



A Project by PAANYA PROPERTIES

WELCOME TO THE
MAGNIMITY CALLED
HILL CITY

A Majestic entrance will welcome you right when you step in.



PRESENTING THE FUTURE LANDMARK
OF ONGOLE
HILL CITY



LP NO. : 1035/0005/LP/ong/2022

FEATURES

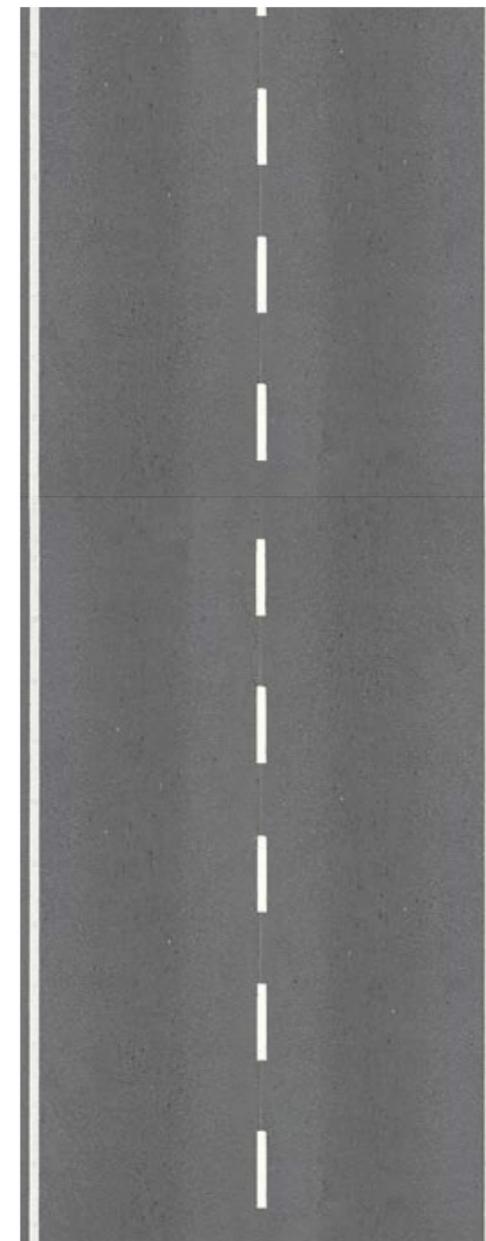


EV CHARGING STATION

WELL DESIGNED PARKS



BLACKTOP ROADS



A PRIVILEGED WAY OF LIFE



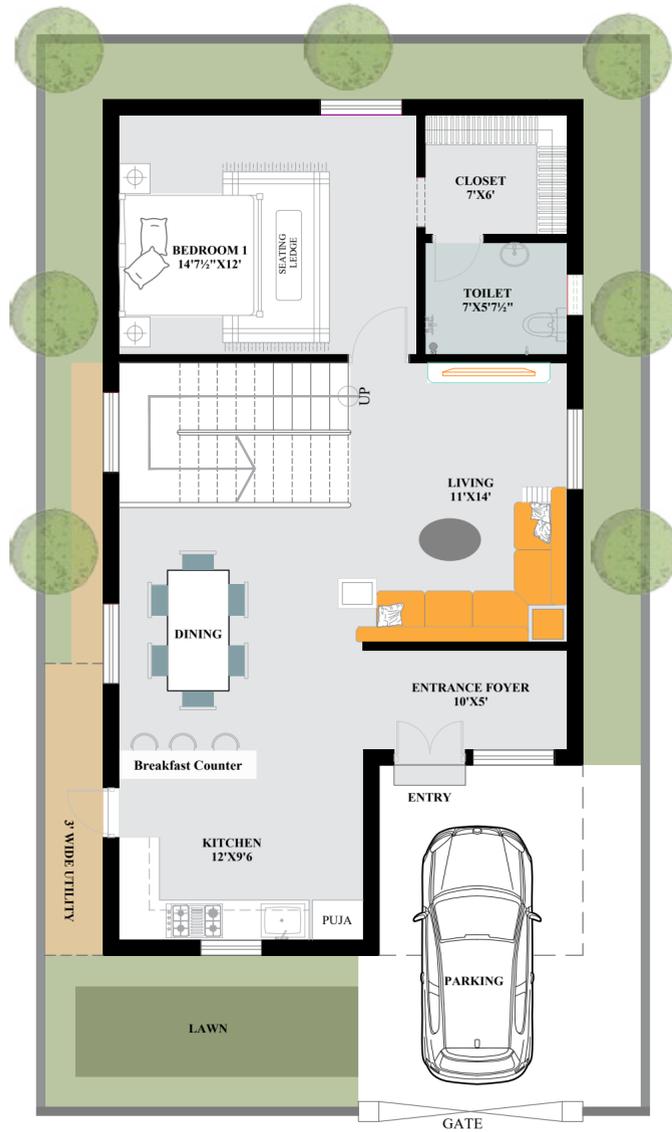
LUXURY
HOMES



This Hill City would guarantee you a lot of perks like aesthetical designed and spacious villas with modern elevation, whats more is that customized design can be done.



EAST FACING VILLAS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Construction Area

Ground Floor	- 1228sft
First Floor	- 1165sft
Staircase Headroom & pergola	- 288 sft
Total	- 2681sft



WEST FACING VILLAS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Construction Area

Ground Floor	- 1228sft
First Floor	- 1165sft
Staircase Headroom & pergola	- 288 sft
Total	- 2681sft



DUPLEX VILLAS



These villas are nestled in greenery with wide open spaces, spell a new dimension of luxury living. Certainly a dividing line between an ideal and an ordinary world, Hill City offers you the best the world has to offer.

TRIPLEX VILLAS



In these Triplex villas , Greenery will be in abundance making for a healthy landscape which will boast of beautiful landscaped gardens including a front garden in each villa.The look of the villas would be further enhanced by well designed and landscaped roads.



Construction Area

Ground Floor	- 1397sft
Staircase Headroom & pergola	- 203 sft
Total	- 1600sft



These homes blend the best of architectural design with luxury, contemporary and modern convenience.

INDEPENDENT HOUSE



G + 1 HOUSE



All these delights come loaded with attributes that add charm to your everyday life and gives you a grand lifestyle and quality living at same address.

SPECIFICATIONS

● FOUNDATION AND STRUCTURE

RCC framed structure using M20 concrete, designed to withstand Wind & Seismic loads

● BRICKWORK

External Walls - 9" thick brickwork using burnt brick / AAC Blocks

Internal Walls - 5" thick brickwork using burnt brick / AAC Blocks

● WALL FINISHES

External Walls - 12mm smooth plaster with exterior grade weather-proof paint over putty

Internal Walls - Two coats plaster with emulsion paints over primer and putty

● DOORS & WINDOWS

Main Door - Teak wood door shutter with Teak wood frame (Engineered wood frame optional) with quality hardware

Internal Doors - Flush door/ designer Upvc door shutter with Hardwood/Engineered wood door frame for all internal doors and wet areas

Windows - UPVC windows with safety MS Grill for all windows

● FLOORING & DADO WORK

Living Area & Dining - 600mmx1200mm / 800mmx800mm Vitrified tiles

Bedrooms & other areas - 600mmx600mm Vitrified tiles

Toilet Floors, Balcony & utility areas - Anti-skid designer ceramic tiles

Staircase - Natural Granite stone

Vertical Dados - Designer ceramic tiles 2' height above Kitchen platform, 7' height for toilets & utility area

● ELECTRICAL

Concealed three-phase copper wiring using Finecab/Finolex or equivalent

Switches & Circuit Boards using Legrand or similar

Provision for Acs in bedrooms, geyser in toilets, TV units, refrigrator, washing machine, lights and fans as mentioned in the layout shall be provided.

● PLUMBING AND SANITARY FITTINGS

Pipes for entire plumbing shall be of Prince or equivalent

Fixtures and Faucets of make Cera or similar

Good quality steel sink for Kitchen

1000 Ltr water tank on terrace

Water motor of Kirloskar Koyel or equivalent

● CEILING & WOOD WORK

Gypsum false ceiling work for Living area, dining and bedrooms as per the given design

Designer TV unit for Living area as shown in the design

Modular wardrobes using good quality ply and laminates in bedrooms & closet areas as per design

Modular Kitchen cabinets using good quality ply and laminates as shown in the design

● MISCELLANEOUS

Parking tiles for Car park area and entrance ramp

Shared compound wall with designer entrance gate as shown in the elevation

Terrace waterproofing work using WP compound and mortar

Granite top for kitchen and breakfast counter

SS railings for staircase and balcony

PAMPERING AND PRACTICAL SPACES

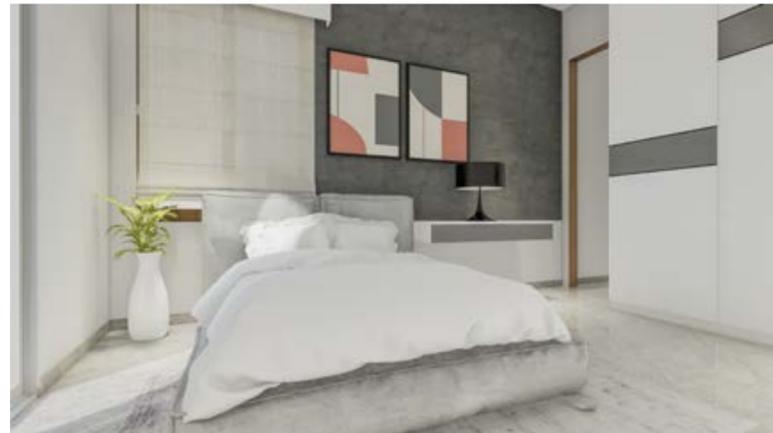


Arriving at home should always feel welcoming and comfortable. Keeping this in mind, villas follow a practical layout that divides public & private spaces into separate functional zones in the home.





These spacious three bedroom span over two floors, with double height dining space.



Architecturally designed with modern features, surrounded by beautifully landscaped gardens, open spaces to enjoy the grounds within the layout.

BLENDING NATURE AND ARCHITECTURE

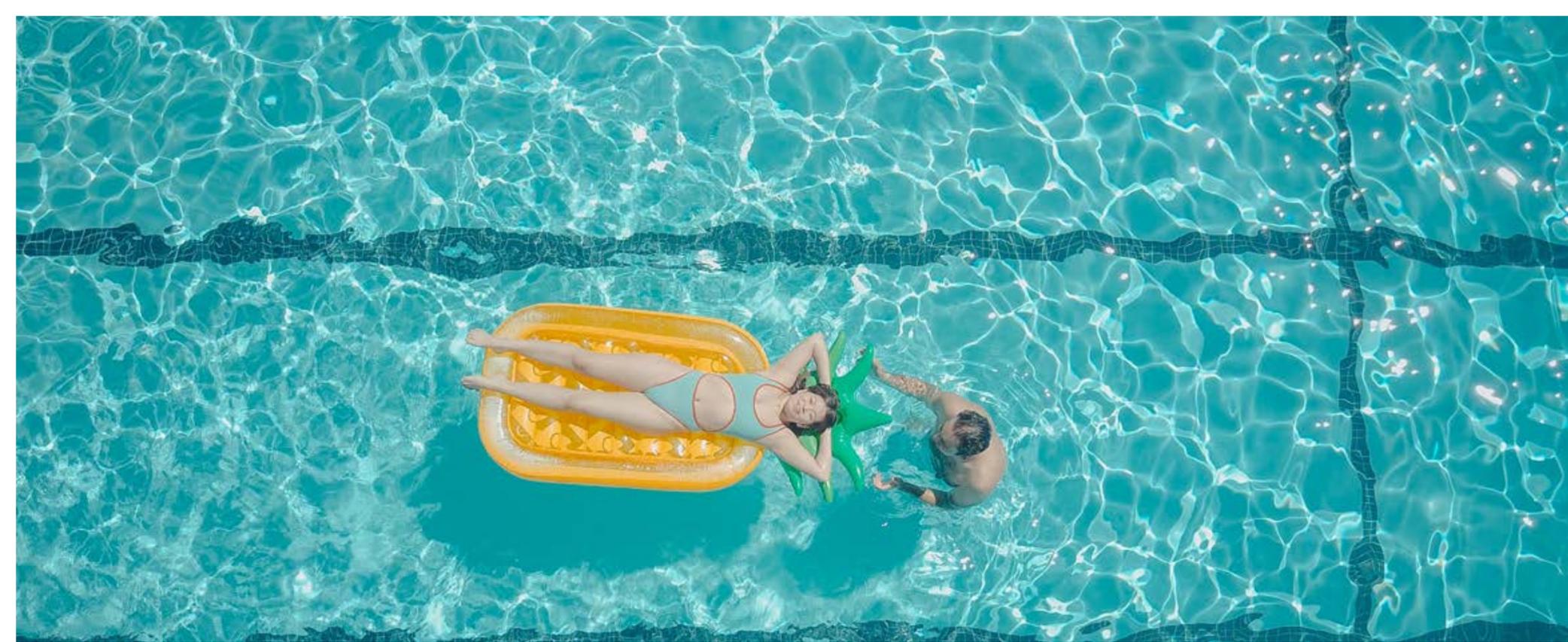


Take a walk along the pathways , sit around and breathin the delightful scents of the flowers. These herbs around are sure to soothe you and bless you with good health. Our parks are full of pleasant surprises. The water pond and Children play area are provided with top standard equipment.

Well equipped children parks, which makes sure of healthy and pleasant childhood. Photospot area which has a contemporary parametric archway , enables you click a beautiful pictures.







CLUB HOUSE



GYM

ENCHANTED.

That is how life at Hill City feels like.

Hill City offers you extensive options to live your life to the fullest. Clubhouse comes fully equipped with amenities that will charm and leave you enchanted!

BANQUET HALL



TABLE TENNIS



AMENITIES



GRAND ENTRANCE ARCH & COMPOUND WALL



60 & 40 FEET ROADS



UNDERGROUND DRAINAGE USING HDPE PIPES



3 PHASE ELECTRICITY



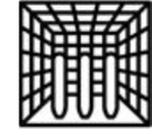
CENTRAL MEDIAN AND FOOT PATHS ALONG 60' ROAD



OUTDOOR GYM



ROUND THE CLOCK SECURITY



CRICKET NETS



AVENUE PLANTATION



STREET LIGHTING



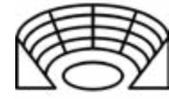
WELL DESIGNED AND EQUIPPED PARKS



ACCUPRESSURE WALKING TRACK



ELDERS SITTING AREA



AMPHITHEATRE



MEDICAL ROOM



CCTV SURVILLIANCE



KIDS PLAY AREA WITH FIBRE PLAY ITEMS



VOLLEYBALL COURT



DESIGNER GAZEBOS



PHOTOGRAPHY POINTS



SEATING DECK



OVERHEAD TANK



SKATING RINK



EV CHARGING STATION

CLUB HOUSE



GRAND ENTRANCE LOBBY



TABLE TENNIS COURT



COFFEE SHOP



PHARMACY



CONVENTION CENTRE



LIFE SIZE CHESS BOARD



SHUTTLE COURT



SNOOKER & BILLIARDS



ATM



SWIMMING POOL



GUEST SUITES



ON CALL AMBULANCE

And many more amenities designed for your comfort.



INDOOR GYM



GAMES CORNER



GROCERY STORE



ON CALL MAINTAINENCE



PARTY HALL



LOCATION MAP



LP NO. : 1035/0005/LP/ong/2022



Hill city besides occupying a special place in your heart , occupies vantage location that is seamlessly connected with the major destinations. The present and upcoming transport infrasture around Hill city assures of a lifestyle that's convinient to the core.

- BUS STAND** - 12 MIN
- SCHOOLS** - 04 MIN
- HOSPITALS** - 09 MIN
- TEMPLES** - 02 MIN
- BEACH** - 30 MIN
- NH 16** - 09 MIN
- 101 ACRES ANDHRA KESARI TANGUTURI PRAKASAM UNIVERSITY** - 03MIN
- ONG-KURNOOL HIGHWAY** - 01MIN
- IIT CAMPUS** - 05 MIN





PAANYA PROPERTIES Pvt Ltd
Subsidiary group of
**Ravi Hatcheries, AP & Pondicherry,
Pick & Hook Pvt Ltd, HYD**

HILL CITY PROJECT OFFICE

OPP. Varma Grand,
sai baba Temple Road,
Kurnool Road, ONGOLE
Ph no. : +91-9963398979

DESIGN & EXECUTED BY

