

YOUR KEY
TO
GRAND LIVING
IN
ADIBATLA!



CASA  BELLA
GRAND LIVING APARTMENTS



WHERE WE THINK DIFFERENT
EVOLVE HIGHER
PAMPER YOUR SENSES
FEEL THE DIFFERENCE
IN LIVING

Upgrade your standards to a stunningly opulent lifestyle that is marked with uber-class offerings, and an unmatched aura of luxury, all that you deserve to call your own. Soaring high in grace, and away from the urban hustle bustle, **Casa Bella in Adibatla** is a modern marvel that redefines the way of living, and reserves some of the finest strokes of lavishness and comfort. Located very close to renowned IT parks, just stroll to your workstation from your home, saving time and energy, and get shielded from the traffic and pollution.

STROLL THROUGH THE HIGH-END,
AND THE HIGHEST ORDER OF FINESSE

CASA
BELLA

An aerial architectural rendering of the Casa Bella apartment complex. The complex consists of several interconnected multi-story buildings with a mix of white and brown facades. The buildings are surrounded by lush green trees and vegetation. A road with a few cars is visible in the foreground, and a large, modern-looking structure, possibly a clubhouse or commercial space, is attached to one of the buildings. The overall scene is bright and sunny, with long shadows cast by the buildings.

CASA
BELLA

**ENJOY THE ENDLESS SWATHES
OF SERENITY, JUST WALK TO WORK**

Upgrade to a better life, indulge your love for beauty. Come home to an aura of luxury you richly deserve. Soaring high in a premium locality, yet leaving the crowded hustle of urban living behind. Located in Adibatla amidst open green fields, Aerospace SEZ, and commercial/residential hubs, KK Projects' Casa Bella will pamper you. Reserved for those who believe life must be lived to the fullest, this haven of style and comfort, best defines Luxury!

ARISTOCRATIC ELEGANCE, PLATINUM-CLASS PERFECTION

Avail the ultimate assortment of the best things

Stay teased and feel stretched in imagination, for the best and the most varied list of offerings that elevate your life's quality outmatch your expectations thoroughly

- Located in Adibatla
- East and West Facing Units
- Swimming Pool & Changing Rooms
- Designer Landscaping
- Children's Play Area
- Outdoor Seating Areas
- Clubhouse
- Multipurpose Hall
- Gym
- Yoga/Meditation Room
- Association Office
- Indoor game room with Chess, Carroms, Table Tennis

Project Features

- Car Parking for Each Unit
- EV Charging Stations
- Well-lit and Well Organized
- Designer Landscapes
- 24x7 Water Supply, Security
- Rain Water Harvesting Pit
- Generator Backup
- Visitor's Parking



**THE JOY BEGINS HERE,
JUST UNFURL
YOUR URBAN
OASIS**

**CLUB HOUSE
LUXURIES**

**GYM
INDOOR GAMES
YOGA/MEDITATION ROOM
BADMINTON COURT
BANQUET HALL/DINING
MULTIPURPOSE HALL
TABLE TENNIS
ASSOCIATION ROOM
GUEST ROOMS**



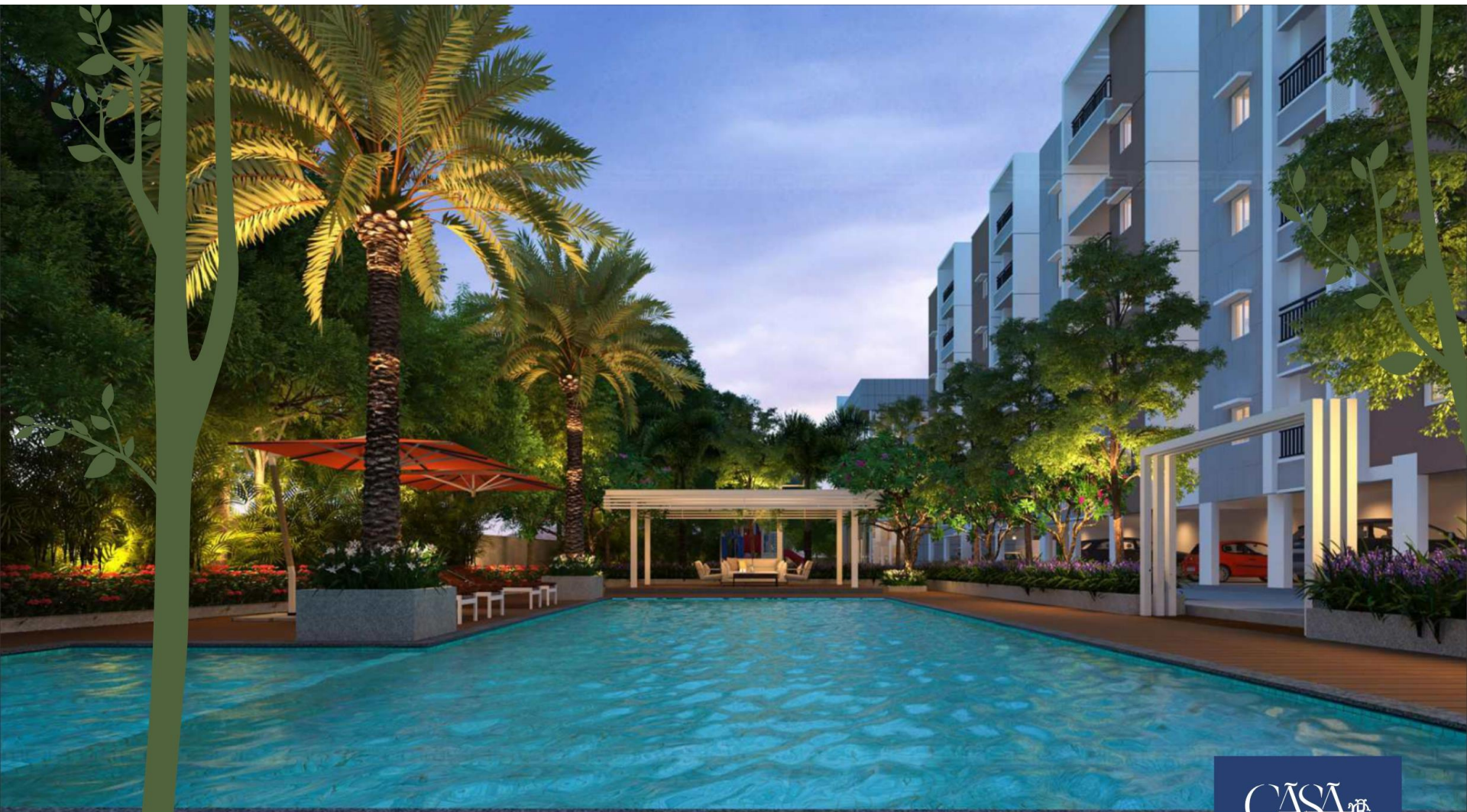
**OUT DOOR FEATURES
AND SPORTS**

**SWIMMING POOL
PROFESSIONAL
LANDSCAPING
WALKING PATH
CHILDREN'S PARK
OUTDOOR GYM
HALF BASKET
BALL COURT
PARTY LAWN
SEATING AREA**



**CASA
BELLA**





ADIBATLA, THE FUTURE'S OWN FAVOURITE

**ENJOY THE LAVISHNESS
& BLISS OF PERFECT LIVING**

HOMES WITH EXCELLENT FINISHES
AND BEST VENTILATION

CASA
BELLA

MASTER PLAN



CASA
BELLA

Legend

- | | | |
|-------------------------|-----------------------|------------------|
| 1 Entrance Gate | 5 Childrens Play Area | 9 Open Gym |
| 2 Swimming Pool | 6 Elders Seating | 10 Jogging Track |
| 3 Half Basketball Court | 7 Clubhouse | 11 Driveway |
| 4 Party Lawn | 8 Transformer | |



SCULPTING YOUR DREAM INTO A PERFECT SHAPE

ENJOY THE VISTAS THAT PUMP FRESH OXYGEN AND THE
ENERGY LEVELS TO MAKE YOU FIT AND FINE





From fantastically designed homes that ooze well-optimised
And flexibly alterable spaces, to scintillating ambience at the clubhouse,
Or the curated-in-style common spaces, Casa Bella has many a cornerstone
Carved to spell out class

2.68
ACRES

6 BLOCKS

5 FLOORS

200 INDEPENDENT CLUB HOUSE

UNITS RANGING FROM 1195 TO 1559 SFT.

DESIGNER LANDSCAPE

Phase 1 Block A & Block B

Phase 2 Block C & Block D

Phase 3 Block E & Block F

+ N

BLOCK -A,C,E & F

TYPICAL FLOOR PLAN

KEY LAYOUT



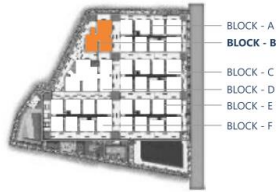
BLOCK - A
BLOCK - B
BLOCK - C
BLOCK - D
BLOCK - E
BLOCK - F

AREA STATEMENT

| Flat No. | Type | Facing | Builtup | SBUP |
|----------|------|--------|---------|------|
| 1 | 3BHK | West | 1239 | 1563 |
| 2 | 2BHK | West | 917 | 1156 |
| 3 | 2BHK | West | 992 | 1250 |
| 4 | 2BHK | West | 997 | 1257 |
| 5 | 2BHK | East | 996 | 1256 |
| 6 | 2BHK | East | 1144 | 1442 |
| 7 | 2BHK | East | 956 | 1206 |
| 8 | 3BHK | East | 1237 | 1559 |



KEY LAYOUT



BLOCK - A
BLOCK - B
BLOCK - C
BLOCK - D
BLOCK - E
BLOCK - F

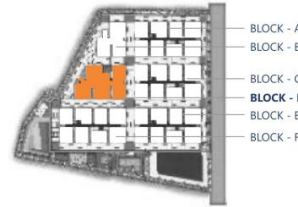
BLOCK - B TYPICAL FLOOR PLAN

BLOCK - B AREA STATEMENT

| Flat No. | Type | Facing | Builtup | SBUP |
|----------|------|--------|---------|------|
| 1 | 2BHK | West | 1000 | 1261 |
| 2 | 2BHK | West | 999 | 1260 |
| 3 | 3BHK | East | 1228 | 1549 |



KEY LAYOUT



BLOCK - A
BLOCK - B
BLOCK - C
BLOCK - D
BLOCK - E
BLOCK - F

BLOCK - D TYPICAL FLOOR PLAN

BLOCK - D AREA STATEMENT

| Flat No. | Type | Facing | Builtup | SBUP |
|----------|------|--------|---------|------|
| 1 | 2BHK | West | 996 | 1256 |
| 2 | 2BHK | West | 913 | 1152 |
| 3 | 3BHK | West | 1225 | 1545 |
| 4 | 3BHK | East | 1231 | 1552 |
| 5 | 2BHK | East | 996 | 1256 |



SPECIFICATIONS

Quality in Details

We use the finest materials and accessories to create that aura of sophistication and style. Here are our specifications.



CASA
BELLA



STRUCTURE

R.C.C. Structure



SUPER STRUCTURE

External Walls 9" and Internal Walls 4½" in Red Brick and Cement Mortar



PLASTERING

2 Coats of Cement Plastering



DOORS & WINDOWS

Main Door: Teak wood frame and Teak veneered, melamine polished shutter with S.S. hardware

Internal Doors: Hard wood frame with designer moulded shutter and S.S. hardware

Bathroom Doors: WPC door frame with shutter

French Doors: UPVC profile sections with clear glass and mosquito mesh

Windows: UPVC profile sections with clear glass and mosquito mesh

Window Grills: Aesthetically designed Powder Coated Mild Steel (M.S.) for First floor. (Other floors will be provided at extra cost)

Railings: Mild Steel (M.S.) with enamel paint in sit out/balcony. Stainless Steel Railing for Staircases



PAINTING

Internal: Smooth wall putty finish with Two coats of premium emulsion paint of reputed make over a coat of primer

External: Two coats of Exterior emulsion paint of reputed make over a coat of primer



FLOORING

- Vitrified flooring of size 600*600 mm or larger in Kitchen, Hall, and Bedrooms
- Ceramic Anti-skid tiles in sit out/balcony
- Ceramic Non-Slip flooring in Toilets and Utility
- Vitrified flooring in Corridors
- Granite flooring in Staircases



KITCHEN

- Granite Platform with Stainless Steel Sink
- Glazed Ceramic Tiles dado up to 2' height above Kitchen Platform of reputed make
- Separate Municipal Water provided by HMDA along with Borewell water.
- Provision for fixing of Water Purifier, Exhaust Fan or Chimney
- Glazed Ceramic Tiles Dado up to 3' height in Utility area
- Provision for Washing Machine & Wet Area for Washing Utensils in Utility area



ELECTRICAL

- 3 phase Supply for each unit with individual meter boards
- Miniature Circuit breakers (MCB) for each distribution boards of reputed make
- Concealed copper wiring in conduits for lights, fans, and power plug points of Anchor/RR Kabel or equivalent make
- Switches of Anchor/Legrand or equivalent make
- Power outlets for Air Conditioners in all Bedrooms
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer grinder in kitchen
- Geyser power outlets in all Bathrooms
- Exhaust Fans in all bathrooms
- Plug points for T.V. in Living and Master Bedroom



TOILETS

- Glazed Ceramic Tile Dado up to Lintel height of reputed make
- Single Lever Fixtures with Wall Mixer cum shower of Jaquar/Cera or equivalent make
- EWC flush Tank Hardware/Cera make or equivalent make
- Jaquar/Cera or equivalent make CP fittings
- CPVC Pipes of Sudhakar or equivalent make
- Geyser points in all bathrooms
- Exhaust fan provided in all bathrooms



CABLE TV & Internet

- Cable TV Provision for Cable Connection in Master Bedroom & Living Room
- Provision for Internet Connection in every apartment



CAR PARKING

- Reserved Car Parking for Residents
- Dedicated Visitor Parking
- Dedicated Car Wash Area
- Electric Vehicle Charging Stations



SECURITY

24/7 Security at Entrance and Exit gates
Closed Circuit Camera Surveillance at Entrance-Exit gates, and Elevator banks



BACKUP POWER

- Generator Power backup for
- Common Area lights and Elevators
- Inverter wiring provided for 6 points in 2 bedroom apartment and 8 points in 3 bedroom apartment



ELEVATOR

Automatic door Elevator with rescue device and V3F Drive for energy efficiency



WATER SUPPLY AND STP

- Underground storage tanks with pumps, and overhead tanks for both Municipal and Domestic water supply
- Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping
- Rain Water Harvesting Pits provided for recharging ground water levels as per the norms

CASA
BELLA

SHORTER AND SIMPLER THAN YOUR 'WALK TO WORK'

JUST 3 KMS TO NADERGUL, WHERE EVERY THING YOU CAN GET

Just a drive away from the upcoming IT corridors and the Outer Ring Road, and well-connected to the core of the city and exhaustive social infrastructure, Adibatla is the prime location near Hyderabad that captures the most pristine natural settings and peaceful ambience, besides ample availability of water and greenery all around.



BUILDING ICONS AND DEVELOPING LIFESTYLES

KK Projects chooses best properties in highly strategic locations, all unified by an unmistakable signature of quality, sustainability and enduring value. Each project is defined KK Builders's astute site selection, impeccable style, optimal use of space and light, exacting attention to detail and confidence of ROI.

Corporate office

KK Projects

#101, Sai Sagar Heights
Prakash Nagar,
Begumpet,
Hyderabad - 500003.

Site Address

Survey 656
Adibatla, Ibrahimpatnam Mandal,
Rangareddy - 501510.

Sales & Marketing



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

EMPLOYMENT

Tata Aerospace SEZ - 2 Mins
TCS - 5 Mins
FAB City - 15 Mins
Hardware Park - 15 Mins
Pharma City - 35 Mins
Financial District - 35 Mins
Gachibowli - 35 Mins
HITEC City - 35 Mins

CONNECTIVITY

Near ORR Exit 13
Nadergul - 5 Mins
LB Nagar Metro - 25 Mins
Shamshabad Airport - 20 Mins
BDL - 15 Mins

LEISURE

Wonderla - 10 Mins
Ramoji Film City - 20 Mins
Banyan Tree Resort - 15 Mins

EDUCATION

Narayana IIT Olympiad School - 3 min
Akshara International School - 5 min
Delhi Public School - 8 min
Indus Valley Int. School - 15 min
Narayana Junior College - 3 min
Sri Gayatri Junior College - 10 min
MVSR Eng. College - 10 min
Spoorthy Eng. College - 15 min

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