

HOME IS WHERE YOUR HEART IS...

— KEERTHI —
WESTWINDS
— LUXURY VILLAS —

A PROJECT BY KEERTHI ESTATES

ULTRA LUXE VILLAS FOR JETSETTERS TO LAY ANCHOR

A PREMIUM PROJECT BY **KEERTHI**
creating landmarks since 1990

No matter where you travel to, no matter how far you go in life, no matter who you meet on the way, there's one place more beautiful than all the places in the world.
Your home!

————— KEERTHI —————
WESTWINDS
————— LUXURY VILLAS —————
NEAR NARSINGI JUNCTION

— KEERTHI —
WESTWINDS
— LUXURY VILLAS —

Now open your doors to an address that spells class. Cocooned at a strategic and pollution free locale of Narsingi, Keerthi Westwinds is not just a residence but a feeling of immense freedom and joy to live.

These 4&5 BHK limited-edition homes close to the IT corridor are the perfect destination for those who give a statement of their style by the power of sheer address where they reside.

AN ADDRESS, A STATEMENT



KEERTHI
WESTWINDS
LUXURY VILLAS

An ode to the elements of nature, Keerthi Westwinds is a swirl of breeze, a splash of sunshine, a scoop of greenery and a song of the birds in one piece of paradise.





— KEERTHI —
WESTWINDS
— LUXURY VILLAS —

Keerthi Westwinds triplex villas are thrice the fun. So create your own private spaces in your oasis of joy. The 4 & 5 lavish bedrooms ensure that your children and elderly parents live in peace and luxury. The terrace garden is where the morning cup of coffee is sheer bliss. The grounds around the villa are perfect for a game of ball with your pet dog. Every corner of your villa is well thought out and cared for. Keerthi Westwinds is where togetherness resides.



WHERE TOGETHERNESS RESIDES...



— KEERTHI —
WESTWINDS
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You are happy when the tensions of daily life don't touch you. Round the clock security ensures complete peace of mind. The elderly find companionship at the central park, jogging track & meditation areas. Where else would you find manicured lawns, water bodies, shady trees & laughter belonging exclusively to you?

Elegant landscaping

Flowering plants

Shade-giving trees

Designer street lighting

Amphitheater

Central park

Jogging track

Meditation areas

Garden furniture

Fountains & Water bodies

Tree-lined avenues



STEP OUT TO DISCOVER ENCHANTING OUTDOORS



EXPLORE A LIFESTYLE IN AN IDEAL HABITAT

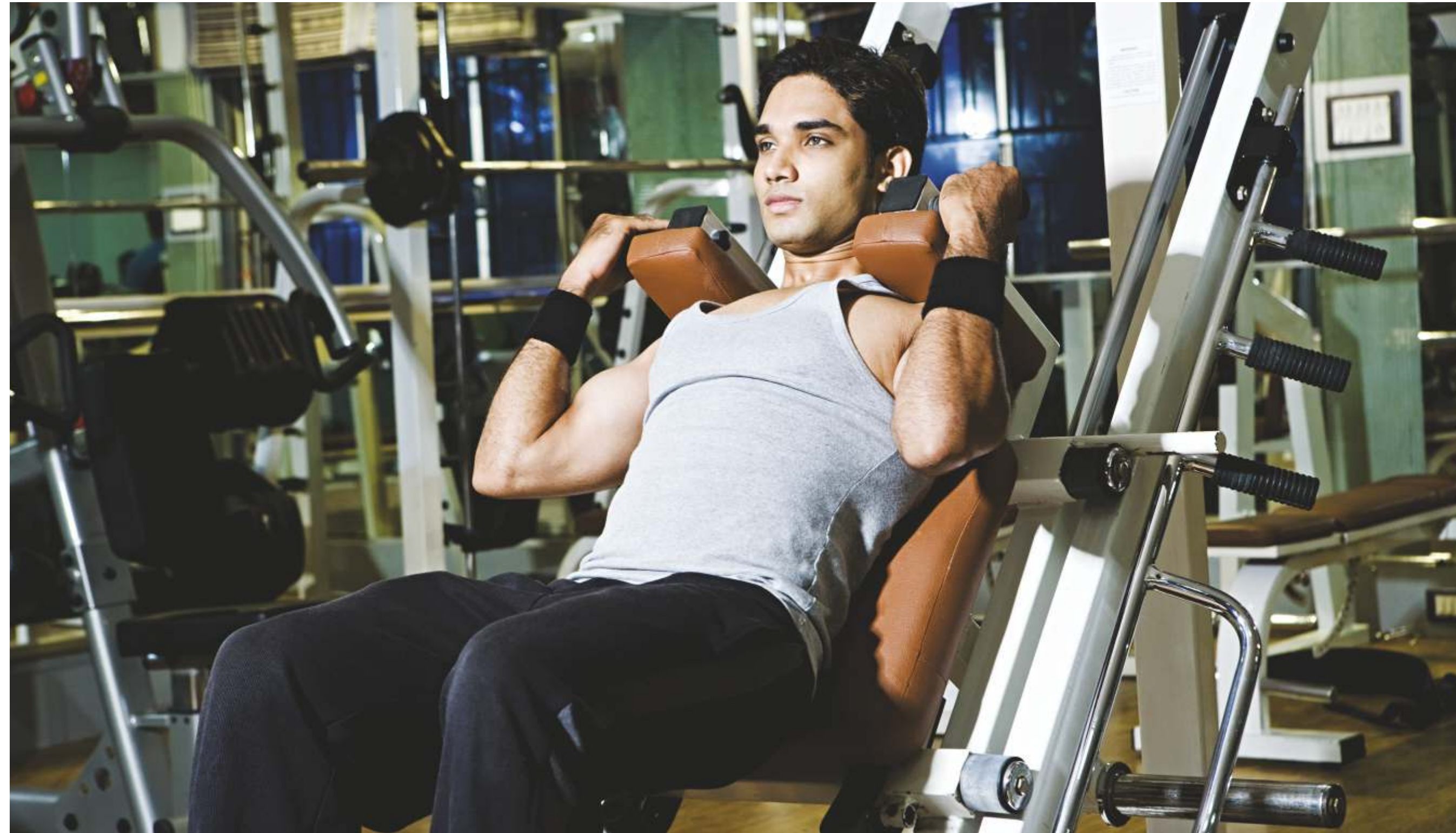
— KEERTHI —
WESTWINDS
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PROJECT HIGHLIGHTS

- HMDA-Approved project
- An exclusive gated community of Triplex villas
- 325, 400 - 572 Sq yds plots
- 65 Hi-end Triplex villas
- Ultra luxury 4 & 5 BHK Villas
- 3,900 Sft - 6,271 Sft areas
- Contemporary styled villas
- Close to IT corridor
- 100% Vastu compliant
- 40 ft wide Internal BT roads
- Underground cabling
- 24-hr Water supply
- All round compound wall with solar fencing
- 24-hr Security with Intercom & CC Cameras
- Water treatment plant
- Rainwater harvesting
- Generator for Power back up
- Visitors' parking

FIND EVERYTHING...





— KEERTHI —
WESTWINDS
— LUXURY VILLAS —

There's so much to do at Keerthi Westwinds. Since it's an exclusive community, you will never have to jostle for space at the swimming pool and cafeteria. You can enjoy a game of chess or table tennis at the indoor sports area. A Yoga session will do you good too. Get that party together at the spacious Banquet Hall! Your friends will wait for invitation to visit Keerthi Westwinds! Bring them over to the lap of luxury.

- Swimming Pool with Deck Area
- A/C Gymnasium
- Cafeteria
- Banquet Hall
- Indoor Games
- Yoga/Meditation Hall
- Guest Rooms
- Squash Court



EXPLORE THE MANY FACETS OF LEISURE...



— KEERTHI —
WESTWINDS
— LUXURY VILLAS —

SHARE THE JOYS OF AN EXCLUSIVE COMMUNITY

KEERTHI
WESTWINDS
LUXURY VILLAS



WEST FACING
400 SQYD

STREET VIEW



— KEERTHI —
WESTWINDS
— LUXURY VILLAS —

Your attitude personifies in eloquent spaces of indoors. Elegant and spacious, these indoors celebrate your life and times every moment. Silken smooth walls, shining flooring and ambient lighting will reflect on who you are as a class apart. Functional in design, sun lit and breezy, every step will invigorate your being and bring in warmth in relationships.

SOPHISTICATION AT EVERY STEP!





EAST FACING STREET VIEW



HOME THEATER



EAST-FACING VILLA



WEST-FACING VILLA



GROUND FLOOR



NORTH

EAST FACING VILLA 400 Sq.Yds

AREA STATEMENT

GROUND FLOOR	1922.31 Sq ft
FIRST FLOOR	1950.81 Sq ft
SECOND FLOOR	792.66 Sq ft
TOTAL AREA	4665.78 Sq ft



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



NORTH

EAST FACING VILLA 325 Sq. Yds

AREA STATEMENT

GROUND FLOOR	1618.86 Sq ft
FIRST FLOOR	1631.33 Sq ft
SECOND FLOOR	677.53 Sq ft
TOTAL AREA	3927.72 Sq ft



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



WEST FACING VILLA 400 Sq. Yds

AREA STATEMENT

GROUND FLOOR	1893.44 Sq ft
FIRST FLOOR	1906.35 Sq ft
SECOND FLOOR	856.00 Sq ft
TOTAL AREA	4655.79 Sq ft



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



WEST FACING VILLA 325 Sq. Yds

AREA STATEMENT

GROUND FLOOR	1563.53 Sq ft
FIRST FLOOR	1577.09 Sq ft
SECOND FLOOR	754.13 Sq ft
TOTAL AREA	3894.75 Sq ft



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR



NORTH FACING VILLA

572 Sq. Yds

AREA STATEMENT

GROUND FLOOR	2437.74 Sq ft
FIRST FLOOR	2437.74 Sq ft
SECOND FLOOR	1395.60 Sq ft
TOTAL AREA	6271.08 Sq ft



NORTH-FACING VILLA

STREET VIEW



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SPECIFICATIONS



FRAME WORK: R.C.C. framed structure

SUPER STRUCTURE: Solid cement blocks



DOORS: Main door in solid Teak wood & flush door shutter with Teak veneer, Internal doors Teak wood frame and flush door with Teak veneer and one side Teak veneer flush door for bathrooms



WINDOWS: UPVC windows



FLOORING: Italian marble flooring, skirting in living and dining areas. Wooden flooring in multi-purpose and master bedroom and premium vitrified tiles in other bedrooms. Anti-skid ceramic tile flooring in toilets, balconies and utility areas. Paver blocks for car portico area of Ultra tiles or equivalent



KITCHEN: Granite counter with ceramic tile dado up to 2' above counter & stainless steel sink (Single bowl single drain), ceramic tile cladding in the wash area



WALL FINISHES: All interior walls with smooth finish & acrylic emulsion paint over Birla/JK Cement putty. All exterior walls with cement based exterior paint of Apex or equivalent on two coats of putty



TOILET/BATHS: European WC's washbasin of Kohler or equivalent make. Toilet accessories of Kohler Continental or equivalent make. Provision for shower panels in toilets as per design/ glass partition.



POWER: Concealed copper wiring of standard make Power flex in all necessary areas. Electrical fittings & fixer of Legrand/Anchor/Roma / equivalent make. Provision for electric chimney in kitchen, exhaust fans in kitchen & bathrooms. Provision for split A.C. units in ground floor, living room & all bedrooms



COMMUNICATIONS: Telephone & internet points in all bedrooms, living & dining rooms



CABLE: Provision for cable T.V. in living room and all bedrooms



GENERATOR/D.G. BACKUP: Stand by power for common amenities. Total DG power back up for each individual unit



WATER: 24-hours water supply through centralized hydro-pneumatic system and WTP, STP for sewer treatment



COMMON SERVICES: Power Back-up for street lighting. Concealed underground cabling for power & communications. Concealed underground water supply for total township. Community maintenance by dedicated agency to handle landscaping, garbage and services



LIFT: Provision for Lift*.

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.

CONNECTED TO THE WORLD



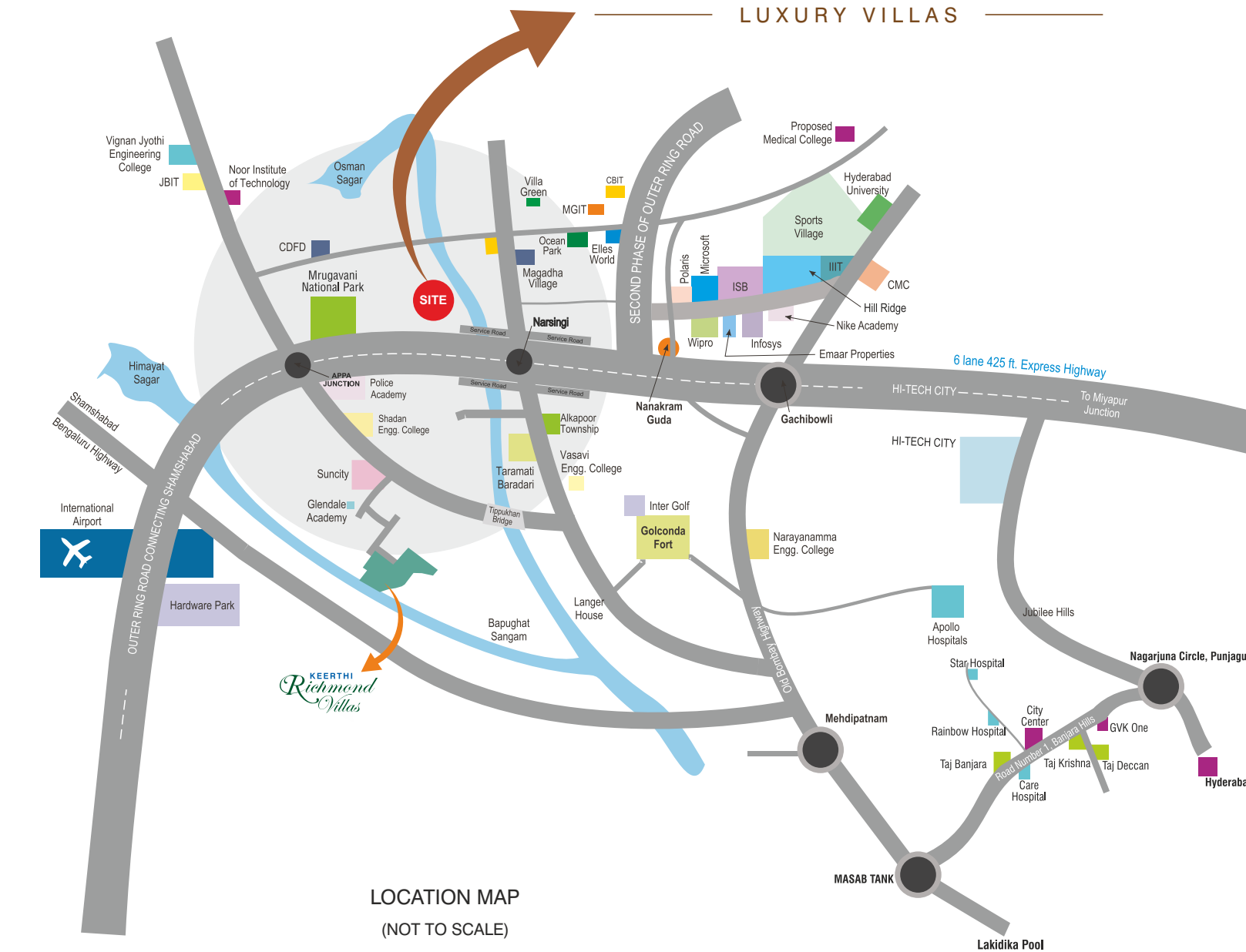
The location adds to the premium appeal of Keerthi Westwinds. Abutting the Service Road of Outer Ring Road and close to Narsingi ORR Junction, the project is wonderfully connected to the IT corridor and Gachibowli Junction. Scenic spots abound in the vicinity. The 1000 acre Mrigvani National Park, the huge Gandipet Lake & famous temples in neighborhood are experiences in themselves.

The best of both worlds is truly here!

LOCATION HIGHLIGHTS

Abutting the Service Road of Outer Ring Road	
Proposed 100 floor Reliance building	Next door
Greyhound campus	- Neighbor
Reputed temples	- Walking distance
Narsingi ORR Junction	- 1.5 Kms
ORR	- Abutting
Wipro X Roads	- 6.5 Kms
Mrigvani National Park	- 1.5 Kms
Gandipet lake	- 2-3 Kms
Gachibowli Junction	- 9 Kms
Shamshabad International Airport	- 22 Kms
Continental Hospital	- 7 Kms
Oakridge Intl. School	- 6.5 Kms
Delhi Public School	- 7.4 Kms
Sreenidhi Intl. School	- 6 Kms

KEERTHI WESTWINDS LUXURY VILLAS



LOCATION MAP (NOT TO SCALE)



28 YEARS LEGACY

OUR SUCCESSFULLY COMPLETED PROJECTS

KEERTHI RICHMOND VILLAS, HYDERABAD



KEERTHI RICHMOND VILLAS



KEERTHI RICHMOND CLUB

KEERTHI BANGALORE PROJECTS



KEERTHI KRISHNA VIVA



KEERTHI REGALIA



KEERTHI ROYAL PALMS



KEERTHI SURYA SHAKTHI TOWERS



Mr. Anil Kumar Reddy
The Founder Chairman of the Keerthi Estates

RELATIONSHIP BUILT ON TRUST...

Keerthi Estates Pvt Ltd is one of the most quality-conscious Real Estate players with a presence in Hyderabad & Bangalore. Their professional ethos, commitment to timelines & understanding of consumer needs have kept them ahead since their inception in 1990. Led by Anil Reddy, the company is a member of CREDAI with a portfolio of over 5 million sft of Apartments, Villas & Commercial Complexes. While their recent project Keerthi Richmond Villas in Hyderabad is a benchmark in luxury, the promoters plan to make Keerthi Westwinds into an even better & more luxurious abode.



PROMOTERS



HYDERABAD

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BANGALORE

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CV Raman Nagar, Main Road, Nagavarpalya, Bengaluru - 560 093.

Ph: 080-2534 1920, 3272 2682

Email: info@keerthiestates.in

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ARCHITECTS



Lapaloma Caves 'A' Block 8-2-692
Road No. 12, Banjara Hills, Near Khaman
Hyderabad - 500 034

LANDSCAPE ARCHITECTS



No-579, 1st 'A' Main Road
Jayanagar, 8th Block
Bangalore - 560 070

STRUCTURAL ENGINEERS

**SYSPLAN
ASSOCIATES**

Architects, Engineers & Approved Values
3-6-291, 2nd Floor, Sadhana Building
Hyderguda, Hyderabad-500 029

THE PROJECT FINANCED BY



MID Corporate Branch
Khairatabad, Hyderabad