



GREEN
AMBIENCE MADE
FOR YOU.



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TEAM

Architects	Stucture Consultant	MEP Consultants	Landscape
 architecture . interiors . landscape . #First floor,Plot No-258, Prashashan Nagar, Road No-78, Narne Road, Jubilee hills, Hyderabad-500033 Office : 040 - 2331 0971 Mobile : 7032705459 / 09966640971 Web : www.instonearchitects.com	 ZAKI AHMED CONSULTING ENGINEER 9246534811 zakiassociates@gmail.com	 CANNY CONSULTANTS 2nd Floor, Plot No:18,19 Ravi Shankar Arcade, Gachibowli,Hyd Ph: 040 - 40202329 canny.consultants@gmail.com	 arjuna architects 2nd Floor, Westend Mall, Road No. 36, Jubilee Hills, Hyderabad - 500033

Disclaimer : This booklet is conceptual and not a legal offering. The promoter reserves the right to change, alter, add, or delete any of the specifications mentioned herein without prior permission or notice. The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering. Further, the dimensions mentioned do not consider the plastering thickness.

UNICORN
**ADDALA'S
ANTHARVEDHI**
The Future of Fine Living

Artifice +91 9885253570



3 BHK
LUXURY HIGH-RISE APARTMENTS
SHILPA DREAM VALLEY, KOLLUR

4000 SQYDS
PROJECT AREA

2
BASEMENTS
DOUBLE HEIGHT STILT

11
RESIDENTIAL FLOORS

85
UNITS

FOR THOSE
WHO LIVE
LIFE TO
THE FULL.



- 1.ENTRANCE
- 2.WAITING AREA
- 3.PLAY AREA
- 4.PICKLE BALL COURT
- 5.GRASS PAVERS
- 6.TRANSFORMER YARD
- 7.SKATING RING
- 8.HALF BASKET BALL COURT

9. BADMINTON COURT
10. SWIMMING POOL
11. REFLEXOLOGY
PATHWAY
12. PARKING
13. SIT-OUT
14. WATER FEATURE
15. PARTY LAWN

[illegible]

1st Floor Plan Details:

- Unit 1 (Top Left):** Multipurpose Hall (43'11" x 17'4"), Space (20'9" x 12'5 1/2"), Toilets (8'10" x 12'1 1/2", 13'8" x 4'7"), 5'10 1/2" Wide Balcony.
- Unit 2 (Top Right):** Association Room (10'8" x 8'6"), Gym (43'11 1/2" x 16'8 1/2"), 5'10 1/2" Wide Balcony.
- Unit 3 (Middle Left):** 3 BHK, 1900 SFT. Includes: C.Bedroom (15'5" x 10'0"), M.Bedroom (15'5" x 11'0 1/2"), G.Bedroom (12'5 1/2" x 11'1 1/2"), Living (15'5" x 11'1 1/2"), Dining (12'4 1/2" x 15'3"), Kitchen (10'6" x 10'0"), 5'3" Wide Utility, Toilets (7'6 1/2" x 5', 5'7'5 1/2").
- Unit 4 (Middle Right):** 3 BHK, 1900 SFT. Includes: Lobby (43'11 1/2" x 11'0"), Electrical Room, Lift (7'1" x 7'1"), Bedroom (10'0" x 16'8 1/2"), Bedroom (10'0" x 15'5"), Bedroom (10'0" x 18'5 1/2"), Toilets (4'1" x 8'6", 4'1" x 8'6", 4'1" x 8'6", 4'1" x 8'6").
- Unit 5 (Bottom Left):** 3 BHK, 2380 SFT. Includes: C.Bedroom (15'5" x 11'1 1/2"), M.Bedroom (15'5" x 12'1 1/2"), G.Bedroom (12'5 1/2" x 13'1 1/2"), Living (15'5" x 13'1 1/2"), Dining (12'4 1/2" x 16'4 1/2"), Kitchen (10'6" x 11'6"), 5'10 1/2" Wide Balcony, 5'10 1/2" Wide Utility, Toilets (7'6 1/2" x 5'10 1/2", 5'x8'6").
- Unit 6 (Bottom Middle):** 3 BHK, 1900 SFT. Includes: C.Bedroom (15'5" x 10'0"), M.Bedroom (15'5" x 11'0 1/2"), G.Bedroom (12'5 1/2" x 11'1 1/2"), Living (15'5" x 11'1 1/2"), Dining (12'4 1/2" x 15'3"), Kitchen (10'6" x 10'0"), 5'3" Wide Utility, Toilets (7'6 1/2" x 5', 5'x7'5 1/2").
- Unit 7 (Bottom Right):** 3 BHK, 2485 SFT. Includes: C.Bedroom (11'0" x 11'9 1/2"), M.Bedroom (14'11" x 12'9 1/2"), G.Bedroom (11'0" x 11'9 1/2"), Living (11'5 1/2" x 17'8 1/2"), Dining (11'9 1/2" x 17'8 1/2"), Kitchen (9'0" x 12'9 1/2"), 5'0" Wide Utility, Toilets (7'6 1/2" x 6'6 1/2", 4'7'x8'2", 4'7'x8'2", 4'7'x8'2").

Area Statement					
Flat No.	3	4	5	6	7
Type	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Facing	West	West	East	East	East
Total Saleable Area (Sft)	1900	2485	2380	1900	1900

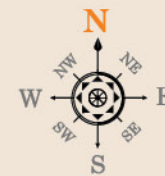
40' WIDE ROAD

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TYPICAL FLOOR PLAN
2nd 4th 6th 8th 10th Floors Plan

Area Statement

Flat No.	1	2	3	4	5	6	7	8
Type	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Facing	West	West	West	West	East	East	East	East
Total Saleable Area (Sft)	2340	1915	1915	2495	2390	1915	1915	2355

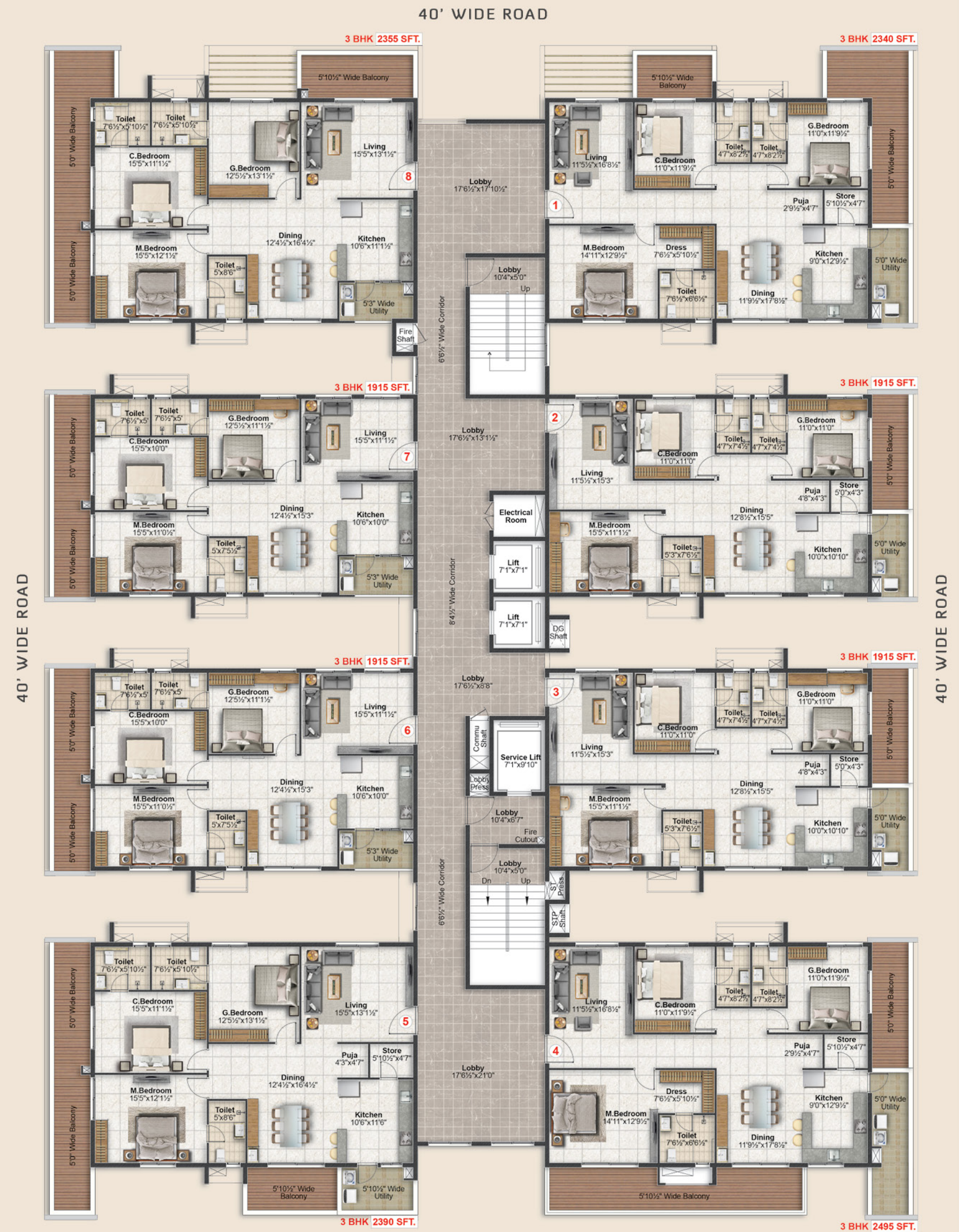


3D VIEW

3 BHK - 1915 SFT.
WEST-FACING
FLAT NO. 2



WHERE
CLASS
GETS A LOT
CLASSIER.

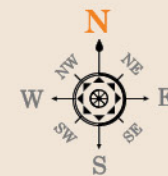


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TYPICAL FLOOR PLAN
3rd 5th 7th 9th 11th Floor Plans

Area Statement

Flat No.	1	2	3	4	5	6	7	8
Type	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Facing	West	West	West	West	East	East	East	East
Total Saleable Area (Sft)	2385	1900	1900	2485	2380	1900	1900	2435



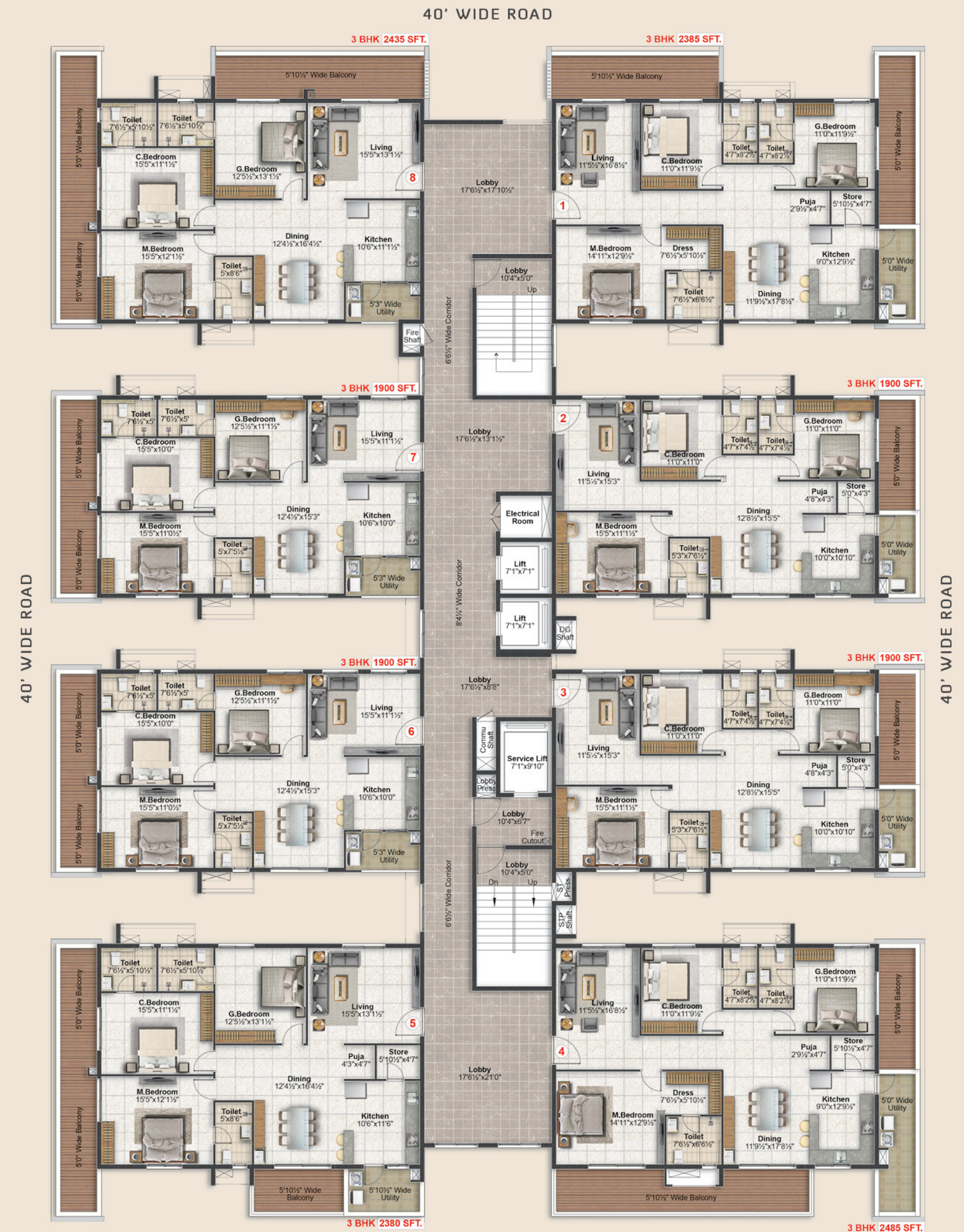
3D VIEW



3 BHK - 2435 SFT.
EAST-FACING
FLAT NO. 8

PREMIUM
MAKES WAY
FOR ULTRA
PREMIUM.

If premium is what you'll come looking for, prepare to be welcomed by surprise. For Unicorn Addala's Antharvedhi takes premium up by a couple of notches – all the way to ultra premium. Unicorn Addala's Antharvedhi is crafted with 3 BHK homes ranging from 1900 sft to 2435 sft, all of superior design, make and finesse. You will discover that this community starring 85 homes, has everything to elevate your class-quotient. Get ready to be swept off by a wave of compliments and new pride.





NO ROOM
FOR
ORDINARY
MOMENTS.

Set across a one-acre of land, Unicorn Addala's Antharvedhi is set amidst luxury. There's something for everyone in the family to stay in the thick of action. All that will be needed to celebrate them is some time. Plus there are mesmerizing features like green curtains and a swimming pool – that go on to enhance the aesthetics and charm of the place.



AMENITIES CLUBHOUSE



Entrance Lobby



Multi-Purpose Hall



E-Commerce Area



Badminton Court



Swimming Pool



GYM



Banquet Hall



Indoor Games



Guest Bedrooms

LUXURIES OF LIFE, ALL AT ONE PLACE.

Unicorn Addala's Antharvedhi takes luxury to a different strata altogether. As the property has features that take care of your lifestyle and leisure time. It also hosts a few stunning facilities: a gym that will feature the best equipment to complete your fitness schedule. And a party area with open air theatre that can entertain your guests for an evening of movie or cricket watching. A covered swimming pool you can refresh at, and so many other features all present to elevate your life.



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PROJECT HIGHLIGHTS AND FEATURES

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> ■ Entrance lobby with false ceiling ■ Grand Entry with Security Post ■ Well-designed Landscape ■ Children's Play Area | <ul style="list-style-type: none"> ■ Rainwater Harvesting Pits ■ Intercom and Internet ■ CCTV Surveillance in Parking Areas ■ Security Round the clock | <ul style="list-style-type: none"> ■ 100% DG Set back-up for common areas ■ Solar Fencing ■ STP Treated water is used for Landscape and Toilet Flush |
|--|--|---|



FOR THOSE
WHO LIVE
LIFE TO THE
FULL.

Everyone seeks a home. It's where life is cherished the most, where bonds are created, strengthened and renewed. A home is the most beautiful destination one can even get to. Home is where love resides, memories are created, friends are always welcome and family is forever. Unicorn Builders present beautiful homes for those who like to live a beautiful life, in Hyderabad's most premium locale: Kollur.





STANDARDS
THAT
ACTUALLY
INSPIRE.



FOUNDATION & STRUCTURE
Structure: R.C.C. framed structure.
Super Structure: AAC Blocks of 200mm thick external walls and 100mm internal walls.



PLASTERING
External Walls: 18mm thick plastering with smooth finish
Internal Walls: 12mm thick plastering with smooth finish



FLOORING
Living, Dining, Bedrooms and Kitchen: Premium Vitrified tiles (GVT or Double charged) 600x1200mm OR 800X800mm OR 800X1600mm in size
Balconies/Sit outs: Premium Vitrified tiles of reputed make.
Bathrooms: Anti-skid and acid resistant tiles of standard make up to false ceiling height.
Utility: Anti-skid Vitrified tiles up to 4 feet height
Corridors&Staircase: Granite or Vitrified tiles as per architect's design



JOINERY WORKS
Main Door: Designer Teak wood frame with two sides Veneered flush shutter with melamine polish with hardware of reputed make.
Internal Doors: All internal frames are MT wood and two sides laminated flush shutter fixed with hardware of reputed make.
Toilet Doors: MT wood frame and flush shutter/WPC shutter painted white, fixed with reputed hardware.
Windows: 2.5 track UPVC sliding shutter with clear glass panels and provision for Mosquito mesh.
Grills: Aesthetically-designed MS safety grills with enamel paint finish.
Railing: SS railing for staircases.
Sit outs and balconies as per Architectural Facade Details.



PAINTING
Internal Walls and Ceiling: Water-proof base two coat putty, one coat primer and two coats of premium emulsion paint of Asian or equivalent make.
External: Combination of Antidust waterproof Texture/Putty and two coat paint finish for all external walls.
Provision for fixing of water purifier



DADOING
Bathroom: Concept designer tiles of standard make up to false ceiling height



SECURITY NETWORK:
CC TV cameras in identified common areas and club house with monitoring and recording from security room.
Solar powered security fence on compound wall.
Boom barriers at the entry of vehicles
Intercom from security to all flats.



ELECTRICAL & COMMUNICATION:
Concealed copper wiring of Polycab / Finolex / Equivalent and modular switches of best brands.
Power outlets for air conditioners in all bedrooms and Dining/living area.
Power outlets for geysers and exhaust fans in all bathrooms.
Power outlet for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen and washing machine in utility area.
Three-phase power supply for each unit with individual meter boards
MCB of reputed make in all distribution boards.
Telephone points in living and master bed room
Wired internet provision in living room for wireless router connectivity



BATHROOMS & PLUMBING
All internal and external waterlines are of CPVC Ashirvad / Equivalent.
All sanitary fittings and lines are of P.V.C. Ashirvad / Equivalent.
Provision of wash basin in master bedroom toilet, children bedroom toilet, guest bedroom toilet and dining area.
All sanitary fixtures are of Jaguar or Hindware or equivalent make.
Wall Mounted EWC with Flush valve in all toilets of Jaguar or Hindware Standard or equivalent make.
Best brand make hot and cold wall mixer / Diverter with shower. Provision for geysers in all bedroom toilets.



LIFT
V3F Drive High Speed lift of Kone or OR Johnson OR Schindler.
Lobby Cladding with Front Tile Cladding



FIRE SAFETY
Fire alarm, wet risers as per fire Authority regulations.
Automatic sprinklers at Cellars



POWER BACK UP
Common Areas: 100% DG Setup for common areas (Lifts, Corridors, lighting etc).
Internal Flats - 100% DG Setup for Lights and fans.



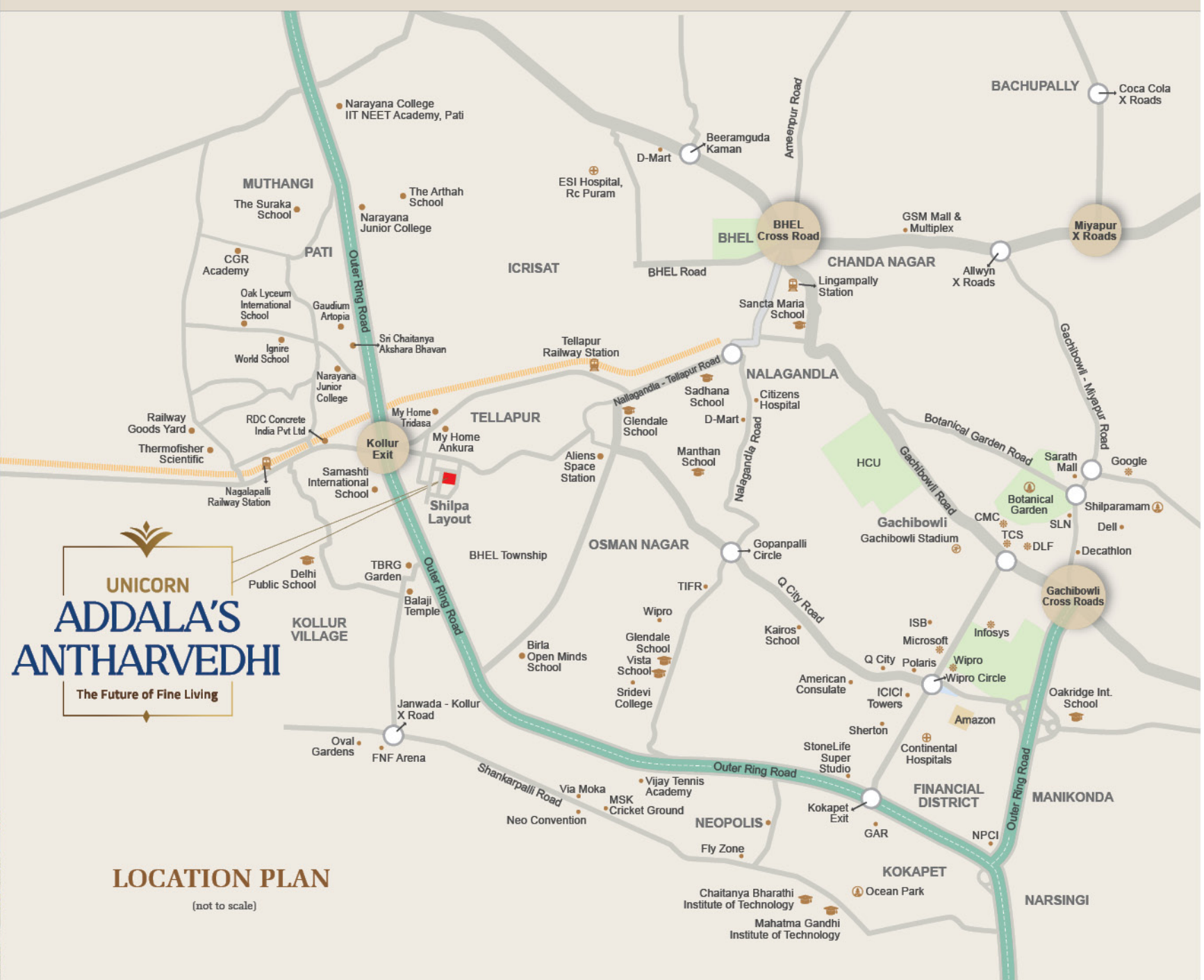
CONNECTIVITY
Nehru Outer Ring Road
Lingampally Railway Station
RGI Airport



COMMERCIAL & IT HUBS
HITEC City
Gachibowli
Financial District



EDUCATIONAL INSTITUTES
Meru International School
Manthan International School
Glendale International School
The Gaudium School



LOCATION PLAN
(not to scale)

**KOLLUR,
THAT SAYS
IT ALL.**

Unicorn Addala's Antharvedhi borrows its name from the location it is set in, which is Tellapur. When your home is in a place like this, there's nothing to think twice about. Because while you have a lot of nature as your neighbour, You're invited to belong here.



SCAN TO
LOCATION