

[www.keerthiestates.in](http://www.keerthiestates.in)

RERA No: P02400004765



# KEERTHI RIVERSIDE

PREMIUM VILLAS @ ORR, TSPA JUNCTION

MARK OF PRIDE



# MARK<sub>of</sub> Prestigious lifestyles

The penchant for a prestigious lifestyle can be savoured at Keerthi Riverside. As the name suggests you would be in for a host of premium advantages within this fabulous gated community that will pamper you to the core. Revel in its sunshine image and up your prestige quotient once again as you step in.



KEERTHI  
RIVERSIDE  
— ♦ —  
PREMIUM VILLAS





# MARK of

## Classic Amenities

Your iconic lifestyle will find its fame further embellished as we provide an array of prime amenities that enhance the pleasure of living a grand life. From one end of the spectrum to the other end, Keerthi Riverside amplifies the amenities to give you sublime yet ecstatic feelings each day.

### Project Amenities

- ▶ Broad band internet provision
- ▶ Intercom facility
- ▶ Round-the-clock security
- ▶ CC Camera at the entrance
- ▶ Landscaped gardens
- ▶ Tree-lined avenues
- ▶ Amphitheatre
- ▶ Central park
- ▶ Meditation areas
- ▶ Jogging track
- ▶ Sewerage treatment plant
- ▶ Water treatment plant
- ▶ All-around solar fencing
- ▶ 100% Vaastu - compliant
- ▶ Designer street lighting
- ▶ Stand-by power supply
- ▶ Rainwater harvesting pits



KEERTHI  
RIVERSIDE  
PREMIUM VILLAS





KEERTHI  
RIVERSIDE  
CLUB





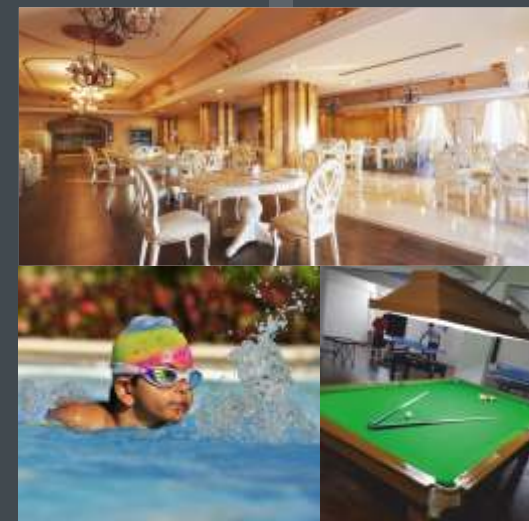


# MARK of Relaxation and Rejuvenation

Share new bonds over a cup of cappuccino or a breezy talk and make the club house a way of bonding that supersedes all other happy moments. The club house is where health, wealth and elaborate fun can be discovered as a treasured possession each day. It reflects on your personality and makes you a vibrant, healthy and sophisticated person that you have been aspiring to be always.

## Club Amenities

- ▶ Swimming pool with deck area
- ▶ A/C Gymnasium
- ▶ Cafeteria
- ▶ Banquet hall
- ▶ Indoor games
- ▶ Yoga / Meditation hall
- ▶ Guest rooms
- ▶ Squash court



KEERTHI  
RIVERSIDE  
CLUB

East facing villa





# EAST FACING VILLA

PLOT SIZE: 51' X 53'

## AREA STATEMENT

Ground Floor	1528.00 SQ.FT
First Floor	1477.00 SQ.FT
Second Floor	1009.00 SQ.FT
TOTAL	4014.00 SQ.FT
PLOT AREA: 300 SQ.YDS	

KEERTHI  
RIVERSIDE  
PREMIUM VILLAS



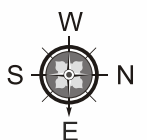
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



West facing villa





# WEST FACING VILLA

PLOT SIZE: 51' X 53'

## AREA STATEMENT

Ground Floor	1589.00 SQ.FT
First Floor	1539.00 SQ.FT
Second Floor	885.00 SQ.FT
TOTAL	4013.00 SQ.FT
PLOT AREA: 300 SQ.YDS	

KEERTHI  
RIVERSIDE  
PREMIUM VILLAS



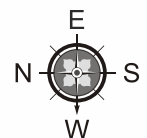
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





# EAST FACING VILLA

PLOT SIZE: 51' X 61'.9"	
AREA STATEMENT	
Ground Floor	1815.00 SQ.FT
First Floor	1758.00 SQ.FT
Second Floor	955.00 SQ.FT
TOTAL	4528.00 SQ.FT
PLOT AREA: 350 SQ.YDS	



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN







# WEST FACING VILLA

PLOT SIZE: 51' X 61'.9"	
AREA STATEMENT	
Ground Floor	1817.00 SQ.FT
First Floor	1760.00 SQ.FT
Second Floor	951.00 SQ.FT
TOTAL	4528.00 SQ.FT
PLOT AREA: 350 SQ.YDS	

KEERTHI  
**RIVERSIDE**  
PREMIUM VILLAS



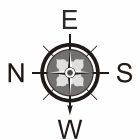
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





# EAST FACING VILLA

PLOT SIZE: 59'6" X 53'	
AREA STATEMENT	
Ground Floor	1782.00 SQ.FT
First Floor	1735.00 SQ.FT
Second Floor	1076.00 SQ.FT
TOTAL	4593.00 SQ.FT
PLOT AREA: 350 SQ.YDS	



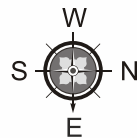
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN







# WEST FACING VILLA

PLOT SIZE: 59'.6" X 53'	
AREA STATEMENT	
Ground Floor	1782.00 SQ.FT
First Floor	1735.00 SQ.FT
Second Floor	1076.00 SQ.FT
TOTAL	4593.00 SQ.FT
PLOT AREA: 350 SQ.YDS	

KEERTHI  
RIVERSIDE  
PREMIUM VILLAS



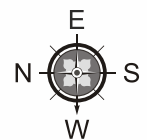
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



# EAST FACING VILLA

PLOT SIZE: 68' X 53'

## AREA STATEMENT

Ground Floor	1982.00 SQ.FT
First Floor	1939.00 SQ.FT
Second Floor	1277.00 SQ.FT
TOTAL	5198.00 SQ.FT
PLOT AREA: 400 SQ.YDS	

KEERTHI  
RIVERSIDE  
PREMIUM VILLAS



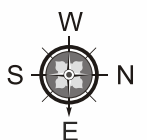
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





# WEST FACING VILLA

PLOT SIZE: 68' X 53'

## AREA STATEMENT

Ground Floor	1903.00 SQ.FT
First Floor	1859.00 SQ.FT
Second Floor	1219.00 SQ.FT
TOTAL	4981.00 SQ.FT
PLOT AREA: 400 SQ.YDS	

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RIVERSIDE  
PREMIUM VILLAS



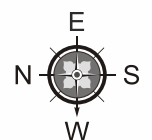
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



# Mark of dynamic architecture





# Mark of quality

## 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. BACK-UP: 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 security

LIFT: Provision for Lift\*



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RIVERSIDE  
PREMIUM VILLAS

## Master Plan

### PROJECT HIGHLIGHTS

- ▶ HMDA Approved project
- ▶ An exclusive gated community of triplex villas
- ▶ 300 to 450 Sq yds
- ▶ Ultra luxury 4 BHK villas
- ▶ Close to IT corridor



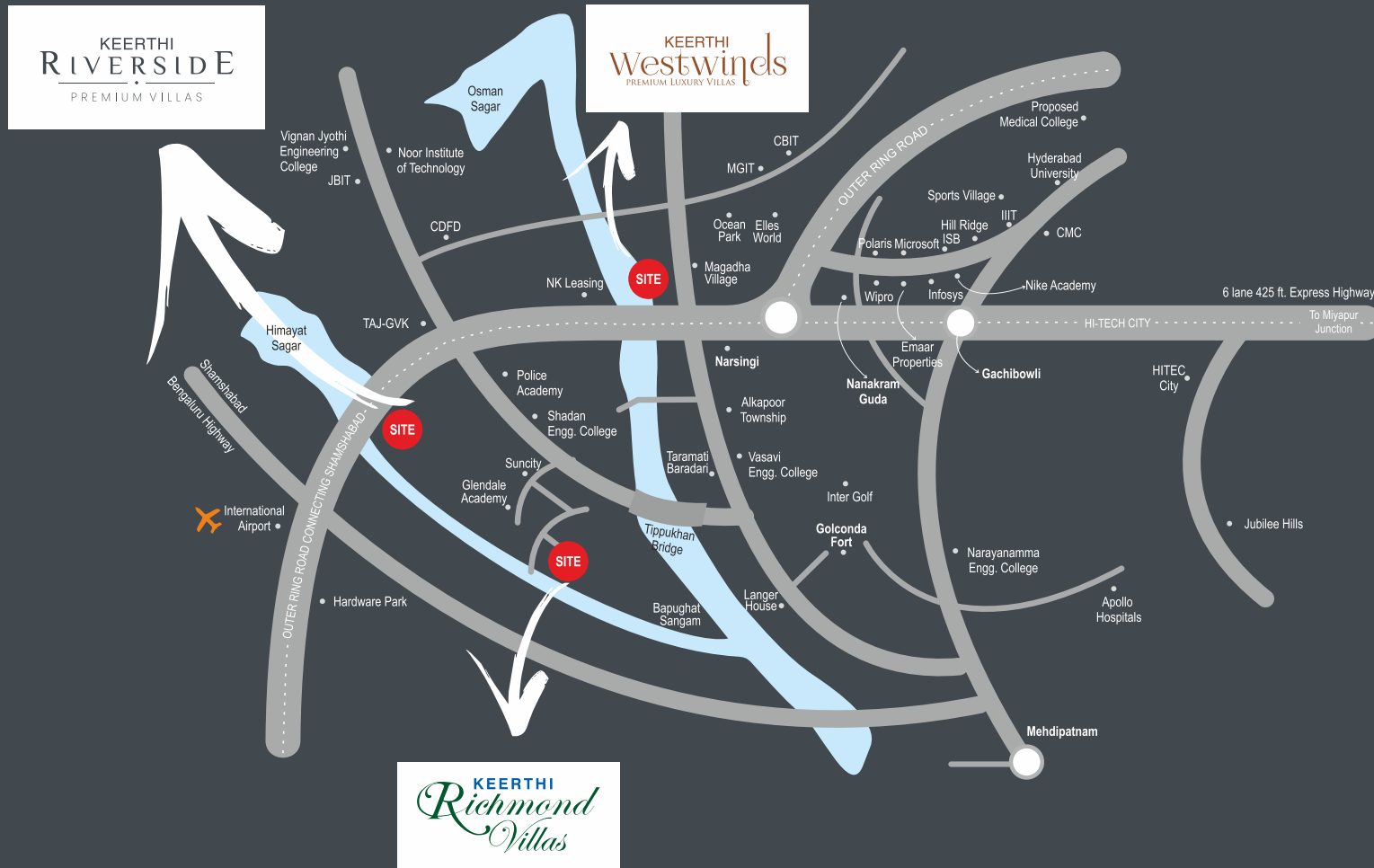
## MARK of instantaneous appeal

To satisfy your cravings for a smooth life-ride, we have left no stone unturned and such is the caliber of Keerthi Estates at Riverside that it gets an instant nod of approval from you. Swiftly decide upon it as we have all vital facts and documents perfectly placed in one spot.



## ROUTE MAP

Not to scale



## MARK of connectivity

When we talk about quality and luxury, we can't miss out on connectivity that assures ease of living for you. At Keerthi Riverside you can optimize your day with excellent connectivity. There are a host of facilities within short drives. To put your life in top gear, we have made location our pride factor as well. Revel in right away!

### LOCATION HIGHLIGHTS

- Himayath Sagar 1 km
- TSPA Junction 2 Kms
- Kokapet 7 Kms
- Financial District 11 Kms
- Care Hospital 10 Kms
- Continental Hospitals 12 Kms
- Gachibowli 13 Kms

## Mark of quality

- ▶ 5 Million sft. residential spaces delivered
- ▶ 27 Completed projects in Hyderabad
- ▶ 11 Completed projects in Bengaluru
- ▶ 3 Million sft. of residential spaces under development
- ▶ 5000+ Happy Keerthi families
- ▶ Another 1000 joining soon

## Upcoming prestigious villa projects



Premium villas at Kismatpur  
next to Prestige & Ramky villas.  
1km from ORR,  
ARE Maisamma Temple.



Premium villas at Pati, Kollur  
on service road.



# Mark of capabilities

Our Prestigious Projects  
in Bengaluru and Hyderabad



KEERTHI  
**Regalia**  
Opp. Wipro Corp. Office, Sarjapur Road.



Keerthi  
**ROYAL PALMS**  
Before Electronic City, Hosur Road, Bengaluru



KEERTHI  
**Krishna Viva**  
Opp. Wipro Corp. Office, Sarjapur Road.  
Bengaluru



KEERTHI  
**Westwinds**  
PREMIUM LUXURY VILLAS  
MANCHIREVULA, NEAR NARSINGI JUNCTION, HYDERABAD.



KEERTHI  
**Richmond  
Villas**  
Near Glendale Academy, TSPA Junction



### **Keerthi Estates Pvt. Ltd.**

#### **Corporate Office:**

Keerthi Pride, 8-2-120/86/1, Road No.2

Banjara Hills, Hyderabad - 500 034

Tel: 040 - 2354 8981, 040 - 2354 6835

Mobile: +91 99666 03939, +91 888 606 1182

#### **Bengaluru Office:**

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

e-mail: [info@keerthiestates.in](mailto:info@keerthiestates.in)

[www.keerthiestates.in](http://www.keerthiestates.in)

#### **Riverside Villas Marketing Office:**

Call: +91 888 606 1182

e-mail: [sales.keerthiriversidevillas@gmail.com](mailto:sales.keerthiriversidevillas@gmail.com)

#### **Architects**

Aslam Architects &  
Interior Designers Pvt. Ltd.  
Hyderabad.

#### **Structural Designers**

A.S.A. Consultants  
Erramanzil, Hyderabad.

#### **Landscape Designers**

Conifer  
#190, Phase - II  
Kamalapuri Colony  
Hyderabad.

Scan QR Code for Location



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