



# villas 64

LIVE MULTI LEVEL

MULTI  
LEVEL  
LIFESTYLE

villas  
64



LEISURE  
INDEPENDENCE  
MEMORIES  
CONVENIENCE  
& GREENERY



Life



L I V E M U L T I L E V E L

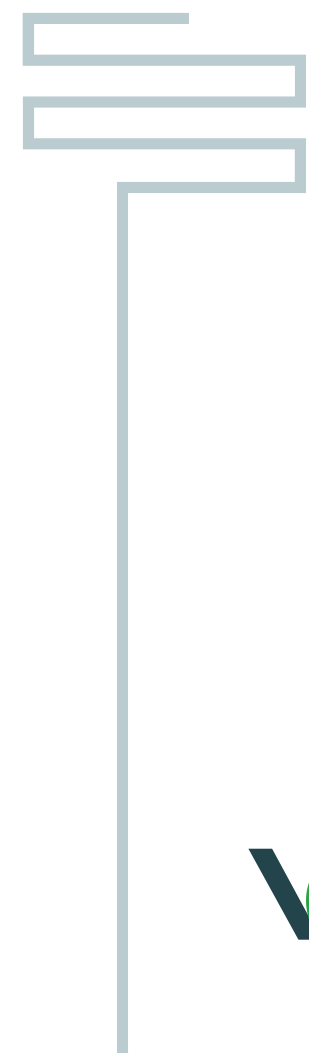
**villas**  
**64**

1 style



M U L T I L E V E L

03  
02  
01  
00



villas  
64



STREET VIEW OF TYPE "BE" VILLAS

*statement*

LEVEL

MULTI

*the level  
that  
defines  
you*

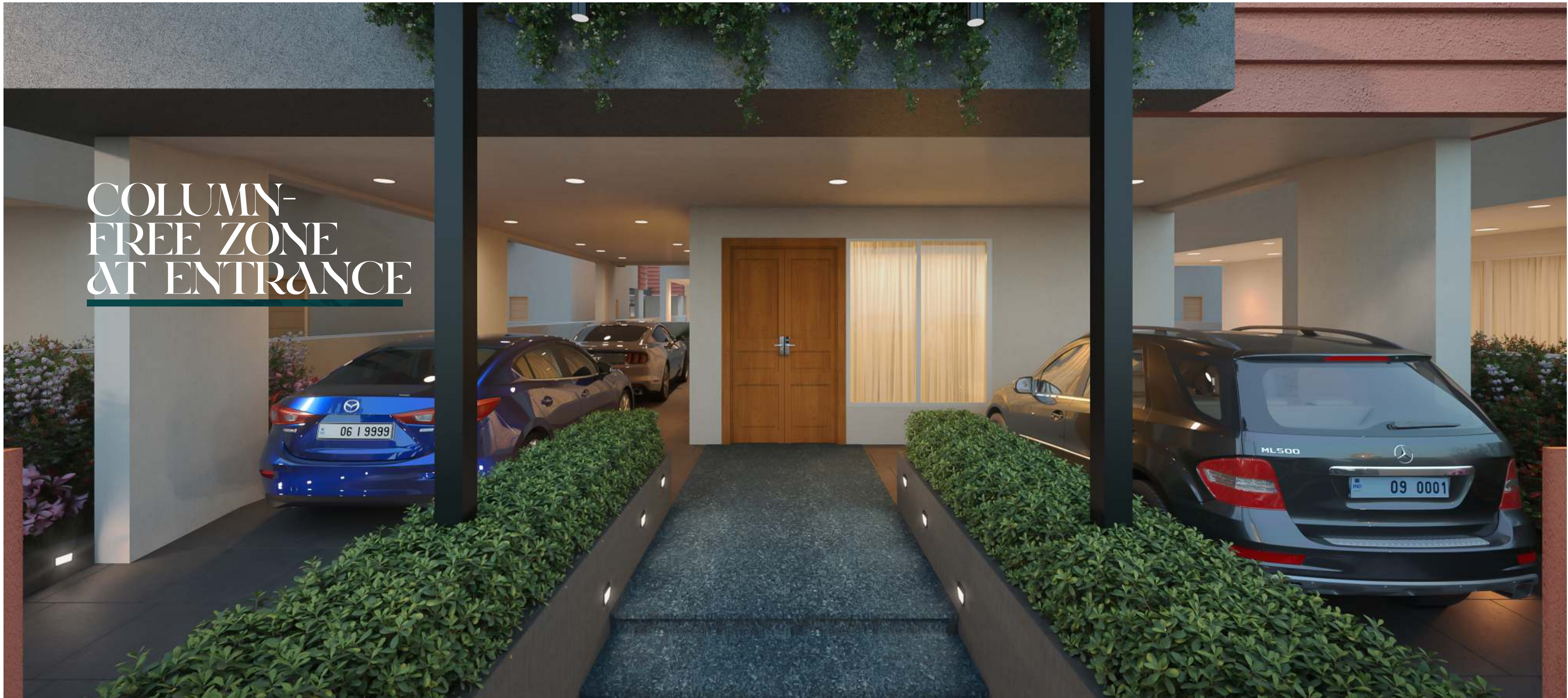


4BHK  
3BHK  
EAST &  
WEST  
FACING

**64** VILLAS **6**

TYPE	DE	DW	BE	BW	ΔE	ΔW
NOS	22	22	9	9	1	1

EXPLORE  
00  
01  
02  
03



COLUMN-FREE ZONE AT ENTRANCE

-FOUR CAR PARKING FOR "A" TYPE -THREE-CAR PARKING FOR "B&D" TYPE



-SEPARATE GATES FOR CARS & PEDESTRIANS

00

LEVEL · LOBBY · SERVANT ROOM · STORE ROOM

PARKING

CHERISH  
MEMORIES  
FOREVER

Villas  
64

01  
LEVEL

· LIVING ROOM · BEDROOM WITH WALK-IN CLOSET

· KITCHEN & UTILITY · DINING AREA · PUJA ROOM

LIVING





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ENJOY  
PRIVATE  
MOMENTS

02

LEVEL

CHILLING

• MASTER BEDROOM WITH WALK-IN CLOSET • BEDROOM WITH WALK-IN CLOSET

• LOUNGE AREA WITH DOUBLE HEIGHT CEILING • SEATING BALCONY

ENTERTAINING

BLOCK  
BUSTER  
TIMES



03

LEVEL

• HOME THEATRE • BALCONY

• LOUNGE AREA • BEDROOM WITH WALK-IN CLOSET

villas  
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GREEN AREAS OF

3.93

ACRES

SPREAD ACROSS THE  
PROJECT AT MULTIPLE  
LOCATIONS

COLOUR YOUR LIFE  
GARDEN

Villas  
64

*thoughtfully  
designed  
open  
spaces*



JOGGING

CYCLING

LEISURE WALK

YOGA

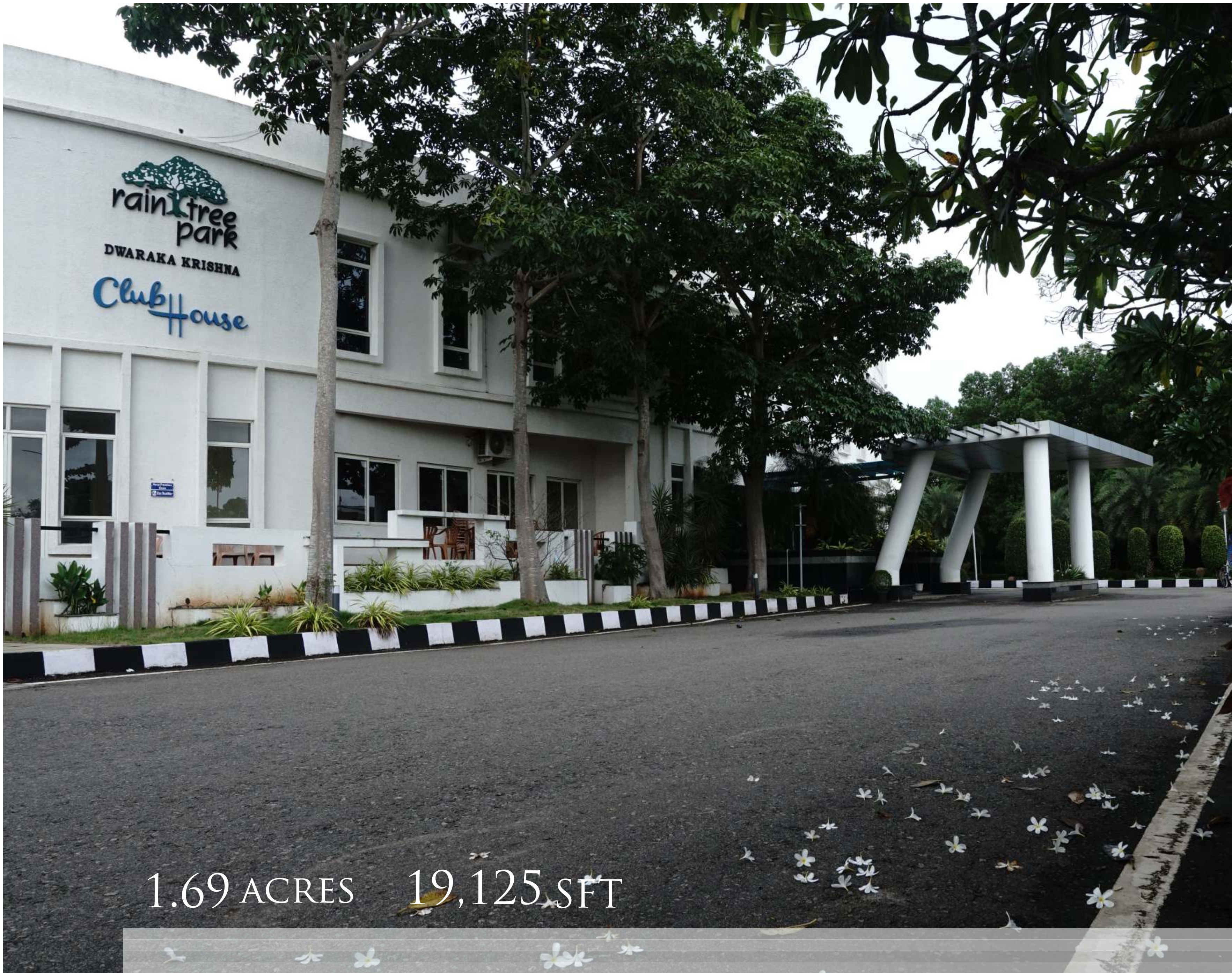
MEDITATION



MULTI ACTIVITY

ORBITALS

**villas**  
64



1.69 ACRES 19,125 SFT

ACTIVITY PACKED

CLUBHOUSE

Villas  
64



SHOPPING/MARKET

VILLAS MAIN ENTRANCE

BADMINTON COURT

TENNIS COURT

SAND  
VOLLEY BALL

SWIMMING POOL/  
KIDS POOL

OUTDOOR  
PARTY LAWN

**Villas**  
**64**



## OUTDOOR

- TENNIS COURT
- BADMINTON COURT
- SAND VOLLEY BALL COURT
- JOGGING TRACK
- SWIMMING POOL
- CHILDREN'S POOL
- PARTY LAWN



## INDOOR

- AV ROOM
- GYMNASIUM
- LIBRARY
- YOGA ROOM
- MULTIPURPOSE HALL
- GAMES ROOM

# INDOOR



# STEP-IN



*script  
the moments  
that  
matter*



**LIVING** ROOM

UPTO  
**556**  
SFT

**villas**  
**64**

*craft  
the  
stories  
that  
resonante*



# BED ROOM

BEDROOM  
UPTO  
**292**  
SFT

CLOSET  
UPTO  
**95**  
SFT

WASHROOM  
UPTO  
**116**  
SFT

**villas**  
**64**

*experience  
sun  
soaked  
mornings*



BALCONY

*live  
moon  
lit  
evenings*



DOUBLE HEIGHT BAR AREA

BAR TABLE

# BREAK-TIME

*enjoy the breeze on top level*



LEVEL NEXT

TERRACE

*swim in the sky*

• GAZEBO • LAP POOL • SOLAR PANELS



LAP POOL  
(ONLY IN TYPE "A" UNITS)

Villas 64



STREET VIEW OF TYPE "BW" VILLAS

OWN IT

villas  
64



# BIRD'S EYE VIEW

# Villas 64

33.69  
ACRES  
(PROJECT LAND)



# MASTER PLAN



- HASSLE FREE CLEAR LAND TITLES FREE FROM ENCUMBRANCE
- 100% VAASTU-COMPLIANT
- BEAUTIFULLY LANDSCAPED ENVIRONMENT COMPRISING GREENERY
- EARTHQUAKE RESISTANT STRUCTURE
- UNDERGROUND ELECTRICAL CABLING
- 24-HOUR INTEGRATED SECURITY
- 24 HRS WATER SUPPLY

PHASE I (I16)	: SOLD OUT
VILLAS 26	: SOLD OUT
VILLAS 64	: PROPOSED DEVELOPMENT
VILLAS 88	: FUTURE DEVELOPMENT

# TYPE D EAST FACING

PLOT AREA **210** SQ YD | BUILT-UP AREA **3994** SFT

STILT + 2 FLOORS  
PLOT SIZE : 33' 3" X 56' 9"

- 3 BEDROOMS WITH TOILET + POWDER ROOM
- PUJA ROOM
- 3 CARS PARKING
- SERVANT ROOM & TOILET
- CARPET AREA : 2,574 SFT
- PARKING AREA : 677 SFT

## KEY PLAN

12.20M WIDE ROAD																
BW-247	BW-246	BW-245	BW-244	BW-243	BW-242	BW-241	BW-240	PATHWAY	BW-239	DW-238	DW-237	DW-236	DW-235	DW-234	DW-233	DW-232
BE-248	BE-249	BE-250	BE-251	BE-252	BE-253	BE-254	BE-255	PATHWAY	BE-256	DE-257	DE-258	DE-259	DE-260	DE-261	DE-262	DE-263
12.20M WIDE ROAD																
DW-279	DW-278	DW-277	DW-276	DW-275	DW-274	DW-273	DW-272	DW-271	DW-270	PATHWAY	DW-269	DW-268	DW-267	DW-266	DW-265	AW-264
DE-280	DE-281	DE-282	DE-283	DE-284	DE-285	DE-286	DE-287	DE-288	DE-289	PATHWAY	DE-290	DE-291	DE-292	DE-293	DE-294	AE-295
12.20M WIDE ROAD																



**Villas  
64**





# 'D' TYPE EAST FACING



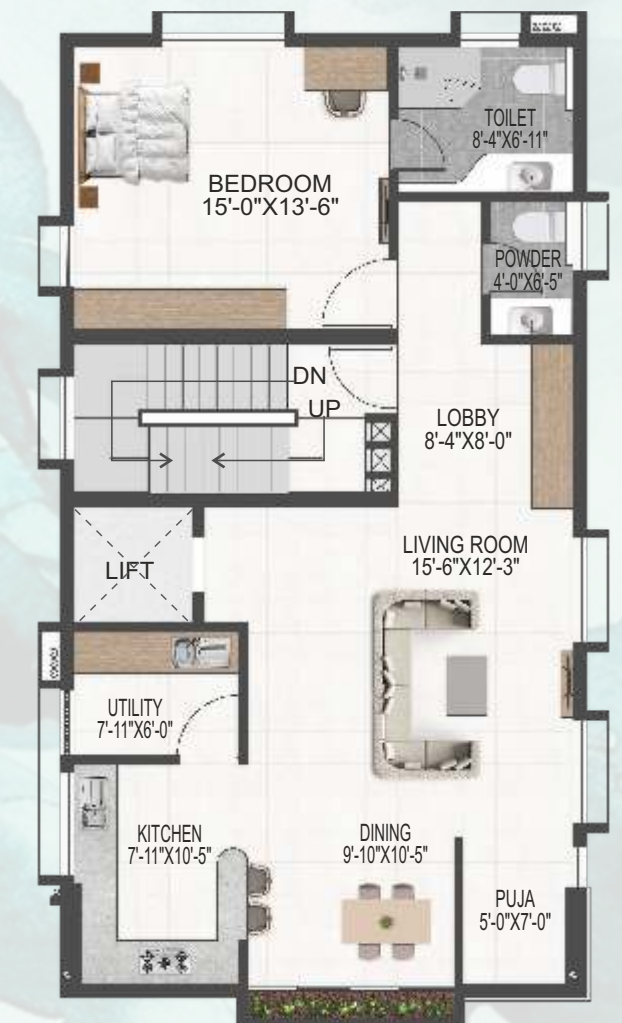
TERRACE FLOOR PLAN



SECOND FLOOR PLAN



STILT FLOOR PLAN



FIRST FLOOR PLAN



# TYPE D

## WEST FACING

PLOT AREA **210** SQ YD | BUILT-UP AREA **3697** SFT

STILT + 2 FLOORS  
PLOT SIZE : 33' 3" X 56' 9"

- 3 BEDROOMS WITH TOILET + POWDER ROOM
- PUJA ROOM
- 3 CARS PARKING
- SERVANT ROOM & TOILET
- CARPET AREA : 2,272 SFT
- PARKING AREA : 519 SFT

### KEY PLAN

12.20M WIDE ROAD																
BW-247	BW-246	BW-245	BW-244	BW-243	BW-242	BW-241	BW-240	PATHWAY	BW-239	DW-238	DW-237	DW-236	DW-235	DW-234	DW-233	DW-232
BE-248	BE-249	BE-250	BE-251	BE-252	BE-253	BE-254	BE-255		BE-256	DE-257	DE-258	DE-259	DE-260	DE-261	DE-262	DE-263
12.20M WIDE ROAD																
DW-279	DW-278	DW-277	DW-276	DW-275	DW-274	DW-273	DW-272	DW-271	DW-270	PATHWAY	DW-269	DW-268	DW-267	DW-266	DW-265	AW-264
DE-280	DE-281	DE-282	DE-283	DE-284	DE-285	DE-286	DE-287	DE-288	DE-289		DE-290	DE-291	DE-292	DE-293	DE-294	AE-295
12.20M WIDE ROAD																



**Villas 64**



# 'D' TYPE WEST FACING



TERRACE FLOOR PLAN



SECOND FLOOR PLAN



STILT FLOOR PLAN



FIRST FLOOR PLAN



# TYPE B

## EAST FACING

PLOT AREA  
**244** SQ YD

BUILT UP AREA  
**4883** SFT

STILT + 3 FLOORS  
PLOT SIZE : 40' X 55'

- 4 BEDROOMS WITH TOILET + POWDER ROOM
- HOME THEATER
- PUJA ROOM
- 3 CARS PARKING
- SERVANT ROOM & TOILET
- CARPET AREA : 3,429 SFT
- PARKING AREA : 613 SFT

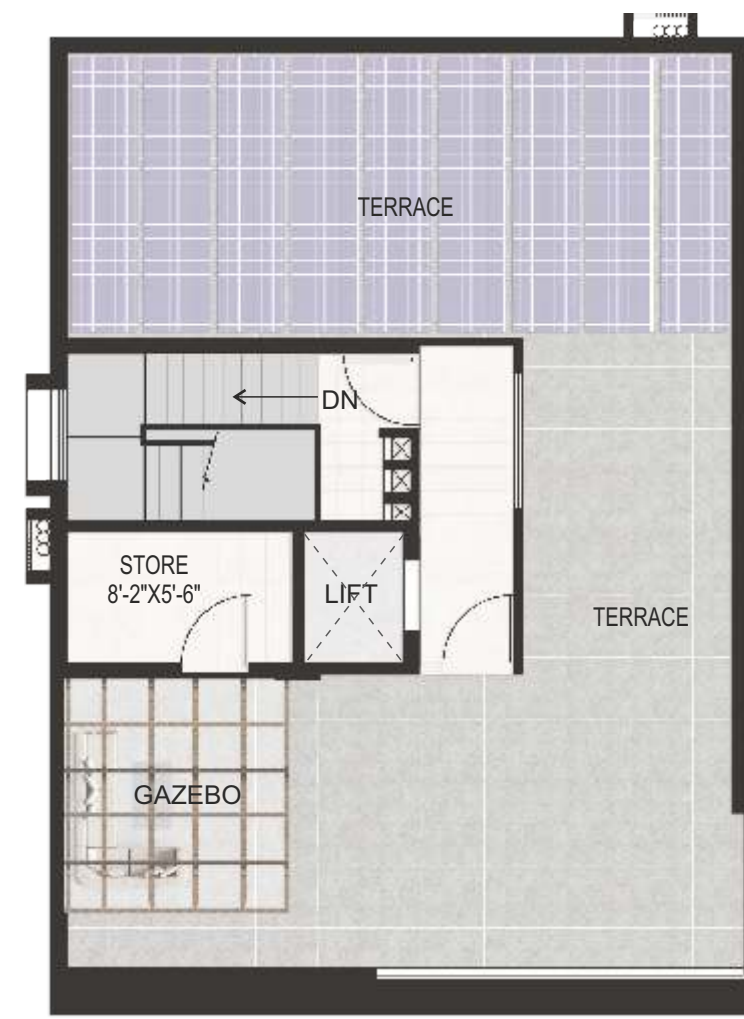
### KEY PLAN

12.20M WIDE ROAD																
BW-247	BW-246	BW-245	BW-244	BW-243	BW-242	BW-241	BW-240	PATHWAY	BW-239	DW-238	DW-237	DW-236	DW-235	DW-234	DW-233	DW-232
BE-248	BE-249	BE-250	BE-251	BE-252	BE-253	BE-254	BE-255		BE-256	DE-257	DE-258	DE-259	DE-260	DE-261	DE-262	DE-263
12.20M WIDE ROAD																
DW-279	DW-278	DW-277	DW-276	DW-275	DW-274	DW-273	DW-272	DW-271	DW-270	PATHWAY	DW-269	DW-268	DW-267	DW-266	DW-265	AW-264
DE-280	DE-281	DE-282	DE-283	DE-284	DE-285	DE-286	DE-287	DE-288	DE-289		DE-290	DE-291	DE-292	DE-293	DE-294	AE-295
12.20M WIDE ROAD																

**Villas**  
**64**



# 'B' TYPE EAST FACING



TERRACE FLOOR PLAN



THIRD FLOOR PLAN



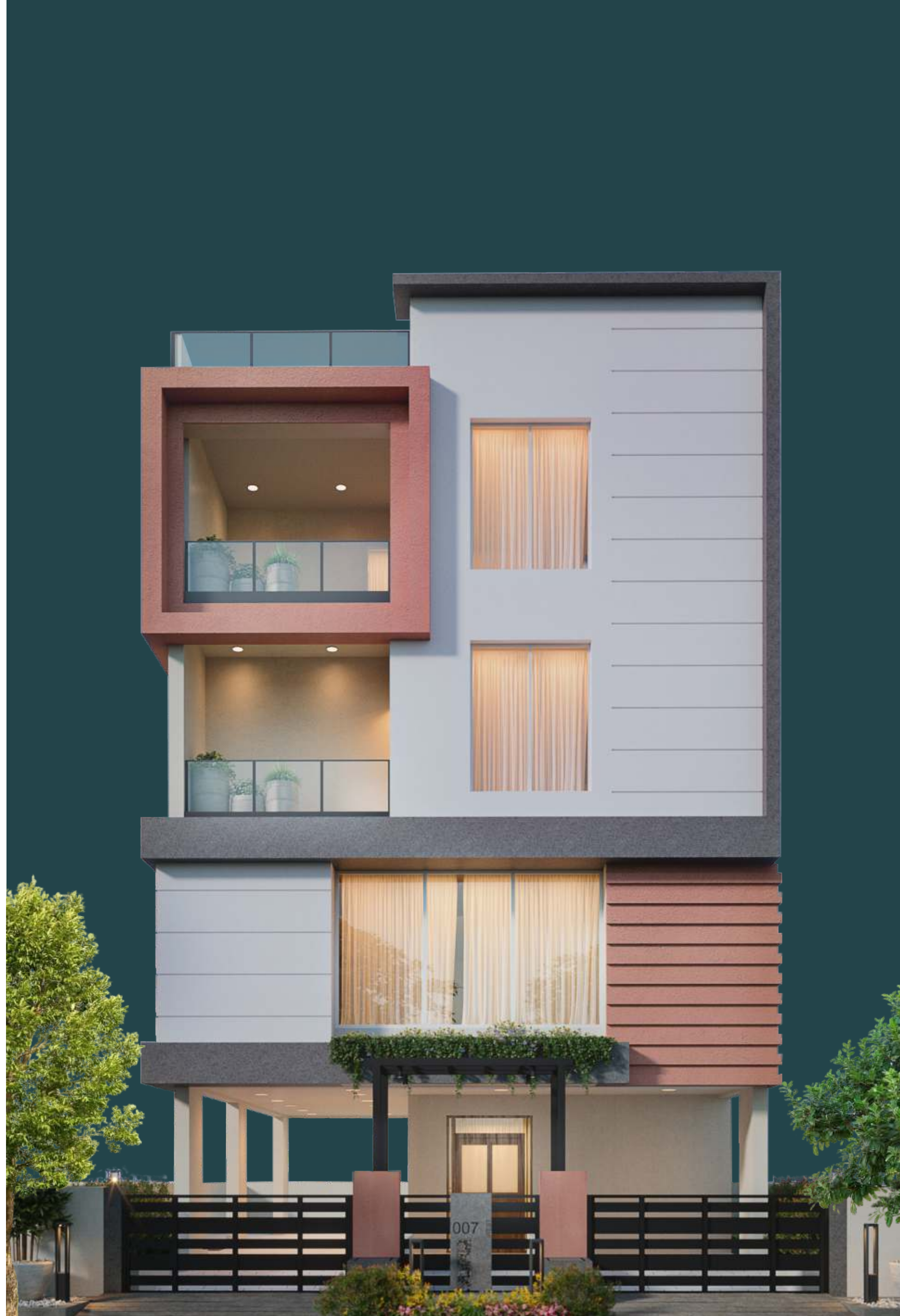
STILT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



# TYPE B

## WEST FACING

PLOT AREA **260** SQ YD | BUILT-UP AREA **4652** SFT

STILT + 3 FLOORS  
PLOT SIZE : 40' X 58' 6"

- 4 BEDROOMS WITH TOILET + POWDER ROOM
- HOME THEATRE
- PUJA ROOM
- 3 CARS PARKING
- SERVANT ROOM & TOILET
- CARPET AREA : 3,199 SFT
- PARKING AREA : 579 SFT

### KEY PLAN

12.20M WIDE ROAD																
BW-247	BW-246	BW-245	BW-244	BW-243	BW-242	BW-241	BW-240	PATHWAY	BW-239	DW-238	DW-237	DW-236	DW-235	DW-234	DW-233	DW-232
BE-248	BE-249	BE-250	BE-251	BE-252	BE-253	BE-254	BE-255		BE-256	DE-257	DE-258	DE-259	DE-260	DE-261	DE-262	DE-263
12.20M WIDE ROAD																
DW-279	DW-278	DW-277	DW-276	DW-275	DW-274	DW-273	DW-272	DW-271	DW-270	PATHWAY	DW-269	DW-268	DW-267	DW-266	DW-265	AW-264
DE-280	DE-281	DE-282	DE-283	DE-284	DE-285	DE-286	DE-287	DE-288	DE-289		DE-290	DE-291	DE-292	DE-293	DE-294	AE-295
12.20M WIDE ROAD																

**Villas**  
**64**



# 'B' TYPE WEST FACING



TERRACE FLOOR PLAN



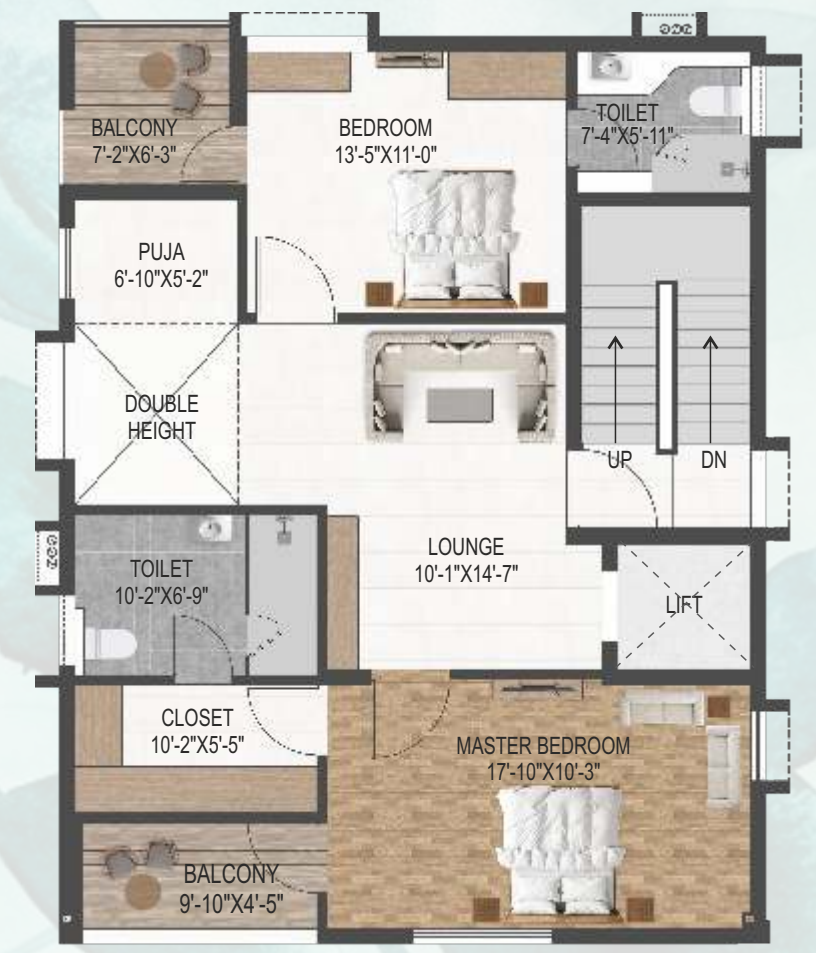
THIRD FLOOR PLAN



STILT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



# TYPE A

## EAST FACING

PLOT AREA **336** SQ YD | BUILT-UP AREA **7242** SFT

STILT + 3 FLOORS  
PLOT SIZE : 55' X 55'

- 4 BEDROOMS WITH TOILET + POWDER ROOM
- HOME THEATRE
- PUJA ROOM
- 4 CARS PARKING
- SERVANT ROOM & TOILET
- CARPET AREA : 4,771 SFT
- PARKING AREA : 1,107 SFT

### KEY PLAN

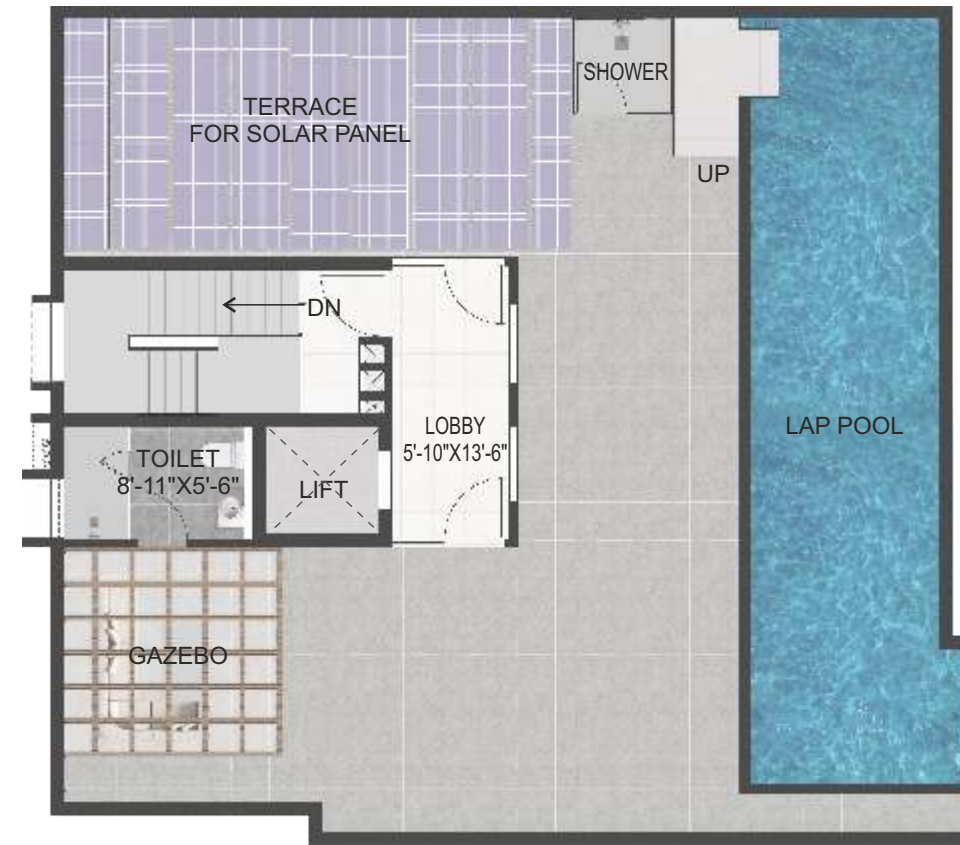
12.20M WIDE ROAD																
BW-247	BW-246	BW-245	BW-244	BW-243	BW-242	BW-241	BW-240	PATHWAY	BW-239	DW-238	DW-237	DW-236	DW-235	DW-234	DW-233	DW-232
BE-248	BE-249	BE-250	BE-251	BE-252	BE-253	BE-254	BE-255		BE-256	DE-257	DE-258	DE-259	DE-260	DE-261	DE-262	DE-263
12.20M WIDE ROAD																
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DE-280	DE-281	DE-282	DE-283	DE-284	DE-285	DE-286	DE-287	DE-288	DE-289		DE-290	DE-291	DE-292	DE-293	DE-294	AE-295
12.20M WIDE ROAD																

**Villas 64**





'A' TYPE EAST FACING



TERRACE FLOOR PLAN



THIRD FLOOR PLAN



STILT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



# TYPE A

## WEST FACING

PLOT AREA  
**357** SQ YD

BUILT-UP AREA  
**6879** SFT

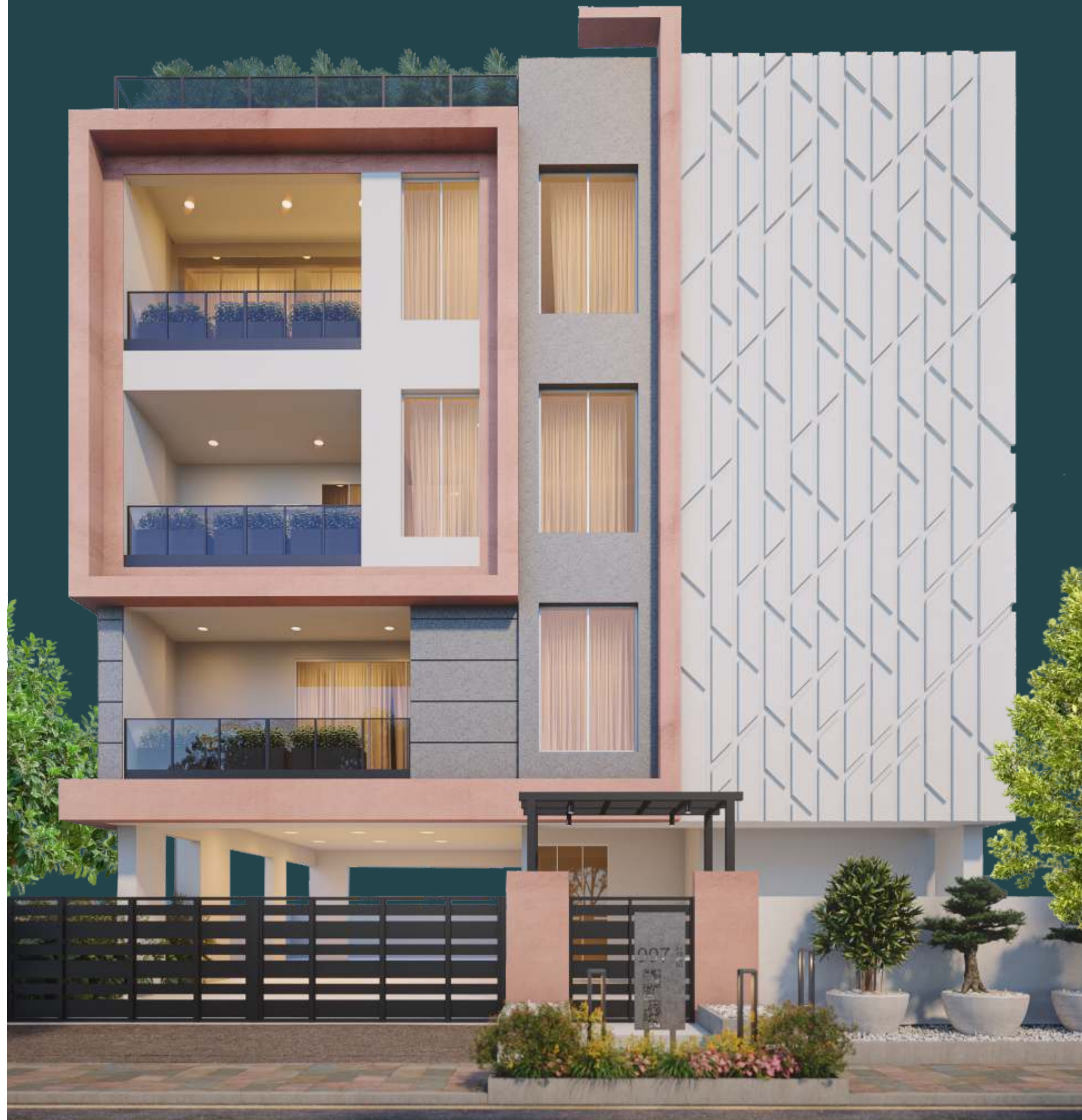
STILT + 3 FLOORS  
PLOT SIZE : 55' X 58' 6"

- 4 BEDROOMS WITH TOILET + POWDER ROOM
- HOME THEATRE
- PUJA ROOM
- 4 CARS PARKING
- SERVANT ROOM & TOILET
- CARPET AREA : 4,591 SFT
- PARKING AREA : 1,066 SFT

### KEY PLAN

12.20M WIDE ROAD																
BW-247	BW-246	BW-245	BW-244	BW-243	BW-242	BW-241	BW-240	PATHWAY	BW-239	DW-238	DW-237	DW-236	DW-235	DW-234	DW-233	DW-232
BE-248	BE-249	BE-250	BE-251	BE-252	BE-253	BE-254	BE-255		BE-256	DE-257	DE-258	DE-259	DE-260	DE-261	DE-262	DE-263
12.20M WIDE ROAD																
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DE-280	DE-281	DE-282	DE-283	DE-284	DE-285	DE-286	DE-287	DE-288	DE-289		DE-290	DE-291	DE-292	DE-293	DE-294	AE-295
12.20M WIDE ROAD																

**Villas**  
**64**





# 'A' TYPE WEST FACING



TERRACE FLOOR PLAN



THIRD FLOOR PLAN



STILT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





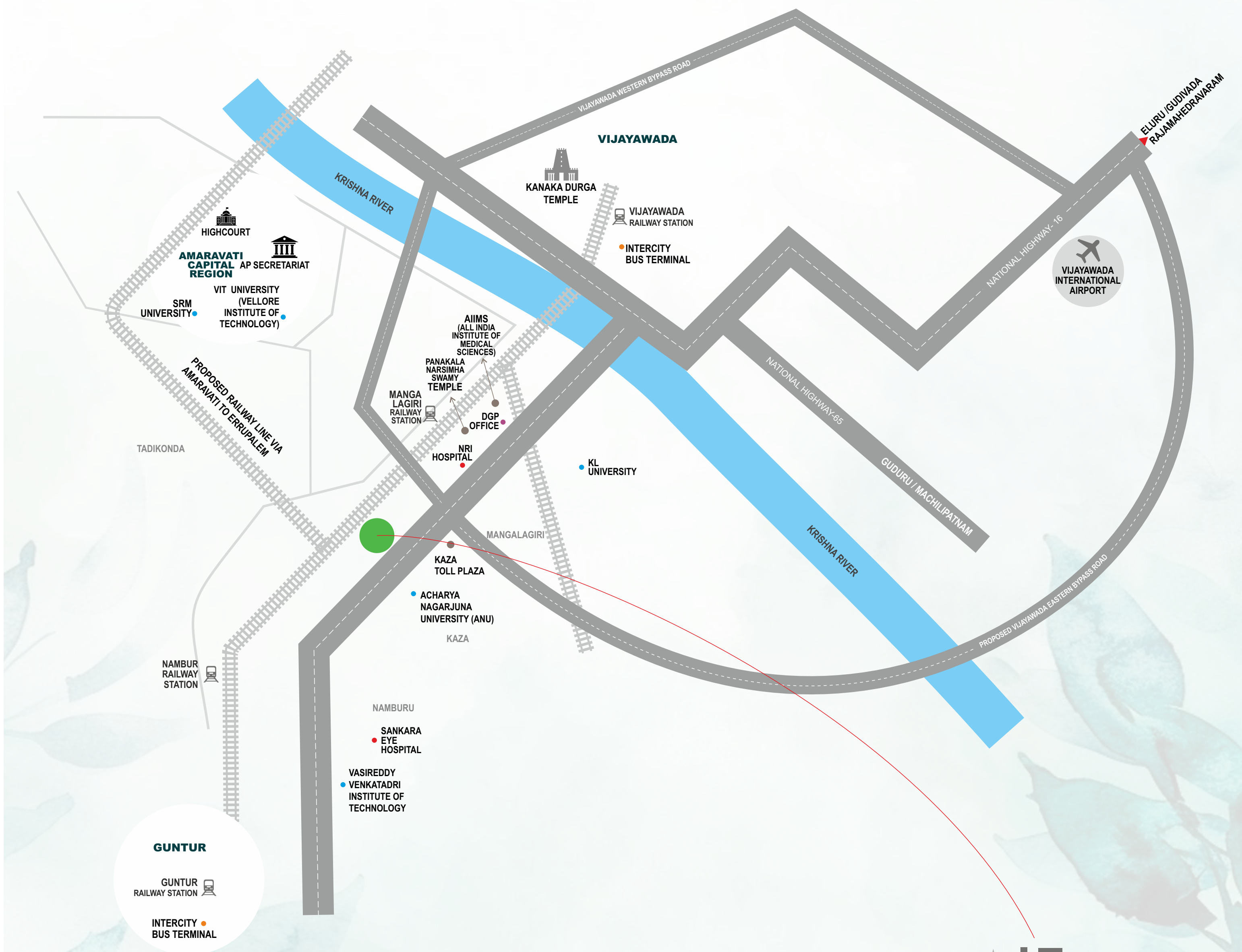
**1738**  
FAMILIES

**1596**  
APARTMENTS

**142**  
VILLAS

- ABUTTING 18.3M ROAD LEADING TO NATIONAL HIGHWAY
- 20MIN TO VIJAYAWADA
- 10MIN TO GUNTUR
- 20MIN TO AP SECRETARIAT (AMARAVATHI)
- 40MIN TO AIRPORT





# LOCATION MAP

(NOT TO SCALE)

**Villās 64**

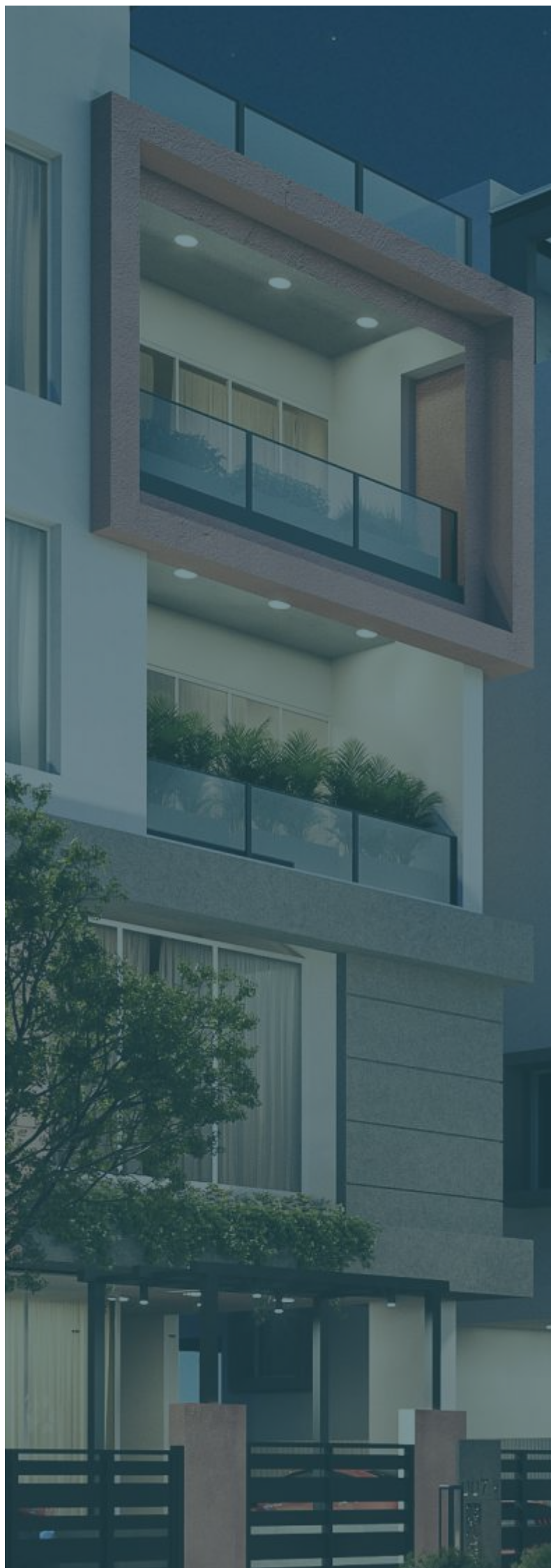
**40 MINS**  
AIRPORT

**30 MINS**  
AMARAVATHI, VIT, SRM, HIGH COURT, NH-16 HIGHWAY, KANAKA DURGA TEMPLE, ANU OPP TO PROJECT SITE AP SECRETARIAT

**20 MINS**  
VIJAYAWADA AIRPORT AFTER COMPLETION OF EASTERN BYPASS

**10 MINS**  
GUNTUR MANGALAGIRI



**Structure**

Reinforced Cement Concrete Footing & Frame work

**Walls**

AAC Block Masonry

**Plastering**

Internal: 12mm thick  
External: 12 mm + 8 mm  
Ceiling: 8 mm

**Roof**

Reinforced Cement Concrete

**Windows**

Bedroom, Kitchen: uPVC 3 framed glazed openable / Sliding Windows with Mosquito Mesh shutter

**Door**

Main Door: Teak wood door frame with teak wood panel shutters  
Other Doors: Teak wood door frame with Laminated Flush Door  
Toilets: Granite frame with Laminated Flush Door

**Floor Finishes**

Living, Dining Other  
Bedroom & Kitchen: Vitrified Tiles

Master Bedroom & Home Theatre: Laminated Wooden Floor  
Bathroom & Balcony: Anti-skid Vitrified tile  
Dado: Glazed Vitrified Tile

**Staircase**

Granite Stone Flooring & Skirting

**Wall Finishes**

Interior: Smoothly finished with putty with 2 coats Acrylic Emulsion Paint  
Exterior: Texture Paint with exterior emulsion paint

**Sanitary Fittings**

Master Toilet: EWC, Single lever fixture with wall mixture cum Shower and Wash Basin.  
Common Toilet: EWC and Wash Basin  
Other Toilets: EWC, Single lever fixture with wall mixture cum Shower and Wash Basin  
Kitchen: Bare Kitchen

**Electrical**

Sufficient Electrical Points  
Solar Panels at Terrace

**Lift**

Passenger lift.

# SPECIFICATIONS



**IJM** (India) Infrastructure Limited (**IJMII**) incorporated in 1998, is a preferred construction partner and has strong presence in Roads, Buildings & Urban Rail. **IJMII** has successfully completed 32 projects while delivering sterling performances one after the other in its operations in India. **IJMII** has many firsts to its credit.



INCORPORATED IN  
1998

*a legacy of  
trust in india*

*Excellence through quality*

Completed

**21 MN<sub>SFT</sub>**  
Residential / Commercial Space

**2.7 MN<sub>SFT</sub>**  
Under Development



MCD CIVIC CENTRE  
BUILDING NEW DELHI  
BUA: 23.5 Lakh Sq. Ft.



RAINTREE PARK DWARAKA  
KRISHNA, PHASE-1  
VIJAYAWADA  
BUA: 19.05 Lakh Sq. Ft.



SHANTINIKETAN  
TOWNSHIP  
PROJECT, BANGALORE  
BUA: 65 Lakh Sq. Ft.



PRESTIGE SHANTINIKETAN  
COMMERCIAL  
BANGALORE  
BUA: 41.31 Lakh Sq. Ft.



RAINTREE PARK DWARAKA  
KRISHNA, PHASE - 2  
VIJAYAWADA BUA: 8.3 Lakh  
Sq. Ft.



RAINTREE PARK TOWNSHIP,  
HYDERABAD (MALAYSIAN  
TOWNSHIP) BUA: 29.0 Lakh  
Sq. Ft.



TCS IT PARK  
BUILDING PROJECT  
HYDERABAD



FIRST CITY, PHASE - 1  
NAGPUR  
BUA: 8.18 Lakh Sq. Ft.

**2000**

Successfully executed **India's first flagship expressway project** 'Mumbai Pune Expressway' from Kon to Chowk

**2003**

Implemented **India's first automated toll collection system**- Tada-Nellore stretch of NH 65, a G2G project

**2005**

**The first world-class Integrated Township** in Hyderabad – Raintree Park (Popularly known as Malaysian Township)

**2003-07**

**Spearheaded Urban Mass Transportation** system development in India by successful execution of multiple packages of Delhi Metro Rail Corporation

**2012**

Successfully executed the then **tallest building in Delhi** – MCD Civic Centre with 28 Floors (102 m high)

**2012**

The first integrated township in Bangalore – Prestige Shantiniketan Single largest development in Bangalore as of 2017

**2021**

Redefined pace and quality of road construction for 25.54 lane Kms within 17.45 hrs at Solapur – Bijapur section of NH 52. Event featured in Limca Book of Records/Asia Book of Records

**2021-22**

Prestigious CIDC 'Vishwakarma' award recipient for two consecutive years. Chairman's Commendation Trophy – 2021 Best Professionally Managed Company – 2022 Best Construction Project (SBRP) - 2022



# MULTI LEVEL LIFESTYLE

