



THE VALENCIA

— EXQUISITELY YOURS —

Harmony of a
Beautiful Life
with Never-ending **Love**

The Crown of Hyderabad City

The Valencia is a design marvel that stands out in the heart of the city; with fourteen massive elegant towers that comprise of 120 artistic 3-4 BHK apartments, this colossal project is a beyond-perfect solution for a peaceful and aristocratic abode.









A grand affair with **success** and **style**

A colossal statement

The world was always there for the taking. You never did give up, so why stop now? Reward yourself with a lifetime achievement award without the fanfare and the stage. Come, be a part of the elite few who have taken it upon themselves to leave a mark of success wherever they tread.

A Meticulous and Impeccable Structure

A world within a world for the dynamic few that appreciate the finer things in life.

A timeless treasure that speaks volumes about you; all the while complimenting your efforts and the journey that will conclude with our venture at the heart of it.



Layout Plan



Tower A-1 Floor Plan

Super Built Up Area : 3031 Sq. ft.



- M. BED ROOM 16'0" X 16'0"
- BED ROOM 2 12'8" X 16'0"
- BED ROOM 3 14'6" X 16'1.5"
- ENT. ROOM 14'4" X 16'1.5"
- WC 1 8'3" X 7'6"
- WC 2 7'0" X 5'8"
- COMMON WC. 8'3" X 6'2"
- WIC 1 5'3" X 7'6"
- WIC 2 5'2" X 5'0"
- W/B 5'3" X 6'2"
- LIVING/DINING 23'10" X 14'0"
- DRAWING 12'10" X 14'0"
- UTILITY 5'2" X 6'0"
- STORE 5'7" X 5'8"
- KITCHEN 12'10" X 10'0"
- COV. TERRACE 15'6" X 13'9.5"
- BALCONY 1 3'6" wide
- BALCONY 2 3'6" wide

Tower A-2 Floor Plan

Super Built Up Area : 2998 Sq. ft.

- M. BED ROOM 16'0" X 14'1.5"
- BED ROOM 2 12'6" X 14'0.5"
- BED ROOM 3 13'6" X 14'0"
- ENT. ROOM 18'1" X 14'1.5"
- WC 1 7'3" X 8'8"
- WC 2 6'1" X 8'0"
- WC 3 5'0" X 7'0"
- COMMON WC. 6'1" X 5'9.5"
- WIC 11'4" X 5'0"
- LIVING/DINING 28'2" X 14'0"
- DRAWING 22'10.5" X 14'1.5"
- UTILITY 12'5" X 3'6"
- STORE 5'0" X 6'9.5"
- KITCHEN 12'9" X 10'7"
- COV. TERRACE 11'8.5" X 13'5.75"





Tower A-3 Floor Plan

Super Built Up Area : 3388 Sq. ft.

- ENTR. FOYER 6'10.5" X 12'1.5"
- M. BED ROOM 15'8" X 16'0"
- BED ROOM 2 13'3" X 16'0"
- BED ROOM 3 14'7" X 13'9"
- ENT. ROOM 15'2.5" X 14'0"
- WC 1 8'0" X 6'10"
- WC 2 5'3.5" X 8'0"
- WC 3 8'0" X 6'10"
- COMMON WC. 5'3.5" X 5'8"
- WIC 1 5'0" X 6'10"
- WIC 2 5'0" X 6'10"
- DINING 15'1.5" X 14'0"
- FAMILY ROOM 16'0" X 14'0"
- DRAWING 18'9.5" X 13'9"
- UTILITY 6'5.5" X 6'1"
- STORE 7'4" X 5'8"
- KITCHEN 14'1.5" X 10'0"
- COV. TERRACE 15'9" X 14'5"
- BALCONY 1 3'6" wide
- BALCONY 2 4'0" wide

Tower A-4 Floor Plan

Super Built Up Area : 2519 Sq. ft.

- M. BED ROOM 15'0" X 14'2"
- BED ROOM 2 14'0" X 14'0"
- BED ROOM 3 13'7" X 14'1"
- WC 1 8'3.5" X 5'0"
- WC 2 6'2" X 10'0"
- WC 3 4'11.5" X 9'0"
- COMMON WC. 5'0" X 9'0"
- WIC 8'3.5" X 4'8"
- LIVING 14'8.5" X 12'6"
- DINING 10'6.5" X 14'1"
- DRAWING 15'0" X 13'11"
- UTILITY 5'3" wide
- STORE 5'1.5" X 8'9.5"
- KITCHEN 12'0" X 14'0"
- COV. TERRACE 14'6.5" X 5'11"



Tower A-5 Floor Plan

Super Built Up Area : 3377 Sq. ft.

- ENTR. FOYER 7'10.5" x 12'1.5"
- M. BED ROOM 19'6" X 16'0"
- BED ROOM 2 15'6.5" X 12'9.5"
- BED ROOM 3 14'10" X 12'9.5"
- ENT. ROOM 14'4.5" X 16'0"
- WC 1 9'0" X 6'11"
- WC 2 5'1" X 7'6"
- WC 3 7'0" X 6'9"
- C. WC. 5'1" X 4'11.5"
- WIC 1 8'9" X 6'11"
- WIC 2 6'6" X 6'9"
- LIVING/DINING 31'2" X 14'0"
- DRAWING 15'0" X 14'8"
- UTILITY 14'8" X 5'9"
- STORE 6'9.5" X 7'3.5"
- KITCHEN 14'8" X 10'0"
- COV. TERRACE 12'0" X 13'2.5"
- BALCONY 1 4'0" wide
- BALCONY 2 4'0" wide



Tower A-6 Floor Plan

Super Built Up Area : 2423 Sq. ft.

- M. BED ROOM 14'5.5" X 14'0"
- BED ROOM 2 14'0" X 14'0"
- BED ROOM 3 13'9" X 12'4"
- WC 1 5'0" X 8'6"
- WC 2 5'0" X 8'6"
- WC 3 6'5.5" X 6'0"
- C. WC. 5'0" X 6'0"
- WIC 1 4'8" X 8'6"
- WIC 2 4'6" X 6'0"
- LIVING 14'9" X 13'1"
- DINING 13'10" X 12'4"
- DRAWING 15'1.5" X 12'4"
- UTILITY 5'9.5" X 8'0"
- STORE 5'6" X 7'8"
- KITCHEN 11'6" X 14'0"
- COV. TERRACE 14'4.5" X 5'0.5"
- BALCONY 4'6" wide



Tower A-7 Floor Plan

Super Built Up Area : 3431 Sq. ft.

- ENTR. FOYER 7'10.5" x 12'4.5"
- M. BED ROOM 19'8" X 16'1.5"
- BED ROOM 2 14'3" X 14'1.5"
- BED ROOM 3 15'6.5" X 14'1.5"
- ENT. ROOM 14'4.5" X 16'1.5"
- WC 1 8'9" X 6'9"
- WC 2 7'6" X 7'3.5"
- WC 3 5'1" X 8'0"
- COMMON WC. 5'1" X 5'9.5"
- WIC 1 9'0" X 6'9"
- WIC 2 6'0" X 7'3.5"
- LIVING/DINING 29'11" X 14'4.5"
- DRAWING 16'3" X 14'4.5"
- UTILITY 6'6" X 6'0"
- STORE 7'7" X 5'8"
- KITCHEN 14'9" X 10'1.5"
- COV. TERRACE 12'9" X 14'9.5"
- BALCONY 1 3'10" wide
- BALCONY 2 3'10" wide



Tower A-8 Floor Plan

Super Built Up Area : 2435 Sq. ft.

- M. BED ROOM 14'2.5" X 14'0"
- BED ROOM 2 15'3.5" X 14'0"
- BED ROOM 3 13'0" X 13'1"
- WC 1 5'0" X 8'0"
- WC 2 5'0" X 8'0"
- WC 3 4'9" X 7'0.5"
- COMMON WC. 5'6" X 6'1"
- WIC 1 4'11" X 8'0"
- WIC 2 3'5" X 7'0.5"
- LIVING 15'7" X 14'0"
- DINING 13'7" X 13'1"
- DRAWING 15'1.5" X 13'1"
- UTILITY 4'2" X 6'7.5"
- STORE 4'5" X 6'7.5"
- KITCHEN 11'6" X 14'0"
- COV. TERRACE 14'4.5" X 5'5"
- BALCONY 3'6" wide





Tower A-9 Floor Plan

Super Built Up Area : 4158.62 Sq. ft.

- ENTR. FOYER 16'6" X 6'8"
- M. BED ROOM 16'9" X 16'11"
- BED ROOM 2 17'0" X 15'0"
- BED ROOM 3 12'2" X 15'4"
- ENT. ROOM 16'6" X 15'0"
- WC 1 10'6" X 6'0"
- WC 2 8'9" X 6'6"
- WC 3 7'6" X 5'0"
- COMMON WC. 5'3" X 10'4"
- WIC 1 11'4" X 6'0"
- WIC 2 8'6" X 6'6"
- FAMILY / LIVING 22'9" X 19'5"
- DRAWING 18'11" X 15'0"
- UTILITY 3'8.5" WIDE
- KITCHEN / DINING 21'6" X 22'4"
- COV. TERRACE 16'6" X 11'0"
- BALCONY 1 5'5" wide
- BALCONY 2 5'6.5" wide
- BALCONY 3 4'10" X 4'6"

Tower A-10 Floor Plan

Super Built Up Area : 3615 Sq. ft.

- M. BED ROOM 17'5.5" X 14'11"
- BED ROOM 2 15'0" X 14'2"
- BED ROOM 3 16'3" X 15'0"
- BED ROOM 4 13'11" X 14'2"
- ENT. ROOM 13'8.5" X 15'4"
- WC 1 7'1" X 9'1"
- WC 2 6'0" X 8'1"
- WC 3 6'1" X 8'1.5"
- COMMON WC. 6'0" X 8'1"
- W/B 6'0" X 5'9"
- WIC 1 7'1" X 5'6"
- WIC 2 6'0" X 5'9"
- WIC 3 6'1" X 6'7"
- FAMILY LIVING / DIN 29'8" X 20'6"
- DRAWING 18'0.5" X 13'11.5"
- UTILITY 5'0" X 6'9"
- STORE 5'0" X 6'1.5"
- KITCHEN 9'10" X 15'0.5"
- COV. TERRACE 12'6" X 12'10.5"



Tower A-11 Floor Plan

Super Built Up Area : 3470 Sq. ft.



- M. BED RM 17'10" X 14'1.5"
- BED RM 2 13'2" X 14'1.5"
- BED RM 3 20'0" X 15'1.5"
- ENT. RM 17'0" X 15'1.5"
- WC 1 7'0" X 7'7"
- WC 2 5'0.5" X 8'0"
- WC 3 7'6" X 6'1"
- C. WC. 6'0" X 6'1"
- WIC 1 6'6" X 7'7"
- WIC 2 5'0.5" X 7'3"
- FAMILY 12'5" X 15'9.5"
- DINING 22'6.5" x 14'0"
- DRAWING 13'0" X 14'0"
- UTILITY 6'9" X 7'3"
- STORE 6'3" X 6'6"
- KITCHEN 13'0" X 13'3"
- BALCONY 1 6'0" wide
- BALCONY 2 6'0" wide
- COV. TERRACE 16'1.5" X 22'6"

Tower A-12 Floor Plan

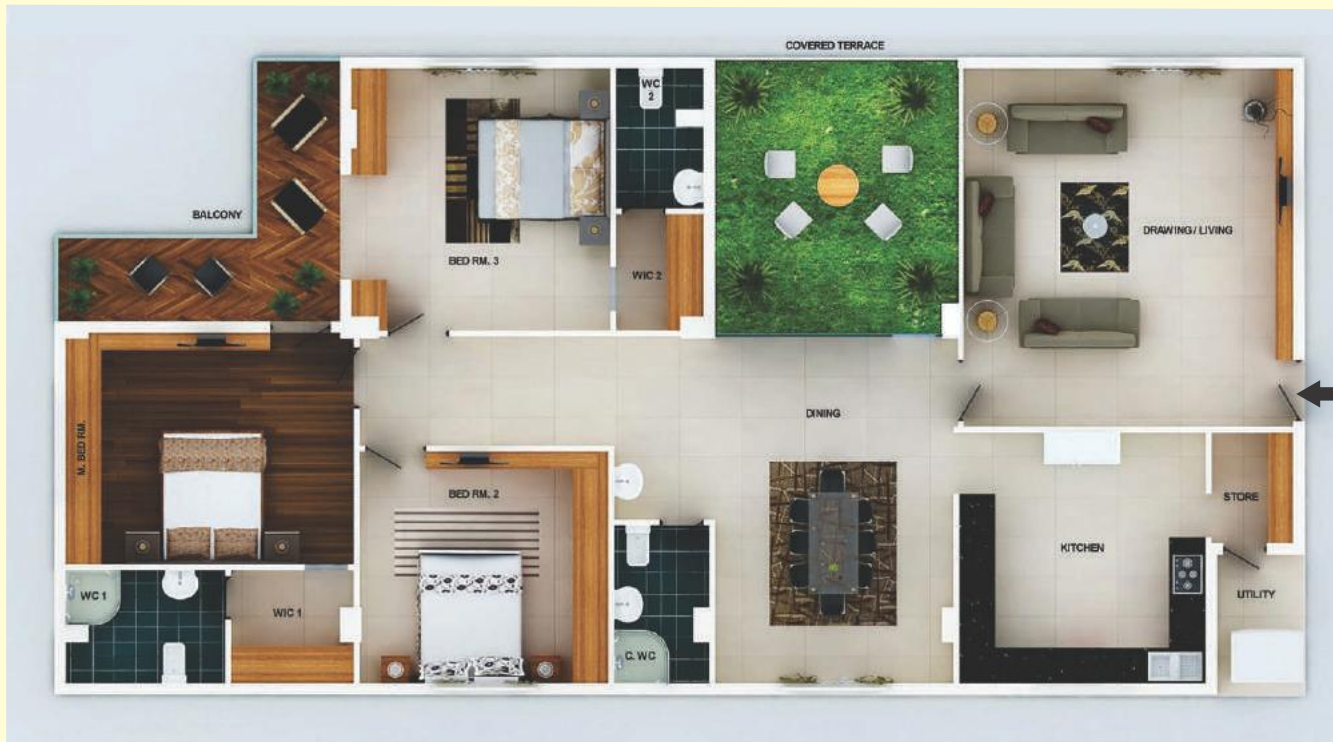
Super Built Up Area : 4288 Sq. ft.

- M. BED RM 16'0" X 13'0"
- BED RM 2 14'8" X 19'3"
- BED RM 3 13'6" X 14'0"
- BED RM 4 12'7.5" X 14'9"
- ENT. RM 10'8" X 17'2"
- WC 1 8'0" X 6'9"
- WC 2 6'10.5" X 8'0"
- WC 3 8'0" X 6'0"
- C. WC. 5'10" X 9'0"
- WIC 1 6'3" X 6'9"
- WIC 2 6'10.5" X 6'6.5"
- WIC 3 5'2" X 6'0"
- LIVING 16'11" X 24'7"
- DINING 17'10" X 19'0"
- DRAWING 15'0" X 20'4"
- UTILITY 6'10" X 9'2"
- STORE 6'2" X 5'6"
- KITCHEN 15'6" X 14'3"
- BALCONY 4'0" wide
- COV. TERRACE 23'10" X 14'0"



Tower B-1 Floor Plan

Super Built Up Area : 3125.8 Sq. ft.



- M. BED ROOM 16'6" X 13'3"
- BED ROOM 2 14'3" X 13'3"
- BED ROOM 3 14'10" X 15'0"
- WC 1 9'1" X 6'5.5"
- WC 2 5'0" X 8'0"
- COMMON WC. 5'5.5" X 9'0"
- WIC 1 7'0" X 6'5.5"
- WIC 2 5'0" X 6'8"
- DINING 13'8" X 19'10"
- DRAWING / LIVING 18'10" X 20'6"
- UTILITY 5'0" X 8'0"
- STORE 4'8" X 6'4"
- KITCHEN 14'1.5" X 14'4"
- COV. TERRACE 13'11" X 15'5"
- BALCONY 5'0" wide

Tower B-2 Floor Plan

Super Built Up Area : 3300 Sq. ft.

- M. BED ROOM 19'1" X 13'10"
- BED ROOM 2 13'0" X 12'1"
- BED RM 3 12'5" X 14'1.5"
- ENT. ROOM 12'2" X 14'5.5"
- WC 1 5'0" X 8'9"
- WC 2 4'9" X 8'9"
- WC 3 7'3" X 8'3"
- WIC 1 5'0" X 8'9"
- WIC 2 7'3" X 5'6.5"
- FAMILY ROOM 15'4.5" X 15'11.5"
- DINING 18'7" X 10'1.5"
- DRAWING 23'10" X 20'5.5"
- UTILITY 6'0" X 5'0"
- STORE 5'4" X 5'1"
- KITCHEN 12'11" X 10'1"
- COV. TERRACE 14'11.5" X 9'2.5"
- BALCONY 1 3'6" wide
- BALCONY 2 3'6" wide



Specifications



LIVING & DINING

- High End Vitrified Tile flooring (4 x 4)



BEDROOMS

- Wooden flooring in master bedroom and vitrified flooring (3 x 3) in all other bedrooms



KITCHEN

- Vitrified tiles & granite platform with Double Bowl S.S Sink & with electric chimney provision
- 3' height ceramic tiles
- D.P. Kota shelf in store room
- Kota stone floor in wash area



DOORS

- Teak Main door
- Polish natural veneer for bedroom door
- Balcony – UPVC sliding door



TOILETS

- Shower Trays with enclosed glass case
- Anti skid glazed floor tiles
- Granite counter top
- Wash basin with cabinet below
- CP brass fitting Jaguar /Kohler
- Geyser provision in bathrooms
- Solar Water heaters



ELECTRICAL

- 3 phase concealed copper wiring (Havel – Fire Proof) with modular switches & MCB distribution panel



COLOUR

- Internal – putty finish
- Exterior – acrylic paint



CABLES

- LAN wiring
- Telephone Cable
- TV/Dish Cable Connection
- Generator Back Up



AIR-CONDITIONING

- Outlets and provisions in all areas



SECURITY

- 24 Hours Security
- CCTV in common area and access control in lobby.

Magnifique Living Rooms

Cherish each moment in our spatially designed living areas. The extravagant interior design and plush decoration would scintillate your senses and make for many memorable moments with your loved ones.





The Grand Lobby

A majestic entrance welcomes you to your home. Feel the transition from the outside world to your royal abode and experience the unmatched hospitality the minute you step in. Each tower is a world within itself, a world where our master architects have ensured that your senses are indulged in awe of the design and structure of the surroundings.

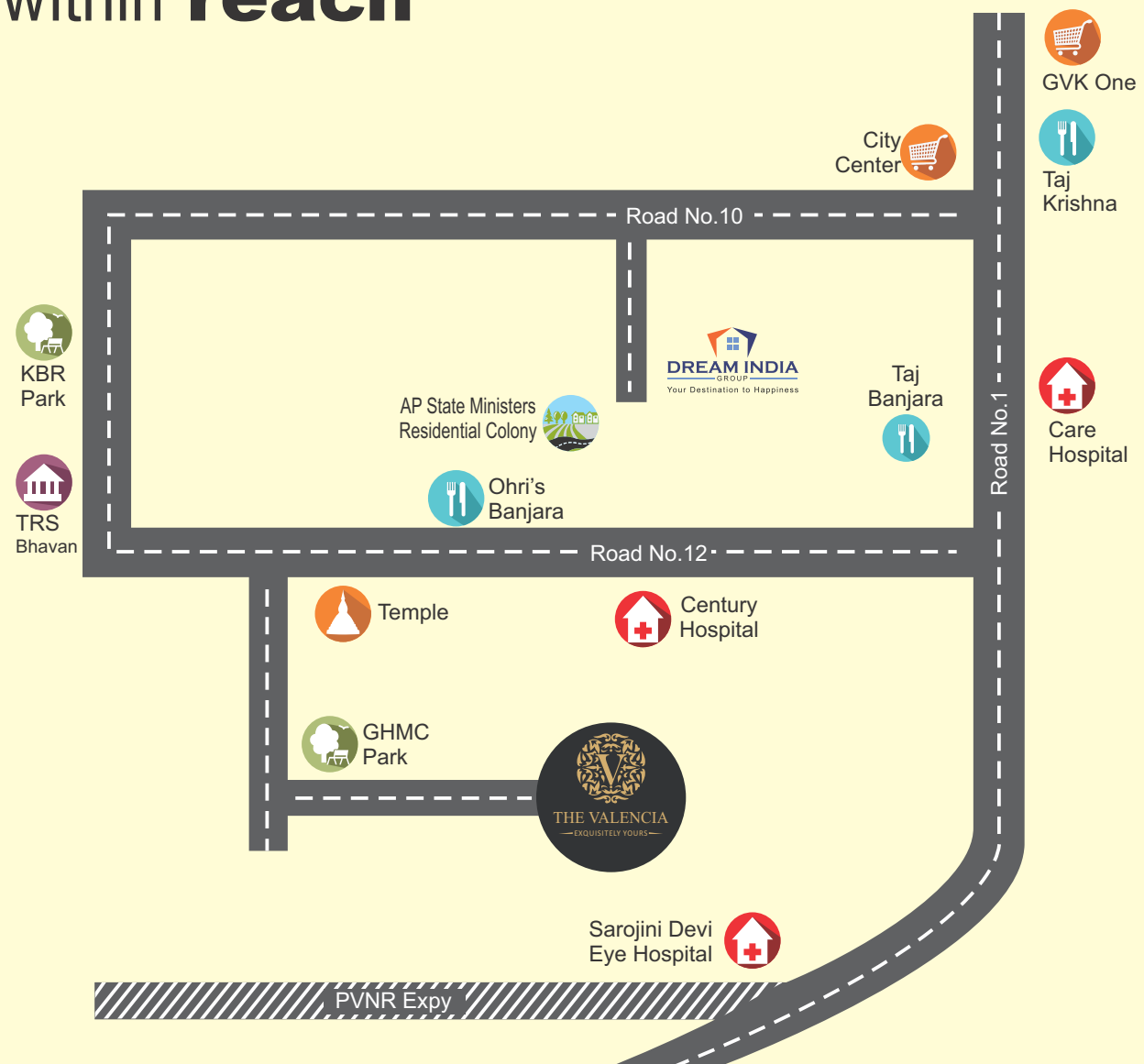
Welcome to a vision of reality!



In the Middle of Convenience

Live in luxury in the heart of the city at Banjara Hills. Strategically located; all your requirements and desires just a stone's throw away. International standard restaurants, some of the finest schools and best hospitals located within a range of 1-3 KM. High Level infrastructure, grand standards and easy connectivity, few of the amazing features of The Valencia.

Everything within reach



Location Map



DREAM INDIA LEGACY DEVELOPERS PVT. LTD.

Corporate Office : 8-2-611/1/1, Road No. 11, Banjara Hills, Hyd-500034

Branch Office : 18-14-5, GM Nagar, Kancharbagh X Road, Hyd-500059
and 2-5-282/5/1, NH-9, J.J Garden Complex, Zaheerabad, Medak Dist.-502220



This brochure is only presentation of the project not a legal offering. Developers reserve the right to change after modify plan and elevation and specifications from time to time as deemed fit.



FIMA PROPERTIES PVT. LTD.

Regd. Office : D.No. 6-3-596/95/A, Naveen Nagar,
Road No.1, Banjara Hills, Hyderabad-500034
E-mail fimaproPERTIES@gmail.com