

A woman with long brown hair, wearing a black wide-brimmed hat and a black shirt with white polka dots, is standing in a cornfield. She is holding a large green corn leaf in front of her face, partially obscuring it. Her eyes are closed, and she has a peaceful expression. She is also holding a yellow corn cob in her left hand. The background is filled with green corn leaves and yellow corn cobs, creating a lush, natural setting. The lighting is soft and warm, suggesting a late afternoon or early morning scene.

Where peace and prosperity thrive in *Arizona*.



**Gateway Infra**  
land meets vision

## **Gateway Infra: Pioneering Luxury Living**

Gateway Infra, under the astute leadership of Chairman Jagadesh Reddy, has been transforming Hyderabad's real estate landscape. Our commitment to quality, innovation, and excellence has resulted in numerous prestigious awards and a portfolio of successful projects. Our legacy lies in creating luxury living spaces that blend modern design with timeless comfort. We're proud of our rich history, but it's our passion for creating exclusive lifestyles that truly sets us apart. With Gateway Infra, you're not just investing in a property; you're joining a community of excellence.





ANANTA ONE

GATEWAY INFRA



**ANANTA ONE**

prosperity begins here

## Welcome to Ananta One

Step into Ananta One, Gateway Infra's tranquil oasis of opulence. More than homes, our remarkable villas offer an uplifted lifestyle where modern luxury and nature converge, creating your personal sanctuary. Indulge in peaceful living within a private enclave of 190 exclusive villas and plots. With customizable Courtyard Villas, verdant private gardens, and a state-of-the-art 15,000 Sq Ft clubhouse, a holistic lifestyle awaits. Merging contemporary aesthetics with timeless elegance, our design offers enduring charm. Welcome to Ananta One, where your dreams transform into exquisite realities.

# 23 ACRES OF INTEGRATED LIVING

VILLA PLOTS | PRIVATE RESIDENCY | RESORTS

# Master Plan



**23 ACRES** OF INTEGRATED LIVING  
**DREAMS** DO COME TRUE WITH A  
**PROPER INVESTMENT**

Plotted Area - 23 Acres. | 190 Plots. | Plot Size - 500, 400, 275 and 250 Sq Yd.





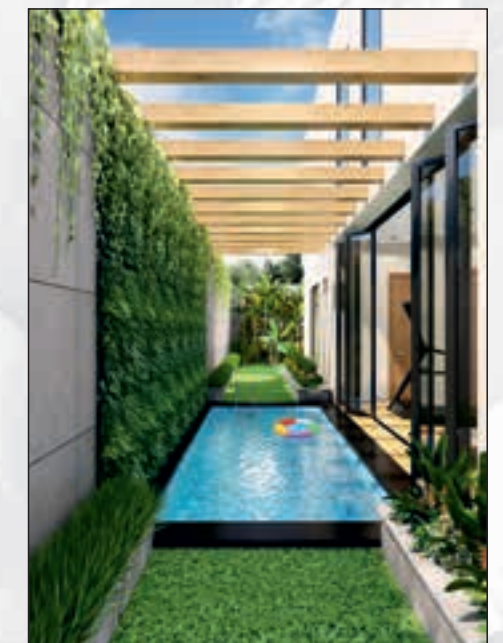
A captivating Vision of Modern *Living*

The facade's intricate details enhance its charm. Large windows and glass walls link inside and outside, bringing in ample natural light and showcasing the courtyard views.

# Ananta One: Unveiling Excellence

A modern-classic blend in a courtyard home would mean the integration of timeless, traditional elements with sleek, contemporary design. This could feature clean lines, minimalist aesthetics, and cutting-edge materials typical of modern architecture, harmoniously merged with classic courtyard elements like green spaces, natural light influx, and outdoor-indoor connectivity. The result is a home that offers the comforts of modern living while retaining the charm and appeal of a classic courtyard home.

Dive into wellness with our lap pool, a soothing oasis that fosters family bonding through fun activities and promotes a healthier lifestyle, making each day at home feel like a refreshing retreat.





A world within your *Home*

The design showcases a modern architecture that harmonizes with the landscape. Its defining features include clean lines, geometric shapes, and a minimalist aesthetic, lending a contemporary elegance.



# Your Private Luxury Abode

**Space & Design:** Each villa is meticulously designed to offer spacious living with 3-4 BHK options. The interior layout ensures optimal natural light and ventilation.

**Superior Quality:** Embodying top-notch construction quality with an emphasis on durability and aesthetics, every element, from the floor tiles to the rooftop, is carefully chosen.

**Private Outdoor Space:** Each villa comes with a private courtyard and garden space, ensuring a touch of nature at your doorstep.





The Epitome of luxurious *Living*

The central courtyard immerses the interior in nature. From any location, occupants enjoy verdant views, abundant light, and fresh air, underscoring the design's emphasis on openness and connectivity with the outdoors.



Experience the Unlimited *Living*

Experience enchantment as an unobstructed view seamlessly connects the poolside and dining room, punctuated by the charming central courtyard. The versatile pool deck serves as an idyllic setting for yoga, gym sessions, or catering to any mood.



Tranquil retreat in masterful *Elegance*



Your personal luxury *Sanctuary*



Embrace the expansive views from the floor-to-ceiling windows of your master bedroom, a window to the world outside. Revel in the serenity of your attached private library, your peaceful portal to global insights.

# Floor Plans



Built up area: 2234 sqft.



Built up area: 1970 sqft.  
(Excluding balconies)



Built up area: 1155 sqft.  
(Excluding balconies, terraces)



The architectural blueprint of the courtyard home is meticulously curated, manifesting a harmonious juxtaposition of private and communal realms. By optimizing spatial dynamics, we've facilitated a seamless interplay of intimacy and social connection. Furthermore, through the thoughtful incorporation of natural elements, air and light permeate the home, crafting an interior environment that resonates with the rhythms of nature.





# Unmatched *Amenities* for Unparalleled Comfort



Spa & Yoga deck



Kids' play area



Café corner



Cricket pitch



Lawn tennis



Basketball court



Swimming pool



Party lawn



Table tennis



Outdoor amphitheatre



Pool table



Badminton court



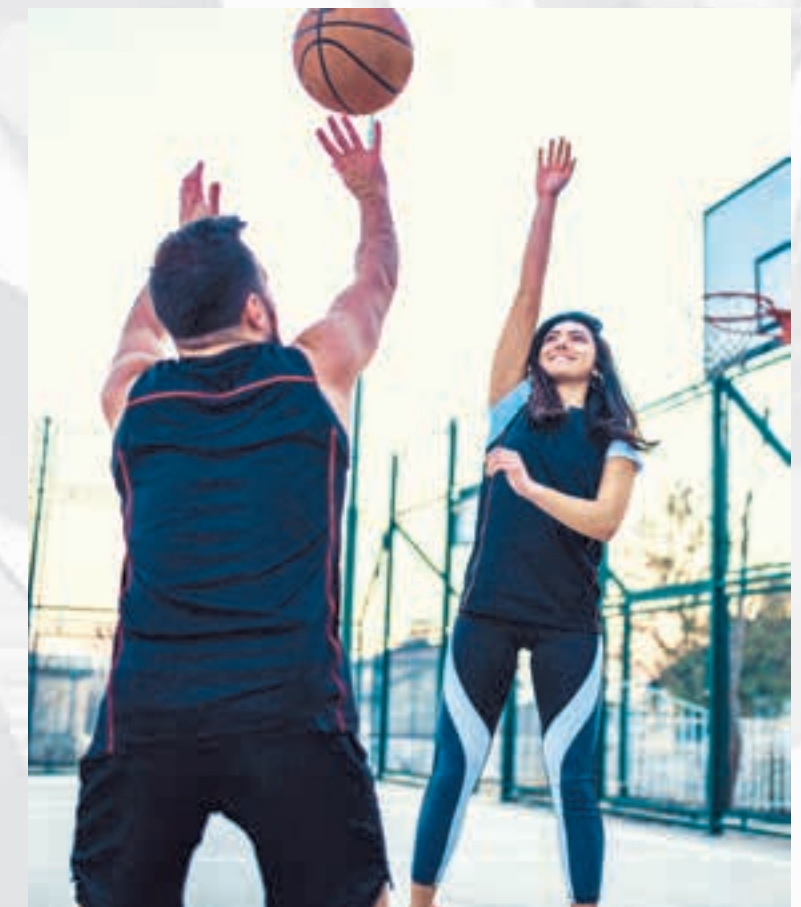
Fitness centre



Clubhouse Elegance. Unforgettable *Experiences*



A 15,000 Sq Ft state-of-the-art clubhouse featuring a swimming pool, gym, robust security system, and a kids' play area, complementing your living experience.



Resort living with Exquisite *Amenities*



Homes that Breath *Fresh Air*

# Specifications

## **STRUCTURAL FRAMEWORK**

The villa will embody a robust RCC structure accompanied by a blend of solid block and porotherm block walls, ensuring stability and long-lasting durability.

## **INTERNAL DOORS**

Interior doors will be crafted with a polished timber frame, featuring door panelled shutters. The timber, chosen from high-quality teak, walnut, or oak, will provide an elegant and warm ambiance.

## **BATHROOM DOORS**

Specific to the bathroom, polished timber doors using teak, walnut, or oak will be employed, ensuring consistency of design while adding an extra layer of privacy and elegance.

## **IRONMONGERY**

Door hardware, including handles and hinges, will be procured from renowned brands such as Hafele, Dorma, Olivare, or Ozone, guaranteeing durability and a stylish finish.

## **WINDOWS**

The villa will feature operable windows with aluminium powder coating, fabricated by a reputable German brand, Scheco, ensuring smooth operation, longevity, and modern aesthetics.

## **FLOORING**

The flooring will be a tasteful combination of Italian marble, imported marble, anti-skid vitrified tiles, hardwood, engineered flooring, and granite. This versatile palette caters to every room's unique requirements and ambiance.

## **KITCHEN**

The kitchen will be a stylish, functional space equipped with a standard make modular kitchen setup in the wet kitchen area, fitted with high-quality appliances for a seamless cooking experience.

## **BATHROOM**

Bathrooms will be adorned with chromium-plated fittings and sanitary fixtures from Kohler, enhancing the luxury quotient. A counter-top washbasin will sit atop an Italian marble vanity top for a touch of elegance.

## **PAINTING**

Walls will be adorned with Gypsum or POP punning and coated with royal emulsion paint from a reputed brand, ensuring a refined, smooth finish and lasting durability.

## **ELECTRICAL**

The villa will be fitted with modular switches from leading brands like ABB, Honeywell, Salzer, Legrand, or Gira, ensuring safety, durability, and a stylish finish.

## **BACKUP**

In terms of power supply, a 100% DG backup will be provided across all areas, ensuring uninterrupted power supply at all times.

## **HVAC**

Temperature control will be maintained using a top-of-the-line VRV air-conditioning system from Daikin or Mitsubishi, allowing individual temperature control for each area.

## **LIFTS**

For vertical mobility, the villa will feature state-of-the-art lifts from Thyssenkrupp, Kone, Schindler, or an equivalent brand. These lifts will come with in-built safety features and an interior finish of wood panelling, mirrored niche, or Italian marble for a luxurious ride.

## **CCTV**

Safety & Security: Equipped with advanced security systems, including 365° CCTV cameras and a 24/7 security service, ensuring your peace of mind.

Step into where Nature *Embrace* you



### **DTCP and RERA-Approved Sanctuary**

- ✓ As a DTCP and RERA-approved project, Ananta One offers a secure and reliable investment, ensuring your peace of mind.

### **Luminous Living**

- ✓ Bask in the glow of strategically placed street lights that illuminate your evenings, enhancing safety while adding a charming ambience.

### **Sustainability at Its Best**

- ✓ With water harvesting facilities, we ensure sustainability is at the heart of our project, contributing to a greener future.

### **Boundless Comfort**

- ✓ Experience the freedom of space with our entire layout encased within a secure compound wall, ensuring privacy and safety.

### **Effortless Connectivity**

- ✓ Navigate with ease through 60' 40' & 30' wide CC roads that provide seamless connectivity within the project.

### **Nature's Embrace**

- ✓ Enjoy the calming influence of lush avenue plantations, bringing you closer to nature.

### **Grand Welcome**

- ✓ An elegant entrance gate with an arch sets the tone for a grand welcome every time you arrive home.

### **Power Your Life**

- ✓ With a reliable electricity supply, we keep your life powered and uninterrupted.

### **Hygiene and Health**

- ✓ Our underground drainage system promotes hygiene and contributes to a healthier living environment.

### **Secured Living**

- ✓ Enjoy peace of mind with 24/7 security, ensuring your home is always safe and secure.

### **Space for Recreation**

- ✓ Unwind in our parks featuring a jogging track and children's play area. Plus, enjoy access to a 15,000 sq. ft. clubhouse with a swimming pool, perfect for relaxation and social gatherings.

**At Ananta One, we don't just offer you a location; we offer a lifestyle upgrade crafted with precision. Discover the charm of Amangal, and experience the Ananta One advantage today!**

A lifestyle upgrade  
crafted with *Precision*



# Amangal !! An iconic *Destination*

**Amangal** is perfectly positioned away from the urban chaos, yet maintaining seamless connectivity for your convenience.

Ananta One: Experience Unlimited Living Ananta One, your gateway to unlimited living, harmoniously blends tranquillity with modern amenities. Situated in picturesque **Amangal**, it's more than just a home, it's an investment in your future, with strategic location as a luxury. Effortless access to the **Kalwakurthy-Shadnagar Highway** and the **Rajiv Gandhi International Airport** (just a 45-minute drive), along with proximity to the **proposed Regional Ring Road**, guarantees smooth and speedy commutes. Enjoy the convenience of a vibrant community with **banks** and **hospitals** close by, as well as the peaceful **Maisigandi Maisamma Temple**. Your new home is also an epicentre of opportunities, neighboring **Pharma City** and several multinational companies like **Amazon Data Centre**. This ensures a wealth of job opportunities and a thriving **social infrastructure**. Welcome to **Ananta One**, where every day is an opportunity.

