

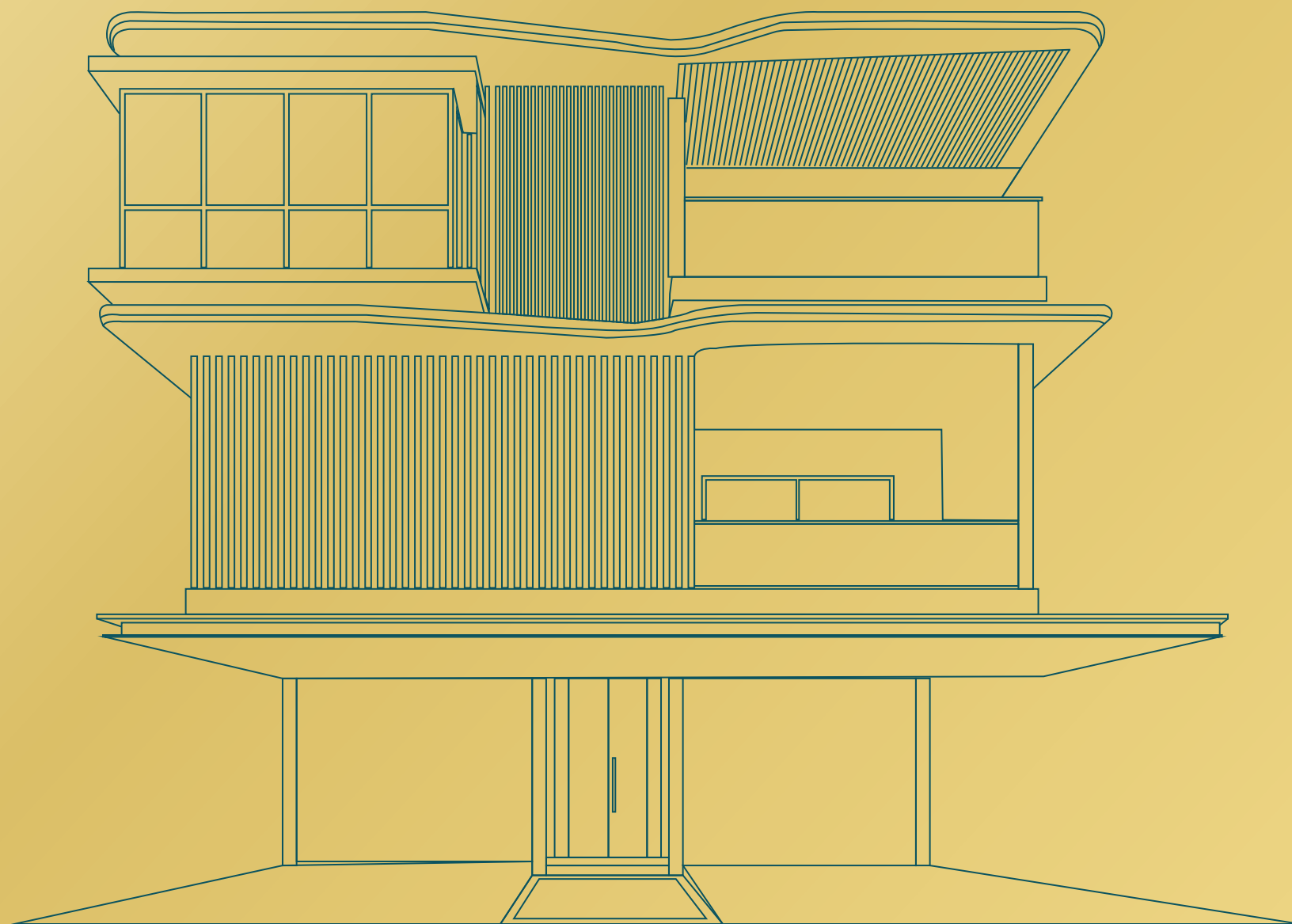


sage  
*by* RAGHAVA

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# The Address of Distinction

Enter a World  
of  
Refined Living



Sage By Raghava is more than a villa.  
It is a destination where elegance and  
comfort intertwine. In a world of  
ordinary living, here lies an address  
that is extraordinary.

**The address for a select few!**

sage  
*by* RAGHAVA

An Iconic Passage to Prestige!



A spectacle that becomes a testament to your success





Your Residence, Your Address  
Meticulously planned  
to the T

20.86 Acres

169 Villas

335 – 400 Sq. yd



An Address  
That embodies  
luxury living





An address  
that becomes your  
**Private sanctuary**

Luxuriously crafted residences offering unparalleled privacy and serene living spaces.

Floors

G + +

Car Parking



Bedroom



2 Rooms for Domestic Help

**Swimming Pool**

Floor Plans



# Ground Floor



# 1st Floor



# 2nd Floor



335 SQ. YD.

West Facing

# Ground Floor



# 1st Floor



# 2nd Floor



East Facing



400 SQ. YD.





Refresh,  
Relax,  
Rejuvenate  
in Private

Discover an oasis that is entirely your own  
Unwind in complete privacy with an  
exclusive indoor pool meticulously  
designed for you to relax in solitude



## Living Area

A welcoming space to  
gather with friends and family

Bedroom  
Comfortable sleeping experience with  
high-end furnishings and  
a serene atmosphere for restful nights.



Elevate your feasting experience in an opulent dinner hall

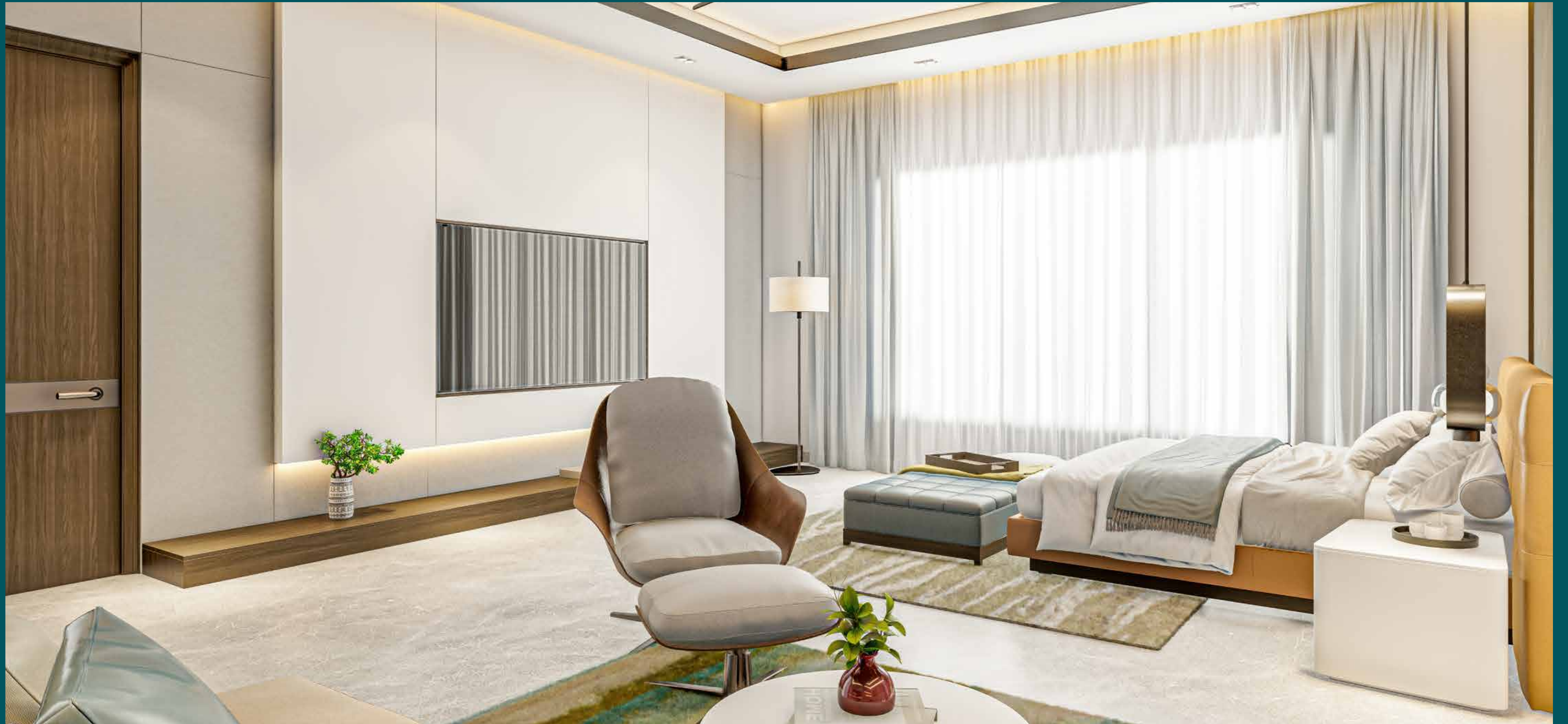


A welcoming space to gather with friends and family

Spacious Living Atrium



Intricately designed to offer you maximum comfort





A beautifully designed space where comfort meets style, offering a perfect backdrop for everyday living and entertaining

Mesmerise your guests with plush, bespoke spaces



Say hello to the opulent life in luxurious bedrooms, including a master suite with a private balcony and ample storage space with walk-in closets



Where unmatched luxury meets  
**Unparalleled amenities**

28,500 sq. ft. of luxury at The Clubhouse

Experience best-in-class amenities with a sprawling swimming pool, plush indoor game rooms, a bowling alley, salon and an outdoor cafe



*Clubhouse*



Unwind in a world full of extraordinary surprises

Welcome to the  
Epicenter of  
Elegance

Sage  
by RAGHAVA

CLUBHOUSE RECEPTION



# Clubhouse (Ground Floor)



SWIMMING POOL



BANQUET HALL



CRECHE



PRE-FUNCTION AREA

Entrust your little ones to expert care, host grand celebrations or rejuvenate with refreshing dips in the swimming pool

- 📍 Swimming Pool
- 📍 Creche
- 📍 Provisional Store
- 📍 Banquet Hall
- 📍 Pre - Function Area



Challenge fellow residents to a game of badminton or table tennis, or relax amidst nature's embrace at our tranquil outdoor cafe

- 📍 Indoor Games
- 📍 Badminton Court
- 📍 Outdoor Cafe

## Clubhouse (1st Floor)



# Clubhouse (2<sup>nd</sup> Floor)



Show off your skills at our mini bowling alley or get creative with your little ones in our activity room

- 🏹 Mini Bowling Alley
- 🏹 Activity Room





YOGA DECK



GENTLEMAN'S LOUNGE



GYM

From pampering spa sessions to invigorating workouts, you can take your pick from a range of wellness amenities to replenish your mind, body and soul

- 🌿 Spa
- 🌿 Gentleman's Lounge
- 🌿 Yoga Deck
- 🌿 Gym
- 🌿 Salon

## Clubhouse (3<sup>rd</sup> Floor)



# Clubhouse (Terrace Floor)



Catch the latest movies in our open-air theater, or savor handcrafted cocktails at our stylish bar terrace bar

- 📍 Seating Area
- 📍 Open Theater
- 📍 Bar



BAR



SEATING AREA



OPEN THEATER



Experience  
grandeur and  
luxury at  
every corner



SOCIAL PLAZA



MINI SOCCER FIELD



OUTDOOR AREA

Live the active lifestyle

Kick back with a game of football or put on your running shoes for a stroll around the beautifully curated outdoor spaces.



PARTY LAWN



CHILDREN'S PLAY AREA

## A world of wonder awaits our youngest residents

A beautifully constructed elevated walkway built around the dedicated children's play area offers the perfect space for both you as well your children to kick back, relax and have some fun



ELEVATED WALKWAY

# SPECIFICATIONS



## FOUNDATION & STRUCTURAL FRAME

- RCC foundation & RCC framed structure.



## SUPERSTRUCTURE

- RCC Framed structure with earthquake resistant foundation.
- Solid cement concrete blocks for both internal and external walls.



## PLASTERING INTERNAL & EXTERNAL

- Internal & External Walls: Double coat cement plaster with smooth finish.



## JOINERY WORKS

- MAIN DOOR
  - Main Door: Factory made solid/engineered wood frame, solid core shutter with teak veneer on both sides, finished with PU coat.
  - Designer hardware with smart lock.
- INTERNAL DOORS
  - Factory made solid/engineered wood frame, solid core shutter 8' ft height with veneer on both sides with PU coat.
- TOILET DOORS
  - Factory made solid/engineered wood frame, solid core shutter 8' ft with veneer on one side finished with PU coat and PU paint finish with laminate finish on the other.
- HARDWARE
  - Hardware of reputed make.
- UTILITY DOOR
  - Aluminum doors as per design.

- BALCONY SLIDING DOORS

- Aluminum Glazed Sliding Doors with toughened glass with hardware and provision for mosquito mesh track.

- WINDOWS

- Aluminum Sliding Windows with toughened glass with hardware and provision for mosquito mesh track.

- VENTILATORS

- Aluminum frame and glass ventilators with hardware.



## PAINTING

- EXTERNAL - Textured/smooth finish & two coats of exterior emulsion paint with exterior cladding as per architectural features.
- INTERNAL – Smooth putty finish with 2 Coats of acrylic emulsion paint.



## FLOORING and CLADDING

- MAIN FLOORING

- DRAWING & LIVING ROOM

- Imported marble flooring/skirting as per design.

- LOBBY, HOME THEATER & DINING

- Glazed vitrified tile flooring/skirting as per design.

- ALL BEDROOMS, WALK INS, POOJA ROOM & KITCHEN

- Glazed vitrified tile flooring/skirting as per design.

- BALCONY & SIT OUTS

- Vitrified tiles in wooden matte finish as per design.

- TOILETS & UTILITY FLOORING

- Anti-skid ceramic tiles.

- TOILETS & UTILITY DADOING
  - Glazed ceramic tiles for toilet wall dado up to false ceiling as per design.
  - Ceramic tile dado for the utility.
- STAIRCASE
  - Granite flooring with SS steel handrail.
- PARKING AND DRIVEWAY
  - Rough finished granite/pavers as per architects' intent.
- SWIMMING POOL DECK
  - Wooden finish vitrified tiles.

### HAND RAILING

- Balcony: Glass railing as per the design intent.

### KITCHEN/ UTILITY

- WATER CONNECTIONS – Treated water supply with water meters. Provision for fixing RO system.
- EXHAUSTS - Provision for chimney.
- UTILITY/WASH - Washing machine/dishwasher provision.

### CP AND SANITARY

- Wash Basin with granite countertop
- Wall mounted WCs in all bathrooms
- 3-way diverter in master bedroom (Shower, Spout & Hand Shower)
- Single Lever Tap and Shower Mixer in other toilets (Shower & Spout)
- All CP and sanitary fixtures of reputed brand
- Heat pump provision.
- Internal distribution lines in the villa to be closed with box type encloser.
- 1000 litres PVC tank to be provided at terrace only for the backup.

### INTERNET / CABLE TV / TELECOM

- Provision for internet / television / intercom.

### LIFTS

- Provision for lifts

### WATER SUPPLY SYSTEM / SEWAGE TREATMENT PLANT

- WTP: Treated water to be made available through exclusive water softening for domestic purpose in all units with water meters (Pneumatic System).
- STP: A sewage treatment plant of adequate capacity as per norms to be provided inside the project. Treated sewage water to be used for the landscaping & flushing.
- MUNICIPAL WATER: Municipal water points to be provided to all units with water meters.

### GENERATOR POWER BACK UP

- 100% DG set back up prepaid energy meter for DG power & EB power billing system.

### SECURITY / BMS

- Security cabins at all entrances and exits with peripheral CCTV coverage.
- CCTV at vantage points - Project entry/exit, sports areas, clubhouse entry/exit, clubhouse areas in parking as per consultant recommendation.
- Access Control System (provision) for clubhouse, main entry/exit passages.
- Boom barriers proposed.
- BMS for electrical, gas & water consumption with prepaid meters to be provided (centralized billing).



## PARKING MANGEMENT

- Dedicated 3 car parking.
- One EV charging point provision for each villa.



## ROADS

- 40 feet wide BT finish with landscape intent.



## ELECTRICAL

- Cables concealed copper wiring. (Havells / Polycab / RR cable or equivalent)
- Modular switches for other services. (Brand: Schneider / Legrand or equivalent)
- LED light fixtures for all common areas & landscape area lighting.
- 3 phase supply for each unit and prepaid energy meters.
- Miniature circuit breakers (MCB) for each distribution board. (Brand: Schneider / Legrand / ABB or equivalent)
- Power outlets for air conditioners in drawing, living and all bedrooms.
- Power points for refrigerators, dishwasher, geysers and cooking appliances




## HOME AUTOMATION

- Wired smart home automation with smart assistant to help with lighting control to be provided to all units. (Brand: Hager, Schneider, Lutron or equivalent)
- Smart intelligent video door phone to be provided. (Brand: Yale, Samsung or equivalent)



## SWIMMING POOL

- Individual pool for each villa.

A photograph of a modern house entrance. The main wall is made of vertical wood slats. A central door is also made of wood with a vertical silver handle. To the left, a blue car is partially visible. To the right, a gold car is partially visible behind pink flowers. The ground is paved with light-colored tiles and has some grass growing in the gaps. The scene is lit with warm, golden light, suggesting sunset or sunrise. The text "Enter your home in style" is overlaid on the door.

Enter  
your  
home in  
style

# Everything you ever need... Just a drive away

## Business / IT Institutions

- Google - 22 mins
- Amazon - 23 mins
- Wipro - 23 mins
- Infosys - 23 mins
- Accenture - 25 mins
- Microsoft - 25 mins

## Education Institutions

- Delhi Public School - 5 mins
- Birla Open Minds School - 5 mins
- Samasthi International School - 10 mins
- ICFAI Business School - 10 mins
- Rockwell International - 15 mins

## Hotels

- Golkonda Resorts & Spa - 15 mins
- Hyatt Gachibowli - 20 mins
- Sheraton Hyderabad - 20 mins
- Ockwood Hotel - 20 mins
- Radisson Hotel - 30 mins

## Healthcare Facilities

- Continental Hospital - 18 mins
- Sunshine Hospital - 22 mins
- AIG Hospital - 25 mins

## Entertainment & Shopping

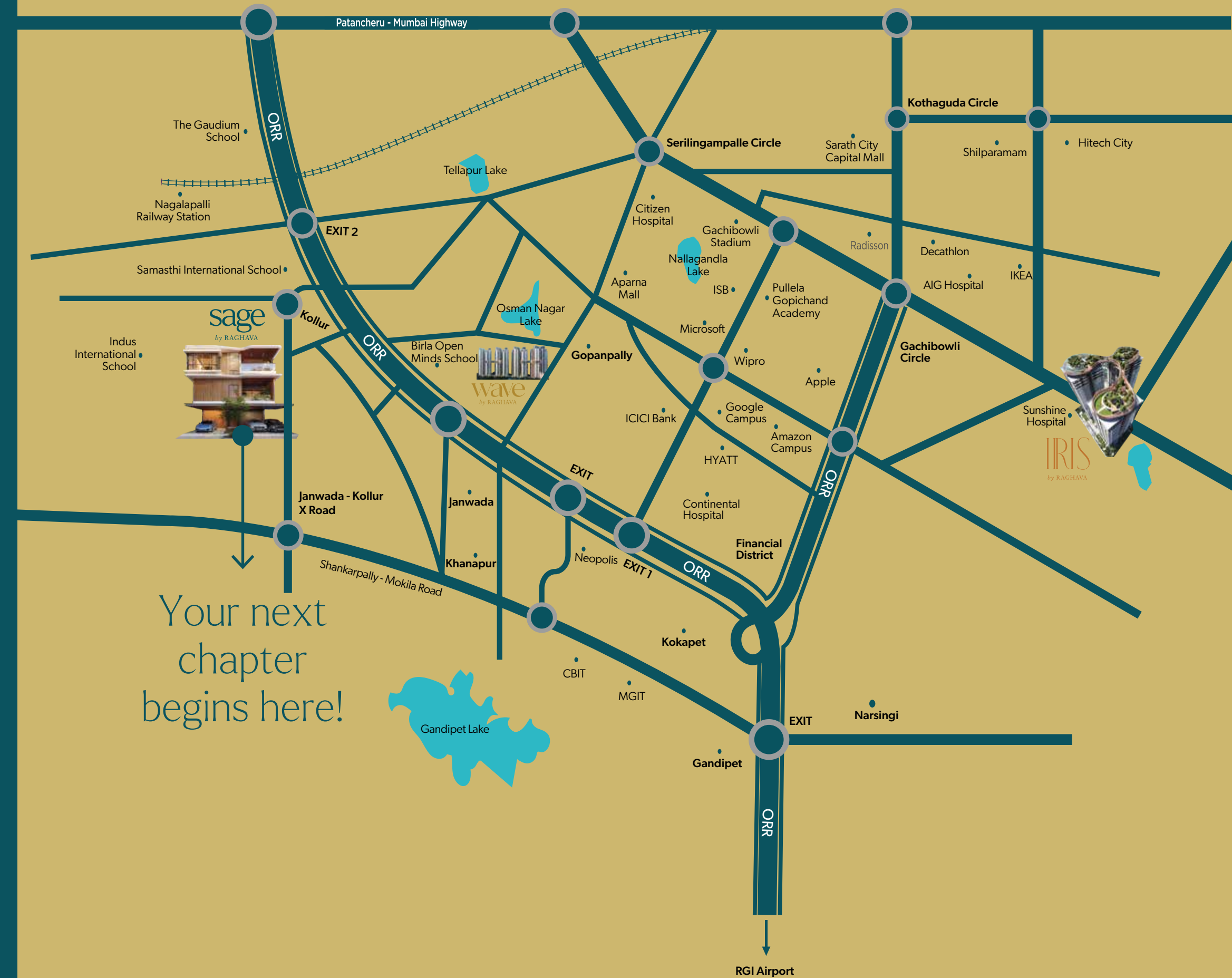
- Skyzone - 10 mins
- Gandipet Lake - 10 mins
- Sarath City Capital Mall - 30 mins

## Public Transport

- ORR - 10 mins
- RGIA Airport - 43 mins

## Important Nearby Locations

- Kollur SEZ - 5 mins
- Neopolis - 9 mins
- Kokapet SEZ - 15 mins
- US Consulate - 17 mins
- Financial District - 20 mins
- Wave Rock - 21 mins

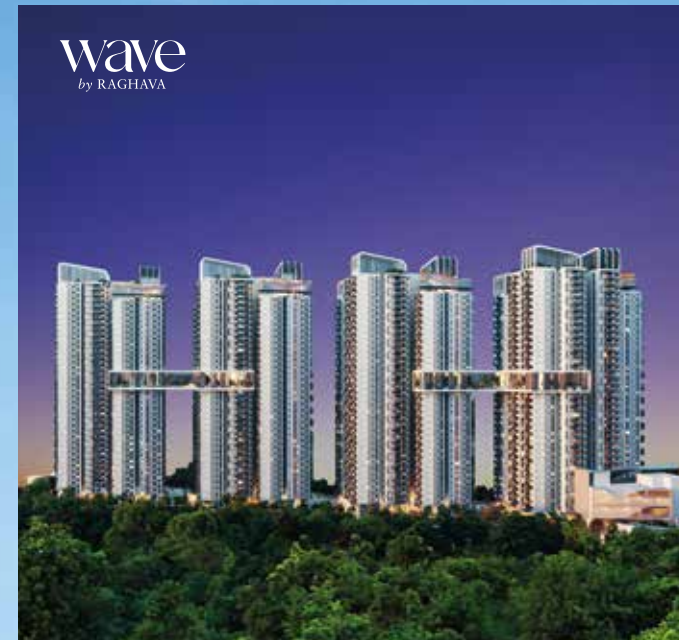


# About Raghava

**Raghava Builders** is the frontrunner in the realm of real estate in Hyderabad, redefining the standard of living with our premium residential projects. With a strong focus on architectural innovation and a commitment to providing exceptional living experiences, we're setting new benchmarks in the industry with two groundbreaking projects underway: IRIS and WAVE.



Our pilot project, Iris, is an extraordinary architectural marvel nestled amidst the bustling city of Hyderabad. The ultra luxury project houses premium apartments, best-in-class amenities and a magnificent 1,00,000 sq ft Sky Island which connects the three towers at the top.



Wave by Raghava, is yet another testament to luxury living coupling premium apartments with high-end facilities. The project's crowning glory, the Sky Bridge, is a suspended platform on the 19th floor connecting the towers offering unparalleled panoramic views of the city.



## Project Partners

Architect



Structure &  
MEP Consultant



Landscape  
Architects



TSRERA No. P01100008686

Site Address:

Sy.No. 267,268 & 271, Kollur Village, Ramachandrapuram Mandal,  
Sanga Reddy District, Telangana - 502300.

Office Address

VENTURA ESTATE DEVELOPERS - RAGHAVA

4<sup>th</sup> Floor, G-Square Building, Beside Raidurgam Police Station, Serilingampally, Hyderabad.

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DISCLAIMER: All dimensions are in Square Feet, and measured from finish to finish excluding construction tolerances. All materials, dimensions, and drawings are approximate only. Information is subject to change without notice, at developer's absolute discretion. Actual area may vary from the stated area. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations, at it's absolute discretion, without any liability whatsoever.