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HMDA No.: 0004/HMDA/SWDL/2025

FIVE
ELEMENTS

ALTILIA

— The Villa Commune | Tukuguda

ALTILIA

all about luxury
amidst nature

LUXENATURE.



Welcome to the villa commune,

ALTILIA - a sanctuary of style, serenity, and substance.

Welcome to a world where luxury meets legacy, where every corner whispers sophistication, and every finish speaks of craftsmanship. Every detail is meticulously curated to deliver a lifestyle that is as effortless as it is exquisite.

More than just a residence, this villa is an expression of Luxenature.



Truly Tukkguda. Truly ALTILIA.



Forest Reserve



Aerospace Hub



World Trade Center (WTC)



Metro Train

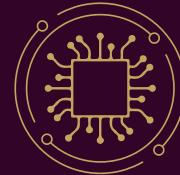
Tukkguda



Bharat Future City



Regional Ring Road



AI City



Data Center

- The real estate growth engine
- Be part of the transformative Future City
- Corporate Presence
- Industrial and IT Growth
- Strategic Location and Connectivity
- Robust Infrastructure pipeline



EAST FACING VILLA STREET VIEW



STREET VIEW

7.8 Acres

4 BHK luxurious Villas

70 Villas

Truly Vastu

Lush Outdoor spaces

Luxe Clubhouse

Great connectivity

An enchantingly modern and inviting space.

Situated within an exclusive address,
artistically-crafted interiors, beautifully
conceived and immaculately designed commune.

Designed with a modern and nature-inspired theme.



OPEN GYM AND SEATING



YOGA DECK

spaces with a calming

Botanic feel





Party Lawn

Immerse yourself in the vibrant local community and its amenities, embracing an elevated lifestyle that promises both luxury and convenience.



BUDDHA STATUE

Step into a world of refined

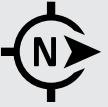
Elegance



East Facing Villa 310 Sq.yds.



EAST FACING VILLA STREET VIEW



Total Built up area
4657 Sft.



Ground+
Two Floors



Two
Car parking



4 bedrooms+
**Home theater+
Servant Room**



Floor Height
Ground 11'6"
First & Second 11'



**Italian Floring in
Living &
Common areas**



GROUND FLOOR
Built up area **1750 SFT**



FIRST FLOOR
Built up area **1585 SFT**

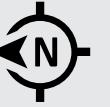


SECOND FLOOR
Built up area **1322 SFT**

WEST Facing Villa 310 Sq.yds.



WEST FACING VILLA STREET VIEW



Total Built up area
4644 Sft.



Ground+
Two Floors



Two
Car parking



4 bedrooms+
Home theater+
Servant Room



Floor Height
Ground 11'6"
First & Second 11'



Italian Flooring in
Living &
Common areas



GROUND FLOOR
Built up area **1753 SFT**



FIRST FLOOR
Built up area **1684 SFT**



SECOND FLOOR
Built up area **1207 SFT**

EAST Facing Villa 310 Sq.yds.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

WEST Facing Villa 310 Sq.yds.



GROUND FLOOR



FIRST FLOOR



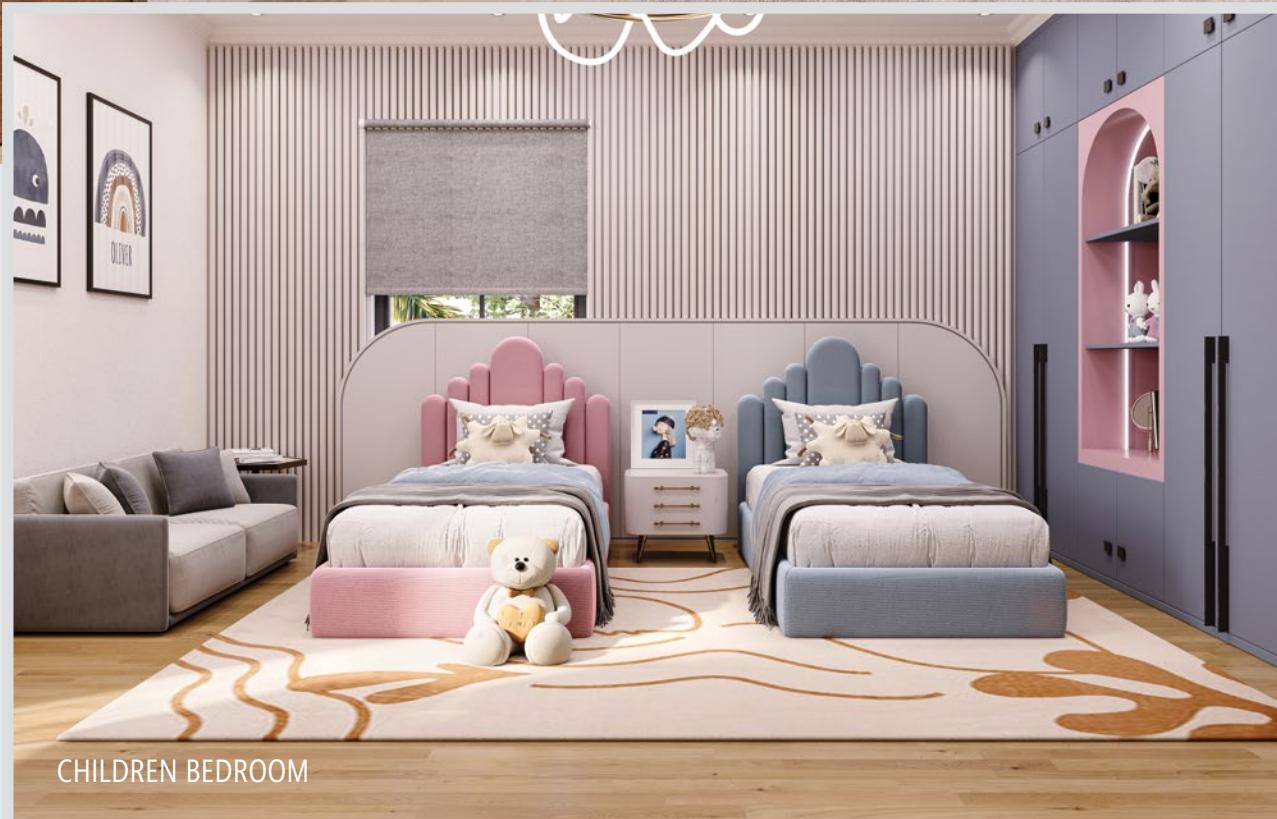
SECOND FLOOR



FORMAL LIVING AREA



MEGA MASTER BEDROOM



CHILDREN BEDROOM

The interiors communicate a seamless transition from one space to the next, exuding a sense of serene and refined luxury.

Where every detail has been designed to meet the expectations of luxury connoisseurs.



DINING AREA

Each room exudes elegance and sophistication, with meticulous attention to detail evident in every aspect of the design. From the lavish master suites to the state-of-the-art kitchens, the residences redefine luxury living on a grand scale.



FAMILY LIVING AREA



CLUBHOUSE

With its diverse offerings, Club Altilia epitomises modern living promising an experience unlike any other, embodying the spirit of vitality and community that defines the club and is set to raise the bar for meaningful living in Tukkguda.

Flawless

A space that is both functional
and aesthetically



SWIMMING POOL

The Club features a relaxing swimming pool for its residents to unwind, contributing to their overall well-being and lifestyle.



HALF BASKET BALL AND PICKLEBALL COURT

Meticulously designed Half basketball court and a pickleball court for uninterrupted gameplay, fostering community living and promoting an active lifestyle.



State of the art gym, for those who seek a healthy lifestyle

AIRCONDITIONED GYMNASIUM



BADMINTON COURT



YOGA/AEROBICS HALL

The Yoga Deck, located in the clubhouse, is a unique and tranquil space dedicated to the practice of yoga.



BANQUET/MULTI PURPOSE HALL



MULTIPURPOSE HALL DINING VIEW



CONFERENCE





INDOOR GAMES



GUEST ROOM

The idyllic clubhouse is a great place for residents to unwind and enjoy the amenities, while fostering interactions and connections within the community.

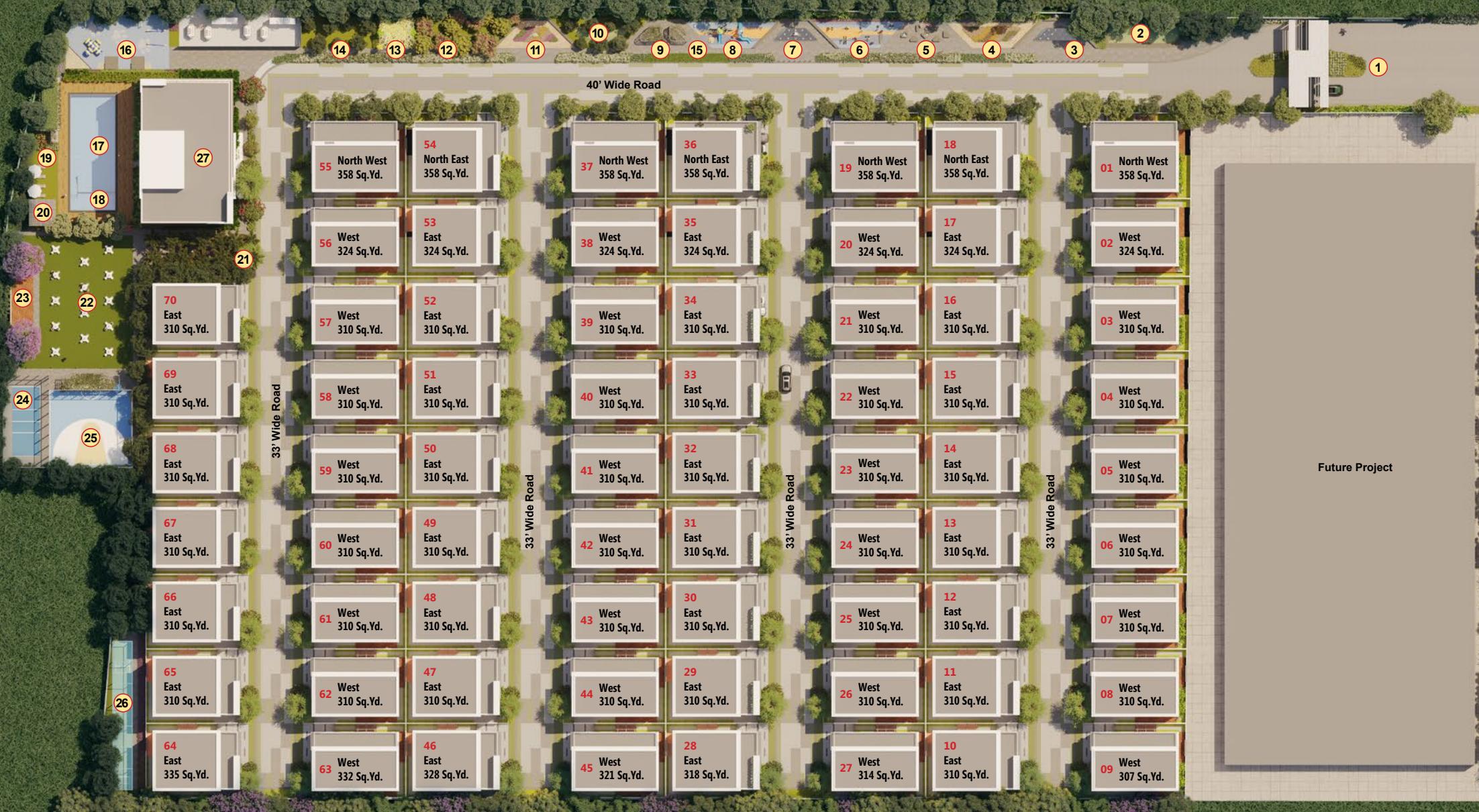


QUEEN'S ROOM

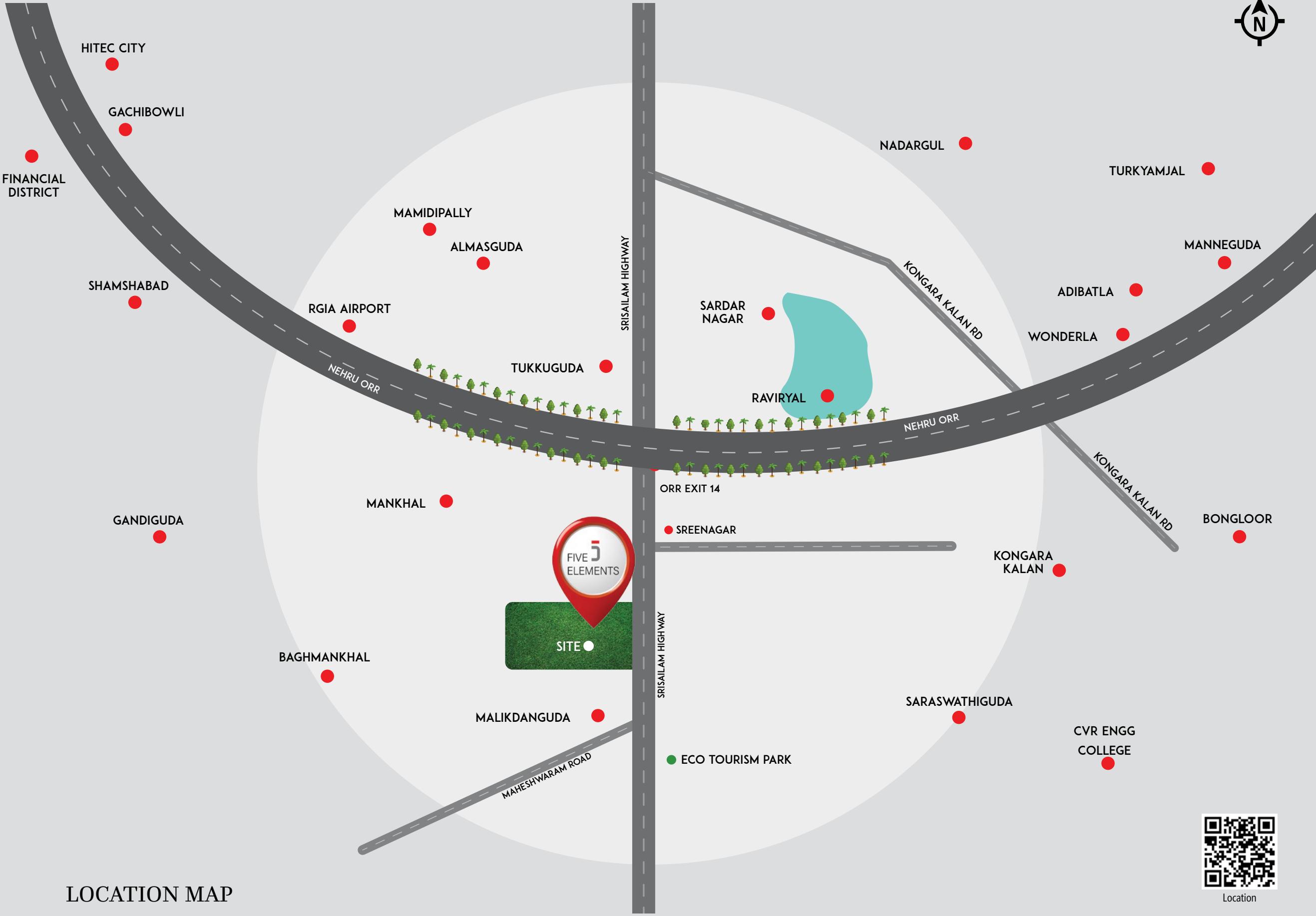


KING'S ROOM

Master Plan



- 1. GRAND ENTRANCE
- 2. SUNKEN COURT
- 3. DESIGNER WALL WITH SCULPTURE AND WATER BODY
- 4. SCENTED GARDEN
- 5. SEATING PLAZA
- 6. OUTDOOR GYM
- 7. WATER BODY WITH SEATING
- 8. KIDS PLAY AREA
- 9. ELDER'S SEATING
- 10. MOUND GARDEN
- 11. HERBAL GARDEN WITH SEATING & REFLEXOLOGY PATHWAY
- 12. FRANGIPANI COURT
- 13. OUTDOOR YOGA DECK
- 14. TREE COURT
- 15. 448M LENGTH WALKING TRACK
- 16. PET PARK
- 17. ADULT SWIMMING POOL
- 18. KIDS SWIMMING POOL
- 19. LAWN WITH LOUNGERS
- 20. GAZEBO
- 21. LAWN ENTRY PLAZA
- 22. PARTY LAWN
- 23. STAGE
- 24. PICKLEBALL
- 25. HALF BASKETBALL COURT
- 26. CRICKET COURT
- 27. CLUBHOUSE



LOCATION MAP



Location

STRATEGIC LOCATION



ORR (1 min.)

Wonderla (10 min.)

Charminar Fort (20 min.)

Rajiv Gandhi International
Airport (RGIA) (10 min.)

Financial District (25 min.)

HITEC City (30 min.)

Gachibowli (27 min.)

Future City, Mucherla (20 min.)

Manchester Global School (12 min.)

The Aga Khan Academy (12 min.)

SPECIFICATIONS

STRUCTURE

R.C.C. framed structure to withstand wind & seismic loads.

SUPER STRUCTURE

9-inch thick wall with Cement bricks for external walls and 4½ –inch thick wall with Cement bricks for internal walls.

PLASTERING

INTERNAL Sand faced cement plastering using glass fibers.

EXTERNAL Sand faced cement plastering.

DOORS

MAIN DOOR 8-feet height Teak wood Door Frame & Veneered Shutters with reputed hardware fittings finished with melamine finish.

INTERNAL DOORS 8-feet height Teak /Hard wood Frame & Veneered Shutters with reputed hardware fittings finished with melamine finish.

FRENCH DOORS & WINDOWS Aluminum sections for frames and shutters with tinted float glass of reputed make with mesh.

PAINTING / CLADDING

EXTERNAL Combination of Textured Finish with top Two coats of Exterior Emulsion.

INTERNAL Smooth putty finish with 2 Coats of Premium Acrylic emulsion paint of reputed make over a coat of primer.

FLOORING & DADO

1. Drawing, Living, and Dining, kitchen and Foyer areas with Italian Marble Floring.
2. Bed Rooms and Home Theater with wooden laminated/Vitrified Tiles.
3. Bathrooms with premium vitrified tiles 8' feet height on walls and floor.

STAIRCASE

Granite/Italian Marble Flooring with Glass Railing.

KITCHEN

1. Provision for Municipal/Softener water.
2. Provision for fixing of Water Purifier & Chimney.
3. Provision of hot water near the sink.
4. Provision for Modular Kitchen.

GAS

Gas Pipe line from Kitchen to outside Cylinder Area.

UTILITIES/WASH AREA

Glazed Ceramic tiles for wash area.

BATHROOMS

1. Vanity type wash basin.
2. EWC with concealed flush tank of Duravit/Kohler/Roca/Hindware or Equivalent make.
3. Single lever fixtures with wall mixer-cum-shower of Grohe/Kohler or Equivalent make.
4. All C.P. Fittings are Chrome Plated of Grohe / Kohler or Equivalent make.

ELECTRICAL

1. Power outlets for Air Conditioners in all rooms and geyser point in Bath Rooms.
2. Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, Washingmachine and dish washer in Utility Area.
3. Plug points for T.V. & Audio Systems etc.
4. 3-phase supply for each unit and individual Meter Boards.
5. Miniature Circuit breakers (MCB) for each distribution boards of reputed make.
6. Elegant Designer Modular Electrical Switches of Legrand or Equivalent.

TELECOM Video Door facility for main door.

CABLE TV Provision for Cable Connection in all Bedrooms and Living Room.

INTERNET Internet Provision in each villa.

ELEVATORS/ LIFTS

Lift Provision in all the Villas.

WSP & STP

1. Domestic Water made available through an exclusive Water Softening Plant with Water Meters for Each Unit.
2. A Sewage Treatment plant (STP) of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping.

GENERATOR

D.G backup with Acoustic enclosure & A.M.F (Automatic Mains Failure) Panel, for all Villas and common areas.

SECURITY

1. Sophisticated round-the-clock security/surveillance system.
2. Solar power fencing/Barbed wire all-round the compound.
3. C.C. cameras in identified common areas and Club House with monitoring and recording from security and maintenance office.

CENTRALIZED WATER SUPPLY

Centralized Under Ground Sump will be provided for entire community. The Water shall be then supplied to individual Villas by means of Hydro Pneumatic Pump.

LANDSCAPING

Beautifully Designed Landscaping with exclusive footpath, Activity Areas, Lighting, Children Play Area etc. is provided for the community.

RAIN WATER HARVESTING

Rain water harvesting through recharge wells onsite to improve ground water level.

EXTERNAL LIGHTING

LED Lightings posts with lamp fittings and LED lights, in Landscaping areas.

COMPOUND WALL

Aesthetically designed compound wall shall be constructed all around the gated community with solar fencing.

AMENITIES - CLUB HOUSE

- Reception/Waiting Lounge
- Swimming Pool with Deck
- Kids Pool
- Banquet/Multi Purpose Hall
- Guest Rooms
- Indoor Games - Billiards & Table Tennis
- Badminton Court
- Yoga/Aerobics Hall
- Airconditioned Gymnasium
- Kings Room & Queens Room
- Library
- Conference Room/Business Lounge
- Cafeteria
- Association Room
- Infirmary room

AMENITIES - OUTDOOR

- Walking / Jogging Track
- Sculptures and water bodies at main entrance
- Mini Gardens
- Children Play Area
- Cricket Court
- Half Basket Ball Court
- Pickle Ball Court
- Pets Garden
- Gazebos/Pergolas
- Senior Citizen area
- Party Lawn
- Security Room
- Security post/security kiosk
- Dress changing rooms for employees
- Project Maintenance office
- Dry Kitchen/ Pantry
- Garbage Collection Point
- Natural Rocks for Landscaping
- Changing Rooms for Swimming Pool
- Todlers Play Area
- Out Door Gym
- Sit-outs
- Festival Square
- Tree-Lined avenues and Paved Footpath
- Roads with pavers/ RCC Roads
- Grand Entrance Arch
- Underground Cabling
- Equipped Tot-Lot Area
- All Around Compound Wall with Solar Fencing
- DG Power Backup for Common Areas
- Pressurized Water Distribution System
- Sewerage Treatment Plant
- Waste Water Management
- Water Softener Plant
- Rainwater Harvesting
- 24-Hr Monitoring & Intercom, CCTV
- Electronic Boom Barrier

Truly Vastu. Truly ALTILIA.

We don't just design homes - we craft living environments aligned with the energies of the universe.

Rooted in the timeless wisdom of Vastu Shastra, our spaces are created to enhance well-being, attract prosperity, and bring peace into every corner of your home.



Crafting environments that encourage healthy energy flow and overall well-being.

Harmonizing the human body's natural rhythms with the cosmic order.

Bridging the gap between traditional and contemporary insights.

Creating calming biophilic cores.

Aligning spaces with natural rhythms reduces stress and amplifies joy.





Website



Corporate Office



Project Location



Enquiry Form

FIVE ELEMENTS

FIVE ELEMENTS, founded by a team of realty professionals with an unparalleled track record, is here to disrupt the realty segment with its professional services, high governance standards, and a commitment to excellence through design-led projects. Through innovation and collaboration with the finest designers and consultants. Through our passion for great architecture and design. Through our unchanging objective from day one: to deliver homes of timeless design and enduring quality. Through meticulous planning, strategic insights, and a cutting edge design approach to develop communes that you will be proud to live in. Bringing it all together, the FIVE ELEMENTS way.

Our Consultants

Architecture
CONTEMPORARY
DESIGNS CONSULTING

Landscaping
CONIFER LANDSCAPE
ARCHITECTS

Structural
CRUX PRESTRESSING
SYSTEMS PVT. LTD

Electrical
DPOWER
CONSULTANTS

MEP
SARATHI
CONSULTANTS

3D Visualization
VISIONCRAFT
TECHNOLOGIES

Vastu
VASTU CHAITANYAM

Branding
DOO CREATIVE



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