



INFINITI

luxury villas

ORR EXIT NO 6, KANDLAKOYA



HMDA LP NO.
2018/HMDA/SWDL/2026

+91 8341253399 | +91 8341263399



INFINITI
luxury villas

INFINITI by Mabbar Infra is an endeavor not only to create luxurious, contemporary homes but, more importantly, to provide peaceful abodes. With just 47 selectively designed villas spread in 5 acres, our aim is to bring you closer to a life of peace and happiness. Nestled away from the chaos of the city, in the heart of Kandlakoya and just 1.5 km from ORR, INFINITI is your ultimate destination—where serenity beckons, and you can live the life you have always envisioned.

The property is equipped with host of premium amenities to ensure a hassle-free lifestyle. Get ready to explore and experience a whole new way of living. Because INFINITI Kandlakoya is more than just a residential address—it is where peace truly resides and it is the future.

Luxury

We believe that true luxury lies in the details. It's about refined craftsmanship, understated elegance, and the perfect execution of thoughtful design. Luxury isn't loud—it's a quiet statement of sophistication and comfort, speaking volumes without the need to prove itself.

Experience

We believe that life is a collection of moments, and a home should be a part of those cherished experiences. Thoughtfully designed spaces enhance everyday living, making each moment richer, deeper, and more meaningful—because a house is more than just a structure; it's an experience of a lifetime.

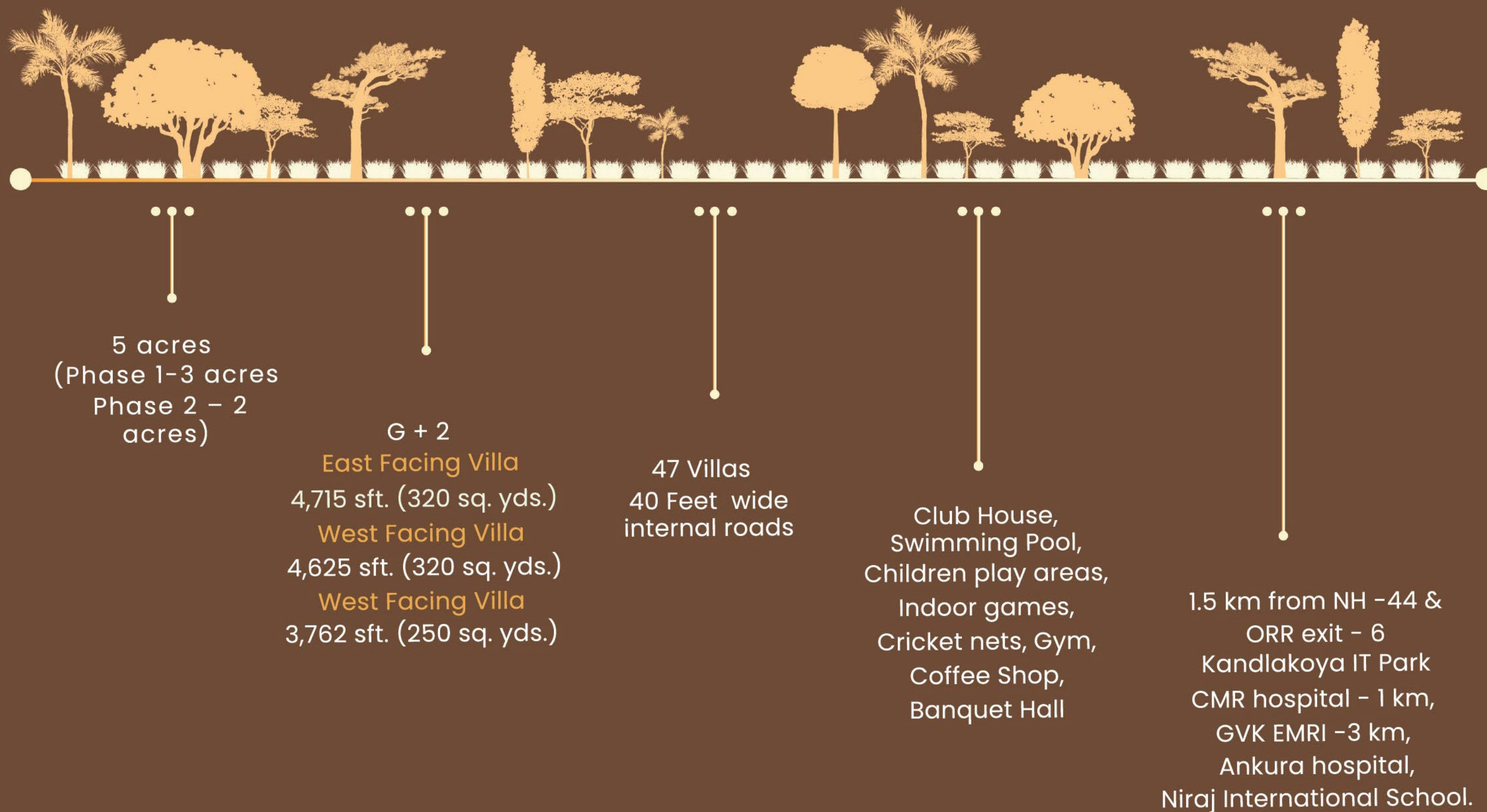
Individuality

We believe that every home is unique—just like you. We believe in crafting spaces that celebrate distinction, allowing you to express your personality and create a home that truly reflects your individuality.





Highlights

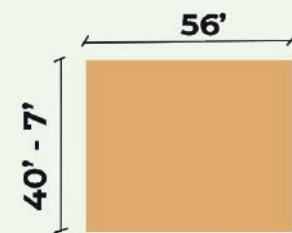




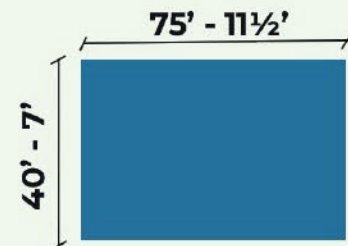
INFINITI
luxuryvillas

TS 06 13888

TOTAL NUMBER OF VILLAS 47



250 SQ YDS
(NO-14)



322 SQ YDS
(NO-33)





Private Club House



Swimming Pool



Coffee Shop



Children play areas



Squash Courts



Indoor games



Badminton Court



Gym



Banquet Hall



EAST FACING-320 SQ.YDS

EAST FACING

SITE AREA	320 SQYDS
GROUND FLOOR BUA	1543.00 SFT
FIRST FLOOR BUA	1567.02 SFT
SECOND FLOOR BUA	1605.39 SFT
TOTAL BUA	4,715.47 SFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

EAST FACING-320 SQ.YDS



2ND FLOOR

EAST FACING

SITE AREA	320 SQYDS
GROUND FLOOR BUA	1543.00 SFT
FIRST FLOOR BUA	1567.02 SFT
SECOND FLOOR BUA	1605.39 SFT
TOTAL BUA	4,715.47 SFT

WEST FACING-320 SQ.YDS N

WEST FACING

SITE AREA	320 SQYDS
GROUND FLOOR BUA	1515.00 SFT
FIRST FLOOR BUA	1559.00 SFT
SECOND FLOOR BUA	1551.00 SFT
TOTAL BUA	4625.00 SFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

WEST FACING-320 SQ.YDS



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WEST FACING-250 SQ.YDS N



WEST FACING	
SITE AREA	250 SQYDS
GROUND FLOOR BUA	1279.0 SFT
FIRST FLOOR BUA	1226.0 SFT
SECOND FLOOR BUA	1257.0 SFT
TOTAL BUA	3762.0 SFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

WEST FACING-250 SQ.YDS N



2ND FLOOR

WEST FACING

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Park View



Cricket Net



Swimming Pool



Children Play Area



Roads

Key Specifications



STRUCTURE Framed Structure:

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

Super Structure: 9" thick wall with red bricks/solid cement blocks for external walls and 4 1/2" thick wall for internal walls.



Plastering:

Internal: Sand based cement plastering

External: Sand based cement plastering



Electrical:

Concealed copper wiring of Finolex / Lapp / Equivalent Power plugs for air conditioners in all rooms Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine and dish washer in Utility area Plug points for T.V. & audio systems etc. 3-Phase supply for each unit and individual meter boards Miniature Circuit Breakers (MCB) for each distribution boards of reputed make. Elegant designer modular electrical switches of Legrand/Equivalent.



Kitchen:

Bare shell kitchen with provision for fixing water purifier, chimney, taps and adequate power points.



Communication Systems-Telecom:

Telephone points in living room and drawing room

Cable Tv: Provision for cable connection in all bedrooms, Home Theatre (A.V. Room) and living room internet: Internet provision in each villa.



Landscape & Heat Pump:

Centralized underground sump will be provided for entire community. The water shall be then supplied to individual villas by means of hydro pneumatic pump. Heat pump system connected to all bathrooms.



Doors & Windows:

Main Door: 8-Feet height Teak wood door frame & veneered shutters with reputed hardware fittings inished with melamine finish.

Internal doors: 8-Feet height Teak /hard wood frame & veneered shutters with reputed hardware fittings inished with melamine finish. French Doors & Windows:High-end aluminum sections for frames and shutters with float glass of reputed make.



Flooring:

Drawing, living, dining and kitchen areas with priem tiles & foyer, stairs with granite flooring, Bedrooms and Home-theatre room with wooden laminated flooring. Bathrooms with premium vitrified tiles on walls and floor.



Utilities/Wash Area:

Dishwasher & washing machine provision in the Utility area.



Bathrooms:

Marble/quartz countertop wash basin for master bedroom and wash basin for other bathrooms All C.P. fittings and sanitary fittings of VILLEROY & BOCH or equivalent



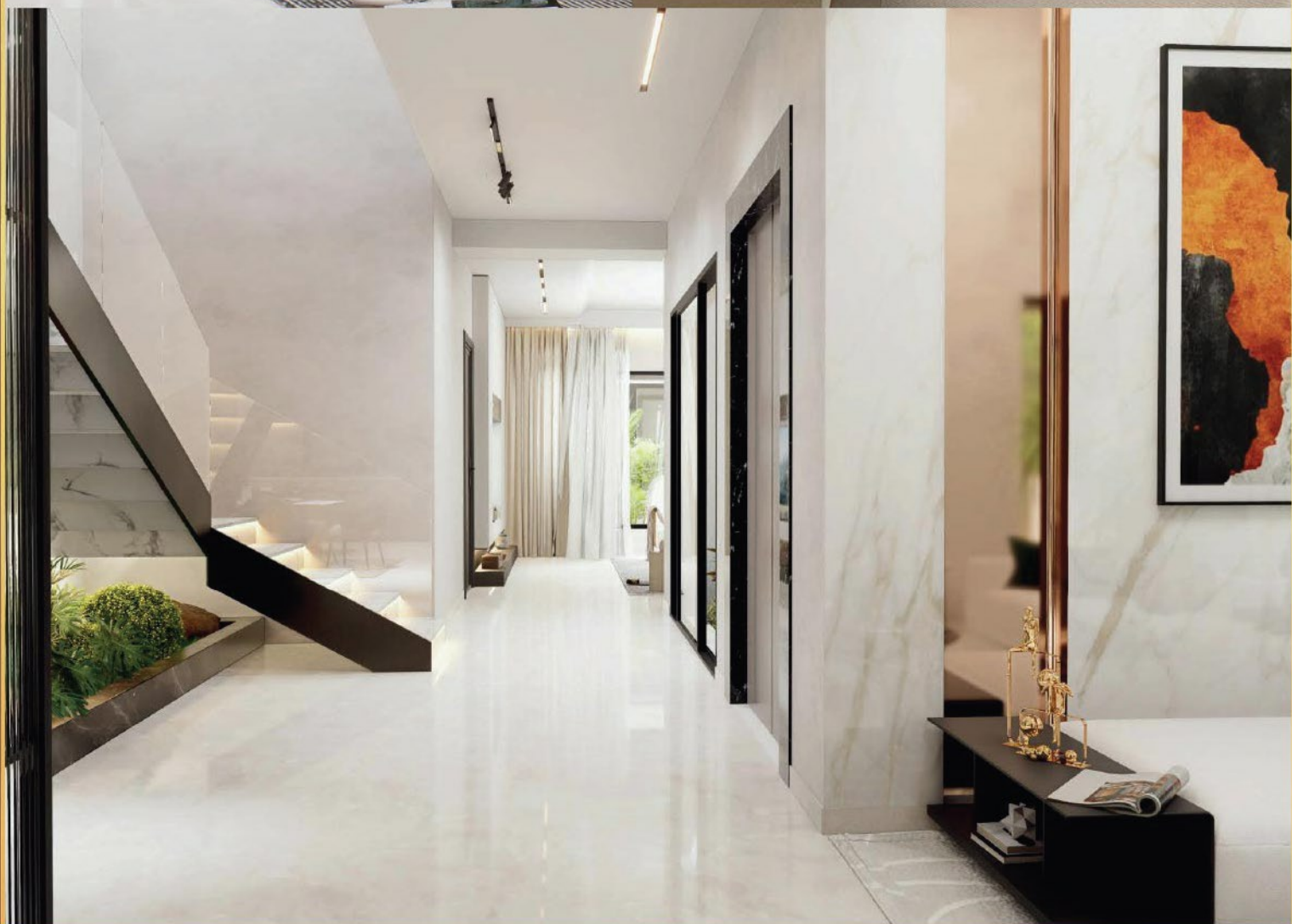
Stair Case:

Granite with glass railing.



Lift: Provision for the lift.







SALES & INQUIRY

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**Scan now and visit
our location**

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Kandlakoya, ORR Exit - 6
Telangana 501401



www.infinitivillas.com

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