



A HOME RE-IMAGINED

**BOUTIQUE  
GREEN  
CENTRAL**





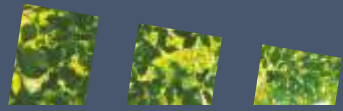
A  
happier  
life  
for the joy of living

You don't want to be another face in the crowd.  
You're done with the cliches, the conventional, the mass living.  
You've outgrown size and volume, brand and boredom.  
So, what's your hashtag when you're searching for those joys of living.



That time when the  
name alone is enough





RE-IMAGINE

A  
happier  
home  
for unconditional joys

Joys need space to live and express.  
A subtle extension of you and your personality.  
Beyond the mundane, beyond the cliché, just your  
kind of space that gives you the warmth and nurtures  
the joys within. A home that you belong to.

The commonplace is done,  
the exclusive is in.

This is #1 at Kondapur.  
The boutique, landscaped homes at  
one of the most coveted locations  
that resonate with your kind of living.







It's time to steal the heart and stand apart from the crowd

# Live an exclusive life



Loving hand Crafted homes  
with a difference  
for those who  
live on their own terms

For the most choosy person that you are, and the specifics that you go by, One look at #1, would steal your heart. Its classiness, blend of greens, nurtures a lifestyle that is exclusive and in sync with you. Centrally located at Kondapur, with a rich overload of amenities to enjoy and a king-sized clubhouse would woo you over for lifetime.





An Outstanding  
**lifestyle**  
in Numero uno Address



## Overview

**SITE AREA**  
**2 Acres**

**FLOORS**  
**16**

**NO OF UNITS**  
**195**

**TYPE OF UNITS**  
**All 3 BHK**

**UNITS RANGE**  
**1585 to**  
**2285 sft.**

**CLUBHOUSE**  
**30,000 sft.**

**STRUCTURE**  
**3 Cellars +**  
**G + 15 Floors**





Connecting bridge between the two towers

Trend  
or Tweet -  
either way  
you win

# 2 Luxury towers

The **Trend** tower  
The **Tweet** tower

This exquisite cluster of **195 super-luxury** apartments invite you to the boutique lifestyle. Sensitive detailing and world-class sophistication define every little square foot - and is manifested in the two choices of the towers, **The Trend** and **The Tweet**, with varying floor plans to match your point of view. Whether you are luxuriating in your home or looking out off the balcony, you will feel like a winner all the way.



Moving in  
or moving out,  
Be greeted  
by the greens  
that tango  
with you  
at every step.



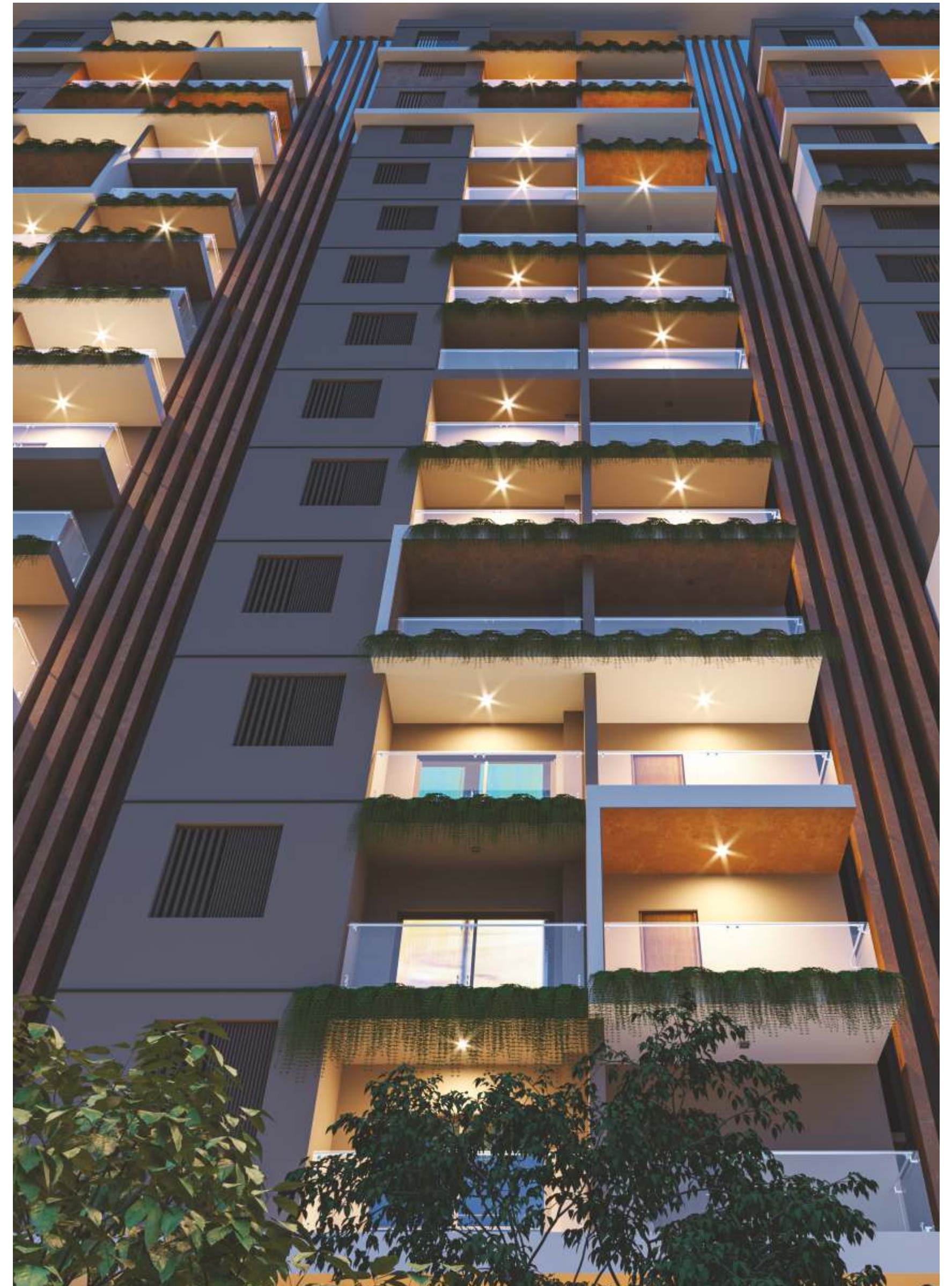




There is something  
**magical**  
**about #1**  
and about the people who  
choose to live there.

### Fine crafted to elegance

Unlike large projects that focus more on the size, #1 celebrates your quality of life. It's a niche home cocooned for exclusive lifestyle. The magical sitouts, with spaces to adorn the greens and flora spending time without peeping into the balcony of neighbours provide a touch of privacy and sophistication.







The spirit of  
landscapes and  
detailed  
activity  
pockets  
set you free  
to experience  
the magic  
inside out.





Time for  
break  
Time for  
SOCIAL

Refresh  
Rejuvenate  
Live it up

# Social is special

30,000 sft  
of sheer luxury at  
**Club Social**

## CLUBHOUSE

Two Grand Entrance Lobbies

Business Lounge

Supermarket

Multipurpose Hall

Creche

Gymnasium

Unisex Salon / Parlour

Aerobics / Yoga  
Meditation Hall

Preview Theatre

Two Conference Rooms

Indoor Games

Guest Rooms

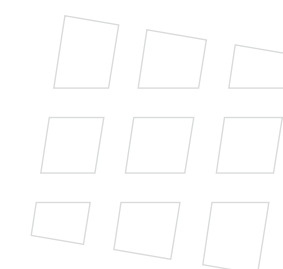
Swimming Pool

Coffee Deck

Cards Room

Pharmacy

ATM





## Your lobby for lobbying

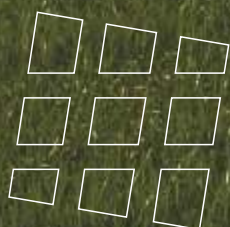
Welcome to a clubhouse that's way larger and power-packed than a layout of this size would normally provide. Here's a sprawling 30,000 sft of the finest amenities at the beck and call of just 195 families. Your very own oasis of fitness, fun, community events, relaxation and more - that's #1 for you!

CLUB SOCIAL

The Grand Entrance







You get much more than you expect from the clubhouse at #1. Choose to work out at the gym or pamper yourself at the salon, host a party at the banquet hall or play a round of squash, catch a movie or play a badminton match - these are only some of the amenities at your fingertips!



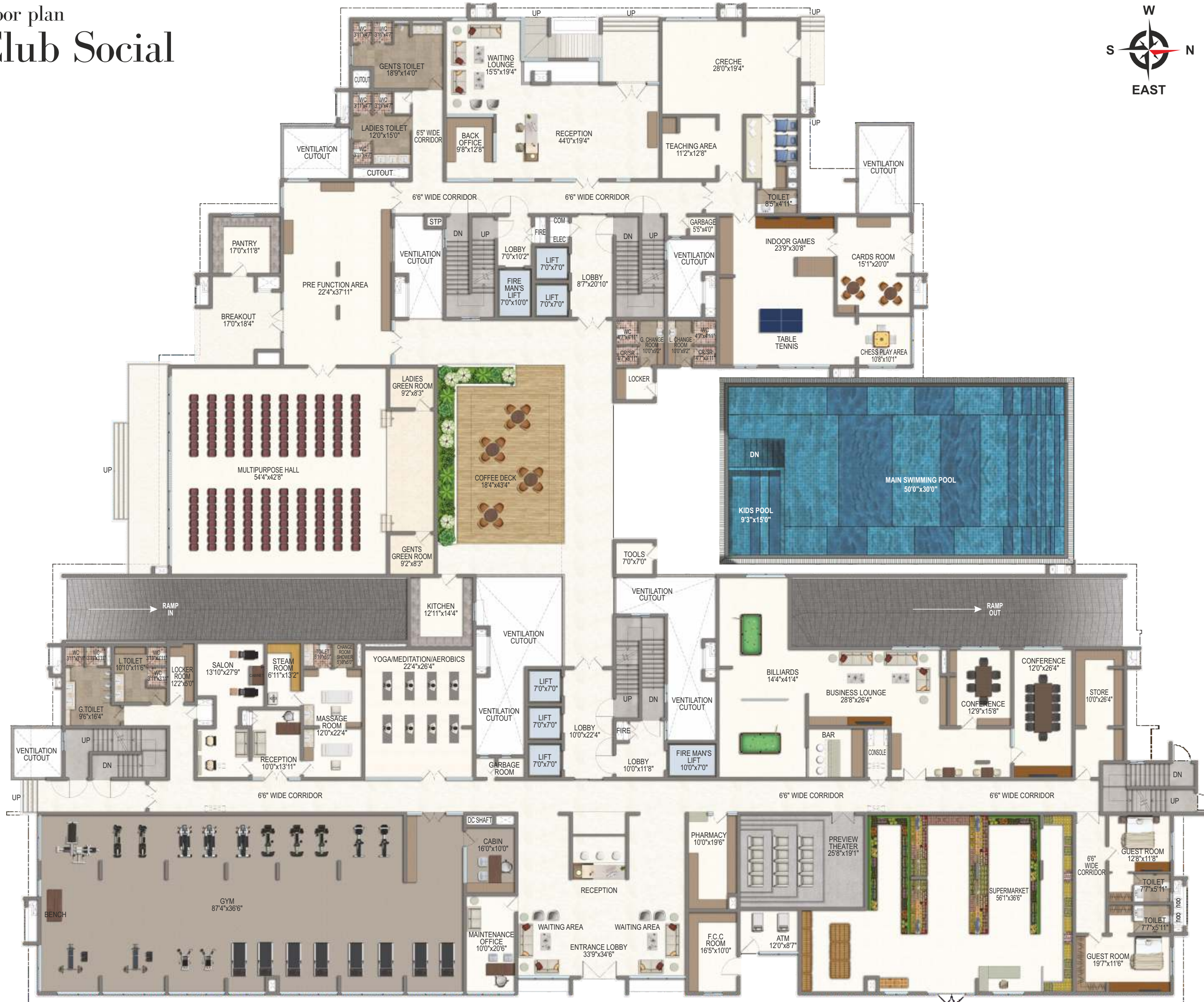
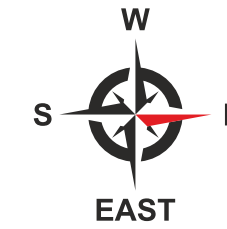


The leisure moments with family, friends and the pampering of self is the new trend





# Floor plan Club Social



## Amenities

- Two Grand Entrance Lobbies
- Aerobic/ Yoga/ Meditation room
- Business Lounge
- Multipurpose hall
- Games Room
- Badminton Court
- Cards Room
- Provision for Convenience store
- Coffee Deck
- Children 's Play areas
- Conference / Board Rooms
- Crèche
- Gymnasium
- Two Guest Rooms
- Indoor Games
- Indoor Air Conditioned Squash Court
- Jogging Track
- Kids Pool
- Maintenance/ Association room.
- Provision for Spa & Saloon
- Provsion for Pharmacy
- Swimming pool
- Billiards Lounge
- Cricket pitch with net
- Half Basket Ball court
- Provision for ATM
- Preview Theatre
- Amphitheatre
- Open Air Gym

Disclaimer: Tolerance of +/-2% is possible in the unit areas on account of Design and Construction variances







# A Supermarket and almost everything within

#1, is a boutique world of all things convenient and beautiful packed within. Adding to this is a supermarket for which you won't have to even cross the main gate! So when you step out to work, you can be rest assured that your family, your parents have a world of conveniences right within.





Live the  
**outdoors**  
cocooned  
in greens

JOG  
WALK  
CYCLE  
PLAY



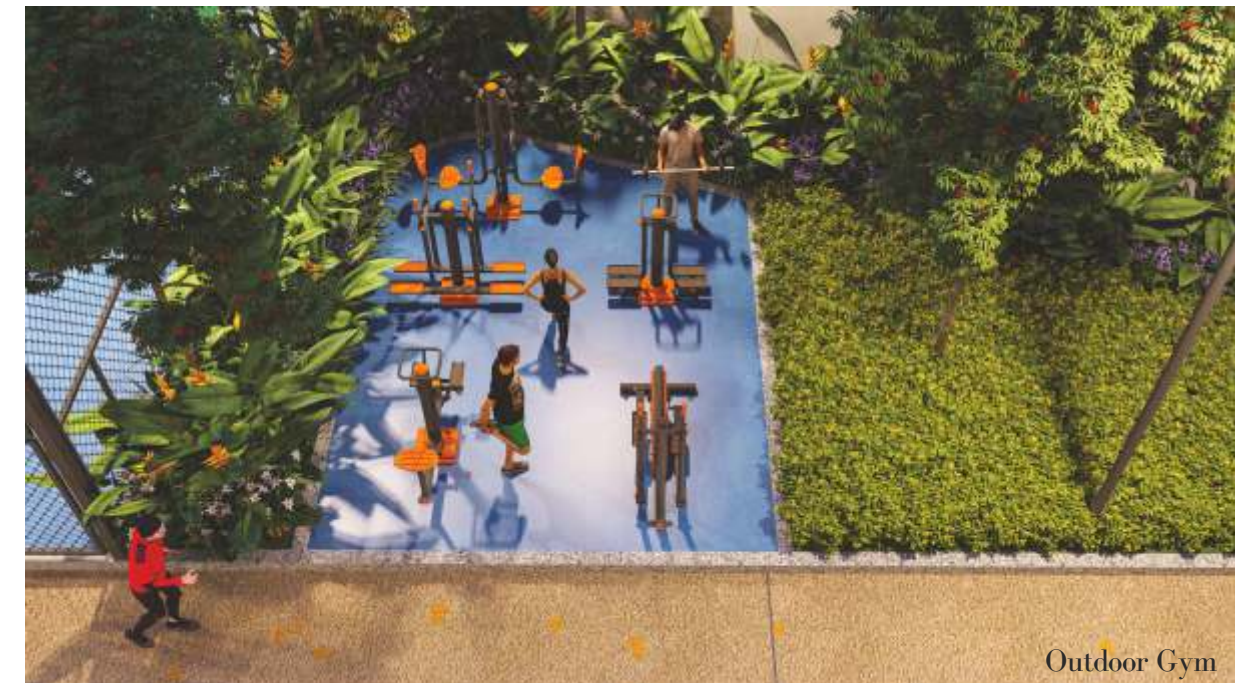
or just spend quieter moments to self



Landscaped outdoors/ Kids play area/ Outdoor Seating



Half Basketball Court



Outdoor Gym



Cricket Net





To scale artistic render of the bedroom



The **indoor**  
life competes  
with outdoors.  
Every corner  
well lit, every room  
well ventilated with  
spaces that prompt  
life and laughter  
unrestricted.







Sprawling living and dining space with an indicative interior style.

To scale artistic render of the living room







To scale artistic render of the bedroom



To scale artistic render of the kitchen

Succumb to the luxury of spaces with engaging kitchens, lavish master bedrooms that provide space for

**Every dream to come real**





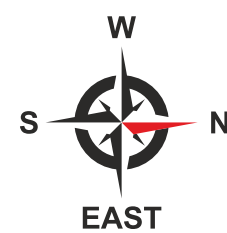
# Pointers

1. Main Entrance & Exit
2. Main Entrance & Block Entrance drop off area
3. 7.0 M wide driveway
4. Pathway
5. Stage Under Pergola
6. Amphitheatre
7. Lawn
8. Children's play area with EPDM flooring
9. Seating deck under pergola
10. Cricket Pitch
11. Service Pathway
12. Fitness Station
13. Half Basketball Court
14. Coffee Deck
15. Pool Deck
16. Kids' Pool
17. Lap Pool
18. Pool Side Seating Under Pergola
19. Counter Under Pergola





# Typical floor plan Trend block



## AREA STATEMENT

FLAT NO	1	2	3	4	5	6	7	8	9
FACING	EAST	EAST	WEST	WEST	WEST	WEST	WEST	EAST	EAST
PLINTH AREA (in Sft.)	1222	1425	1756	1684	1541	1684	1705	1454	1218
SBUA (in Sft.)	1590	1850	2285	2190	2005	2190	2215	1890	1585

Disclaimer: Tolerance of +/-2% is possible in the unit areas on account of Design and Construction variances



# Typical floor plan Tweet block



## AREA STATEMENT

FLAT NO	10	11	12	14
FACING	WEST	EAST	EAST	WEST
PLINTH AREA (in Sft.)	1418	1662	1662	1498
SBUA (in Sft.)	1845	2160	2160	1945

Disclaimer: Tolerance of +/-2% is possible in the unit areas on account of Design and Construction variances



CENTRAL



Note: Conceptual simulation of surrounding

The premium neighbourhood in the city, Kondapur is minutes from the ORR, and in close proximity to Gachibowli, Hitech city and Botanical Garden, promising an accessibility and centrality like no other. The proximity to hospitals, schools, workplace hubs, sports facilities and shopping malls makes it the coveted residential address.



**HOSPITALS**

- Citizens Hospital
- Continental Hospital
- AIG Hospital
- KIMS Kondapur
- Apollo Kondapur



**EDUCATION INSTITUTIONS**

- Chirec Intl. School
- Jain Cambridge School
- Sancta Maria School
- ISB
- IIIT-H
- University of Hyderabad
- Meru International School



**SPORTS**

- Trampoline Park
- Gachibowli Stadium
- Gopichand Badminton Academy



**OFFICES**

- Financial District
- Gachibowli IT-Hub
- HITEC City



**IN PROXIMITY**

- Financial District - 6 Kms
- Cyber Towers - 6 Kms
- Sancta Maria School - 3 Kms
- Jain International School and Chirec Public School in close Proximity







# Specifications

## RCC Framed Structure

R.C.C. framed structure to withstand wind & seismic loads.

## Super Structure

8" thick AAC block work for external walls & 4" thick AAC block work of internal walls.

## PLASTERING

**Internal:** 2 coats of plastering in CM 1:6 for walls and Ceiling.

**External:** 2 coats of plastering in CM 1:6 for External walls.

## DOORS

**Main Door:** 7'-0" Height designer Teak wood frame with flush shutter of melamine matt polish fixed with reputed make hardware of SS of Godrej, Hafele, Hettich, Dorset, Yale or Equivalent make.

**Internal Doors:** 7'-0" Height designer Teak wood frame with flush shutter of melamine matt polish fixed with reputed make hardware of SS of Godrej, Hafele, Hettich, Dorset, Yale or Equivalent make.

**Kitchen Utility Door:** 7'-0" Height designer Teak wood frame with flush shutter of melamine matt polish fixed with reputed make hardware of SS of Godrej, Hafele, Hettich, Dorset, Yale or Equivalent make.

**French Doors:** UPVC Sliding door of single glazed unit complete with toughening/ heat strengthening at vision panel system of reputed make and with mosquito mesh shutter.

**Windows:** UPVC window of single glazed unit complete with toughening/ heat strengthening, with mosquito mesh shutter.

**Grills:** Aesthetically designed, Mild Steel (M.S) grills with enamel paint finish.

## PAINTING

**Internal:** Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.

**External:** Textured finish and two coats of exterior emulsion paint of reputed make at elevation, Remaining area two coats of exterior emulsion paint over a coat of primer of reputed make.

**Parking area:** OBD paint.

## FLOORING

**Living / Dining:** 800mm X 800 mm size double charged vitrified tiles.

**Master Bedroom:** Laminated wooden flooring.

**Other Bedrooms:** 600mm X 600mm size double charged vitrified tiles.

**Kitchen:** 600mm X 600mm size double charged vitrified tiles.

**Staircase:** Granite/Kota / Tandur stone/tile.

**Corridors:** 800 X 800 mm vitrified tiles.

## KITCHEN

Black granite platform with stainless steel sink with 2 feet dado. Provision for fixing of water purifier, hob, chimney, oven etc.,

**Utility Area:** 2' Height dado with glazed tiles. Provision for dish washer and washing machine in the utility area.

## TOILETS

Counter top wash basin. EWC with concealed flush tank. Single lever fixtures with wall mixer cum shower. Provision for geysers in all bathrooms. All C.P. fittings are chrome plated of reputed make Equivalent to Jaguar / Kohler etc.

## WALL DADO

**Windows:** Sill level coping shall be in granite.

**Toilets:** Jamb lining at ventilators & ledge wall coping shall be in Granite. Anti skid ceramic tiles for walls (Lintel Level) and floor.

## SIT OUT / BALCONY

Wooden finish vitrified tiles. Granite coping at balcony.

## ELECTRICAL

Concealed Copper wiring of standard make. Power plug for cooking range chimney, refrigerator, microwave oven, mixer / grinder in kitchen, washing machine and dish washer in Utility Area. 3 phase supply for each unit and individual meter boards. Miniature Circuit Breakers (MCB) for each distribution boards of reputed make. Elegant designer modular electrical switches.

## TELECOM / I-NET / CABLE TV

FTH with WiFi internet DTH, Telephone & Intercom.

## AIR CONDITIONING

Power provision for split AC system for all rooms as per the requirement.

## COMMUNICATION

Video door phone at entry at apartments. Provision to install Wi-Fi within home

## LIFTS

High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make of Johnson / Kone / Otis or Equivalent make. Panic button and Intercom in the lifts.



## SECURITY SURVEILLANCE and BMS

Solar powered security fence. Access Control at main Gate. Boom Barrier. Separate entry barrier for visitors. CC Cameras around the campus for surveillance.

## WTP & STP

Fully treated Water made available through an exclusive water softening and purification plant with water meters for each unit. A Sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping and flushing purpose.

## GENERATOR

100% D.G set backup with Acoustic enclosure & A.M.F

## PARKING

Each Apartment will have 2 car parks.

## FIRE SAFETY

Fire hydrant and fire sprinkler system in all floors at flats and basements. Control panel will be kept at main security.

## LPG RETICULATION

Supply of gas from centralised Gas bank to all individual flats with meters.

## WATER SUPPLY

Hydro-pneumatic system with 100% treated water. Separate Municipal water supply to kitchens.

## WASTE MANAGEMENT

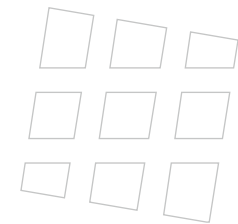
Garbage collection rooms will be provided for every floor level.

## CAR WASH FACILITY

Designated space for car wash.

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in plans, specifications, elevations and any other detail as deemed fit.





# Joining hands

**M/s RNP Stellar Projects LLP** is a registered company, owned by

**Mr Ramesh Patel**

In to family business of Veneers Plywood, Hardware and Timber from past 56 years and have a premium upmarket showroom called STELLAR.

**Mr Nishant Chawda**

a Senior Principal Architect in the industry for more than 20 years with several prestigious design and execution projects to his credit.

**Mr Prabhakar Dhulipudi**

A serial entrepreneur into Real Estate for more than 20 years involving in consulting, sales, marketing, and investments.

Project managed by

# TATA PROJECTS

Simplify.Create

We are people with promise and the zeal to do something new. Our thoughts are not outdated, we are not tied down by shackles. The goal is to collaborate with the best in the business in the realms of architecture, engineering, services and more.

Our tie-up with Tata Projects ensures that we maintain the gold standard in execution and quality. Rest assured, owning a boutique home in #1 is not just a decision. It's a celebration!

Architect / Consultants



Structural Consultant



Services Consultant (MEP)



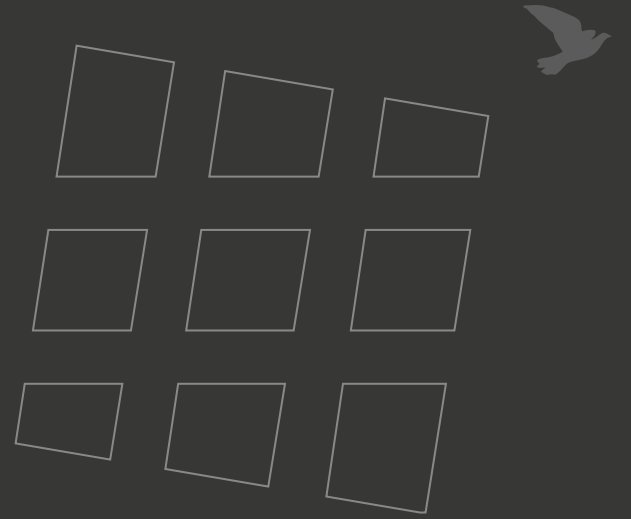
Landscape Consultant



Clubhouse Design







**RNP**  
**STELLAR**  
PROJECTS LLP

**RNP Stellar Projects LLP.**  
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