



**KAYTHRI**  
**OAK VILLE**  
@THARAMATHIPET

# A SMART MOVE TOWARDS LUXURY LIVING

#APERFECTHOMEFORYOU



THE PERFECT LAYOUT DESIGNED FOR COMFORT & LUXURY

A perfect villa layout is more than just a floor plan - it's a carefully crafted design that ensures optimal space utilization, natural light, ventilation, and seamless functionality. At **Oak Ville**, our villas are designed to blend aesthetics with practicality, ensuring an elevated living experience.

Key Elements of a Perfect Layout:

**Vaastu - Compliant Plot Allocation**

Ensuring prosperity and positivity for every home

**Wide Internal Roads & Pathways**

Well-structured roadways for smooth accessibility.

**Optimized Natural Light & Ventilation**

Thoughtfully placed plots for better airflow and sunlight

**Lush Green Parks & Landscaped Gardens**

Open spaces for relaxation and recreation

**Exclusive Clubhouse & Amenities Zone**

A central hub for social and wellness activities

**Secure Gated Community**

Strategically placed security checkpoints for complete safety

**Dedicated Commercial & Utility Spaces**

Essential services within easy reach

**Swimming Pool & Wellness Retreat**

A resort-style pool with a dedicated kids' pool & spa

**Exclusive Clubhouse**

The Heart of Community Living

**Dedicated Sports & Gaming Zones**

Outdoor courts for badminton, tennis and basketball, along with indoor games for all age groups.

A perfect villa layout is not just about design—it's about creating a home that feels right, flows effortlessly and complements your lifestyle. Welcome to intelligent living at Oak Ville!

LAYOUT PLAN

16 Acres of spacious layout  
258 Luxury villas  
3 Parks of Serenity



# Welcome to OAK VILLE A Grand Beginning

Step into a world where luxury meets intelligence, where every detail is crafted with precision, and where your dream home becomes a reality. Oak Ville, an exclusive villa community by Kaythri Group, is more than just a residence—it's a statement of refined living.

As you enter through our grand, architecturally stunning entrance, you are greeted with lush green landscapes, wide avenues, and an ambiance that reflects elegance and sophistication. Designed to offer a harmonious blend of comfort, security, and modern aesthetics, **Oak Ville** stands as a testament to **Kaythri Group's** unwavering commitment to excellence.

With a legacy of delivering premium developments, **Kaythri Group** ensures that every villa at Oak Ville is built to perfection – offering spacious layouts, high-end interiors and state-of-the-art smart home features. Whether it's the serene environment, world-class amenities, or seamless connectivity, every element of Oak Ville is designed to elevate your lifestyle.

Welcome to a community where your aspirations take shape, where your home is an intelligent choice, and where every moment is filled with grandeur.



## A GRAND ENTRANCE, A PRESTIGIOUS WELCOME

Step into **Oak Ville** through a magnificent, architecturally designed entrance that sets the tone for an opulent living experience.



**EAST VILLA**  
Where Sunrise  
Meets Serenity  
Experience the perfect blend of  
energy, prosperity and luxury  
in our thoughtfully designed  
east-facing villas

# EAST FACING DUPLEX VILLA

#167SQ.YDS

**SIZE:** 30'X50'  
**GROUND :** 1120 SFT  
**FIRST:** 1120 SFT  
**TOTAL:** 2240 SFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN





WEST VILLA  
Where Elegance  
Meets the  
Evening Glow  
Embrace breathtaking sunsets &  
a tranquil lifestyle in our  
meticulously designed  
west-facing villas

# WEST FACING DUPLEX VILLA

#167SQ.YDS

SIZE: 30'X50'  
GROUND : 1120 SFT  
FIRST: 1120 SFT  
TOTAL: 2240 SFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



# EAST FACING TRIPLEX VILLA

#167SQ.YDS

SIZE: 30'X50'

GROUND : 1120 SFT  
FIRST: 458 SFT  
TOTAL: 2698 SFT

EAST  
TRIPLEX VILLA  
A Grand Sunrise  
to Luxury  
Wake up to prosperity and  
elegance in a spacious,  
intelligently designed  
east-facing triplex villas



GROUND FLOOR PLAN



FIRST FLOOR PLAN



PENT HOUSE PLAN



# WEST FACING TRIPLEX VILLA

#167SQ.YDS

SIZE: 30'X50'

GROUND : 1120 SFT  
FIRST: 458 SFT  
TOTAL: 2698 SFT

WEST  
TRIPLEX VILLA  
Luxury Beyond  
the Sunset  
Experience grand living with  
breathtaking evening views  
in a sophisticated  
west-facing triplex villas



GROUND FLOOR PLAN



FIRST FLOOR PLAN



PENT HOUSE PLAN





Structural

**RCC framed structure** designed to withstand wind and seismic loads  
**9-inch thick external walls** and **4.5-inch thick internal walls** built with high-quality clay bricks for enhanced strength and insulation  
**Double-coat plastering** on both internal and external walls, with a waterproofing compound for durability



Joinery

**Main Door:** A grand 8-foot designer teakwood entrance door with a clear float glass panel and sliding shutters for an elegant touch  
**Internal Doors:** High-quality teakwood frames with laminated door shutters and premium hardware for a seamless finish  
**Windows:** 3-track UPVC window system with clear float glass and integrated mosquito mesh for superior ventilation and aesthetics



Paintings

**External Walls:** High-quality textured/smooth finish with two coats of premium exterior emulsion paint  
**Internal Walls:** Smooth putty finish with two coats of acrylic emulsion paint over a primer coat, ensuring a sleek and polished look



Electrical

**Concealed copper wiring** from reputed brands for enhanced safety  
**Dedicated power** outlets for air conditioners in all bedrooms  
**Power plugs** for essential appliances, including chimney, refrigerator, microwave oven, mixer/grinders, dishwasher, and washing machine  
**Miniature Circuit Breakers (MCBs)** for improved electrical safety  
Provision for a water purifier near the utility sink



Sustainable Water & Waste Management

**State-of-the-art Sewage Treatment Plant (STP)** for efficient wastewater recycling  
**Treated sewage water** utilized for landscaping and flushing, promoting sustainability  
**Advanced Water Treatment Plant (WTP)** to ensure a clean and reliable water supply



Flooring, Tile Cladding & Dadoing

**Living & Dining Areas:** 600x1200 mm double-charged vitrified tiles, exuding luxury and sophistication  
**Bedrooms & Kitchen:** 600x600 mm double-charged vitrified tiles, offering durability and style  
**Kitchen Dadoing:** Glazed ceramic tiles up to 2 feet above the kitchen platform for a clean and modern finish  
**Bathrooms:** Glazed ceramic tiles up to lintel height, providing a waterproof and stylish appearance  
**Utility & Car Parking:** Tile dadoing up to 3 feet, ensuring easy maintenance and protection



Kitchen

**Granite platform** with a stainless steel sink for a sleek and functional cooking space  
**Glazed ceramic tile** dadoing, enhancing hygiene and ease of maintenance



Sanitary & C.P. Fittings

**EWC with flush** valve from leading brands for superior hygiene  
**Single-lever fixtures** with wall mixer and shower unit, ensuring convenience and style  
**Provision for** geysers in the all bathroom for added comfort  
**Chrome-plated** CP fittings from premium brands for a refined look  
**Sanitary ware** from ISI certified or equivalent for superior quality  
**Leading brand** CP fittings, offering durability and elegance



Utility & Laundry Convenience

**Dedicated tap** points for general washing and a provision for a dishwasher  
**Laundry provisions** for washing machines and dryers for effortless household management



24/7 Security & Surveillance

**Sophisticated** round-the-clock security system for complete peace of mind  
**Solar-powered** fencing around the compound for enhanced safety  
**CCTV monitoring** & recording, ensuring seamless surveillance from the security and maintenance office



Power Backup & Uninterrupted Supply

**DG generator** setup to provide backup power, ensuring continuous electricity supply  
**With its architectural** brilliance, premium interiors, top-tier fittings, and eco-friendly infrastructure, Kaythri Oak Ville offers a seamless blend of elegance, security, and modern living.

Uncompromising  
Quality,  
Unmatched  
Craftsmanship

Experience the finest materials,  
superior finishes and  
cutting-edge technology  
in every detail of your  
dream villa



# The Clubhouse Redefining Community Living

A vibrant hub of fitness,  
relaxation and social  
gatherings designed for  
a premium lifestyle.

# A HUB OF LUXURY & LEISURE

10,000 SFT



WIFI ENABLED



GYM



SUPER MARKET



CAFETERIA



BANQUET HALL



YOGA / AEROBICS /  
MEDITATION



INDOOR GAMES



RECEPTION /  
WAITING LOUNGE



SWIMMING POOL  
WITH DECK AREA



SPA / SALOON



GUEST ROOMS



# SWIMMING POOL

Dive into  
Luxury  
Immerse yourself in  
a refreshing swimming  
experience,  
designed for relaxation  
and recreation

## AMENITIES

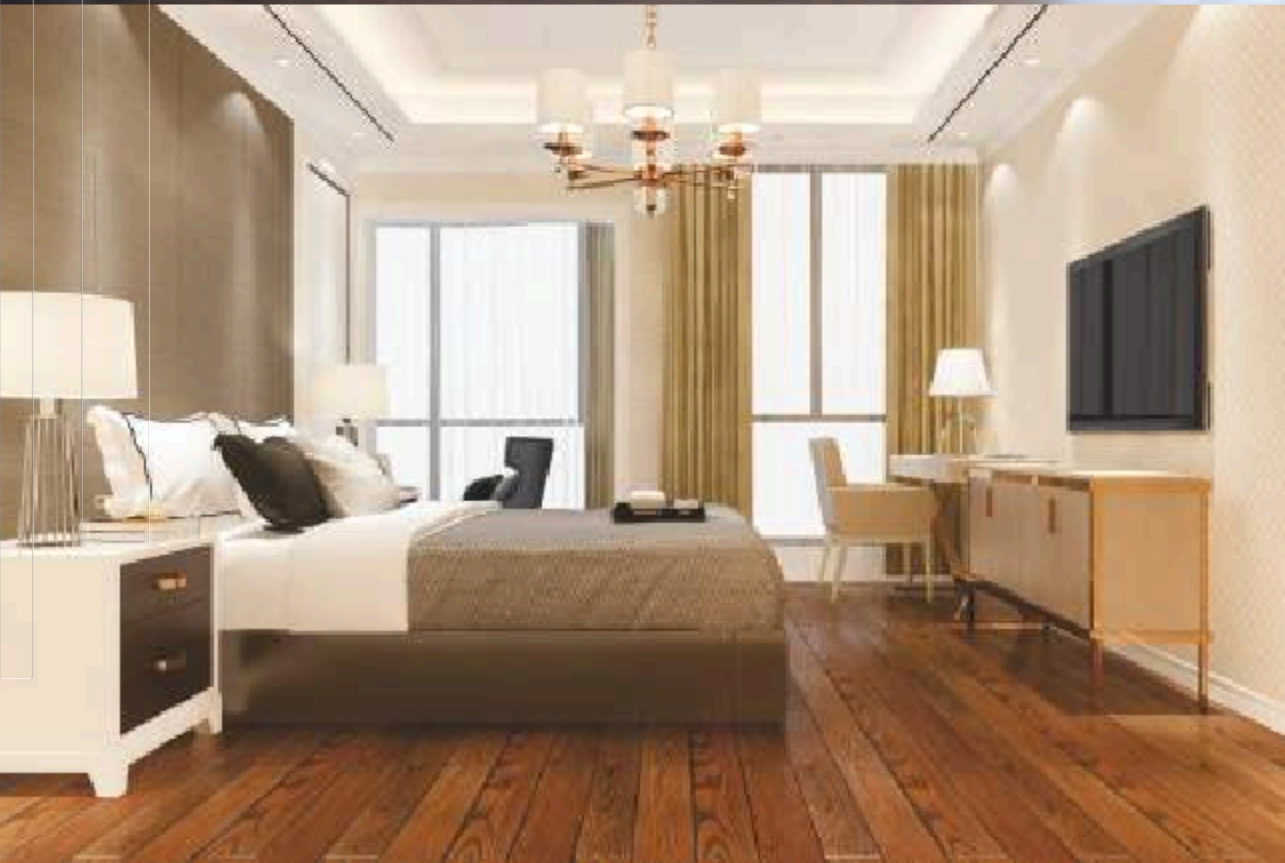
- |   |   |  |  |  |  |
|---|---|--|--|--|--|
| <br>CHILDREN'S<br>PLAY AREA          | <br>WALKING /<br>JOGGING TRACK | <br>CYCLING<br>TRACK        | <br>EXCELLENT<br>VENTILATION                  | <br>OUTDOOR<br>FITNESS CENTRE                         | <br>AMPHITHEATER                  |
| <br>HNS WATER<br>SUPPLY SYSTEM       | <br>BADMINTON<br>COURT         | <br>SKATING RINK            | <br>WELL-DESIGNED<br>RAIN WATER<br>HARVESTING | <br>CAR CHARGING<br>POINTS IN PARKING                 | <br>PARTY LAWNS                   |
| <br>ADEQUATE CAR<br>PARKING          | <br>VIDEO CALLING<br>DOORBELL  | <br>DESIGNER<br>LANDSCAPING | <br>TODDLERS<br>PLAY AREA                     | <br>EARTHQUAKE<br>RESISTANT DESIGN                    | <br>UNDERGROUND<br>CABLING SYSTEM |
| <br>UNDERGROUND<br>SEWERAGE SYSTEM | <br>27/7 SECURITY            | <br>BASKETBALL<br>HOOP    | <br>CCTV<br>SURVEILLANCE                    | <br>GENERATOR BACKUP<br>FACILITY OR<br>COMMON AREAS | <br>WTP & STP                   |



**INDOOR  
GAMES**



**LANDSCAPE  
GARDEN**



**PARTY  
LAWN**



**BASKET BALL  
COURT**

Play,  
Compete,  
Conquer  
A premium court for  
energy-packed  
games and skillful play



## CHILDREN'S PLAY AREA

### Fun & Joy for Little Ones

A safe and exciting space  
for kids to play, explore  
and create joyful memories



### Successfully Completed Projects

Delivering landmark  
projects that  
redefine quality,  
trust, and innovation

## OUR LEGACY OF EXCELLENCE

# LOCATION HIGHLIGHTS

## 1 km from Exit No. 10

Tharamathipet, ensuring effortless connectivity to the Outer Ring Road (ORR)

## 15 minute drive to Ramoji Film City

a globally renowned entertainment destination

## 15 minute drive to Infosys Pocharam

one of Hyderabad's key IT hubs

## 15 minute drive Warangal National Highway

enabling smooth intercity travel

## 25 minute drive to AIIMS Bibinagar

a premier healthcare and research institution.

## Close to the proposed Bhadrachalam NH 221

further enhancing future connectivity.

## 30 minute drive to Rajiv Gandhi International

### Airport

offering convenient national and International travel.

## 8-minute drive to Vijayawada National Highway

providing easy access to major cities.

## 20-minute drive

Uppal Metro Station via Peerzadiguda, ensuring hassle-free city commuting.

## 10-minute drive to Nagole Metro Stations

### via Peerzadiguda

connecting residents to Hyderabad's metro network.

## A Thriving Neighborhood Everything Within Reach

Enjoy the perfect blend of urban convenience and peaceful living with top amenities just around the corner

### Education

Excellencia Girls Campus	6 mins
Pallavi Engineering College	18 mins
AVN Agastya International Schools	18 mins
JRS international School	25 mins

### Hospitals

Viveera Hospital	20 mins
Sunrise Hospital	30 mins
Krishnaveni Multispeciality Hospital	35 mins

### Hotels & Convention Halls

Tara Convention	9 mins
Hotel Sri Sampoorna	10 mins
Hotel VIR	14 mins
Hotel Sahara	20 mins

### Supermarket / Shopping

Mangalya Shopping Mall	8 mins
NEXT Galleria Mall	10 min
Ratnadeep Supermarket	35 min



# LOCATION PLAN



## Prime Location Connected to Convenience

A well-connected address offering the perfect blend of serenity and accessibility



Scan to reach the location



#### CORPORATE OFFICE

Sri Rajayalaxmi Complex  
Nagendra Nagar,  
Habsiguda,  
Hyderabad - 500 007



#### SITE ADDRESS

Tharamatipet Village,  
Abdullapurmet Mandal,  
Rangareddy District



Layout No. 003220/LO/HMDA/0956/GHT/2025

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