

# CASAGRAND WYBE





## WHY CASAGRAND?

### TOP 7

Ranked in India

### 2000+

Quality checks

### 6 MONTHS

Guaranteed resale

### TOP 2

Ranked in  
South India

### 2300+

In-house engineers  
for construction

### 6 PRODUCT PILLARS

Quality | Features | Amenities | Specifications  
Spatial planning | Low maintenance

### NO. 1

Ranked in Chennai  
for last 8 years\*

### 7 YEARS

Warranty

### ON-TIME

Delivery of projects

### 22+ YEARS

of Trust & Legacy

### 10 YEARS

Maintenance by us

### VALUE FOR MONEY

Bulk purchase | On-time completion | Efficient design  
In-house construction | Efficient business process

### 7000+

Homes sold  
(FY'24-25)

### 2 MONTHS

Guaranteed rental

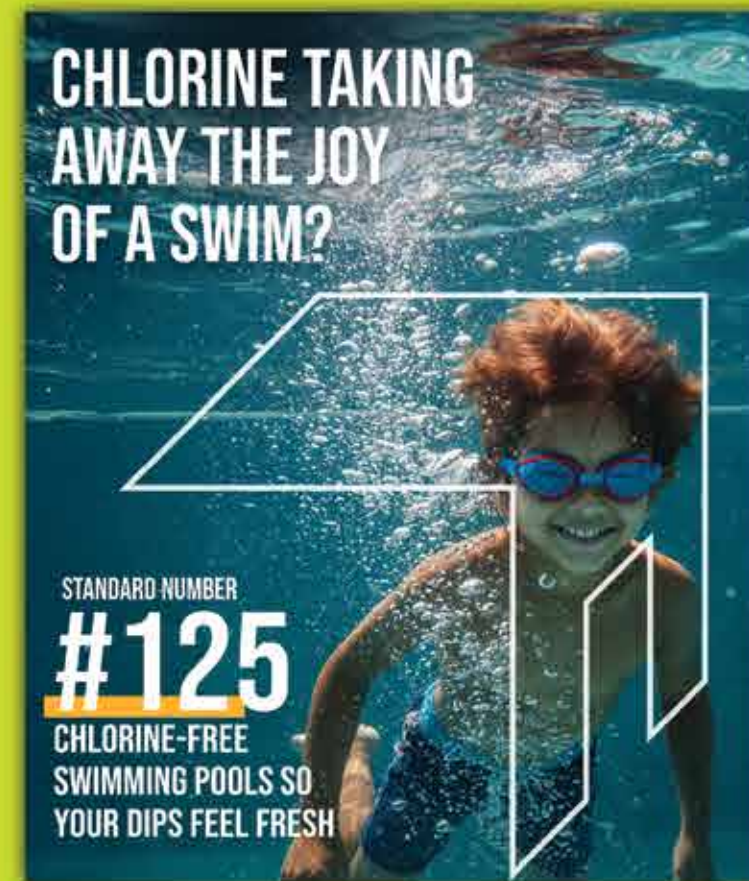
### CASAGRAND COMMUNITY LIFESTYLE

Vibrantly engaged community with about 10 curated  
events & 25 engagement activities per year

\*Based on CBRE report 2024 | T&C Apply

# PERFECTING 231 DETAILS YOU DON'T SEE, BUT FEEL.

CHLORINE TAKING AWAY THE JOY OF A SWIM?



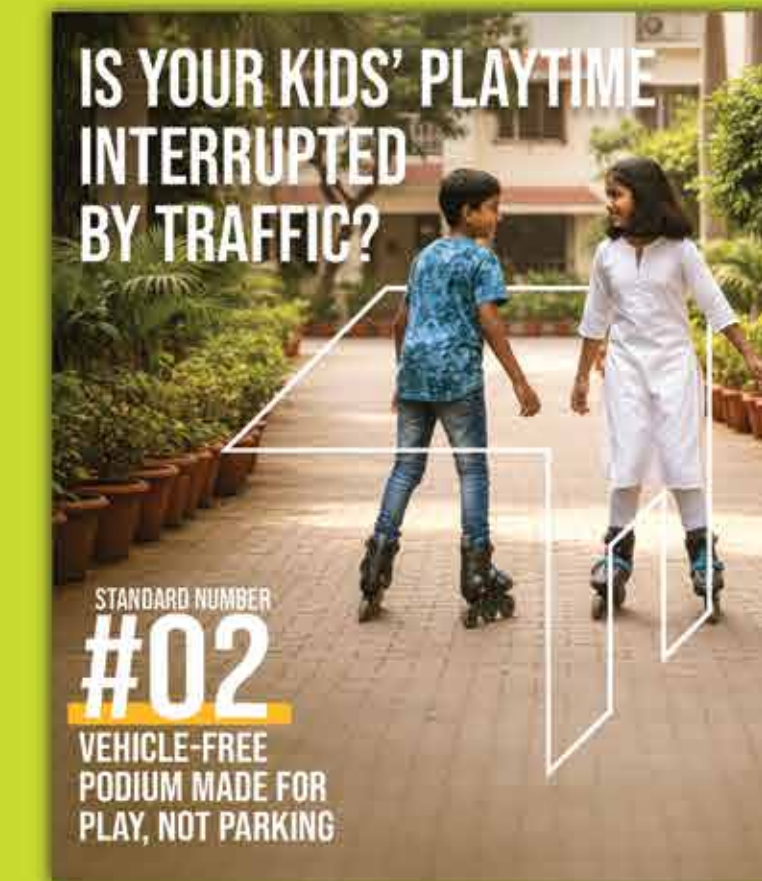
STANDARD NUMBER  
**#125**  
CHLORINE-FREE SWIMMING POOLS SO YOUR DIPS FEEL FRESH

WISH YOUR HOME WAS WATERPROOF?



STANDARD NUMBER  
**#26**  
PU WATERPROOFING, SO YOUR HOME STAYS DRY ALL YEAR

IS YOUR KIDS' PLAYTIME INTERRUPTED BY TRAFFIC?



STANDARD NUMBER  
**#02**  
VEHICLE-FREE PODIUM MADE FOR PLAY, NOT PARKING

LIGHTS THAT GLOW WHERE YOU GO



STANDARD NUMBER  
**#171**  
SENSOR LIGHTS THAT LOOK OUT FOR YOU

UNINTERRUPTED CALLS IN THE LIFT?



STANDARD NUMBER  
**#39**  
SIGNAL BOOSTERS BECAUSE SOME CONNECTIONS SHOULDN'T BE CUT SHORT

FEELING BOXED IN?



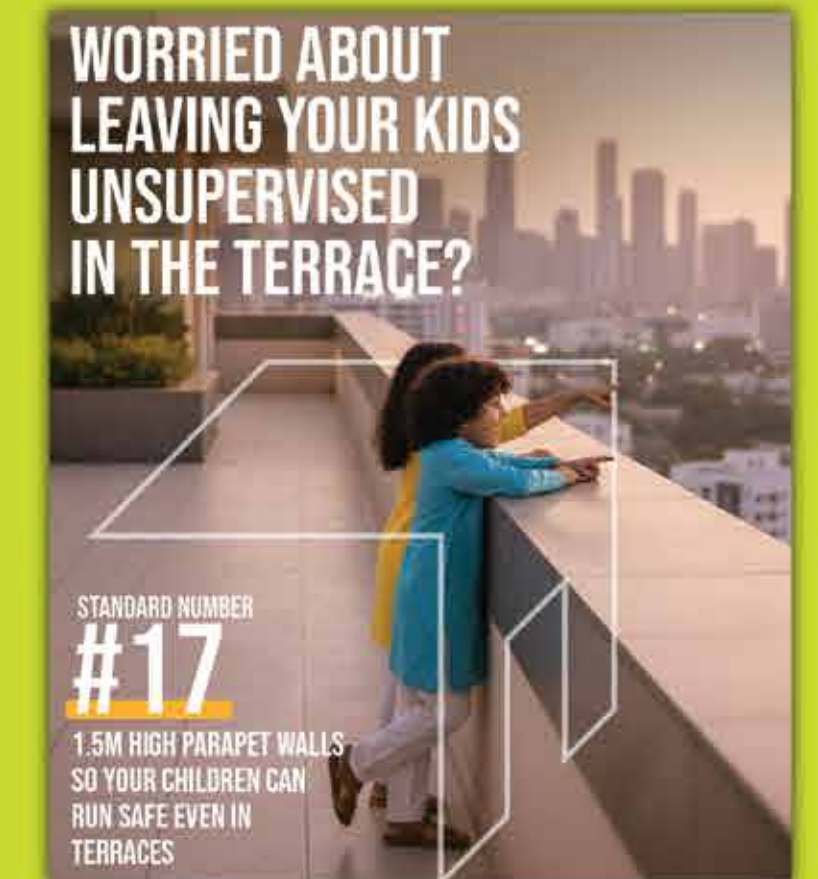
STANDARD NUMBER  
**#23**  
70% OPEN GREEN SPACES, SO LIFE FEELS FRESH EVERYDAY

LIGHTS OFF... OR NOT?



STANDARD NUMBER  
**#57**  
MASTER CONTROL SWITCH THAT LETS YOU STAY IN CONTROL

WORRIED ABOUT LEAVING YOUR KIDS UNSUPERVISED IN THE TERRACE?



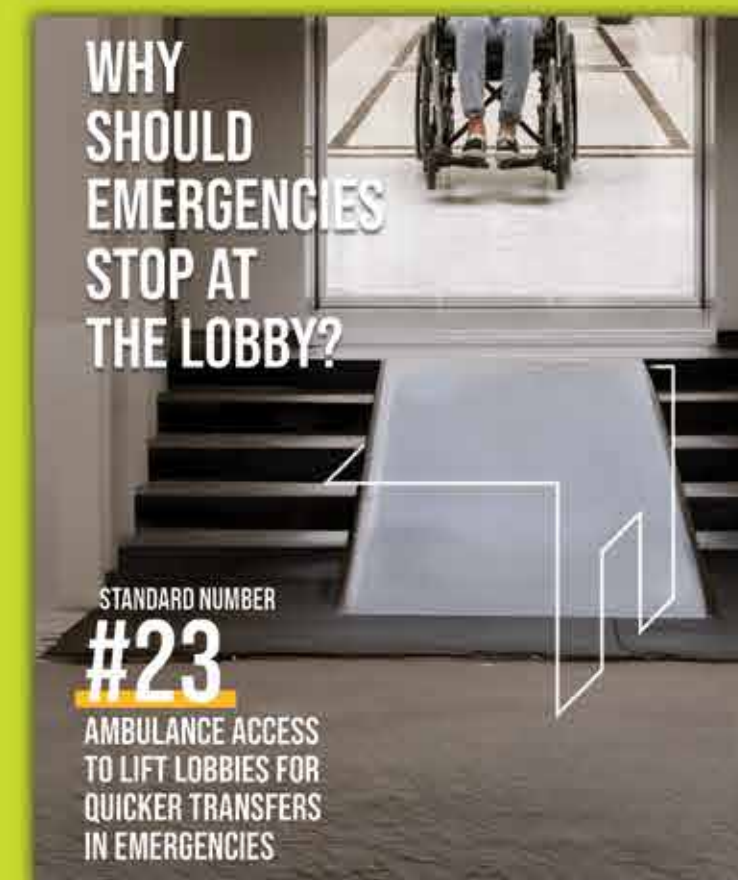
STANDARD NUMBER  
**#17**  
1.5M HIGH PARAPET WALLS SO YOUR CHILDREN CAN RUN SAFE EVEN IN TERRACES

CRAVING OPEN-AIR FITNESS?



STANDARD NUMBER  
**#112**  
OUTDOOR CROSSFIT COURTS WITH FRESH AIR, VITAMIN D, AND A NATURAL SEROTONIN BOOST

WHY SHOULD EMERGENCIES STOP AT THE LOBBY?



STANDARD NUMBER  
**#23**  
AMBULANCE ACCESS TO LIFT LOBBIES FOR QUICKER TRANSFERS IN EMERGENCIES

NEED A BALCONY THAT FEELS LIKE YOURS ALONE?



STANDARD NUMBER  
**#05**  
TOWER PLACEMENT DESIGNED TO GIVE YOU THE PRIVACY YOU NEED

THE CASAGRAN  
STANDARD



# The Vybe of expanse & exclusivity

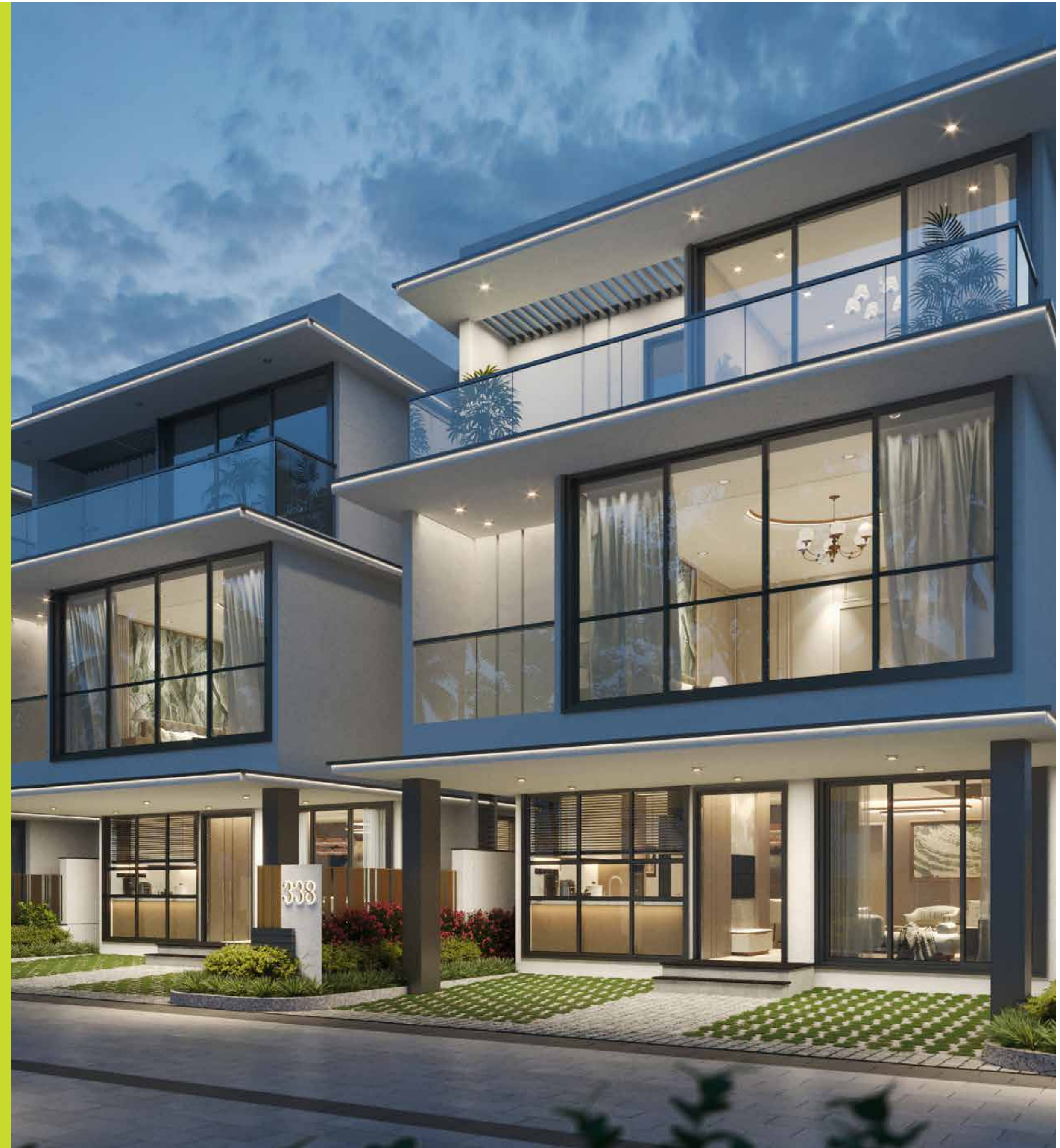
An exclusive **5 BHK** villa community,  
designed as **Hyderabad's coolest and  
most stylish address.**





# The Vybe of Volume & Vastness

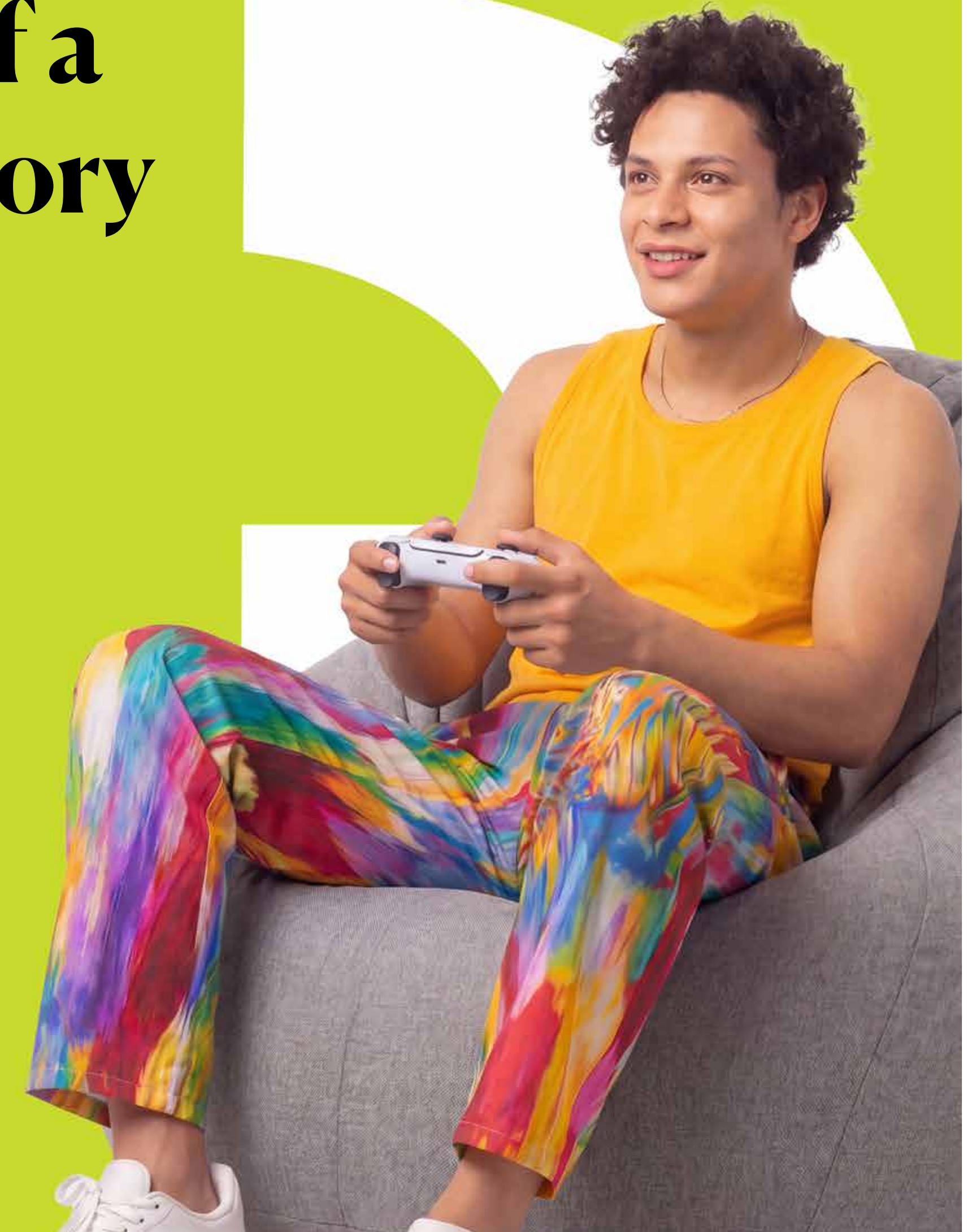
A thoughtfully designed **21 ft. master suite** with a dedicated dresser and a spacious **9 ft. wide bathroom**





# The Vybe of a Grand Story

A dedicated **home theatre on the second floor** for an immersive in-home entertainment experience.





# The Vybe of Rest & Retreat

A holistic lifestyle offering with **93 world-class amenities**, highlighted by a **3,600 sft. resort-style pool** and **two grand clubhouses spanning 40,000 sft.**





# The Vybe of Proximity & Pace

Close to the **PVNR Expressway**  
and the **Airport**



# List of Amenities



## OUTDOOR AMENITIES

### SPORTS AND WELLBEING

1. Cricket Practice Net
2. Basket ball Dribble Court
3. Pickle Ball Court
4. Sand Volleyball Court
5. Self Tennis Wall
6. Outdoor Gym
7. Outdoor Table Tennis

### KIDS

8. Toddler's play area
9. Dynamic kids playcourt
10. Trampoline
11. Totlot Sandpit
12. Swings Park
13. Sensory Wall Games
14. Aqua Play Pad

### SWIMMING POOL

15. Adult Swimming Pool
16. Kids Swimming Pool
17. Deck with lounge seaters
18. Poolside Cabana
19. Refreshment counter

### FEATURES

20. Bus bay with halt deck
21. Pedestrian pathway

22. Multi-purpose lawn for social gatherings & events
23. Aqua pond with water sculpture
24. Canopy seating
25. Pet Park with washing station
26. Outdoor co-working zone
27. Outdoor Musical Garden
28. Tree Court Plaza
29. Yoga lawn with deck
30. Meditation Pavilion
31. Reflexology Pathway
32. Barbeque Pods

### ENTERTAINMENT

33. Amphitheater with stage and feature wall
34. Youth zone
35. Senior Citizen Park
36. Pavilion Seating
37. Outdoor Board Games Plaza
38. Tot Lot
39. Outdoor cafeteria
40. Elder's seating pavilion
41. Campfire Zone
42. Floor Games (Giant Chess, Ludo, Hopscotch)

### THEMED GARDENS

43. Zen Garden
44. Floral Garden
45. Herb & Spice Garden with Bird feeder
46. Lily Pond
47. Fruit Orchards
48. Hammock Garden

## TERRACE AMENITIES

### ROOFTOP

49. Sunset Deck
50. Rooftop grilling pavilion
51. Rooftop Cabana
52. Sky cinema
53. Terrace Hangout Space
54. Terrace Cafeteria

## CLUBHOUSE AMENITIES AND AMENITIES

### ENTERTAINMENT AND FEATURES

55. Multipurpose Hall
56. Banquet Hall
57. Mini Theatre
58. Business Center - 2 nos
59. Conference Room
60. Learning Center
61. Dance Room
62. Music Room

### KIDS PLAY AREA & CRECHE

63. Ball pool with slide
64. Tunnel Play
65. Lego wall
66. Toy Car Track
67. Pendulum swing
68. Kids Lounge
69. Mini Ferris Wheel
70. HIT mouse
71. Interactive sensory Games

### SPORT, FITNESS & WELLBEING

72. Gym
73. CrossFit & Interactive Gym
74. Mini Golf
75. Yoga & Meditation Room
76. Squash Court

### SALON & SPA

77. Sauna
78. Hammam Bath
79. Hair styling Stations
80. Pedicure & Manicure Station

### INDOOR GAMES

81. Billiards
82. Table Tennis
83. Air Hockey
84. Foosball
85. Street Basketball
86. Shuffle Board
87. Sub soccer table
88. Board Games ( Carrom, Poker, Chess, Monopoly, Ludo)

### GAMING ARCADE

89. Video games Lounge
90. VR gaming Zone
91. Need For Speed
92. Alien Gun shooting

### FACILITIES

93. Association & FMS Room



# Salient Features

- A premium gated community spread across 35 acres, thoughtfully crafted with 362 exclusive villas.
- An expansive enclave featuring 93 world-class amenities, designed for a complete lifestyle.
- Enjoy the ultimate convenience of Casagrand International School — a world-class campus within the community.
- Two grand clubhouses spanning 40,000 sft., offering a wide range of premium indoor experiences.
- A premium 3,600 sft. swimming pool with adult & kids' pools, cabana, and lounge deck.
- A thoughtfully planned layout with 26 acres of open space, ensuring a green, breathable environment.
- Spacious villas featuring an exclusive 650 sft. private backyard, perfect for everyday retreat.
- A dedicated home theatre on the second floor, bringing entertainment into your home.
- A wide open terrace with a BBQ counter, ideal for hosting and relaxing evenings.
- A grand 21 ft. master bedroom with dresser and a luxurious 9 ft. wide bathroom.
- Cross-ventilated homes with 8 ft. glass windows and convertible balconies, offering abundant light and panoramic views.
- Thoughtfully designed spaces that seamlessly blend privacy, ventilation and aesthetics.
- 100% Vaastu-compliant homes with efficient space planning for balanced living.



## Casagrand's best in Product Superiority...

- A premium gated community spread across 35 acres is, thoughtfully crafted with 362 prestigious villas and lush green landscape
- A luxurious community that exemplifies architectural excellence and refined elegance
- The lavish residential development hosts 93 indoor and outdoor amenities
- The neighborhood hosts a lush green belt of 7.7 acres gives an opportunity to be with nature
- Dedicated spaces for leisure, wellness, sports, and social gatherings, promoting a balanced and active lifestyle
- The community is planned in four residential pockets, with each pocket offering amenities designed for children, youth, and senior citizens, creating inclusive spaces for all age groups
- Experience an elite relaxation of multi- storeyed duo clubhouse
- 100% Vaastu compliant homes and efficient space planning
- Light, ventilation, Vaastu, privacy & aesthetics are the 5 important pillars in planning

***Not just better. Thoughtfully superior.***

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## Efficiency in Master Plan and Housing the Best Product Features...

- The project comprises 362 premium 5 BHK villas
- Contemporary architectural elevation complemented with large French windows and glass handrails
- Round-the-clock security with a grand entry portal, controlled access points, and CCTV surveillance strategically placed throughout the community for complete safety
- A 40 feet 2 grand archway – main entrance archway with water feature welcomes one into the community with its grandness
- The enclave boasts of an efficient building footprint where 71% of land area is open space
- Casagrand Vybe offers the best of master plan and is designed prioritizing light, ventilation, privacy and Vaastu
- The villa orientation is meticulously designed to maximize wind flow while minimizing heat gain
- Two state clubhouses of 40,000 sft. within the community offers an array of premium indoor amenities for residents
- The project is designed with wide driveways across the site for comfortable vehicular movement with stately entrance and exit arch



***Not just better. Thoughtfully superior.***



## Offering you 90+ Amenities and Features..! The Best in Market..!

- Premium amenities sprawled across the project enhancing the social environment and liveliness of the community
- Kids & senior citizen's friendly community with wide range of amenities such as outdoor board game plaza, reflexology pathway and senior citizen alcove
- The project features an outdoor amphitheatre with stage and seating, multipurpose lawn, barbeque corner, and kid's interactive play area for the residents to enjoy their evening with communal activities
- The project features convenience and social spaces like a bus bay with halt deck, outdoor coworking zone, outdoor cafeteria, and youth zone to support modern lifestyles
- In addition, recreational and wellness amenities such as an aqua pod with sculpture, pet park, musical garden, yoga lawn, meditation pavilion, reflexology pathways, tree court plaza, barbeque pods and campfire zone provide residents with spaces to relax, socialize and connect with nature
- Dedicated outdoor amenities for children like tot lot, swing park, sandpit, trampoline, dynamic kids play court, outdoor table tennis and toddler play area, provides an active and fun environment
- Multiple sports courts cricket practice net, volleyball court, pickle ball court & basketball dripple court court planned for sports enthusiasts
- Way to a healthy life - outdoor fitness amenities like walking and outdoor gym for adults
- The site encompasses a vast area of landscaping like zen garden, herb & spice garden, lilly pond, fruit orchards, floral garden, hammock garden and bird bath within a community to indulge with nature

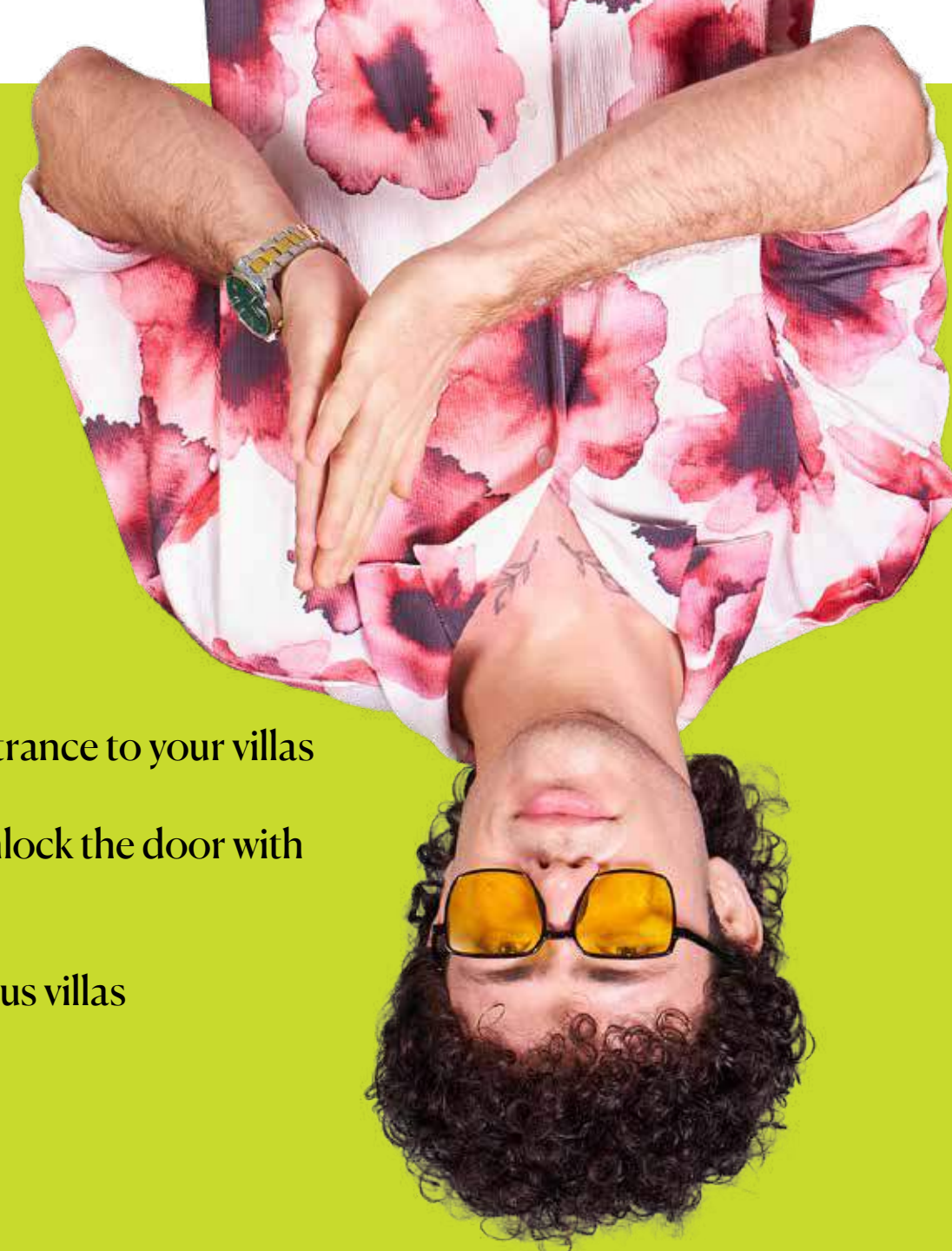
***Not just better. Thoughtfully superior.***

## Indulge in Most Finest Dual Clubhouses...

- Boasting of all the top-notch amenities, Casagrand Vybe has two fully equipped clubhouses with premium quality interiors
- Grand double-height lobbies with spacious waiting lounges create a welcoming and luxurious first impression
- The clubhouse spaces are facilitated with party hall, AV room, business center, learning center creche, gym, yoga, kids play & indoor games room etc
- Multipurpose party hall is facilitated with pantry, dance floor dais and seating
- The exclusive gym is equipped with premium features including weight training zones, interactive gym, cross fit, an aerobics and yoga , and a dedicated floor workout area to promote a healthy and active lifestyle
- The indoor kids' play zone features a ball pool with slide, sensory wall, toy track, and a cozy nest area, ensuring a fun, safe, and engaging environment for children of all ages
- The community features a swimming pool (3,600 sft.)—complete with pool decks and lounge seating, an adult pool, kids' pool, pool side cabana and a refreshment counter offering the ultimate leisure experience
- The project features premium wellness and grooming facilities such as a sauna, hammam bath, and hair styling stations for relaxation and personal care
- The project features an exciting gaming and entertainment zone including a video game lounge, VR gaming zone, alien gun shooting game, and need for speed racing game, offering immersive fun for residents



***Not just better. Thoughtfully superior.***



## Know why our Villas are Superior...

- Grand main door of veneer finish with designer architrave for an elegant entrance to your villas
- Face recognition digital door lock - new generation digital lock system to unlock the door with a simple touch and can share the digital key to any visitors
- Italian marble flooring in the living and dining for the lavish look of a luxurious villas
- Premium vitrified flooring tiles in all other areas
- Wooden flooring tiles offers a natural timeless look to your home theatre
- Grass crete pavers for durable car parking
- A spacious 16 ft. long living and dining area that seamlessly opens into a generous 5 ft. wide backyard
- A 22'6" ft. master bedroom featuring a dedicated dresser and an expansive 9 ft. wide bathroom
- Cross ventilated homes with 9'10" ft. ceiling height glass windows & convertible balconies in bedrooms offer maximum ventilation and panoramic views
- Large French sliding doors and windows designed with aluminum powder coated frame and toughened glass provide more lighting into the interior

- Laminate finish bedroom doors adding flawless elegance to the interiors
- Granite finished staircase designed with MS rod and wooden handrail
- Premium range of Kohler fittings in bathrooms and kitchens
- Bathrooms are fitted with rain shower, hand shower, glass partition, granite counter with counter-mount washbasins & 2' trench drain
- Plain gypsum ceiling with cove light in all bathrooms
- Single bowl stainless steel sink with multi- tray and multi-feature pullout faucet in the kitchen
- Open terrace features like barbeque provision with granite top and sink provision
- Exclusive car charging point with 20-amp socket in car parking
- Exclusive projector provision is provided in the home theatre
- Foot lamps are provided in the bedrooms for your daily convenience



***Not just better. Thoughtfully superior.***

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## Efficiency in space planning...

- Extra-spacious 5 BHK villas spanning over 4550+ sft., featuring two car parks each with thoughtfully designed landscaping.
- 900 sft. private garden (50 % open space) all around the villas including car parking
- All the villas are designed with a landscaped deck and private garden that opens out from the living & dining, connecting with the nature.
- Spacious kitchen planned with dedicated utility deck for everyday convenience.
- All bedrooms, living & kitchen are consciously planned to be well ventilated.
- Luxuriously planned master bedroom with dedicated walk-in wardrobe & voluminous balcony.
- Solely planned family lounge in the first floor.
- Exclusively planned home theatre room is provided in the second floor.
- Wide & spectacular open terrace featured with BBQ counter to enjoy your evenings.
- Dedicated ODU spaces are provided for all the AC units.
- Space for washing machine is devoted in the terrace for everyday convenience.



## Considering Vaastu...? We got that sorted too...

- Villas are East, West and North facing main entrance.
- All villas have SW master bedroom.
- All villas have the kitchen in SE corner.
- All villas have east facing kitchen hobs.
- No bedrooms have headboard in the North.
- No NE & SW cuts in villa profile.
- No villas have toilets in SW or NE.
- East & west facing puja unit is provided in all the villas for divine occasions.
- All villas are planned with WC facing either North or South.
- Major site setback is towards the North & East.

## A Community that makes you go WOW with the awe-looking design!

- Casagrand Vybe offers the epitome of luxury with its contemporary facade, elegant interiors and countless features and amenities designed flawlessly to give you a living experience that is absolutely par excellence.

***Not just better. Thoughtfully superior.***

## OUT DOOR AMENITIES

### SPORTS AND WELLBEING :

1. CRICKET PRACTICE NET
2. BASKET BALL DRIBBLE COURT
3. PICKLE BALL COURT
4. SAND VOLLEYBALL COURT
5. SELF TENNIS WALL
6. OUTDOOR GYM
7. OUTDOOR TABLE TENNIS

### KIDS :

8. TODDLER'S PLAY AREA
9. DYNAMIC KIDS PLAYCOURT
10. TRAMPOLINE
11. TOTLOT SANDPIT
12. SWINGS PARK
13. SENSORY WALL GAMES
14. AQUA PLAY PAD

### SWIMMING POOL:

15. ADULT SWIMMING POOL
16. KIDS SWIMMING POOL
17. DECK WITH LOUNGE SEATERS
18. POOLSIDE CABANA
19. REFRESHMENT COUNTER

### FEATURES :

20. BUS BAY WITH HALT DECK
21. PEDESTRAIN PATHWAY
22. MULTI - PURPOSE LAWN FOR SOCIAL GATHERINGS & EVENTS
23. AQUA POND WITH WATER SCULPTURE
24. CANOPY SEATING
25. PET PARK WITH WASHING STATION
26. OUTDOOR CO WORKING ZONE
27. OUTDOOR MUSICAL GARDEN
28. TREE COURT PLAZA
29. YOGA LAWN WITH DECK
30. MEDITATION PAVILION
31. REFLEXOLOGY PATHWAY
32. BARBEQUE PODS

### ENTERTAINMENT :

33. AMPHITHEATER WITH STAGE AND FEATURE WALL
34. YOUTH ZONE
35. SENIOR CITIZEN PARK
36. PAVILION SEATING
37. OUTDOOR BOARD GAMES PLAZA
38. TOT LOT
39. OUTDOOR CAFETERIA
40. ELDER'S SEATING PAVILION
41. CAMPFIRE ZONE
42. FLOOR GAMES (GIANT CHESS, LUDO, HOPSCOTCH)

### THEMED GARDENS:

43. ZEN GARDEN
44. FLORAL GARDEN
45. HERB & SPICE GARDEN WITH BIRD FEEDER
46. LILY POND
47. FRUIT ORCHARDS
48. HAMMOCK GARDEN

## TERRACE AMENITIES

### ROOFTOP:

49. SUNSET DECK
50. ROOFTOP GRILLING PAVILION
51. ROOFTOP CABANA
52. SKY CINEMA
53. TERRACE HANGOUT SPACE
54. TERRACE CAFETERIA

## CLUBHOUSE AMENITIES

### FEATURES & ENTERTAINMENT :

55. MULTIPURPOSE HALL
56. BANQUET HALL
57. MINI THEATRE
58. BUSINESS CENTER - 2 NOS
59. CONFERENCE ROOM
60. LEARNING CENTER
61. DANCE ROOM
62. MUSIC ROOM

### KIDS PLAY AREA & CRECHE :

63. BALL POOL WITH SLIDE
64. TUNNEL PLAY
65. LEGO WALL
66. TOY CAR TRACK
67. PENDULUM SWING
68. KIDS LOUNGE
69. MINI FERRIS WHEEL
70. HIT MOUSE
71. INTERACTIVE SENSORY GAMES

### SPORTS, FITNESS AND WELLBEING :

72. GYM
73. CROSS FIT & INTERACTIVE GYM
74. MINI GOLF
75. YOGA & MEDITATION ROOM
76. SQUASH COURT

### SALON & SPA :

77. SAUNA
78. HAMMAM BATH
79. HAIR STYLING STATIONS
80. PEDICURE & MANICURE STATION

### INDOOR GAMES :

81. BILLIARDS
82. TABLE TENNIS
83. AIR HOCKEY
84. FOOSBALL
85. STREET BASKET BALL
86. SHUFFLE BOARD
87. SUB SOCCER TABLE
88. BOARD GAMES ( CARROM, POKER, CHESS, MONOPOLY, LUDO )

### GAMING ARCADE :

89. VIDEO GAMES LOUNGE
90. VR GAMING ZONE
91. NEED FOR SPEED
92. ALIEN GUN SHOOTING

### FACILITIES :

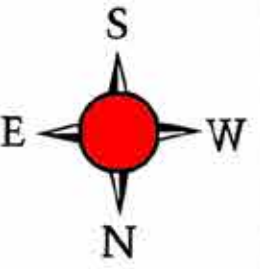
93. ASSOCIATION & FMS ROOM

# Site Plan

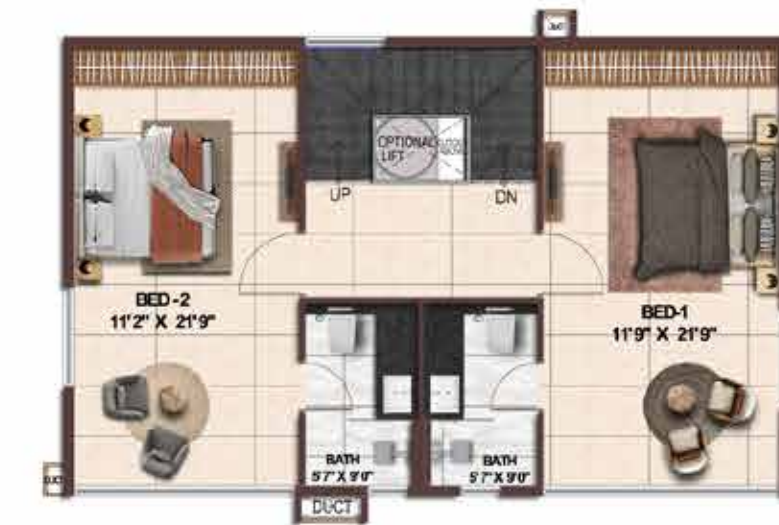


# Unit Plans

## TYPE- 12 VILLA - 3 BHK - NORTH FACING



GROUND FLOOR PLAN



FIRST FLOOR PLAN

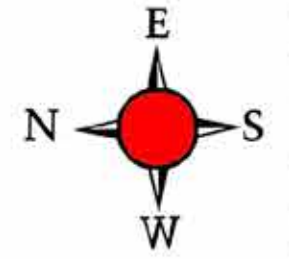


SECOND FLOOR PLAN



TYPE - 12 UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
75A	2083	2403	1374

# TYPE- 9 VILLA - 4 BHK - WEST FACING



TYPE - 9 UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
174A	2656	3121	1880



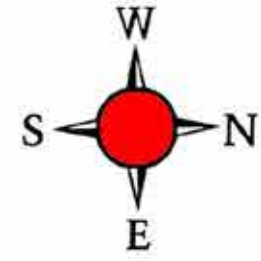
# TYPE- 13 VILLA - 4 BHK - EAST FACING



TYPE - 13 UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
313A	2629	3184	1749



# TYPE- 11 VILLA - 4 BHK - EAST FACING



GROUND FLOOR



FIRST FLOOR

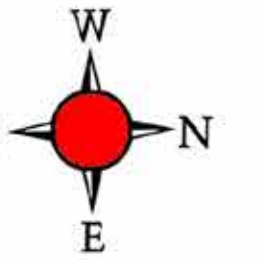


SECOND FLOOR



TYPE - 11 UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
105	2822	3262	2358

# TYPE-1A VILLA - 4BHK - EAST FACING



GROUND FLOOR



FIRST FLOOR PLAN

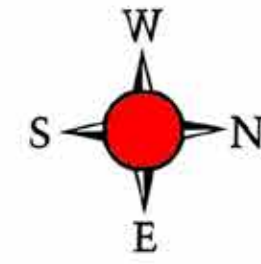


SECOND FLOOR PLAN



TYPE-1A UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
108	2769	3265	1823

# TYPE-1B VILLA - 4BHK - EAST FACING



GROUND FLOOR



FIRST FLOOR PLAN

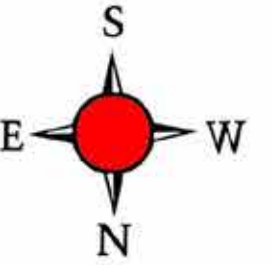


SECOND FLOOR PLAN



TYPE-1B UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
106A	2769	3265	1900

# TYPE- 8 VILLA - 4 BHK - NORTH FACING



GROUND FLOOR PLAN



FIRST FLOOR PLAN

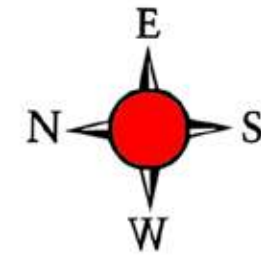


SECOND FLOOR PLAN



TYPE - 8 UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
9	2766	3274	1960
10	2766	3274	1960

# TYPE-2 VILLA - 4BHK - WEST FACING



GROUND FLOOR



FIRST FLOOR PLAN

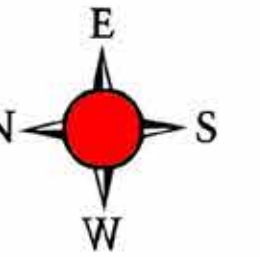


SECOND FLOOR PLAN



TYPE - 2 UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
3 TO 7A, 23TO33, 45TO52, 61TO64, 72, 81TO86, 96TO104, 111TO113, 119TO124, 136TO145, 160A, 168TO174, 186TO196, 212TO226, 244TO258, 276TO286A, 301TO304, 311, 312, 316, 320TO324, 331TO336A, 345ATO349A, 357 TO 362	2776	3283	1862

# TYPE-2A VILLA - 4BHK - WEST FACING



GROUND FLOOR



FIRST FLOOR PLAN

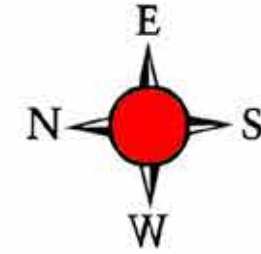


SECOND FLOOR PLAN



TYPE-2A UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
211	2776	3283	1894

# TYPE-2B VILLA - 4BHK - WEST FACING



GROUND FLOOR



FIRST FLOOR PLAN

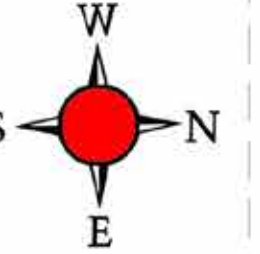


SECOND FLOOR PLAN



TYPE-2B UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
243	2776	3283	2121

# TYPE-1C VILLA - 4BHK - EAST FACING



GROUND FLOOR



FIRST FLOOR PLAN

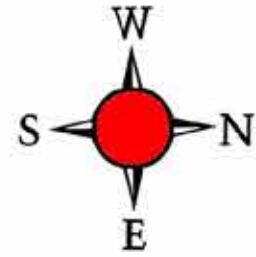


SECOND FLOOR PLAN



TYPE-1C UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
241A	2790	3288	1989

# TYPE-1D VILLA - 4BHK - EAST FACING



GROUND FLOOR



FIRST FLOOR PLAN

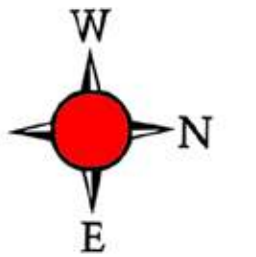


SECOND FLOOR PLAN



TYPE-1D UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
11	2790	3288	2160

# TYPE-1 VILLA - 4BHK - EAST FACING



GROUND FLOOR



FIRST FLOOR PLAN

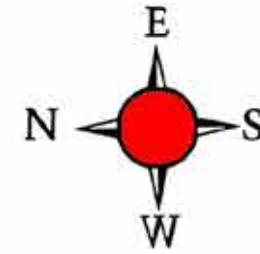


SECOND FLOOR PLAN



TYPE - 1 UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
12 TO 22, 34A TO 43, 52A TO 59, 65 TO 66A, 69, 73 TO 74, 79, 79A, 87 TO 93A, 109, 110, 115 TO 118, 126 TO 135, 147A TO 160, 164 TO 167, 178 TO 185, 198 TO 210, 227 TO 241, 259 TO 273A, 290 TO 298, 306 TO 310, 317, 318, 325 TO 330, 338 TO 344, 351 TO 354A	2790	3288	1862

# TYPE- 9A VILLA - 4 BHK - WEST FACING



GROUND FLOOR PLAN



FIRST FLOOR PLAN

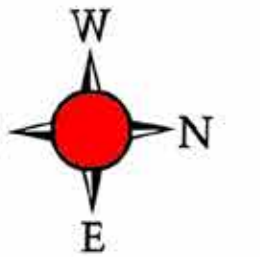


SECOND FLOOR PLAN



TYPE - 9A UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
1	2877	3421	3067

# TYPE- 7 VILLA - 4 BHK - EAST FACING



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYPE - 7 UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
289	3144	3609	2083

# TYPE- 10 VILLA - 4 BHK - EAST FACING



GROUND FLOOR PLAN



FIRST FLOOR PLAN

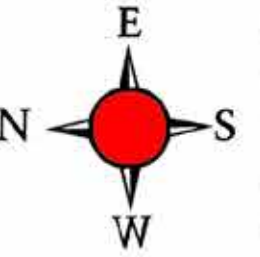


SECOND FLOOR PLAN



TYPE - 10 UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
106	3144	3609	3416

# TYPE- 5A VILLA - 4 BHK - WEST FACING



GROUND FLOOR PLAN



FIRST FLOOR PLAN

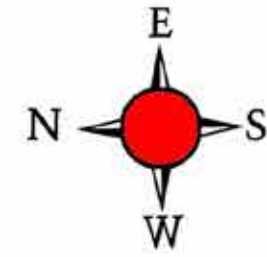


SECOND FLOOR PLAN



TYPE- 5A UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
196A	3562	4143	2475
313	3562	4143	2475

# TYPE- 5 VILLA - 4 BHK - WEST FACING



GROUND FLOOR PLAN

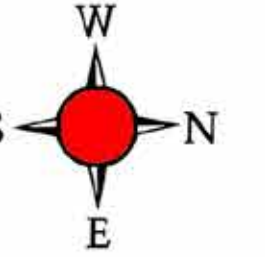


FIRST FLOOR PLAN



SECOND FLOOR PLAN

# TYPE- 6 VILLA - 4 BHK - EAST FACING



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

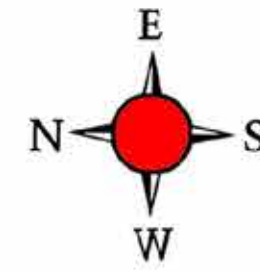
TYPE - 5 UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
2, 34, 70A, 95, 124A, 275, 288, 300, 315	3880	4495	2630



TYPE - 6 UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
43A, 68, 70, 78, 114, 147, 163, 176, 177, 299, 356	3937	4558	2630



# TYPE- 4 VILLA - 5 BHK - WEST FACING



GROUND FLOOR PLAN



FIRST FLOOR PLAN

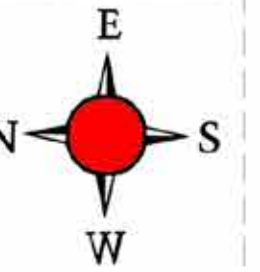


SECOND FLOOR PLAN



TYPE - 4 UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
60	4218	5054	3223
77	4218	5054	3223
146	4218	5054	3223

# TYPE- 4B VILLA - 5 BHK - WEST FACING



GROUND FLOOR



FIRST FLOOR PLAN

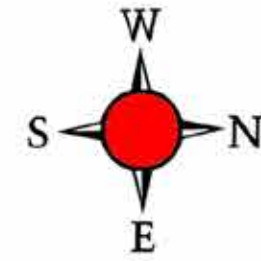


SECOND FLOOR PLAN



TYPE-4B UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
345	4223	5054	3222

# TYPE- 3 VILLA - 5 BHK - EAST FACING



GROUND FLOOR PLAN



FIRST FLOOR PLAN

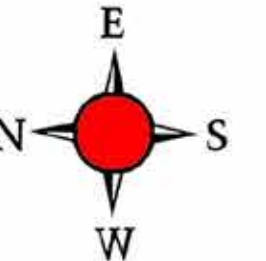


SECOND FLOOR PLAN



TYPE - 3 UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
318A	4149	5055	3223

# TYPE- 4A VILLA - 5 BHK - WEST FACING



GROUND FLOOR



FIRST FLOOR PLAN



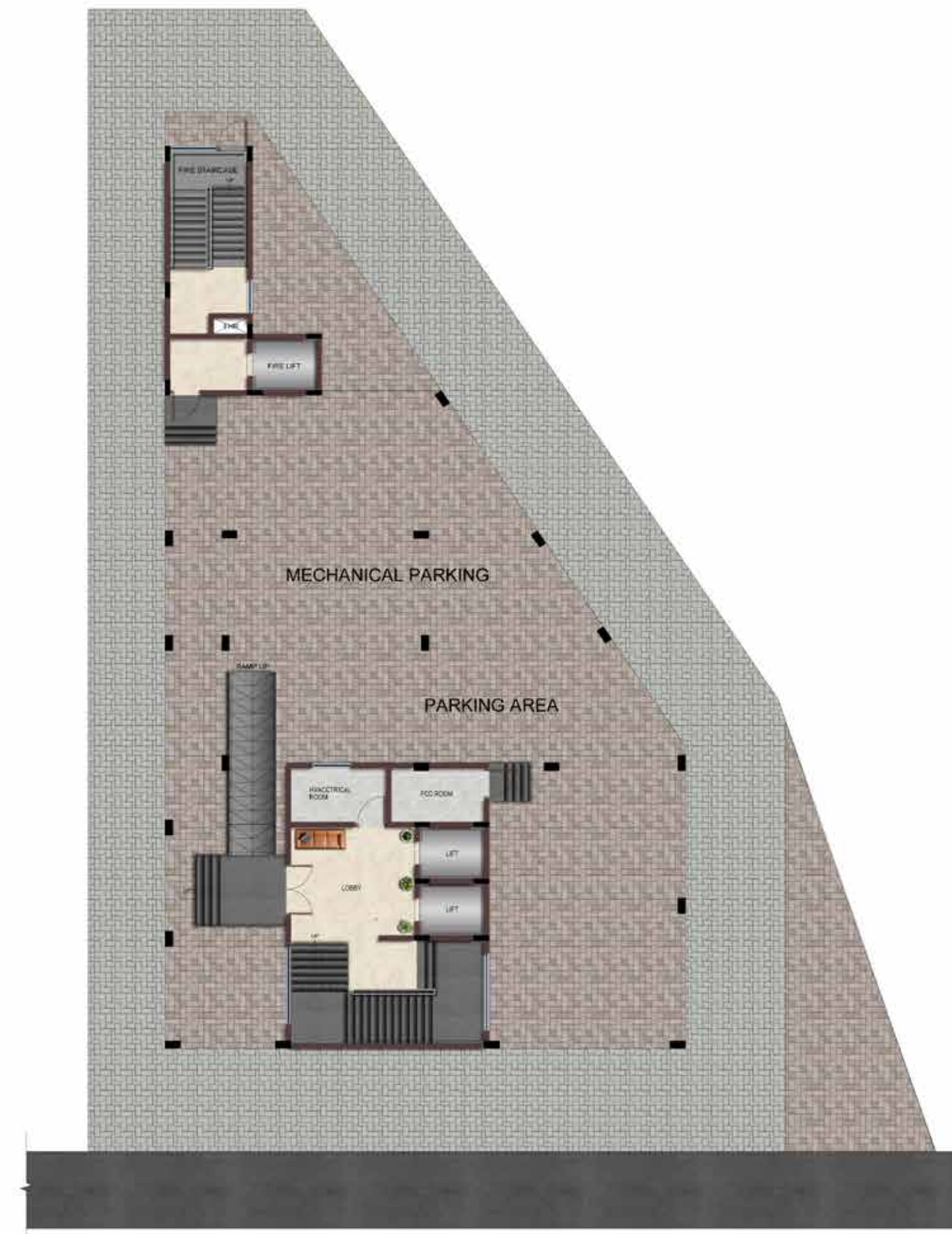
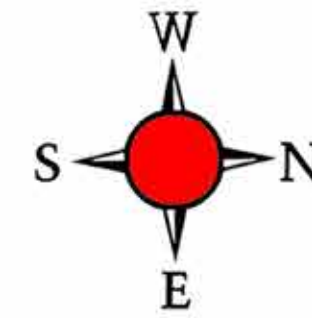
SECOND FLOOR PLAN



TYPE-4A UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
75	4273	5201	3037
162	4273	5201	3037
304A	4273	5201	3037

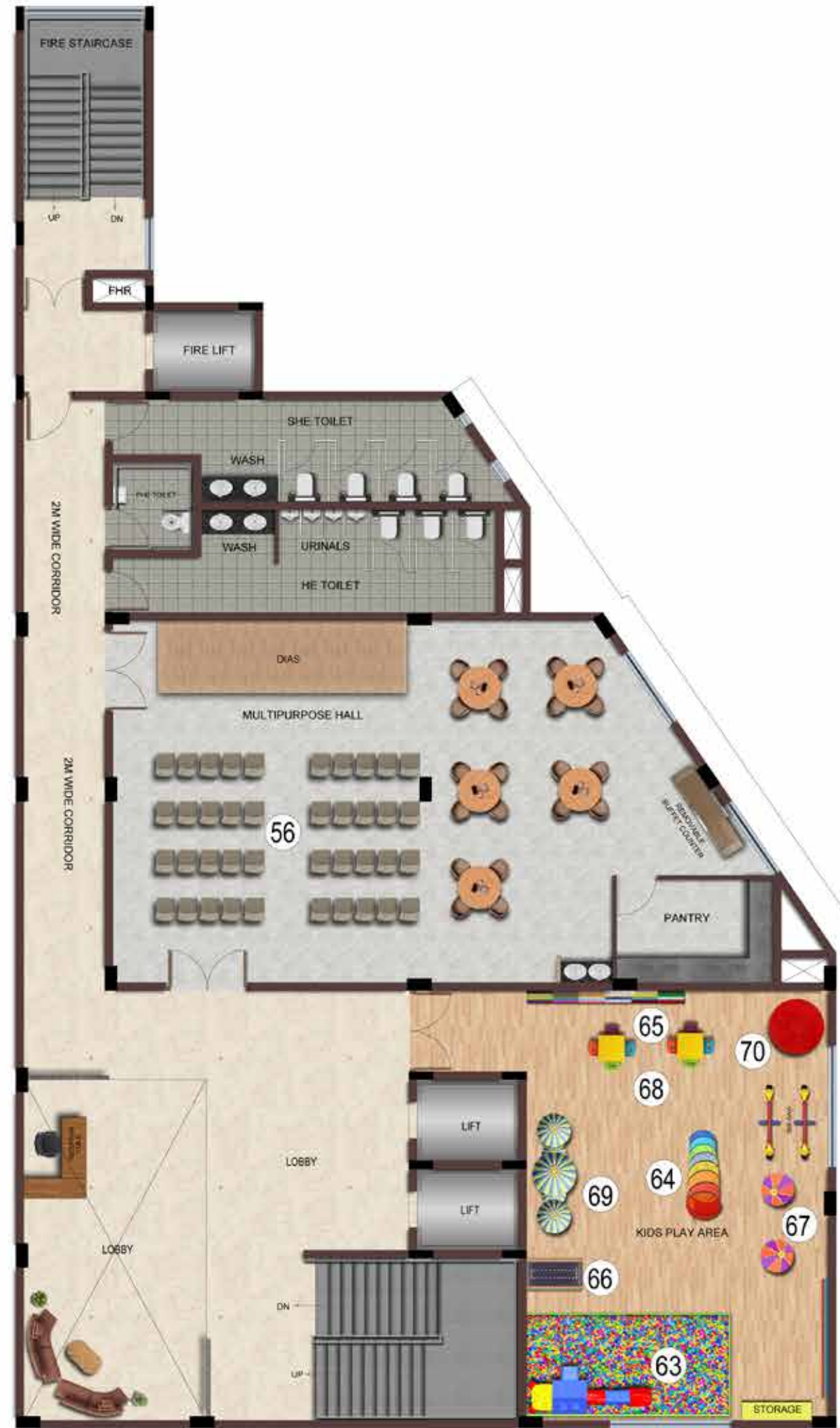
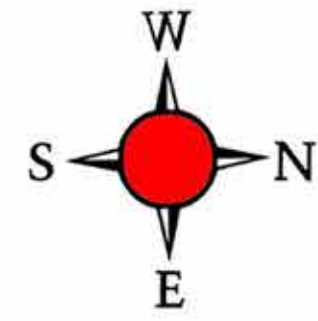
# Clubhouse Plan Clubhouse - 1

## CLUB HOUSE - 1



STILT FLOOR PLAN

# CLUB HOUSE - 1

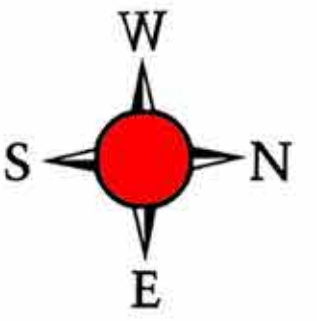


## CLUBHOUSE AMENITIES

- 56. BANQUET HALL
- 63. BALL POOL WITH SLIDE
- 64. TUNNEL PLAY
- 65. LEGO WALL
- 66. TOY CAR TRACK
- 67. PENDULUM SWING
- 68. KIDS LOUNGE
- 69. MINI FERRIS WHEEL
- 70. HIT MOUSE

### FIRST FLOOR PLAN

# CLUB HOUSE - 1

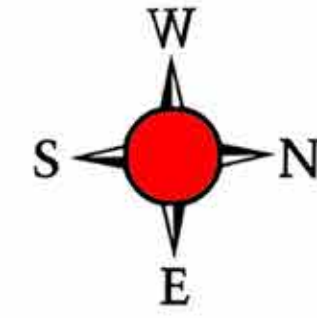


## CLUBHOUSE AMENITIES

- 58. BUSINESS CENTER 2-NOS
- 59. CONFERENCE ROOM
- 76. SQUASH COURT

### SECOND FLOOR PLAN

# CLUB HOUSE - 1

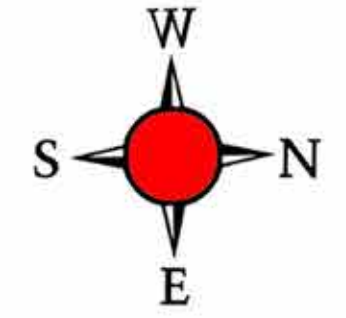


## CLUBHOUSE AMENITIES

- 78. HAMMAM BATH
- 81. BILLIARDS
- 83. AIR HOCKEY
- 84. FOOS BALL
- 85. STREET BASKET BALL
- 86. SHUFFLE BOARD
- 87. SUB SOCCER TABLE
- 93. ASSOCIATION ROOM

### THIRD FLOOR PLAN

# CLUB HOUSE - 1

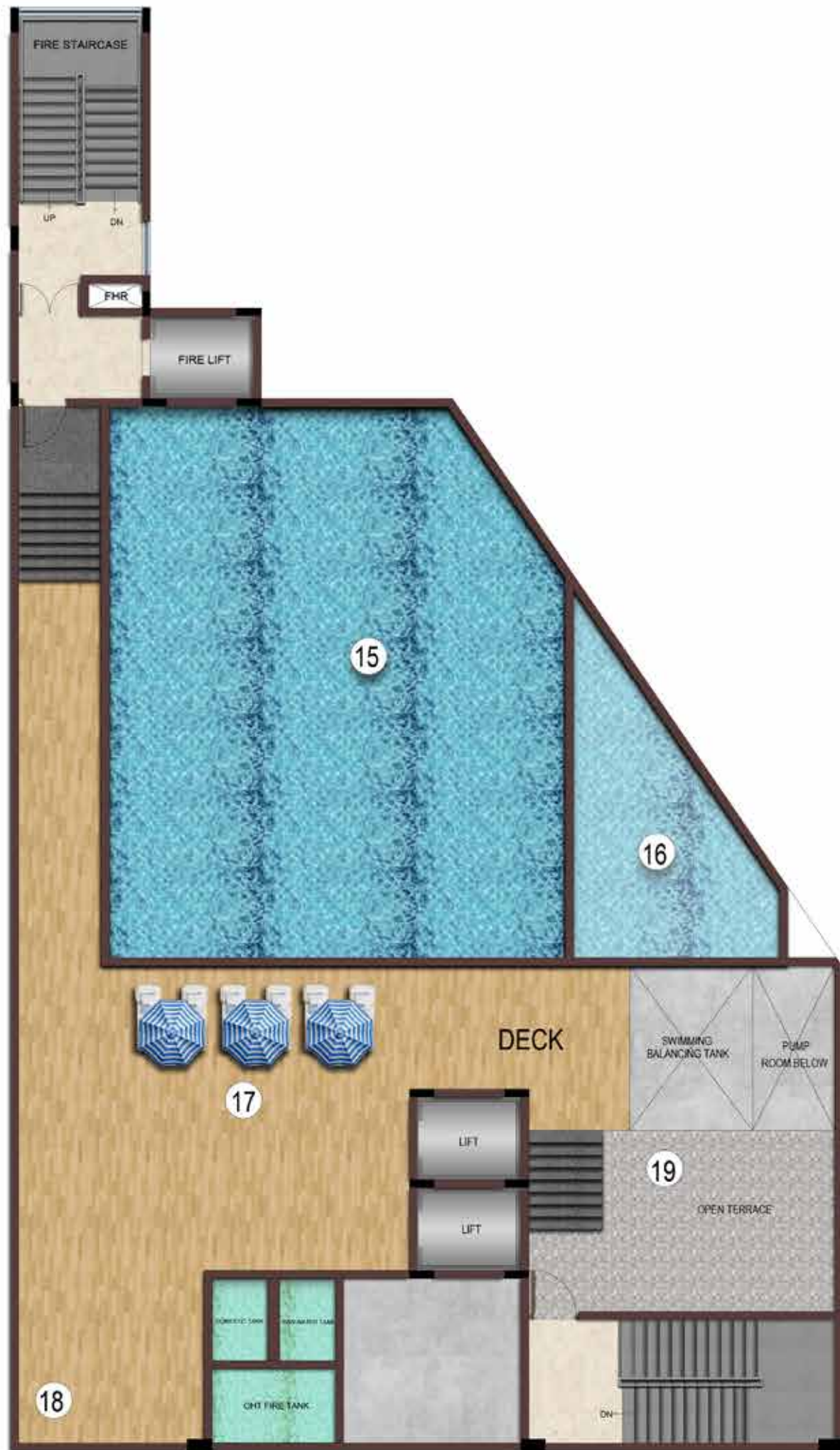
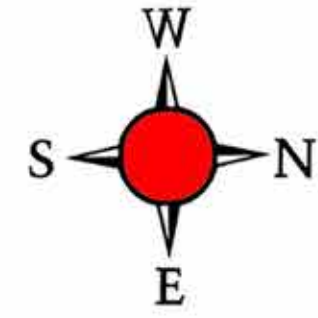


## CLUBHOUSE AMENITIES

- 57. MINI THEATRE
- 61. DANCE ROOM
- 62. MUSIC ROOM
- 93. FMS ROOM

### FOURTH FLOOR PLAN

# CLUB HOUSE - 1



## CLUBHOUSE AMENITIES

- 15. ADULT SWIMMING POOL
- 16. KIDS SWIMMING POOL
- 17. DECK WITH LOUNGE SEATERS
- 18. POOLSIDE CABANA
- 19. REFRESHMEANT COUNTER

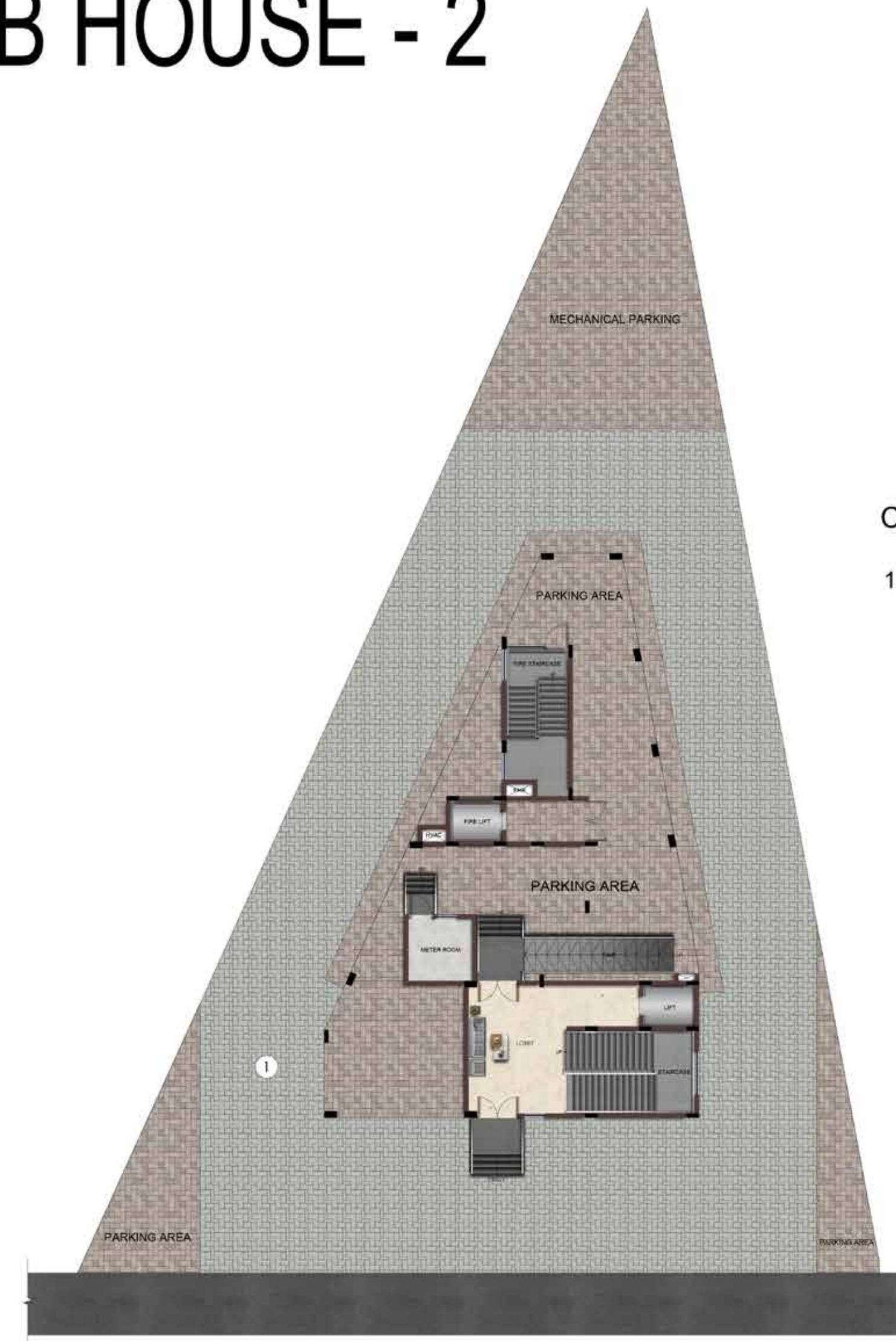
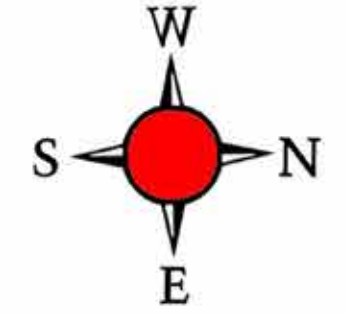
## TERRACE FLOOR PLAN



# Clubhouse Plan

## Clubhouse - 2

# CLUB HOUSE - 2

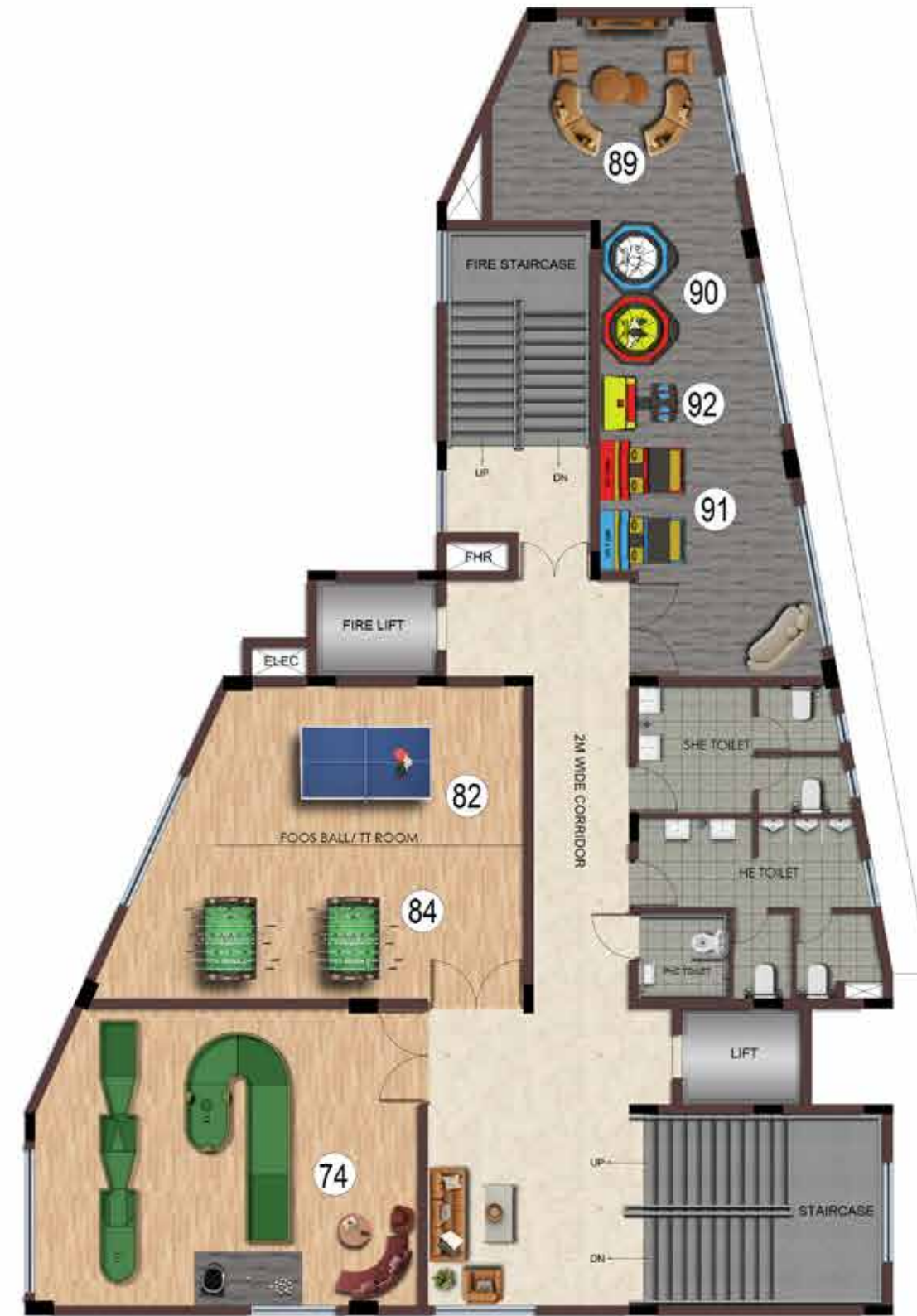
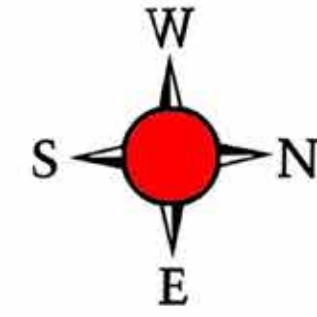


### CLUBHOUSE AMENITIES

1. CRICKET PRACTICE NET

STILT FLOOR PLAN

# CLUB HOUSE - 2

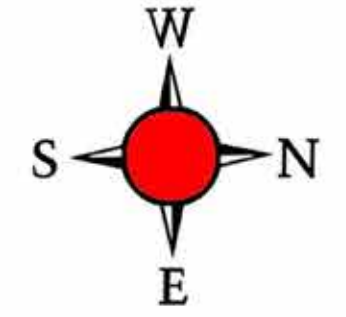


## CLUBHOUSE AMENITIES

- 74. MINI GOLF
- 82. TABLE TENNIS
- 84. FOOS BALL
- 89. VIDEO GAMES LOUNGE
- 90. VR GAMING ZONE
- 91. NEED FOR SHOOT
- 92. ALIEN GUN SHOOTING

### FIRST FLOOR PLAN

# CLUB HOUSE - 2

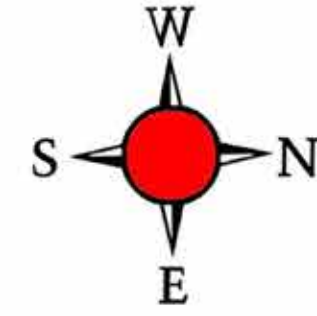


## CLUBHOUSE AMENITIES

- 73. CROSSFIT & INTERACTIVE GYM
- 75. YOGA & MEDITATION ROOM

### SECOND FLOOR PLAN

# CLUB HOUSE - 2

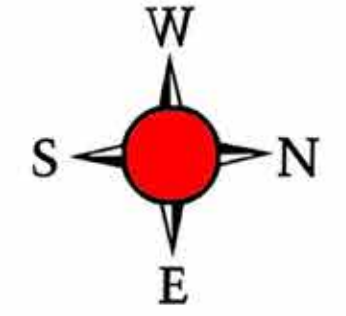


## CLUBHOUSE AMENITIES

- 60. LEARNING CENTER
- 66. TOY CAR TRACK
- 71. INTERACTIVE SENSORY GAMES
- 77. SAUNA
- 79. HAIR STYLING STATIONS
- 80. PEDICURE & MANICURE STATIONS

### THIRD FLOOR PLAN

# CLUB HOUSE - 2

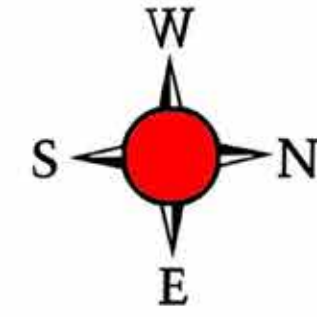


## CLUBHOUSE AMENITIES

- 55. MULTIPURPOSE HALL
- 81. BILLIARDS
- 88. BOARD GAMES  
(CARROM, POKER, CHESS, MONOPOLY & LUDO)

### FOURTH FLOOR PLAN

# CLUB HOUSE - 2



## CLUBHOUSE AMENITIES

- 49. SUNSET DECK
- 50. ROOFTOP GRILLING PAVILION
- 51. ROOFTOP CABANA
- 52. SKY CINEMA
- 53. TERRACE HANGOUT SPACE
- 54. TERRACE CAFETERIA

## TERRACE FLOOR PLAN



# Villa PVF Specifications

## Structure

Structural System	: RCC wall structure designed for seismic compliant (Zone 2)
Masonry	: 150mm R.C.C wall for external & 100mm and 200mm block wall for internal wherever applicable
Floor- Floor height (incl. slab)	: Will be maintained at 3150mm for ground floor & first and 3100mm for second floor
ATT	: Anti-termite treatment will be done

## Wall Finish

Internal Walls	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
Ceiling	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion
Exterior Walls	: Finished with 1 coat of primer & 2 coats of exterior Emulsion paint & color as per architect design
Bathroom	: Vitrified tile of size 600x1200mm for a height of 2550mm & above tile will be finished with a coat of primer
Kitchen	: Designer tile of size 600x1200mm for a height of 600mm above the countertop finished level

## Floor Finish with Skirting

Foyer, Living, Dining & kitchen	: Italian marble flooring with granite threshold
Bedroom, Lounge	: Vitrified tiles of size 800x1600mm
Puja & maid room	: Vitrified tiles of size 800x1600mm
Home Theater	: Wooden finish tile of 200x1200mm
Bathroom	: Anti-skid ceramic tiles of size 800x1600mm
Balcony	: Vitrified tiles of size 600x600mm
Utility	: Kota stone of size 600x600mm
Entrance step & Deck	: Granite with leather finish
Terrace	: Pressed tiles finish with thermal insulation of size 300x300mm
Car parking	: Grass Crete pavers

## Kitchen & Dining

Kitchen : Platform will be finished with granite at the height of 850mm from the finished floor level.

Electrical Point : For chimney, Hob, dishwasher point, fan & water purifier

CP fitting : Kohler / equivalent

Sink : Multifunctional SS sink with drain board and pullout faucet

Dining wash basin : Granite counter with countertop wash basin

CP & Sanitary fixture : Kohler / equivalent

## Balcony

Handrail : MS handrail as per architect's design

## Open Terrace

BBQ provision (Optional on additional budget) : Granite countertop with BBQ Pit & sink provision

## Staircase

Flooring : Granite flooring for staircase

Handrail : MS with wooden handrail as per architect's design

## Bathrooms

CP & Sanitary fixture : Kohler / equivalent will be provided

Master Bathrooms : Wall mounted WC with cistern, Health faucet, and Single lever diverter with Rain shower & hand shower, granite counter with counter top washbasin, tap and 2' trench drain and fixed glass shower partition

Other Bathrooms : Wall mounted WC with cistern, Health faucet and Single lever diverter with overhead shower, counter washbasin, and 2' trench drain

Maid Bathrooms : Wall mounted WC with cistern, Health faucet, and Single lever diverter with overhead shower and wall hung wash basin

False ceiling : Gypsum false ceiling with cove light in all bathrooms

Tap : Provided in Utility, car parking and open terrace

## Joinery Doors

Main door : Good quality Main door of size 1200x2400mm, veneer finished with full jamb door frame with Designer Architrave.  
: Ironmongeries like, Digital door lock of Dorset / equivalent brand, 18" tower bolts, door viewer, safety latch, magnetic catcher, door closer etc.,

Bedroom doors/  
Home theatre room doors : Full Jamb engineered frame with double side laminated shutter of size 1000x2400mm  
: Ironmongeries like designer handle and lock, Magnetic catcher, 6" tower bolt, etc.  
of Dorset / equivalent brand

Bathroom doors : Good quality engineered frame with internal granite jamb with double side laminated shutter of size 800x2400mm with waterproofing on inner side  
: Ironmongeries like designer handle and lock, Magnetic catcher, 6" tower bolt, etc.  
of Dorset / equivalent brand.

Terrace doors : Good quality door frame with FRP shutters of size 900x2250mm  
: Ironmongeries like thumb turn lock of Godrej / equivalent without key, door bush

Utility doors : Good quality door frame with FRP shutter size 900x2400mm  
: Ironmongeries like thumb turn lock of Godrej / equivalent without key, door bush and 6" tower bolt

Maid room doors : Engineered frame with double side laminated shutter of size 900x2400mm  
: Ironmongeries like designer handle and lock, Magnetic catcher 6" tower bolt, etc.  
of Dorset / equivalent brand

Maid toilet doors : Good quality door frame with FRP shutter size 800x2400mm  
: Ironmongeries like thumb turn lock of Godrej / equivalent without key, door bush

## Windows

Windows : Aluminum windows with sliding shutter and Tinted glass  
: Sill finished with granite (Leather Finish)

Windows Railing : Glass railing based on Architect's design intent( wherever applicable)

Windows Railing : Aluminum frame and Shutters with Tinted glass

Ventilators : Aluminum frame of fixed louver / openable shutter for ODU access (wherever applicable)  
: Jambs finished with granite (Leather Finish)

## **Electrical Points**

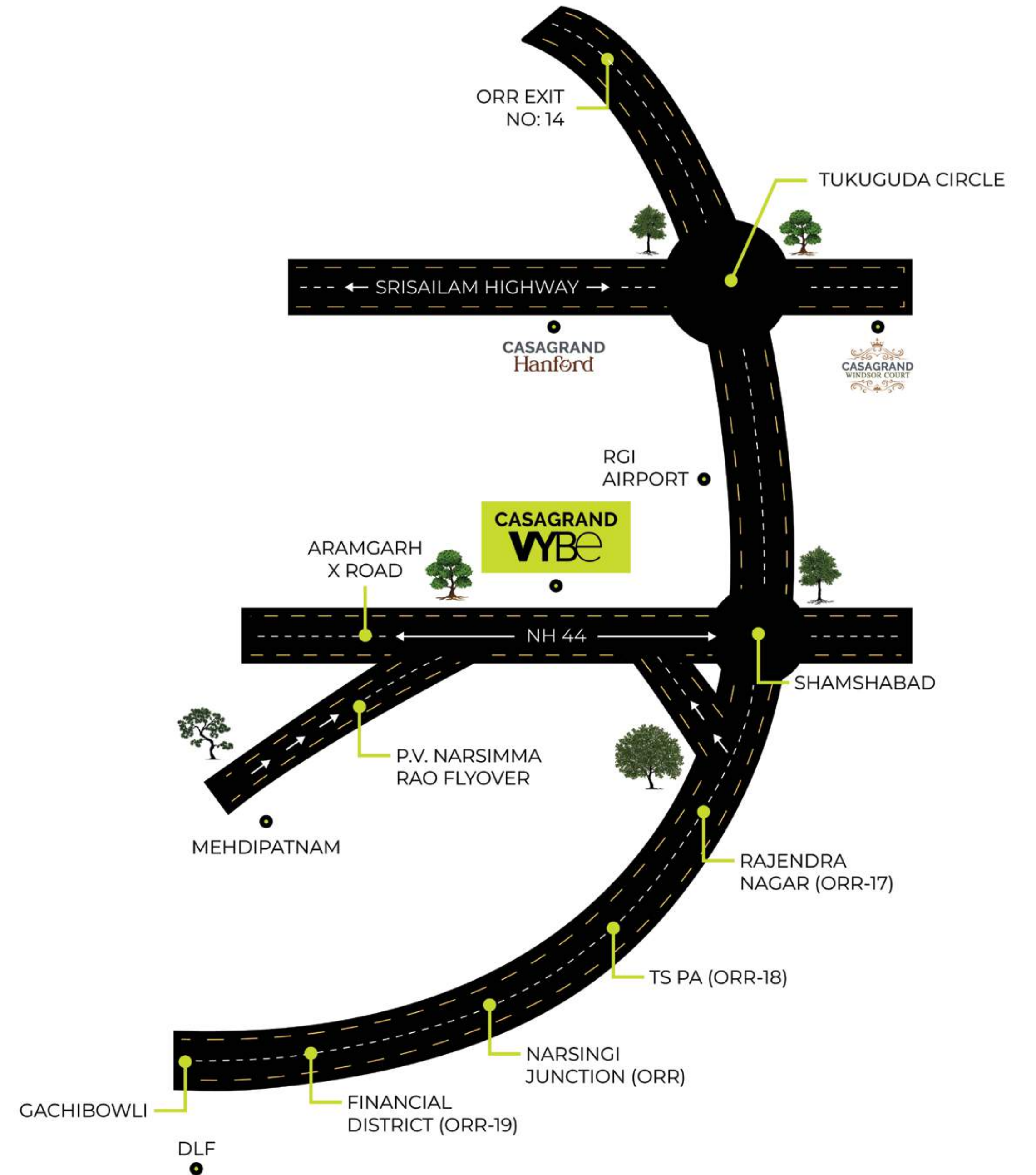
Power Supply	: 3 PHASE power supply connection
Safety device	: MCB & RCCB (Residual current Circuit breaker)
Switches & sockets	: Modular box & Designer switches & Universal sockets of good quality IS brand
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand
TV	: Point in Living & Bed -1 and provision in other bedrooms, Home theatre & Lounge
Projector	: Projector provision in Home theatre
Outdoor socket	: Weatherproof outdoor socket in Balcony
BBQ Point(Optional on additional budget)	: Outdoor socket provision for BBQ in terrace
Car charging point	: Weather proof socket provision in Car parking area
Dishwasher Point	: Dishwasher point will be provided in kitchen
USB Point	: Point in Living & all bedrooms
Foot lamp	: Foot lamp in all bedrooms
Data	: Point in Living, & any one bedroom and provision in home theatre
Split- air conditioner	: Point will be provided in Living / Dining, Lounge, Home Theatre & all bedrooms
Exhaust fan	: Exhaust fan will be given in all bathrooms
Geyser	: Centralized Geyser provision will be given in all villas
Villa power back-up	: 100% DG and solar power back provision upto of 5kW

## **Outdoor Features**

Water storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
Rain water harvesting	: Rain water harvesting system (as per site requirement)
STP	: Centralized Sewage Treatment plant
Common Back-up	: 100% Power backup for common amenities such as club house, WTP, STP & common area lighting
Safety	: CCTV surveillance cameras will be provided all-round the building at pivotal locations in ground level
Security	: Security booth will be provided at the entrance, Facilitated with My Gate app
Compound wall	: Site perimeter fenced by compound wall with entry gates for a height of 1800mm / as per Landscape design intent.
Landscape	: Suitable landscape at appropriate places in the project as per design intent
Internal Roads	: Concrete / Paver finish roads as per architect's design
Driveway	: Convex mirror for safe turning in driveway in/out



# Location Map





# Location Advantages

## Distance to Prime Areas

Airport	15 min
Banjara Hills	28 min
Gachibowli	30 min
GMR Business Park	20 min
Financial District	30 min
Minspace SEZ	35 min
Hitec City	40 min

## Entertainment

Forum Mall (Upcoming)	5 min
Aparna Mall (Upcoming)	5 min
GVK One Mall	35 min
GMR Aero Plaza	15 min
Inorbit Mall & Sarath City Mall	30 min

## Connectivity

PVNR Expressway	6 min
NH-44 (Srinagar-Kanyakumari Highway)	4 min
Nehru Outer Ring Road	12 min
Airport Road	15 min
Proposed metro station	10 min
Srisaalam Highway	15 min
Budwel Railway Station	5 min
Upcoming High Court	5 min
Aramghar Bus station	5 min
Shamshabad Vegetable market	10 min

## Education

Casagrand International School	On-Site
Rockwell International School	10 min
Basil Woods	15 min
Edify World School	25 min
DPS Aero city	20 min

## Colleges

Mahaveer Institute	16 min
Vasavi College	25 min
Veterinary and Agriculture Universities	10 min
Vardhaman College of Engineering	25 min

## Healthcare

Sunrise Hospitals	10 min
LV Prasad and Trident Hospitals	10 min
Olive Hospitals Mehdiapatnam	15 min
KIMS Hospitals Gachibowli	25 min
Apollo Hospitals J Hills	35 min
Continental Hospitals Financial Districts	30 min
Care Hospitals Gachibowli	30 min

# Awards



## Payment Schedule

BOOKING ADVANCE	10%
AGREEMENT STAGE	20%
COMPLETION OF FOUNDATION	15%
COMPLETION OF GROUND FLOOR ROOF	15%
COMPLETION OF 1 <sup>ST</sup> FLOOR ROOF	15%
COMPLETION OF 2 <sup>ND</sup> FLOOR ROOF	10%
ON COMPLETION OF FLOORING RESPECTIVE UNIT	10%
HANDING OVER	5%
<b>TOTAL</b>	<b>100%</b>



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