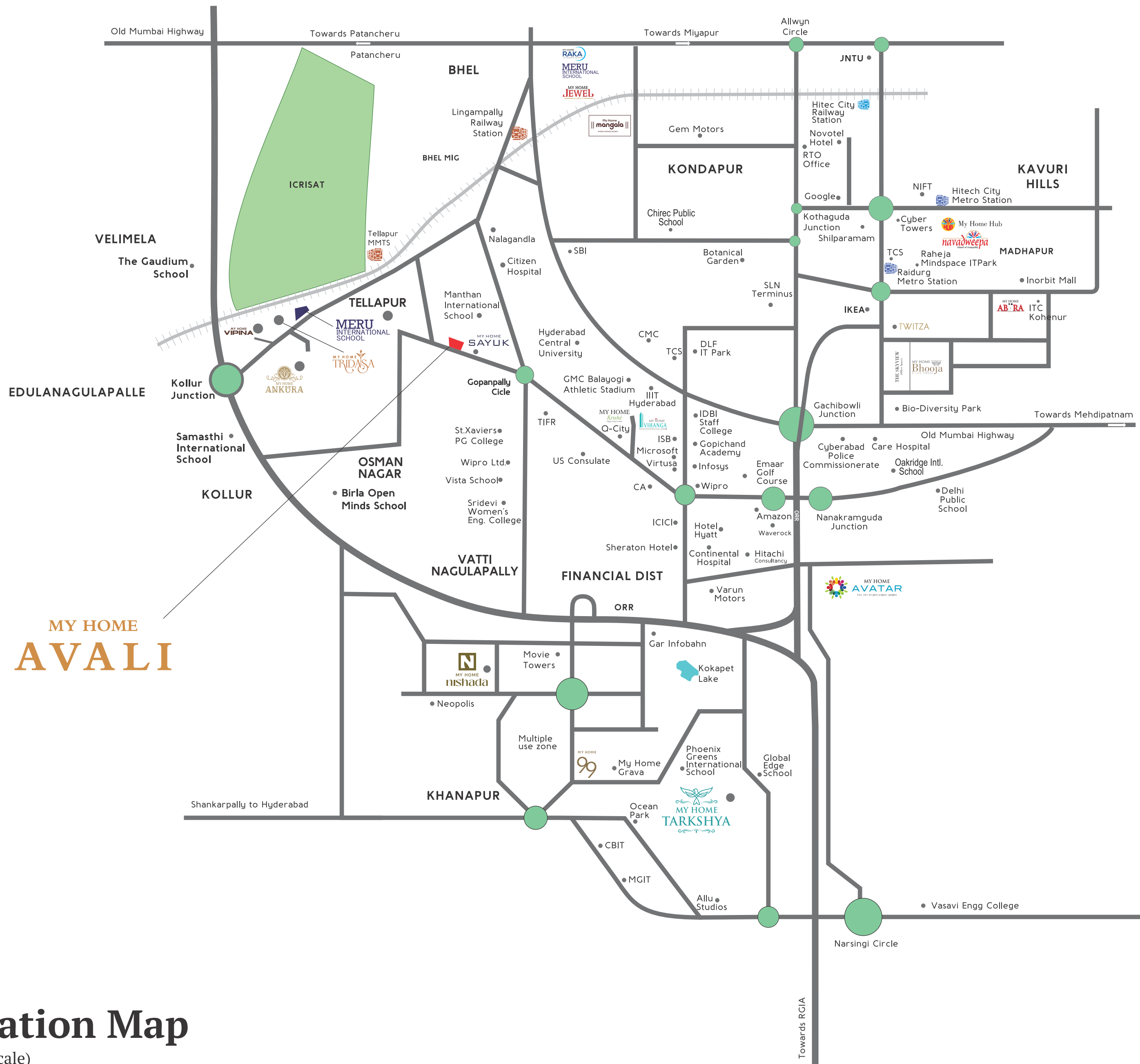
TOWER 1, 2, 3 & 4
 Refugee Floors 18th, 27th, 36th & 45th



MY HOME
AVALI

LIVE THE

PLUS LIFE



MY HOME
AVALI

Location Map

(Not to Scale)

Location Highlights

- Connectivity**
 - Outer Ring Road (Exit-2) - 5 min
 - Lingampally Railway Station - 12 min
 - RGI Airport - 40 min
 - Tellapur MMTS - 5 min
 - BHEL - 13 min
- Commercial & IT Hubs**
 - Financial District - 15 min
 - Kokapet - 20 min
 - Hitech City - 30 min
- Educational Institutes**
 - Meru International School - 5 min
 - Manthan International School - 2 min
 - Birla Open Minds International School - 10 min
 - ISB - 15 min
- Hospitals**
 - Citizen's Hospital - 13 min
 - Continental Hospital - 15 min
 - Star Hospital - 16 min
 - Care Hospitals, Gachibowli - 20 min

SPECIFICATIONS

SUPER STRUCTURE	RCC shear wall-framed structure, resistant to wind and earthquake (Zone -2)
WALLS	
EXTERNAL WALLS	Reinforced shear walls
INTERNAL WALLS	Reinforced shear walls
CEILING FINISHES	
DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY	Smoothly finished with putty and Acrylic emulsion paint.
BATHROOMS	Grid ceiling to cover all service lines.
WALL FINISHING	
DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY	Smoothly finished with punning and acrylic emulsion paint .
BATHROOMS	Glazed vitrified tile cladding up to lintel height.
EXTERNAL FINISHING	Texture finish & two coats of exterior Emulsion paint of reputed brands with architectural features.
FLOORING	
DRAWING, DINING, LIVING, BEDROOMS, KITCHEN	(800 x 1200 mm size) double charged Vitrified tiles of reputed brand with spacer joint.
BALCONY / BATHROOMS / UTILITY	Anti-skid vitrified tiles
CORRIDORS FLOORING	Vitrified tiles with spacer joint
STAIRCASE	Natural stone/Granite flooring
WINDOWS / GRILLS	Windows are of Aluminum alloy / UPVC glazed sliding/open-able shutters with EPDM gaskets, necessary hardware with M.S. Grill and provision for mosquito mesh shutter.
DOORS	
MAIN DOORS	Hardwood frame, finished with melamine spray polish, Teak finished flush shutters with reputed Hardware.
INTERNAL DOORS	Hardwood frame or factory made wooden frame with both side laminated flush shutter with reputed Hardware.
BATHROOMS/UTILITY DOORS	Granite frame with both side laminated flush shutter with reputed Hardware.
BALCONIES	Aluminum/UPVC glazed french sliding doors with mosquito mesh provision.

ALL BATHROOMS	<ul style="list-style-type: none"> Vanity type wash basin with single lever basin mixer. EWC with flush valve of reputed brand. Single lever bath and shower mixer. Provision for geysers in all bathrooms. All faucets are chrome plated of reputed brands.
KITCHEN	<ul style="list-style-type: none"> Granite platform and sink in customer scope. Provision for Hot & Cold Water. Provision for water purifier.
ELECTRICAL	<ul style="list-style-type: none"> Concealed copper wiring of reputed make. Power outlet for Air Conditioners in all bedrooms and living. Power outlets for Geysers in all bathrooms and utility. Power outlets for chimney, hob, refrigerator, microwave oven, mixer/grinder, water purifier in kitchen. Washing machine & dishwasher point in utility area. Three phase supply for each unit and individual prepaid meters. Miniature circuit breakers (MCB) for each distribution board of reputed make. Modular switches of reputed make.
TV/TELEPHONE	<ul style="list-style-type: none"> Provision for internet connection & DTH Telephone point in drawing TV points in all bedrooms, drawing & living
WATER PROOFING	Waterproofing shall be provided for all bathrooms, balconies, utility area & roof terrace
SECURITY	<ul style="list-style-type: none"> Intercom facility to all units connection security Comprehensive security system with cameras at main security. Entrance of the tower & lift cabins
FIRE SAFETY	Fire alarm, automatic sprinklers and wet risers as per Fire Authority regulations.
POWER BACK UP	Metered DG backup with acoustic enclosure & AMF.
PNG/LPG	Supply of gas from LPG/PNG
LIFTS	<ul style="list-style-type: none"> V3F drive high speed lifts of reputed make. Lift lobby cladding with vitrified tiles /granite.
WTP & STP	<ul style="list-style-type: none"> Water treatment plant for bore-well water and water meter for each Unit. A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping and flushing purpose.
BILLING SYSTEM	Automated billing system for Water, Power, Gas, & Maintenance.

SALEABLE AREA STATEMENT (IN SFT) TOWERS - (1 to 4)

Flat No.	Type	Carpet Area (in sft)	Exclusive Balcony Area (in sft)	Common area (Including External Walls) (in sft)	Saleable Area (in sft)
FLAT-01	4 BHK	2206	319	1084	3609
FLAT-02	3 BHK	1930	174	896	3000
FLAT-03	4 BHK	2269	260	1083	3612
FLAT-04	3 BHK	1892	237	914	3043
REFUGE FLAT-03 ON 18 TH , 27 TH , 36 TH & 45 TH FLOORS	2 BHK	1620	193	738	2551



TELLAPUR TECHNOCITY PVT. LTD.

(An initiative by My Home Group & Prathima)

Regd. Office: 8th Floor, Block-3, My Home Hub, Madhapur, Hyderabad - 500 081, Telangana.

Site Address: Sy. No.365/P, 366/P, 367/P, Tellapur(Village), Ramachandrapuram (M), Sangareddy, 502001, Telangana



