



# Golden Leaf

Crafting your dreams

TS Rera no : P02400006219





**45+ Acres**  
Development Size



**548+ Units**  
Duplex & Triplex Villas



**3 & 4 BHK**  
Bedroom

Introducing a sanctuary of imperial and modern lifestyle where the extraordinary becomes an everyday reality. Experience the seamless fusion of timeless sophistication and modernity with APR Praveen's Golden Leaf.





## Epitome of Elegance and Sophistication

Nestled within an upscale locale our villas are enveloped by unparalleled luxury and a surreal ambience that transcends the ordinary. Experience an elevated existence, enriched by the symphony of architectural excellence and a wealth of modern urban conveniences that effortlessly elevate your daily life.

Located just off ORR Exit No. 12, spread across 45+ acres, is the smartly crafted gated community of Patanacheru with 548+ duplex and triplex luxury villas that stand as a synonym for a luxuriously balanced living.





## Live a Plush Lifestyle

We firmly believe that genuine luxury extends beyond mere possessions. It encompasses embracing a harmonious and healthful way of life. Our remarkable array of amenities is meticulously crafted to assist you in attaining such a lifestyle.

## Project Highlights

- 45+ Acres
- 548+ Units
- Gym
- World Class Amenities
- Solar Fencing
- Fully Loaded ClubHouse
- Underground Electricity
- Children's Play Area
- CC Cameras
- Power Backup in Common Area
- Indoor Games
- School







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## Perfect blend of Luxury and Serenity

Immerse yourself in a life of opulence and contentment, as we provide you with the perfect setting to experience true luxury and unparalleled comfort. From the moment you step into our exquisite villas, you will discover a haven that transcends ordinary living, allowing you to embrace a life of extraordinary indulgence. Experience a world where true luxury becomes an everyday reality.

East Facing Villa



West Facing Villa





# Clubhouse

Discover a realm of lavish living, where opulence and comfort intertwine seamlessly. Embark on a journey of luxurious leisure with our exquisitely crafted Clubhouse designed to cater to your every indulgence. Nestled amidst lush greenery our location provides a sanctuary of tranquility, enveloping you in a surreal lifestyle beyond compare.







## CLUB HOUSE AMENITIES

### ENTERTAINMENT, GAMES & FITNESS

- ↔ Indoor & Outdoor Gym
- 🧘 Yoga Area
- 🎮 Play Area
- ♠ Indoor Games
- 🏀 Basketball Court
- 🎾 Tennis Court



### CELEBRATION AMENITIES

- 🍷 Banquet Hall
- 🍷 Guest Room
- 🍷 Multipurpose Hall
- 🍷 Swimming Pool
- 🍷 Kitty Party Area

### LIFE & LIFESTYLE NEEDS

- 🎓 School
- 💆 Spa & Salon
- 👶 Creche
- 📖 Library













# Master Plan



45+ Acres

G+2  
Floors Villa

548+ Units

Full Loaded

Club Zone



## Legend

- Entrance Gate
- School with Play Area
- Yoga Area
- Outdoor Gym
- Cricket Net - 1
- Tennis Court
- Musical Fountain
- Kids Play Area
- Kitty Party Area
- Amphitheatre
- Fountain
- Flower Garden
- Gazebo - 1
- Gazebo - 2
- Play Area - 1
- Badminton Court
- Gazebo - 3
- Basketball Court
- Recreational Zone
- Clubhouse
- Swimming Pool
- Bridge
- Cricket Net - 2
- Gazebo - 4
- Play Area - 2
- Gazebo - 5
- Skating Rink



TYPE  
**01**

## Duplex **East Facing** Villa

**165** Sq.Yds

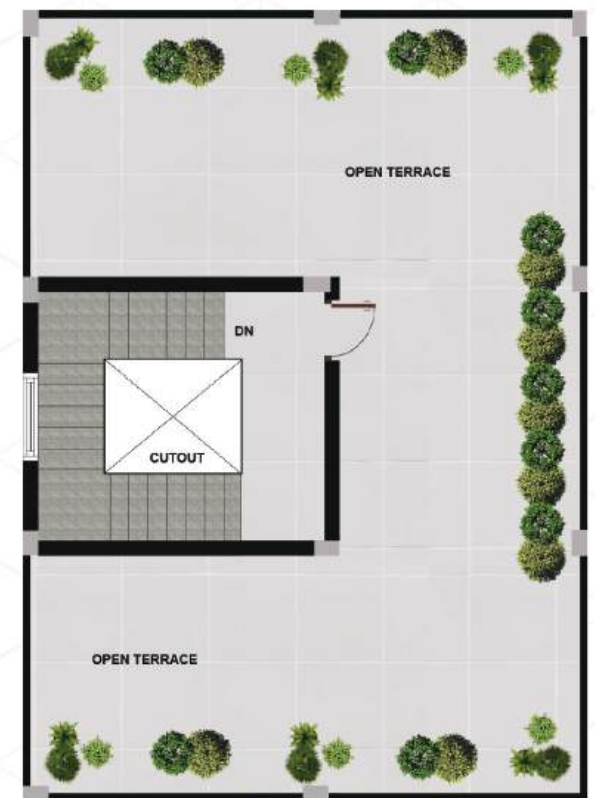
GROUND FLOOR AREA : **965.0 SFT**



FIRST FLOOR AREA : **965.0 SFT**



STAIRCASE HEADROOM AREA : **190.0 SFT**





TYPE  
**02**

## Duplex **West Facing** Villa

**165** Sq.Yds

GROUND FLOOR AREA : **920.0 SFT**



FIRST FLOOR AREA : **920.0 SFT**



STAIRCASE HEADROOM AREA : **180.0 SFT**





TYPE  
**03**

## Triplex **East Facing** Villa

**180** Sq.Yds

GROUND FLOOR AREA : **1075.0 SFT**



FIRST FLOOR AREA : **1075.0 SFT**



SECOND FLOOR AREA : **740.0 SFT**





TYPE  
**04**

Triplex **West Facing** Villa

**180** Sq.Yds

GROUND FLOOR AREA : **1025.0 SFT**



FIRST FLOOR AREA : **1025.0 SFT**



SECOND FLOOR AREA : **710.0 SFT**







# SPECIFICATIONS



## Structure

RCC framed structure (with M20 grade of concrete and steel with TMT ISI brand)



## Super Structure

All external walls are 9" red bricks blocks and internal walls 4" thick red bricks blocks.



## Plastering

- **Internal :** Single coat cement plaster for walls and ceiling with smooth/sponge finish
- **External :** Double coat plaster for external walls with water-proof compound mixed for RCC and masonry surfaces



## Flooring

- Vitrified tiles of size (2'0"x2'0" / 2'6"x2'6" / 2'0"x4'0") in all rooms.
- **Toilets :** Glazed vitrified/ceramic tile Dados up to 7' height with 2'0"x1'0". Flooring anti skid tile 1'0"x1'0"
- **Utility :** Ceramic/vitrified tile Dado up to 4' height
- **Attached Balconies :** Anti-skid tiles 2'0"x2'0"
- **Parking :** Vitrified tiles/tandur or equivalent stone



## Painting

- **External :** Texture finish with two coats of exterior emulsion of Asian/Berger/techno/AKZO or equivalent make emulsion
- **Internal :** One coat of primer and 2 coats of Asian/Berger/Tech-no/AKZO or equivalent emulsion paint over two coats of putty with smooth finish.





## Kitchen/Utility

Water supply point for municipal and raw water connections at one point(sink) with provision for fixing of water purifier, exhaust fan /chimney. No kitchen platform, no sink provided.



## Wood Work

- **Main Door :** Imported Teak wood/hard wood frame with PU polish. Shutter with both sides decorative veneer with PU polish
- **Internal Doors :** imported Teak wood/hardwood frames with PU polish. Flush shutters both sides decorative veneer with PU polish. Toilet/utility door shutter one side decorative veneer polish and other side with Laminate/enamel painting.



## Windows / French Doors

UPVC windows and sliding doors with clear glass and mosquito mesh of reputed make .



## Bathroom

Shower single lever diverter with spout& over head shower with geysor provision. Wall mounted/floor mounted EWCs with health faucets and wash hand basins in all bath rooms with best quality Polished Chrome (CP) and sanitaryware fixtures of HINDWARE/JAGUAR/KOHLER or equivalent make



## Electrical

- Concealed copper wiring (Finolex / Polycab / havels or equivalent make) in conduits. Power outlets for AC provisions in all bed rooms, home theatre, drawing / living and geysor provisions in all toilets. Power points for cooking range, chimney, refrigerator, microwave oven, Mixer / grinder in kitchen, and for washing machine utility area.
- Inverter wiring for one fan and lighting in all rooms and kitchen.
- Three phase supply for each unit with 5 KW and provision of individual meter and DBs with MCBs (Honeywell / Havel's or equivalent make)
- All electrical Modular switches are of Honeywell / Havels / Anchor or equivalent make.



## TV, Internet & Telephone

- TV point in living, MBR, Lounge and Home theatre .
- Internet provision at one point in each floor.
- Telephone point in living, MBR, Lounge



## Power/Generator Backup

100% power backup for common amenities, common areas, common parking areas, pressure pumps and street lights etc., by providing Auto start, sound proof generator of caterpillar, Kirloskar, JCB or approved make with auto change over switches.



## Watersupply

- Borewell water supply will be through Hydro pneumatic pumps from the storage sump to the overhead tank 1000 ltrs capacity provided on terrace of each villa.
- Provision of A dedicated water supply line from the main gate to sump for HMWSSB line connection will be provided. From the sump to kitchen supply will be through hydropneumatic pump for municipal line.



## Security System

- 24 hrs.' Surveillance and Security facility
- Solar fencing throughout the boundary
- Security Surveillance Cameras at appropriate community locations
- Main entrance will be provided with access controlled boom barrier and security room.

**Compound wall :** common compound wall for villas three sides.

**Stair case :** Granite steps with premium grade stainless steel railing for internal staircase.

**Waterproofing :** All toilets, open terraces and balconies water proofing will be done as per standard procedure.







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## Location Map (Not to Scale)

● **Rajiv Gandhi International Airport**



Location  
QR Code



### Our Other Projects



A Member of:



Brand Marketing & Communication Partner:



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