



ETERNAL HOMES INFRA & REALTY

RERA NO. : P02200007731

ETERNAL HOMES

Sentience

Custom Built Luxury Villas

@ Bowrampet, Hyderabad



Eternal Home Sentience –
Custom Villas at Bowrampet.
A limited collection of 24
ultra-luxury homes crafted for
those who seek elegance,
privacy, and purposeful living.

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Experience the luxury in affordability

Sentience is not just where you live. It's how you live, with every detail designed to reflect your aspirations, elevate your lifestyle, and redefine what home means.

“100 Ft Grand Entry: An impressive, welcoming approach that sets the tone for the luxury inside”



Sentience

A photograph of two women sitting outdoors. The woman on the left is smiling and holding a coffee cup. The woman on the right is also smiling and holding a coffee cup. They are both wearing light-colored, button-down shirts. The background shows a large green bush and a wooden door. The lighting is warm and natural, suggesting a sunny day.

Not just built, but imagined for life.



Each Sentience villa is an opportunity to personalize your space, from layout to finishes. Offering the rare luxury of true custom living.

Designed for a select few, Sentience offers a calm, curated lifestyle that balances custom living, elegant design, and community privacy.

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A woman with long brown hair, wearing a light grey sweater and blue jeans, is sitting in a dark brown leather armchair. She is using a silver laptop. Her feet are resting on a matching leather ottoman. The setting is a modern living space with large windows and a grey rug. The text "Crafted, Not Constructed" is overlaid on the image.

Crafted, Not Constructed

Every villa at Sentience is a thoughtfully crafted living space, shaped by natural light, vastu-compliant layouts, and design principles that inspire peace.

24 Luxurious Custom Villas

East-Facing Villas: 14

Built-up Area: 3174 sq.ft to 4324 sq.ft

West-Facing Villas: 10

Built-up Area: 2717 sq.ft to 3850 sq.ft

Plot Area Range: 165.9 to 262.8 sq. yds

Built-up Area Range (All Villas): 2717 sq.ft to 4324 sq.ft

Triplex Villas

Ground Floor:

Spacious Living Area
Kitchen & Dining
Guest Bedroom

First Floor:

2 Bedrooms with attached baths
Dedicated Gym Room
Children's Room or Study

Second Floor:

Maid's Room
Bar Room
Home Theatre / Entertainment
Lounge

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Project Highlights

GHMC Approved

Spread over 2 acres

24 luxurious custom homes

Approved by all major Banks

~10000 sqft clubhouse with swimming pool,

cafeteria, gym, kids area and party hall

Top-notch Security Features

100% Power Back up

100ft grand entrance Road

Green Buffer Zone

Pollution-free Environment

Quality Construction

Recreational activities

Pneumatic Water System

Well-ventilated villas

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A thoughtfully designed landscapes where lush lawns, open spaces, and safe walkways create a joyful environment for families to grow, play, and make lasting memories

A landscape shaped for childhood, and crafted for memories that last a lifetime.

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The community masterplan offers tree-lined walkways, landscaped greens, and smart spatial design that encourages peace, privacy, and wellness.

Thoughtfully placed villas ensure ample breathing space between homes. Lush green pockets and shaded paths invite morning walks and evening strolls. Noise-reducing layouts enhance serenity throughout the community. Designed to foster well-being, connection, and a sense of everyday escape.

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Swimming Pool



Gym



Banquet Hall



Cafeteria

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.

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C L U B

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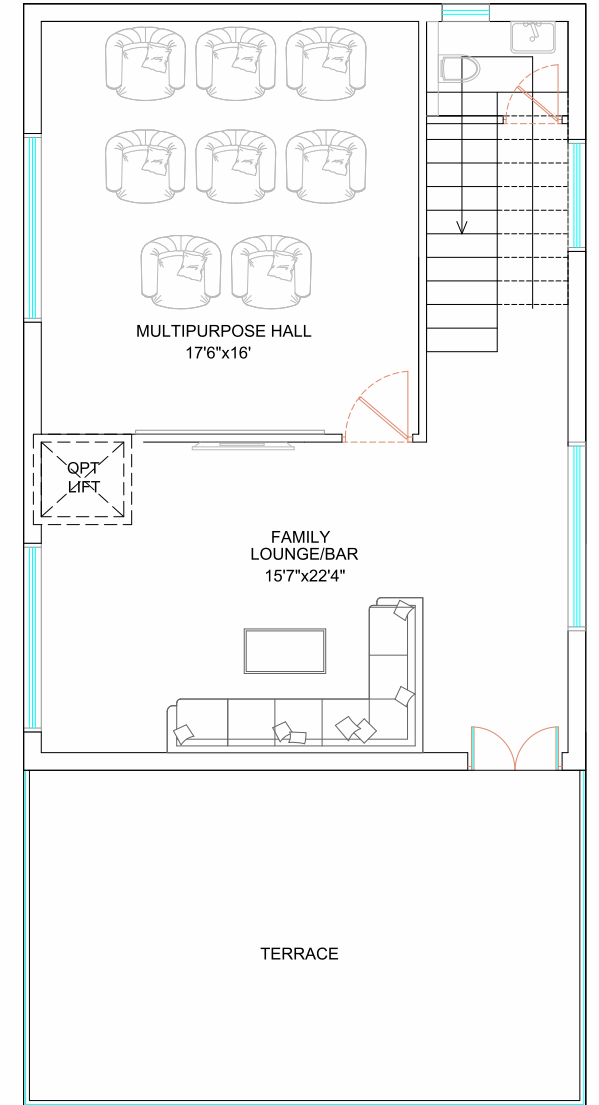
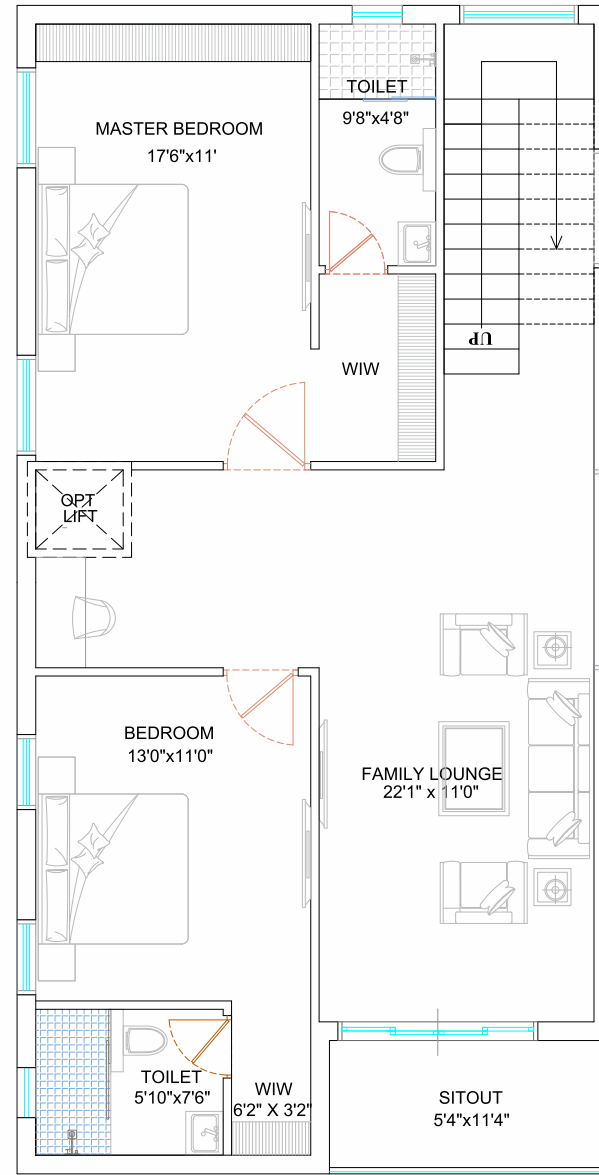
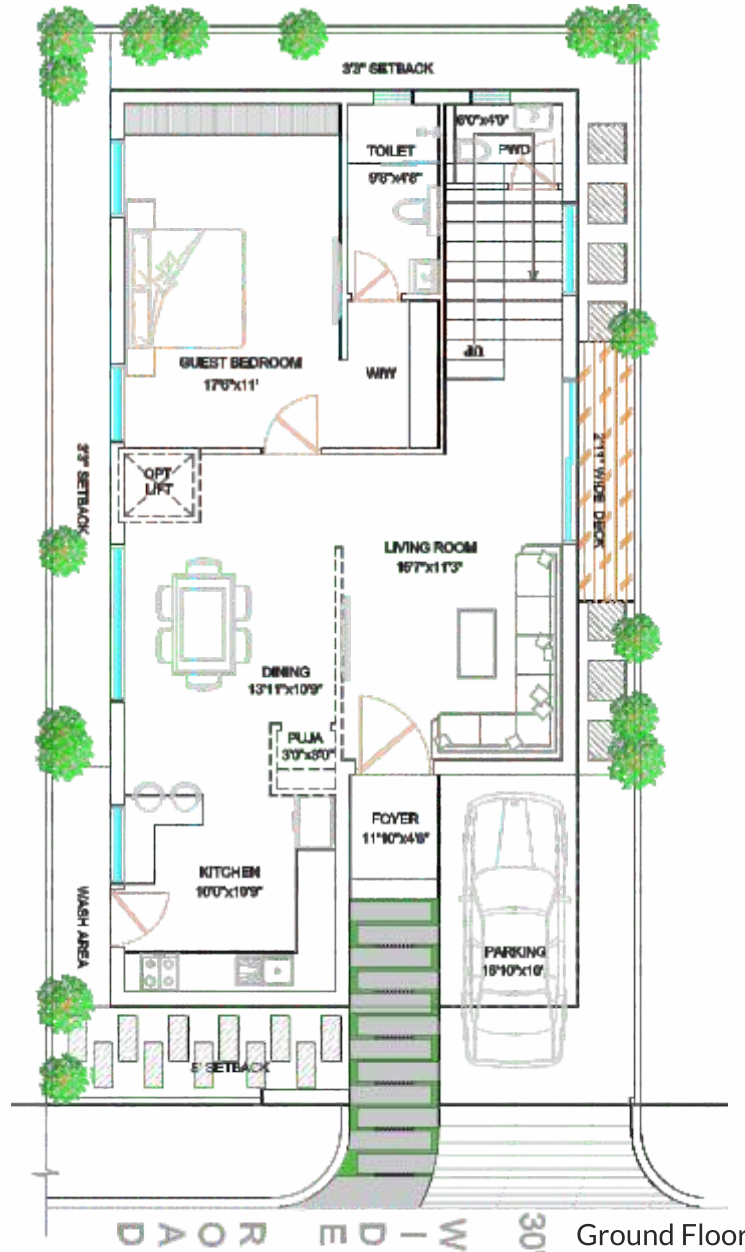
FLOOR PLANS

EAST FACING VILLA

AREA: 3200 TO 3900 SFT

185 TO 262 SQ. YARDS

Note: Villa layout plans may vary as per square feet or square yards, sizes and configurations increase proportionally with area





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 FLOOR PLANS

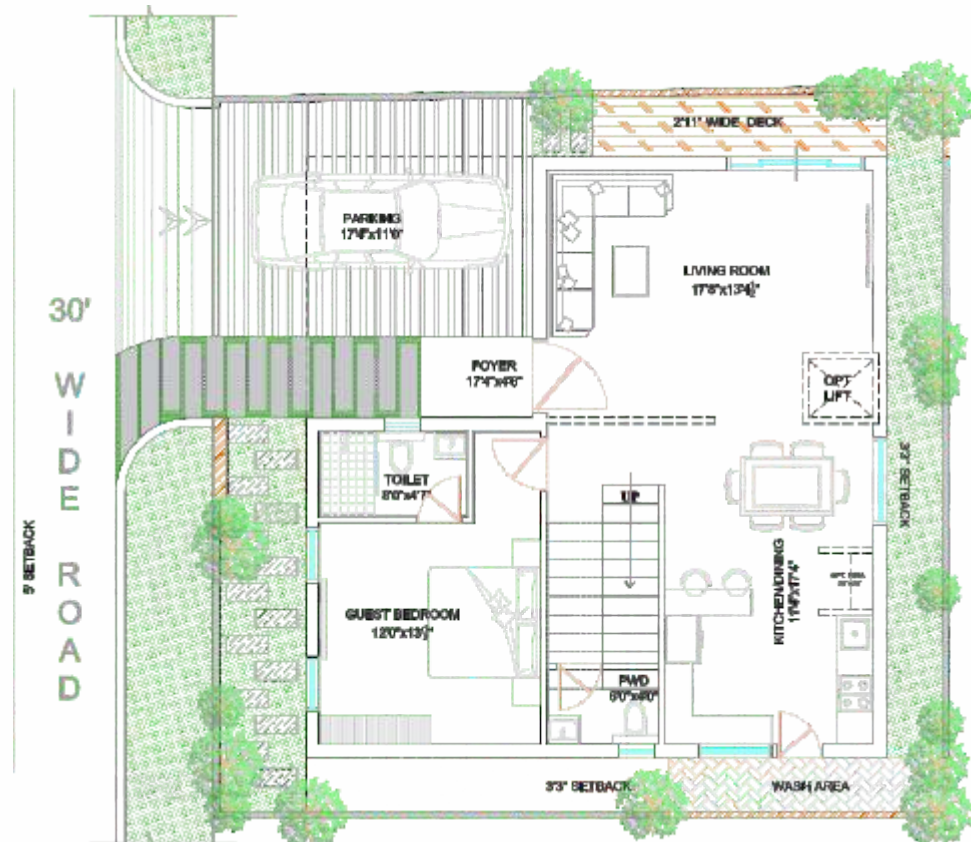


WEST FACING VILLA

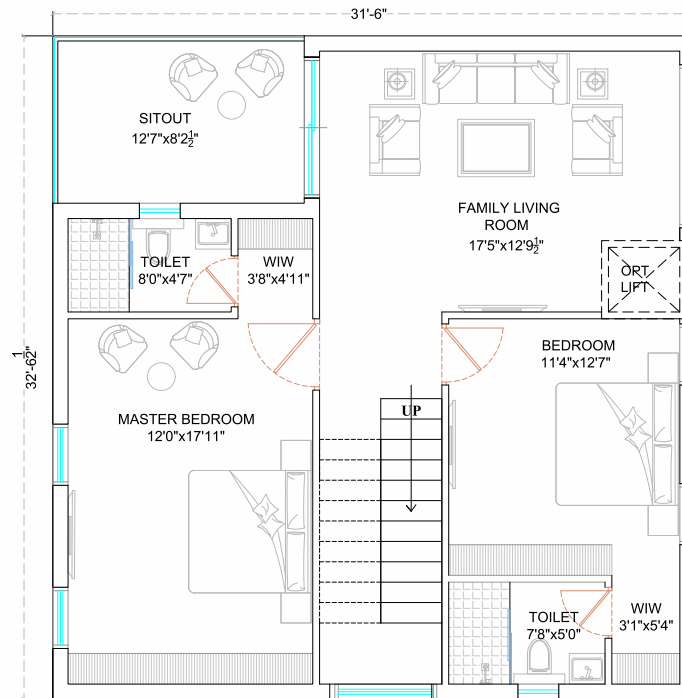
AREA: 2717 TO 3850 SFT

165 TO 222 SQ. YARDS

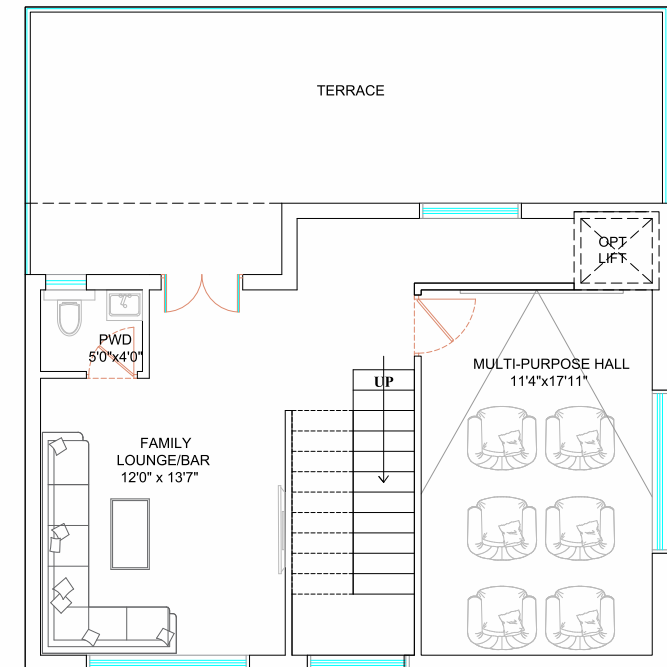
Note: Villa layout plans may vary as per square feet or square yards, sizes and configurations increase proportionally with area



Ground Floor



First Floor



Second Floor

Specifications



FOUNDATION & STRUCTURE

Seismic zone-2 compliant RCC framed structure

SUPER STRUCTURE

In table moulded fly ash brick with cement mortar 6" thick for exterior walls and 4" thick for interior walls



DOORS & WINDOWS

Main Door Frame & Shutter: Duly polished Teak wood door frame.

Internal Door With Shutter: Well seasoned Sal wood frame, factory moulded flush doors, duly painted including high quality hardware

Windows & French Doors: UPVC of reputed make



PAINTING

Internal Walls & Ceiling: 2 Coats of acrylic emulsion paint over putty finish

External Walls: Textured Paint



KITCHEN

Adequate space with granite top platform with stain steel sink

Drinking water point (Aquaguard/GVMC) for sink shall be provided

Drainage point for sink shall be provided

Power points 15 Amp/5 Amp shall be provided for grinder and mixie



ELECTRICAL WORKS

Wiring: Concealed copper wiring in conduits for lights, fans and power plug points etc.

Power Outlets: Power outlets for air-conditioners in all bedrooms and other identified areas

Power outlets for geysers in all bathrooms

Power plugs for all cooking appliances

MCB: MCB for each distribution board of reputed make

Switch Boards & Sockets: All electrical switchboards and sockets are of reputed make

Power Backup: 100% Power backup through generators to the building (except A/Cs, geyser)



FLOORING

Drawing, Dining & Living Room: 800mm X 800mm Double charged vitrified tiles with 4" skirting

Other Bedrooms & Kitchen: Premium quality double charged vitrified tiles

Bathrooms: Acid-resistant, anticked premium quality ceramic tiles

Balconies: 1 X 1 Anti skid ceramic tiles

Utility: Premium quality rustic finish ceramic tiles

Corridors: Scratch-proof/Rustic finished ceramic tiles

Staircase: 20 mm granite slabs for steps



SECURITY SYSTEMS

24 Hrs surveillance system

CC TV cameras will be placed at designated areas

Solar fencing throughout the boundary

Intercom facility to each flat connecting to Security



WATER SUPPLY SYSTEM

24 Hrs water supply by hydro-pneumatic system

STP: A common sewage treatment plant is being provided for the entire project

Fire Fighting: Fire & safety as per norms



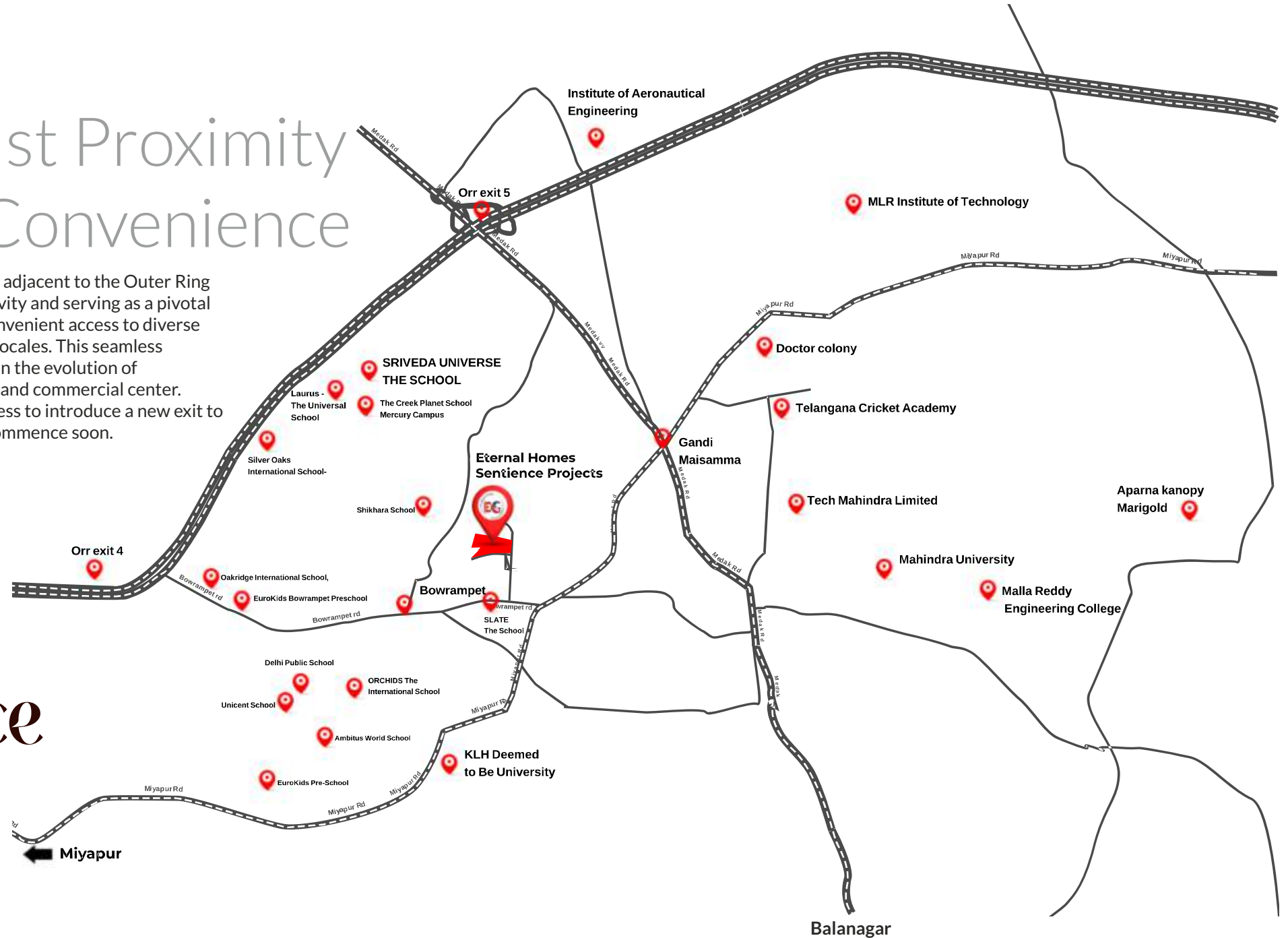
LIFTS

Lift provision.

** Elevations - as per drawing*

Beyond Just Proximity Absolute Convenience

Bowrampet is strategically positioned adjacent to the Outer Ring Road, furnishing exceptional connectivity and serving as a pivotal transportation conduit, facilitating convenient access to diverse areas of Hyderabad and its suburban locales. This seamless connectivity has played a pivotal role in the evolution of Bowrampet into a thriving residential and commercial center. Furthermore, there are plans in progress to introduce a new exit to Bowrampet, which is anticipated to commence soon.



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LOCATION





Location Highlights



Outer Ring Road

4.1 KM From ORR Exit No-4, Service Road

5.6 KM From ORR Exit No-5

International Schools

Oakridge International School Bachupally - 3.4 KMS

Delhi Public School Bachupally - 2.4 KMS

5+ Acres Campus

Ambitus World School, Bachupally- 2.7 KMS

Shantiniketan International School - 2.9 KMS

4+ Acres Campus

Vyasa Schools - 3.2 KMS

3+ Acres Campus

The Creek Planet School, Mercury Campus - 3.2 KMS

The Creek Planet School, Venus Campus - 4.5 KMS

The Creek International School - 3.5 KMS

2+ Acres Campus

Sikhara School Bachupally - Bowrampet - 1.8 KMS

Slate The School Bachupally - 0.5 KMS

Orchids International School Bachupally - 2.8 KMS

Sri Vidyanjali School - 1.5 KMS

Unicent School 2.7 KM

Narayana CO School - 2.9 KMS

Silver Oaks International School - 4 KMS

Laurus Universal School - 3.9 KMS

Sri Sloka School - 2.9 KMS

Don Bosco School - 2.9 KMS

KKR's Gowtham School - 2.8 KMS

Junior Colleges

Sri Chaitanya Neon and Npl Academy - 0.5 KMS

Sri Chaitanya Agastya Campus - 3.7 KMS

Sri Chaitanya Junior College - 2 KMS

Hospitals

Apollo Hospitals & ORR Emergency Trauma Center -

5.3 KMS

Engineering Colleges

KL University - 3 KMs

DRK College Of Engineering - 3.7 KMS

Mahindra Ecole Centrale - 4.5 Kms

Vignan Jyothi College of Engineering - 4.7 KMS

Mallareddy University - 4.9 KMS

Medical Colleges

Mallareddy Institute of Medical Sciences

Degree Colleges

Sri Chaitanya Degree College - 2.7 KMS

Indian Civil Services Schools

Sri Chaitanya IAC Academy - 2.7 KMS

Sports & Recreational Centers

Adarsh Cricket Academy

Thunder Skating Academy

Zion Sports and Swimming Academy

PR Swimming Pool

REEDS Football Academy



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INFRA & REALTY

The Visionaries Behind Eternal

Mr. Sri 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

Marketed by



ETERNAL HOMES INFRA & REALTY

3rd Floor, Plot No 15 HIG, KPHB 5th Phase,, above Jack and Jolie Salon, Kukatpally Housing Board Colony,
Kukatpally, Hyderabad, Telangana 500072

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