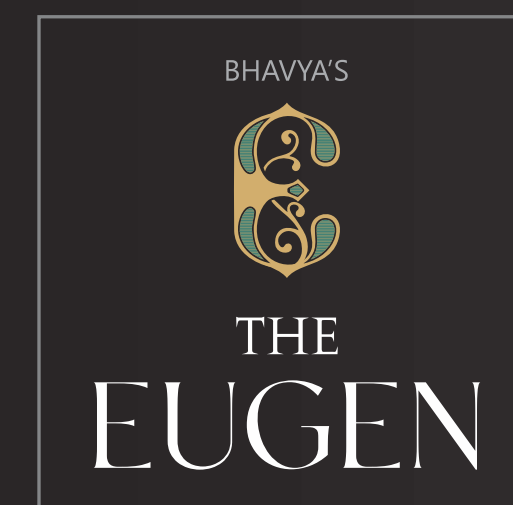


LIFE WELL SPENT IS LONG

– LEONARDO DA VINCI



PREMIUM RESIDENTIAL SUITES AT PRIME LOCATION - BEVERLY HILLS

www.bhavyaconstructions.com

RERA NO. : P02400004603

For those seeking the most prized upscale life and a new royal dimension to their lifestyle. Bhavya Constructions presents Eugen, the opulence without bounds. We have always envisioned presenting living spaces that carve a niche for themselves in unmatched grandness, upscale amenities and ultimate lifestyle experience Eugen is yet another sparkling model of contemporary class featuring topnotch architecture and delicate care through which every structure and space, amenity and ambience is offered to make your living wholesome.



COME
HOME
TO THE
CANVAS
OF LIFE



IN THE REALMS OF EXTRAORDINARY

There is nothing mundane or colourless about The Eugen in Hyderabad. Nestled elegantly in the tree-lined avenues of Kakatiya Hills, these exquisitely designed apartments offered are soulful and vibrant at the same time.

This is an address that makes a statement about your stature and taste.
This is upscale living like never before.

Stretch your imagination and your legs, your home is boundless.
Every apartment in The Eugen is an invitation to live in complete freedom.
The lavish rooms, large sit-outs, massive windows and sunlit corners create
a larger-than-life kaleidoscope. It is obviously the touch of master architects
and top-notch designers that lends grandeur to your dream home.

OPEN SPACE FOR A SPATIAL EXPERIENCE



RECEPTION LOUNGE

DESIGNER LANDSCAPE

DOUBLE HEIGHTED BALCONIES

KIDS PLAY ZONE

SMART SECURITY

BHAVYA'S



THE EUGEN

24/7 POWER BACK UP

LARGE SIT OUT WITH IN EACH FLAT

2 PASSENGER LIFTS

ROUND THE CLOCK SECURITY WITH INTERCOM & CC CAMERAS

WATER SOFTENER PLANT

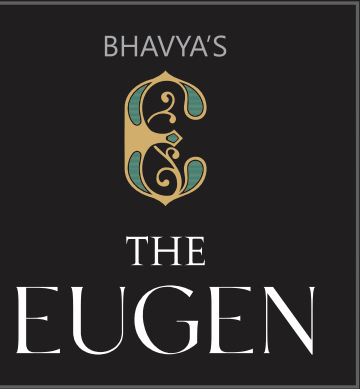
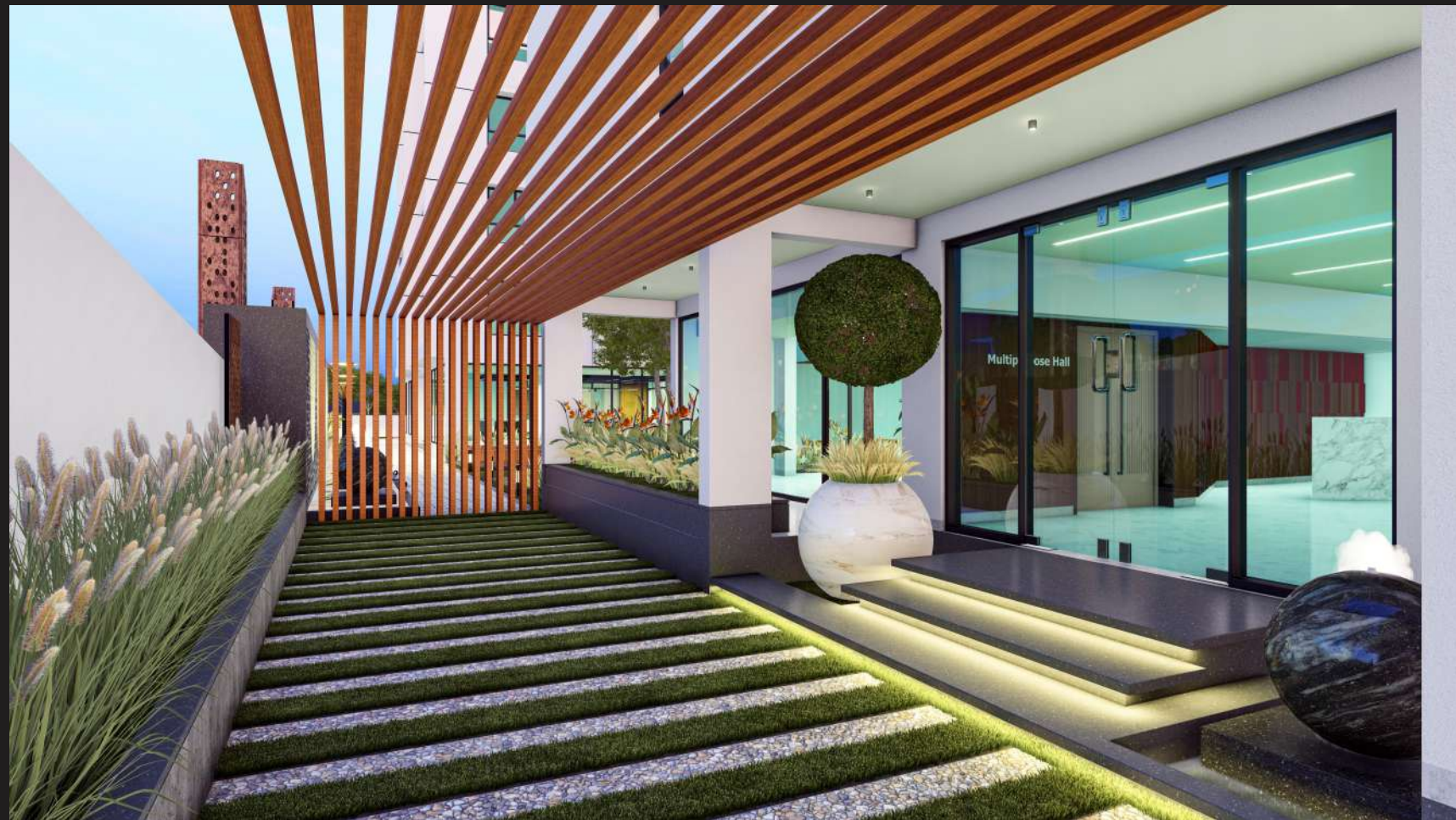
FIRE FIGHTING SYSTEMS

LOCATION

100% VASTHU COMPLIANT

DESIGNER TERRACE GARDEN







LOFTY BALCONY, SPLASHED WITH COLOUR



The most spectacular part of your home is the double-height balconies! We have made it a gateway to nature, where your colourful planters and seasonal blooms light up the day. Start your mornings with a breathtaking view of the grounds and the open skies above. Sip your coffee, sing a song, entertain your friends! This is not just a balcony, it's an extension of who you are!



AN AERIAL VIEW OF WONDERLAND

From whichever way you look at The Eugen, it's a feast for the eyes. The grounds, the balconies and the terrace have been planned as places of relaxation and points of rejuvenation. And yet, every inch is exclusive and preserves your privacy.

There is no concrete jungle to cramp your style. All you have is luxury within and greenery around you.



CLUB HOUSE EUGEN

Supremely luxe and aesthetically designed, the Clubhouse at Eugen is a feast for the senses. The look is captivating, and gets even better as you step into the grand reception foyer. There are seamless spaces that cater to people of every age.

From the world-class gym to the indoor games area, from the mini conference room to the children's play zone every inch of the Clubhouse offers a dash of magic.

A
TRIUMPH
OF DESIGN



Multipurpose Hall

— WELCOME LOUNGE

CLUB HOUSE EUGEN



— MINI CONFERENCE SPACE



— FULLY EQUIPPED GYM
CLUB HOUSE EUGEN



CLUB HOUSE EUGEN



— INDOOR GAMES



— KIDS PLAY ZONE

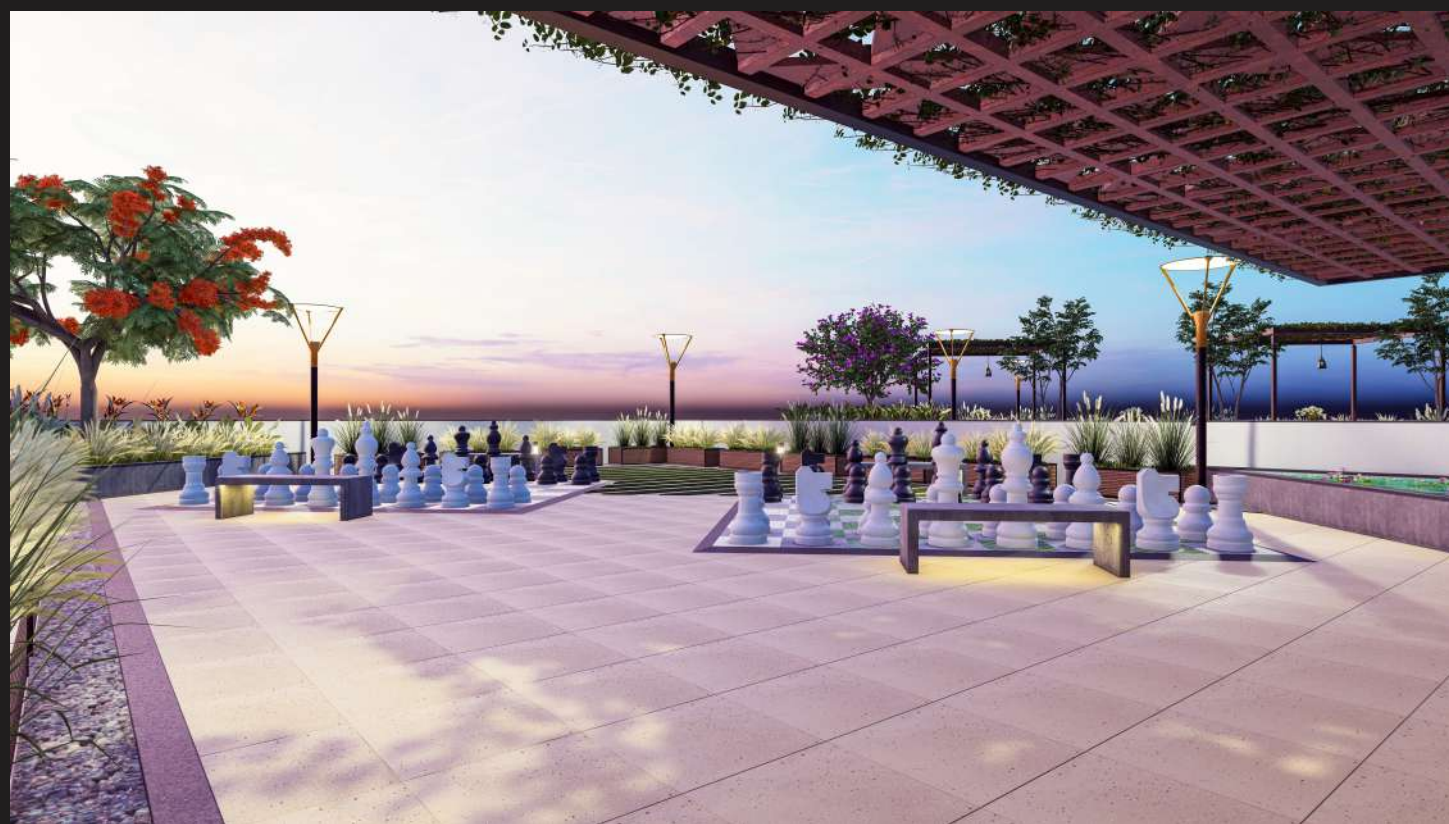
THE TERRACE EXTRAVAGANZA

This is not just another terrace, it's an experience by itself. We have passionately crafted a terrace that is green and gold, sunshine and stardust, leisure and adventure! There are shaded seating areas, places for the kids to play, seasonal blooms to admire. Above all, a spectacular view that will leave you gasping!



LIFE ON THE TERRACE

WHERE
ELEGANCE
AND NATURE
ARE IN
HARMONY



Every inch of The Eugen is a masterpiece, and the terrace is its crowning glory. You could perfect your yoga here or have a meditation session. Or you could play the guitar under the stars while entertaining friends on the terrace. It's a great place for social interaction and impromptu parties. And also for one-to-one conversations with nature.

GOD IS IN THE DETAILS

The attention to detail and passion for aesthetics is for all to enjoy. Each aspect is looked into, and nothing but the finest goes into the making of your home. The apartments offer a perfect blend of privacy and togetherness, with meticulous space planning in every square foot. Airy, well lit and spacious, The Eugen spells comfort and convenience all the way.



SUBLIME SPACES THAT MAKE THE HEART SING

The interiors are designed with a minimalistic style approach to create a vivacious life space. There is a beautiful play of colours and textures that blends with your personal design sensibilities. The Rooms, Balconies are conceptualized carefully to let nature into the indoors.

Welcome to a world that is peaceful and playful at the same time. Welcome to a home that matches your persona!

A VERY SPECIAL INDULGENCE

The understated sophistication of your apartment at the Eugen speaks of your class. It's where your spouse can paint a canvas of joys, as fresh breeze caresses the indoor plants. It's where the children can play hide-n-seek even as they watch the birds sing.

You'll love the muted opulence of the materials used, the space planning and the sheer beauty of its bold and captivating design signature.

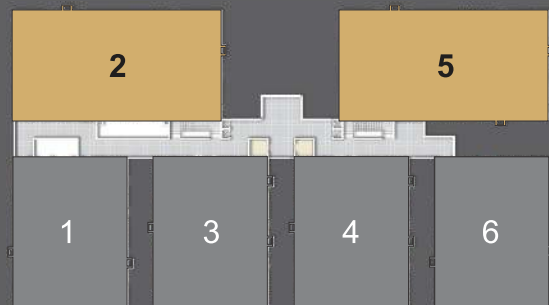


WHERE DETAILED PLANNING MEETS DELICATE EXECUTION

From concept to plan to execution, the layout represents an urbane, cosmopolitan outlook on life. Answering the needs of the city's elite, Eugen uses pops of colour against subdued backdrops. The blocks are set on dreamy landscaped grounds, tranquil and secure.

This is the ultimate opulence that a home can offer for those who understand excellence.

4BHK - WEST
4052SFT.

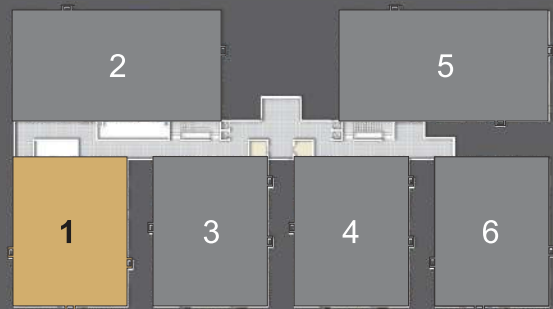


CUSTOMISE AS PER YOUR CHOICE
HOME THEATER OR BEDROOM

YOU CAN CHOOSE TO HAVE A BEDROOM IN PLACE
OF HOME THEATER. THE CHOICE IS YOURS,
WE EXECUTE IT FOR YOU



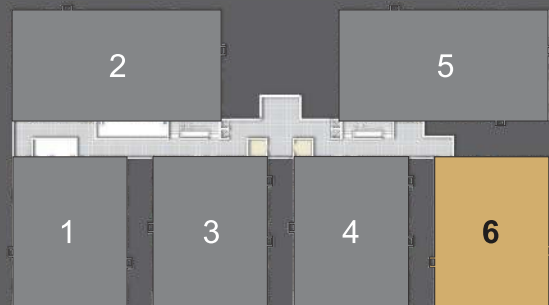
3BHK - EAST
3126SFT.



3BHK - EAST
3126SFT.



3BHK - EAST
3126SFT.



SPECIFICATIONS

NOTHING BUT THE FINEST

There are no short cuts, no compromises when it comes to the specifications of your Eugen home. Rich in detailing and fitted with world-class fixtures, this is a lustrous pearl in the ocean of ordinariness. Whether we talk walls or doors, chimney hobs or lights, paints or woodwork – you get the best brands in the market with workmanship that will stand the test of time.

Specifications

STRUCTURE

RCC Framed Structure with earth quake resistant design.

SUPER STRUCTURE

Clay brick or AAC blocks.

PLASTERING

- Internal : Single coat smooth finishing with cement plastering
- External : Double coat sand faced cement plastering 18 mm thick finished with putty/texture/Elevation.

JOINERY WORKS

- Main Door : Engineered Door frame with polished Veneered wood and premium hardware of reputed Brand.
- Internal Doors : Engineered Door frame with polished Veneered wood and premium hardware of reputed Brand
- Windows : Premium Aluminium Frame windows
- Bath Windows : UPVC
- Grills : Aesthetically designed mild steel grills with enamel paint finish.

PAINTING

- Internal : Gypsum punning with Two coats of premium quality plastic emulsion paint.
- External : Premium quality texture painting.

FLOORING

- Dining & Living: 6x3 Italian Marble
- M.Bedroom : Wooden Laminate Flooring.

- Kitchen : Double charged vitrified.
- Toilets : Best quality Acid resistant, anti-skid designer tiles.
- Parking : Cement based designer tile flooring/VDF.
- Staircase : Granite/Marble/Stone flooring as per design.

CLADDING & DADOING

- Toilets : Best quality acid resistant designer tiles 600*600
- Kitchen : Ceramic tiles dado up to 2ft. height above kitchen platform.
- Utility / Wash : Glazed ceramic tiles dado

KITCHEN

Provision for water inlet near kitchen sink for water purifier.
Provision for chimney, refrigerator, microwave and exhaust fan.

TOILETS

- All toilets to consist of dry and wet areas.
- Wall mount water closets with flush tank of TOTO/Kohler/Geberit/ Roca/GROHE make.
- Hot and cold-water mixer with shower, All fixers and C.P coated quality from GROHE/Kohler/TOTO.
- Provision for geysers in all bath rooms.
- PVC and CPVC pipes of ASHIRWAD make or similar.

ELECTRICAL

- Concealed copper wiring of Finolex/Havells make.
- Power outlets for A/C in living, drawing, dining & bedrooms, with piping.
- Power outlets for geysers in all bathrooms.



- Power plug for cooking range chimney, refrigerator, microwave oven, mixer grinders in kitchen.
- 3 Phase supply for each unit and individual meter boards Miniature
- Circuit breakers (MCB) for each distribution board.

TELEPHONE

- Telephone provision for Master bedroom and living
- Intercom facility to all flats connecting security

CABLE TV

Cable provision in all bedrooms, living room and drawing Room

LIFT

Schindler/Thyssenkrupp fully automated high-speed elevator.

GENERATOR

100% Power Backup

PARKING

- Two level covered parking; entire parking is well designed to suit the number of car parks required, parking signages at required places to ease of driving.
- 3 parking slots per flat of which one slot has Exclusive EV Charge provision.

FALSE CEILING

False ceiling with saint gobain gypsum sheets will be provided with in the flat, balcony, toilets and corridor.

BHAVYA'S

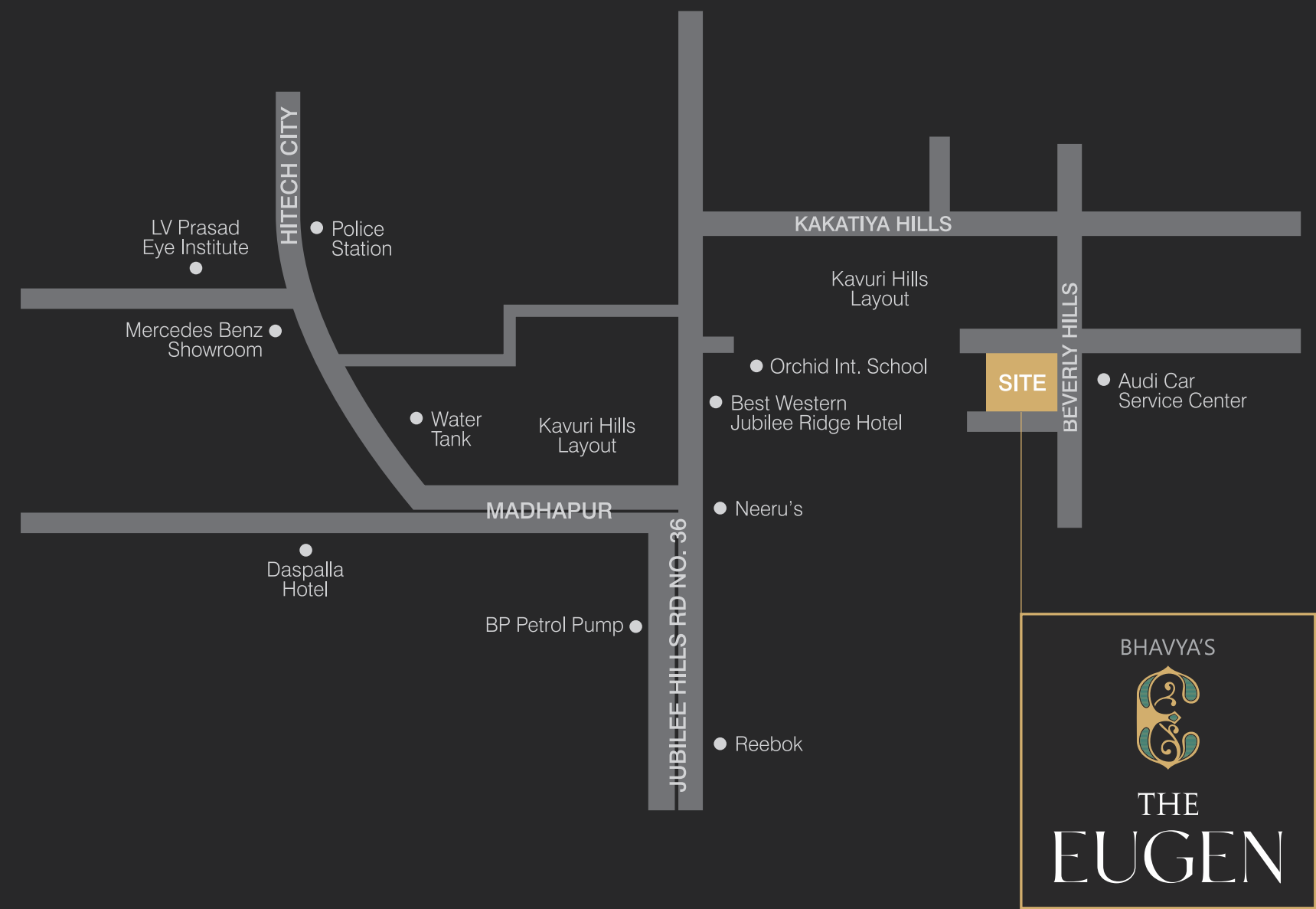


THE
EUGEN

Location Plan – not to scale



LOCATION QR CODE



WELCOME TO SHIMMERING KAKATIYA HILLS

A hub of action and brilliantly connected to every happening area in the city, Kakatiya Hills is a coveted residential neighbourhood. You don't have to stay on the outskirts to experience a luxurious life because Eugen offers you the best of both worlds. The finest schools, hospitals, malls and workplaces are at a stone's throw. Come, settle here and be the owner of a fantastic address.



RAISING THE BAR, EACH TIME & EVERYWHERE

At Bhavya Constructions, we owe our genesis to building upscale properties, reimagining high watermark modernity and a spectacular dimension to the lifestyle, where spaces are not just to live, but to relive and revel. With a legacy of building highly sophisticated living, office and retail spaces, in the past three decades, Bhavya Constructions Private Limited (BCPL) enjoys immaculate and impeccable track record, till date having developed 7 million square feet across 70 premium properties. Bhavya has to its credit the first gated community of Hyderabad, that was developed way back in 1995.

Our designs outmatch expectations and outwit your radical scale of imagination and ideation, delivering comfort and class at the best possible level. Into building living spaces as a legacy, we just continue to expand and improve with every project, giving bigger, giving better.

7
MILLION SQ.FT.
SUCCESSFULLY DELIVERED
BUILT-UP AREA TILL DATE

10
MILLION SQ.FT.
UNDER
DEVELOPMENT

30
YEARS OF
MOST TRUSTED
LEGACY

70
COMPLETED
RESIDENTIAL
& COMMERCIAL
PROJECTS

Office Address

Plot No. A- 1, 1st Floor,
Bhavya's Spoorthi Bhavan, Road No.1,
Film Nagar, Jubilee Hills, Hyderabad,
Telangana-500096.

Mob.: +91 7207914105
Ph. : +91 40 23559804, 23559805

Site Address

Plot Nos: 19 (P), 20-23, 32-35 & 36 (P),
Sy No: 34 (P) & 35 (P), Road No:5,
Beverly Hills, Kakatiya Hills,
Madhapur, Hyderabad, Telangana-500081.

www.bhavyaconstructions.com

TEAM

Architects



B Design Studios
4th Floor, Gem Square,
Above Hdfc Bank,
Madhapur, Hyderabad-81
Mob : +91 9885777181

Structural Engineers



AVR Consultants
G-1, GVS Towers,
Domalagudda,
Hyderabad, Telangana.
Mob: +91 98490 55682

Landscape and Interior



Studio ADI
Plot No. 942/A, Rd No. 47,
Silent Valley Hills, Jubilee Hills,
Hyderabad - 500033.
Mob: +91 9885446664, 9949902972

Auditor



**MAHAVISHNU & SARMA
CHARTERED ACCOUNTANTS**
#Flat No.202, IInd Floor,
1-8-131 to 143,Prendergast Rd,
Secunderabad-500003.

Branding



D3 Concepts
Cell : +91 98491 92657

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