

**HOME.
DESIGNED
FOR LUXURY.**



ZENORA

Elevated Living In Harmony

PREMIUM GATED COMMUNITY VILLAS
@ VELIMELA, NEAR KOLLUR



GRANDEUR. AT EVERY TURN.

Experience an extraordinary lifestyle like never before at RR Zenora in the heart of velimela. These Beautifully crafted modern villas spread across a Sprawling 6.2 acres come with multiple pockets of green space, Unhindered living and dining space, exclusive clubhouse and more amenities.



MARVEL
INFRA
BUILD YOUR DREAMS

RR
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LAYOUT PLAN



6.2 ACRES | **58 PREMIUM VILLAS**

**GOODNESS.
 IN EVERY RESIDENCE.**

Enjoy choices aplenty at RR Zenora. Choose from 270 Sq.Yds. and 300 Sq.Yds. enjoy a home that gives you space to play a variety of sports with friends, or take a relaxing swim in the pool. Both, the open-to-sky areas and the lavish indoors, offer you the best of leisure and living.





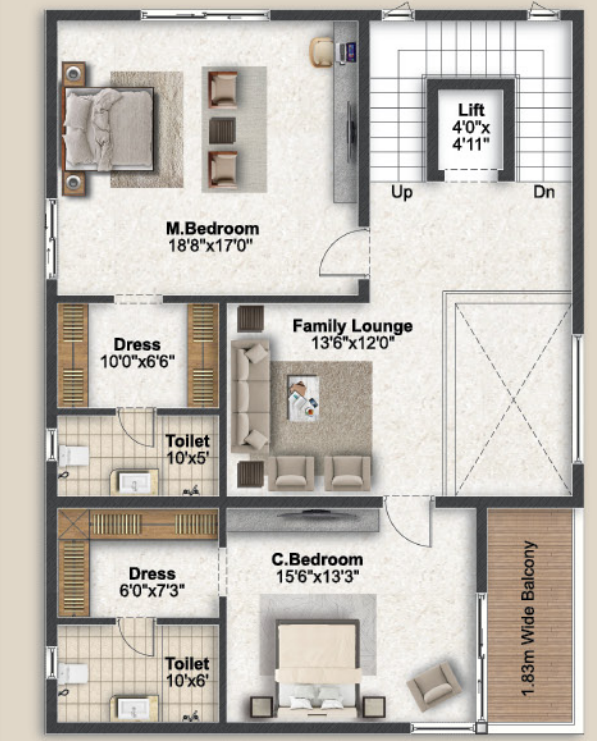
EAST-FACING VIEW

ZENORA
Elevated Living In Harmony

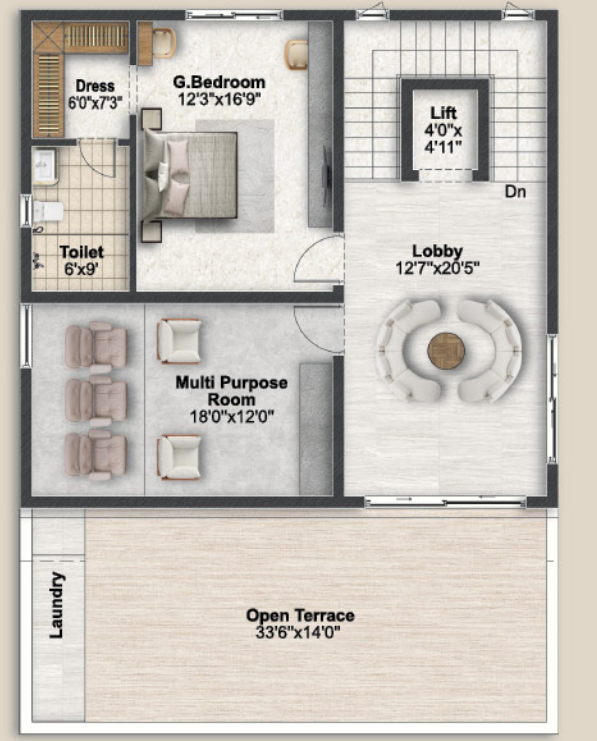
Ground Floor Plan



First Floor Plan



Second Floor Plan

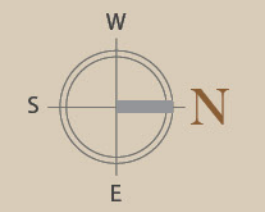


300 Sq.Yds.
EAST-FACING PLAN

PLOT SIZE
45'X60'

Area Details

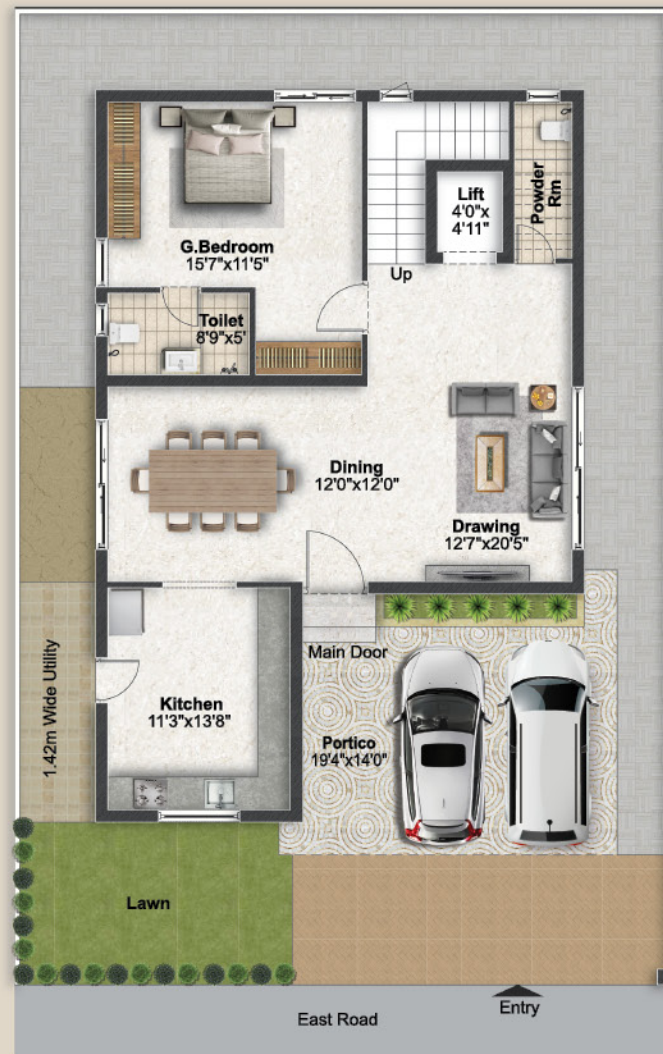
Plot Size in Sq.Yds.	Ground Floor (Sft.)	First Floor (Sft.)	Second Floor (Sft.)	Total Floor Area (Sft.)
300	1,486	1,573	1,147	4,206





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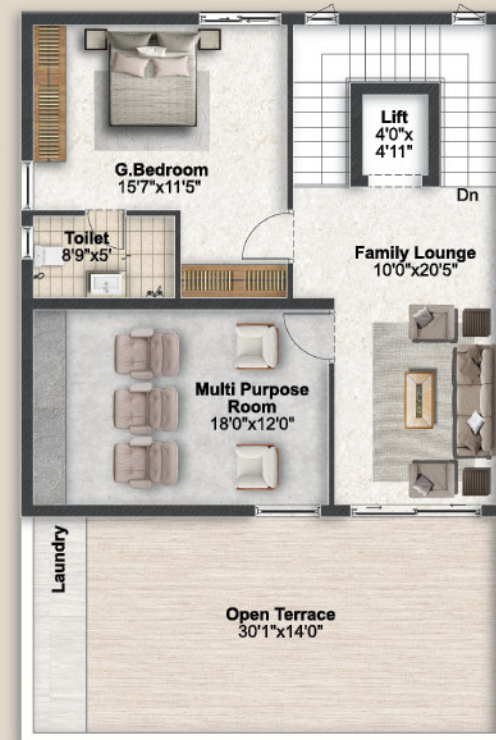
Ground Floor Plan



First Floor Plan



Second Floor Plan



EAST-FACING STREET VIEW

**ABUNDANCE.
AT EVERY LEVEL.**

The east-facing triplex villas at RR Zenora is a statement of opulence. This spacious home of 3,881 sft and 4,206 sft is designed with a double-height lobby, sun-lit balconies, and parking for two cars. Here you will relax and remind yourself of the joy of living.

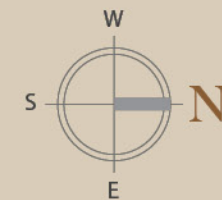


270 Sq.Yds.
EAST-FACING PLAN

PLOT SIZE
40'6" X 60'

Area Details

Plot Size in Sq.Yds.	Ground Floor (Sft.)	First Floor (Sft.)	Second Floor (Sft.)	Total Floor Area (Sft.)
270	1,426	1,426	1,029	3,881





GROUND FLOOR
1,486 sft



FIRST FLOOR
1,573 sft



SECOND FLOOR
1,147 sft


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3D VIEWS

East Villa 

VIBRANCE IN
EVERY ROOM



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LEISURE. THROUGH EVERY DAY.

The world-class amenities at RR Zenora ensure fine-living and the best of conveniences for its residents. Live fresh with Green Plantations, Yoga, Gazebos and much more. In-compound supermarket. Everything you need will be right at your doorstep.

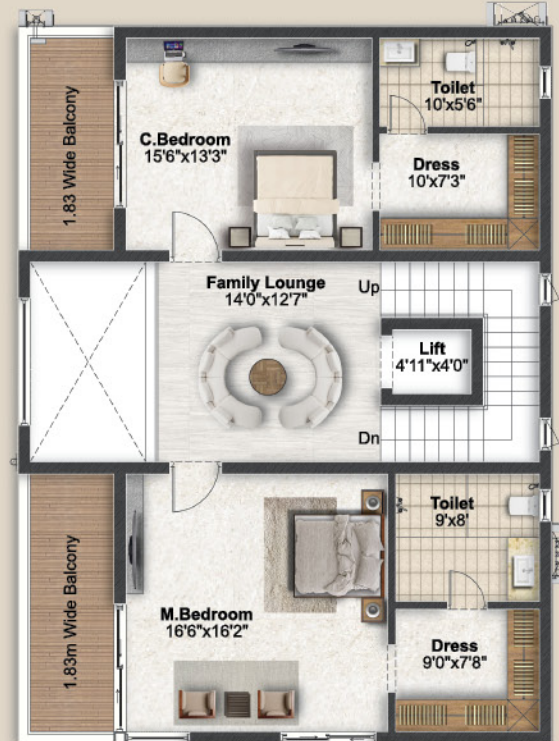
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RR
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Elevated Living In Harmony

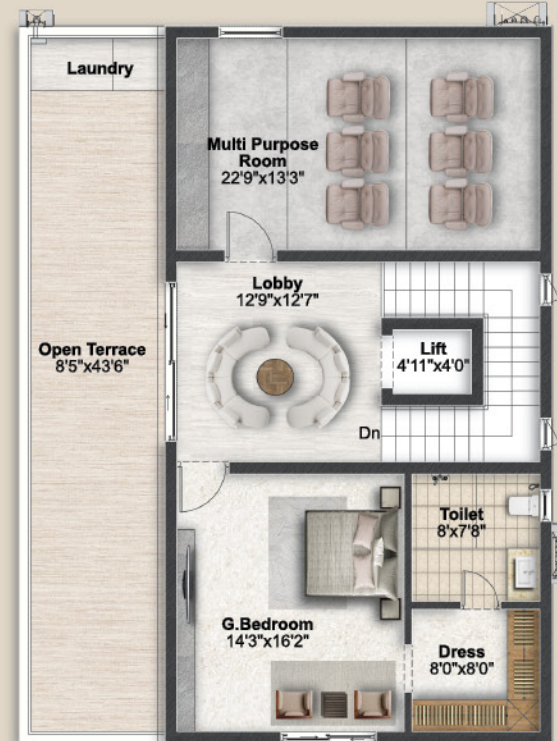
Ground Floor Plan



First Floor Plan



Second Floor Plan



Area Details

Plot Size in Sq.Yds.	Ground Floor (Sft.)	First Floor (Sft.)	Second Floor (Sft.)	Total Floor Area (Sft.)
300	1,488	1,579	1,240	4,307



300 Sq.Yds.
WEST-FACING PLAN

PLOT SIZE
45' X 60'



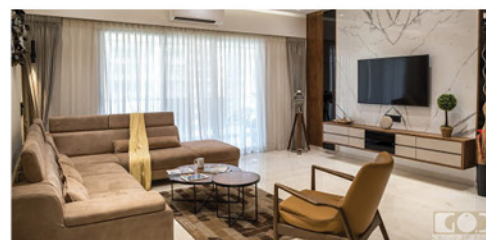
WEST-FACING VIEW



WEST-FACING STREET VIEW

**SERENITY.
IN EVERY VIEW.**

RR Zenora captures the best of golden sunsets with its 3,937 sft and 4,307 sft west-facing triplex villas. Relax with your family every evening anywhere on the lawns, in the sit-outs, or on the open terrace and soak in its beauty. Living is an experience that will be precious here.



Ground Floor Plan



First Floor Plan



Second Floor Plan



270 Sq.Yds.
WEST-FACING PLAN

PLOT SIZE
40'6" X 60'

Area Details

Plot Size in Sq.Yds.	Ground Floor (Sft.)	First Floor (Sft.)	Second Floor (Sft.)	Total Floor Area (Sft.)
270	1,425	1,425	1,087	3,937



GROUND FLOOR
1,488 Sft

West Villa



3D VIEWS

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HAPPINESS. ON
EVERY FLOOR.



FIRST FLOOR
1,579 Sft



SECOND FLOOR
1,240 Sft



CLUBHOUSE AMENITIES

GROUND FLOOR
 SWIMMING POOL
 KIDS POOLS
 GROCERIES STORE
 RECEPTION / WAITING AREA
 FACILITY / MANAGER

FIRST FLOOR
 MULTI-PURPOSE HALL

SECOND FLOOR
 GYMNASIUM
 INDOOR GAMES
 GUEST ROOM

THIRD FLOOR
 YOGA
 AEROBICS
 GUEST ROOM



FUN. FOR EVERY AGE.

Unwind after a busy day's work and stress, on any of the four floors of exciting entertainment at the 12,000 sft Clubhouse. From gyms and Indoor games for physical workouts, Lobby and Yoga / Meditation, to banquet halls and lounges for family gatherings, make everyday a celebration at RR Zenora.



CLUBHOUSE VIEW



STAY HELLO TO THE OPULENT LIFE IN LUXURIOUS BEDROOMS,
WITH AMPLE STORAGE SPACE WITH WALKIN CLOSETS


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AMENITIES & FEATURES

 Children's Play Area	 Shuttle Court	 Half Basketball Court	 Box Cricket	 Modern Street Lights	 Neumatics System
 100 % Vasthu Compliant	 Power Back-Up Generator	 40' & 30' Wide Internal Road	 Underground Drainage Lines	 CC / BT Roads with LED Lighting	 Parks with Landscape Ardens
 Gated Community	 24-hour Security	 CCTV Camera Surveillance System	 Avenue Plantation	 Quality Construction	 Rainwater Harvesting Pits



FRAMED STRUCTURE
RCC framed structure resistant to wind and earthquake (Zone 2).

SUPER STRUCTURE
9" thick External walls and 5.5" Thick Internal walls with Red karimnagar Bricks and Cement Mortar.

PLASTERING
Internal: Gypsum / Cement sand plaster for walls and ceilings.
External: Double coat plaster for RCC and masonry surfaces.

DOORS AND WINDOWS
MAIN DOOR
Frame: Teak Wood door frame with 8' height with melamine polish.
Shutter: Flush shutter with veneer on both sided with melamine polish.

INTERNAL DOORS
Frames: Factory Engineering wood Frame with 7½' height with Flush shutter with veneer on both sides with melamine polish.

TOILET DOORS
Factory made Engineering wood Frame with Flush shutter with veneer one side (outside) with melamine finish and inside with water proof membrane with branded SS hardware.

HARDWARE
Door-set of branded SS soft closure hardware of Haffle / Yale / Dorma or equivalent as per the design intent.

FRENCH DOORS
UPVC sliding window with clear glass and provision for mosquito mesh Windows UPVC sliding door with clear glass with mosquito mesh for sliding Windows.

FLOORING
Large format vitrified tiles for Drawing / Living / Dining / Family Lounge / All Bedrooms / Kitchen.
Home Theatre Floor: Engineered wood / laminated wooden flooring of reputed make.
Bathrooms: Acid Resistant, Anti-skid Vitrified Tiles of reputed colores / Kajaria make.
Terrace: Anti-skid Vitrified Tiles of reputed make
Parking Area: Full Body Vitrified Tiles of reputed make.
Staircase: Granite or equivalent make.

SPECIFICATIONS

DADO
Bathrooms: Polished Glazed Vitrified Tiles (PGVT) / Glazed Vitrified Tiles (GVT) of reputed make upto sill level.

UTILITY / LAUNDRY AREA
Floor: Matte Finish Full Body vitrified Tile.

WALL
Polished Glazed Vitrified Tiles (PGVT) / Glazed Vitrified Tiles (GVT) of reputed make upto sill level.

RAILING
Staircase & Balconies: Internal Staircase railing will be of SS and First floor front side balcony railing will be of Glass and the remaining balconies with glass.

KITCHEN
Double Bowl Sink in SS with Drain board, 3 in 1 Pull Down Faucet and water purifier point as per Design and Provision for electrical and plumbing points for sink and water purifier.
APPLIANCES: Provision for all Electrical Power sockets for chimney, Refrigerator, Micro Oven / Mixer / Grinder and Cooking Range / Rice Cooker
EXHAUST: Provision for Exhaust systems as per Design Intent. Provision for water purifier / RO unit.

PAINTING
External: Texture / smooth paint with two coats of weather shield exterior emulsion of reputed make Asian, Berger or equivalent, with Texture and 1 coat of primer.
Internal: 2 coats of emulsion paint over smooth putty finish, make Asian, Berger or equivalent.

PLUMBING AND SANITARY
All Bathrooms
■ Polished chrome (CP) and sanitary ware fixtures of Kohler or Grohe make.
■ Vanity Type Wash Basin with Hot & Cold mixer.
■ Shower-Single lever diverter with Spout & Overhead Shower.

WATER PROOFING
Toilets and Open Terrace.

ELECTRICAL
POWER SUPPLY: 3 Phase supply for each unit.
WIRES: Fire retardant low smoke wired of reputed make Finolex Cable or equivalent.
■ Concealed copper wiring of reputed make.
■ Power socket for VRV AC system in the villa.
■ Heat pump shall be provided with hot water connection in Four / Five Bedroom Washrooms.
■ Power socket for cooking range, chimney / exhaust fan, refrigerator microwave oven, mixer / grinder & water purifier in kitchen.
■ Power socket for washing machine in utility area.
■ Three phase supply for each unit with individual source energy meter.
■ Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
■ Modular switch boards of Legrand make or equivalent.
■ Provision for vehicle charging points in parking

TV / TELEPHONE
■ Fiber to the home for internet, Telephone & Intercom.
■ Provision for DTH & TV services in all Bedrooms Living room, family lounge & multipurpose hall.
■ Provision for Telephone in Drawing Room.

LIFT
Structural Provision will be provided (Purchase of Lift, earth pit, cladding etc., is at Client Scope only).

BACK-UP FOR POWER
DG Back up for the common services and for each villa upto 8 KVA load.

BILLING SYSTEM
Prepaid Billing System for electricity, DG, Water & Maintenance.

SECURITY SYSTEM
■ Sophisticated Round the Clock Security System.
■ Solar fencing throughout the boundary.
■ Boom Barrier operated with Access card readers.
■ Intercom facility to all the units connecting to main security.
■ CC Cameras around the Campus for surveillance during night.
■ The Complete Project shall be provided Building Management System with all facilities.

WATER SUPPLY
Centralized water distribution by hydropneumatics system for all villas with individual water meters for each villa

WTP & STP
■ Water Treatment Plant only for bore-well water supply.
■ Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated savage water will be used for the landscaping purpose.
■ Rainwater harvesting provided for recharging ground water level.



IT'S A DESTINATION OF DELIGHT.

We cut out the rush and noise for you by creating RR Zenora Villas in a location that has the best of quietness and connectivity. Come, live a life that is wonderful with nearness to schools and colleges, healthcare, entertainment, and supermarkets. Come find your delight!

Prime location

LOCATION HIGHLIGHTS

SCHOOLS

- 2 mins Horizon Experiential world School
- 5 mins Oak lyceum Intl. School
- 10 mins The Gaudium School
- 10 mins Samashti Intl. School
- 10 mins CGR Academy
- 14 mins Indus Intl. school
- 15 mins Delhi Public School
- 16 mins Suraka school
- 16 mins Candiidus Intl. School
- 17 mins Open minds- A Birla School

COLLEGES AND UNIVERSITIES

- 10 mins Narayana College
- 10 mins Sri Chaitanya
- 15 mins Narayana College IIT NEET Academy
- 25 mins University of Hyderabad
- 32 mins GITAM University
- 35 mins IIIT Hyderabad

HOSPITALS

- 20 mins Continental
- 23 mins Citizens Hospital
- 26 Mins Rainbow Children's Hospital
- 30 Mins AIG Hospital
- 34 mins Care Hospital, Gachibowli
- 36 Mins KIMS

SHOPPING & ENTERTAINMENT

- 21 mins Value zone Hyper Mart
- 24 mins Aparna Neo Mall
- 32 mins GSM Mall
- 32 mins AMB Cinemas

CONNECTIVITY

- 7 mins Nagulapalli MMTS
- 9 mins ORR- Exit No.2
- 10 mins Radial Road 7 (RR7)
- 25 mins Wipro circle
- 25 mins Neopolis
- 27 mins American Consulate





No. P01100010021

No.011160/L0/HMDA/2926/SKP/2024

ATTENTION. TO EVERY DETAIL.

Founded in the year 2008, Marvel Infra is out to provide luxury housing for the people of Velimela. Our residential projects are where families wish to relax and rejoice. Our thoughtful home designs that consider eco-living, healthy lifestyle, and absolute contentment – are the reasons why we are trusted by 2000 families. With RR Zenora, we invite you to be a part of our happy family.



Office Address:

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Plot No.106,107,108 & 109, Ravi Enclave,
Kondapur, Hyderabad-500084

Contact us: **89777 15566, 97697 34567**

Website : www.marvelinfra.com

Site Address:

Survey No. 372/1/1, 372/1/2, 372/1/3, & 373.
Velimela Village, Tellapur Municipality,
Ramachandrapuram Mandal, Sangareddy District

Architects



Plot No. 319/320, 6th Floor,
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Madhapur, Hyderabad-500 081
hyd@naarchitects.net