KUKATPALLY · NEAR IDL LAKE · HYDERABAD

High Rise Presentation

Island flats: an exclusive private lobby for every home

- Island flats
- Vastu compliant
- Only 4 to 8 flats per floor
- 3.15 m floor height

3 BHK & 4 BHK · 1,690 – 3,185 sft · 7 towers · 10.11 acres

Renders are artist's impressions

Contact 9000228488

STRICTLY FOR INTERNAL USE ONLY

LOCATION

In the heart of Kukatpally, near IDL Lake



ROADS

100 ft road along the frontage, plus the new access road at the side
IDL Lake Road 0.5 km · Green Hills Road 0.8 km · Kukatpally Highway 0.9 km

IDL LAKE

About 0.5 km away, right beside the project

SCHOOLS

Narayana High School 0.8 km · Kennedy High 1.7 km · DAV Public School 2.0 km

HOSPITALS

Yashoda Hospitals 3.1 km · People's 0.8 km · OMNI 1.0 km · Ramdev Rao 1.5 km

IT HUBS AND JUNCTIONS

Kukatpally Junction 1.0 km · Balanagar Junction 1.4 km · JNTU 3.2 km · HITEC City ≈ 4 km · Raidurg ≈ 7 km

MALLS

Ashoka One Mall 1.0 km · Lake Shore Mall 1.6 km · Lulu Mall 2.2 km · Nexus Hyderabad Mall 2.2 km

Distances are straight-line and approximate · Buildcraft Solutions Kukatpally

PROJECT AT A GLANCE

Seven towers on 10.11 acres

10.11
acres of land

7
towers, A to G

32
residential floors

3.15 m
floor height

Island flats
an exclusive lobby for each flat

6 m stilt
vehicle-free podium with 1 lakh+ sft of amenities

70,000
sft clubhouse, G+8 floors

4 to 8
flats per floor in a tower

Vastu compliant

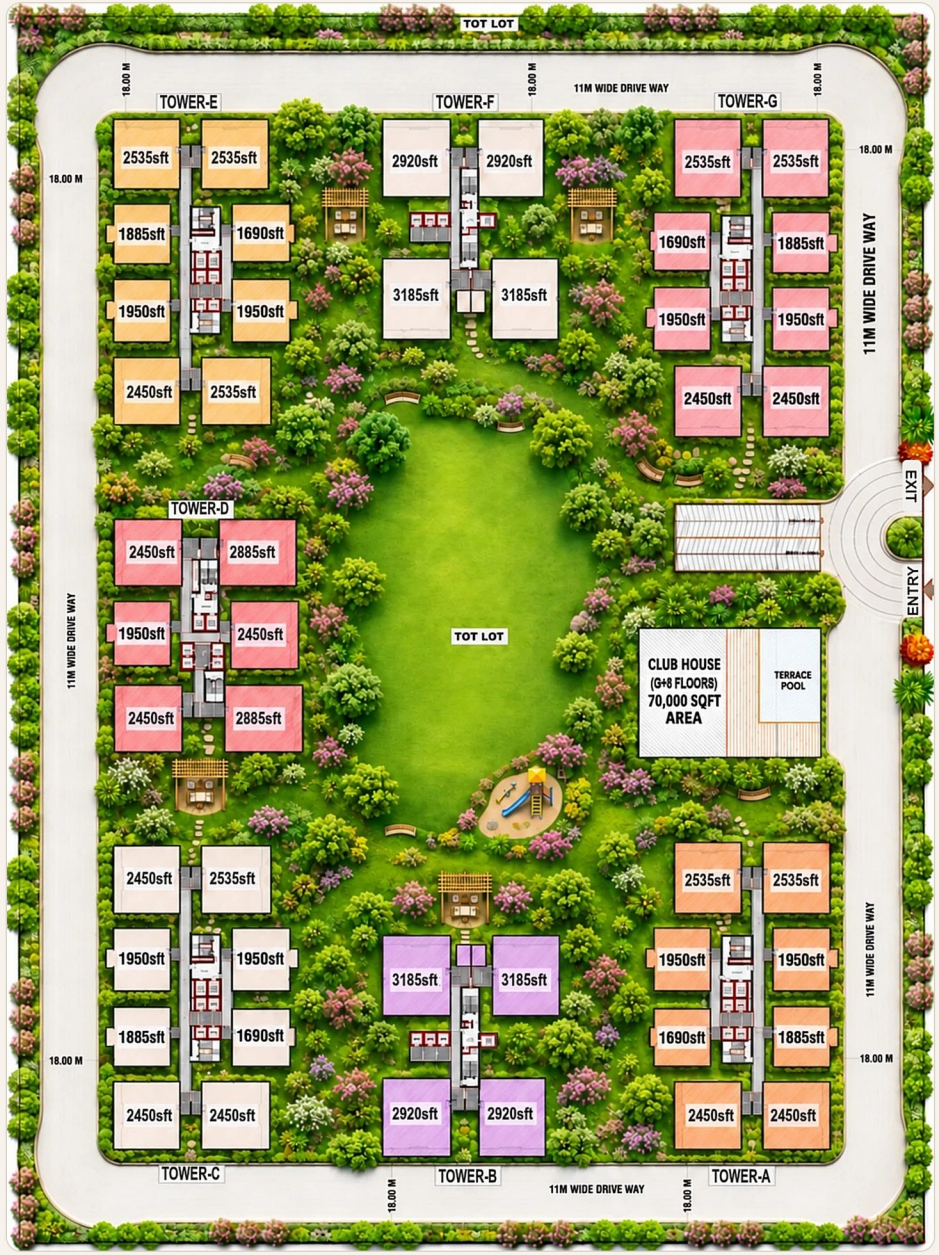
3 BHK and 4 BHK · 1,690 to 3,185 sft

Figures are subject to final approvals

MASTER PLAN

Towers around one big open tot lot

- Seven towers, A to G, placed around a central open tot lot.
- Homes look out over the tot lot and the landscape.
- Frontage on a 100 ft wide road.
- G+8 clubhouse with a terrace pool
- Vastu compliant planning.



Subject to final approvals

Contact 9000228488

PHASING

Built in two phases

PHASE 1

Towers A, B, C, D

3 BHK and 4 BHK, 1,690 to 3,185 sft.

PHASE 2

Towers E, F, G

3 BHK and 4 BHK, 1,690 to 3,185 sft.

WHY THIS PROJECT

Seven reasons to choose this project

Island flats with an exclusive lobby. 3.15m floor height. A raised ground floor. A vehicle-free stilt full of amenities. Theme-based design. Only 4 to 8 flats a floor. Vastu compliant.

USP 1 · ISLAND FLATS

Every flat has its own private lobby



Entrance lobby, 6'6" × 13'0" · Artist's impression

Free of cost

For every flat, the lobby is ₹0. It is outside the saleable area, so you pay only for your flat.

Usable space, and it stays yours

Private to your flat. Use it for decor, a small landscaped porch or storage.

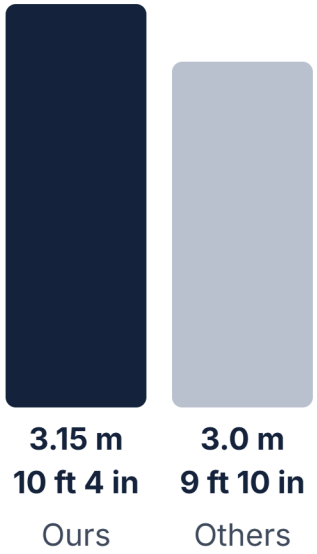
≈ 78 to 165 sft

The smallest lobby is about 78 sft (6'6" × 12'0"); the largest is about 165 sft (8'0" × 20'8").

Lobby sizes vary by unit; see the unit plans

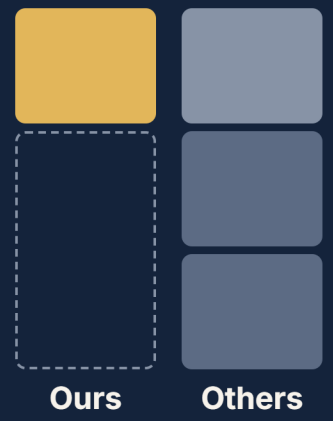
USP 2 AND 3 · HEIGHT

Taller floors heights, and a ground floor that starts high



3.15 m (10 ft 4 in) floor height

Against 3.0 m (9 ft 10 in) to other projects. Rooms feel bigger, with better ventilation.



Our ground floor is their second floor

Even the lowest home here starts at the height of another project's second floor.

Diagrams are indicative, not to scale

USP 4 · VEHICLE-FREE STILT

A vehicle-free stilt, all amenities and no parking



1 lakh+ sft
of amenities under the towers

Pickleball court
Play in the shade, right below home

Gaming zones
Indoor play for all ages

Themed zones
A dedicated space for activities

And many more
Amenity zones under every tower

6 m stilt | **Podium and stilt: no cars, no noise** | **2 entries, 2 exits, with an express ramp from Cellar 1**

Artist's impression · Indicative and subject to change

USP 5 · THEME-BASED DESIGN

Theme-based design, across the project

Themed parts

Some parts of the project are designed around a theme.

Other concepts

More design concepts are planned alongside the themes.

Spread throughout

They are allocated across the whole project, not in one corner.

Details to follow · Indicative and subject to change

USP 6 · LOW-DENSITY FLOORS

Only 4 to 8 flats on a floor



4

flats per floor

Towers B and F



6

flats per floor

Tower D



8

flats per floor

Towers A, C, E and G

Fewer neighbours on every floor: more privacy, more calm.

Sketches are indicative · As per the current site plan



USP 7 · VASTU

Vastu compliant

Every flat in every tower is planned to Vastu, in east-facing and west-facing options.

VERSUS THE COMPETITION

Five things the competition is not giving



What the buyer gets	This project	Competition nearby
Floor height	3.15 m on every floor	Not offered
Private lobby for each flat	Yes, free and outside saleable area	Not offered
Island flat layout	Yes, across the project	Not offered
Stilt amenities	6 m vehicle-free stilt, 1 lakh+ sft of amenities	Not offered
Project land usage	100% of the land is used for ground amenities	Not offered

And all five come at no extra cost to the buyer.

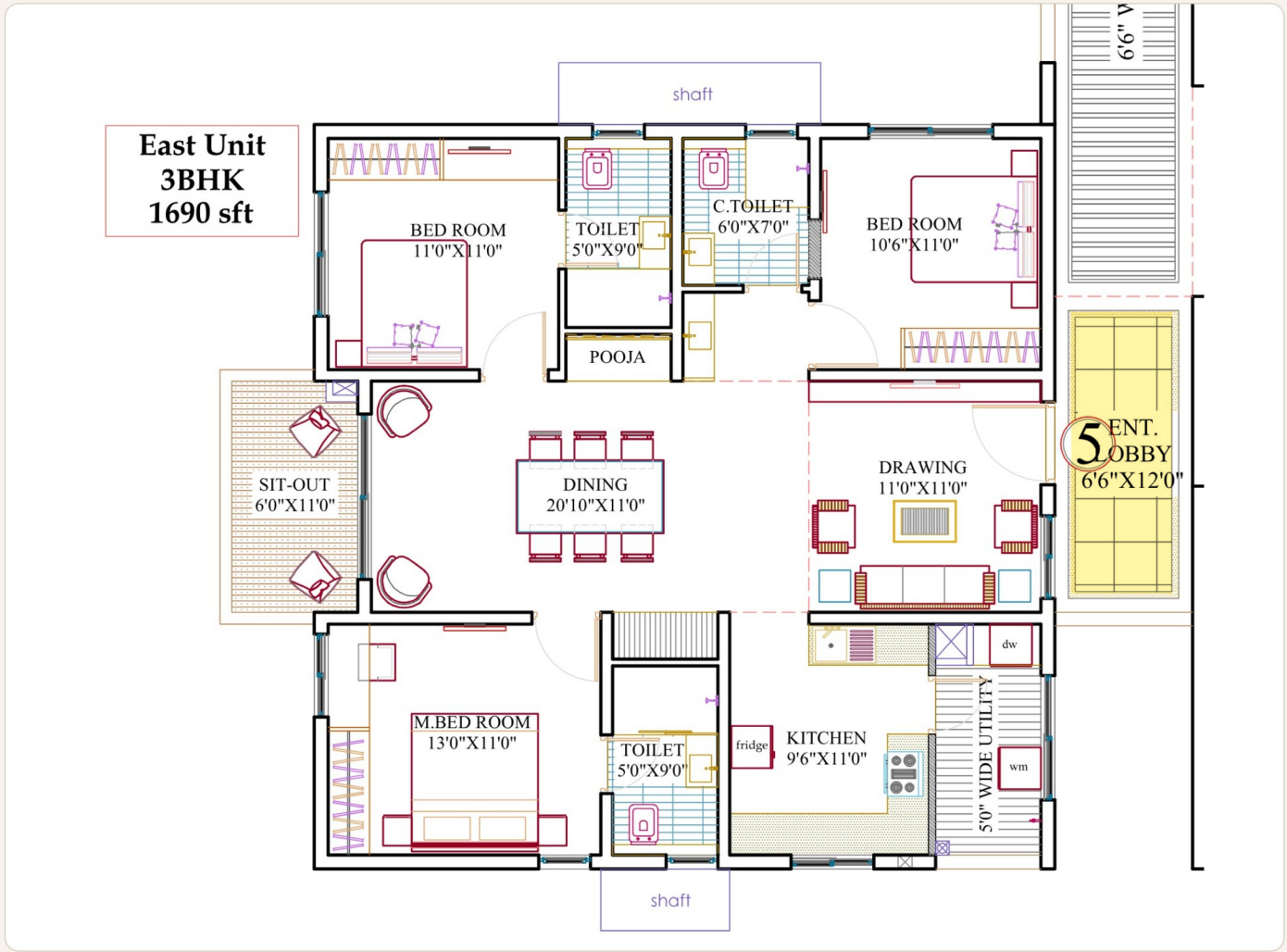
Comparison based on our team's market study; buyers should verify competitor details

UNIT PLANS

Eight sizes, each with an east and a west plan

Size	Type	East-facing towers	West-facing towers
1,690 sft	3 BHK	A, G	C, E
1,885 sft	3 BHK	C, E	A, G
1,950 sft	3 BHK + powder room	A, C, D, E, G	A, C, E, G
2,450 sft	3 BHK + powder room	A, C, G · south balcony C, D, E · west balcony	A, C, G · south balcony D · east balcony
2,535 sft	3 BHK + powder room	A, E, G	A, E, G · north balcony C, E · east balcony
2,885 sft	4 BHK	Mirror plan	D
2,920 sft	4 BHK	B · south balcony F · north balcony	B · south balcony F · north balcony
3,185 sft	4 BHK + maid room	B · north balcony F · south balcony	B · north balcony F · south balcony

Every flat is an island flat with a private lobby · Four sizes have two layouts, balcony on different sides · 2,885 sft: Tower D, west-facing only



TOWERS A, G

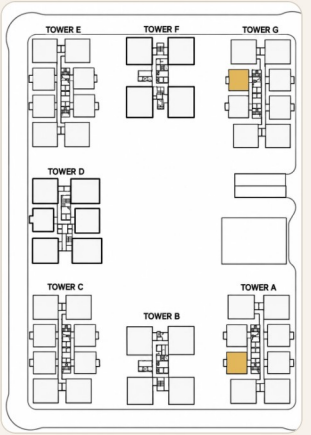
1,690 sft

3 BHK · East-facing

EXCLUSIVE LOBBY

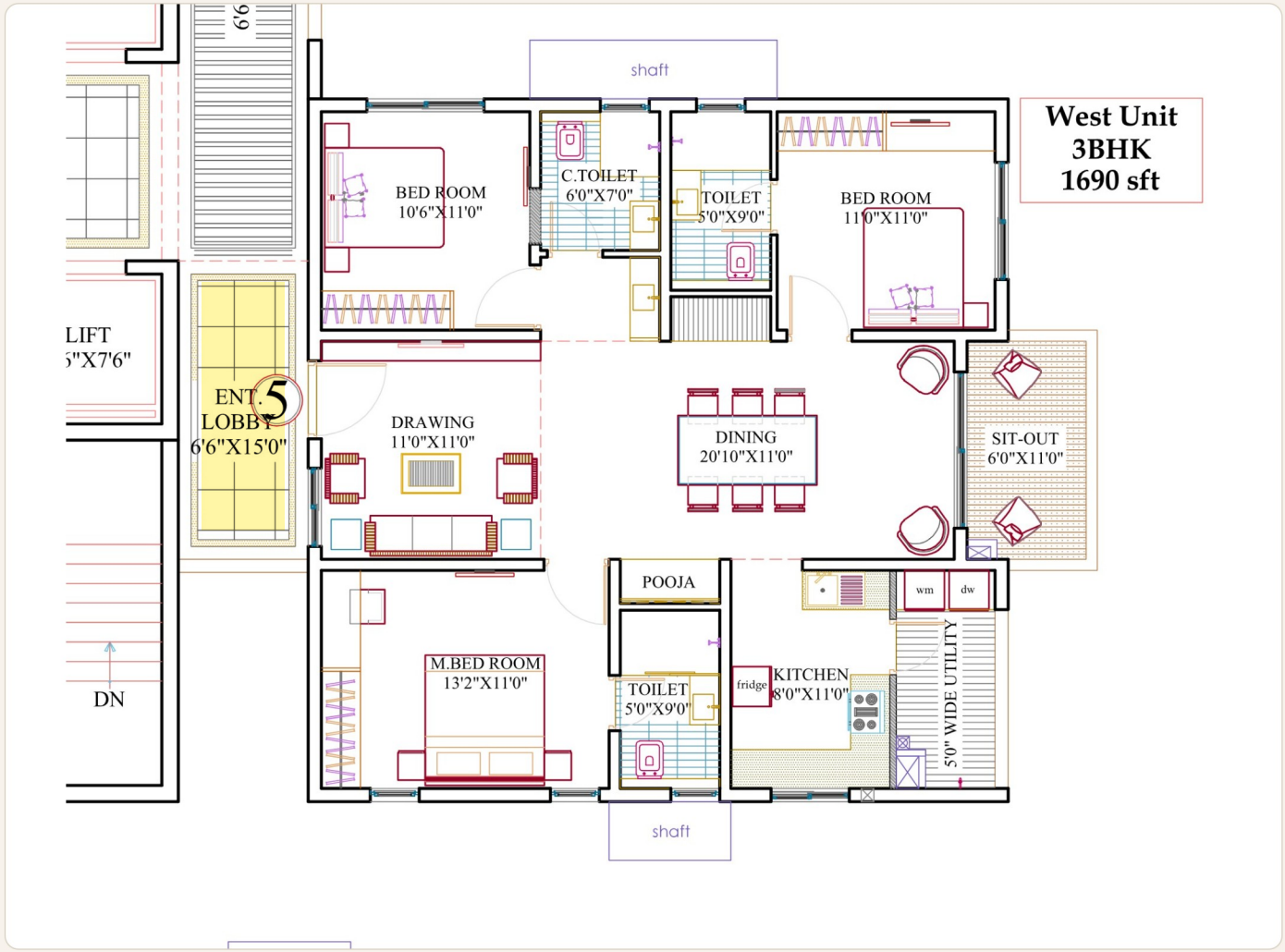
≈ 78 sft

6'6" × 12'0", in addition to the flat area and not charged



East-facing flats in Towers A, G

East-facing unit · Vastu compliant · Lobby size varies by unit position



TOWERS C, E

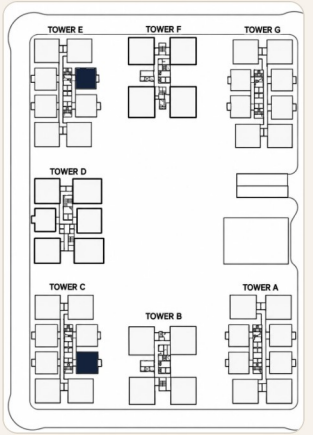
1,690 sft

3 BHK · West-facing

EXCLUSIVE LOBBY

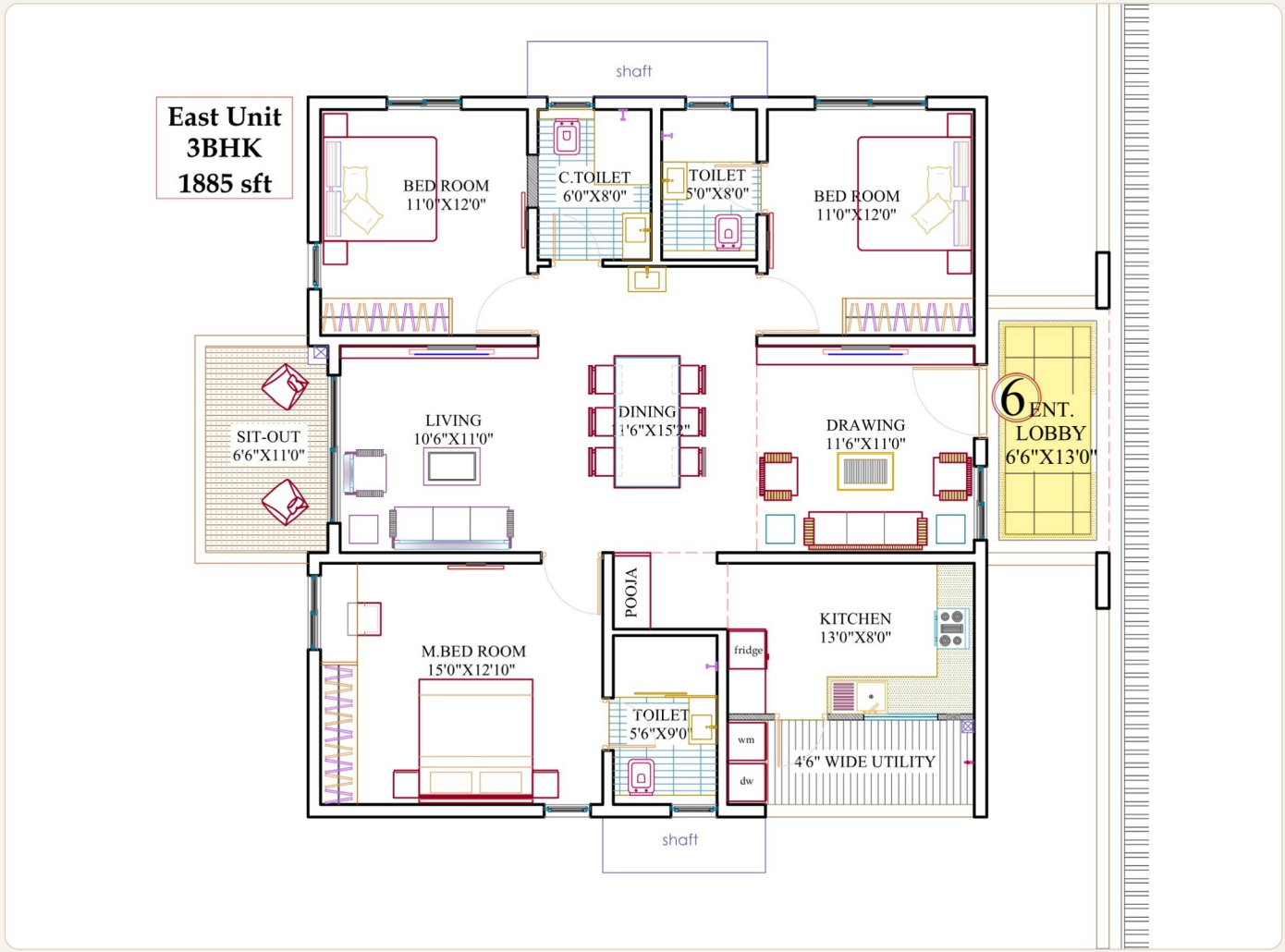
≈ 98 sft

6'6" × 15'0", in addition to the flat area and not charged



West-facing flats in Towers C, E

West-facing unit · Vastu compliant · Lobby size varies by unit position



TOWERS C, E

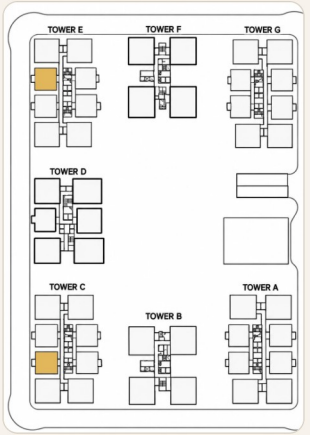
1,885 sft

3 BHK · East-facing

EXCLUSIVE LOBBY

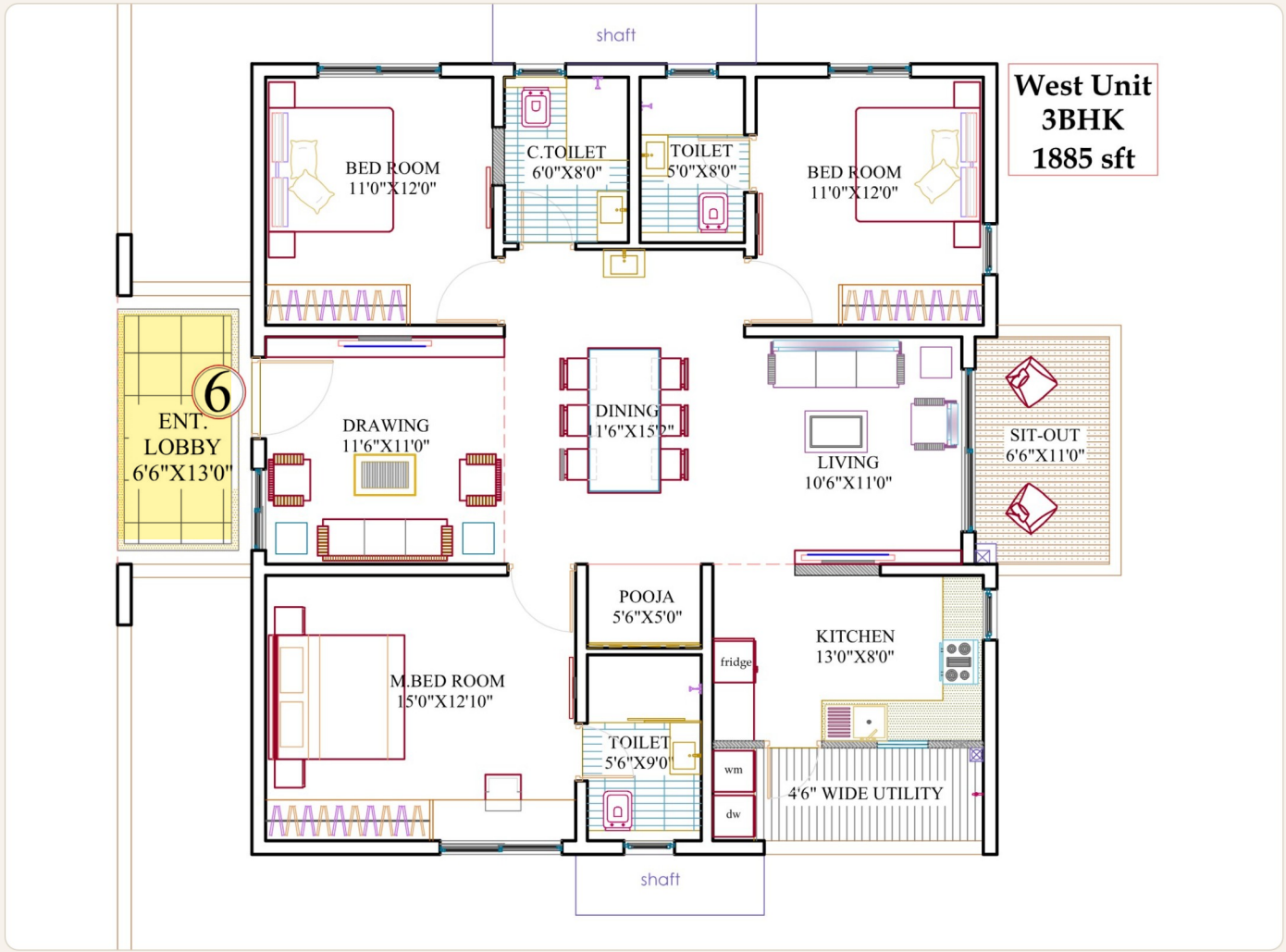
≈ 85 sft

6'6" × 13'0", in addition to the flat area and not charged



East-facing flats in Towers C, E

East-facing unit · Vastu compliant · Lobby size varies by unit position



TOWERS A, G

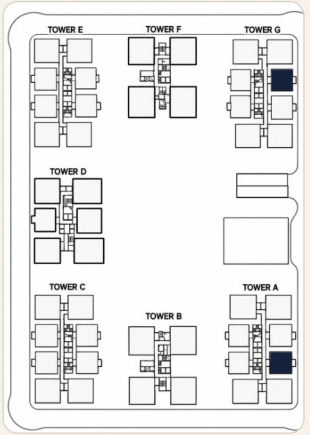
1,885 sft

3 BHK · West-facing

EXCLUSIVE LOBBY

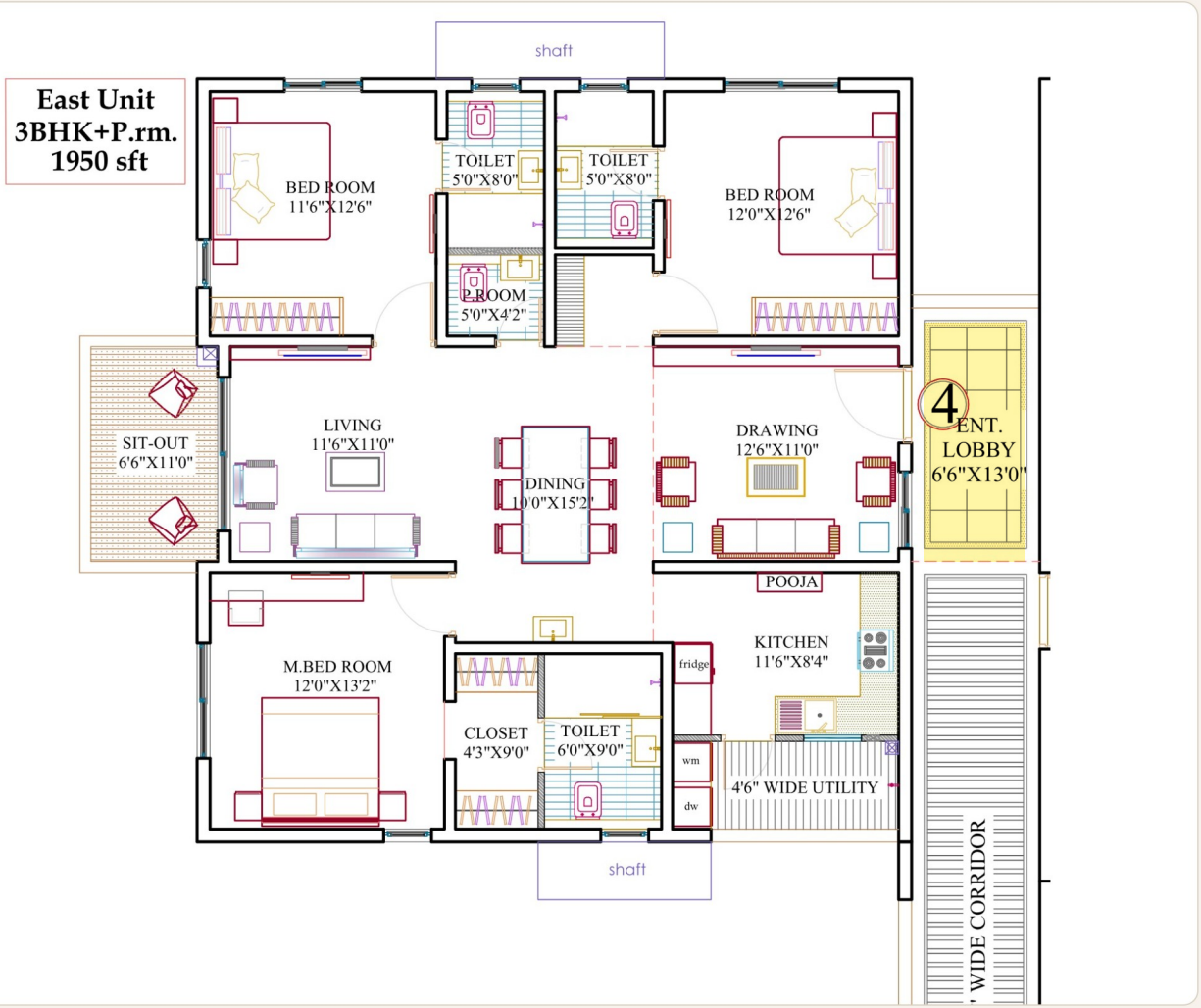
≈ 85 sft

6'6" × 13'0", in addition to the flat area and not charged



West-facing flats in Towers A, G

West-facing unit · Vastu compliant · Lobby size varies by unit position



TOWERS A, C, D, E, G

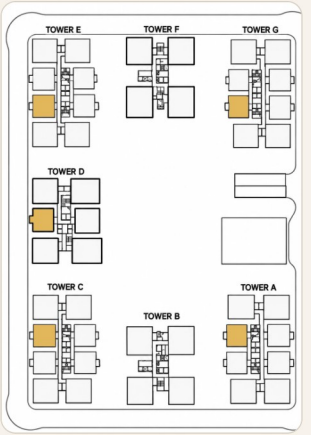
1,950 sft

3 BHK + powder room · East-facing

EXCLUSIVE LOBBY

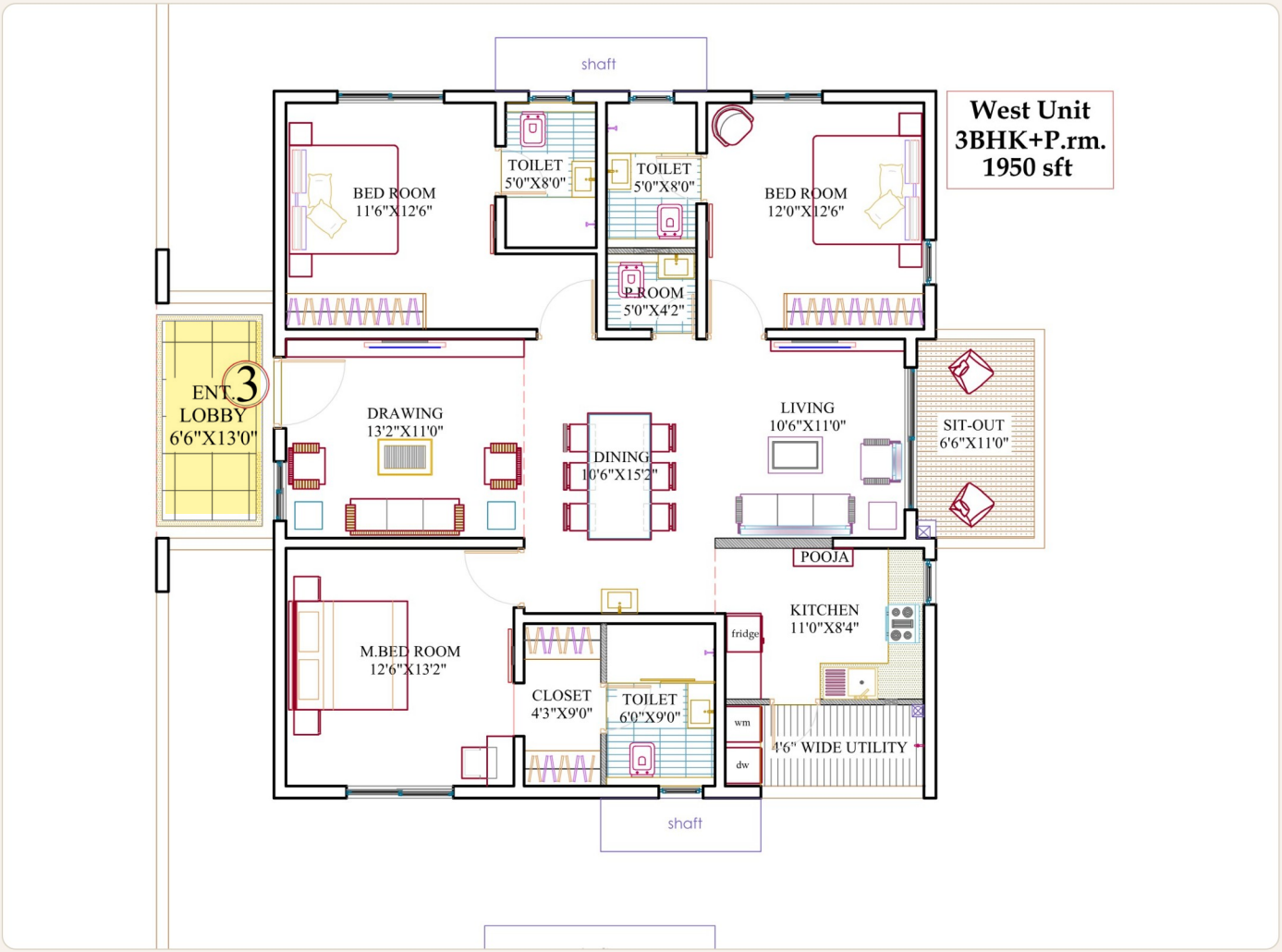
≈ 85 sft

6'6" × 13'0", in addition to the flat area and not charged



East-facing flats in Towers A, C, D, E, G

East-facing unit · Vastu compliant · Lobby size varies by unit position



TOWERS A, C, E, G

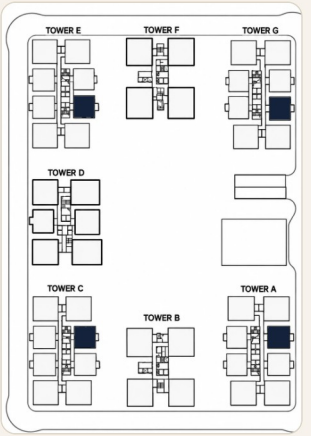
1,950 sft

3 BHK + powder room · West-facing

EXCLUSIVE LOBBY

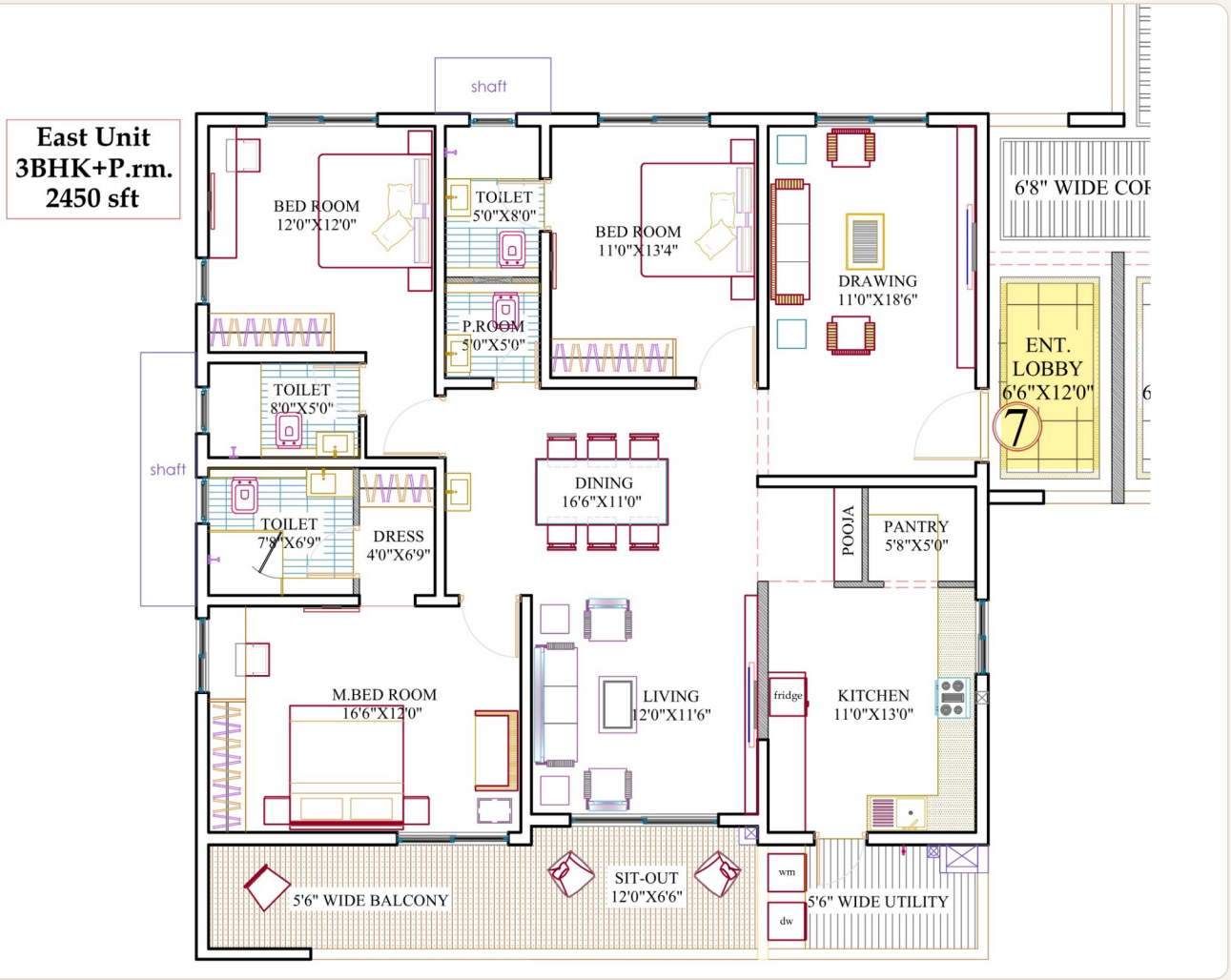
≈ 85 sft

6'6" × 13'0", in addition to the flat area and not charged



West-facing flats in Towers A, C, E, G

West-facing unit · Vastu compliant · Lobby size varies by unit position



TOWERS A, C, G

2,450 sft

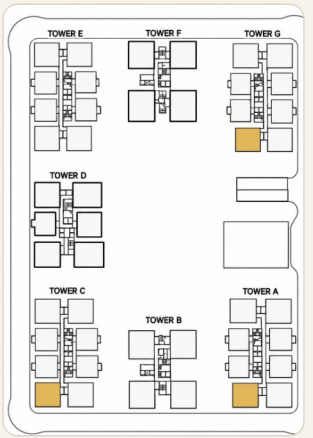
3 BHK + powder room · East-facing

Balcony on the south

EXCLUSIVE LOBBY

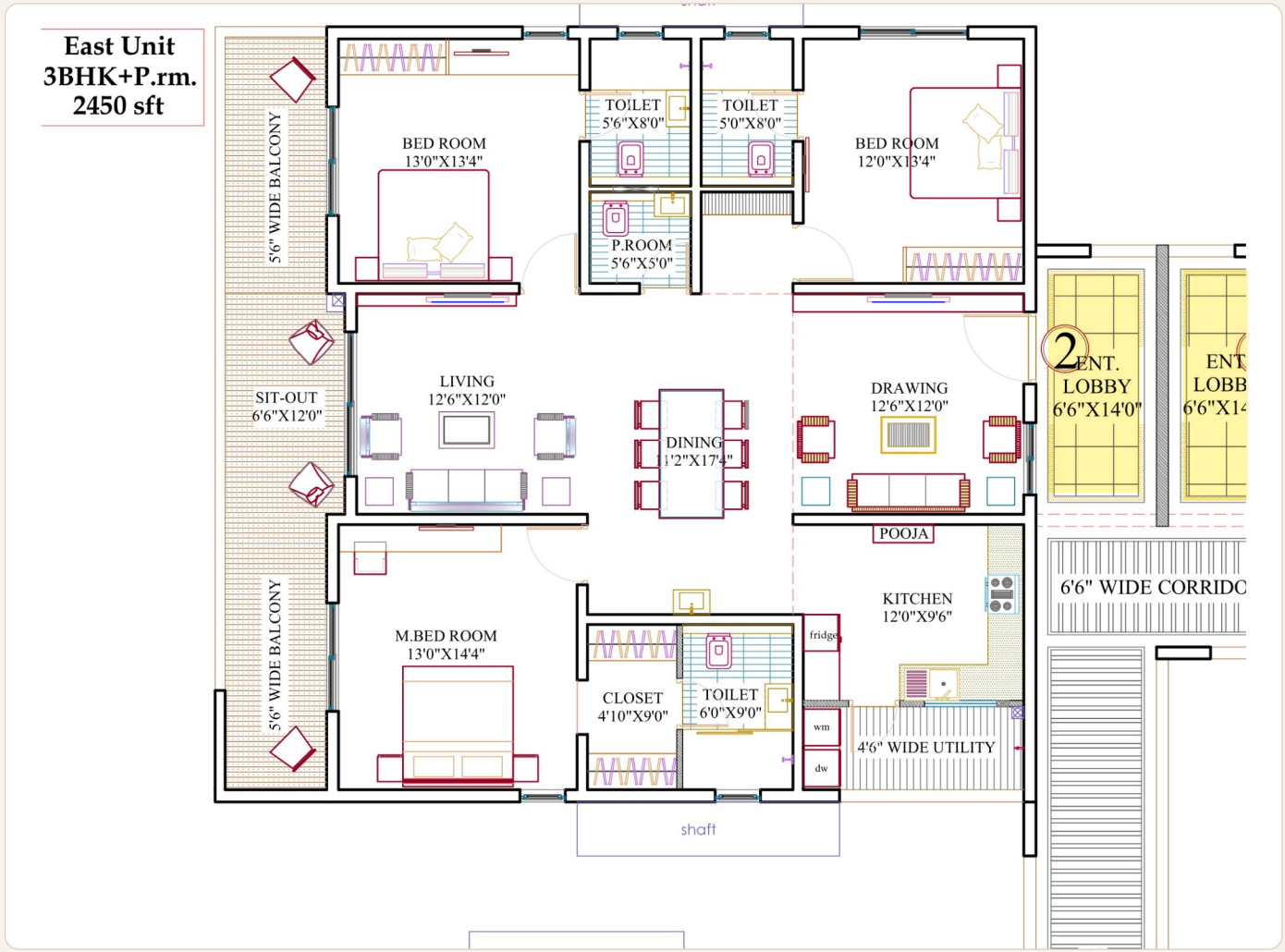
≈ 78 sft

6'6" × 12'0", in addition to the flat area and not charged



East-facing flats in Towers A, C, G

East-facing unit · Balcony on the south · Vastu compliant · Lobby size varies by unit position



TOWERS C, D, E

2,450 sft

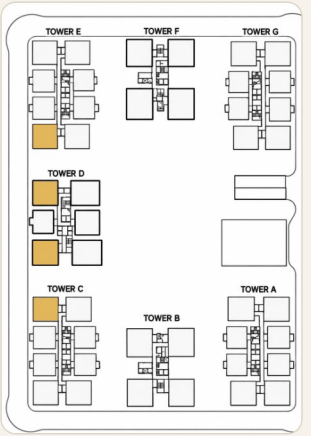
3 BHK + powder room · East-facing

Balcony on the west

EXCLUSIVE LOBBY

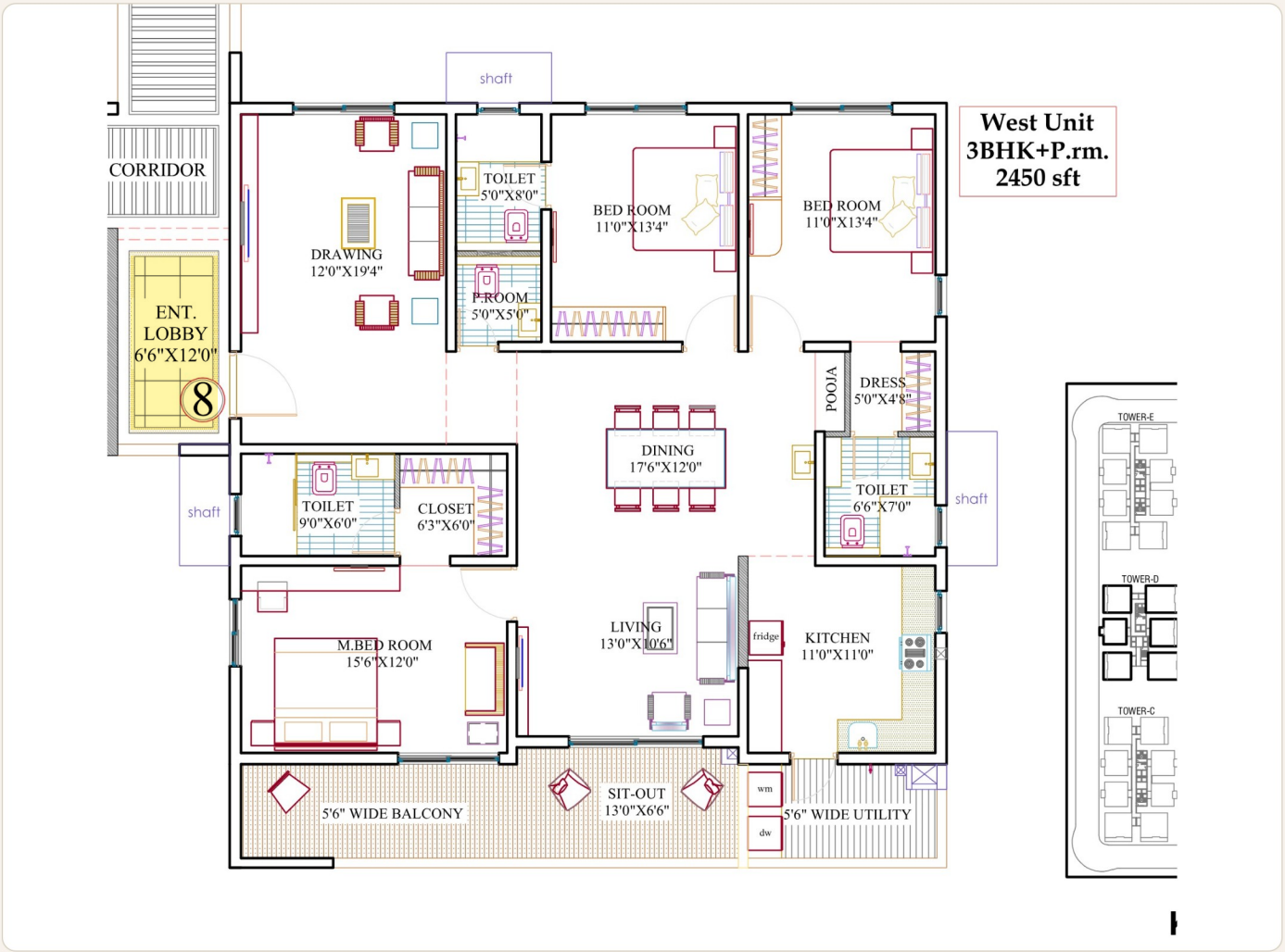
≈ 91 sft

6'6" × 14'0", in addition to the flat area and not charged



East-facing flats in Towers C, D, E

East-facing unit · Balcony on the west · Vastu compliant · Lobby size varies by unit position



TOWERS A, C, G

2,450 sft

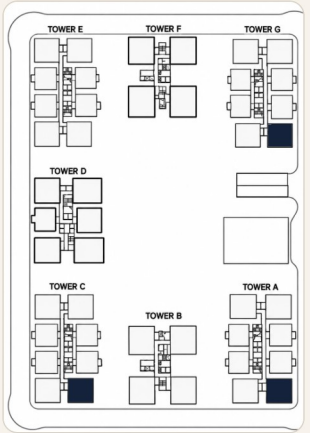
3 BHK + powder room · West-facing

Balcony on the south

EXCLUSIVE LOBBY

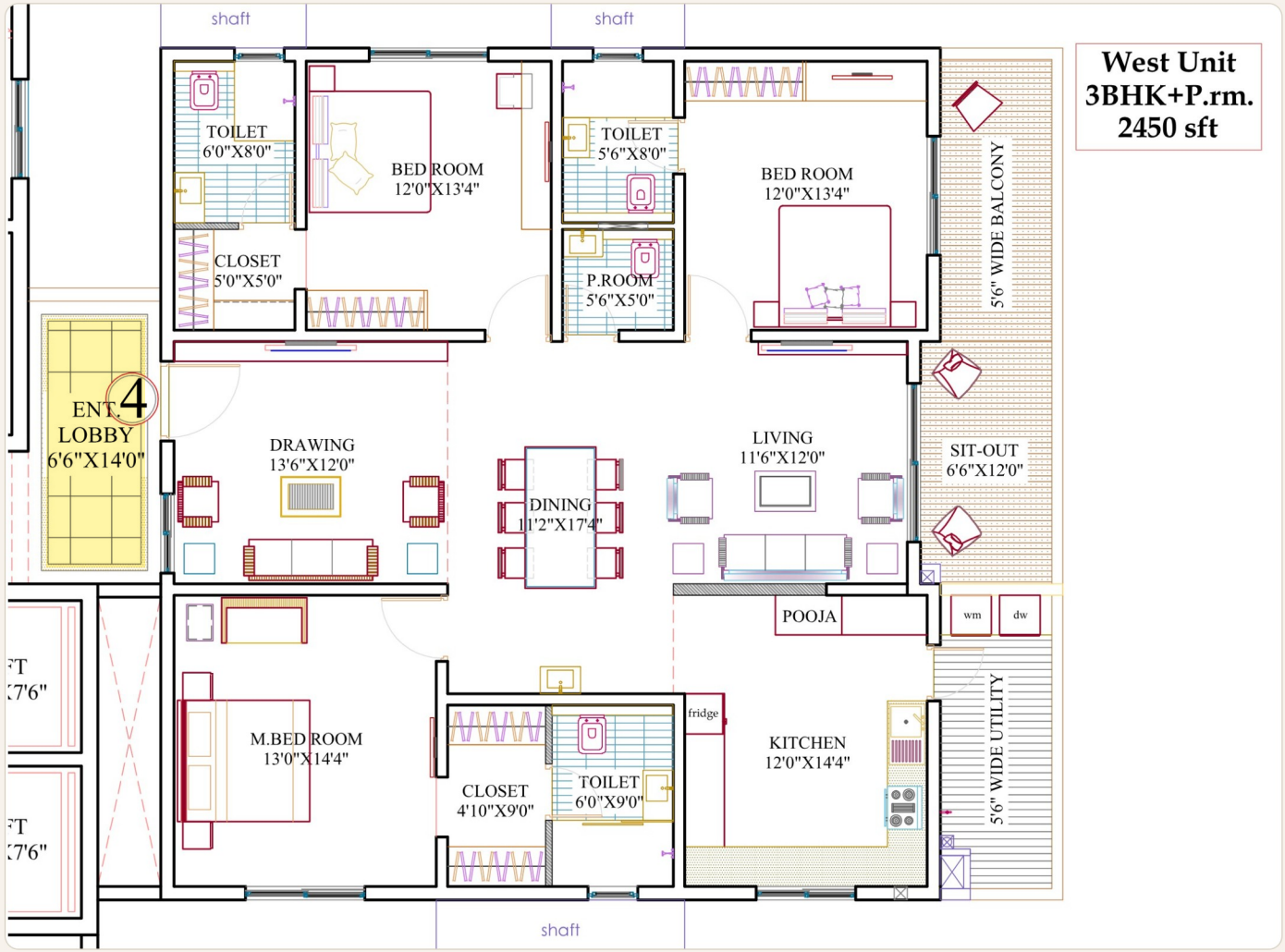
≈ 78 sft

6'6" × 12'0", in addition to the flat area and not charged



West-facing flats in Towers A, C, G

West-facing unit · Balcony on the south · Vastu compliant · Lobby size varies by unit position



TOWER D

2,450 sft

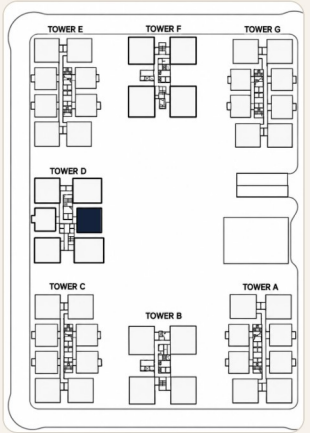
3 BHK + powder room · West-facing

Balcony on the east

EXCLUSIVE LOBBY

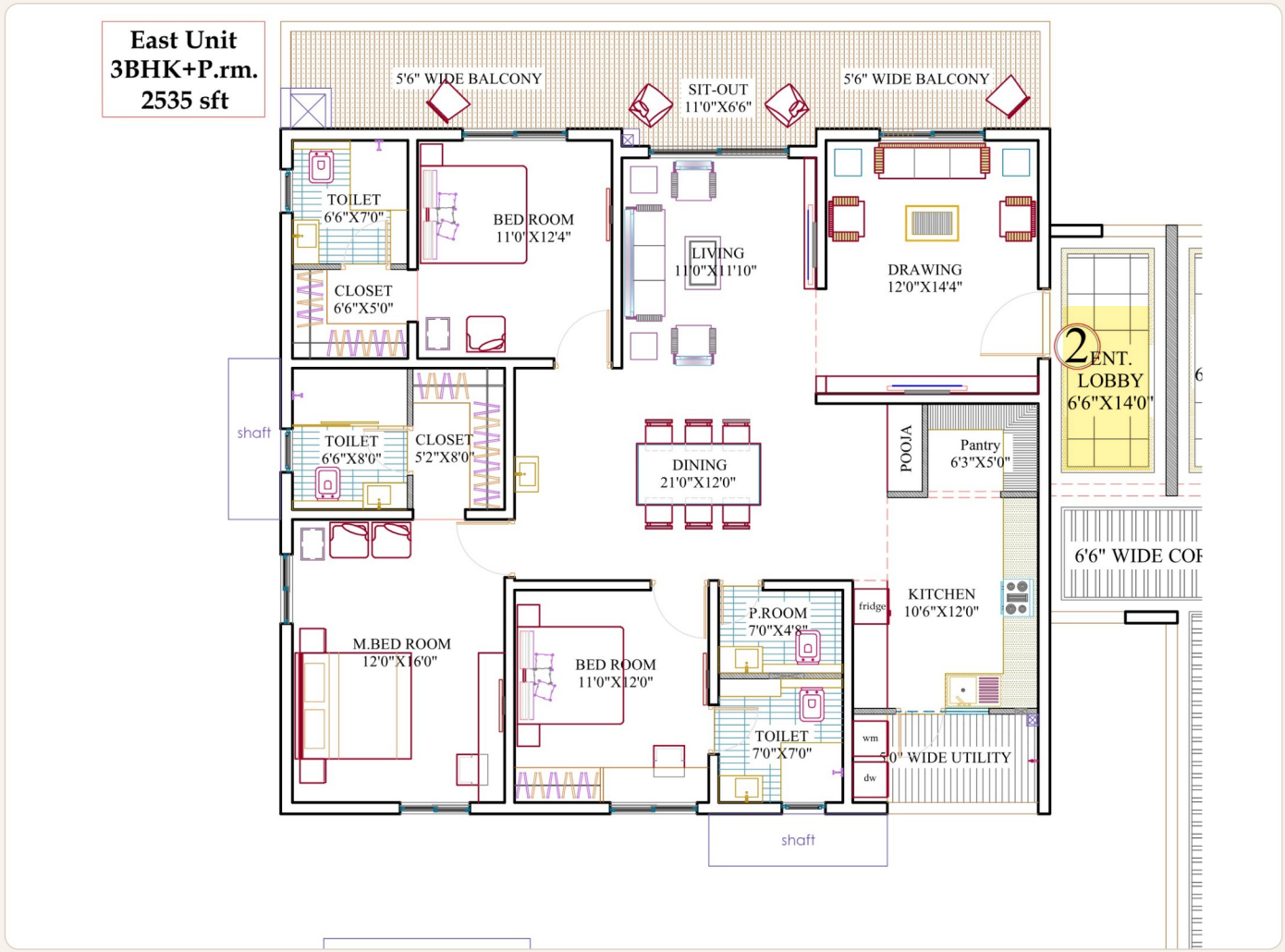
≈ 91 sft

6'6" × 14'0", in addition to the flat area and not charged



West-facing flats in Tower D

West-facing unit · Balcony on the east · Vastu compliant · Lobby size varies by unit position



TOWERS A, E, G

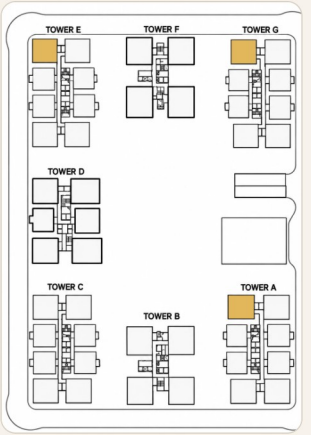
2,535 sft

3 BHK + powder room · East-facing

EXCLUSIVE LOBBY

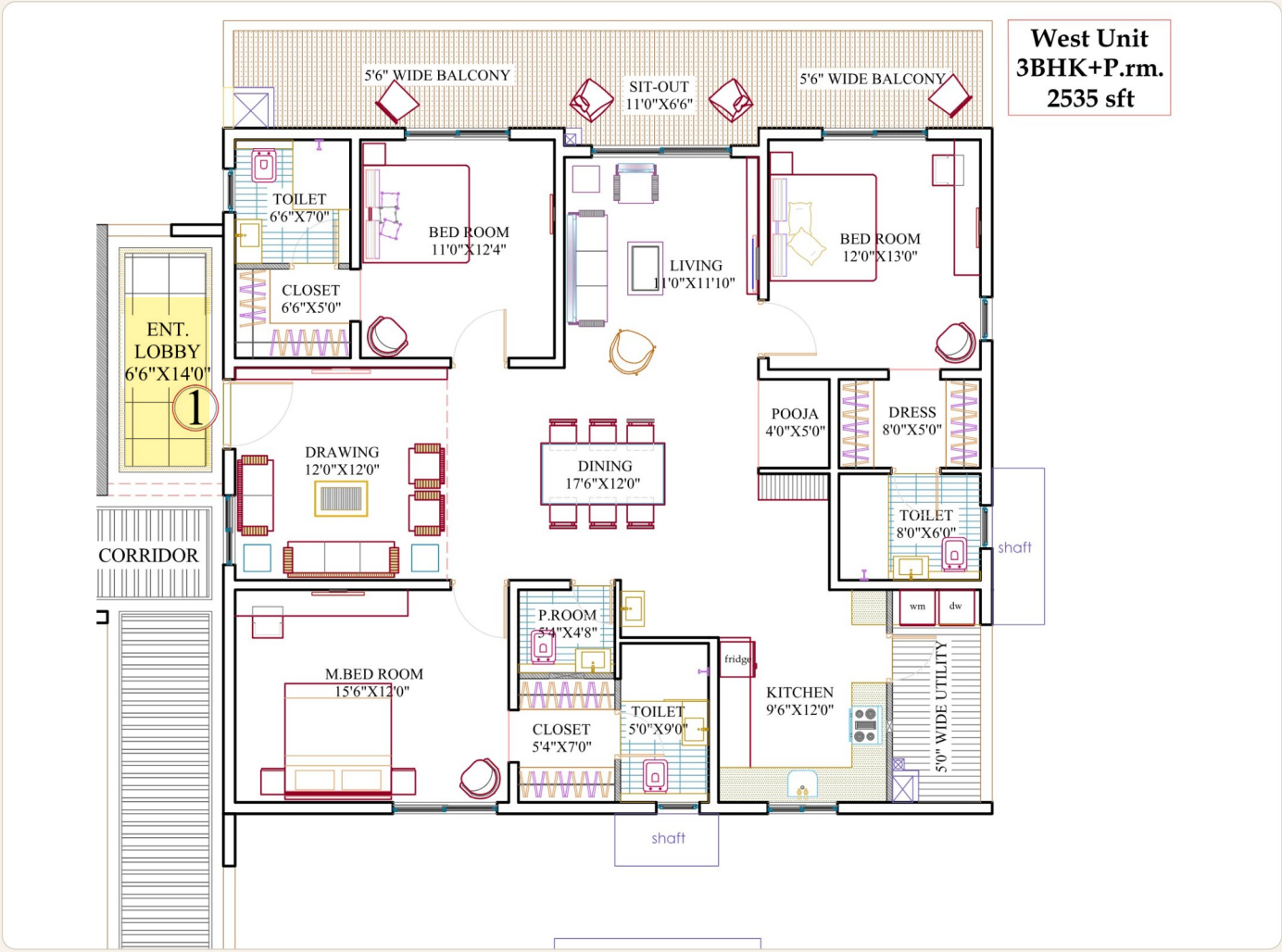
≈ 91 sft

6'6" × 14'0", in addition to the flat area and not charged



East-facing flats in Towers A, E, G

East-facing unit · Vastu compliant · Lobby size varies by unit position



TOWERS A, E, G

2,535 sft

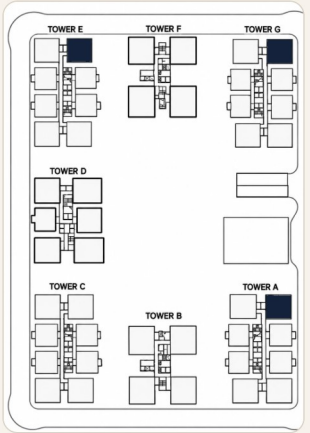
3 BHK + powder room · West-facing

Balcony on the north

EXCLUSIVE LOBBY

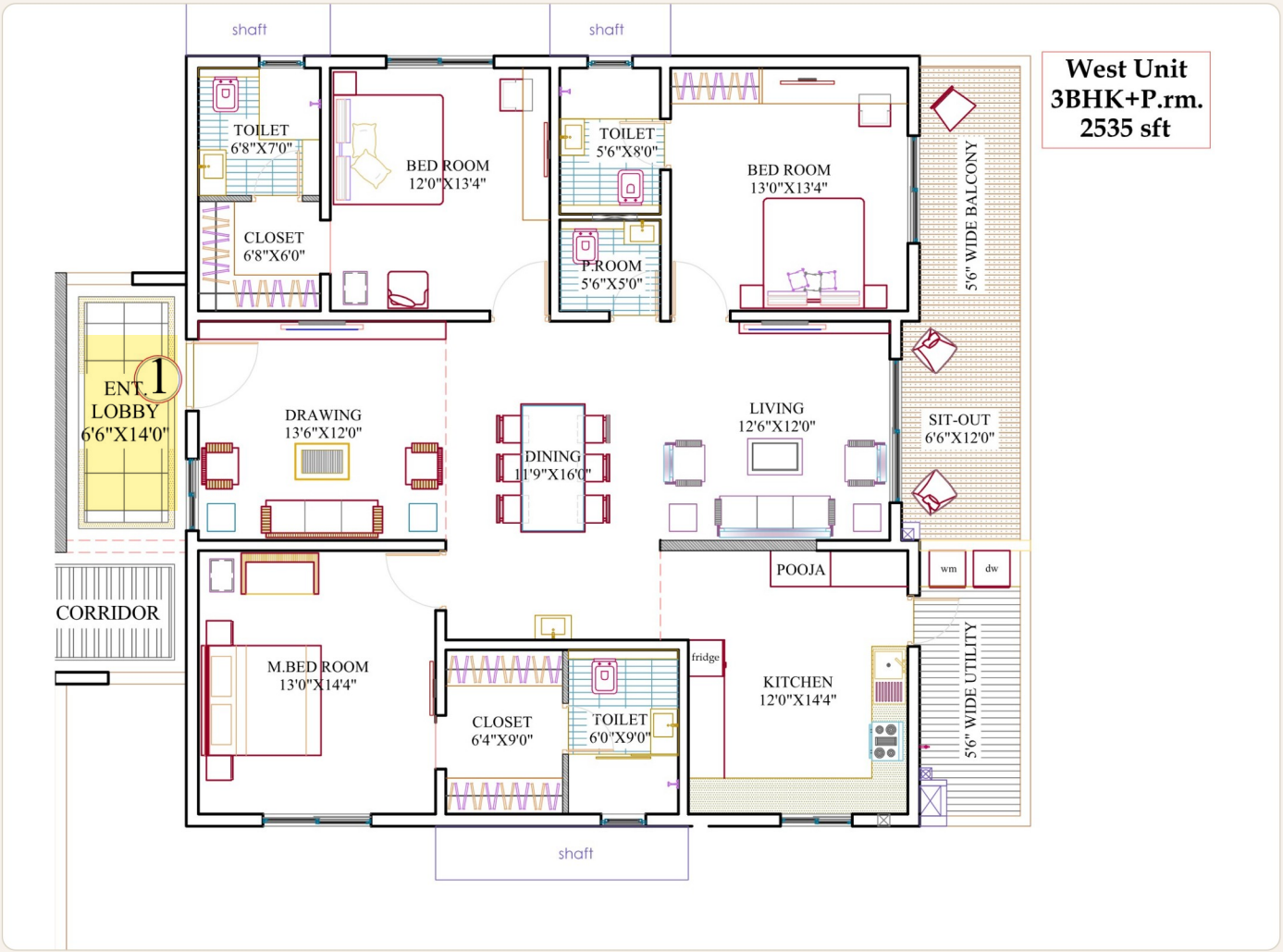
≈ 91 sft

6'6" × 14'0", in addition to the flat area and not charged



West-facing flats in Towers A, E, G

West-facing unit · Balcony on the north · Vastu compliant · Lobby size varies by unit position



TOWERS C, E

2,535 sft

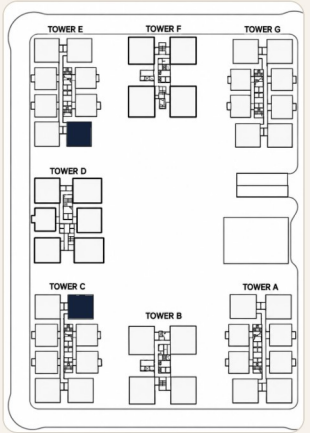
3 BHK + powder room · West-facing

Balcony on the east

EXCLUSIVE LOBBY

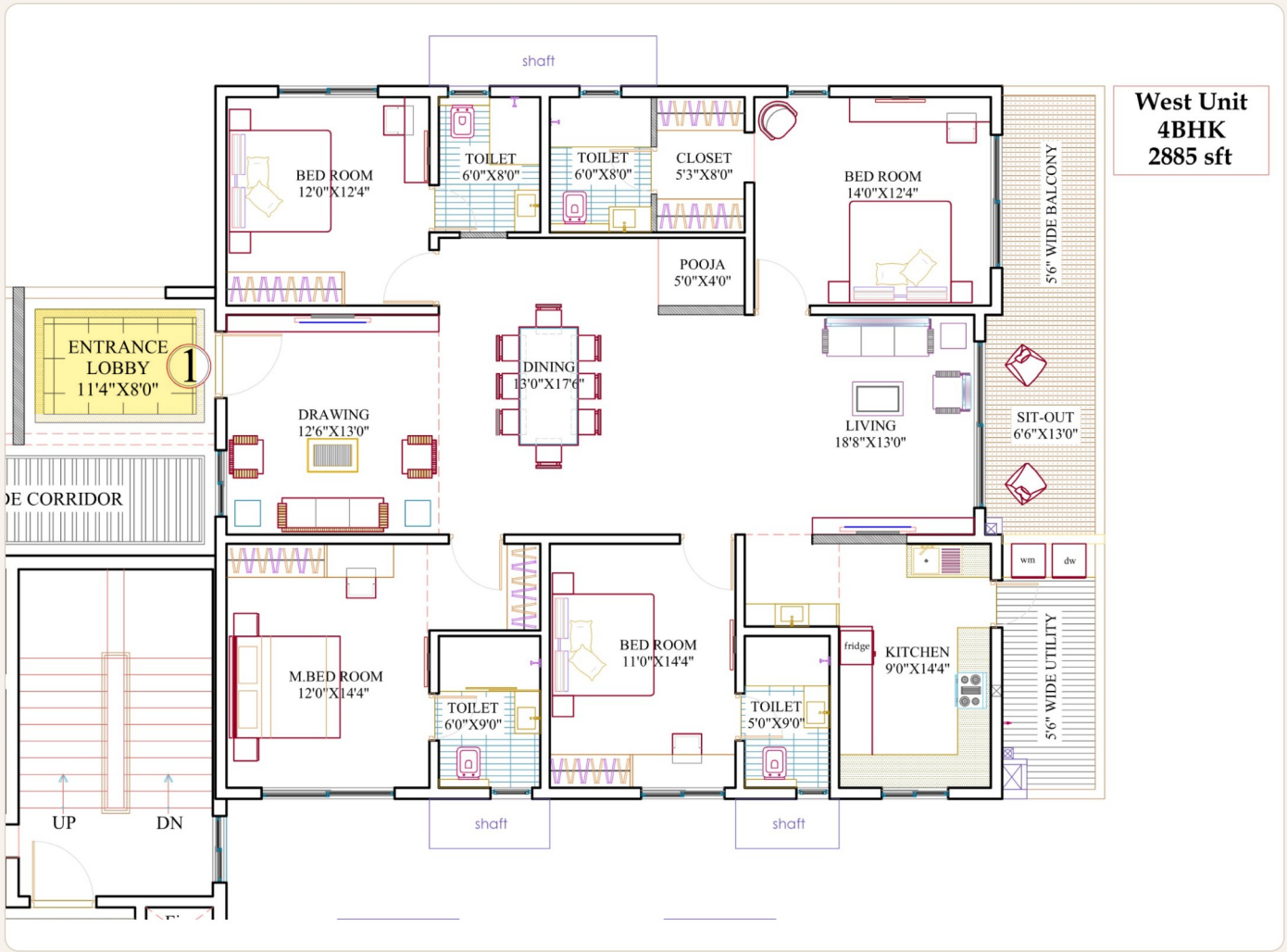
≈ 91 sft

6'6" × 14'0", in addition to the flat area and not charged



West-facing flats in Towers C, E

West-facing unit · Balcony on the east · Vastu compliant · Lobby size varies by unit position



TOWER D

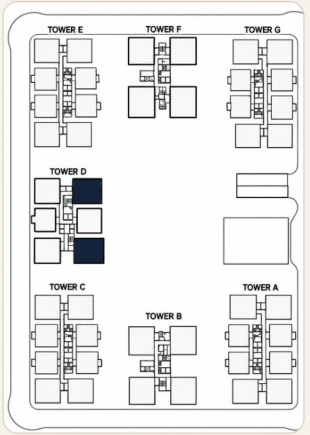
2,885 sft

4 BHK · West-facing

EXCLUSIVE LOBBY

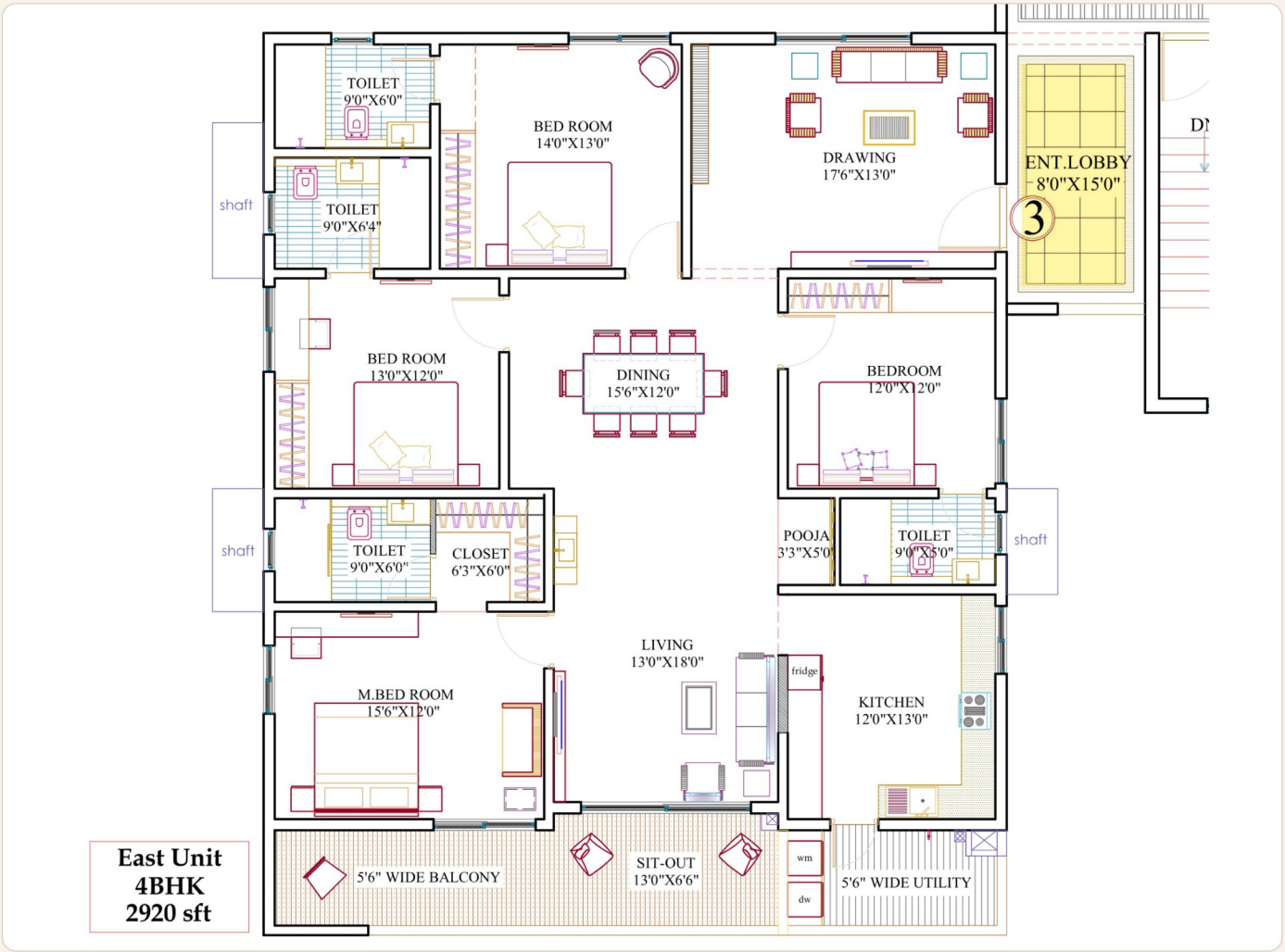
≈ 91 sft

11'4" × 8'0", in addition to the flat area and not charged



West-facing flats in Tower D

West-facing unit · Vastu compliant · Lobby size varies by unit position



TOWER B

2,920 sft

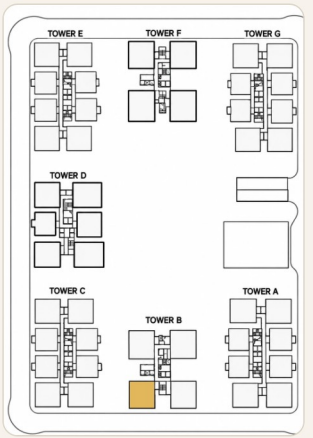
4 BHK · East-facing

Balcony on the south

EXCLUSIVE LOBBY

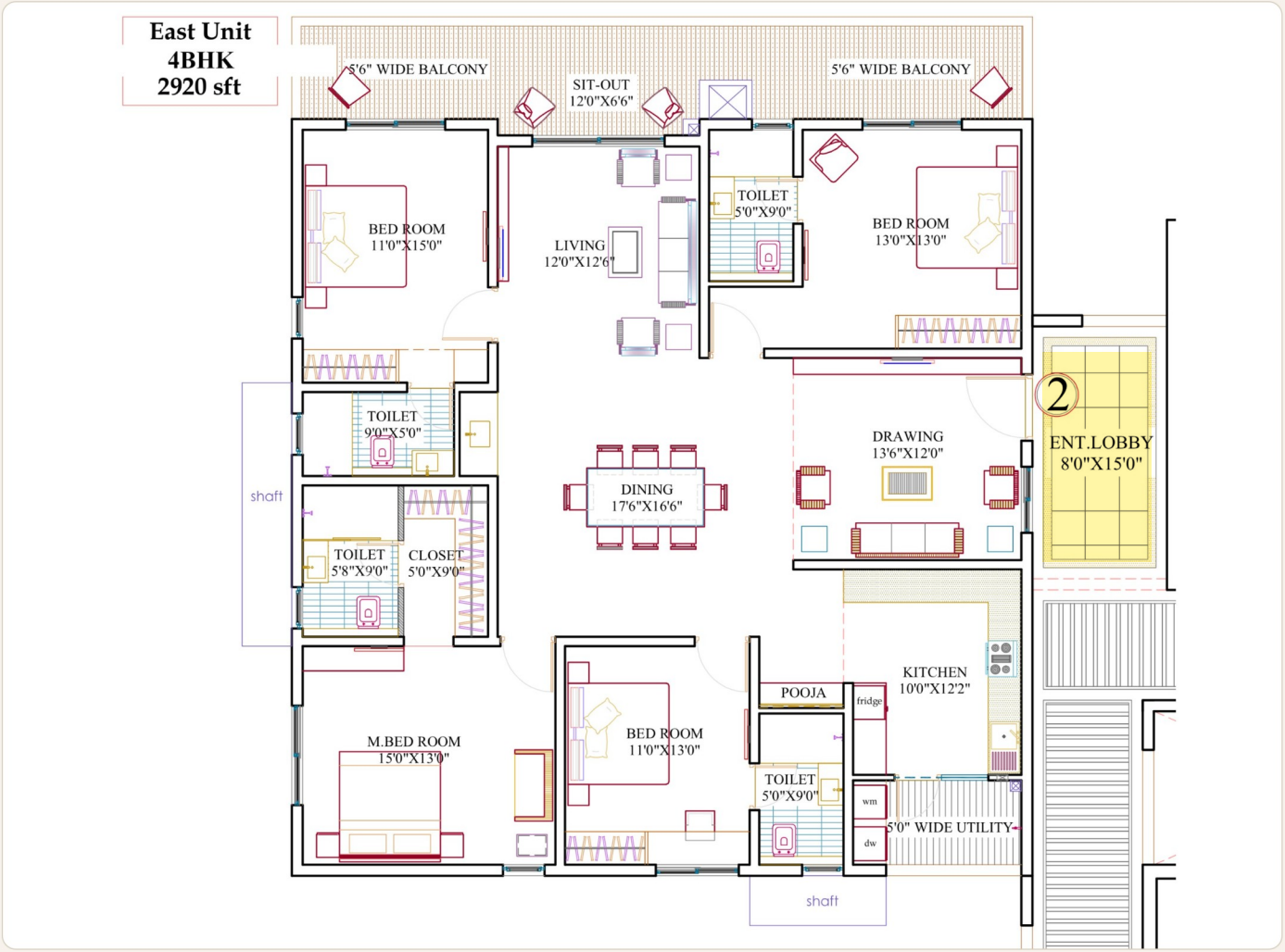
≈ 120 sft

8'0" × 15'0", in addition to the flat area and not charged



East-facing flats in Tower B

East-facing unit · Balcony on the south · Vastu compliant · Lobby size varies by unit position



TOWER F

2,920 sft

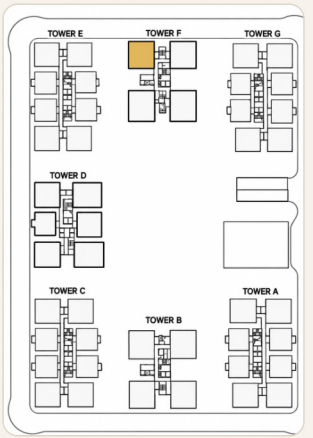
4 BHK · East-facing

Balcony on the north

EXCLUSIVE LOBBY

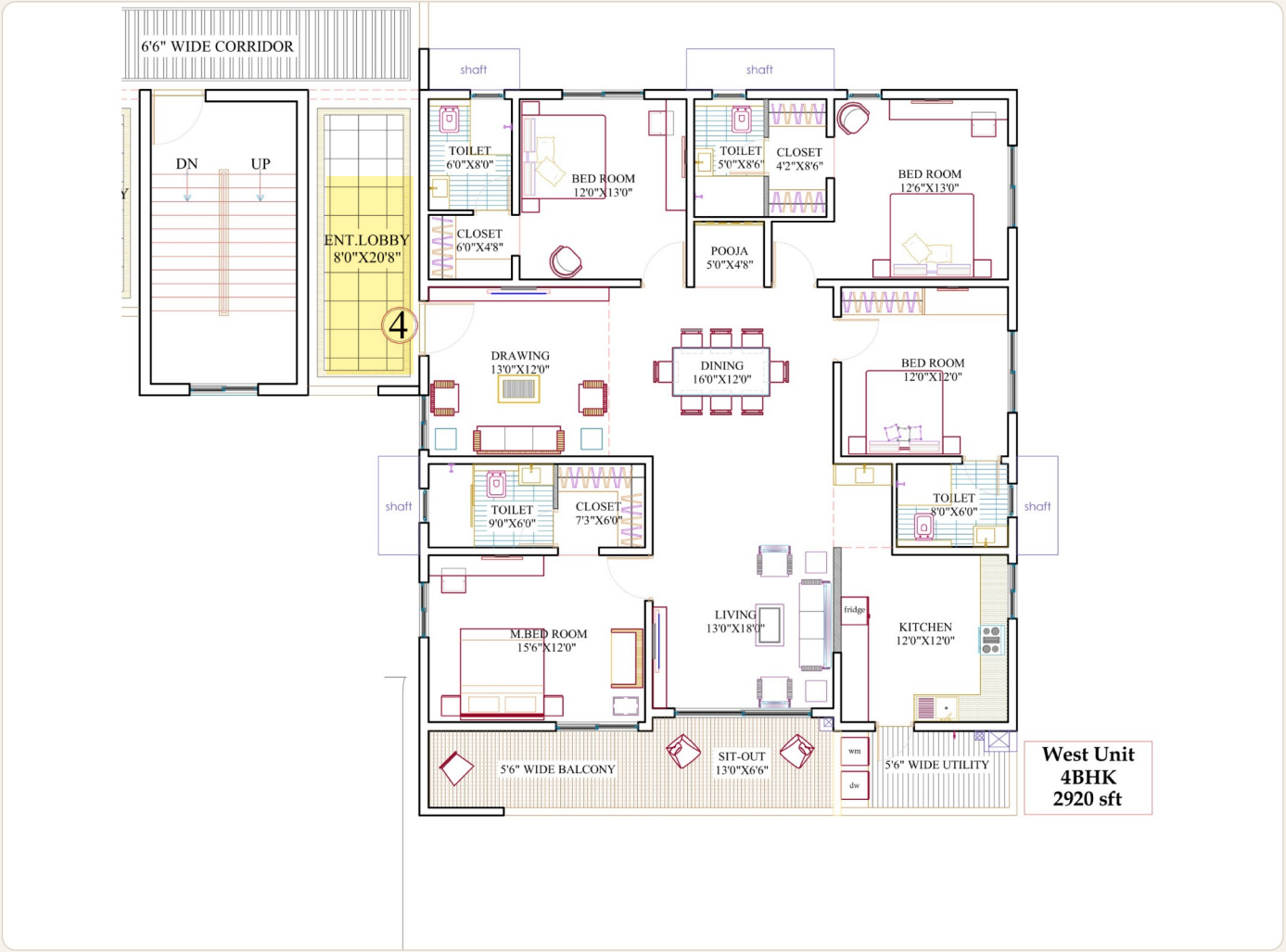
≈ 120 sft

8'0" × 15'0", in addition to the flat area and not charged



East-facing flats in Tower F

East-facing unit · Balcony on the north · Vastu compliant · Lobby size varies by unit position



TOWER B

2,920 sft

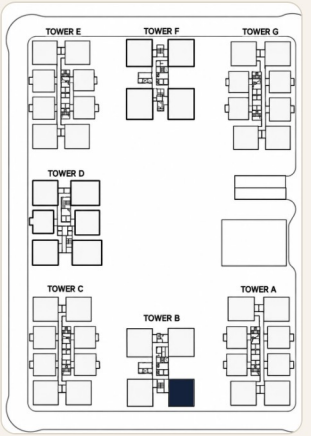
4 BHK · West-facing

Balcony on the south

EXCLUSIVE LOBBY

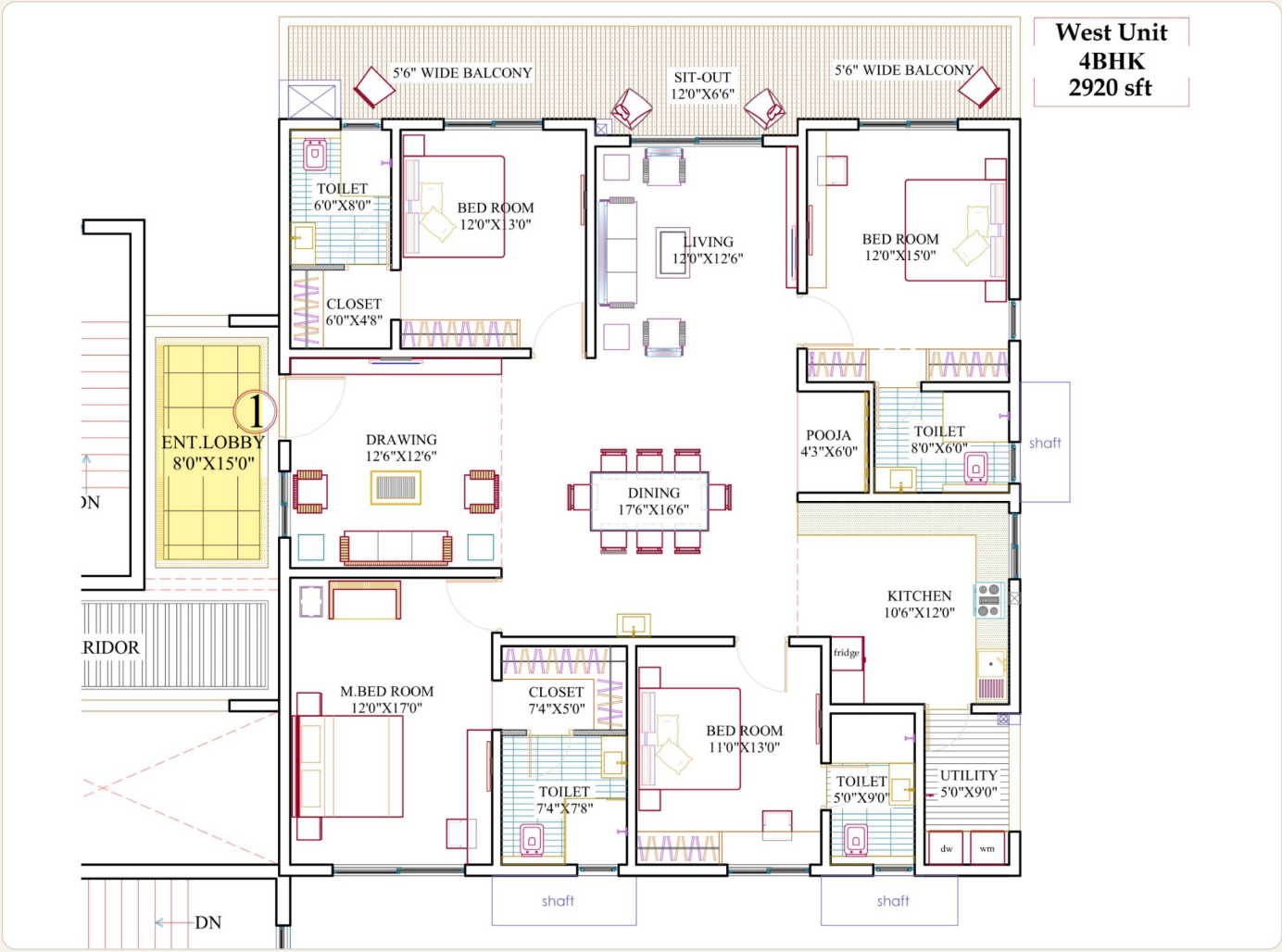
≈ 165 sft

8'0" × 20'8", in addition to the flat area and not charged



West-facing flats in Tower B

West-facing unit · Balcony on the south · Vastu compliant · Lobby size varies by unit position



TOWER F

2,920 sft

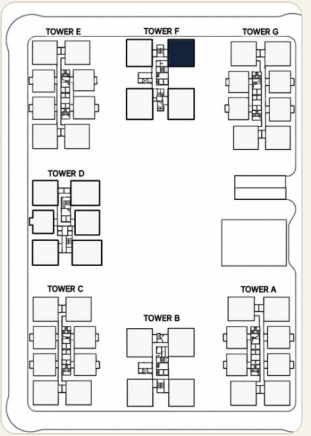
4 BHK · West-facing

Balcony on the north

EXCLUSIVE LOBBY

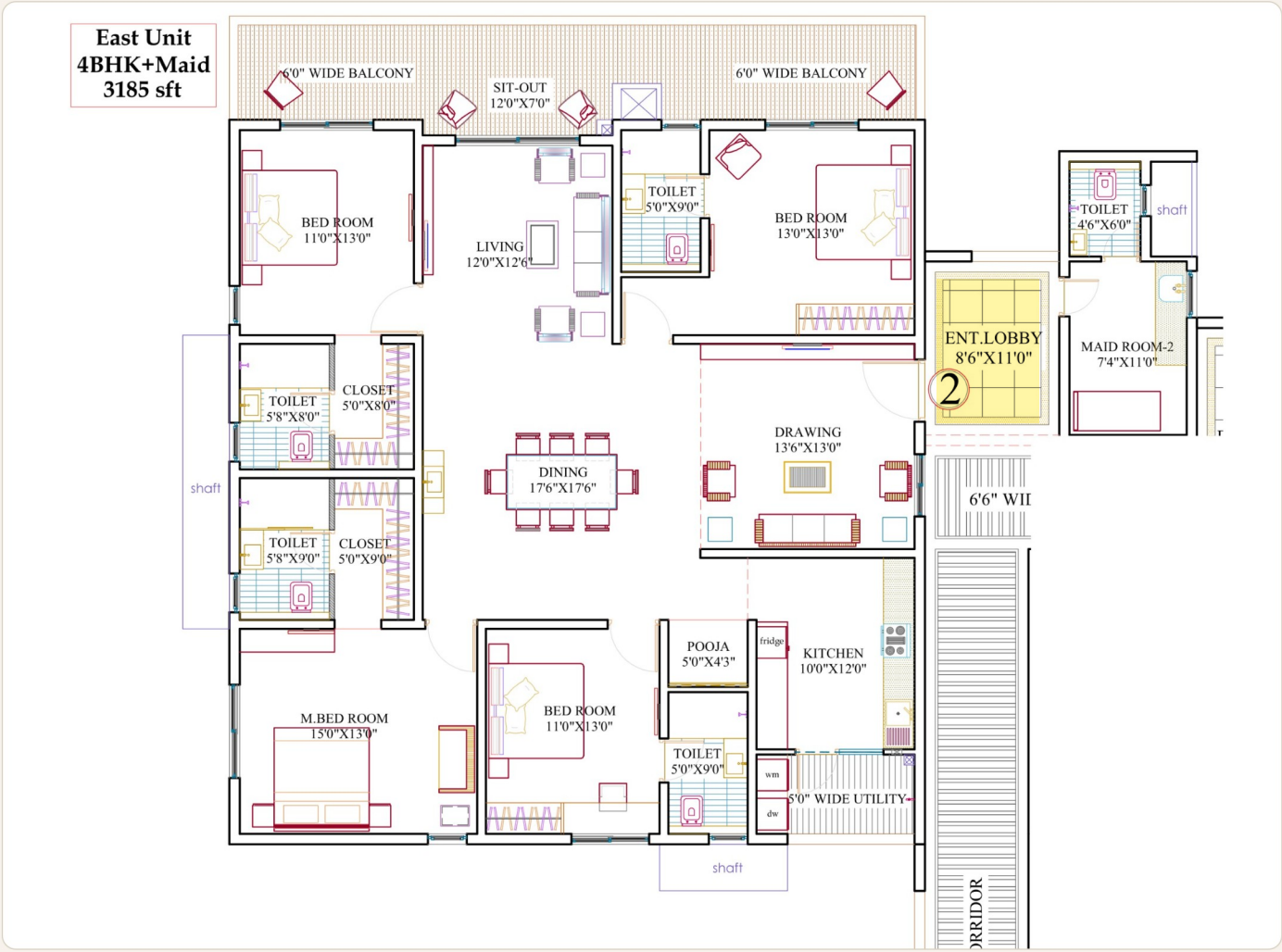
≈ 120 sft

8'0" × 15'0", in addition to the flat area and not charged



West-facing flats in Tower F

West-facing unit · Balcony on the north · Vastu compliant · Lobby size varies by unit position



TOWER B

3,185 sft

4 BHK + maid room · East-facing

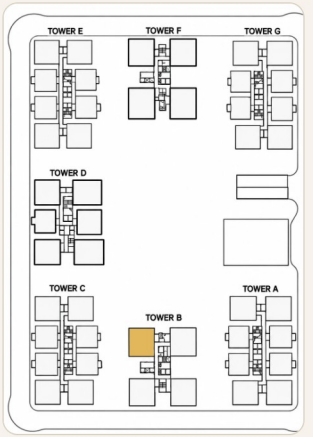
Balcony on the north

EXCLUSIVE LOBBY

≈ 94 sft

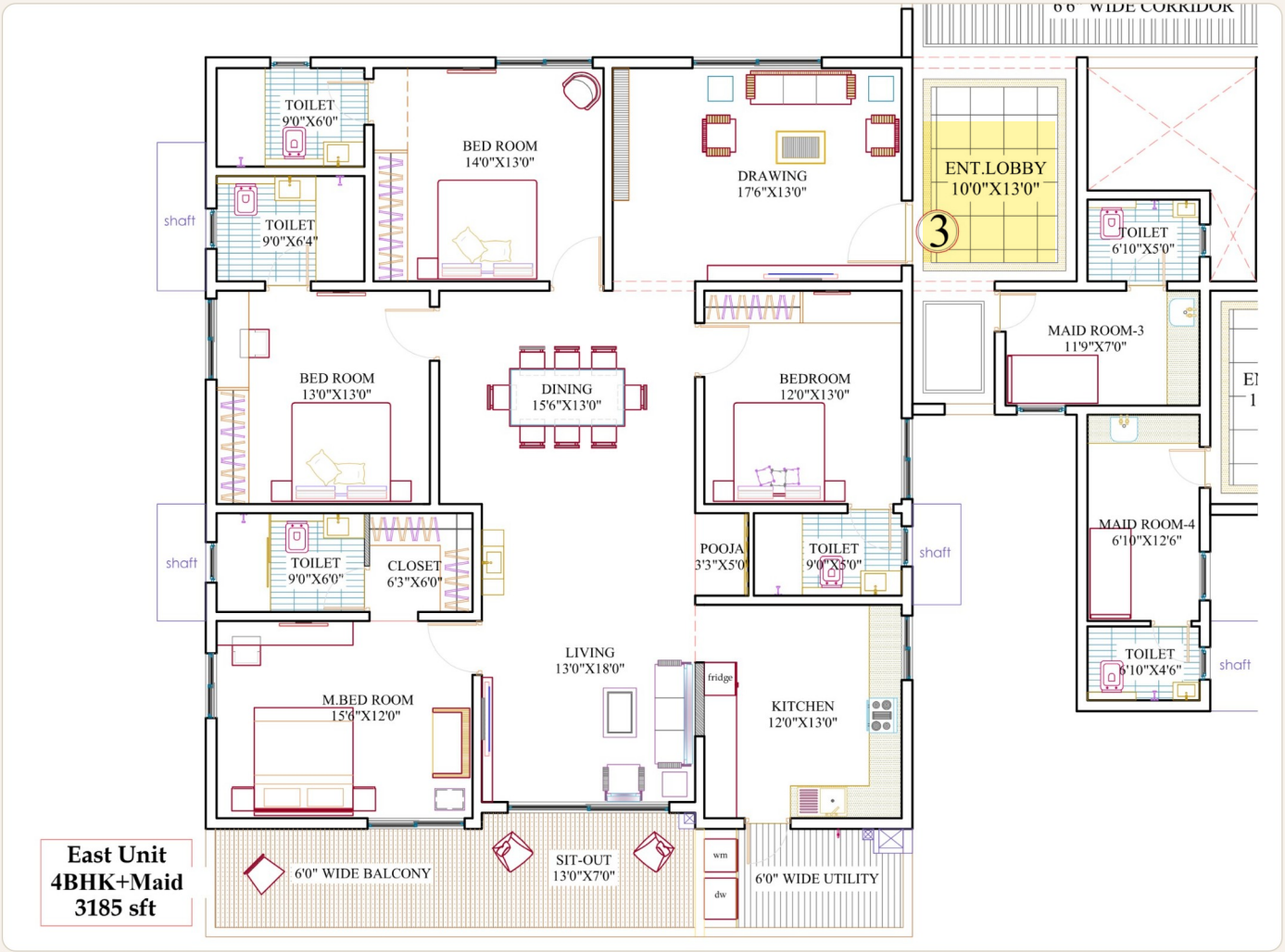
8'6" × 11'0", in addition to the flat area and not charged

Separate maid room with its own toilet, shown beside the lobby



East-facing flats in Tower B

East-facing unit · Balcony on the north · Vastu compliant · Lobby size varies by unit position



TOWER F

3,185 sft

4 BHK + maid room · East-facing

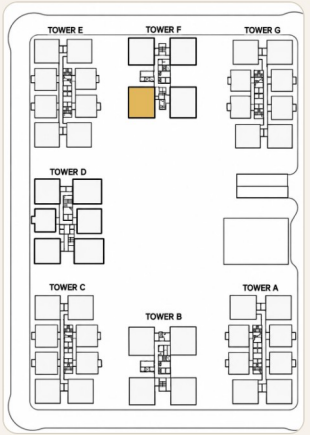
Balcony on the south

EXCLUSIVE LOBBY

≈ 130 sft

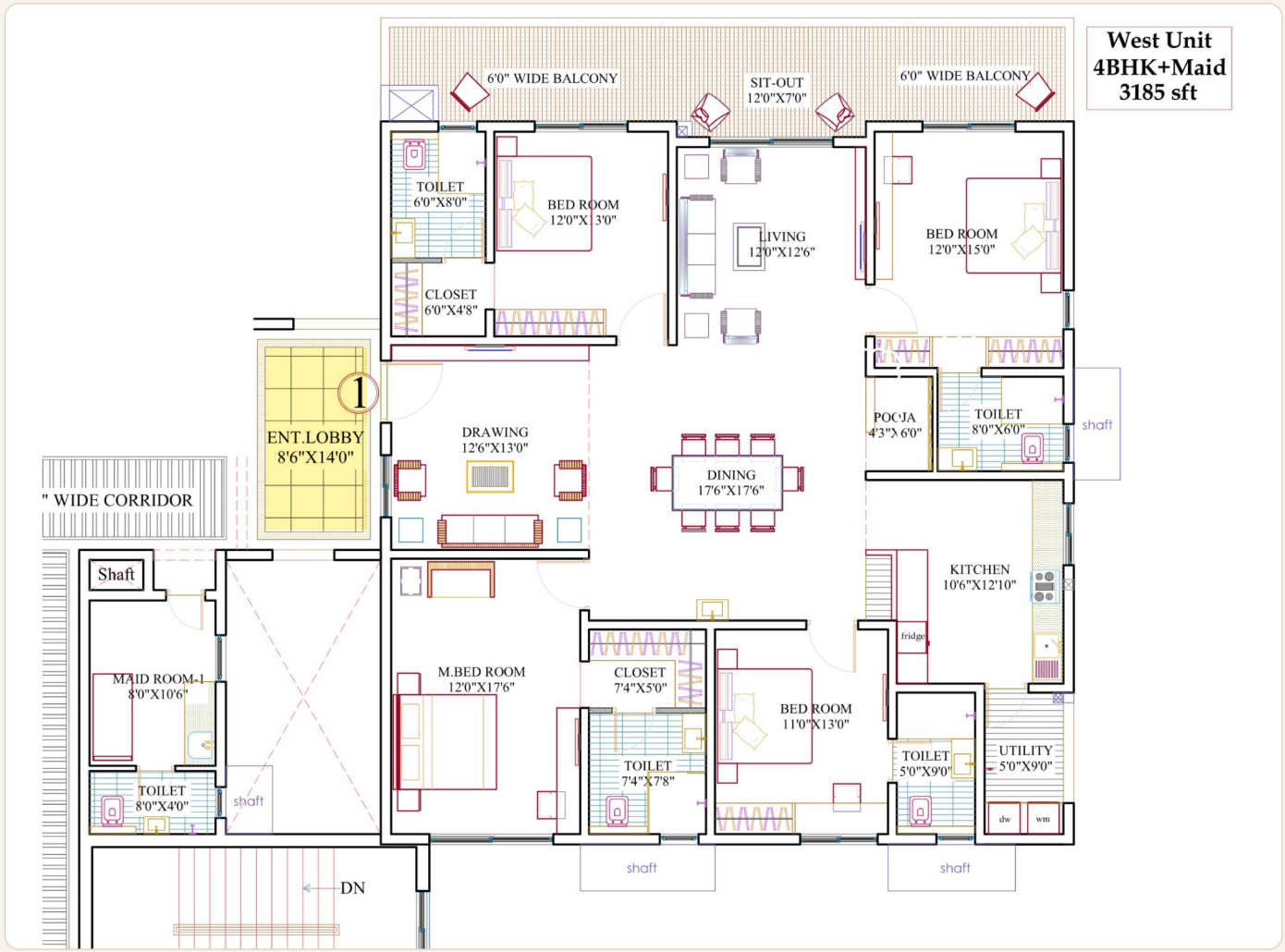
10'0" × 13'0", in addition to the flat area and not charged

Separate maid room with its own toilet, shown beside the lobby



East-facing flats in Tower F

East-facing unit · Balcony on the south · Vastu compliant · Lobby size varies by unit position



TOWER B

3,185 sft

4 BHK + maid room · West-facing

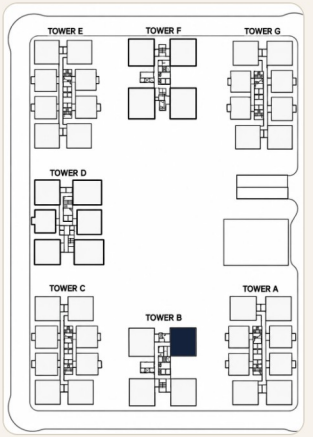
Balcony on the north

EXCLUSIVE LOBBY

≈ 119 sft

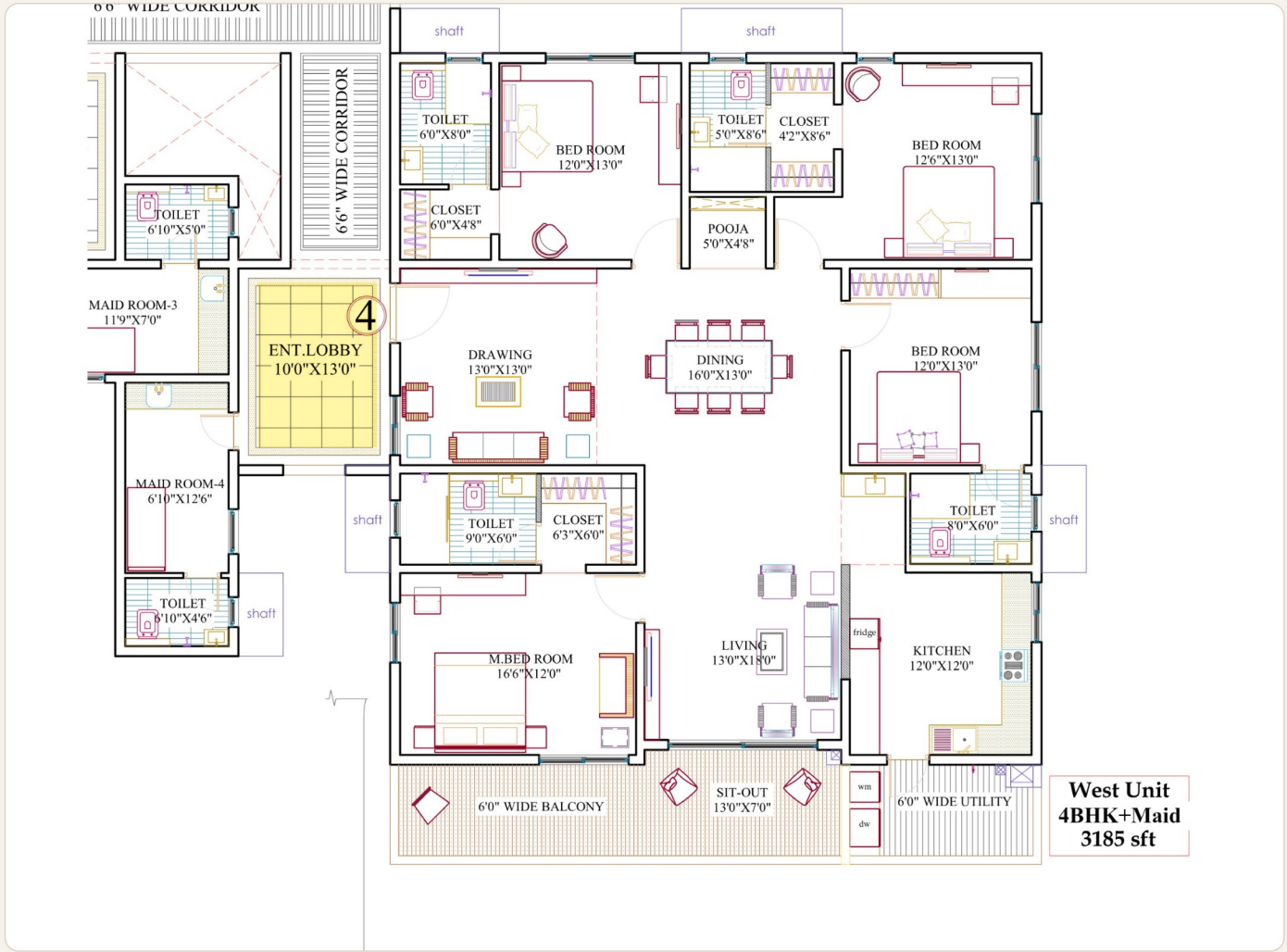
8'6" × 14'0", in addition to the flat area and not charged

Separate maid room with its own toilet, shown beside the lobby



West-facing flats in Tower B

West-facing unit · Balcony on the north · Vastu compliant · Lobby size varies by unit position



TOWER F

3,185 sft

4 BHK + maid room · West-facing

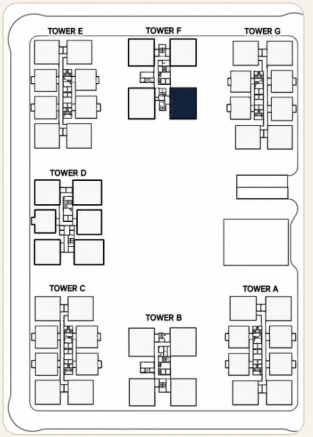
Balcony on the south

EXCLUSIVE LOBBY

≈ 130 sft

10'0" × 13'0", in addition to the flat area and not charged

Separate maid room with its own toilet, shown beside the lobby



West-facing flats in Tower F

West-facing unit · Balcony on the south · Vastu compliant · Lobby size varies by unit position

CLUBHOUSE · G+8 FLOORS · 70,000 SFT

Nine floors of amenities, with a rooftop infinity pool

Banquet hall
Multipurpose hall for functions

Gym
With aerobics and pilates

Indoor games
Plus a squash court

Party areas
Party terrace and BBQ deck

Badminton courts
Double-height indoor courts

Grocery and daily needs
Grocery, pharmacy, clinic, ATM

Guest rooms
Guest lounge, rooms and suites

Rooftop infinity pool
On the terrace, with an infinity edge

Also: spa and salon, preview theatre, co-working lounge, coffee shop, senior citizens' lounge · Subject to change

LANDSCAPE · SAMPLE RENDER

A central landscape built for play



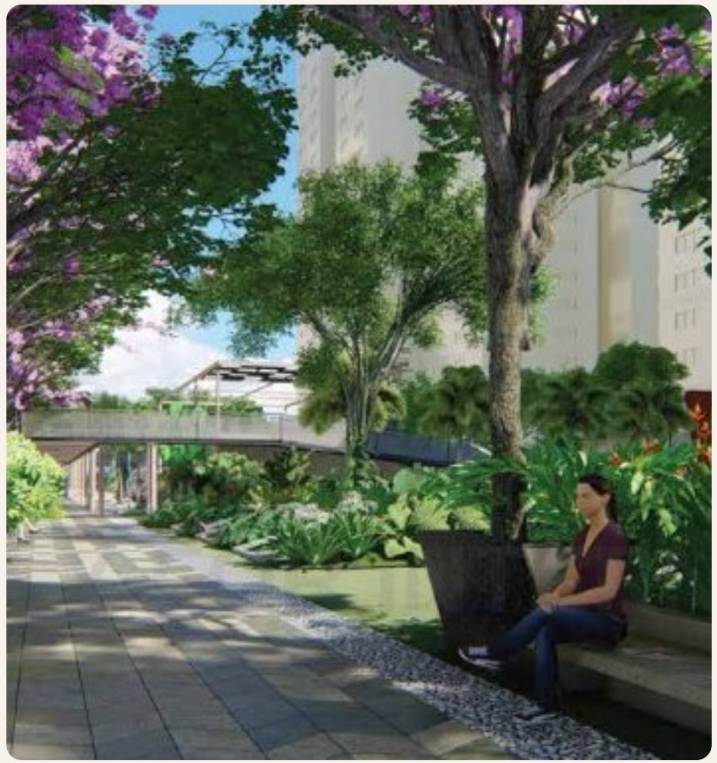


Sample renders: sports courts, lawns and walking tracks between the towers · Final design may vary

LANDSCAPE

Grand walk and elevated tree walk







A raised walkway through the trees, with a semi-active zone below · Artist’s impressions; final design may vary

WHERE WE ARE TODAY

Work on site is well under way

Done

- Land fully registered
- Site cleared and roads levelled
- Master plan approved by GHMC, October 2026
- Airport NOC received

Happening now

Blasting and excavation are going on at full pace.

Target: reach ground zero by the end of January 2027.

See it yourself

[Site progress video: link to be added]

Site visits can be arranged on request.

Dates are targets and may change

APPROVALS AND TIMELINE

The road from here to RERA

Received
Airport NOC

Next
Fire NOC revision

Next
Environment clearance revision

Then
GHMC approval

Then
RERA registration

All timelines are tentative and depend on the authorities

LET’S CONNECT

Contact details

9000228488

This presentation is for information only. Plans, areas, amenities and timelines are subject to change and to final approvals. Renders are artist’s impressions.