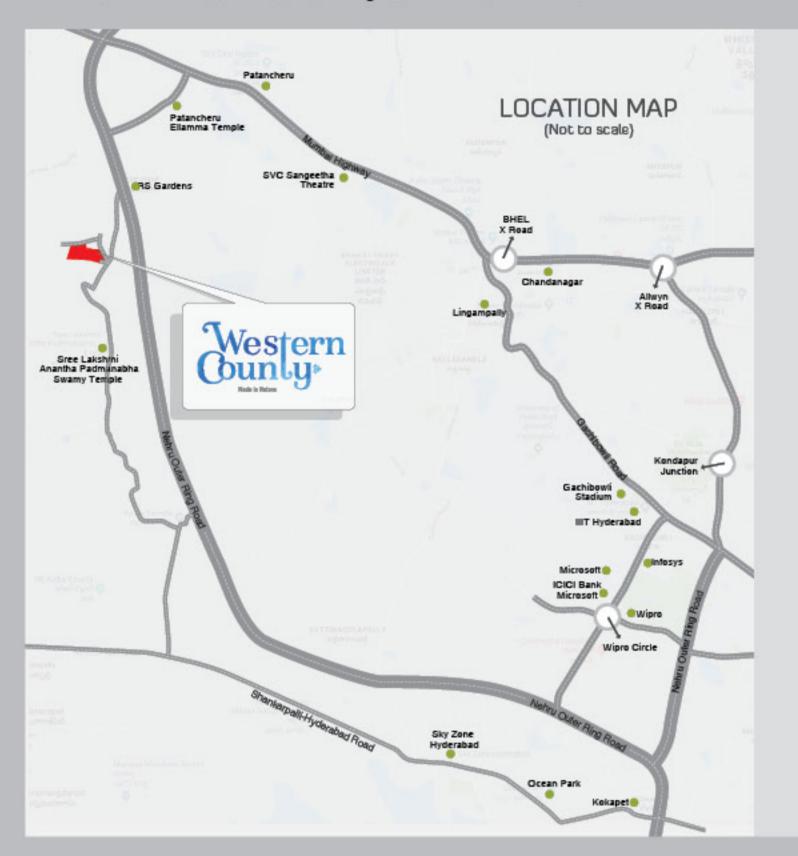
#### Proximity

■ 10 Min drive from Kollur ■ Near Outer Ringroad ■ 5 Min drive from Pati School





# every day, or just for the weekend.

Far and away from the rigmarole and rashness of the city life, yet close to things that you need to keep going in life — Western County is located in the quiet and quaint village of Pati in Patancheru, on the periphery of Hyderabad. If you consider yourself as someone who needs solitude and serenity, a villa here will just be perfect. Come, explore a new facet of living.

Promoters



#401, Lotus Residency, 8-2-293/82/L/275/A/B/40, MLA Colony, Road No. 12, Banjara Hills, Hyderabad-500033.

Ph: +91 9177 898989, 9000 462333

e-mail: nnimma@esseninfra.com, helpdesk@esseninfra.com

website: www.esseninfra.com

freshness every dawn.

# Sestern County & Made in Nature

A project by



Exclusive Villas @ Pati Village, Patancheru



^^^ Say ^^^
cheers to the spirit

Living in a villa is not just a thing of pride, but a feeling of privilege too. The fact is, when you live in a villa, you are destined to be part of several perks. So welcome to Western County, a community that will offer you with a lifetime of amazement. Set on a vast land, here are villas with a plethora of lifestyle features for leisure, for fun and to add sparkle to everyday life. Come spend your life here.





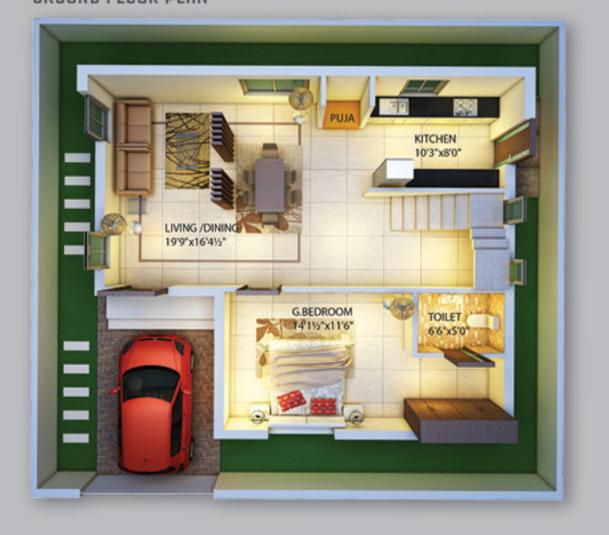
#### WEST-FACING VILLA

WEST-FACING VILLA PLAN 178 SQ.YDS STYLE1: Area Statement

STILLE. ATES	ocacement.				
3 Units	Ground Floor in Sft.	First Floor in Sft.	Built-up Are		
24,37 & 38	937 Sft	707 Sft	1644 Sft		



#### GROUND FLOOR PLAN



#### FIRST FLOOR PLAN





NORTH-FACING VILLA



homes need just you to complete.

Western County presents you with three types of villas with many area options: East-facing Villas (ranging from 1341 sft to 1704 sft), Northfacing Villas (1468 sft) and West-facing Villas (1468 sft). Each villa has two storeys and its own dedicated car parking space inside the gate. Surrounding every villa is greenery that adds to the décor and aesthetics of the place, to bestow you with a home that's a beauty any way you admire it.

#### STYLE1: Area Statement:

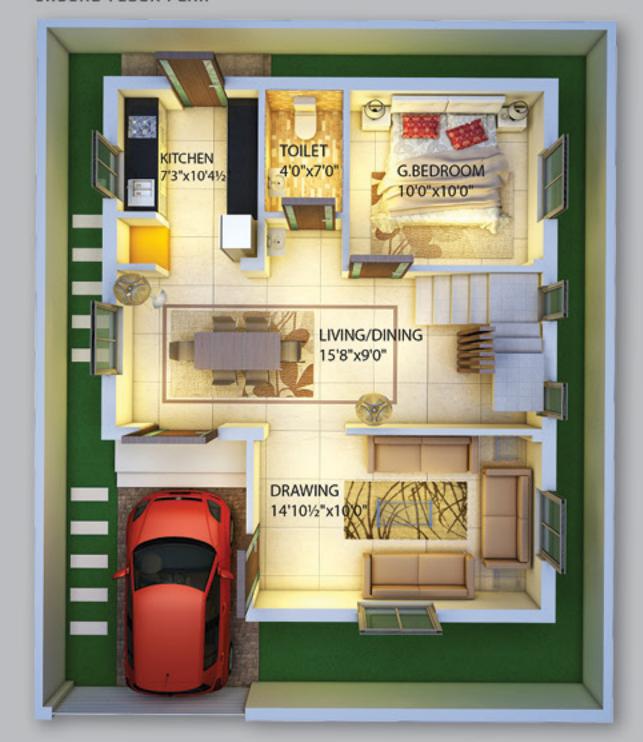
6 Units	Ground Floor in Sft.	First Floor in Sft.	Built-up Area
22B, 23A, 23B, 35B, 36A & 36B	734 Sft	734 Sft	1468 Sft



NORTH-FACING VILLA PLAN 133.33 SQ.VDS



#### **GROUND FLOOR PLAN**



#### FIRST FLOOR PLAN





EAST-FACING VILLA

#### GROUND FLOOR PLAN



#### FIRST FLOOR PLAN



# EAST-FACING PLOT NO. 32A



#### STYLE 1: Area Statement:

2 Units	32A & 32B
Ground Floor	696 Sft
First Floor	696 Sft
Build-up area	1392 Sft

#### GROUND FLOOR PLAN



#### FIRST FLOOR PLAN



# EAST FACING VILLA PLAN 150 SQ.YDS

#### STYLE 2: Area Statement:

3 Units	21A, 33A & 34A						
Ground Floor	790 Sft						
First Floor	790 Sft						
Buildup area	1580 Sft						



#### GROUND FLOOR PLAN



#### FIRST FLOOR PLAN



### VILLA PLAN PLOT NO. 40A,

#### STYLE 3: Area Statement:

3 Units	40A, 40B & 40C
Ground Floor	852 Sft
First Floor	852 Sft
Build-up area	1704 Sft

#### STYLE1: Area Statement:

EAST-FACING VILLA PLAN

133 SQ.YDS





#### GROUND FLOOR PLAN





#### STYLE 2: Area Statement:

VILLA PLAN PLOT NO. 21B,

3 Units	Ground Floor in Sft.	First Floor in Sft.	Build-up Area
21B, 33B & 34B	888 Sft	668 Sft	1556 Sft

FIRST FLOOR PLAN



#### GROUND FLOOR PLAN









EAST-FACING VILLA

^^Discover a new feeling at every step.

As you explore, Western County will feel like an experience straight out of your imagination. More like a dream come true, more like a place with all the niceness that this lifetime can offer, more like a place that's brimming with independence and fresh fragrance, more like the home of you aspired for. Where every step feels like a new discovery in itself. Truly, it's one heart-warming community of villas and wonder, we call Western County.



#### FOUNDATION & STRUCTURE

RCC M20-framed structure on footings over hard strata with plinth beams for extra safety by using steel and cement of reputed make.

#### SUPER STRUCTURE

Eco-friendly cement, brick and mortar.

#### DOORS & WINDOWS

Main Door: Teakwood frame with teakwood door.

Internal Doors: Teakwood frames with skin doors.

Windows and French Door: Sliding UPVC with mosquito mesh track

#### SPECIFICATIONS

#### PAINTING

Internal: Single-coat cement plaster of 12 mm thickness with luppam finish. For celling 20 mm thick and internal double-coat with sponge finish for walls with luppum finish. External: Double-coat sandsmooth finish. faced cement plaster of 20

#### FLOORING

Staircase: Granite flooring with SS railing for staircase.

Drawing, Dining, Bedroom and Kitchen: 2 x 2 vitrified tiles of Johnson/Asian/ Somany or equivalent make.

Balcony: Anti-skid 2 x 2 tiles of Johnson/Asian/Somany or equivalent make. (with water-proofing)

Rooftop: Cement flooring with waterproofing and chemical compound.

#### TILE CLADDING € DADOING

make with SS bowl sink.

Toilets: Vitrified tile dado up to 7' equivalent make.

Utility/Wash: Glazed ceramic tiles dado up to 3' high with provision for washing machine, dishwasher and wet area to wash utensils.

Kitchen: Glazed ceramic tiles of dado up to 2' high above granite platform; Johnson/Asian/Somany or equivalent

high of Johnson/Asian/Somany or

#### ELECTRICALS

Cabling: Copper-concealed PV conduit of Sudhakar/Finolex/Anchor/ Havells or equivalent makes. Switches/MCBs: Anchor/Havells or equivalent make.

Others: Provisions for bell, ACs, geysers, fridge, internet point, washing machine, microwave, TV, inverter point and telephone points.

#### PLASTERING

Internal: Smooth finish with altek or equivalent plaster, two coats of acrylic emulsion paint over a coat of primer. External: Asian apex painting with Wall Care putty or texture. Polish for main door, painting for internal doors with

#### KITCHEN

Kitchen platform with granite top. Sajja at the lintel level opposite to kitchen platform shall be provided.

#### TOILETS

Anti-skid matt finish vitrified tiles of Johnson/Asian/Somany or equivalent make. (with water-proofing) Utility: Anti-skid ceramic tiles. Parking and other areas around the house: Shabad stone and landscaping.

#### **TOILET FITTINGS**

CP Fittings: Johnson/Cera/ Parryware or equivalent make. Wash Basins: Johnson/Cera/ Parryware or equivalent make. Sanitary Fittings: Johnson/Cera/ Parryware or equivalent makes of cascade with duel system flush.

Registration charges, GST and any other taxes applicable as per Government norms to be borne by customers only.

#### LAYOUT PLAN

mm thickness.



^^ Vastness ^^ your lifetime at.

Western County has made a land of X-acres its home. The flora around it will be blessing for its residents who will have made this place their home. With close to XX villas, it's a sprawling campus of homes you can warm up to, for an entire lifetime. Adding to the grandeur of this is its resplendent landscape, the clubhouse, the walkways and the gates that will be welcoming.



#### Area Statement:

S.No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Plot No.	32/B	32/A	22/A	35/A	21/B	33/B	34/B	21/A	33/A	34/A	40/A	40/B	40/C	24	37	38	23/A	23/B	36/A	36/B	35/B	22/B
Plot area in sq.yds	123.33	132.21	133.33	133.33	205.55	205.55	205.55	150	150	150	162.94	162.94	179.16	177.77	177.77	177.77	133.33	133.33	133.33	133.33	133.33	133.33
Plot size	27'-9"X40'	(27'-10"+ 31'-8")/2X40'	40'X30'	40'X30'	40'X35'	40'X35'	40'X35'	30'X45'	30'X45'	30'X45'	50'X29'-4"	29'-4"X50'	(29'-6"+ 35')/2X50'	40'X40'	40'X40'	40'X40'	30'X40'	30'X40'	30'X40'	30'X40'	30'X40'	30'X40'
Builtup Area in sq.ft.	1392	1392	1341	1341	1556	1556	1556	1580	1580	1580	1704	1704	1704	1644	1644	1644	1468	1468	1468	1468	1468	1468
Facing	East	East	East	East	East	East	East	East	East	East	East	East	East	West	West	West	North	North	North	North	North	North