

Truly smart.  
Elegant homes.



AMURA  
POCHARAM



Compact 2BHK smart homes in a secured gated community next to Infosys Pocharam

# Compact smart homes next to Infosys, Pocharam

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208 compact 2BHK smart homes  
in a secure gated community



Welcome to  
the world of  
**smart living**





## Tap or talk and your home will listen

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Smart home automation



Control your lights, fans and appliances with an app



Automatically allow your vehicle to enter and exit your community



Access WiFi across your community



Manage your energy consumption smartly



# Safety, security and convenience at home

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24x7 Professional Security Guards



Separate Entry and Exit Gate



Round the clock CCTV Recording



Dedicated Maintenance Team



24x7 Generator Backup



Water saving STP  
Rainwater harvesting



Covered parking





Swimming Pool



Gym & Yoga



Indoor games



Walking path



# Better health and good life with convenience of a gated community



Clubhouse  
Banquet hall



Library / Conference hall



Kid's play area



Creche



Next to Infosys, just  
5 minutes from  
Hyderabad - Warangal  
highway

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Ace Amura is located near **Infosys, Pocharam and Raheja Mindspace.**

Ace Amura is just 2 hours to **Telangana's second capital, Warangal.**

Easy access to Bibinagar, Bhongir, and Jangaon.

Promising developments like **Yadadri Temple, AIIMS** and several Industrial & IT SEZs are conveniently accessible.







### Close to work

**5 minutes:** Mindspace IT Park & Genpact



### Close to nature

**10 minutes:** Bhagyanagar Nandavanam Park



## Important Places

**10 minutes:** Ghatkesar

**20 minutes:** Uppal

**25 minutes:** Nagole

**25 minutes:** Bibinagar

**35 minutes:** Bhongir

**35 minutes:** LB Nagar

**45 minutes:** Yadagiri Gutta

**45 minutes:** Secunderabad

**50 minutes:** Shamshabad Airport

**1 hour:** Gachibowli

**1 hour:** Jangaon

**2 hours:** Warangal



## Connectivity

**5 minutes:** New Flyover to Uppal

**5 minutes:** Narapally Bus Stand

**10 minutes:** Nehru Outer Ring Road

**20 minutes:** Uppal Metro Station

**45 minutes:** Secunderabad Rail Station



## Healthcare

**5 minutes:** Cure Hospirals

**15 minutes:** Apollo Clinic

**25 minutes:** AIIMS, Bibinagar

**35 minutes:** Kamineni, LB Nagar

**35 minutes:** Omni Hospitals, Kothapet



## Food Shopping & Entertainment

**10 minutes:** MJR Square Mall & Multiplex

**10 minutes:** McDonalds Restaurant

**20 minutes:** Decathlon

**20 minutes:** Hemadurga Mall & Multiplex

**15 minutes:** Paradise Restaurant

**20 minutes:** Big Bazaar

**25 minutes:** Cricket Stadium

**25 minutes:** Shilparamam, Uppal



## Schools

**5 minutes:** Rotterdam International

**5 minutes:** Anurag University

**15 minutes:** JRS International School

**15 minutes:** Bachpan Play School

**15 minutes:** Delhi World Public School

**15 minutes:** Sree Vidyaniketan School

**15 minutes:** Sage International School

**20 minutes:** Gowtham Model School

**20 minutes:** Global Indian School

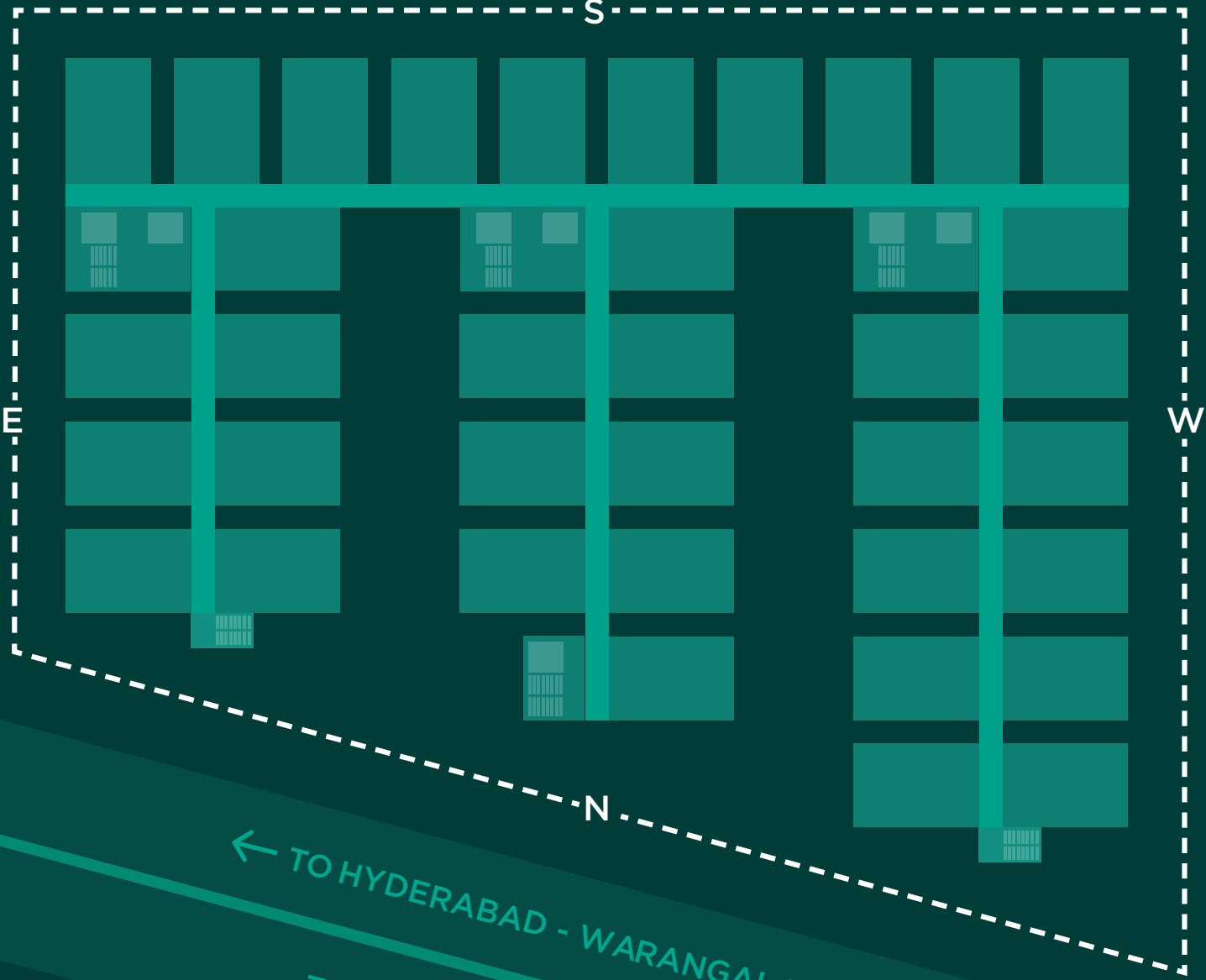
**20 minutes:** Narayana Concept School

**20 minutes:** Ravindra Bharati School

**20 minutes:** Vignan Schools

# Plans

Master Plan

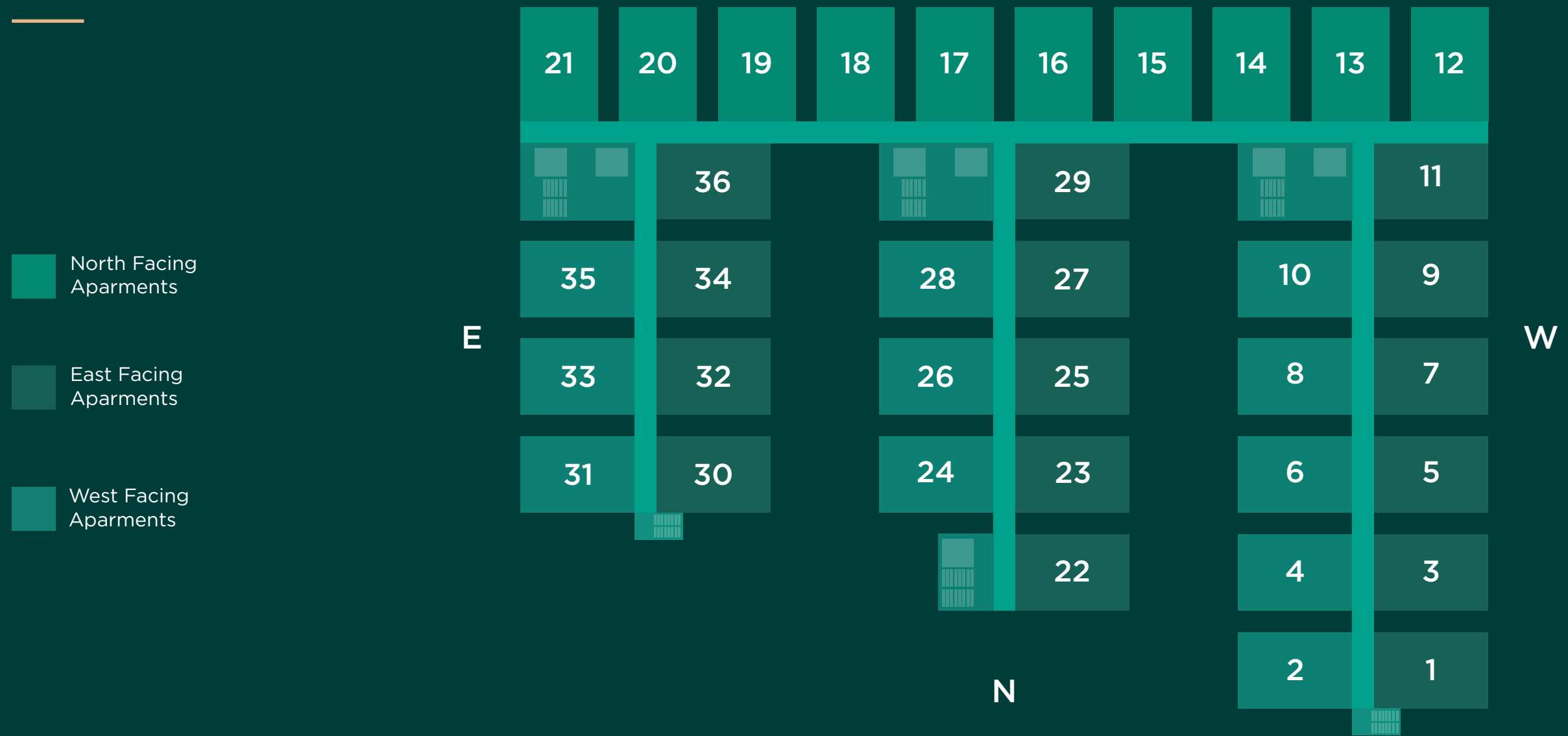


← TO HYDERABAD - WARANGAL HIGHWAY

TO INFOSYS SEZ POCHARAM →



# Typical Floor Plan



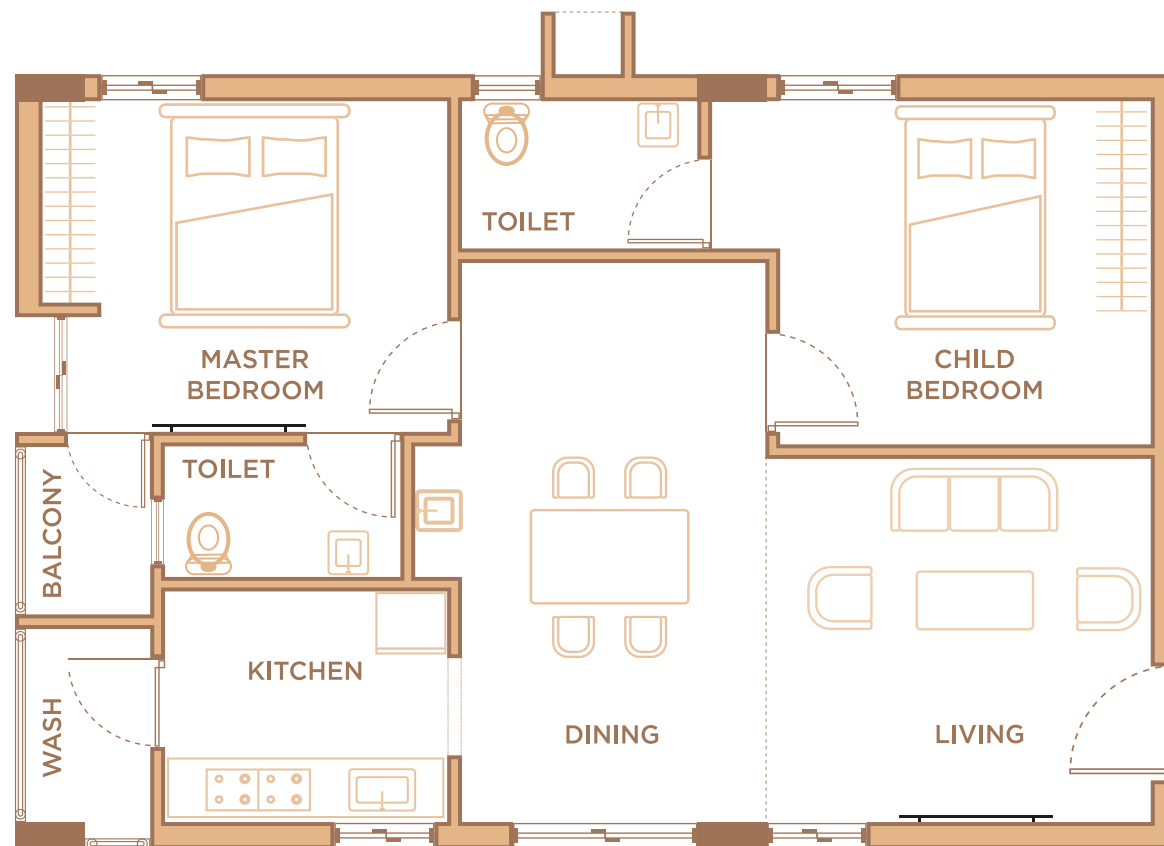
<p>Total Land Area</p> <p><b>1.78</b> Acres</p>	<p>Total Apartments</p> <p><b>208</b> Homes</p>	<p>Total Apartments per Floor</p> <p><b>37</b> Homes</p>	<p>Apartment Size North Facing</p> <p><b>932</b> Sq. Ft</p>	<p>Apartment Size East Facing</p> <p><b>950</b> Sq. Ft</p>	<p>Apartment Size West Facing</p> <p><b>950</b> Sq. Ft</p>
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# NORTH FACING APARTMENTS

**2BHK**  
Home

**932**  
Sq. Feet

**10**  
Apartments/Floor



## AREA STATEMENT

LIVING	11' 5" x 10' 4"
DINING	17' 2" x 9' 1"
BALCONY	5' 6" x 4' 0"
KITCHEN	7' 1" x 8' 0"
WASH	6' 5" x 4' 0"
MASTER BEDROOM	10' 0" x 12' 0"
TOILET	4' 0" x 8' 0"
CHILD BEDROOM	10' 0" x 10' 0"
TOILET	4' 3" x 9' 1"

NORTH FACING APARTMENT  
3D VIEW



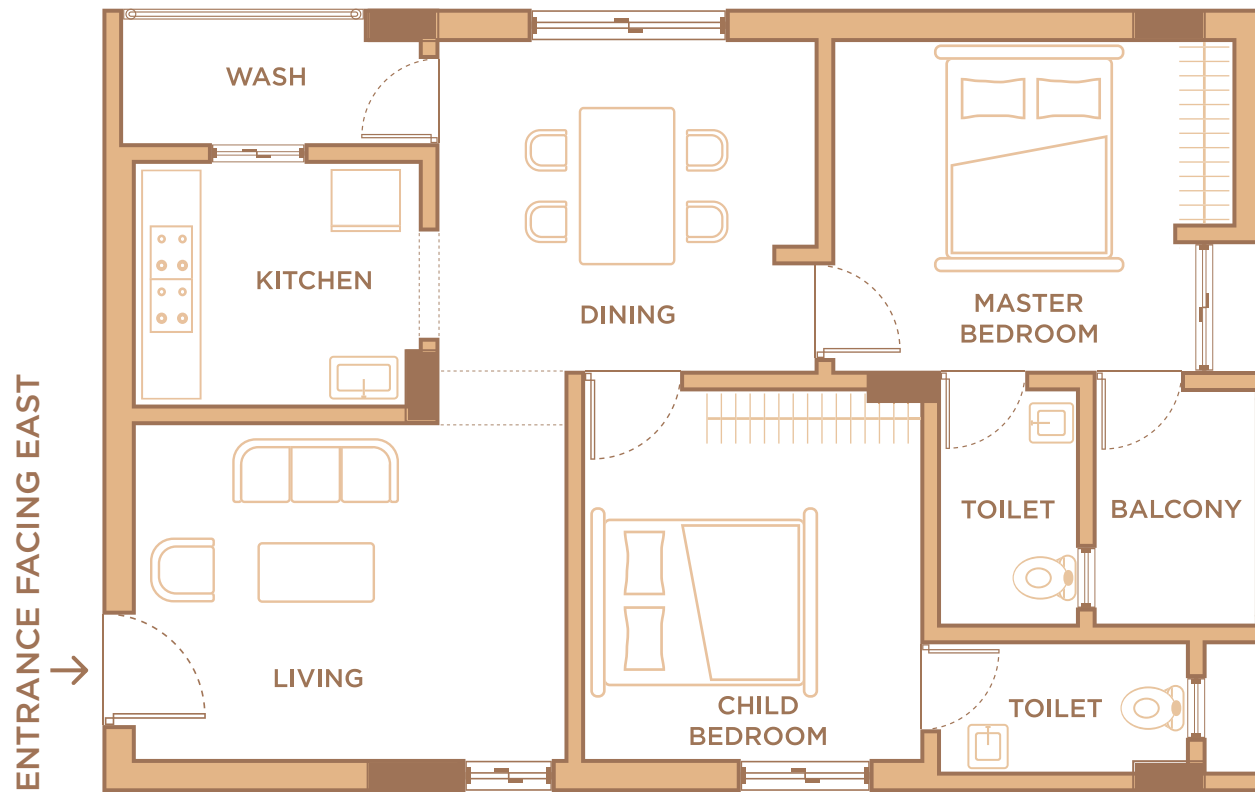


# EAST FACING APARTMENTS

**2BHK**  
Home

**950**  
Sq. Feet

**15**  
Apartments/Floor



## AREA STATEMENT

LIVING	13' 0" x 10' 0"
DINING	11' 4.5" x 10' 0"
BALCONY	4' 6" x 7' 0"
KITCHEN	8' 7.5" x 7' 4"
WASH	8' 9" x 4' 0"
MASTER BEDROOM	12' 1" x 10' 0"
TOILET	4' 9" x 7' 0"
CHILD BEDROOM	10' 0" x 11' 2"
TOILET	7' 6" x 4' 0"

EAST FACING APARTMENT  
3D VIEW

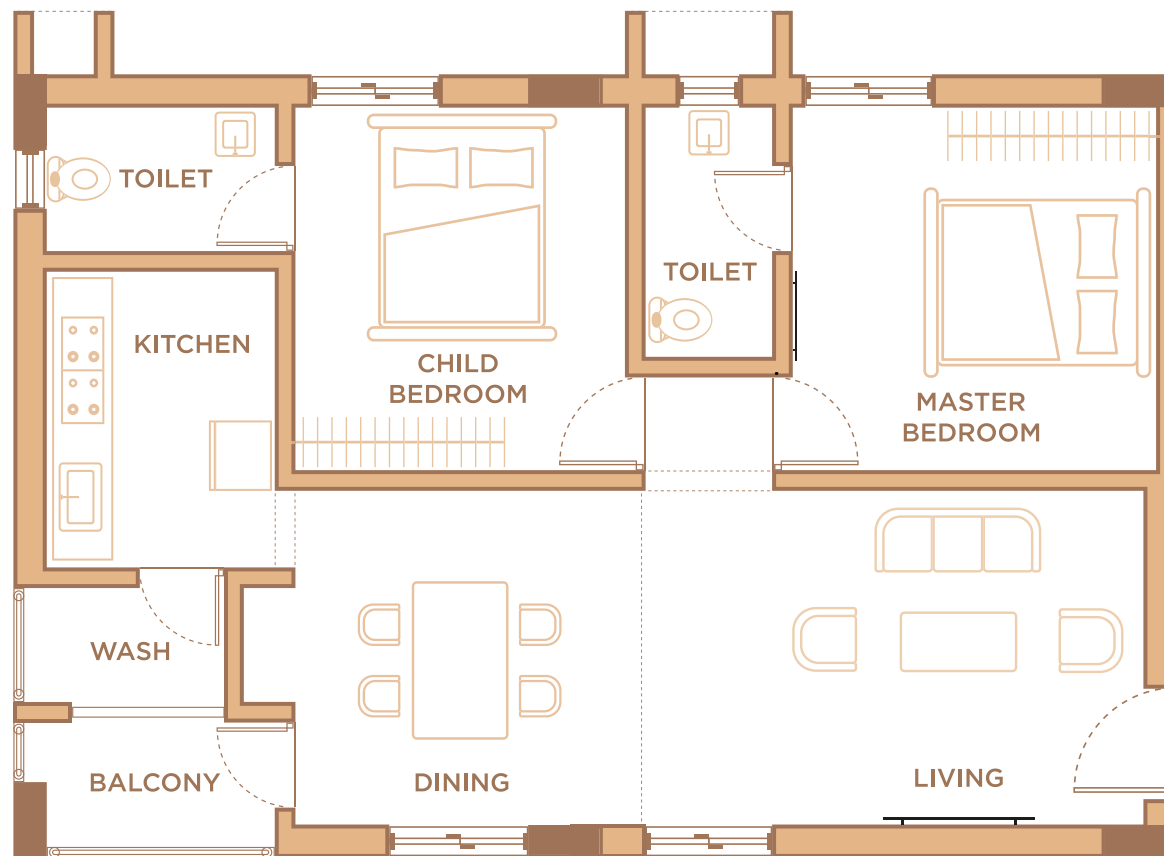


# WEST FACING APARTMENTS

**2BHK**  
Home

**950**  
Sq. Feet

**12**  
Apartments/Floor



## AREA STATEMENT

LIVING/DINING 25' 2" x 10' 5"

BALCONY 7' 9" x 4' 0"

KITCHEN 7' 3" x 9' 0"

WASH 7' 9" x 3' 9"

MASTER BEDROOM 10' 6" x 10' 9"

TOILET 4' 0" x 7' 5"

CHILD BEDROOM 10' 0" x 10' 9"

TOILET 7' 3" x 4' 3"



WEST FACING APARTMENT  
3D VIEW





## Material Specifications

Ace used high quality branded materials and offers a **seven year warranty** on your internal fixtures

Sanitary and electrical fixtures with manufacturing defects will be replaced/repared free of cost in the warranty period.

## Structure

### **Foundation & structural frame**

R.C.C framed structure

### **Superstructure**

CC block masonry for internal and external walls

## Painting

### **External**

Combination of texture and emulsion paint

### **Internal**

Smooth finish primer and emulsion paint over putty

## Doors

### **Main door**

Engineered wood / hard wood door frame with flush shutter fitted with reputed make hardware

### **Internal doors**

Engineered wood / hard wood door frame with flush shutter fitted with reputed make hardware

### **Toilet doors**

Engineered wood / hard wood door frame with flush shutter fitted with reputed make hardware

### **Balcony doors**

Good quality UPVC doors

### **Windows**

Good quality UPVC Aluminium windows

## Kitchen/utility

### **Exhausts**

Provision for exhaust fan / chimney

## Plumbing & Sanitary

### **Sanitary fittings**

All toilets are fitted with wall mounted EWC of reputed make

### **CP fittings**

CP fittings of reputed make



## Flooring

### Rooms & kitchen

Good quality vitrified tiles

### Toilets, wash/ utility

Anti-skid ceramic of reputed make



## Tile dado

### Toilets

Ceramic tile dado up to 7' 0" height of reputed make

### Utility and wash

Anti-skid ceramic flooring. Ceramic tile dado up to 3'



## Electrical

### Main distribution point

3 phase power supply

### All rooms

Concealed copper wiring of reputed make

### Ac points

Power outlets for air conditioner in living room and one bedroom

### Switches

Modular switches of reputed make



## Telecom

Telephone point in drawing/ living room

Intercom from security to flat



## Cable TV

Provision for cable connection in living / drawing room / MBR



## Internet

Provision for internet connection in each flat



## Water supply system

Gravity supply system



## Backup power

All common areas and 0.5 kW for each flat



## CCTV

At the designated areas





**ACE**  
VENTURES

**FOR BOOKINGS**  
**9618 760 359**

**HEAD OFFICE**

**Ace Ventures India Pvt Ltd**

No 504 and 505, Ace Krishna Prime,  
Laxminagar colony, Kothapet.

**SALES OFFICE**

**Amura by Ace Ventures**

Survey no. 39 & 40, near Infosys SEZ,  
Vasantagiri, Pocharam, Hyderabad.

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**TS RERA - P02200003861**

MEMBER OF **CREDAI**

**DISCLAIMER**

This brochure is for informational purposes and the plans and features presented within may be changed by the developer at any time due to change of applicable regulations, specifications, or market conditions. The agreement of sale signed by the developer and buyer outlines the terms of sale and specifications of the product that is purchased.