

Embrace luxury, live the dream  
your villa, your sanctuary, your forever story."

# CALLISTO<sup>5</sup>

VILLAS



Luxury Villas at Tukkuguda, Raviryal Village



## Project Highlights

- > HMDA Approved Gated Community
- > Well-Connected Roads
- > 100% Vastue Surroundings with Water Lakes in Northeast
- > 40 and 30 Feet Internal CC Roads
- > Underground Drainage
- > Well Designed Club House and Fully Equipped
- > All Villas Single Size Only

# CALLISTO5 VILLAS



## Embrace your Liberty at Raviryal, near Hyderabad Airport.

Discover the epitome of lifestyle at Orange County Homes' Callisto5 Villas—a haven of triplex bungalows adorned with lush landscaping, expansive roads, and recreational zones, ensuring complete security. Here, dreams materialise, and expectations meet reality. Nestled within a vibrant locale, this layout stands as an oasis of peace.

HMDA LP NO : 006506/LO/HMDA/1409/SMD/2023



East Facing Villa  
**238** SQ.YDS.

Area Statement

|              |             |
|--------------|-------------|
| Ground Floor | 1348 sq.ft. |
| First Floor  | 1448 sq.ft. |
| Second Floor | 971 sq.ft.  |
| Total Area   | 3767 sq.ft. |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



West Facing Villa  
**238** SQ.YDS.

Area Statement

|              |             |
|--------------|-------------|
| Ground Floor | 1332 sq.ft. |
| First Floor  | 1448 sq.ft. |
| Second Floor | 971 sq.ft.  |
| Total Area   | 3751 sq.ft. |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# CALLISTO<sup>5</sup> VILLAS

## Clubhouse Amenities

 Swimming Pool    Landscape Garden    Gym    Indoor Games    Kids Activity Zone



**STRUCTURE**  
RCC- framed structure



**SUPER STRUCTURE**  
> 8" Thick external wall with 2 coats of plastering  
> 4" thick internal wall with plastering with sponge finish



**PAINTING**  
External : Textured finish with 2 coats of external emulsion paint of reputed make.  
Internal : Smooth putty finish with 2 coats of Premium acrylic emulsion paint of reputed make over a coat of primer.  
Sit-outs : Weather proof paint of reputed make over external putty finish at utility/sit outs walls & ceilings.



**POWER BACK-UP**  
100% power backup for common areas and inside 2/3 points for every room excluding Geysers and AC's.



**DOORS & WINDOWS**  
Main Door : Teak Wood Door Frames and Flush door with Veneer on both sides with reputed hard ware fittings.  
Internal Doors : Hard Wood Door Frames and Flush door with Melamine Finish with reputed hardware fittings.  
Bath Room/Utility : Hard wood frame and designer veneered/laminate sgutter or ABS frame and Shutter  
French Door : UPVC door frames with float glass with provision of mosquito mesh  
Windows : UPVC windows with provision of mosquito mesh ( provision of tract for mosquito mesh will be as per the window type and feasibility)



**SECURITY**  
Sophisticated round the clock security system.



**WATER PROOFING**  
For all toilets and wash areas.



**FLOORING AND WALL CLADDING**  
Drawing, Living and Kitchen : Premium vitrified tiles with 4-inch skirting  
Bed Rooms : Premium vitrified tiles with 4 "skirting  
Bath Rooms : Acid Resistant & Anti-Skid premium, vitrified tiles and wall cladding up to door height.  
Utility : Anti-skid tiles and wall cladding up to 4 feet  
Stair Case : Granite/tiles flooring as per the architect design



**ELECTRICAL**  
> Power Outlets for geysers and exhaust fans in all bath rooms  
> Power plug for cooking range, chimney, refrigerator, micro wave, mixer in kitchen  
> Distribution boards and MCBs of premium make  
> Power outlets for Acs in living room and bed rooms  
> Finolex / Havells or equalant brand with concealed coppering wiring  
> Anchor/Havells or equalant brand switches



**WATER SUPPLY**  
Pneumatic pumps will be used for supply of fresh water and treated water



**COMPOUND WALL**  
Aesthetically designed compound wall shall be constructed around the plot



**CCTV**  
CC Camaras will be provided at all the common areas as per the consultant design



**CABLE/INTERNET**  
> Provision for internet connection in each villa  
> Provision for cable connection in all bedrooms and living rooms



**PLUMBING**  
> Bathroom: ALL CP fittings and sanitary fixtures of Jaquar/delta / CERA make  
> Wall mounted WC with flush tank and health faucets in all bathrooms  
> Kitchen: Provision for fixing water purifier  
> Provision for washing machine in utility area



**WTP & STP**  
> Fully Treated Bore water made available through exclusive water softener  
> Sewage treatment plant of adequate capacity as per the norms will be provided  
> Treated sewage water will be used for landscaping and flushing purposes



## Location Highlights



Scan For Site Location

- > 2 Min : Drive to Service Road
- > 5 Min : Drive to Tukkuguda Exit
- > 5 Min : Drive to Hardware Park & Electronic Park
- > 8 Min : Drive to TCS, Wonderla Amusement Park
- > 8 Min : Drive to The Aga Khan International School
- > 10 Min : Drive to Airport Exit/ Novotel Hotel
- > 30 Min : Drive to Gachibowli

### Site Address:

#### **Callisto5 Villas**

Survey No : 109, Tukkuguda,  
Raviryal Village, Hyderabad - 501359.

### Corporate Office:

#### **Trends Solitare**

Suite# 401, 4th floor, Vittal Rao Nagar,  
HITECH City, Hyderabad - 500081.



**ORANGE**  
COUNTY HOMES