

A P R O U D O F F E R I N G F R O M E I N F R A

LA CASA

L U X U R Y V I L L A C O M M U N I T Y A T A D I B A T L A



A P R O U D O F F E R I N G F R O M

e-infra

THE SILVER SHINING BECKONS THE ELITE

LA CASA

Human habitations flourished on river banks in the past. Now the highways lead the elite citizens who are seeking opportunities and greener pastures. Today, the silver lining is firmly shining on India's prestigious Aerospace SEZ at Adibatla perching on Outer Ring Road.

The fortunate few and the lucky ones are destined to explore the limits of luxury at **La Casa** rising at Adibatla!





THE FRONTIERS OF LUXURY!





LIVE FAST. LIVE QUIET!

It's fast life on a fast lane at Adibatla. **La Casa**, abutting ORR lets you explore the ultimate in living. It empowers you in a seat firmly to take charge of your life. You have the freedom to re-imagine and realize personal goals, family living and recreation intensely. A world of joys are awaiting an undaunted community in a well-defined enclave of luxurious spaces, bountiful amenities and plush landscapes.

LA CASA



Tata Sikorsky
Aerospace
Limited

Adibatla

TCS
Adibatla

Sri Sri
Aero City
Apartments

Sri Gayatri
Jr. College

LA CASA

Wonderla
Amusement
Park

SERVICE ROAD

8-LANE OUTER RING ROAD



Bongloor Toll Plaza
(Exit No.12)



Aero Space
SEZ



Abutting
ORR



Pollution Free
Community



10 Mins from
Airport



Fast Developing
Infrastructure

LA CASA

BE A MASTER OF ALL YOU SEE!

Adibatla is the new destination of good living. It has all the hallmarks of evolving into a classy environment in a short period of time. Global aerospace companies, Outer Ring Road with excellent connectivity, pristine nature attract the high networth individuals and entrepreneurs prefer this place as their home.





NESTLE IN COZY NICHE!

Winners in life go that extra mile to realize their aspiration. Visionaries raise the standards, stretch the limits to build an uncommon home that's envy of others. Excellent floor planning and extravagance in luxury, **La Casa** villas are a tribute to their spirit of freedom offering jumbo spaces to live a fulfilling life. The triplex villas spread out features and finishes that match the resident's fantasies.

LA CASA



182 Premium
Triplex Villas



4054 Sft - 8564 Sft
Areas



East, West & North
Facing Villas



Multi-purpose hall /
Home theatre
in each Villa



100% Vastu
Compliant



Internet & DTH TV
Provision



Hedge Plantation

LA CASA

IN RAREFIED AMBIENCE OF EXUBERANCE!

La Casa is where you stop dreaming and start living. The **22-acre** secure premises of uber chic triplex villas meet every hope and expectation. The stunningly master-planned layout lets 182 upscale families flourish in villas displaying sophisticated spaces ranging from 4054 Sft to 8564 Sft areas to relax, connect and play. The smartly designed villas have invigorating spaces that effortlessly blend indoors with outdoors.





A home like no other.
A space beyond compare.

LA CASA

BEDROOMS

The bedrooms present lavish spaces and thoughtful niches to make it more functional. Transparent to sunshine, the space comes alive with excellent ventilation and spacious sit-outs. Bedrooms are brighter and enhance warmth in relationships.

LIVING ROOM

The sprawling spaces of Living Room are what connect family members and a source of countless pleasant memories. Large windows, spacious balconies will bring outdoors into your living. Smooth flooring, shining walls are a source of joy for the family members.

KITCHEN

Your kitchen is so ergonomic and spacious, it enthuses you to take up cooking as a hobby. Designed for comfort with every ingredient handy, cooking chores in kitchen become easy for the housewife. You have the option of going for modular kitchen and hi-tech equipment to make cooking pleasurable.

BATHROOMS

Your washroom is a room too! Reason why they come in large spaces which are bright and airy to enhance your experience. Modern contraptions of world class brands, shining surfaces are perfectly in sync with your needs and lets you be yourself.







PROJECT HIGHLIGHTS

- HMDA & RERA Approved Project
- 22 Acre Luxury Gated Villa Community
- All round 6' high compound wall
- Majestic entrance gate
- 182 Premium Triplex villas
- 4054 Sft – 8564 Sft areas
- East, West & North facing villas
- Multi-purpose hall/Home theatre in each villa
- 100% Vastu compliant
- Internet & DTH TV provision
- DG Power back-up
- Underground electrical cabling
- Underground drainage
- Rainwater harvesting
- Sewage treatment plant
- App facility for security
- 24 hr Professional security with CC Cameras
- Pneumatic system for 24 hr Treated water supply

A paradise in a total Environment

LA CASA





OUTDOORS, A SHEER POETRY!

The majestic views from balcony draw residents to outdoors. The detail is intricate and endearing to every resident. Acres of land magically transforms into parks and play areas, seating niches, activity zones amidst sun and shade. The oxygen-rich ambience greets you with blossoms and birds, offering excellent backdrop for personal grooming and connect with friends and family for enriching memories.

LA CASA





GET A VILLA LIKE A VACATION FOR LIFE

OUTDOORS

- Beautifully designed landscapes
- 33' & 40' Wide internal roads
- Sprawling Central park
- Street lighting
- Seating areas
- Avenue plantation
- Ornamental sculpture
- Children play area
- Amphi-heatre
- Party lawn

LA CASA

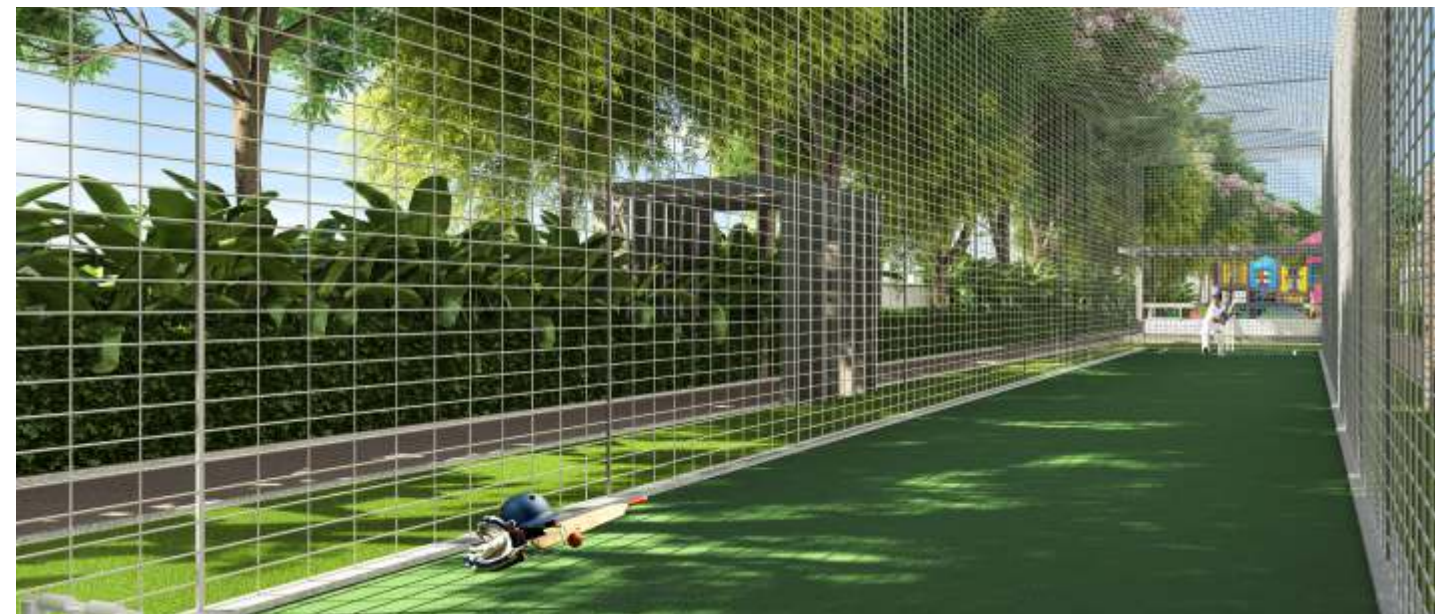


HAVE FUN & STAY FIT

La Casa has designated spaces that encourage residents to take up physical fitness earnestly. Activity zones draw residents to work out, play and have loads of fun. Sweat out by jogging, work out weights in outdoors to stay in shape. Play with neighbours in outdoor courts and interact with elements to keep you active both physically and mentally.

HEALTH & SPORTS

- Jogging track
- Outdoor Yoga deck
- Outdoor Fitness centre
- Cricket net
- Half Basketball court
- Skating rink
- Badminton courts
- Tennis court







RECREATION AT ITS BEST

The demanding work life seeks recreation seriously. A two-level futuristic clubhouse is the centre of community to unwind, play and party hard. The residents indulge in options that appeal to body, mind and soul. Children play in play courts, fitness freaks visit gymnasias and revellers have party halls. Swim a few laps with family or read a bestseller, the clubhouse will keep you energized throughout weekdays.

LA CASA

FEEL THE MANY VIBES OF JOY





2-Level Exclusive Clubhouse with 30,000 Sft area

- Grand entrance lobby
- Swimming pool with kids pool
- Gymnasium
- Squash court
- Guest suites
- First-Aid room/Emergency doctor
- Meditation/Yoga studio
- Salon/Spa
- Lavish banquet hall
- Multi-purpose hall
- Library
- Indoor games(TT, pool games, billiards, chess, caroms etc)
- Supermarket



LA CASA

SITE LAYOUT PLAN



LA CASA



EAST FACE VIEW



WEST FACE VIEW



NORTH FACE VIEW





EAST FACING
TRIPLEX VILLA

PLOT SIZE
40'0"X60'0"

PLOT AREA
266.6 Sq. Yds

EAST PLOTS: 35 Nos
(60 to 68, 77 to 80, 96 to 103
123 to 128 & 137 to 145)

AREA STATEMENT >>

No of Floors:	G+2
Ground Floor:	1445 Sft
First Floor:	1445 Sft
Second Floor:	1234 Sft
Total Area:	4125 Sft



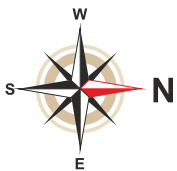
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





WEST FACING
TRIPLEX VILLA

PLOT SIZE
60'0" X 40'0"

PLOT AREA
266.66 Sq. Yds

WEST PLOTS: 24 Nos
(83 to 87, 106 to 112,
117 to 121 & 129 to 136)

AREA STATEMENT >>

No of Floors:	G+2
Ground Floor:	1456 Sft
First Floor:	1456 Sft
Second Floor:	1142 Sft
Total Area:	4054 Sft



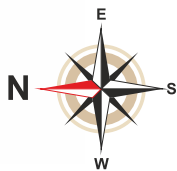
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





EAST FACING
TRIPLEX VILLA

PLOT SIZE
45'0"X70'0"

PLOT AREA
350.00 Sq. Yds

EAST PLOTS: 15 Nos
(37 to 46 & 159 to 164)

AREA STATEMENT >>

No of Floors:	G+2
Ground Floor:	1963 Sft
First Floor:	1963 Sft
Second Floor:	1658 Sft
Total Area:	5583 Sft



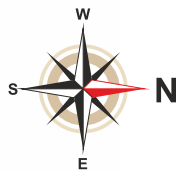
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





WEST FACING
TRIPLEX VILLA

PLOT SIZE
45'0"X70'0"

PLOT AREA
350.00 Sq. Yds

WEST PLOTS: 17 Nos
(26 to 34, 49 to 57 & 172)

AREA STATEMENT >>

No of Floors:	G+2
Ground Floor:	2047 Sft
First Floor:	2047 Sft
Second Floor:	1345 Sft
Total Area:	5440 Sft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TYPE
05

EAST FACING
TRIPLEX VILLA

PLOT SIZE
56'2" X 82'6"

PLOT AREA
518.80 Sq. Yds

EAST PLOTS: 13 Nos
(01 to 07 & 14 to 19)

AREA STATEMENT >>

No of Floors:	G+2
Ground Floor:	2314 Sft
First Floor:	2314 Sft
Second Floor:	1948 Sft
Total Area:	6575 Sft



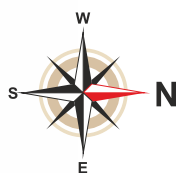
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





WEST FACING
TRIPLEX VILLA

PLOT SIZE
56'2" X 82'6"

PLOT AREA
514.80 Sq. Yds

WEST PLOTS: 13 Nos
(08 to 13)

AREA STATEMENT >>

No of Floors:	G+2
Ground Floor:	2311 Sft
First Floor:	2311 Sft
Second Floor:	1738 Sft
Total Area:	6360 Sft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





NORTH FACING
TRIPLEX VILLA

PLOT SIZE
44'3" X 74'1½"

PLOT AREA
364.44 Sq. Yds

NORTH PLOTS: 03 Nos
(20 to 22)

AREA STATEMENT >>

No of Floors:	G+2
Ground Floor:	1819 Sft
First Floor:	1819 Sft
Second Floor:	1356 Sft
Total Area:	4994 Sft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





WEST FACING
TRIPLEX VILLA

PLOT SIZE
40'0" X 70'0"

PLOT AREA
311.11 Sq. Yds

WEST PLOTS: 13 Nos
(71 to 74 & 146 to 154)

AREA STATEMENT >>

No of Floors:	G+2
Ground Floor:	1757 Sft
First Floor:	1757 Sft
Second Floor:	1231 Sft
Total Area:	4745 Sft



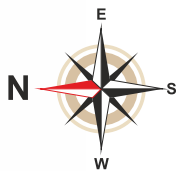
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





EAST FACING
TRIPLEX VILLA

PLOT SIZE
50'0" X 60'0"

PLOT AREA
333.33 Sq. Yds

EAST PLOTS: 07 Nos
(69, 81, 93, 94, 95, 98 & 122)

AREA STATEMENT >>

No of Floors:	G+2
Ground Floor:	1768 Sft
First Floor:	1768 Sft
Second Floor:	1500 Sft
Total Area:	5037 Sft



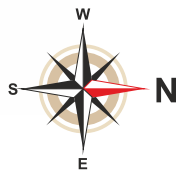
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





WEST FACING
TRIPLEX VILLA

PLOT SIZE
50'0" X 60'0"

PLOT AREA
333.33 Sq. Yds

WEST PLOTS: 08 Nos
(88, 90, 91, 92, 110,
113, 114, & 115)

AREA STATEMENT >>

No of Floors:	G+2
Ground Floor:	1858 Sft
First Floor:	1858 Sft
Second Floor:	1313 Sft
Total Area:	5028 Sft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





EAST FACING
TRIPLEX VILLA

PLOT SIZE
62'0" X 118'9"

PLOT AREA
809.21 Sq. Yds

EAST PLOTS: 02 Nos
(156 & 157)

AREA STATEMENT >>

No of Floors:	G+2
Ground Floor:	2982 Sft
First Floor:	2982 Sft
Second Floor:	2600 Sft
Total Area:	8564 Sft



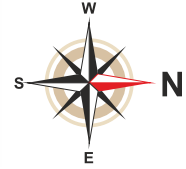
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





EAST FACING
TRIPLEX VILLA

PLOT SIZE
75'0" X 35'0"

PLOT AREA
388.45 Sq. Yds

EAST PLOTS: 05 Nos
(158, 173, 174, 175 & 176)

AREA STATEMENT >>

No of Floors:	G+2
Ground Floor:	1764 Sft
First Floor:	1764 Sft
Second Floor:	1552 Sft
Total Area:	5079 Sft



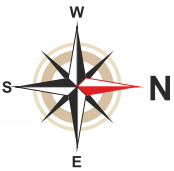
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





WEST FACING
TRIPLEX VILLA

PLOT SIZE
50'0" X 70'0"

PLOT AREA
388.88 Sq. Yds

WEST PLOTS: 05 Nos
(25, 29, 35, 48, & 115)

AREA STATEMENT >>

No of Floors:	G+2
Ground Floor:	1858 Sft
First Floor:	1858 Sft
Second Floor:	1313 Sft
Total Area:	5028 Sft



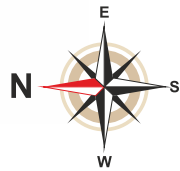
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





WEST FACING
TRIPLEX VILLA

PLOT SIZE
80'0" X 60'0"

PLOT AREA
533.33 Sq. Yds

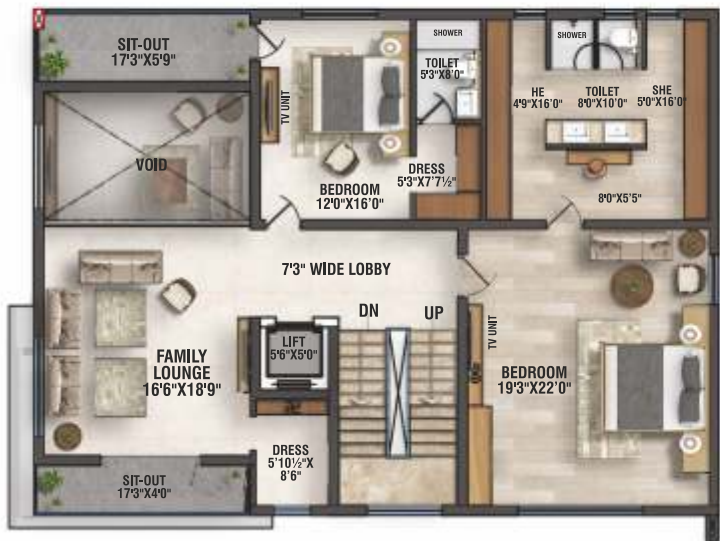
EAST PLOTS: 05 Nos
(28, 75, 82, 89 & 116)

AREA STATEMENT >>

No of Floors:	G+2
Ground Floor:	2267 Sft
First Floor:	2267 Sft
Second Floor:	1968 Sft
Total Area:	6502 Sft



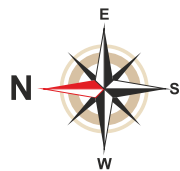
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





SPECIFICATIONS



STRUCTURE

- RCC Framed structure designed for seismic and wind loads
- 9" thick external walls.
- 4.5" thick internal walls.
- Two layers of cement plaster.



FLOORING

- Drawing, Living, and Dining, kitchen and Foyer areas with GVT 800X800,
- Bed Rooms and Home Theater with wooden laminated/Vitrified flooring 800X800.
- Bathrooms with premium vitrified tiles 8' feet height on walls and floor.
- Stair case with Italian marble flooring.



KITCHEN

- Provision for municipal/Softener water.
- Provision for fixing of water purifier & chimney.
- Provision of hot water near the sink.
- Provision for Modular Kitchen.



TOILETS

- Vanity type wash basin.
- EWC with concealed flush tank of Duravit/Kohler or Equivalent make.
- Single lever fixtures with wall mixer-cum-shower of Grohe/Kohler or Equivalent make.
- All C.P. Fittings are Chrome Plated of Grohe / Kohler or Equivalent make.



DOORS

- Main Door: 8- feet height Teak wood Door Frame & Veneered shutters with reputed hardware fittings finished with melamine finish.
- Internal Doors: 8- feet height Teak wood Door Frame & Veneered shutters with reputed hardware fittings finished with melamine finish.



WINDOWS

- French Doors & Windows: Aluminum sections for frames and shutters with tinted float glass of reputed make with mesh.



PAINTING & PUTTY

- External: Combination of texture finish with top coats of exterior emulsion.
- Internal: Smooth putty finish with 2 Coats of Premium Acrylic emulsion paint of reputed make over a coat of primer.



ELECTRICAL

- Concealed Copper Wiring of Finolex/Polycab or Equivalent.
- Power outlets for Air Conditioners in all rooms and geyser point in Bath Rooms.
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, Washing machine and dish washer in Utility Area.
- Plug points for T.V. & Audio Systems etc.
- 3-phase supply for each unit and individual Meter Boards
- Miniature Circuit breakers (MCB) for each distribution boards of reputed make.
- Elegant designer Modular Electrical switches of Legrand or Equivalent.



TELECOM, CABLE TV/INTERNET

- Video Door Phone for each Villa.
- Provision for Cable Connection in all Bedrooms and Living Room.
- Internet provision in each villa.



LIFT

- Provision for hydraulic lift is given. The cost of lift and its structure is at additional cost.



WTP/STP

- Domestic Water made available through an exclusive Water Softening Plant with Water Meters for Each Unit. (Not RO Plant)
- 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.



RAILING

- Balcony and staircase railing will be of SS/Glass.

LA CASA



Scan the QR Code
to get directions
to La Casa

DISTANCE FROM SITE

ORR	- Adjacent to
Narayana Jr College	- 1 Min
Sri Gayatri Jr College	- 2 Mins
TCS Campus	- 5 Mins
Wonderla Amusement Park	- 5 Mins
Adibatla	-5 Mins
Bongluru Junction	- 8 Mins
Tata Sikorsky	- 10 Mins
Sloka Intl. School	- 10 Mins

Tata Aerospace	- 10 Mins
Srisaillam Highway	- 10 Mins
Tukkuguda	- 10 Mins
Sri Sri Academy	- 15 Mins
TISS University	- 15 Mins
Hardware Park	- 15 Mins
Novotel, Airport	- 20 Mins
Ibrahimpattam	- 20 Mins
Aga Khan Academy	- 20 Mins

Around 20 Engg. Colleges in	- 20 Mins
RG Intl Airport	- 20 Mins
GMR School of Business	- 25 Mins
LB Nagar Circle	- 30 Mins
DRDO Apollo Hospital	- 30 Mins
GMR Chinmaya Vidyalaya	- 30 Mins
Proposed Pharma City	- 35 Mins
Kokapet	- 35 Mins





WHERE THE FUTURE TOUCH THE PRESENT!

A world class infrastructure is emerging around Adibatla. Shopping, recreation, reputed schools in a short drive distance make this place an attractive proposition for fast-paced life in quiet environment. Reach companies like TCS, Sikorsky and Tata Aerospace in 10 minutes smooth drive from your home. Pollution-free environs, excellent connectivity make this eminently desirable either to invest or live happily ever after.

LA CASA

OUR SUCCESSFUL PROJECTS



IN PURSUIT OF EXCELLENCE

E-Infra is led by entrepreneurs with over two decades of experience in building lifestyle projects across strategic locations of Hyderabad. They are known for pioneering projects with integrated amenities with an emphasis on greenery and open spaces. Built on trust and driven by values, the promoters focus on elaborate space planning, uncompromising quality and on-time delivery to give rapid appreciation to customers' invested money.

P R O M O T E R S



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 **+91 90 90 366 366**  **sales@e-infra.in**  **www.e-infra.in**

ARCHITECTS TECKNION Plot No: 37B, Journalists Colony Jubilee Hills, Film Nagar Hyderabad - 500 033.	STRUCTURAL ENGINEERS ID Structural Consultants 2nd Floor, Vaishnavi Double Ten Madhapur, Hyderabad - 500 081	MEP CONSULTANTS D HUB ENGINEERS 2 nd Floor, Rahul Towers #3-4-424, Narayanaguda Hyderabad - 500 029	LANDSCAPING CONSULTANTS
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Note: This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.



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