CRESCENT

ELEGANCE

ELEVATED

CANDEUR
DEVELOPERS & BUILDERS
Build with Honesty



CRESCENT

Lifestyle takes a magnificent curve Of smart living

Nestled in the midst of IT and financial hubs at Gachibowli - Serilingampally Road, Candeur Crescent blends the best of comfort and elevated lifestyle. While retaining the serenity and prime location, there are pleasant vibes from the residential catchment around. Surrounded by some of the best entertainment venues, retail stores, educational and medical facilities, prime business houses and more.

5.5 ACRES PROJECT AREA	**5 TOWERS**	**5 UNITS** PER FLOOR	**50 FLOORS**
1,230 ELITE FAMILIES	**62,000 SFT** LAVISH CLUB HOUSE	**3.10 METERS** CLEAR HEIGHT IN EACH FLAT	**80%** CORNER APARTMENTS
8 FLOORS CLUB HOUSE	**100% VAASTU COMPLAINT HOMES**		**4 LEVELS OF** PARKING AREA

A HIGH-LIFE TWIST
WITH A HIGH-RISE VIEW

Perhaps at Crescent, one can. Not just a skyscraper but also it leverages your expectations of going premium in the urban life of magnificent views and refreshing amenities that breathe liveliness into the mundane with a plethora of enchanting features of the future – both for wellness and opulence, in all its wholeness in luxurious 2.5 BHK & 3 BHK apartments, with detailing led insight into the amenities that include

AMENITIES

OUTDOOR

1. Entrance And Exit Plaza
2. Main Entrance Paving
3. Cycling Track
4. Tropical Plantation
5. Amphitheatre
6. Half Basket Ball Court
7. Lawn
8. Seating Decks Under Pergola
9. Water Body
10. Free Standing Pylons
11. Feature Wall
12. Sculptures
13. Stepping Stones
14. Seating Under Tree
15. Grass Pavers
16. Pavers
17. Cobble Stone Paving At Ramp Area
18. Outdoor Gym
19. Children Play Area
20. Water Feature Opp. Clubhouse
21. Avenue Planting
22. Rose Garden
23. Fire Driveway With Granite Paving
24. Security Cabins
25. Car Parking Area
26. Flower Garden
27. Perennial Garden

CLUBHOUSE

28. Banquet Hall With Kitchen
29. ATM
30. Grand Entry Lobby With Help Desk
31. Pharmacy
32. Super Market
33. Clinic
34. Pre Primary School
35. Indoor Badminton Courts
36. Table Tennis
37. Billiards
38. Yoga Room
39. Aerobics And Dance Room
40. Gym
41. Steam And Sauna Room
42. Restaurant
43. Squash Court
44. Work Stations (Work From Home)
45. Conference Room
46. SPA And Saloon
47. Home Theater
48. Indoor Swimming Pool
49. Guest Suits
50. Board Games
51. Mini Football Court
52. Terrace Sitting Area
53. Barbecue Zone

CRESCENT **SITE PLAN**



CRESCENT

Well connected and easy to locate as it is strategically mapped and planned to be the next landmark out there. Crescent is located in the midst of the most sought after zones of Serilingampally and you're just a few blocks away from numerous conveniences. Thus, it comes with close quarters of access to International Schools, Multi-Speciality Hospitals, Super Markets and Shopping Complexes and more, closer from your home. Not just that, commuting becomes hassle-free with direct exits leading to Gachibowli & ORR on one side and Mumbai Highway on the other side.



CRESCENT





Turning heads to admire
The landscaping
all around

CRESCENT





MOVING THE INDULGENCE
WITH VIVID IMAGINATIONS

CRESCENT

BLOCK
A & B

FLOOR PLANS

FLAT 1	3 BHK
FACING	**EAST**
BUILT UP AREA	**1425**
COMMON AREA	**399**
TOTAL AREA	**1824**

FLAT 2	3 BHK
FACING	**WEST**
BUILT UP AREA	**1467**
COMMON AREA	**410**
TOTAL AREA	**1877**

FLAT 3	3 BHK
FACING	**WEST**
BUILT UP AREA	**1530**
COMMON AREA	**428**
TOTAL AREA	**1958**

FLAT 4	3 BHK
FACING	**WEST**
BUILT UP AREA	**1530**
COMMON AREA	**428**
TOTAL AREA	**1958**

FLAT 5	3 BHK
FACING	**EAST**
BUILT UP AREA	**1468**
COMMON AREA	**410**
TOTAL AREA	**1878**



All areas mentioned in SFT



CRESCENT

BLOCK

C

FLOOR PLANS

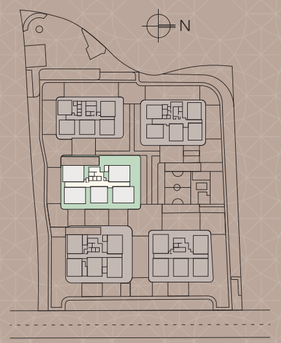
FLAT 1	3 BHK
FACING	**EAST**
BUILT UP AREA	**1983**
COMMON AREA	**557**
TOTAL AREA	**2540**

FLAT 2	3 BHK
FACING	**WEST**
BUILT UP AREA	**1998**
COMMON AREA	**557**
TOTAL AREA	**2548**

FLAT 3	3 BHK
FACING	**WEST**
BUILT UP AREA	**1613**
COMMON AREA	**451**
TOTAL AREA	**2064**

FLAT 4	3 BHK
FACING	**WEST**
BUILT UP AREA	**2075**
COMMON AREA	**581**
TOTAL AREA	**2656**

FLAT 5	3 BHK
FACING	**EAST**
BUILT UP AREA	**2006**
COMMON AREA	**561**
TOTAL AREA	**2567**



All areas mentioned in SFT



BLOCK
C
3 BHK

EAST 2540 SFT



3D FLOOR PLAN

BLOCK
C
3 BHK

WEST 2656 SFT



3D FLOOR PLAN

CRESCENT

BLOCK
D

FLOOR PLANS

FLAT 1	2.5 BHK
FACING	**EAST**
BUILT UP AREA	**1042**
COMMON AREA	**291**
TOTAL AREA	**1333**

FLAT 2	2.5 BHK
FACING	**WEST**
BUILT UP AREA	**1201**
COMMON AREA	**336**
TOTAL AREA	**1537**

FLAT 3	3 BHK
FACING	**WEST**
BUILT UP AREA	**1254**
COMMON AREA	**351**
TOTAL AREA	**1605**

FLAT 4	3 BHK
FACING	**WEST**
BUILT UP AREA	**1254**
COMMON AREA	**351**
TOTAL AREA	**1605**

FLAT 5	2.5 BHK
FACING	**EAST**
BUILT UP AREA	**1138**
COMMON AREA	**318**
TOTAL AREA	**1456**



All areas mentioned in SFT



CRESCENT

BLOCK

E

FLOOR PLANS

FLAT 1	3 BHK
FACING	**EAST**
BUILT UP AREA	**1291**
COMMON AREA	**361**
TOTAL AREA	**1652**

FLAT 2	3 BHK
FACING	**WEST**
BUILT UP AREA	**1291**
COMMON AREA	**361**
TOTAL AREA	**1652**

FLAT 3	3 BHK
FACING	**WEST**
BUILT UP AREA	**1251**
COMMON AREA	**350**
TOTAL AREA	**1601**

FLAT 4	3 BHK
FACING	**WEST**
BUILT UP AREA	**1345**
COMMON AREA	**376**
TOTAL AREA	**1721**

FLAT 5	3 BHK
FACING	**EAST**
BUILT UP AREA	**1326**
COMMON AREA	**371**
TOTAL AREA	**1697**

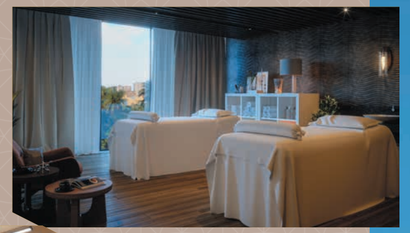


All areas mentioned in SFT



Encompassing the richness With lively surroundings

Crescent has everything to give you an out of the world experience. The residences feature an 8-level Clubhouse, with a swimming + his/ her change rooms, a well-equipped Gym, indoor and outdoor games areas, multi-purpose Hall, with a joggers' track to give you that adrenaline rush. Perhaps, a world that will engage and entertain you to the fullest.









Indoor Swimming Pool



Clubhouse

Twist and turn the excitement With your choice of fun

















Specifications

1. SUPER STRUCTURE
- » RCC shear wall-framed structure, resistant to wind and earthquake (Zone -2).

2. WALLS
- » External Walls : Reinforced shear walls
- » Internal Walls : Reinforced shear walls

3. CEILING FINISHES
- » DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY: Smoothly finished with putty and acrylic emulsion paint.
- » BATHROOMS : Grid ceiling to cover all service lines.

4. WALL FINISHING
- » DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY: Smooth finish with putty and acrylic emulsion paint.
- » BATHROOMS : Reputed make of GVT/Ceramic tiles cladding up to lintel height.
- » EXTERNAL FINISHING : Two coats of exterior emulsion paint of reputed brands with architectural features.

5. FLOORING
- » DRAWING, DINING, LIVING, BEDROOMS, KITCHEN : 800 x 800 mm size double charged vitrified tiles of reputed brand with spacer joint
- » BALCONY/ / UTILITY : 600 x 600 Anti-skid vitrified/ceramic tiles
- » BATHROOMS : Anti-skid vitrified/ceramic tiles
- » CORRIDORS : Vitrified/GVT tiles with spacer joint
- » STAIRCASE : Natural Stone/Granite

6. WINDOWS
- » All windows are of UPVC glazed sliding / open-able shutters with EPDM gaskets, necessary hardware with provision for mosquito mesh shutter.

7. DOORS
- » MAIN DOOR : Hard wood frame, finished with melamine spray polish. Teak finished flush shutters with reputed hardware.

8. INTERNAL DOORS :
- » Hard wood frame or factory made wooden frame with both side laminated flush shutter with reputed hardware.
- » BATHROOMS/UTILITY DOORS : Hard wood frame or factory made wooden frame with both side laminated flush shutter with reputed hardware.
- » BALCONIES : UPVC glazed French sliding doors with mosquito mesh provision.

9. ALL BATH ROOMS
- » Wash basin with single lever basin mixer.
- » Wall Mounted WC with flush tank of the reputed brand.
- » Single lever bath and shower mixer.
- » Provision for geysers in all bathrooms.
- » All faucets are chrome plated of reputed brands.

10. LPG/PNG
- » Provision for LPG/ PNG with piped gas system.

11. ELECTRICAL
- » Concealed copper wiring of reputed make.
- » Power outlet for air conditioners in all Bed rooms and living.
- » Power outlets for geysers in all bathrooms.
- » Power outlets for chimney, hob, refrigerator, microwave oven, mixer/grinder in kitchen.
- » Washing machine and dishwasher point in utility area.
- » Three phase supply for each unit and individual Prepaid meters.
- » Miniature circuit breakers (MCB) for each distribution board of reputed make.
- » Modular switches of reputed make.
- » Common EV charging stations.

12. LIFTS
- » V3F drive high speed lifts of Reputed make.
- » Lift lobby cladding with vitrified tiles & granite in 1st floor entry lobby.

13. TV/TELEPHONE
- » Intercom facility to all units Connecting Security.
- » Provision for Cable TV Connection in Drawing, Living and all Bedrooms.
- » One Internet connection provision in Drawing.

14. WATER PROOFING
- » Waterproofing shall be provided for all Bathrooms, Balconies, Utility Area & Roof terrace.

15. SECURITY
- » Sophisticated round the clock security/ surveillance system.
- » Surveillance cameras (CCTV) at the main security and at the entrance of the block & lift cabin.

16. FIRE SAFETY
- » Fire alarm, automatic sprinklers and wet risers as per Fire Authority Regulations.
- » Corner cornice will be provided where ever Firefighting pipes are visible in the flat.

17. POWER BACK UP
- » 100% DG backup with acoustic enclosure and AMF.

18. WTP & STP
- » Water treatment plant for bore-well water.
- » A Sewage Treatment plant of adequate capacity as per norms inside the project.
- » Treated sewage water for the landscaping and flushing purpose.
- » Garbage chute will be provided.

Location Plan



SCAN FOR LOCATION

IT / Corporates

Gachibowli	- 5.0	kms
TCS / DLF	- 5.0	kms
Wipro	- 7.0	kms
Microsoft	- 9.5	kms
Google	- 8.0	kms
ICICI	- 8.0	kms
IBM	- 7.5	kms
Infosys	- 6.0	kms
Deloitte	- 8.5	kms
Financial District	- 10.0	kms

Educational Institutions

Sancta Maria International School	- Next Door	
Hyderabad Central University	- 1.0	km
Chirec International School	- 2.6	kms
Euro Kids preschool	- 3.5	kms
Indian School of Business	- 6.0	kms

Health Care

Citizen Specialty Hospital	- 1.5	kms
Vanaja Maternity Hospital	- 2.0	kms
KIM's Hospital	- 6.5	kms
Care Hospital	- 8.0	kms
Sunshine Hospital	- 8.5	kms
Continental Hospital	- 9.0	kms

Entertainment Hubs

Sharath City Mall	- 6.5	kms
SLN terminus	- 6.5	kms
GSM Mall	- 4.5	kms
Inorbit Mall	- 11.0	kms

Connectivity

Lingampally Railway Station	- 500	mtrs
Gachibowli ORR	- 6.5	kms
RGI Airport	- 36	kms
RTC Bus Stop	- 0	kms

ARCHITECT	STRUCTURAL CONSULTANT	PROJECT MANAGEMENT IN CONSTRUCTION	WIND TUNNEL ANALYSIS	MEDICAL PARTNER
NA ARCHITECTS	BURO HAPPOLD	ibs	RWDI	Apollo

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CANDEUR

Build with Honesty

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