

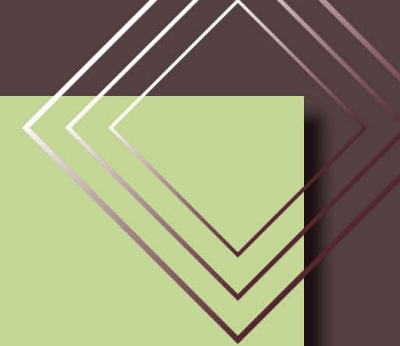
A Project by



Kotha's 
ILIKA

Live grand. Live calm. Live ilika

Premium Villa Community @ Near ORR Exit-13, Adibatla, Hyderabad



Where Earth Embraces Grace

A sanctuary crafted for serene and elevated lifestyles

Derived from Sanskrit, Ilika symbolizes the essence of the earth and the spirit of a woman-nurturing, strong, and beautifully balanced. Just like nature itself, Ilika is designed to offer warmth, life, and harmony.

Here, every villa stands as a sanctuary where you feel grounded, yet elevated in lifestyle. A place where serenity flows, and life grows effortlessly.



CONNECTIVITY
Reach your destinations effortlessly, saving time every day.



WORK-LIFE BALANCE
With shorter commutes, reclaim your time for family and yourself.



SERENITY
Set in a peaceful enclave, away from the city's chaos.

PROJECT INFO

10.72 Acres

154 Villas

150 to 250sq.Yds

16,500sqft Clubhouse

24x7 Security

4BHK + Home Theatre

Starting from 2,607 Sft

10.5 Feet Ceiling Height

9 Feet Grand Main Door

Everyday Shuttle to Gachibowli

CCTV Surveillance

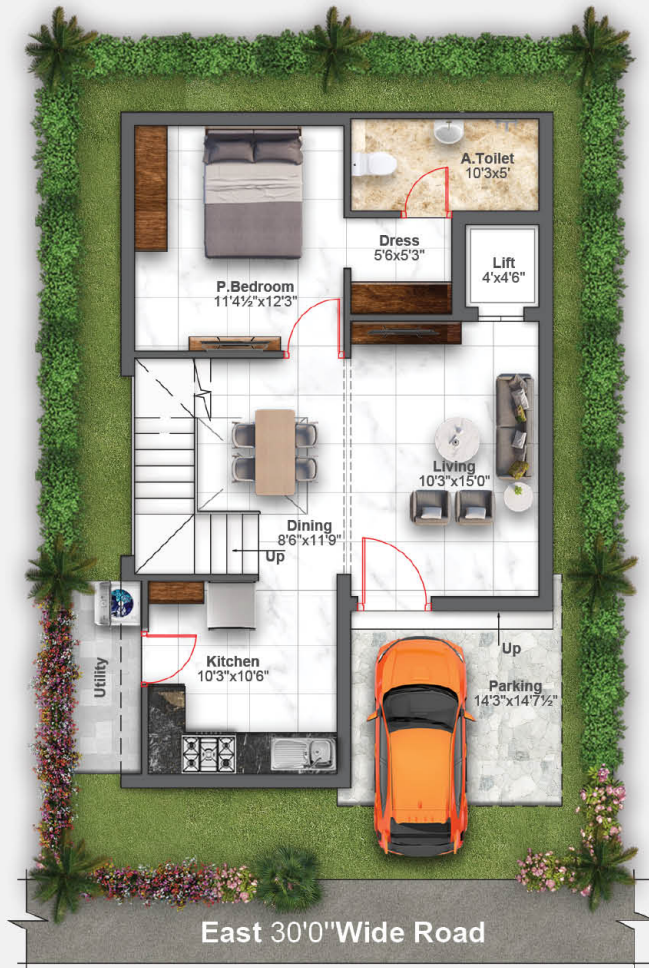
Intercom

Digital Security



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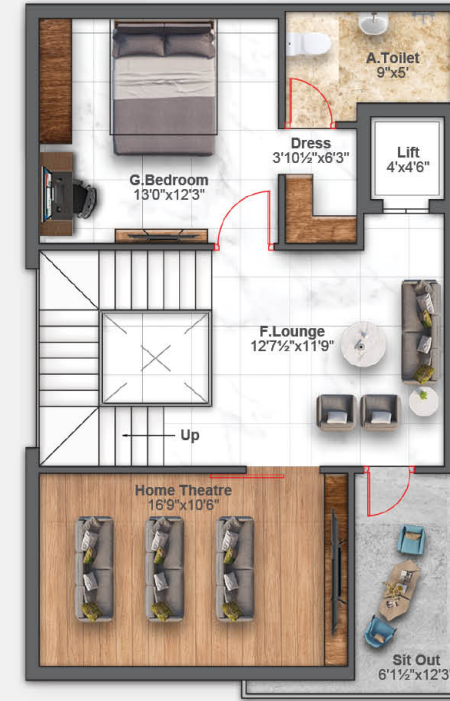


Ground Floor Plan

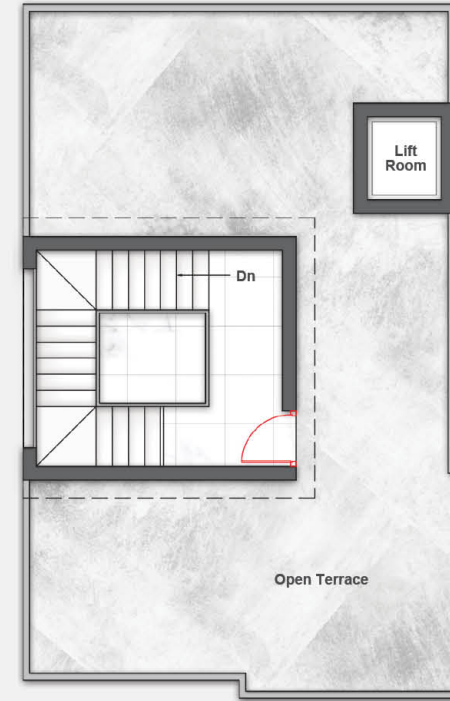
East 30'0" Wide Road



First Floor Plan



Second Floor Plan



Terrace Floor Plan



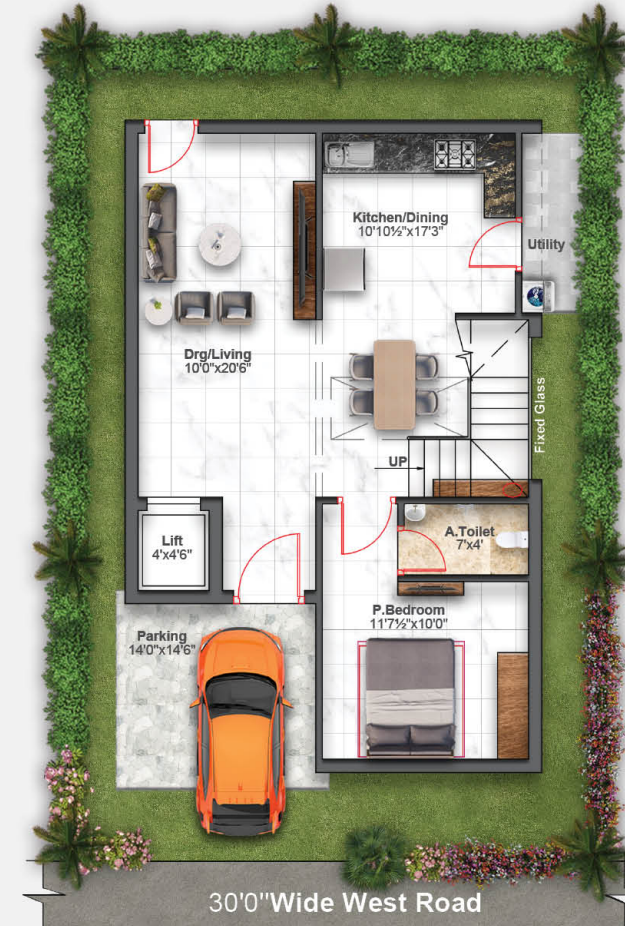
WEST FACING
Plot Area : 30'x45' - 150Sq.Yds

Ground Floor | First Floor | Second Floor | Total Built-Up Area
881 Sq.ft. | 881 Sq.ft. | 881 Sq.ft. | 2,643 Sq.ft.



Every Floor Designed
with Purpose

Every level of the villa is designed with precision to ensure smooth movement and efficient space utilization. From spacious living areas to well-planned bedrooms and utility zones, the layout supports both privacy and connectivity for modern families.



Ground Floor Plan

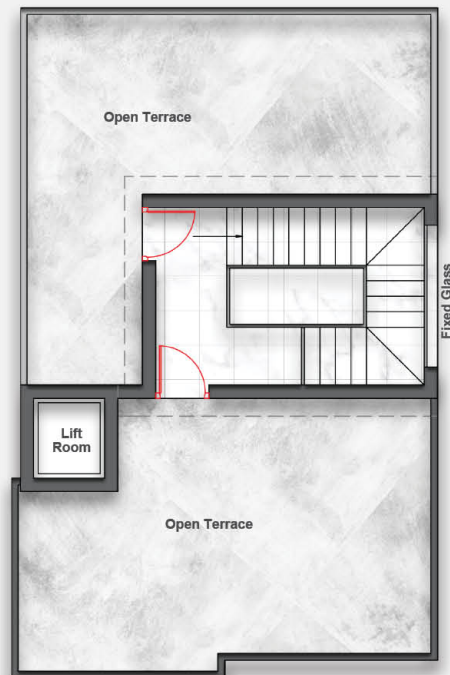
30'0" Wide West Road



First Floor Plan



Second Floor Plan



Terrace Floor Plan



EAST FACING
Plot Area : 30'x45' - 150Sq.Yds

Ground Floor | First Floor | Second Floor | Total Built-Up Area
882 Sq.ft. | 882 Sq.ft. | 882 Sq.ft. | 2,646 Sq.ft.



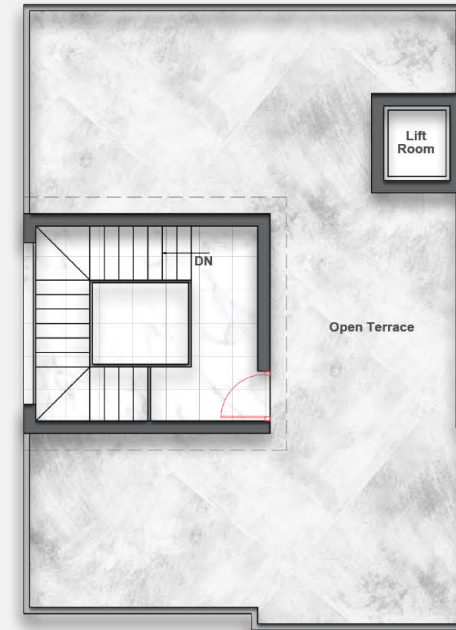
Eat 30" Wide Road
Ground Floor Plan



First Floor Plan



Second Floor Plan



Terrace Floor Plan



WEST FACING
Plot Area : 33'x45' - 165Sq.Yds

Ground Floor
993 Sq.ft.

First Floor
993 Sq.ft.

Second Floor
993 Sq.ft.

Total Built-Up Area
2,979 Sq.ft.



Thoughtfully Designed
Villas for Complete Living

Every detail of these villas is crafted for a seamless living experience. Thoughtfully planned layouts, abundant natural light and well-defined spaces create the perfect balance of comfort and functionality. Designed for optimal ventilation and spacious living, these homes effortlessly adapt to modern family needs.



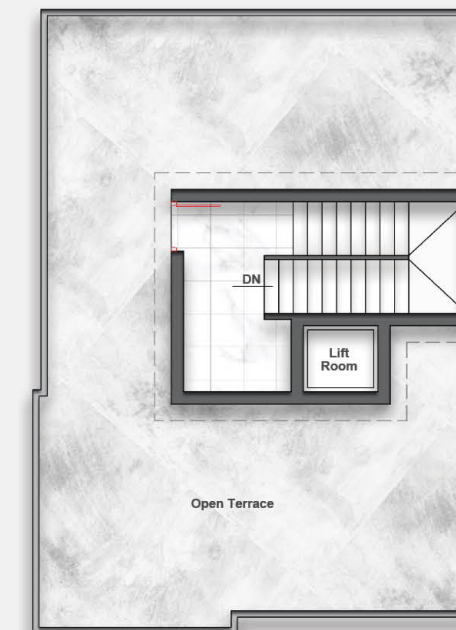
Eat 30" Wide Road
Ground Floor Plan



First Floor Plan



Second Floor Plan



Terrace Floor Plan



EAST FACING
Plot Area : 33'x45' - 165Sq.Yds

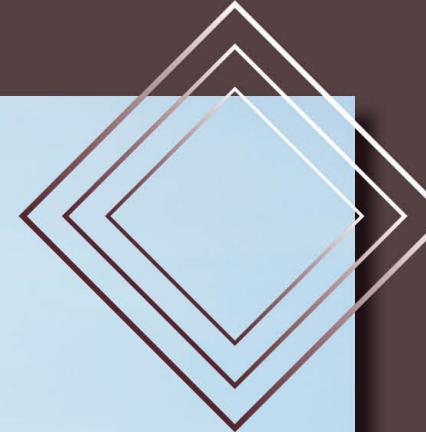
Ground Floor
993 Sq.ft.

First Floor
993 Sq.ft.

Second Floor
993 Sq.ft.

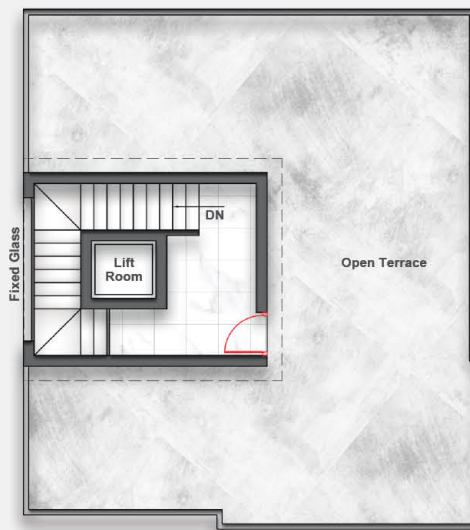
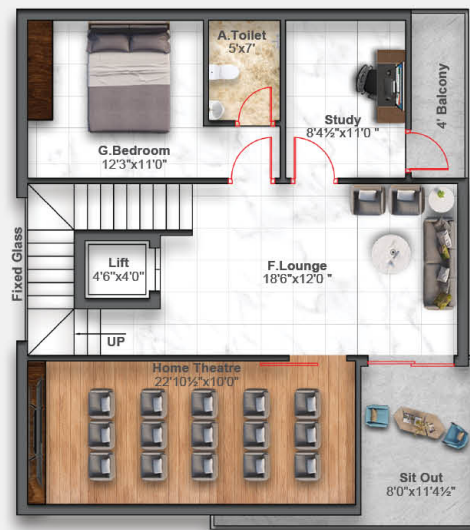
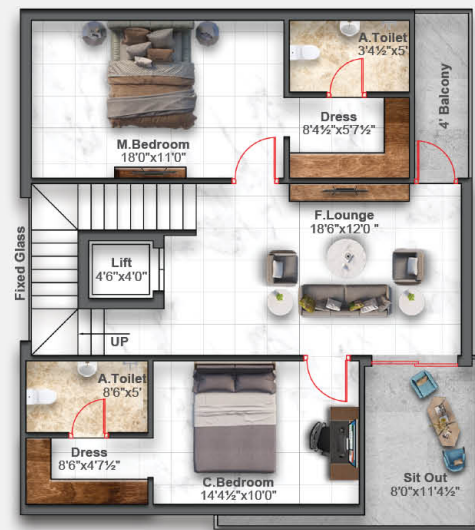
Total Built-Up Area
2,979 Sq.ft.





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WEST FACING
Plot Area : 38'x43'6" - 184Sq.Yds

Ground Floor
1133 Sq.ft.

First Floor
1133 Sq.ft.

Second Floor
1133 Sq.ft.

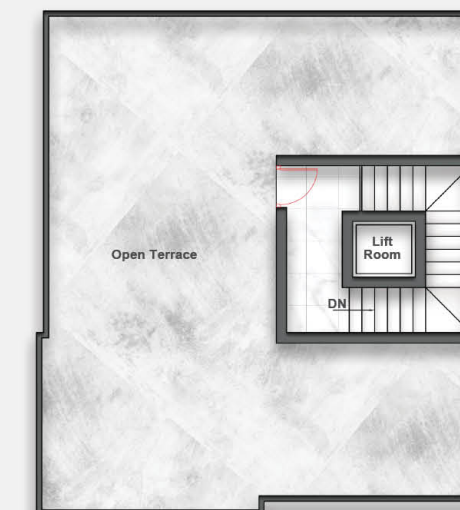
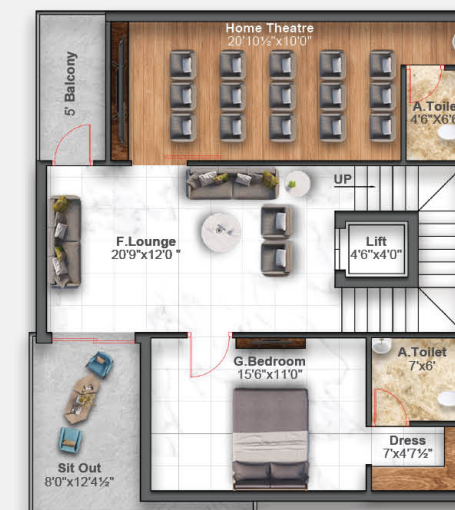
Total Built-Up Area
3,399 Sq.ft.

Bringing Together Smart Design
Spacious Layouts and Elegant Living

Designed for the way families live today, these villas offer the perfect setting for everyday moments and lasting memories. Spacious interiors, functional layouts and natural light create a warm and inviting atmosphere. Every corner of the home is built to bring comfort, connection and a sense of belonging.



Ground Floor Plan



EAST FACING
Plot Area : 38'x43'6" - 184Sq.Yds

Ground Floor
1134 Sq.ft.

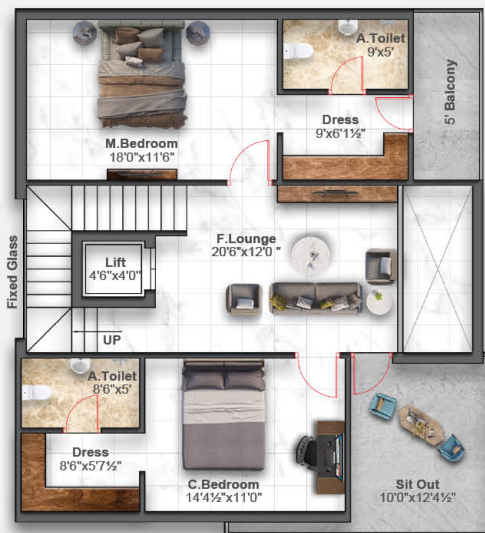
First Floor
1134 Sq.ft.

Second Floor
1134 Sq.ft.

Total Built-Up Area
3,402 Sq.ft.



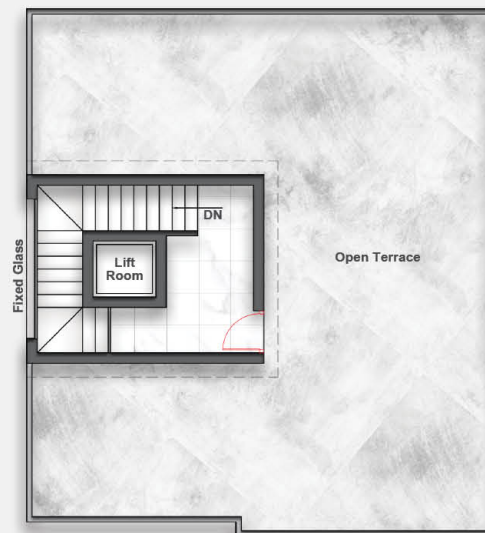
Ground Floor Plan



First Floor Plan



Second Floor Plan



Terrace Floor Plan



WEST FACING
Plot Area : 40'x45' - 200Sq.Yds

Ground Floor
1255 Sq.ft.

First Floor
1255 Sq.ft.

Second Floor
1255 Sq.ft.

Total Built-Up Area
3,765 Sq.ft.



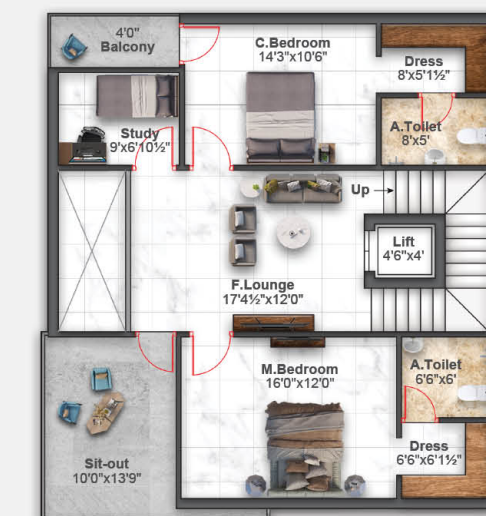
A Grand Living Experience

Defined by Space & Elegance

Step into a home where space is celebrated and design is intentional with large well-planned interiors and a seamless connection between levels these villas offer a lifestyle that is both comfortable and sophisticated. Every detail is designed to create a harmonious balance between openness, privacy, and everyday functionality.



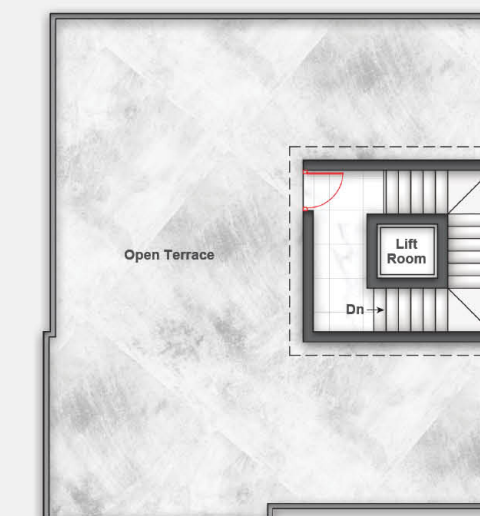
Ground Floor Plan



First Floor Plan



Second Floor Plan



Terrace Floor Plan



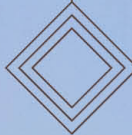
EAST FACING
Plot Area : 40'x45' - 200Sq.Yds

Ground Floor
1256 Sq.ft.

First Floor
1256 Sq.ft.

Second Floor
1256 Sq.ft.

Total Built-Up Area
3,768 Sq.ft.



Experience Life Beyond Your Home *with Premium Clubhouse Living*

Experience a lifestyle where every day feels like a retreat. Beyond the comfort of your home, step into a thoughtfully designed clubhouse that brings together relaxation, recreation, and refined social living. Whether it's unwinding after a long day, staying active, or spending quality time with loved ones, every space is crafted to elevate your everyday experience.



16,500 Sft
Premium Clubhouse



High-End Luxury
Features



All Season
Swimming Pool



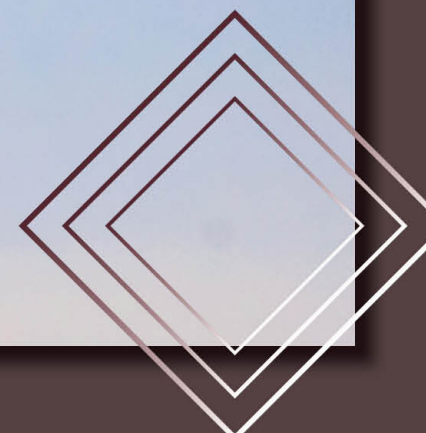
Premium Amenities
on your Community

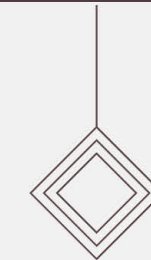


CCTV
Surveillance



Exclusive
Just for you



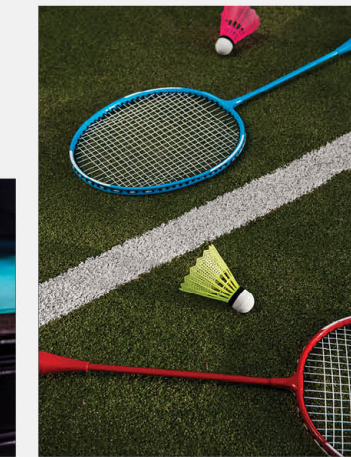


Experience Life Beyond Your Home
with Premium Clubhouse Living



CLUB HOUSE - 16500+Sft

- Super Market
- Clinic & Pharmacy
- Cafeteria
- Conference Room
- Spa
- Salon & Beauty Parlor
- Guest Rooms
- Large Banquet Hall
- Gym
- Indoor Games
- Yoga Room
- Co-Working Space
- Swimming Pool
- Aqua Gym



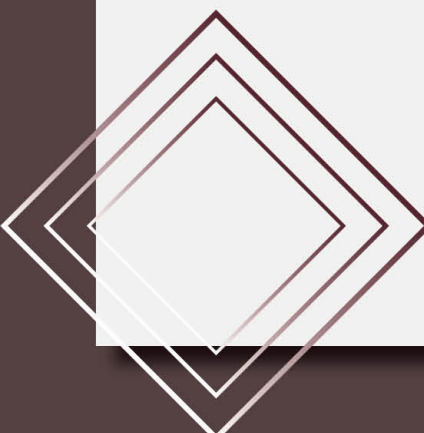
- PARTY HALL
- GYM
- AQUA GYM
- INDOOR'S KIDS PLAY AREA
- YOGA ROOM

- BOARD GAMES
- SWIMMING POOL
- TODDLER'S POOL
- SUPER MARKET
- CHILDREN'S PLAY AREA

- OUTDOOR PARTY LAWN
- GUEST ROOM-3NOS
- FIRST AID CLINIC
- COMMON AREA POWER BACKUP
- SHUTTLE COURT AREA

- TRANSPORT FACILITY
- CC CAMERA'S IN COMMON AREAS
- BILLIARDS ROOM
- SPA & SALOON
- AEROBICS ROOM

- NETED CRICKET COURT
- CHILDREN'S PARK
- CRECHE
- WALKING TRACK
- CYCLING TRACK



SPECIFICATIONS



FRAMED STRUCTURE

Earthquake resistant R.C.C. framed structure



SUPER STRUCTURE

Solid Red Brick with 9" thick for external walls and 4" thick for internal walls



ELEVATION

Combination of texture, cladding and luppam finish as per architectural design



FLOORING

Bedroom, Kitchen, Living & Dining:
600x800 mm Vitrified tiles
Bathrooms: Anti-skid ceramic tiles
Living Balconies: Rustic vitrified tiles
Staircase: Granite



PAINTING

External: Double coat of Exterior Emulsion paint
Internal: Smooth Putty finish with two coats of premium acrylic emulsion paint



KITCHEN

Granite Platform with stainless steel sink.
Separate municipal water tap and bore well water.
Provision for fixing of exhaust fan & chimney.
Provision for R.O. system near the sink.



DOORS

Main Door: Aesthetically designed Indian Teak-wood frame and door with Melamine polish and designer hardware.
Internal Doors: Indian Teak wood frames with factory made water proof solid flush doors with standard fittings.
French Doors: UPVC glass doors of Reputed make.



WINDOWS

UPVC Windows with mosquito net of Reputed make.
Grill: Aesthetically designed, Mild Steel grills.



TOILETS

All bathrooms consist of White color basins.
Wall mounted white colour EWC with flush tank.
Hot & Cold wall mixer with shower.
All Fittings from kohler / jaquar / equivalent.
Glazed ceramic tile dado of reputed make up to door height.



UTILITIES / WASH

Ceramic tiles dado up to 4 feet Dish washer and washing machine inlet and outlet provisions



POWER BACK UP

D.G. Backup for common areas and within the villa, for all loads excluding high wattage appliances



CABLE TV & INTERNET

Provision for cable connection in Bedrooms & Living room
Internet provision in Living & Master Bedroom



ELECTRICAL

Concealed copper wiring of reputed make.
Power outlets for A/C in M. Bedroom and provision for all rooms.
Power outlets for Geysers in all bathrooms.
Power plugs for chimney, refrigerator, mixer/grinders microwave oven in kitchen and washing machine.
3 phase supply for each villa as well as individual meters.



SECURITY

Sophisticated round-the-clock security system.
Surveillance cameras at the main security & all streets.



STP

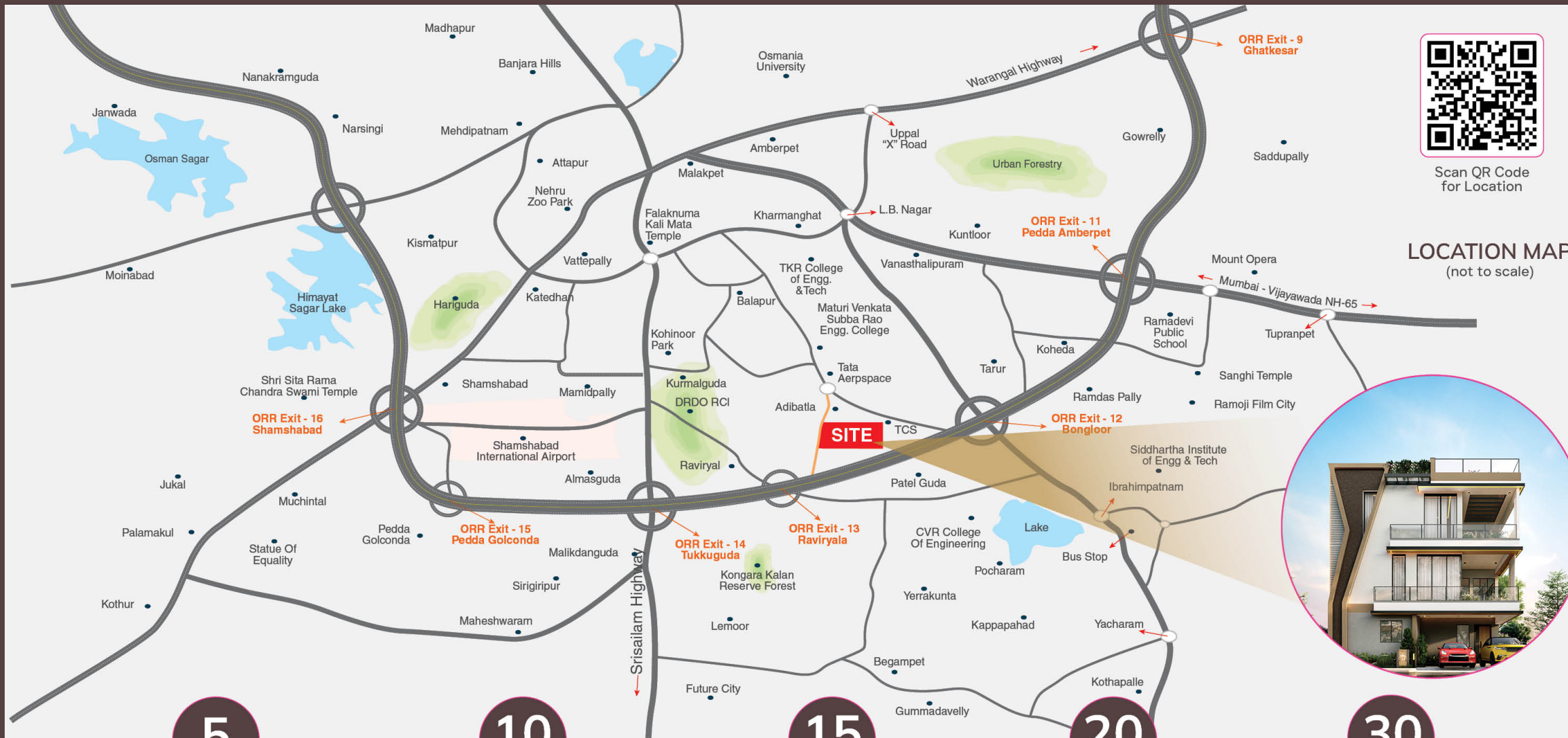
Sewage Treatment Plant of adequate capacity as per Norms. Ample Ground Water.



NOTE

1) Registration Charges, GST and any other statutory fee and taxes applicable as per government norms to be borne by the customers.
2) Flat will be handed over for wood work/interiors after receiving 100% payment only.





Scan QR Code for Location

LOCATION MAP (not to scale)



- 5 mins**
Nearest ORR Exit No 13
TCS Adibatla
Ratan Tata 330ft Road
Hardware Park
Foxconn
Tata Aerospace
Narayana High School
- 10 mins**
Sri Chaitany's School
Narayana Co Olympiad
Sloka Intl. School
Nearest ORR Exit No. 14
Fab City
Kondeti Super Speciality Hospitals
Wonderla Amusement Park
Proposed World Trade Centre
- 15 mins**
Akshara Intl. School
Aga Khan Academy
Delhi Public School, Aerocity
Manchester Global School
Indus Valley Intl. School
GMR Aerocity Retail Hub
Novotel Hotel
Rajiv Gandhi Intl. Airport
- 20 mins**
GMR School of Business
Eco-Tourism Park
Proposed Future City
JIMS Hospital,
JIVA Campus
Ramoji Film City
Statue of Equality
- 30 mins**
Mount Camel School
Kamineni Hospital
BVK Multiplex
Gachibowli
LB Nagar
ART Cinemas
Rainbow Children's Hospital
Asian Muktha Cinemas

OUR OTHER PRESTIGIOUS PROJECTS



ORNATE Patighanpur | GREENTECH Patancheruvu | LEGACY VILLAS Gowrely

A Project by

2nd Floor, Ikon Towers, Sai Pruthvi Enclave, Kondapur,
Hyderabad, Telangana - 500 084.
email: sales@ilika.com, www.ilika.com

For details and enquiries contact:

<p>Site Address</p> <p>Close ORR Exit No. 13, Adibatla, Hyderabad - 501 510.</p>	<p>Architects & Engineers</p> <p>Kamalapuri Colony, Hyderabad, Telangana.</p>	<p>Concept & Design</p> <p>Manikonda, Hyderabad, www.tactadvertising.in,</p>
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Developed by GAC Infra & AMR Adithya Developers Built on strong foundations, shaped by years of expertise, and crafted with attention to every detail—Ilika is designed for lasting value and meaningful living.



email: sales@ilika.com, www.ilika.com

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Disclaimer: This brochure is a conceptual representation of the project and does not constitute a legal offering. The developers reserve the right to modify the design, plans, and specifications as necessary. Terms & Conditions Apply.