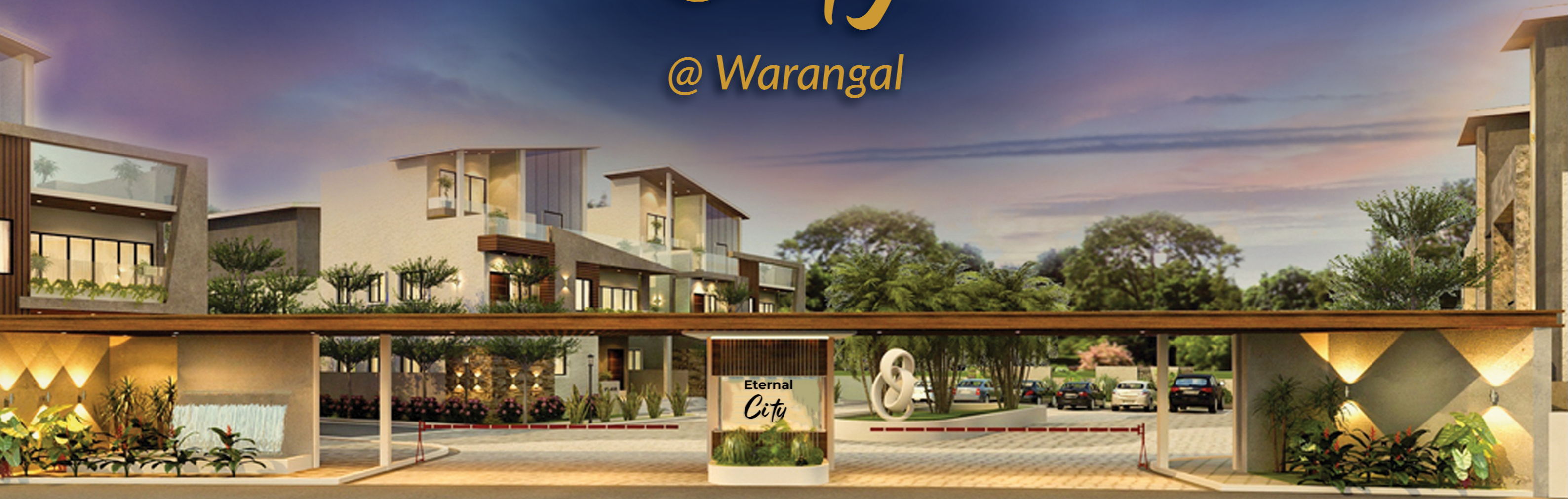




ETERNAL HOMES INFRA & REALTY

# Eternal City

@ Warangal



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## About Us:

Eternal Homes Infra & Realty presents Eternal City, an exclusive gated villa community at Shyampet, Hanamkonda, Warangal. The project is designed to offer an elegant blend of luxury, comfort, and connectivity. With thoughtfully planned 60 premium villa plots ranging from 200 to 350 Sq. Yds, Eternal City embodies excellence in design, quality, and sustainability creating a serene lifestyle surrounded by modern infrastructure and natural beauty.

## Our Principles:

- \* We are passionate about building sustainable and future-ready communities.
- \* We understand our customers' aspirations and deliver homes that truly reflect their lifestyle.
- \* We are committed to providing transparent, ethical, and timely real estate services.
- \* We treat every client and partner with dignity, trust, and integrity.

## Our Mission:

Our mission is to establish Eternal Homes Infra & Realty as a trusted and world-class name in the real estate industry by delivering projects that set new benchmarks in quality and customer satisfaction. Eternal City is envisioned as a model of excellence combining innovation, green living, and modern design to enhance the way people experience community living in Warangal



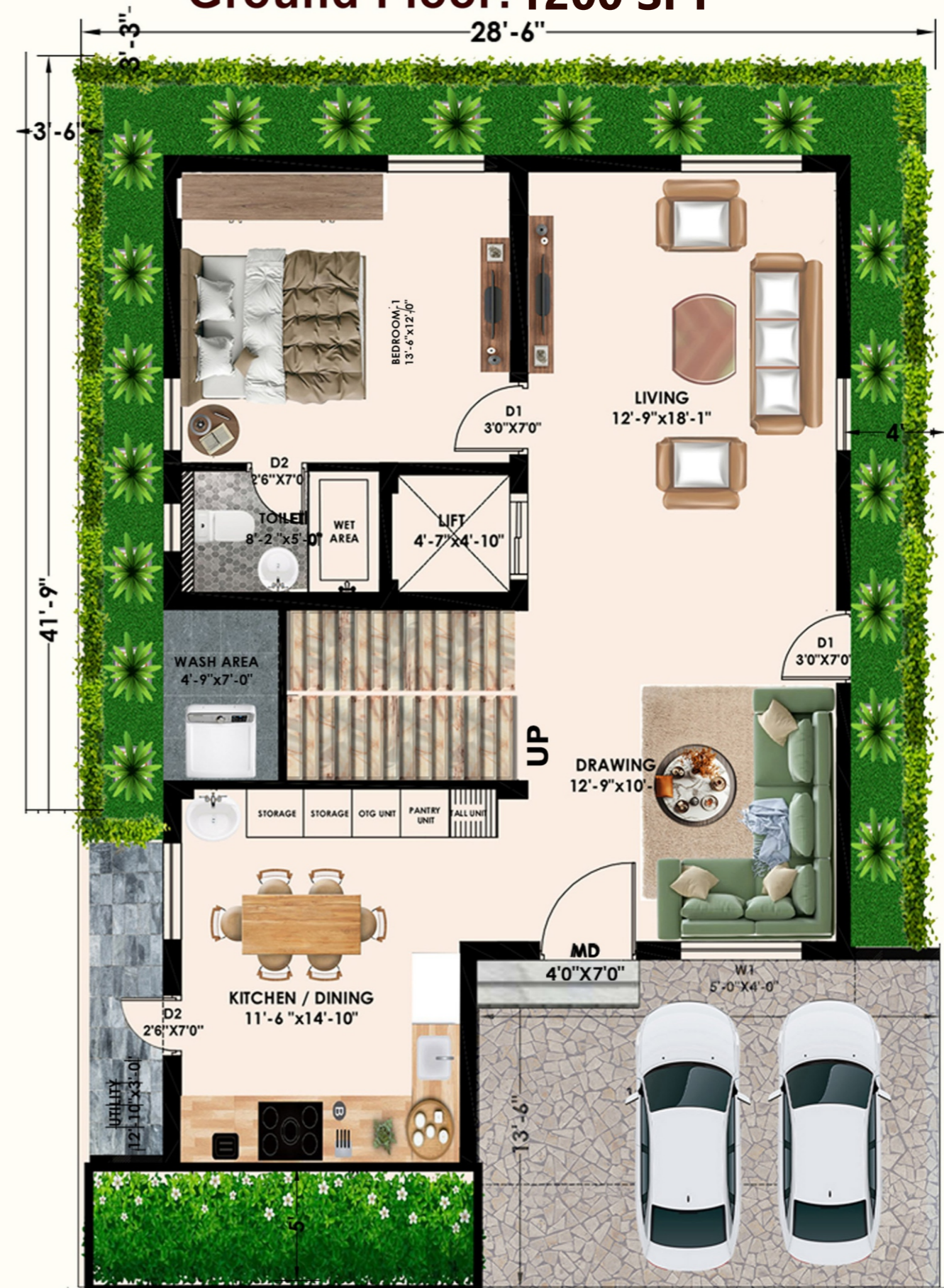
Welcome to Eternal City – an exclusive villa township offering elegant 4 BHK villas at Warangal. Thoughtfully designed for modern families, these villas blend comfort with sophistication – featuring premium amenities, landscaped surroundings, and elegant architecture that redefine peaceful urban living.

# 200 EAST

Total Built Area: **3000 SFT**



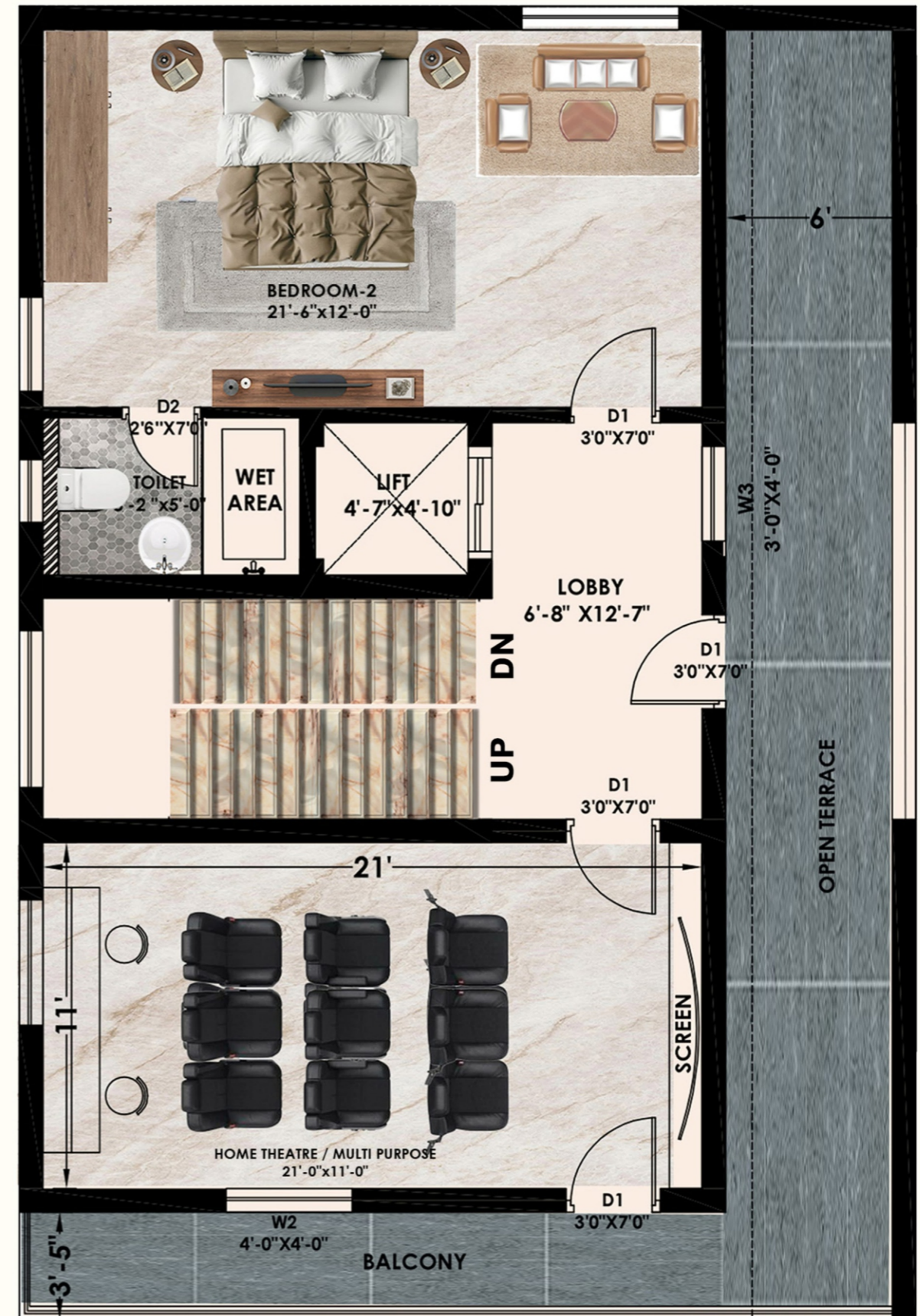
## Ground Floor: 1200 SFT



# First Floor: 1200 SFT



# Second Floor: 600 SFT



# 200 WEST

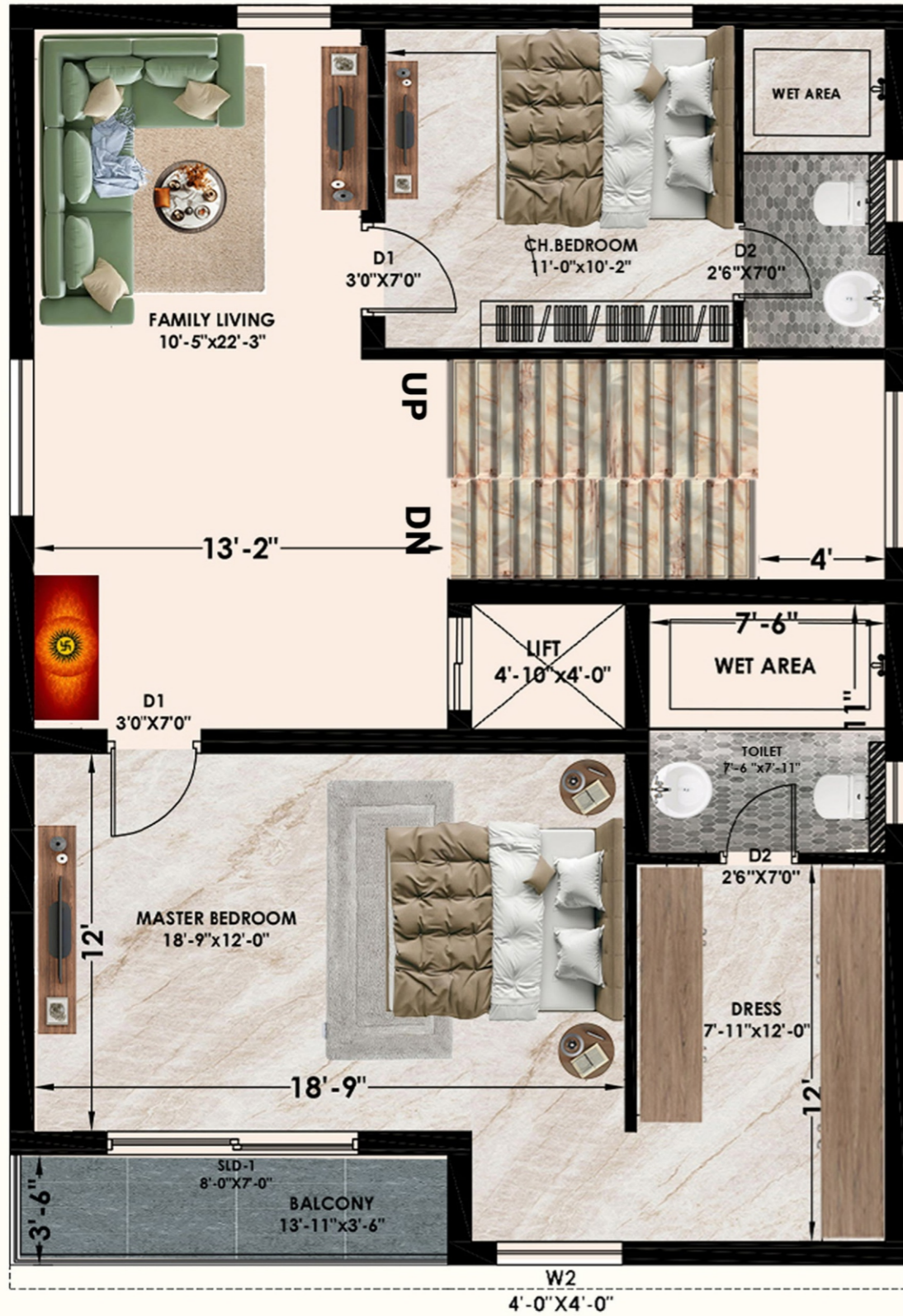
Total Built Area: **3000 SFT**



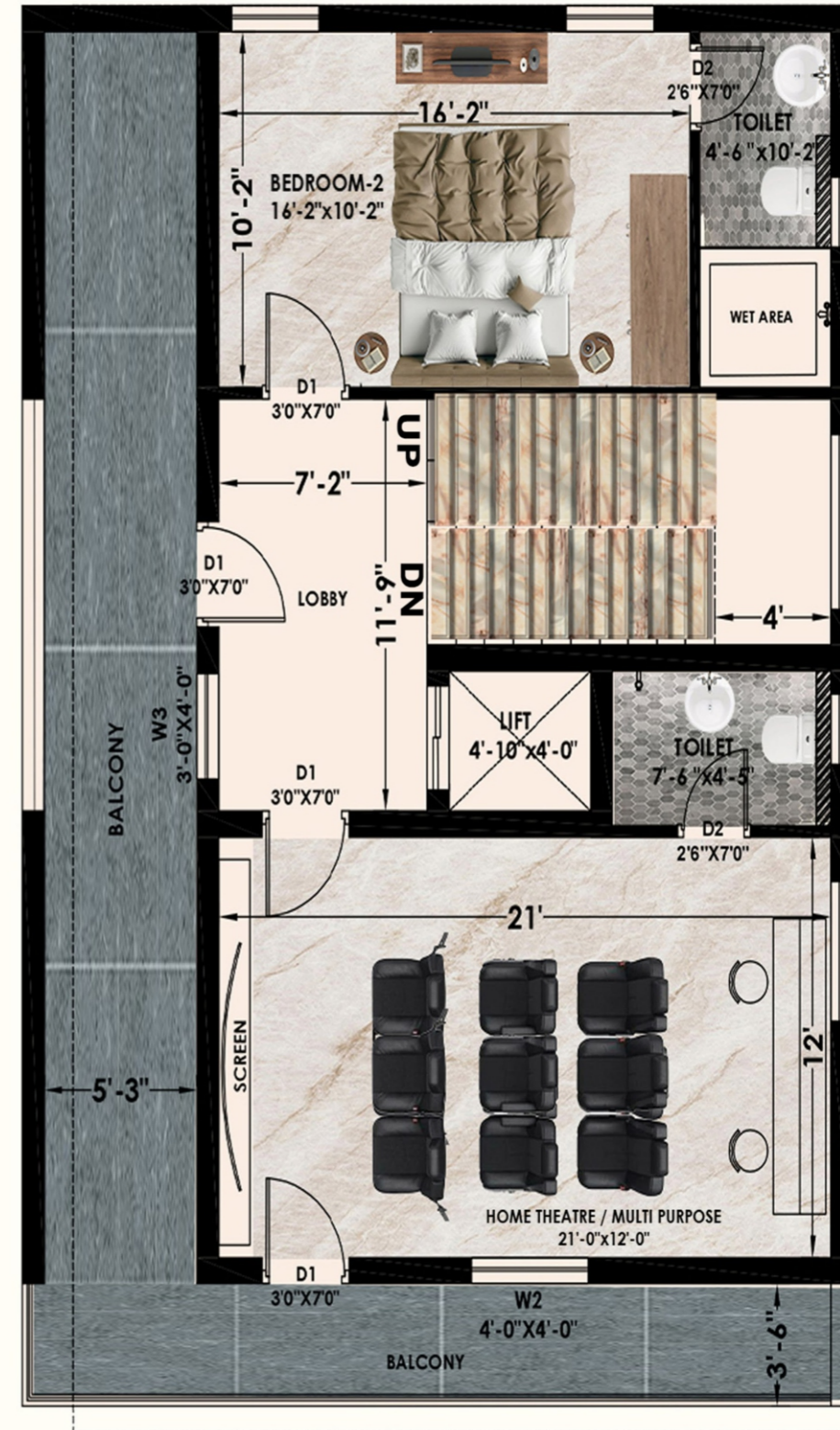
## Ground Floor: 1150 SFT

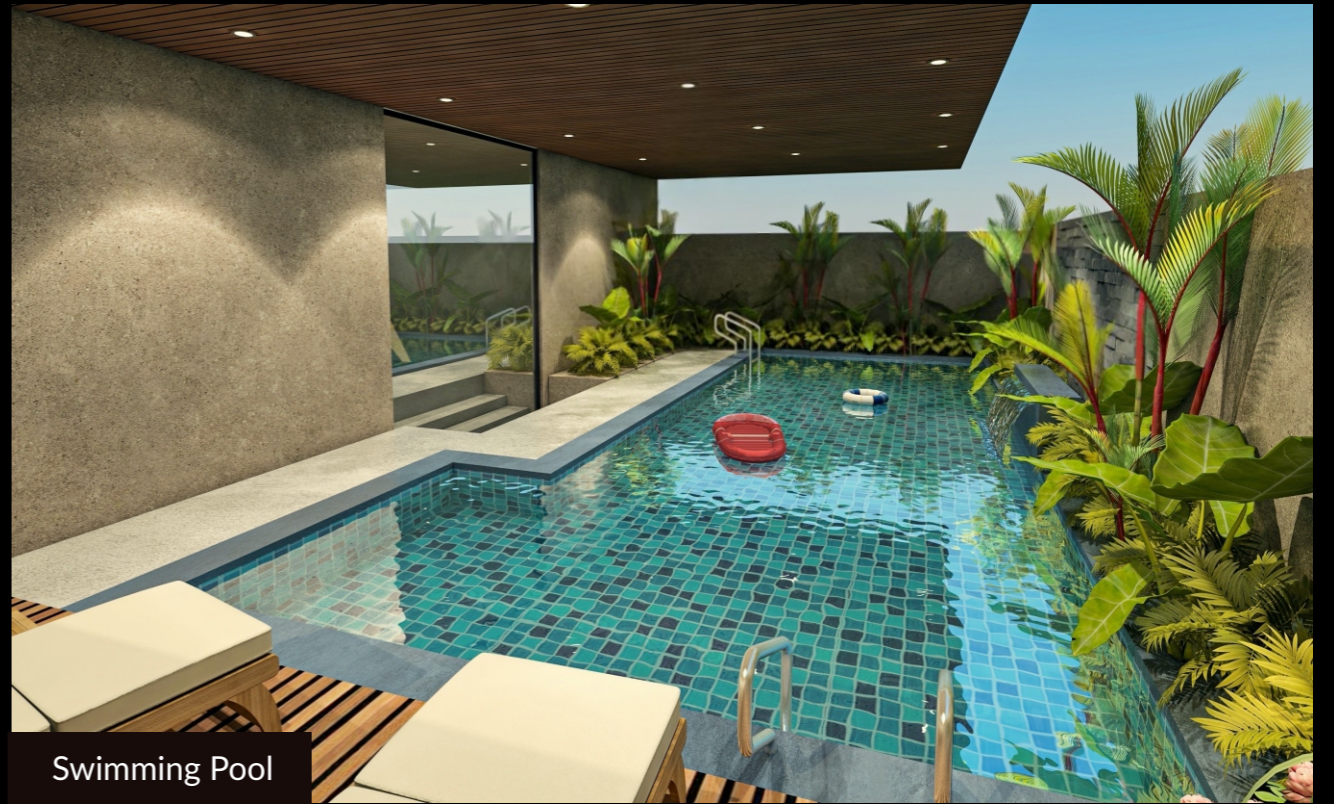


# First Floor: 1150 SFT



# Second Floor: 700 SFT





Swimming Pool



Gym



Banquet Hall



Guest Rooms

# The Heart of Leisure. The Soul of Community.

Unwind in an elegant clubhouse designed for both activity and relaxation. From morning swims to evening celebrations, every moment finds its place. Enjoy curated spaces — a pool, gym, party lounge, and more. Here, neighbors become friends and every day feels like a retreat.

**Eternal**  
*City*  
CLUB

## LIVING ROOM



This living room strikes the perfect balance between modern design and cozy comfort. Clean lines, warm accents, and smart lighting come together to create a space that feels open yet intimate ideal for both everyday relaxation and entertaining guests.

## KITCHEN



- **Natural Light Integration:** The strategically placed window not only ventilates but also brightens the space, reducing the need for artificial lighting during the day. This contemporary L-shaped kitchen embraces functionality and modern elegance.

## MASTER BEDROOM



- **Natural Light & Ventilation:** Large window facing the lush garden allow plenty of natural light and fresh air, creating a peaceful and refreshing ambiance.
- **Attached Wash Area:** The bedroom includes a conveniently attached washroom with a clear division of dry and wet zones for better hygiene and functionality.

## HOME THEATER



You'll enjoy your favorite movies and shows on a large projection screen with a high-definition projector, creating visuals as crisp and immersive as a real theater. Surround sound speakers are carefully positioned to give you rich, balanced audio from every corner.

# SPECIFICATIONS



## STUCTURE

RCC framed structure designed as per relevant ISI Specifications. Using HYSD Fe 500 TMT



## WALLS

Good quality of red brickwork (Light Weight) 9" thickness external and 4 2" internal walls with cement mortar



## FLOORING

Vitrified Tiles 800x800 size and Granite floorin: for all common areas and stair cases



## PLASTERING

Smooth finished for internal wall and Sponge | finish for external walls



## DOORS

Main doors with quality teak wood frame with teak wood shutters with polished, fixed with good quality hardware, Internal doors with medium teak Wood frames with flush shutters. Quality fitting on all doors.



## WINDOWS

UPVC Window system with safety grills



## BATHROOM

All toilets and balconies feature anti-skid ceramic tiles with waterproof flooring. Each bathroom is equipped with an EWC and flush tank, along with hot and cold water mixers, shower, and geyser provision. All CP fittings and sanitary ware are of the best quality, using trusted brands like CERA and HINDWARE.



## TILE CLADDING

Toilets: Glazed ceramic tile Dado



## KITCHEN

Granite platform with steel sink 2 feet height dado with tiles above the Counter.Provision for exhaust fan and suitable electrical points for kitchen appliances.



## ELECTRICAL

Concealed copper wiring is provided throughout the home. Power outlets are available for A/C and geysers in the master bedroom and family room. The kitchen includes plug points for a cooking range, chimney, refrigerator, and mixer grinder. Additional plug points are provided for TV, audio systems, and telephone lines. Each unit comes with a three-phase power supply and individual meter board.



## PAINTINGS

Plastic emulsion with Luppam for internal,External: Front elevation with Walls Putty with painting



## COMMON AREAS

Marble flooring (corridors and steps) with Tin oxide polish



## WATER SUPPLY

Water supply from bore well, in addition to municipal water supply with the help of storage tanks of suitable capacity. Rainwater harvesting for environmental purpose.



## LIFT

One Reputed Make Lift of Johnson/Kone or equivalent.



## ELEVATION

As per Design of Architect (Glass & ACP)

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City

# LOCATION MAP



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City**



## Location Advantages

### Travel & Connectivity

- D Convention – 1 Min
- Hanumakonda Bus Stand – 5 Min
- Kazipet Railway Station – 12 Min
- Khamma Highway – 10 Min
- Warangal Airport (Upcoming) – 15 Min
- IT Tower (Cyient) – 20 Min
- Coach Factory – 10 Min
- Police Headquarters – 15 Min
- Manoor Police Battalion – 20 Min
- Adalath Junction – 5 Min
- Adalath Court – 5 Min

### Healthcare Access

- Medicover Hospital – 2 Min
- MGM Hospital – 10 Min
- New Govt. Super Specialty Hospital – 10 Min

### Education Hub

- Warangal Public School – 5 Min
- Greenwood High School – 5 Min
- Birla Open Minds School – 10 Min
- JSM High School – 10 Min
- KU University – 15 Min
- NIT Warangal – 10 Min
- SR University – 25 Min
- Tallapadmavati College – 10 Min
- Ganapati Engineering College – 10 Min

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*City*  
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**ETERNAL HOMES**  
INFRA & REALTY

## The Visionaries Behind Eternal

Mr. Harsha, founder of Eternal Homes Infra & Realty, is a visionary developer with a passion for creating homes that offer more than just shelter, they offer lifestyle, comfort, and lasting value. With a sharp eye for design and an unwavering focus on customer satisfaction, he ensures every project reflects quality, elegance, and thoughtful planning. Under his leadership, Eternal Homes has become a trusted name in boutique real estate, known for low-density, design-forward communities like Sentience Villas. With a commitment to transparency and excellence, the brand continues to redefine what luxury living truly means.



### **Sri Harsha Pasham**

*- Founder of Eternal Group*



**ETERNAL  
GROUP**

### **Eternal Group of Companies**

- ▶ Eternalpace Technologies Private Limited
- ▶ Eternal Engineering Solutions LLP
- ▶ Eternal Hospitalities
- ▶ Sri Swarna Kapila Mines & Minerals
- ▶ Sri Swarna Gowmatha Feeds and Seeds
- ▶ Jack & Jolie Unisex Makeover Studio



## Eternal Homes Infra & Realty

### Hyderabad Office

3rd Floor, Plot No 15 HIG, KPHB 5th  
Phase, above Yard Bakery, Kukatpally  
Housing Board Colony, Kukatpally,  
Hyderabad, Telangana 500085

### Warangal Office

H.No. 23-6-76/9, 1st Floor Avyan Plaza  
Sri Rama Hills, Road, 6, Hunter Rd,  
Hanamkonda, Telangana 506001

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