

100N 
WEST
AT SHANKARPALLY

THE LUXURY OF MULTIPLIED HAPPINESS



A WHOLE NEW VIEW OF LUXURY

An unmatched villa community of rare luxury is rising to conquer the west of Hyderabad at Shankarpally. Crafted on undulating landscaped grounds, IQON WEST takes you into the realms of greenery, serenity, freshness and space without compromising on connectivity. Located within easy access to the IT Corridor of Hyderabad, Iqon West is what you have always imagined life to be. The contemporary architecture complements the classy interiors, making each villa a delightful space to bring the romance back into everyday living. The landscaped outdoors are magical, with carefully planned activity zones, a lavish clubhouse and the whole plethora of cutting-edge amenities.

Welcome to luxury, laughter, love and life in the premium address of IQON WEST. It's time to invest in the best.



10
Acres

94
Villas

5 BHK
Luxury Villas



BELONG HERE TO
MULTIPLY LIFE'S JOYS.



 CURATED
LUXURY

30,000^{sft}
Clubhouse



OUR SIGNATURE AMENITIES.

- CLUBHOUSE
- GYM
- LIBRARY
- OPEN CAFÉ
- CRICKET NET
- SKATING RINK
- SIT-OUT AREAS
- 24X7 SECURITY
- AMPHITHEATRE
- BANQUET HALL
- INDOOR GAMES
- SWIMMING POOL
- PET PARK
- ELDERLY SEATING
- WATER FOUNTAINS
- BADMINTON COURT
- MEDITATION GARDEN
- MULTIPURPOSE LAWNS
- CHILDREN'S PLAY AREA
- EV CHARGING POINTS
- GARDEN & PLANTATION
- HALF BASKETBALL COURT
- OUTDOOR FITNESS STATION
- PATHWAY JOGGING TRACK
- OUTDOOR BARBEQUE COUNTER





Ground Floor



First Floor

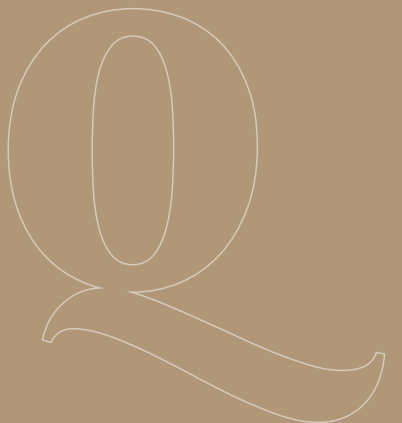


Second Floor

250 EAST



Ground Floor	: 1,180 Sq. ft
First Floor	: 1,045 Sq. ft
Second Floor	: 1,035 Sq. ft
Total	: 3,260 Sq. ft





Ground Floor



First Floor



Second Floor

267 EAST



Ground Floor	: 1,225 Sq. ft
First Floor	: 1,085 Sq. ft
Second Floor	: 1,085 Sq. ft
Total	: 3,395 Sq. ft





Ground Floor



First Floor



Second Floor

280 EAST



Ground Floor	: 1,375 Sq. ft
First Floor	: 1,215 Sq. ft
Second Floor	: 1,215 Sq. ft
Total	: 3,805 Sq. ft





Ground Floor



First Floor



Second Floor

300 EAST



Ground Floor	: 1,425 Sq. ft
First Floor	: 1,265 Sq. ft
Second Floor	: 1,265 Sq. ft
Total	: 3,955 Sq. ft





Ground Floor



First Floor



Second Floor

250 WEST



Ground Floor	: 1,185 Sq. ft
First Floor	: 1,075 Sq. ft
Second Floor	: 1,040 Sq. ft
Total	: 3,300 Sq. ft





Ground Floor



First Floor

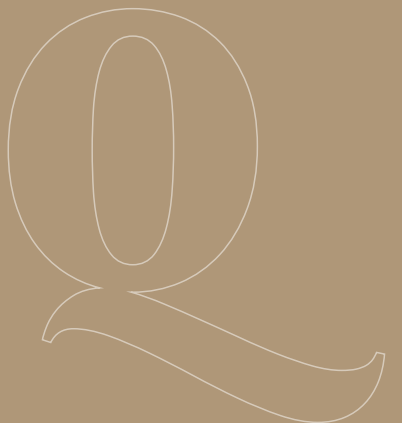


Second Floor

267 WEST



Ground Floor	: 1,235 Sq. ft
First Floor	: 1,115 Sq. ft
Second Floor	: 1,075 Sq. ft
Total	: 3,425 Sq. ft





Ground Floor



First Floor



Second Floor

280 WEST



Ground Floor	: 1,370 Sq. ft
First Floor	: 1,230 Sq. ft
Second Floor	: 1,220 Sq. ft
Total	: 3,820 Sq. ft





Ground Floor



First Floor



Second Floor

300 WEST



Ground Floor	: 1,420 Sq. ft
First Floor	: 1,285 Sq. ft
Second Floor	: 1,255 Sq. ft
Total	: 3,960 Sq. ft



FOUNDATION & STRUCTURE

- RCC framed structure on footing over hard strata with plinth beams for extra safety by using steel and cement of reputed make.
- RCC framed structure , M- 30 design mixed concrete
- A foundation with PCC sub base for wall foundation, RCC footing with RCC short columns and plinth beam.
- RCC M-25 design mix concrete.
- Pre & post construction anti – termite treatment provided.

Super Structure: Red brick and mortar.

Damp Proof Course: Over RCC plinth beam a coat of blown bitumen grade 85/25 confirming is and blinded with clean dry sand.

RCC Column /Beams and Lintels / Sun- Shades /Fascia's:

RCC m- 30 Grade (design mixed concrete)

RCC Roofs: RCC M- 30 grade laid flat / inclined for the floor slab

PLASTERING

Internal: Single coat cement plaster of 12 mm thickness with luppam finish

External: Double coat sand faced cement plaster 20 mm thick

DOORS & WINDOWS

Main Door/ Frame: Frame - Teakwood frame; shutter-flush shutter with lamination on internal face and veneer on external face

Internal Doors: Dura door frames of NCL make or equivalent with warranty from manufacturer. Flush shutter with lamination on internal face and veneer on external face by manufacturer.

Windows: UPVC Shutter- Veka(German Leading Brand) / NCL or equivalent with mosquito mesh with 10 years warranty from manufacturer

Bathroom Door: Frame - hardwood frame;

Shutter - Flush Shutter with lamination on internal face and veneer on external face. Door frames of NCL make or equivalent with warranty from manufacturer.

PAINTING

External: Texture based paint. Two coats of Acrylic emulsion paint /anti fungal exterior coating of best quality over an under cost of filler with prepared surface.

Internal: Two coats of Acrylic emulsion paint over a cost of primer & over an under cost of a filler with prepared surface. Smooth finish with Atek or equivalent plaster; two coats of Acrylic emulsion paints over a cost of primer

Roof: Acrylic emulsion paint over filling coat.

FLOORING

Staircase Flooring: Good quality Vitrified Tiles / Marble / Granite

Dining, Drawing, & Living Rooms: Pre polished vitrified tiles 1200mmx600mmx10mm thick, high Gloss, virtually

stain free, First Class confirming to IS make of Johnson/ Asian/ Somany or equivalent

Bedrooms and Kitchen: Vitrified Tiles - Johnson/ Asian/ Somany or equivalent

Toilets: Anti-skid matt finish vitrified tiles – Johnson / Asian / Somany or equivalent. Hot and Cold Water supply inside the Bathrooms

Utility: Anti-skid ceramic tiles

TOILET FITTINGS

CP Fittings: Bathroom fittings, renowned worldwide for its technical excellence and longevity with lifetime maintenance free performance.

hot and cold water supply inside the bathrooms.

Jaquar / Roca / Kohler or equivalent

Wash Basins: Bathroom fittings, renowned worldwide for its technical excellence and longevity with lifetime maintenance free performance.

Jaquar / Roca / Kohler or equivalent

Sanitary Fittings: Bathroom fittings, renowned worldwide for its technical excellence and longevity with lifetime maintenance free performance.

Jaquar / Roca / Kohler or equivalent

ELECTRICAL

Cabling: Copper concealed PVC conduit - Finolex / Anchor / Havells or equivalent

Switches/MCBS: Premium modular switches with mopper wiring dimmer switches for light and fans with ceiling fans in all rooms including kitchen .

Legrand / Havells or equivalent

A/c Facilities: Provision of conduits for split units in living room & bedrooms provision for UPS

Generator: DG backup for amenities and common areas
Digital T.V: All units will be provided with satellite digital TV connection in living and master bedroom.

KITCHEN

Walls: Ceramic tiles up to 2 feet above the counter

Floor: Vitrified tiles

Counters: Granite (First Grade) mirror polished
Fitting /Fixtures: CP fitting , double bowl sink , kitchen chimney provision

Gas: Outdoor space for gas cylinder

CAR PARKING

Interlocking Pavers / Cement Tiles / VDF Flooring

*Appliances Provisions Only**

Air Conditioners (5 to 7 No's), TV, refrigerators, dishwasher, washing machine, food processor, micro oven, kitchen exhaust



LOCATION

Not to scale

ankura
H O M E S
www.ankurahomes.com
836767 0909

Note: This brochure is a conceptual presentation of the project and is not a legal offering.
The promoters reserve the right to make changes in design, elevations, plans, facilities and specifications as deemed fit.