PRESIDENCIA

# The Chessboard of Life



FIRST-OF-ITS-KIND NEO CLASSIC MANSIONS @ SHAMIRPET

# Celebrate like a Grandmaster

In the game of life, every move matters. Nothing is left to chance. On the chessboard, every piece is different and significant. Move deftly to emerge a winner in life - just like at The Presidencia, where each mansion is a strategic masterpiece, akin to the beautifully crafted board.

**The Presidencia, Hyderabad's first in-class neo-classic styled project - a royal address that stands overtime,** offering more than just a home. Each amenity complements the layout, making the experience complete.

Just as chess symbolizes power and strategy, your home at "The Presidencia" positions you in the heart of opulence and distinction. Make that winning move in life and celebrate like never before.

Claim Your Space & Take the Center Stage




# Raising Curtains on Royal Retreat of Roman-Styled Neo-Classic Mansions

Step into a rare and regal world where luxury is redefined, and every nuance reflects the grandeur of an opulent legacy.

The Presidencia - Hyderabad's **first-of-its-kind neo-classical mansion community** at Shamirpet - is more than just a home; it's a **timeless statement** of sophistication, elegance, and charm. As the city's **first Neo-Classic Colony**, it brings to life an architectural vision that blends classical design with modern indulgence.

This is a **low-density gated community**, with **over 75% open land** and just 25% dedicated to construction - offering an expansive, serene environment few can rival.

Are you ready to make your next strategic move?
Join us at The Presidencia, where the **art of living well** is celebrated. **Embrace the regal lifestyle you deserve and make that royal statement.**



# A Royal Welcome Awaits

Where Luxury Meets Majesty

# A Strategic Connection to Nature

## - A Private Courtyard

### Farm-to-Table Living

**At The Presidencia, we believe in nurturing not just a home, but a lifestyle.**
A whopping 50% - 60% (based on mansion plot size) of the land is left open for every mansion, for designer outdoors and private house gardens inviting residents to live a proactive life. **A healthy connection to Mother Earth and private courtyard living** awaits you - where nature isn't just around you, but an integral part of your everyday.

Connect with nature, breathe fresh air, soak in sunshine, and interact with flora and foliage. Play like a champion in activity zones and stay fit. Each mansion comes with a **private courtyard**, where you can curate your own **customizable fruit orchard**, gather around a fireplace for bonfires, or elevate your lifestyle with optional features like a **jacuzzi or private swimming pool**. This connection to Nature promotes a healthier lifestyle and offers the joy of farm-to-table living.





# Blend with the Five Elements

Our philosophy is rooted in the knowledge that the human body is made up of five elements - earth, water, fire, air, and space. By fostering these five elements in the layout, a close connection with Mother Earth is established in harmony with the wellbeing of residents.

**Being in contact with soil barefoot allows the body to absorb Mecobalamin (Vitamin B12) directly from the earth** - one of the most natural ways for the body to acquire this essential nutrient, aside from food. Unfortunately, high-rise living has distanced us from this vital connection with Mother Earth.

At The Presidencia, we bring that bond back. Mother Earth is ready to give all the nutrition and strength we need - it's now our call to receive it. Through outdoor activities, gardening, and direct contact with soil, your body and mind are naturally strengthened, enhancing overall well-being.

By embracing and nurturing the five great elements in its thoughtful design, The **Presidencia** helps you stay balanced, healthy, and resilient.

Unleash Your Spirit in the Outdoors!



Mansions

# Majestic Castles of Distinction

What you expect is a villa, but what you get is the experience of a mansion at The Presidencia. Sprawling spaces across three floors are matched by premium finishes at every turn. The majesty unfolds as **double and triple height enclaves**, **niche spaces** for each family member will thrill you. Full length balconies and a regal courtyard connect you with elements. Enjoy a favourite movie in Home Theatre or work from home at office enclave at upper floor. Find your life blossoming at your mansion.

## Architectural Elegance

Inspired by neo-classical design, our mansions are adorned with excellent space giving you royal space to plan your sophisticated interiors.

## Unmatched Amenities

Experience state-of-the-art facilities, from private gardens to exclusive lounges and indoor swimming pools, private jacuzzi ensuring every moment spent here is indulgent, enriching and unforgettable.

## A Unique Touch

Discover the butterfly garden, a first-of-its-kind feature that adds a whimsical charm and a closer connection to nature.

Live where life blossoms - experience majesty every day at The Presidencia.




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**9.5**
Acre Neo Classic Community

**32**
East & West Facing Mansions

**212** Sq yds **-1014** Sq yds
Villa Plots

**3075** Sft **- 10520** Sft
Built-up Area

# Elevate Your Lifestyle

Each royal mansion is more than just a home; it's a lifestyle choice. With bespoke interiors tailored to your unique preferences, The **Presidencia** allows you to create an environment that mirrors your aspirations. Here, you are not just a resident; you are part of an elite community that values tradition and innovation.





## Reflexology Walk & Social Infra

A walk in the park is a simple yet effective way to unwind and rejuvenate. A well-designed pathway, with smooth, manicured and well-maintained surfaces, can further enhance the experience by providing a comfortable and therapeutic walking environment.





## Living Room

A majestic space with rich décor and a warm charm - perfect for daily retreat.



## Private Courtyard

Best for relaxation over morning or evening cup of tea. The space is inspired by classic Indian tradition. This serene space fosters a sense of togetherness within family, inviting natural light and fresh air while providing a tranquil retreat for residents to gather and unwind.



## Drawing Room

Spacious, bright, and breezy. A hub for family moments, lively chats, and shared laughter.



## Dining Room

The large dining space is designed for gatherings, it exudes a royal feel, perfect for memorable family meals.



## Master Bedroom

The well-lit and ventilated jumbo bedroom with wooden flooring oozes elegance. The private space is crafted for relaxation and rejuvenation, ensuring that stress fades away in your personal oasis.



## Kids' Room

Vibrant and creative, this space nurtures bright minds in a comforting, inspiring environment.



## Private Swimming Pool

Take a refreshing dip in your secluded terrace pool. Swim, relax, and end the day in effortless style.



## Terrace Courtyard*

A private escape adorned with elegant landscaping, city lights, and the romance of rain under the stars.

* On Additional Payment



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Your Castle

# A Life of Unmatched Elegance

## Project Highlights

- HMDA & RERA-Approved Luxury Layout of Villas
- 9.5 Acre Neo classic Community
- 32 East & West Facing Mansions
- 212 Sq yds - 1014 Sq yds Villa plot Areas
- Vaastu Compliance
- Majestic Entrance Gate with Security
- Controlled Entry & Exit
- Auto Gate Vehicle Tag
- Biometric System for Villa Entry
- Water Supply by Hydro-pneumatic System
- Intercom to Security
- 24-hrs Professional Security
- 24x7 CC Tv Surveillance
- Personnel to maintain Fruit Orchards in Mansions

- Solar Fencing
- Visitors' Parking
- RCC Storm Water Drain
- Drip Irrigation
- Elevated Compound Wall
- Underground Electric System
- Water Treatment Plant
- Smart Home Automation (only for common Areas in Mansions)
- Power Back-up for Common Amenities
- Sewage Treatment Plant
- Rain Water Harvesting
- Municipal Water



## Outdoors

- School Bus Stop
- Footpath
- Brush Finished VDF Roads
- Ornamental Led Street Lighting
- Designer Landscaping & Reflexology Path (Separate Reflexology Park)
- Kids' Play Area & Multi-purpose play zone (5 to 12+ years)
- Elders' Seating Zone ( 1st-of-its-kind Butterfly Garden for adults)
- Multi-play Courts ( like Pickle ball, Shuttle, Badminton, Volleyball & Basketball)
- Fruit Tree Orchard for every Mansion
- Sand Pit (2 to 5 years)
- Visitors' Parking (on roads)
- Swing Park under Trees
- Plaza with Unique Tree Court
- Flower Garden with Sit out



- Water Feature at Entrance
- Organic Farming
- Jogging & Walking Track
- Pavilions & Cabanas
- Multi-purpose Lawn Yoga, Gathering, Party & Informal Play
- Adult Reflexology Park
- Butterfly Garden



## Exclusive Clubhouse

- Reception
- Business Center
- Infinity Pool with kids' pool
- Smart Card for Clubhouse
- Party Hall
- Indoor Games Enclave
- Gymnasium
- Medical Dispensary
- Steam Room
- Yoga Studio
- Guest Rooms
- Amphi-theater
- Coffee Shop

- Carrom & Chess
- Billiards Hall
- Table Tennis
- Aerobics & Pilates
- Spa & Saloon
- SOS Button
- Society Security APP
- ATM
- Super Market
- Gas Pipeline
- Personnel Laundry
- Outdoor Workstation with Electrical Points



## Villa Highlights

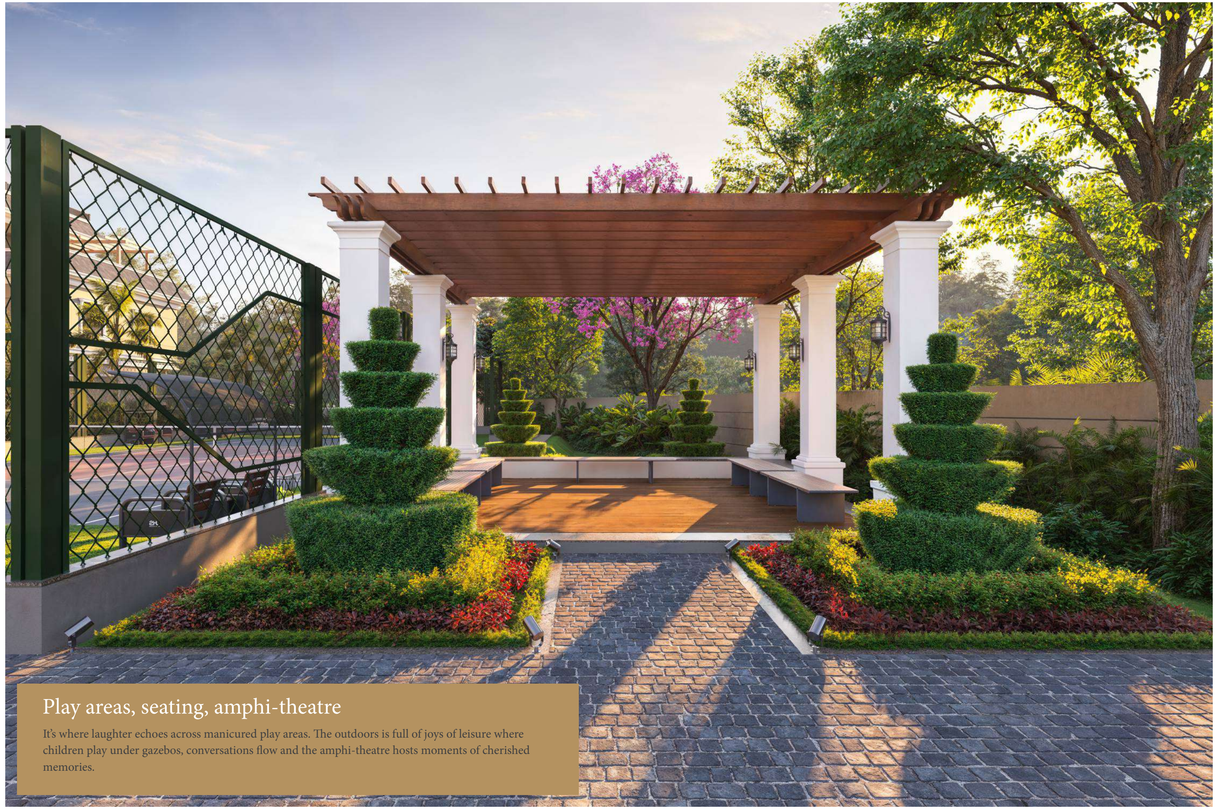
- East & West facing Triplex Villas
- 212 Sq Yds - 1014 Sq Yds
- 4 & 5 BHK Villas with Home Theatre
- Hedge Plantation
- Double & Triple Height Ceilings
- Double Height Dining
- Private Courtyard with Sunken Sitting *
- Private Swimming Pool or Jacuzzi with Deck area*
- Indoor Lift provision
- Mini Office
- Spacious Balconies
- Open Terrace
- Barbeque



- Home Theatre
- Sit-out
- Video door phone
- Public Announcement System
- Private Steam Bath in Master Bathroom
- Mild Home Automation
- Instant Hot Water System
- Solar Power Provision
- EV Charging Station (Provision Only)
- Servant Quarters
- Pet-friendly Dog House (Optional & Additional feature)

* On Additional Payment


Children's Play Area
Maze Garden
Amphi-theatre
Trellis
Trellis



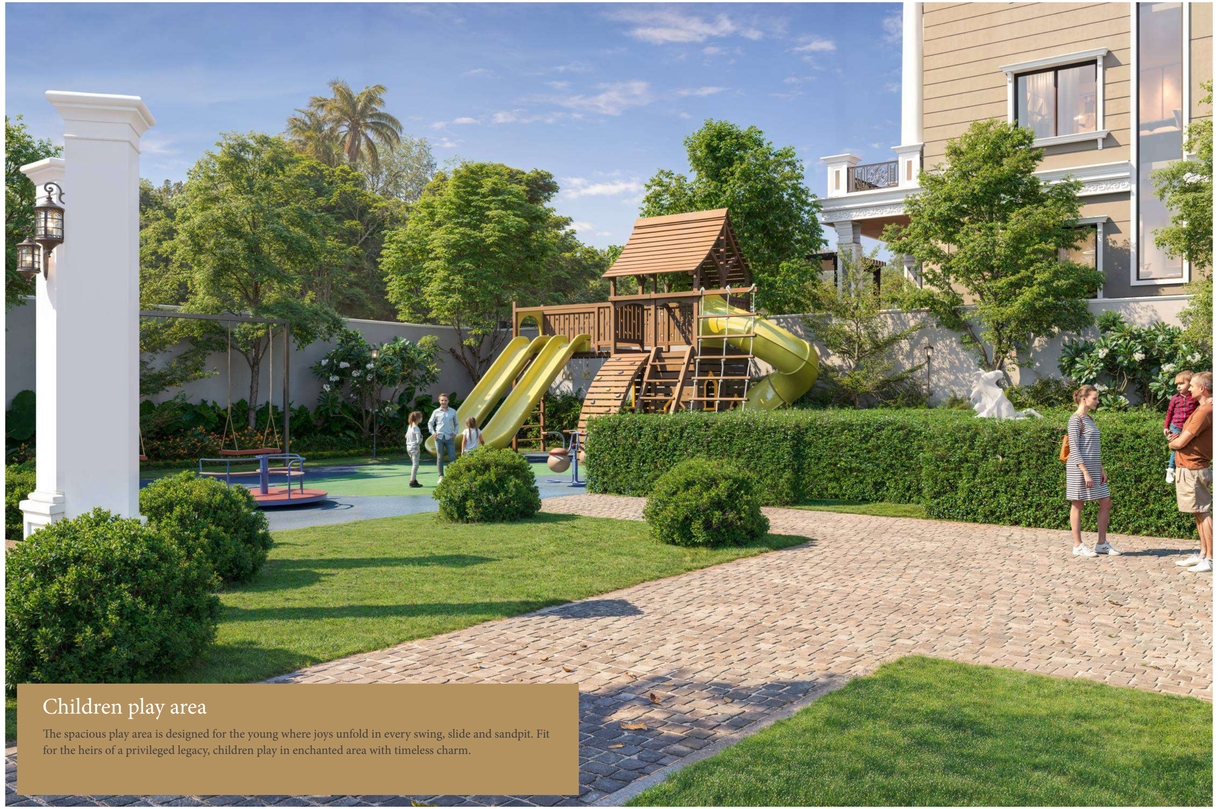
## Play areas, seating, amphi-theatre

It's where laughter echoes across manicured play areas. The outdoors is full of joys of leisure where children play under gazebos, conversations flow and the amphi-theatre hosts moments of cherished memories.



## Fountains - *Roman style, sculpture*

At every intersection of internal road unveils imperial grace as Roman style sculptures and cascading fountains rise echoing the glory of bygone empires to command awe and reflect the prestige of those who live there.



## Children play area

The spacious play area is designed for the young where joys unfold in every swing, slide and sandpit. Fit for the heirs of a privileged legacy, children play in enchanted area with timeless charm.



## Multi-purpose Play Zone

A vibrant space designed to encourage play, fitness and social interaction across age groups. The multi-purpose play zone provides a safe and well-maintained environment for recreational activities, informal games and community engagement.




# A Four Storied Marvel

The exclusive clubhouse serves as a refined retreat to unwind, relax and party, while the outdoor courts provide space for playing games.

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## Clubhouse Reception

A majestic welcome awaits you at the Clubhouse Reception. It's where you're greeted with refined grace in the grandeur of hospitality. Beneath lofty ceiling, the Reception stands as the gateway to a life of relaxation, recreation and rejuvenation.



## Infinite Pool at Clubhouse Top: *Swim Above It All.*

Soak in panoramic views as you glide through the Infinity Pool perched atop the clubhouse. With the sky above and a serene setting around, it's the perfect place to unwind, relax, and embrace the luxury of leisure - literally at a higher level.



## Guest Suites

The guests are treated as royalty in guest suites. They offer imperial comfort wrapped in silken luxury with the grace of a regal home. The memorable stay in guest suites blends classic elegance with modern indulgences.



## Multi-Purpose Hall: *Celebrate Every Moment.*

Whether it's a birthday, cultural evening, or community gathering, the Multi-Purpose Hall offers a versatile and vibrant space. Stylishly designed and comfortably spacious, it sets the stage for moments that turn into cherished memories.




## Yoga & Meditation Room: *Find Your Inner Balance.*

Reconnect with your mind and body in the Yoga & Meditation Room, a tranquil space infused with calm and positive energy. Whether you're beginning your day with sun salutations or ending it in silent reflection, this space nurtures wellness and inner peace.



## Fully Equipped Gym: *Power Your Potential.*

Designed to motivate and energize, the state-of-the-art Gym features modern equipment and an inspiring ambiance. Whether it's strength training or cardio, this fitness zone empowers you to meet your health goals with style and consistency.

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## Workstation with Cafeteria: *Work-life, reimagined.*

Whether you're working remotely or need a focused space for productivity, the dedicated Workstation offers a professional yet relaxed environment. Paired with a cozy Cafeteria, it lets you fuel your creativity with fresh brews and bites - making it the perfect setting for work, coffee, and casual conversations.



## Conference Hall: *Where Ideas Take Shape.*

The Conference Hall is a professional-grade meeting space tailored for impactful boardroom discussions, presentations, and strategic collaborations. With high-end interiors and smart tech, it reflects the sophistication of your ideas and decisions.



## Senior Citizen Club: *Golden Years, Gracefully Lived.*

A serene haven tailored for senior residents, the Senior Citizen Club is where meaningful conversations, calm reflections, and light activities come together. With comfort, accessibility, and companionship at its core, it's a space to unwind, connect, and thrive.



## Billiards Room: *Cue Up for Class.*

Step into the elegant Billiards Room, where refined leisure meets classic charm. Whether you're a seasoned player or a casual enthusiast, enjoy friendly games in a stylish setting designed to bring people together over shared interests.




| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Villa No:** | 1 | **Villa No:** | 24 | **Villa No:** | 32 | **Villa No:** | 40 |
| Facing: | West | Facing: | West | Facing: | West | Facing: | West |
| Plot Size: | 506 Syds | Plot Size: | 506 Syds | Plot Size: | 506 Syds | Plot Size: | 506 Syds |
| **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** |
| **Villa No:** | 2 | **Villa No:** | 25 | **Villa No:** | 33 | **Villa No:** | 41 |
| Facing: | West | Facing: | West | Facing: | West | Facing: | West |
| Plot Size: | 506 Syds | Plot Size: | 506 Syds | Plot Size: | 506 Syds | Plot Size: | 506 Syds |
| **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** |
| **Villa No:** | 3 | **Villa No:** | 26 | **Villa No:** | 34 | **Villa No:** | 42 |
| Facing: | West | Facing: | West | Facing: | West | Facing: | West |
| Plot Size: | 506 Syds | Plot Size: | 506 Syds | Plot Size: | 506 Syds | Plot Size: | 506 Syds |
| **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** |
| **Villa No:** | 4 | **Villa No:** | 27 | **Villa No:** | 35 | **Villa No:** | 43 |
| Facing: | West | Facing: | West | Facing: | West | Facing: | West |
| Plot Size: | 506 Syds | Plot Size: | 506 Syds | Plot Size: | 506 Syds | Plot Size: | 506 Syds |
| **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** |
| **Villa No:** | 5 | **Villa No:** | 28 | **Villa No:** | 36 | **Villa No:** | 44 |
| Facing: | West | Facing: | West | Facing: | West | Facing: | West |
| Plot Size: | 506 Syds | Plot Size: | 506 Syds | Plot Size: | 506 Syds | Plot Size: | 506 Syds |
| **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** |
| **Villa No:** | 21 | **Villa No:** | 29 | **Villa No:** | 37 | **Villa No:** | 45 |
| Facing: | West | Facing: | West | Facing: | West | Facing: | West |
| Plot Size: | 506 Syds | Plot Size: | 506 Syds | Plot Size: | 506 Syds | Plot Size: | 506 Syds |
| **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** |
| **Villa No:** | 22 | **Villa No:** | 30 & 48 | **Villa No:** | 38 | **Villa No:** | 46 |
| Facing: | West | Facing: | West | Facing: | West | Facing: | West |
| Plot Size: | 506 Syds | Plot Size: | 506 Syds | Plot Size: | 506 Syds | Plot Size: | 506 Syds |
| **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** |
| **Villa No:** | 23 | **Villa No:** | 31 | **Villa No:** | 39 | **Villa No:** | 47 |
| Facing: | West | Facing: | West | Facing: | West | Facing: | West |
| Plot Size: | 506 Syds | Plot Size: | 506 Syds | Plot Size: | 506 Syds | Plot Size: | 506 Syds |
| **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** | **Total Area:** | **6495 Sft** |

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# Type-1

## East-facing Triplex Mansion

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578.40 Sq yds | 52’ X 100½”

| Area Statement | |
|---|---|
| No of Floors | G+2 |
| Ground Floor | 2390 Sft |
| First Floor | 2390 Sft |
| Second Floor | 1555 Sft |
| Servant Room | 160 Sft |
| **Total Area** | **6495 Sft** |




Ground Floor Plan




First Floor Plan




Second Floor Plan




Terrace Floor Plan



# Type-2

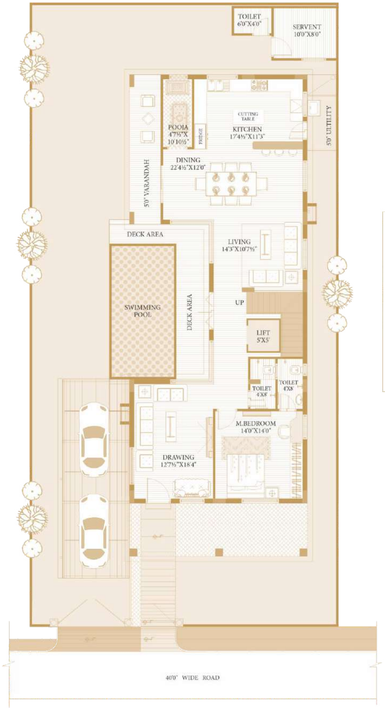
## West-facing Triplex Mansion

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550.26 Sq yds | 49'6" X 100½"

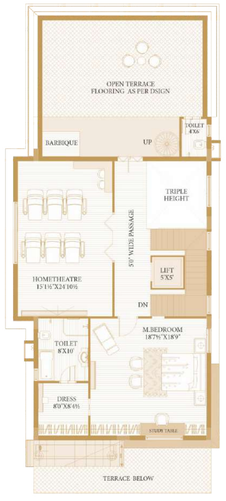
| Area Statement | |
|---|---|
| No of Floors | G+2 |
| Ground Floor | 2,285 Sft |
| First Floor | 2,285 Sft |
| Second Floor | 1590 Sft |
| Servant Room | 150 Sft |
| **Total Area** | **6310 Sft** |



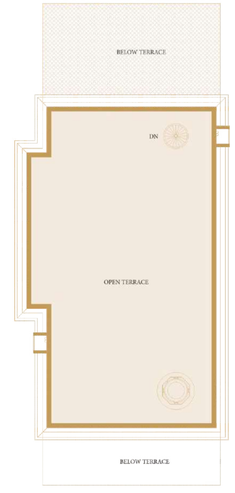

Ground Floor Plan




First Floor Plan




Second Floor Plan

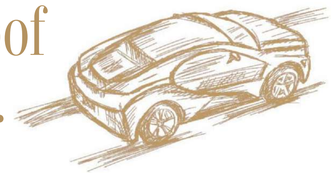



Terrace Floor Plan



Your Gateway to
Royal Opportunities

# The Future-Proof Location.



A Privileged Address for a
Promising Tomorrow.

## Distances from Site

### Recreation Places

| | |
|---|---|
| Leonia Resort | - 05 Mins |
| Alankrita Resort | - 10 Mins |
| Aranya Resort- By Mrugavani | - 10Mins |
| Shamirpet Lake | - 10 Mins |
| Ratnaalayam Temple | - 10 Mins |
| Genome Valley | - 15 Mins |

### Connectivity

| | |
|---|---|
| Proposed Express Skyway | - Below 5 Mins |
| ORR Exit No:7 Shamirpet | - 05 Mins |
| ORR Exit No:6 Medchal | - 15 Mins |
| ORR Exit No:1 Finacial District | - 40 Mins |
| Infosys Pocharam | - 30 Mins |
| Jubilee Bus Stand | - 15 Mins |
| Secunderabad Railway Station | - 20 Mins |

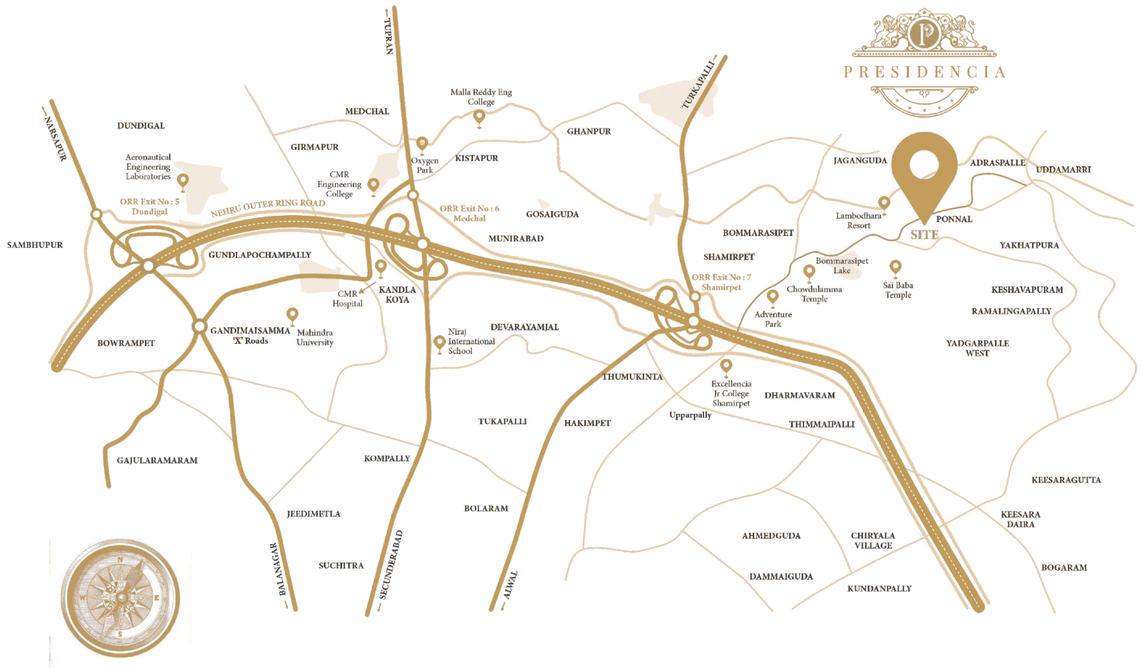
### Schools & Healthcare

| | |
|---|---|
| Sri Krishna Memorial High School | - 2 Mins |
| Kln Vidya Niketan | - 2 Mins |
| Shantiniketan Vidyalaya | - 5 Mins |
| Evergreen High School | - 5 Mins |
| Ivy League Academy | - 8 Mins |
| St. Paul's Intl. School | - 10Mins |
| NICMAR Hyderabad | - 10 Mins |
| Chanakya Medha Intl. Play school | - 10 Mins |
| Saint Joseph School | - 12 Mins |
| Hitham College | - 30 Mins |
| Sri Vatsal Gurukul Vidyalaya | - 30 Mins |
| Trinity Multi Speciality Hospitals | - 30 Mins |
| AIMS | - 40 Mins |

## Location Map (Not to Scale)

SCAN TO LOCATE

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A World Class Biotechnology Hub

# 2000-Acre Genome Valley

The Genome Valley is one of the largest Biotech Parks in the world for Life Science Research and Development. It prides on being Hyderabad's largest employment cluster next only to IT. The Presidencia is not only about opulent living, it's being at the right place at the right time. It's a Global destination for the future opportunities. This thriving base of high net-worth Research professionals hosts a multitude of Fortune-500 MNCs. Some of them are:

- Biocon
- Bharat Biotech
- Biological E
- Aurobindo
- Dr Reddy's Laboratories
- Dupont
- Divi's
- Oracle
- Alexandria
- MN Park
- ICICI Knowledge Park
- IKP Knowledge Park
- Novartis
- Sandoz
- Roche
- Johnson & Johnson
- Bayer
- ...Many More

With such a robust industry presence, residents can easily tap into a wealth of career opportunities in Biotechnology companies.

## Genome Valley - The Global Innovation Zone

Located nearby, Genome Valley is Asia's largest - and the world's second largest- biotechnology park. Home to 850+ R&D centers of global pharmaceutical giants, this zone is a nucleus of innovation and scientific advancement and is strictly confined only to R&D units.

The TGIIC has declared a 25-km radius from Genome Valley as 'Free Environmental Zone', and the entire shamirpet mandal falls under this vicinity which means no polluting industries are permitted -ensuring a clean, green, and future-ready ecosystem for sustainable living and growth.

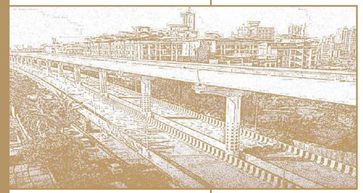
Having it's Foundation stone laid in1996, 1/3 rd of the global vaccines have been invented and conceived here, Which means out of 100 vaccines world wide 35 vaccines are invented through R & D from Genome Valley.

An Elevated Skyway

# Redefining Connectivity

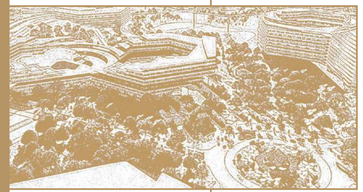
An upcoming 6-lane 100 feet wide elevated skyway is planned on Karimnagar Highway. The Karimnagar Highway from Jubilee Bus Station to Shamirpet ORR Exit No 7 is being expanded to be 200 feet wide road with 100 feet wide 6-laned Skyway at the center. Once this elevated Skyway is completed, it is all set to become one of the lengthiest steel bridges in Asia and this brings the travel time to 15 minutes from downtown Secunderabad to Shamirpet.

This express Skyway significantly ease daily travel, offers faster, smoother and more efficient connectivity and our project is below 5 mins from the proposed Skyway.



# Metro Connectivity

The state Goverment has announced metro rail expansion from Jbs (paradise metro station) to Shamirpet exit no 7 and the final DPRs have been submited. Hence shamirpet is connected every nook and corner of the city



# SPECIFICATIONS

**SUPER STRUCTURE:**
R.C.C. framed structure to withstand wind and seismic loads with seamless pillars design.
Walls: 9 Inches for External and 4 1/2 inches internal bricks or equivalent.
Cement: Ultra Tech / Bharathi / Raasi or equivalent.
Steel: Vizag / Pulkit / Tata or equivalent.
Water Proofing: PU material of MYK or equivalent make.

**FLOORING:**
Engineered Italian marble or equivalent at Foyer, Drawing, Living, Dining, Kitchen, Staircase
All Bedrooms: 3X3 ft or 4X2 at sized vitrified tiles of Kajaria, RAK, Somany or equivalent.
Bathrooms & Servant Rooms: Acid-resistant anti-skid ceramic/vitrified tiles of Kajaria, Somany or equivalent. Sit out and Balcony flooring with anti-skid vitrified tiles.
Utility Area: Flooring with anti-skid vitrified tiles
Portico & Parking Area: Flamed and brushed granite/anti-skid tiles or equivalent.
Terrace: Cement rendered

**LIFT SPACE PROVISION:**
Lift provision is provided and lift equipment and Civil Works at extra cost.

**WINDOWS & RAILING:**
Windows: Anodized Aluminum windows/UPVC windows of 8ft, 4ft Sliding / Pivot / Fixed doors by Schueco / Fenesta / Alumil or equivalent brand with thick Saint Gobain toughened or equivalent with separate mosquito mesh.
Railing: SS / Glass railing for staircase & balconies of toughened glass.

**DOORS:**
Main Door: 9 ft height Rhodesian Teak / Balharshah Teak wood door frame or equivalent finished with PU Italian brand with solid core fresh door with solid wood on rail and stiles with both side veneers.
Internal Doors: 8 ft height factory finished with seasoned wood with flush shutter / designer doors with designer hardware, Haffle or equivalent.

**PAINTING:**
External: Combinations of texture & non-textured surface with two coats of weather proof Acrylic emulsion paint of Asian Paints or equivalent.
Internal: Smooth out TV finish with two coats of plastic emulsion paint over a coat of primer of Asian Paints / Berger or equivalent over smooth finish of Birla Wall Putty.

**ELECTRICAL:**
Standard Smart Home Automatic Pack operated with IOS & Android App, Voice Control by Google, Alexa.
Electrical 3-phase power supply with concealed copper wiring in PVC of Finolex / Supreme or equivalent.
Power outlets for air-conditioning in the Drawing, Living, and all Bedrooms
Power plugs, MCB's & switches from Havells, Legrand, Schneider or equivalent.
Power sockets will be provided for washing machine, dish washer, RO, Wet area for utensil washing in Utility area.

**KITCHEN:**
Counter: Polished granite / Quartz or equivalent countertop cooking platform, stainless steel sink will be provided
Provision for exhaust fan, chimney, oven, refrigerator and other cooking gadgets.

**TILE CLADDING / DADO WORKS:**
Dadoing in Kitchen: Glazed tiles up to 2 ft height above the kitchen platform.
Dadoing in Bathrooms: Tiles up to 7 ft height from the floor level.
Dadoing in Utility: Glazed tiles up to 4 ft height from the floor level of the Utility area.

**PLUMBING & SANITARY:**
Bathtub in the master bedroom for Presidential villa.
Shower glass partition of Saint Gobain or equivalent make glass for all toilets except the powder room and servant toilet.
Fixtures: Wash basin, EWC, Hot and Cold water mixture with shower and other CP fittings of Grohe / Jaquar or equivalent.
Detail Fittings: EC points for geyser, exhaust fans, hair dryer & trimmer, foot rest, towel racks, towel rings and soap tray.

**CEILING:**
Plain standard false ceiling will be provided; customization will be at extra cost.

**COMMUNICATION:**
Internet: Provision for internet connection in Living room
SOS Button: Alarms to Security, Club office, Medical dispensary.
Intercom Facility: Connects to Security, Club office and Amenities Center.

LANDINDIA
Developers Pvt Ltd


Opposite Paradise Metro Station
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RERA No: P02200007033

| Architecs | Landscape Designers | Sustainability & MEP Consultants | 3D Visualization | Branding |
|---|---|---|---|---|
| NS Associates Architects & Engineers, Hyderabad | ELEMENTS Landscape Architecture Urban Design Planning, Bengaluru | Designtree Services Consultants Pvt Ltd, Hyderabad | Design Pixels, Ahmedabad | Amitha Designs, Hyderabad |

Note: This brochure is purely a conceptual presentation and not a legal offering. The developers reserve the right to make changes in elevations, specifications and plans as deemed fit.

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