

Lets Embark on a Beautiful Journey of fine living!



A PROJECT BY KAKATIYA INFRA PROJECTS PVT LTD



*About 20 years old, 110 Mango trees
distributing one mango tree to each villa*



This is where the Love of Nature finds You

This is where the oxygen rich, fully grown mango trees are there to welcome you with their shade and fill your bounty with fulfilling sweetness of its fruit. Mango Leaf is a very rare development where you find nature in its full bloom.



*Homes,
In Collaboration
with Nature*

Imagine an idyllic world where your beautiful home comes with its own mango tree. Imagine the sweet fragrance wafting in the breeze and the music of chirping birds. Imagine waking up to acres of greenery yet being close to every modern convenience. A life just as you imagine is waiting...



Open up to the Greens - The Mango Leaf

*Designed for the Present.
Trend for the Future Too.*



The Mango Leaf villas are homes you would love to flaunt. Every unit comes with its own mango tree of which you are the proud owner. Interestingly, the mango trees are nature and over 20 years old to make a picture-perfect sight. Luxury and nature are truly wedded here! The ultra-luxe facade is rivaled only by the plush interiors, the silken smooth walls, the private nooks and corners. All the windows open up to breathtaking views of mango orchards.





Birla Open Minds
International
School

Meghana's
Majestic
Meadows

ORR

50 Feet
Wide Road

ORR

Government
2BHK
Project

100 FT
Wide Road

SAMASHTI
International
School

ORR

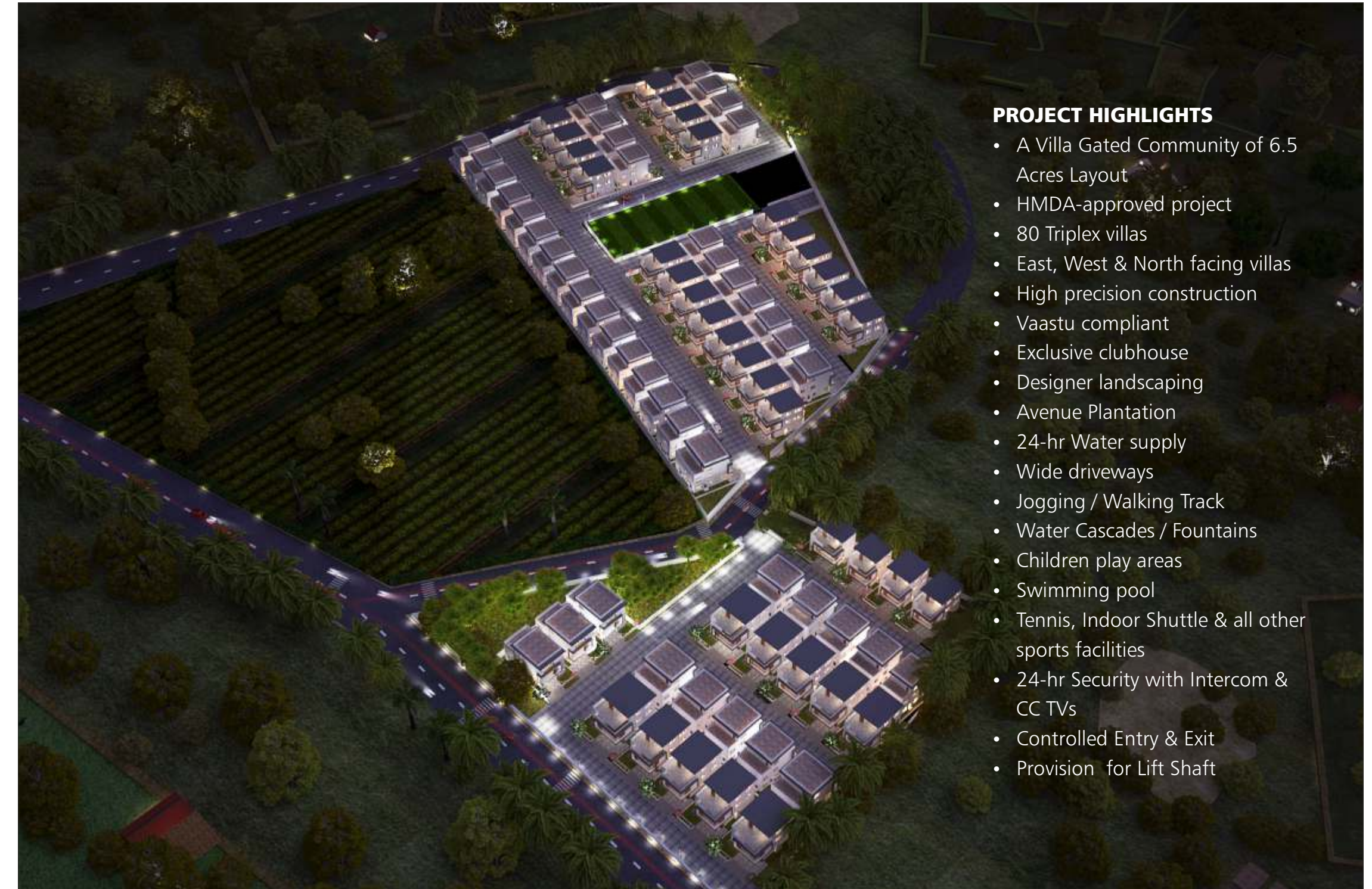
To Kokapet ➔



TSIC
90 ACRES PROPOSED
FOR IT ZONE



BHEL Employee
Cyber Colony



PROJECT HIGHLIGHTS

- A Villa Gated Community of 6.5 Acres Layout
- HMDA-approved project
- 80 Triplex villas
- East, West & North facing villas
- High precision construction
- Vaastu compliant
- Exclusive clubhouse
- Designer landscaping
- Avenue Plantation
- 24-hr Water supply
- Wide driveways
- Jogging / Walking Track
- Water Cascades / Fountains
- Children play areas
- Swimming pool
- Tennis, Indoor Shuttle & all other sports facilities
- 24-hr Security with Intercom & CC TVs
- Controlled Entry & Exit
- Provision for Lift Shaft

*Touched by Sunshine
Sprinkled with Stardust*



All the triplex villas showcase contemporary space planning to enhance residents' comfort levels. The interior space is meticulously contoured to connect with elements and your needs. Enjoy the breeze from Mango leaves as you snuggle in your room warmly. Unrivalled quality in construction, refinement matches the aristocratic taste in you. Brand contraptions, superior fixtures will make your daily living joyful. While each family member has space for his or her needs, large living room, courtyard, and dining space gives ample space for family bonding.



Art of Enjoyment
The Science of Wellness



You'll love the sprawling clubhouse fitted with a plethora of facilities. There are indoor game zones for cards, snooker and table tennis. The sparkling blue pool is wonderfully inviting, while a top-of-the-line gym has everything to tone your body. For the mind and soul, welcome to the meditation room. Live it up, every moment.



Exclusive Clubhouse



CLUBHOUSE AMENITIES

Entrance Lobby & Reception
Multi-purpose hall
Gymnasium
Indoor games
Board games, TT, Billiards
Yoga/Meditation/Aerobics
Open party areas
Shuttle court
Banquet hall
Guest rooms
Party Lawns
Swimming pool



Clubhouse Plans



Ground Floor Plan

*Of Knowledge Hubs
And Shopping Sprees*



Mango Leaf is the perfect place to give your family the healthiest, most memorable life experience. While the elderly can take their nature walks, the young ones have the finest academic institutions at a stone's throw. If you have a brand fetish, the best malls in the city are close by. And for those who hate being late to work, every world-class workspace and office tower is just a few minutes a drive away.

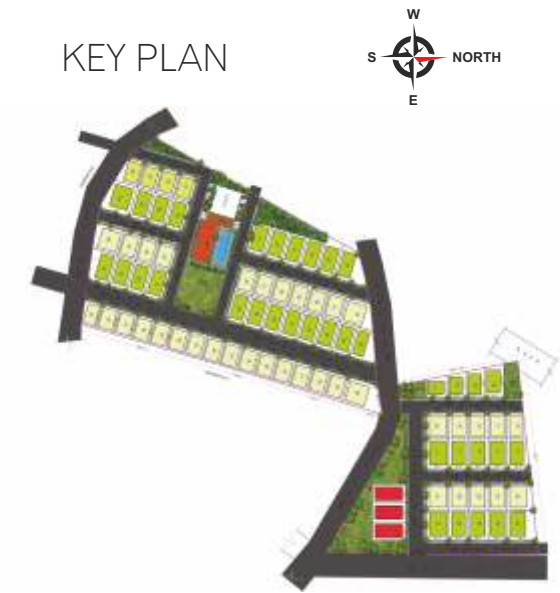




Area Statement

Plot No	Facing	Plot Area in Sq.yds	Total Built-up Area in Sqft.	Plot No	Facing	Plot Area in Sq.yds	Total Built-up Area in Sqft.
1&11	EAST	300.01	3964.63	28	WEST	353.37	3828.46
2-4 & 12-14	EAST	253.22	3325.3	29	WEST	200.84	2791.9
5	EAST	381.35	3957.94	30	WEST	200.59	2800.59
15	EAST	281.98	3325.3	31	WEST	199.13	2800.59
21	EAST	184.29	2320.82	32	WEST	198.88	2800.59
22	EAST	195.16	2794.38	33	WEST	196.91	2800.59
23	EAST	225.7	2855.28	34	WEST	196.8	2800.59
24	EAST	256.23	3155.67	35	WEST	196.68	2800.59
44	EAST	317.18	3493.72	36	WEST	193.88	2779.62
45-47	EAST	239.91	3493.72	37	WEST	193.45	2779.62
48-54	EAST	239.91	2974.84	38	WEST	193.08	3087.9
55	EAST	278	2516.46	39&40	WEST	192.48	3087.9
67	EAST	364.3	4399.98	41	WEST	195.02	3074.97
68&69	EAST	239.91	3493.72	42	WEST	198.79	3074.97
70	EAST	240	3493.72	43	WEST	185.81	3087.58
71-74	EAST	240	2974.84	56	WEST	313.32	3818.18
75	EAST	286.1	2979.3	57-62	WEST	199.93	3075.61
76	EAST	347.64	2903.85	63-65	WEST	199.93	3075.61
6	WEST	285.26	3199.1	66	WEST	301.24	4036.19
7&17	WEST	210.99	2698.92	77-79	WEST	199.93	3075.61
8&9,18&19	WEST	210.99	2698.92	80	WEST	224.13	3075.61
10&20	WEST	249.98	3192.69	25-27	NORTH	266.75	3239.76
16	WEST	200.23	2324.02				

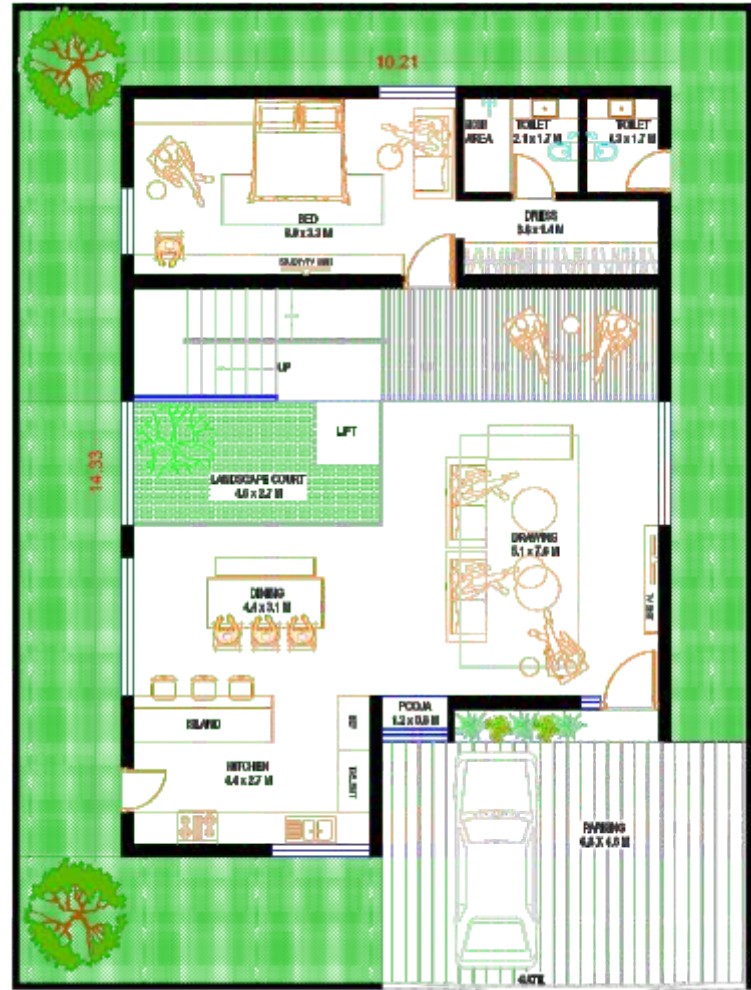
KEY PLAN



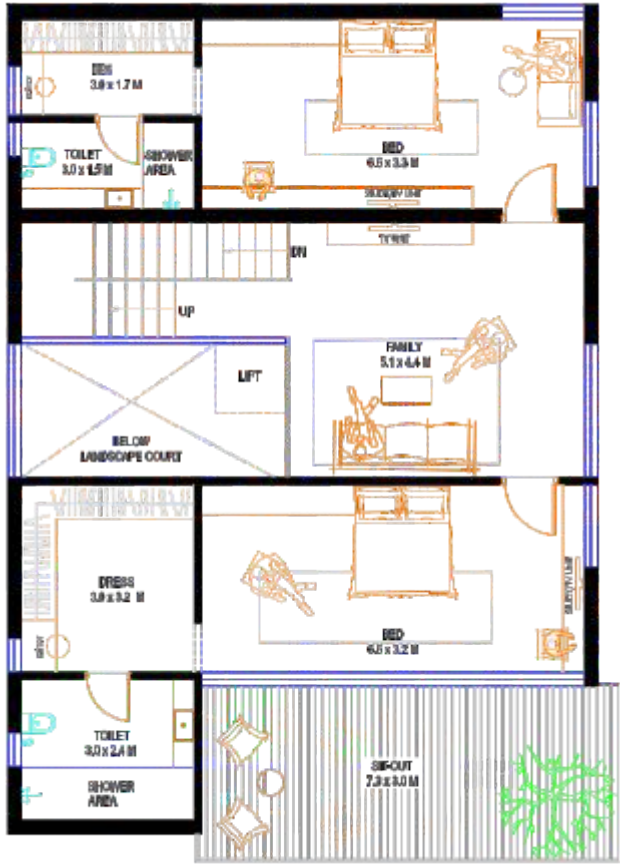
TYPE- 1
EAST FACING VILLA
38'X60'

Area Statement

Total Plot Area	:	253.00 Sq.yds
Ground Floor Area	:	1063.00 Sq.ft
First Floor Area	:	1331.00 Sq.ft
Second Floor Area	:	845.00 Sq.ft
Deck Area	:	110.00 Sq.ft
Porch Area	:	179.00 Sq.ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

KEY PLAN

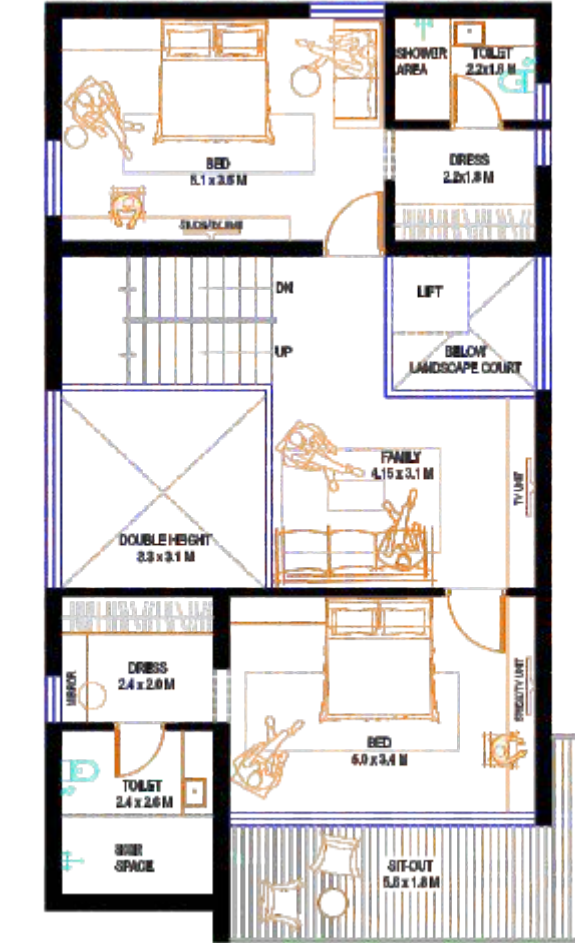


TYPE- 2
EAST FACING VILLA
36'X60'

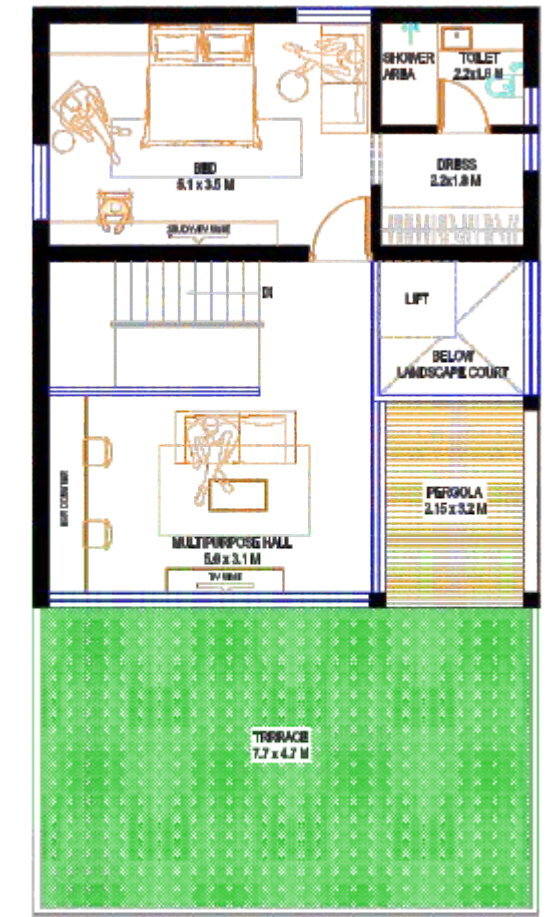
Area Statement	
Total Plot Area	: 240.00 Sq.yds
Ground Floor Area	: 986.00 Sq.ft
First Floor Area	: 1234.00 Sq.ft
Second Floor Area	: 786.00 Sq.ft
Deck Area	: 87.00 Sq.ft
Porch Area	: 166.00 Sq.ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

KEY PLAN



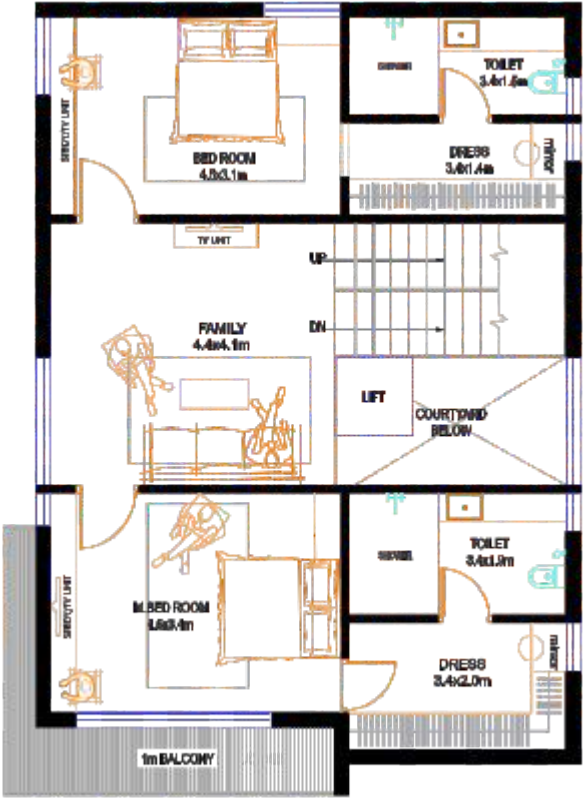
TYPE- 3
WEST FACING VILLA
38'X50'

Area Statement

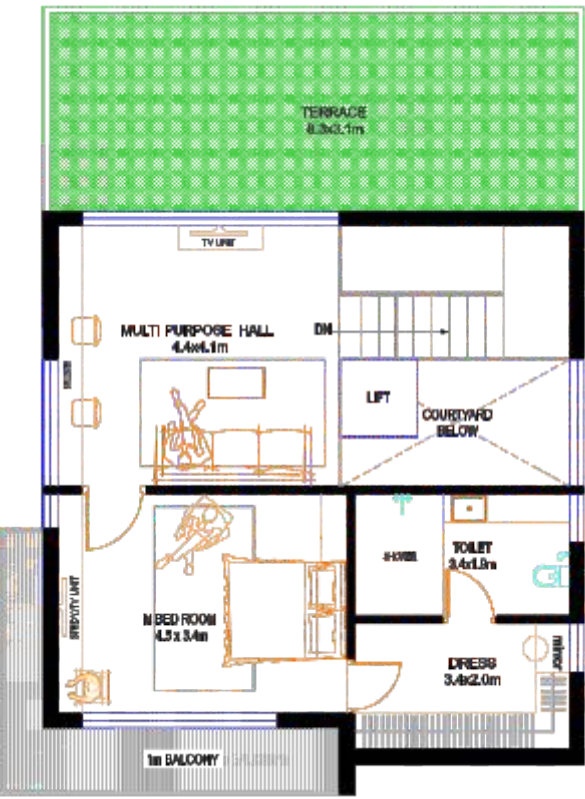
Total Plot Area	:	211.00 Sq.yds
Ground Floor Area	:	916.00 Sq.ft
First floor Area	:	1117.00 Sq.ft
Second Floor Area	:	910.00 Sq.ft
Porch Area	:	200.00 Sq.ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

KEY PLAN



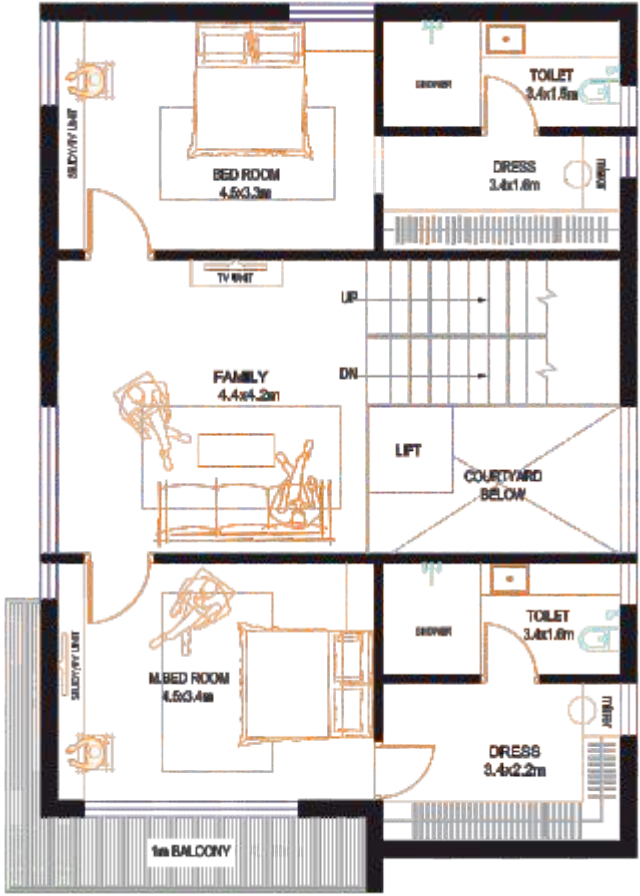
TYPE- 4
WEST FACING VILLA
36'X50'

Area Statement

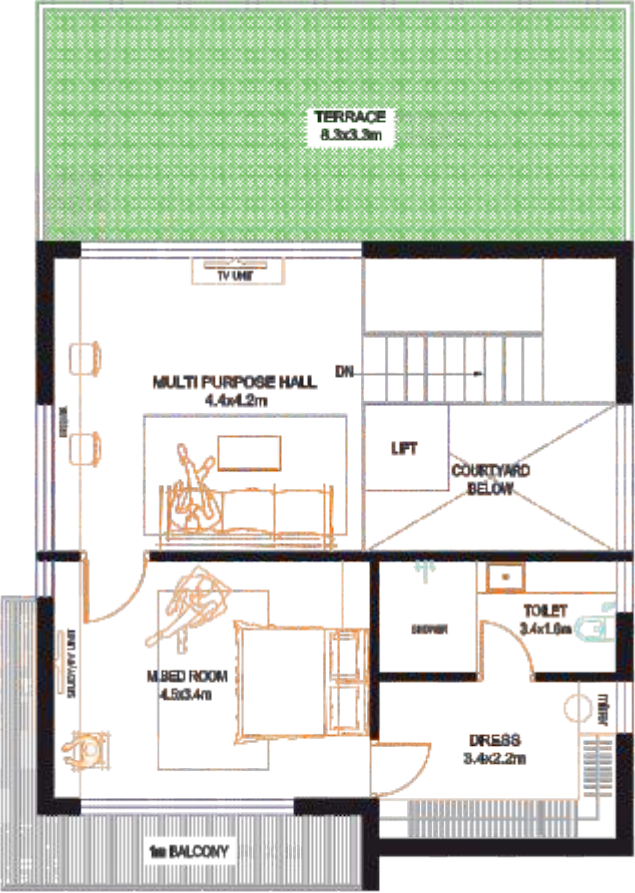
Total Plot Area	:	200.00 Sq.yds
Ground Floor Area	:	916.00 Sq.ft
First floor Area	:	1117.00 Sq.ft
Second Floor Area	:	910.00 Sq.ft
Porch Area	:	200.00 Sq.ft



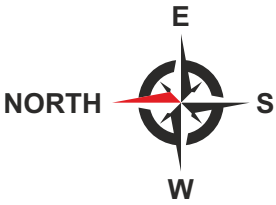
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Specifications

Doors & Windows

Entrance Doors:

Teak wood frame with 4'0" wide panelled single shutter in Teak wood timber with melamine polishing

Internal Doors:

Hard wood timber frames and flush shutters with natural veneer finish

French Doors / Windows:

uPVC Frames sliding glass doors and casement windows. Fixed windows. Sliding windows and top Hung Windows of Premium Make hardware of windows superior quality brush finished stainless steel and single glazed unit with clear glass

Electrical

Concealed wiring with PVC Insulated copper wires of reputed make. Modular switches of reputed make sufficient power outlets and light points
Individual earthing system

Flooring

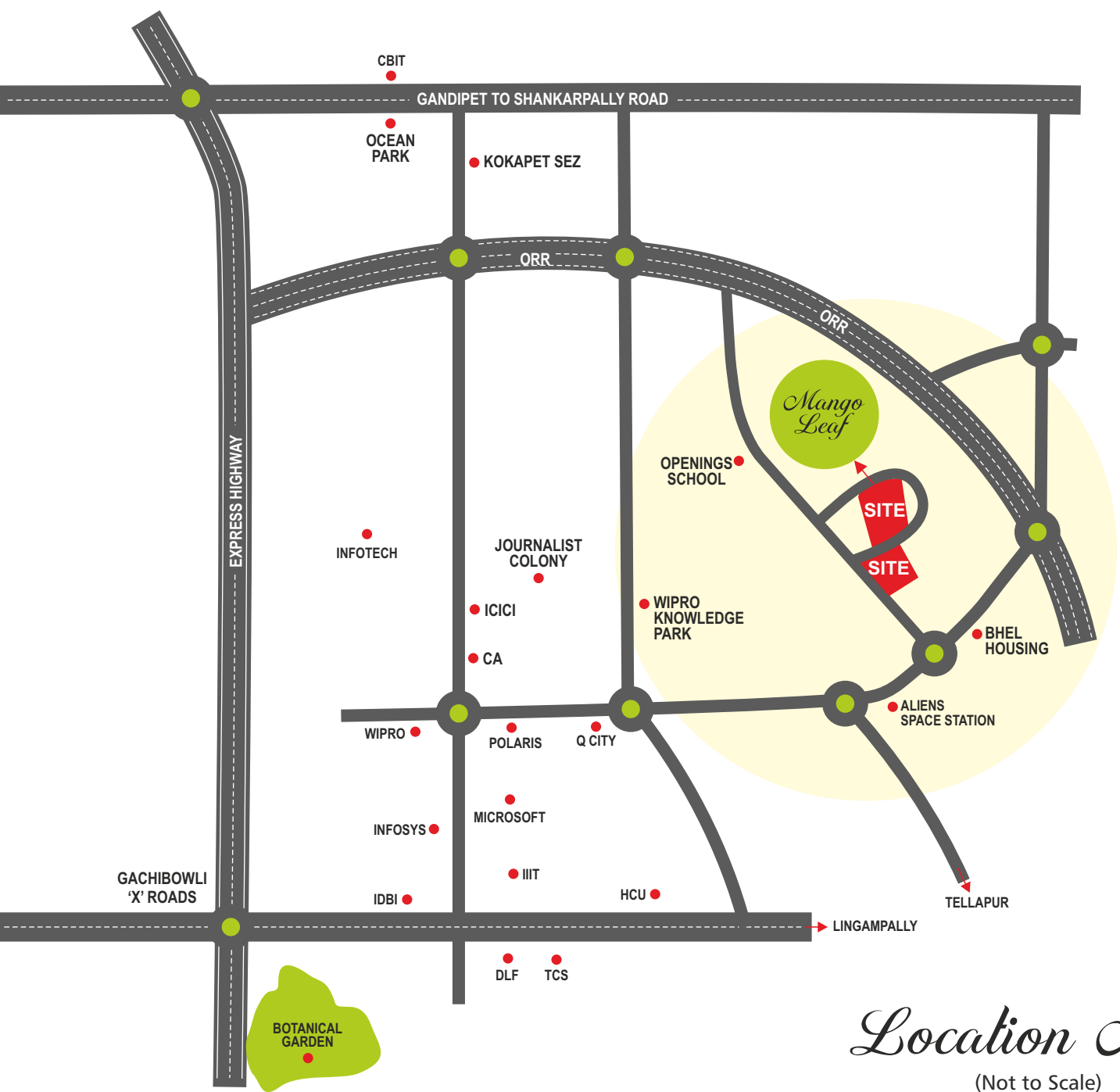
Vitrified tiles in bedrooms, foyer, living, family and dining toilets with granite top on counters
Vitrified / Ceramic tiles for toilets flooring and walls up to lintel height. Anti-Skid Flooring for Balconies

Toilets

Wall hung water closets, Wash basins with premium quality basin mixers and shower heads
Hydro-pneumatic water supply system for toilets and kitchen to ensure sufficient water pressure
Water efficient sanitary ware and CP fittings to Ensure Saving of treated water
Exhaust fan provision

Services

Uninterrupted power supply, 100% Back-up for all services and villas
CAT6 Cabling Network in all rooms to facilitate tele/Internet service
Facilitate tele/ Tele/Internet service
Round the clock Security
Sewage Treatment Plant
Water Treatment Plant
Solid waste management
Provision of WI-FI connectivity.



DISTANCES FROM SITE

Hospitals

Care Hospital - 14.3 Kms
Continental Hospitals - 12.6 Kms
KIMS - 15.0 Kms
Citizen Hospitals Nallagandla - 7.2 KmS

Education

Birla Open Minds International School - 700 Meters
Samashti International School - 3 Kms
University of Hyderabad -11.3 Kms
Chirec International School - 12.4 Kms
Arbor International School -12.8 Kms
Delhi Public School - 23.0 Kms
Oakridge International School - 22.7 Kms

Connectivity

Gachibowli - 11.0 Kms
Wipro Circle - 8.4 Kms
Botanical Garden - 12.5 Kms
Kokapet - 13 Kms
Cyber Towers - 16.8 Kms
Ikea - 18 Kms
City Capital Mall - 15 Kms
Rajiv Gandhi International Airport - 42.5 Kms



*To take life to the next level, Fix your nameplate in a Mango Leaf villa.
There's no greener way to come home!*



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