



POULOMI  
**AVANTE**

Elegant homes @ Kokapet

PEACE OF MIND



## POULOMI AVANTE

Elegant homes which guarantee  
peace of mind



Poulomi Avante is a gated community of premium residential apartments strategically located in Kokapet, just 5 mins drive from Gachibowli IT hub and Financial District. Reputed educational institutions, multi-cuisine restaurants, healthcare centers, and multiple entertainment hubs all fall under a 5-10 minute drive, creating a perfect work-life balance.

It is being developed by Poulomi Estates, which over the years has built an enviable reputation for delivering elegantly designed, vastu compliant homes which guarantee happiness and peace of mind.





OUTER RING ROAD



PHOENIX GREENS INTL. SCHOOL



OAK RIDGE INTL. SCHOOL



CONTINENTAL HOSPITALS



SHERATON HOTEL



FINANCIAL DISTRICT



MICROSOFT CAMPUS

## Save time commuting. Invest it wisely.

Poulomi Avante offers its residents the luxury of time, to be invested wisely on things that would have a long-lasting influence on their lives. Commute at ease, reach workplaces in and around Gachibowli & Financial District within minutes, and open your arms to living a hassle-free life.

Reputed educational institutions within close vicinity makes sure that your children are busy chasing dreams, not school buses. Time opens up opportunities that help you move forward and that's what Avante stands for - forward.



### Overview

- 4.75 Acres
- 3 Blocks
- 475 Units
- 2 Cellars + Ground + 22 Floors
- 2 & 3 BHK Apartments
- Built-up area ranges from 1330 to 2575 Sft.
- 28,000 Sft. Clubhouse with lavish amenities
- EV charging point in each car park area

## Designed to reward, built to be recognized.

Designed to reward the residents by offering them in the luxury of time, Poulomi Avante is contemporary in aesthetics and comfortable in style. The 2 & 3 BHK residences take advantage of seamless connectivity to ORR and the most happening work places, making it one of the most recognized and premium residential apartments development in Hyderabad.



# Master Plan



## LEGEND

1. Main Entry
2. Main Exit
3. Security Room with Entry Portal
4. Central Vehicular Drive
5. Fire Lanes
6. Pedestrian Walking Loop
7. Focal Sculptural Elements
8. Seater with Pergola
9. Children Play Area
10. Clubhouse Party Lawn Area
11. Outdoor Gym
12. Maidan / Ground
13. Practice Cricket Pitch
14. Pavilion
15. Corten Steel Feature Planters
16. Transformer Yard
17. Club Drop off
18. Flea Market - Multipurpose Street Avenue
19. Feature Wall Doubled up as Compound Wall
20. Vehicular Ramps to Basement
21. Practice Basketball Court
22. Totlot



### Putting elegance first at the entrance

The wide entrance welcomes you every day to a serene view of 475 apartments spread in harmony with lush greenery. Residences are prudently incorporated into 3 blocks, each block has two cellars, ground floor, and 22 floors.

The central driveway encompasses vehicular ramps that lead to the basement and is accompanied by lush greenery and freestanding seating spaces on either side. As you move in, contentment moves in with you.



Futsal Ground



Cricket Pitch



Basketball Court

## Say Yes to Sports

Perfect that corner kick you always wanted to at the futsal ground, Improve your bowling and batting skills at the cricket nets and perfect your dunk in the basketball court.

Be it any outdoor sport - It's time to excel and go Avante.





Every amenity is an opportunity to make new friends  
& strengthen existing relationships





Grand, double height entrance lobby in all three towers



Drawing Room



Dining Area



Living Room

## Step inside, life awaits you

All the three blocks have two cellars, a ground floor, and residences laid out on 22 floors. The lavish, double height entrance lobby invites residents to the tranquil residences, giving an urge to explore the meticulously designed homes.

The 2 & 3 BHK homes ranging from 1330 to 2575 Sft. are crafted in a way where comfort and space are seamlessly blended.



## A world dedicated to wellness

The stunning residences at Poulomi Avante are tempered by a 28,000 Sft. clubhouse loaded with lavish amenities, perfectly balancing all aspects of a healthy and comfortable lifestyle.

### AMENITIES

- › Reception
- › Multipurpose Hall
- › Super Market
- › Gym
- › Creche
- › Aerobic / Yoga / Meditation Hall
- › Badminton Court
- › Spa
- › Conference Room
- › Billiards Lounge
- › Table Tennis
- › Guest Rooms
- › Indoor Games
- › Terrace Pool
- › Deck Area with Seating Spaces

## CLUBHOUSE GROUND FLOOR

- Reception
- Multipurpose Hall
- Super Market

### One destination for festivals and fun

The ground floor of the clubhouse invites guests to a comfortable waiting area adorned with a professional reception. Multipurpose hall makes sure that every occasion, small or big, is memorable.



## CLUBHOUSE FIRST FLOOR

- Gym
- Creche

### A soft touch to rejuvenate

The state-of-the-art gymnasium helps you extend your limits and a peaceful indoor retreat for aerobics and meditation keeps your mind stable and strong.



## CLUBHOUSE SECOND FLOOR

- Aerobic / Yoga / Meditation
- Badminton Court
- Billiards Lounge
- Table Tennis

### One to enhance focus

Double height indoor badminton court and shimmering surfaces of billiard and table tennis boards serve the purpose of strengthening focus and concentration.



## CLUBHOUSE THIRD FLOOR

- Spa
- Conference Room



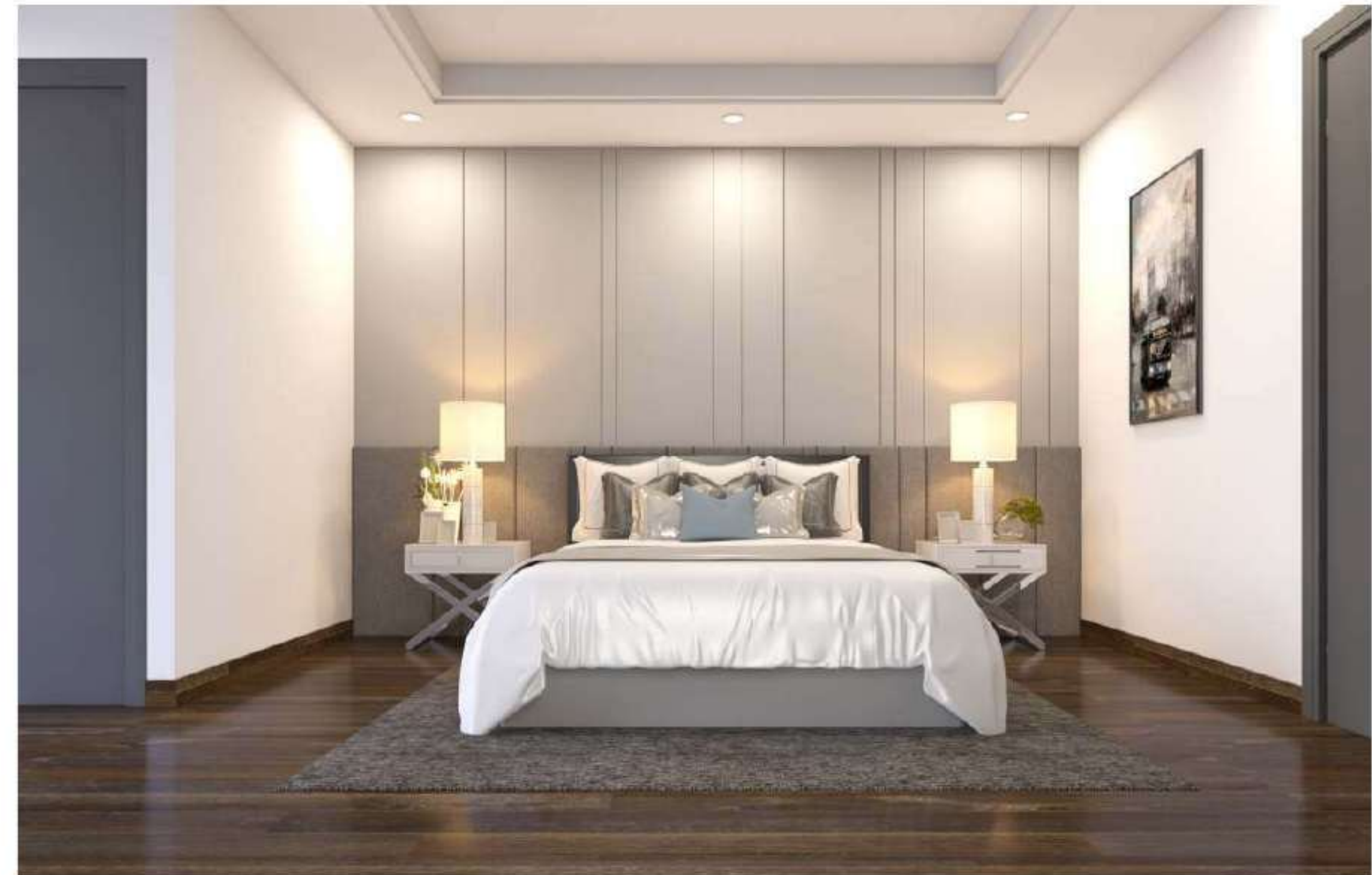
## CLUBHOUSE FOURTH FLOOR

- Guest Rooms
- Indoor Games



### Composure and comfort

Spacious yoga room tempered with natural ventilation facilities residents in maintaining physical and mental composure, keeping them free-spirited, and at ease. The guest rooms ensures your visitors a comfortable stay.



## CLUBHOUSE TERRACE

- Terrace Pool
- Deck Area with Seating Spaces

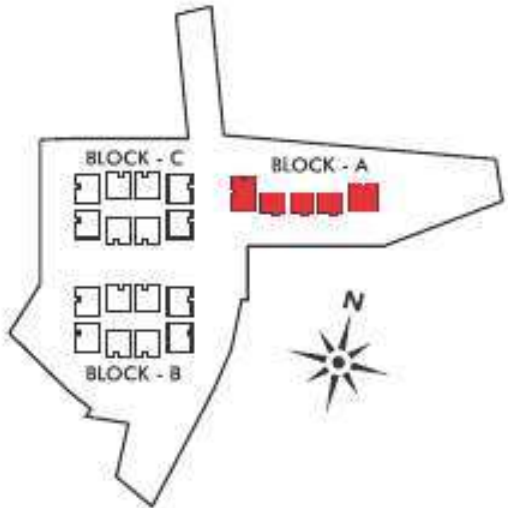
### Shores that blend into the surroundings

The terrace pool is designed in harmony with natural landscape. Soothing light from the surroundings reflecting on the pool water, provide a sense of tranquility.

A covered deck area with seating spaces, provide ample space for residents to relax, recondition and rejuvenate.



BLOCK - A  
TYPICAL FLOOR PLAN



3 BHK 2545 Sft.



3 BHK 1555 Sft.



2 BHK 1330 Sft.

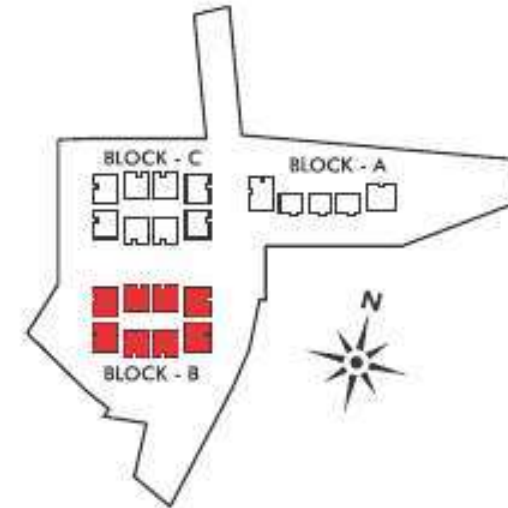


3 BHK 1555 Sft.

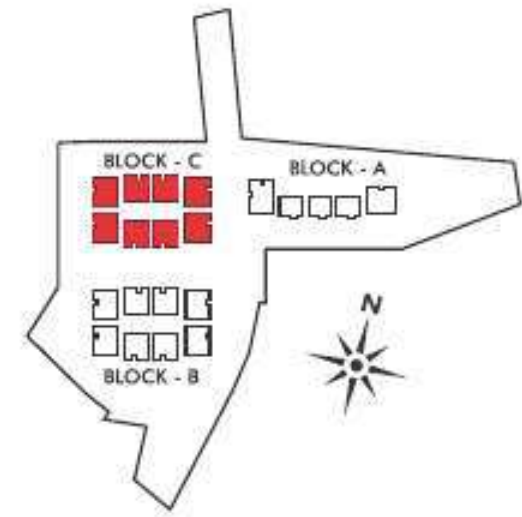


3 BHK 2575 Sft.

**BLOCK - B**  
TYPICAL FLOOR PLAN



**BLOCK - C**  
TYPICAL FLOOR PLAN



# Specification

## STRUCTURE

RCC framed structure to withstand wind & seismic loads

## WALL FINISHES

External Wall Finishes: Sponge finished sand faced cement plaster and painted with textured exterior paint.

Internal Wall Finishes: Smooth plastered surface treated with putty & painted with emulsion paints of reputed make.

## DOORS & WINDOWS

Main Door: Engineered wood frame & teak veneered shutter aesthetically designed and finished with melamine polish fixed with hardware of reputed make.

Internal Door: Engineered wood frame & flush shutter aesthetically designed and finished with melamine polish fixed with hardware of reputed make.

French Doors: UPVC door frames with float glass paneled sliding with provision for mosquito mesh track.

Windows: UPVC Window system with float glass with provision for mosquito mesh track.

## FLOORING

Living & Dining: 800x800 mm size vitrified tiles of reputed make.

Master Bedroom: Laminated wooden flooring.

All Other Bedrooms & Kitchen: 800x800 mm size vitrified tiles of reputed make.

All Balconies: Anti-Skid ceramic tiles of reputed make.

Bathrooms: Acid resistant, vitrified tiles of reputed make.

Corridors: 600x600 mm size anti-skid vitrified tiles of reputed make.

Staircase: Natural Stone.

## TILE CLADDING

Bathrooms: Glazed/Matt Finish/ Vitrified tiles dado up to door height of reputed make.

Utility Area: Ceramic tiles dado up to sill height of reputed make.

## KITCHEN

Provision for fixing of RO system & chimney.

## UTILITY / WASH AREA

Provision for washing machine & washing utensils.

## BATHROOMS

Premium quality ceramic wash basin of reputed make.

Premium quality wall mounted EWC of reputed make.

Premium quality concealed flush tank of reputed make.

Premium quality single lever C.P Fittings of reputed make.

Provision for geysers in all bathrooms.

## ELECTRICAL

3 Phase power supply in each unit

Miniature circuit breakers (MCB) for each distribution board of reputed make.

Concealed copper wiring of reputed make.

Power outlets for air conditioners in drawing, living, dining, and bedrooms.

Power plug for geysers in all bathrooms.

Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer/grinders in kitchen.

Provision for washing machine/dish washer in utility area.

Modular switches of reputed make.

Fire Fighting: Fire hydrant and fire sprinkler system on all floors and in basement as per department norms.

## CABLE TV

Provision for cable connection in living room and in all bedrooms.

## INTERNET

Provision for installing internet & WiFi in living area

## LIFTS

Each block would have two high speed automatic passenger elevators with V3F for energy efficiency.

One service elevator in each block with V3F for energy efficiency.

## STP

Fully treated water will be made available through an exclusive water softening plant.

Hydro-pneumatic system for even pressure water supply at all floors.

Sewage treatment plant of adequate capacity.

STP treated water would be used for WC flushing.

## GENERATOR

100% D.G backup with acoustic enclosure.

## CAR PARKING

Provision for EV charging in each car park area.

## FACILITIES FOR PHYSICALLY CHALLENGED

Access ramps at entrance lobbies shall be provided for physically challenged.

## SECURITY/BMS

Sophisticated round-the-clock security system.

Boom barriers for efficient traffic management.

Surveillance cameras at vantage points.

BMS will be provided for all internal communication.



## PEACE OF MIND

Poulomi Estates is reputed for its strong business ethics and on-time project delivery. Over the years, we have evolved from being a strong foundation engineering company to a leading real estate development company by creating a few of the finest living spaces in Hyderabad.

Everything about our projects is absolutely top of the line. Right from the location, ambiance inside

our projects, the quality of construction and amenities, everything spells class. Our rich & varied experience in delivering projects on time places us in a pre-eminent position to understand and customize the offerings to suit varying customer preferences. It's not just living spaces that Poulomi delivers; it's complete peace of mind.

### Our completed projects In Kokapet



POULOMI  
ARISTOS



A gated community that comprises of 63 contemporary villas  
Awarded the Best Villa Community in Hyderabad



POULOMI  
90



A contemporary community of 90 luxury apartments  
An Ode to Perfection

### PROJECT CONSULTANTS

ARCHITECTS



STRUCTURAL



LANDSCAPING



MEP



NEW MEDIA



#### 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. They do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



Poulomi Estates Private Limited

6-3-865/D/20, 5th Floor, Madhupala Towers, Greenlands, Begumpet, Hyderabad-500016.

M: 70 70 70 44 44 | [www.poulomi.in](http://www.poulomi.in)



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