

ION OVERST

AT SHANKARPALLY

THE 5 BHK LUXURY BOUTIQUE VILLAS



the ordinary.

Life is a one time affair. There are no repeats, no coming back to enjoy and live how we wanted to. At Ankura, this is our cardinal belief. So we put heart and soul into what we do, because we believe that we are born to explore the Extraordinaire, in us. Extraordinary is what we stand for.



ICON

IS

RARE

This quest for the extraordinaire, differentiates us, makes us stand out . This is what makes us recognised for our identity, our uniqueness and the character that comes from what we do everyday and this becomes that force, that is recognized in its wholesomeness as something inspiring, fascinating and aspirational. An ICON in its own right.

E

IQON NEVER RARE

Combining it all together, is what we do at Ankura and have stretched ourselves with our premium lifestyle villas IQONWEST.

This is where we think, work and deliver that extraordinary experience of a lifestyle inspired by you. Discover what it is to live IQONIC. A truly distinct living experience.





IQON WEST

Ankura Homes presents
IQON WEST villas that offer
an elegant lifestyle with
exceptional features
and high-end finishes

live **x** **CEPTIONAL**



elegance meets
XCEPTIONAL

The exceptional design and stylish features of IQON WEST villas create a serene and luxurious retreat for you to get an extraordinary living experience.



ROWS OF

HAPPINESS.

10 acres

94 villas

250-300 sq yards

3260-3960 sft

Built-up area

5 BHK

Triplex Villas



Sophistication meets
XCEPTIONAL

IQON 
WEST

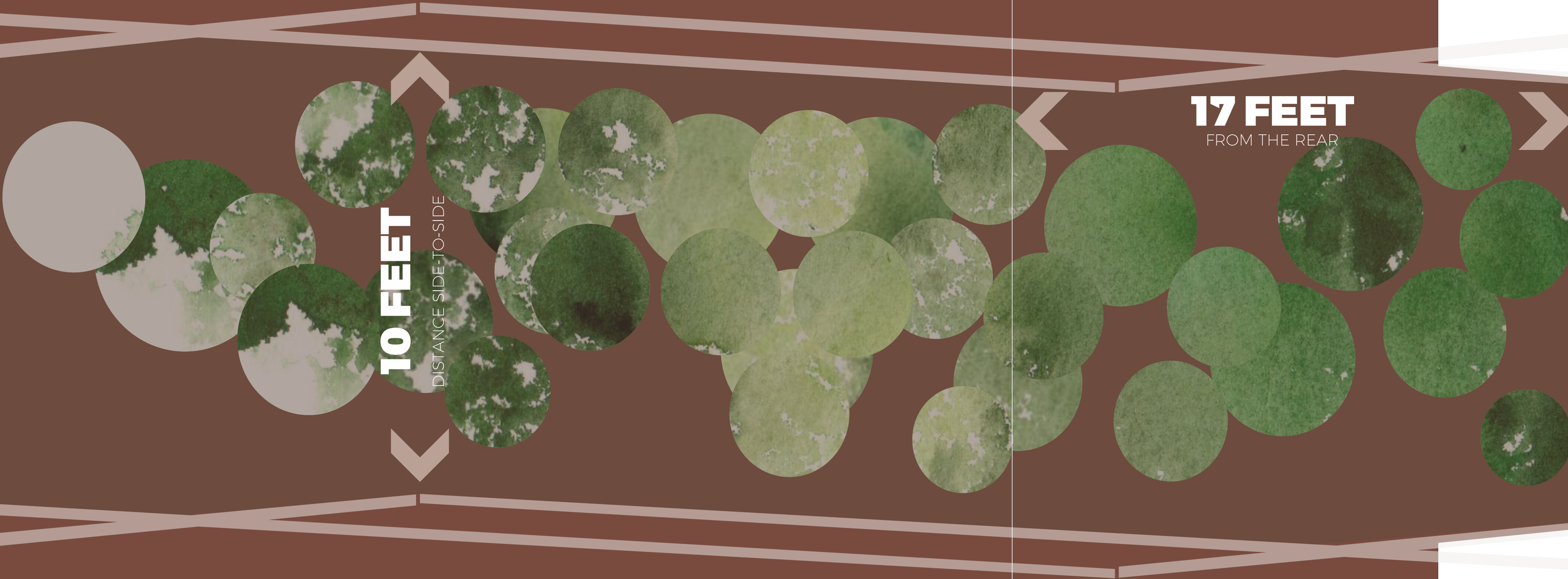


experience the art of being
XCEPTIONAL

The triplex villas, with an elevation of 37 feet, provide a harmonious blend of luxury and space with expansive open spaces and ample rear and side spacing.

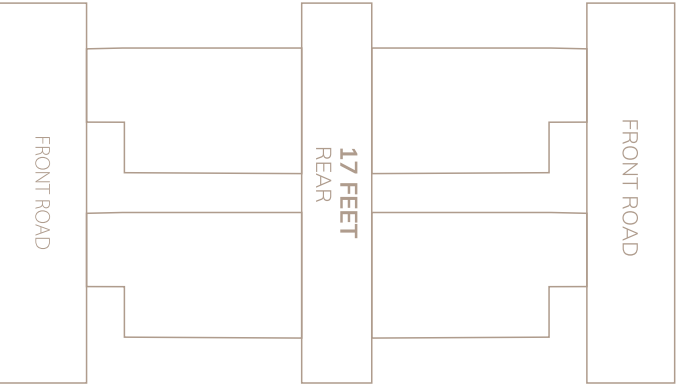
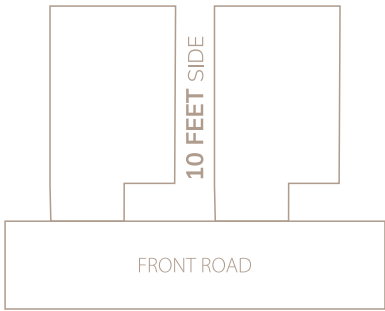


PRIVACY



PRIVACY ENSURED

With a 10-foot space between the villas and 17-foot space at the rear, you have your own private peaceful retreat at IQONWEST.



STYLE



DOUBLE
HEIGHT
SIT-OUT



unleash **XCEPTIONAL** views

QON WEST

The tall, open-to-sky balconies with a height of 22 feet, provide an unobstructed view of the sky and the landscape. They let you gaze at the stars and enjoy the breeze, offering a clear sightline of the horizon.

HIGHROOF



CEILING HEIGHT 11.3 FT



your
XCEPTIONAL
abode
with high
ceiling



Xtreme Outdoor

40%
open spaces

**STRENGTH.
STAMINA.
SUCCESS.**
your fitness
journey
begins here.



**AESTHETICALLY
DESIGNED
OPEN SPACES**





GRAND ENTRANCE



24 X 7 SECURITY



EV CHARGING POINTS



100% POWER BACKUP



GARDEN & PLANTATION



GRID PLANTATION





XCEPTIONAL *seating areas*

The 40 percent open spaces at IQON WEST provides the perfect space to relax, socialise and enjoy the fresh air. You can connect with others in the open sitting areas that are designed to create a welcoming and interactive community atmosphere.
















GATHER AND RELAX

multiple
sit-out areas to
connect and
unwind



-  SIT-OUT AREAS
-  MULTIPURPOSE LAWNS
-  PET PARK
-  ELDERLY SEATING
-  YOGA DECK
-  WATER FOUNTAINS
-  AMPHITHEATRE
-  MEDITATION GARDEN
-  FLOWER GARDEN
-  PATHWAY JOGGING TRACK
-  OUTDOOR BARBEQUE COUNTER



EXPERIENCE THE THRILL OF OUTDOOR ADVENTURE

Nature is your playground



IQON WEST





large ACTIVITY ZONES

XCEPTIONAL
play areas

Children at IQON WEST can enjoy hours of entertainment in the vibrant, secure and engaging play areas, which are perfect for physical activity and imaginative play.





*nurturing
begins here for the*
**FUTURE
STARS**

The play area comes alive with the sounds of the bouncing basketballs and joyful shouts of children on the seesaw. The chess area is a standout feature of the play zone, ideal for fostering strategic thinking and social interaction.



-  HALF BASKETBALL COURT
-  NET CRICKET GROUND
-  BADMINTON COURT
-  SKATING RINK
-  CHILDRENS' PLAY AREA
-  OUTDOOR FITNESS STATION



**HOP, JUMP,
SKIP, SLIDE.** let your
child be
a child

QON
WEST



EXCEPTIONAL CLUB














IQON WEST has a lavish clubhouse that encourages social interaction through the concept of social architecture, emphasizing on building connections amongst people using form and spaces. The clubhouse has four different levels, each unfolding a different amenity, based on the hierarchy of usage. While the gym and yoga zone are on the ground level, the guest rooms are on the third level. Each level has an open to sky space for adaptive usage. You can connect with your friends from one level to the other, face-to-face, rejoicing the beauty of the clubhouse architecture.

IQON WEST



30,000 sft
clubhouse

-  GYM
-  CAFÉ
-  BANQUET HALL
-  OPEN BAR
-  INDOOR GAMES
-  SWIMMING POOL
-  SUITE ROOMS
-  SQUASH COURT
-  CONFERENCE HALL
-  PARTY HALL
-  TERRACE LAWN



XCEPTIONAL
clubhouse

Splash Out and
Unwind

Watch your kids splash and play while you unwind by the poolside, enjoying quality family time in a relaxed setting.

IQON
WEST





Xceptional planning

FLEXI VILLA SIZES

EAST
FACING

3220 SFT
250
SQ.YDS

3370 SFT
267
SQ.YDS

3745 SFT
280
SQ.YDS

3910 SFT
300
SQ.YDS

WEST
FACING

3260 SFT
250
SQ.YDS

3400 SFT
267
SQ.YDS

3760 SFT
280
SQ.YDS

3915 SFT
300
SQ.YDS

XCEPTIONAL
living room

Discover the luxury of living in a 5 BHK villa
customized to your unique preference and lifestyle



space for
EXPLORERS

IQON
WEST

comfort meets
CLASS





home theatre

entertainment **REDEFINED**



MASTER PLAN





GROUND FLOOR
G

1
FIRST FLOOR

2
SECOND FLOOR

250
SQ.YDS

EAST
FACING

3220 SFT



267
SQ.YDS

EAST
FACING

3370 S F T

GROUND FLOOR
G



1
FIRST FLOOR



2
SECOND FLOOR





280
SQ.YDS

EAST
FACING

3745
S F T





GROUND FLOOR

G

300
SQ.YDS

EAST
FACING

3910 S F T

1

FIRST FLOOR



2

SECOND FLOOR





250
SQ.YDS

WEST
FACING

3260 S F T

GROUND FLOOR
G

1
FIRST FLOOR

2
SECOND FLOOR





GROUND FLOOR
G

267
SQ. YDS

WEST
FACING

3400 S F T

1
FIRST FLOOR



2
SECOND FLOOR





280
SQ.YDS

WEST
FACING

3760
S F T

1
FIRST FLOOR

2
SECOND FLOOR





GROUND FLOOR
300
SQ.YDS

WEST
FACING

3915
S F T



1
FIRST FLOOR

2
SECOND FLOOR



LOCATION
Not to scale

have an
XCEPTIONALLY
balanced life

25
mins drive
from
NEOPOLIS

We are right
at the
300
feet
**Kandi Chevella
Highway**

SOCIAL INFRASTRUCTURE



HOSPITALS



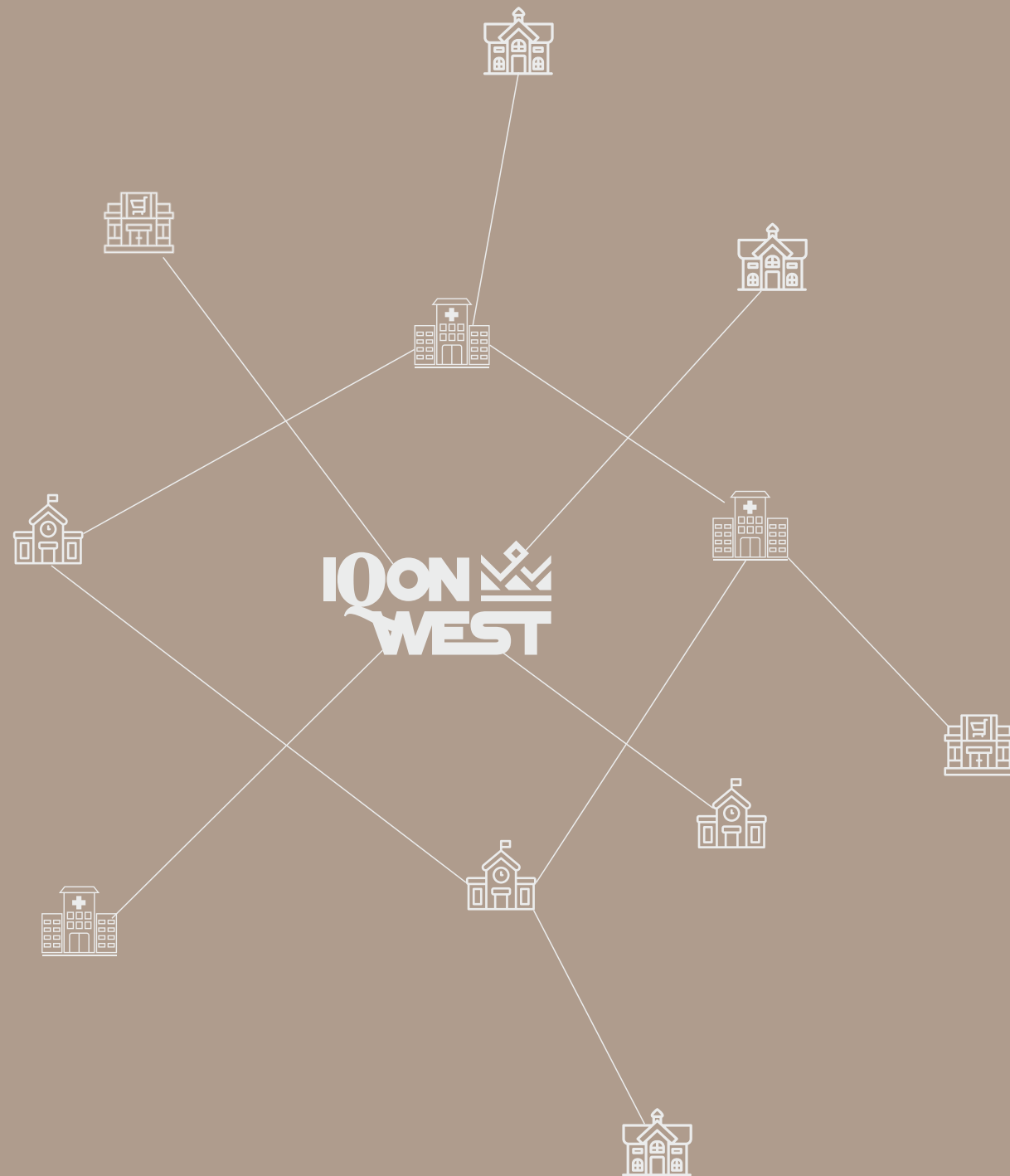
SCHOOLS



COLLEGES



MALLS



IOON WEST

Our prime location boasts of unparalleled social infrastructure, ensuring that you have easy access to schools, healthcare facilities and shopping centers. Embrace a lifestyle of convenience and comfort in a place where everything you need is right at your doorstep.

2
Mins
From Site |
Vijaya Multi
Specialty
Hospital

5
Mins
From Site |
Shopping Malls
and
Supermarkets

10
Mins
From Site |
Indus
International
School

25
Mins
From Site |
Neopolis

5
Mins
From Site |
Shankarpally
Railway Station


5
Mins
From Site |
Swaraj and
Lalitha
Hospital

15
Mins
From Site |
IBS
College

30
Mins
From Site |
Financial
District


S P E C I F I C A T I O N S

1

**FOUNDATION & STRUCTURE**


- RCC framed structure on footing over hard strata with plinth beams for extra safety by using steel and cement of reputed make.
- RCC framed structure, M-25 design mixed concrete
- A foundation with PCC sub base for wall foundation, RCC footing with RCC short columns and plinth beam.
- RCC M-25 design mix concrete.
- Pre & post construction anti – termite treatment provided.

2

**SUPER STRUCTURE**

Red brick and mortar.

3

**DAMP PROOF COURSE**


Over RCC plinth beam a coat of blown bitumen grade 85/25 confirming IS and blinded with clean dry sand.

4

**RCC COLUMN/BEAMS AND LINTELS/ SUN-SHADES /FASCIA'S**


RCC M-25 grade (design mixed concrete)

5

**RCC ROOFS**

RCC M-25 grade laid flat / inclined for the floor slab

6

**PLASTERING**

Internal: Double coat cement plaster of 20mm thickness with luppam finish

External: Double coat sand faced cement plaster 20 mm thick

7

**DOORS & WINDOWS**


Main Door:
Frame: Teakwood frame
Shutter: Solid door with veneer on both sides.

Internal Doors: Door frames and solid doors with Veneer on both sides from Greenlam or equivalent make.

Windows: Premium powder coated Aluminium windows of Finesta or equivalent with mosquito mesh with 10 years warranty from manufacturer

Bathroom Door:
Frame: Hardwood frame
Shutter: Flush Shutter with lamination on internal face and veneer on external face. Door frames of Greenlam make or equivalent.

8

**PAINTING**

External: Asian Paints or equivalent make with a Texture based paint with one coat of primer and two coats of acrylic emulsion paint. Anti-Fungal exterior coating of best quality over an under coat of filler with prepared surface.

Internal: Asian Paints or equivalent make with two coats of putty, one coat of primer and two coats of Acrylic emulsion.

9

**FLOORING**

Staircase Flooring: Good quality Vitrified tiles / Marble / Granite

Dining, Drawing, Living Rooms, Bedrooms and Kitchen: Pre-polished vitrified tiles 1800mm x1200mm x12mm thick, high gloss, virtually stain-free, first class confirming to IS made by Rak / Johnson or equivalent

Toilets: Anti-skid matte finish vitrified tiles – Rak / Johnson or equivalent.

Flooring: 600mm x 600mm x 10mm
Cladding: 1200mm x 600mm x 10mm

Utility: Anti-skid ceramic tiles


10

**TOILET FITTINGS**

CP Fittings, Wash Basins & Sanitary Fittings : Bathroom fittings, renowned worldwide for its technical excellence and longevity with lifetime maintenance free performance.

Hot and cold-water supply inside the bathrooms. Kohler / Jaquar / Roca or equivalent

11

**ELECTRICAL**

Cabling: Copper concealed PVC conduit – Havells or equivalent. UPS wiring for Internet, Fans, Lights and TV point.

Switches/MCBS: Premium Modular switches with Copper wiring for lights in all rooms including kitchen along with dimmers for fans. Legrand / Havells or equivalent make.

A/C Facilities: Provision of conduits for split units in living room & bedrooms.

Generator: 100% DG backup for villa, amenities and common areas

Digital T.V: All units will be provided with provision for satellite digital TV connection in living and all bedrooms.

12

**CAR PARKING**

Interlocking Pavers / Cement Tiles / VDF Flooring

LIFT & APPLIANCES PROVISIONS ONLY*

Internal Lift Provision. Air Conditioners (5 to 7 No's), TV, Refrigerators, Dishwasher, Washing Machine, Food Processor, Micro Oven, Kitchen Exhaust


OUR TEAM

ARCHITECTURE



Consultants: 98497 82875, 98497 82876

LANDSCAPE CONSULTANT



SAAVERI

MEP CONSULTANT



BRANDING PARTNER



OG Global Ink Pvt. Ltd
www.oglobal.co.in

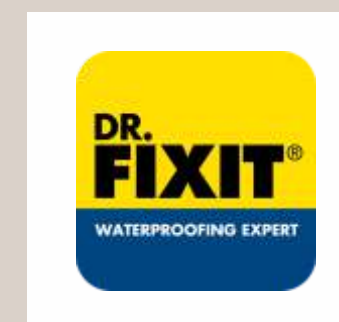
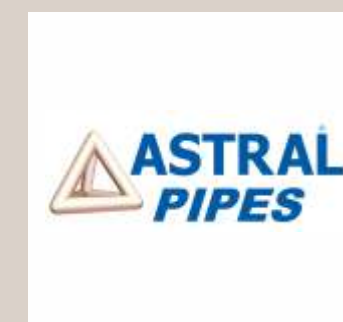
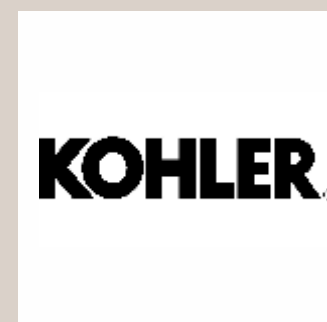
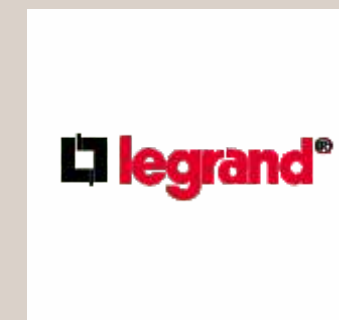
YOUR IQON WEST BUILT AROUND THE BRANDS



ONLY THE FINEST GOES INTO MAKING THE FINEST

At Ankura Homes, we are uncompromising about our quality standards. IQON WEST is a proud specimen of our meaningful collaborations, lending it the quality that is promised to you.

From the stainless steel that goes into the construction to the modular kitchen, from the electrical fittings to the sanitaryware, from the light fixtures to the silken walls – our stringent quality checks ensure that your daily life is wrinkle-free, all the way.





About us

Ankura Homes is inspired by your Quest for the dream called "Home". It is an outcome of our own personal experiences and expectations when we were in the shoes of a home buyer. The need gap and the pain points of a home search motivated us to take a step further to give the search of a home seeker like you a relevant and a meaningful outcome.

At Ankura Homes, we decided to be that missing link of your home where we started crafting our homes that meet the criteria of great location connected to robust infrastructure and complimented with great planning, amenities and finishes to give you a dream home that's not compromised.

This Un-Compromise is our value proposition at Ankura Homes!

A PROJECT BY

ankura
H O M E S

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SCAN TO KNOW US

