



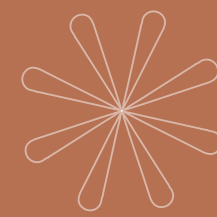
AGS JB PROPERTIES

www.agsjbmeadows.com

AN ORNAMENT FOR LIFE
THE ATTACHMENT FOREVER



Ultra premium 4BHK villas @ Medchal Town



LIKE A JEWEL IN A GRAND SETTING A ROYAL SIGNET FOREVER

The prestigious project AGS-JB Meadows at Medchal offers you a unmatched living space in a lovely exclusive gated community with architectural design elegance now within your reach.

A beautiful and spacious villa fully matches your aspirations and totally reflects your personality. AGS-JB Meadows offers you delightful Villa homes with state of the art facilities and amenities that are not only in tune with International standards but also designed to give a pleasant and hassle free life.

Here you will experience true luxury to the ultimate degree. Further you will fall in love with the exquisite architectural design, imported Italian marble and ultra world class fittings that make it your dream home.





WELCOME TO A VISUAL SPECTACLE EXTRAVAGANT LUXURY

An architectural statement of exquisite world of luxury embellished with remarkable attention to every little detail.



Double height
Entrance Plaza



CC Cameras



Waiting area



24x7 Security
System





WELCOME TO AN
ENRICHING EXPERIENCE
OF A WELL-PLANNED
GATED COMMUNITY
IN A RARE SETTING

Ensnconced in green surroundings, the project is well spaced out with open spaces and parks. Created meticulously, every inch of space has been best utilized to make the perfect home for you keeping in mind the aesthetics. From the floor plans to the road network, everything is about convenience. There is immaculate attention to detail in each aspect of the project, be it design, architecture, elevations, floor plans, road network, amenities, parks, open spaces etc. Everything has been designed to detail and is unique to this project.



WORLD CLASS INFRASTRUCTURE AND CONTEMPORARY DESIGNS

Every square foot of the 5000 + Sft. Luxury Villas reflects the delicate and masterly touch of real class. Spacious living spaces, balconies with a serene view all round, give you the feeling of being secluded and away from the crowded city. Breathe the fresh air of freedom, total privacy and luxury like never before. Feel the pride of living in a community of elite neighbours.



All Spacious
CC Roads
with VDF Finishing



Underground
Cabling



CC Cameras
all around



All around
Designer
LED street lights



Landscaped
footpaths



Aesthetically
designed
landscaping

Sophisticated round the clock security system. Solar fencing throughout the boundary. Intercom facility to all units connecting to main security. Video calling bell CC TV cameras within the community.



MASTER LAYOUT PLAN



- 13 Kabaddi court
- 14 Pathway
- 15 Basketball court
- 16 Outdoor fitness station
- 17 Seating plaza
- 18 Club House Area cobbles pavers paving
- 19 Visitor's parking area
- 20 Club House entrance plaza
- 21 Lotus feature with Budha sculptures
- 22 Raised plaza with seating ledge & specimen tree
- 23 Service entry with ramp
- 24 Service area
- 25 Zen garden concept (dry garden)
- 26 Rock builder feature
- 27 Pool deck
- 28 Kids pool
- 29 Lap pool
- 30 Sunken seating
- 31 Infinity edge pool
- 32 Outdoor deck (Multipurpose)
- 33 Pathway
- 34 Kids play area with PDM flooring
- 35 Seating with pergola
- 36 Lawn
- 37 Multipurpose arena
- 38 Amphitheater
- 39 Outdoor kitchen shed
- 40 Children play area with sand bed
- 41 Jogging track
- 42 Medicinal tree lines
- 43 Skating rink
- 44 Seating plaza & Skating rink
- 45 Butterfly garden
- 46 Gazebo with seating & Butterfly garden
- 47 Seating with raised mounds
- 48 Aroma Shrub garden
- 49 Medicinal tree / Aroma tree lines with reflexology pathways
- 50 Street end entrance decks

- LEGEND**
- 1 Main entrance & exit
 - 2 Main entrance feature wall with sculpture
 - 3 Security Plaza
 - 4 Pathway with specimen tree lines
 - 5 Cobbles paving & entrance
 - 6 Feature wall with mound & planting
 - 7 Hanuman Temple, Social infra area (Grid planting - Mango, Sapota, Black berry, Sitaphal)
 - 8 Play courts entrance plaza
 - 9 Entrance plaza with seating
 - 10 Tennis court
 - 11 Basket ball court
 - 12 Cricket practicing nets



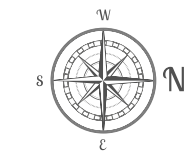


EAST FACING VILLA ❄️

Ground floor



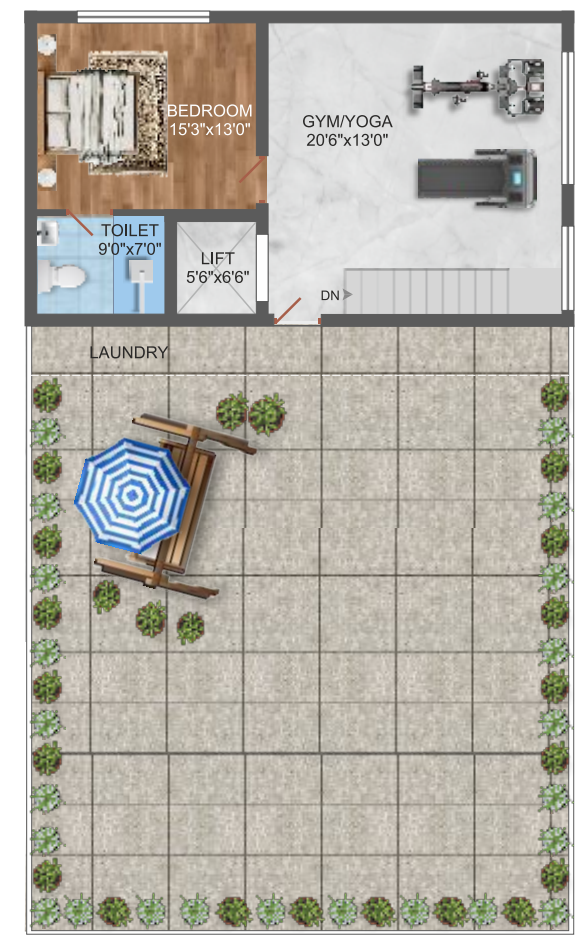
Area Statement	
GROUND FLOOR	2330 Sq.ft.
FIRST FLOOR	2330 Sq. ft.
SECOND FLOOR	940 Sq. ft.
TOTAL	5600 Sq. ft.



First floor



Terrace floor



EAST FACING TYPICAL FLOOR PLAN

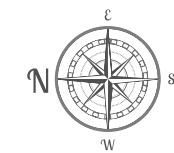


Ground floor



Area Statement

GROUND FLOOR	2340 Sq.ft.
FIRST FLOOR	2340 Sq. ft.
SECOND FLOOR	940 Sq. ft.
TOTAL	5620 Sq. ft.



First floor



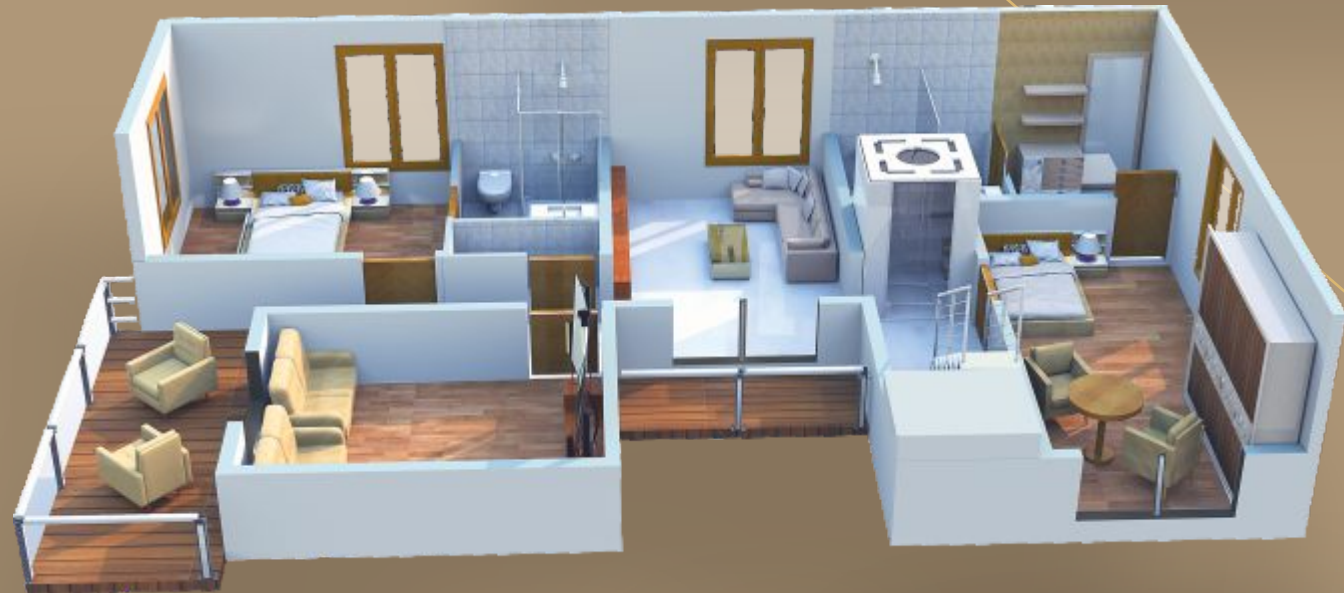
Terrace floor



EAST FACING VILLA
ISOMETRIC VIEWS



Terrace floor



First floor



Ground floor

WEST FACING VILLA
ISOMETRIC VIEWS



Terrace floor



First floor



Ground floor



OPEN SPACES A CRAFT OF MASTER TOUCH

The entire layout has been crafted by Master Architects with passion to give you the high standards that define the ultimate in royal comfort. You have always dreamed about living in style surrounded by artistic things. AGS-JB Meadows brings all that you wanted.

DELIVERING EXCELLENCE ENRICHING LIVES



Open seating
with pergola



Amphitheater



Medicinal
Plants



Pathways



Multi Purpose
lawn



Outdoor
Kitchen Shed





RELISH THE HIGH LIFE IN CLUBHOUSE

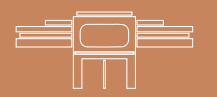
The Clubhouse in AGS-JB Meadows has premium written all over it. Ultramodern styling, vast spaces, plush interiors and tastefully furnished with Guest Rooms, Multipurpose hall, Library and green lawns in grand style. Here one can unwind after a hard day, converse with friends and exchange ideas and plan for future. The Clubhouse is the hub for celebrations, festivities and just having get together. Get fit at the modern Gymnasium with all equipment and facilities like sauna, physio and trainer.



Gym



Restaurant



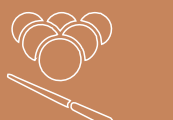
Entrance Plaza



Visitors Parking area



Multipurpose Hall



Indoor Games



RECEPTION COUNTER OF CLUB HOUSE





WITH MODERN SETTING OF POOL

Pool section invites you to leisurely
in. The pool has been designed to give
experience.



Pool deck



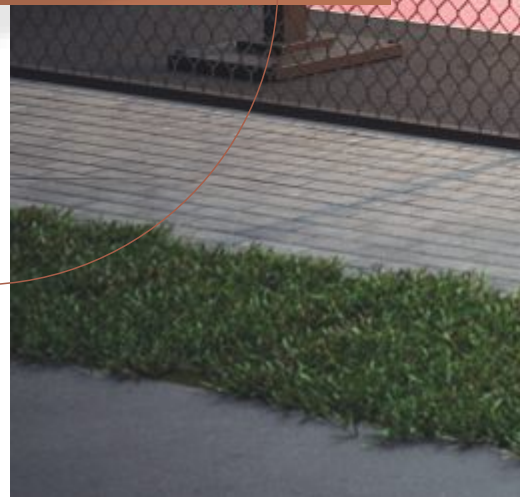
Changing
rooms



 TENNIS COURT

THE SPORTING LIFE FOR THE ENTIRE FAMILY

The Sporting arena at AGS-JB Meadows is well planned to provide all facilities for the residents. Offers luxury, leisure and sport-all year round. The best part- only the privileged residents like you can benefit from the use of the lavish indulgences here. Socializing with like-minded neighbors and quality time with family and friends are all assured at the resort-like hub.



 COURT



Cricket nets



Yoga / Aerobics



Badminton court



Skating rink



Kids Play area with PDM flooring



Tennis court



Jogging track



AGS JB meadows
 ...towards a perfect living

LOCATION MAP
 (Not to scale)



Medchal Town

Kandlakoya ORR

- Suchitra Junction
- Malla Reddy University
- Niraj Public School
- Runway - 9



SPECIFICATIONS



STRUCTURE	<ul style="list-style-type: none">♦ RCC frame structure designed to wind and seismic load.
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WALLS	<ul style="list-style-type: none">♦ Fly ash brick / ACC brick for external and internal walls.
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WALL FINISHING	<ul style="list-style-type: none">♦ Internal Walls: Smoothly finished with putty and acrylic emulsion Paint of Asian paints or equivalent.♦ External Walls: texture finish with 2 coats of external emulsion paint of Asian paints or equivalent.
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DOORS & WINDOWS	<ul style="list-style-type: none">♦ Main Door of 8 feet height with teak wood.♦ Frames: Teak wood with melamine polish.♦ Shutter: Flush shutter with veneer on both sides with melamine polish.♦ Internal Doors : of 8 feet height with teak wood frame.♦ Hardware: Hardware of reputed make.♦ French Doors: UPVC doors with clear glass with mosquito mesh shutter.♦ Windows: UPVC windows with mosquito mesh.
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RAILING	<ul style="list-style-type: none">♦ Staircase : SS railing with glass.
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DADO	<ul style="list-style-type: none">♦ Bathroom: 600mmx1200mm Vitrified tiles of reputed make up to ceiling level.♦ Utility/Wash Area: Vitrified tiles of reputed make up to sill level.
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CP & SANITARY	<ul style="list-style-type: none">♦ Polished chrome (CP) and sanitary ware fixtures of Jaguar or equivalent.♦ European water closet of Jaguar or equivalent.♦ Shower-concealed diverter with spout & shower of Jaguar or equivalent.♦ Shower partition for master bathroom only.♦ I-FLUSH system is used for all WC's of Jaguar & equivalent.
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FLOORING	<ul style="list-style-type: none">♦ Italian Marble flooring for living, dining, family, 1st floor lounge & Staircase.♦ Wood flooring for Home Theatre.♦ 4 feet x 2 feet vitrified tiles of reputed make for all bedrooms & Kitchen. Anti-skid vitrified tiles of reputed make for bathrooms. Wooden finish vitrified flooring of reputed make for the Deck.
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ELECTRICAL	<ul style="list-style-type: none">♦ Concealed copper wiring of reputed make of Polycab or equivalent.♦ Power provisions for A.C's in all areas.♦ Power socket for geysers in all bathrooms.♦ Power socket for cooking range, chimney/exhaust fan, refrigerator, microwave oven, mixer/grinder & water purifier in kitchen.♦ Power socket for washing machine in the utility area.♦ Three-phase supply for each unit with individual source energy metre.♦ MCB for each distribution board of reputed make of Legrand or equivalent.♦ Modular switch boards of reputed make of Legrand or equivalent.
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WTP & STP	<ul style="list-style-type: none">♦ Water Treatment Plant only for bore well water supply.♦ STP for treatment of sewage water and environment friendly use of treated water for landscaping and gardens.♦ Rainwater harvesting provided for recharging ground water levels.
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POWER BACKUP	<ul style="list-style-type: none">♦ Power backup of 5 Kw is provided for fans, TV, lights, except geysers and A.C.
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TV / TELEPHONE	<ul style="list-style-type: none">♦ Fiber-to-the-home for internet, telephone and intercom.♦ Provision for DTH in all bedrooms, living room, lounges and home theater.♦ Provision for telephone in drawing.
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LIFTS	<ul style="list-style-type: none">♦ Passenger lift of Johnson or equivalent.
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Note : The contents including design, layouts, amenities, facilities, images displayed/provided are solely for information purpose and is not intended to constitute solicitation, it is an artistic impression/schematic representation of the project shown and indicative of project that can be built. This material does not constitute a contract of any type between the developer/promoter/owner and the recipient. Nothing should be constructed to be the final image /view of the final image / view of the final project. Since the project is under evolution, there is possibility that there may be certain changes in the project as represented in promotional material. Every interested buyer is required to verify all the detail independently with the sales team, prior to concluding any decision of buying any unit. The firm is not responsible for the consequences of any action taken by the viewer relying on such information/material. Terms and conditions apply.

CRAFTED WITH PASSION



THE GIANTS BEHIND THE PROJECT



AGS JB PROPERTIES

Kavuri Hills, Madhapur, Hyderabad
www.agsjbmeadows.com
Email : agsjbmeadows@gmail.com
Contact : 9100601999, 9100701999.

Site office: 5-39/2, Athyvelly,
NH 44, Medchal, Telangana-501401.

IN ASSOCIATION WITH



ARCHITECTS



K DESIGN LAB

Road No. 45, Jubilee Hills
Hyderabad - 500 033.
kiran.kdesignlab@gmail.com
98499 77226

LANDSCAPING



LAND 8 FROM
LANDSCAPE ARCHITECTS

DESIGN INDIGO | 99124 80296