

RK - CPR

PalmRidge

VILLAS







NEXT DOOR TO BOTANICAL GARDENS YET A LIFETIME AWAY FROM CITY BUSTLE

Natural neighbourhood forever

With over 120 acres in the Botanical Gardens in addition to sprawling Kothaguda Reserve Forest in the neighbourhood, you can look forward to a lifetime of medicinal plants, timber trees, fruit trees, ornamental plants, and aquatic plants with water bodies, vast meadows, natural forests, grasslands and superb rock formations. Classy schools like Chirec, Arbor International, Jain Heritage and the swanky Gouthami Layout compliment living here. The super mall with multiplex, coming up at the Botanical Gardens, is an added attraction. What's more, the many IT parks and offices of software companies usher in the contemporary elegance.



an artistic impression of PalmRidge Villas grand entrance |



SYNONYMOUS WITH RELAXATION AND REJUVENATION – A NOVEL CITY HOME FOR SUBLIME SOLACE

Commune of rare distinction

The life is full of sunshine in a gated community of the stature of PalmRidge. Encircled by an impenetrable periphery wall and reinforced with 24/7 professional security, the exclusive families in 36 villas can never have a dark moment. From being on the front porches whenever you want to a walk after sunset all alone, it's all possible here. This wonderful world within gives many reasons to smile, laugh and be silly in the midst of closely knit community of like minded people.



an artistic impression of PalmRidge Villas birds eye view

THROBBING WITH A HARMONIOUS WAVE OF NATURAL RHYTHM

Radiating with the regalia of features

Anchored on 5 acres of expanse, Palm Ridge radiates with the regalia of contemporary features that pulsate with a harmonious wave of natural rhythm. The exceptional entrance to the small and limited gated community sets the stage for a warm welcome - fresh as ever, every time you come home!

Highlights

- More than 55% Open Space
- Splendid Main Entrance
- Indulge your senses in a Sprawling Clubhouse, spread across 4000 - 5000 sq. ft
- Excellent Landscaping
- Underground Cabling
- State-of-the-art Street Lighting
- Ample Parking Space
- Car Wash Area
- Solar Fencing
- Rain Water Harvesting
- Sewage Treatment Plant
- Waste Disposal Area
- Generator Backup
- Intercom
- 24 hours Security
- Groceries & Amenities Stores





an artistic impression of PalmRidge Villas clubhouse view |



SERENITY OF THE SETTING SINKS IN MORE DEEPLY INTO YOUR SPIRIT, DAY AFTER DAY

Blessed with natural nurturing, inside out

It's universally acknowledged and accepted that greenery soothes the soul and fresh air enlightens the mind. This is the thought process behind the planning and designing of PalmRidge. Refined from the inside out, every square inch of the layout is blessed with natural nurturing - be it the subtle and serene landscaping, lush green areas, paved pathways, big palms, choicest of finest quality plants and well-developed parks. What's more, the party space meets the landscaped park to add to the celebratory mood. And the amphitheatre with its natural setting not only elevates the entertainment but also the performance.



an artistic impression of PalmRidge Villas swimming pool terrace view |

FOR THE URGE TO HALT MUNDANE LIFE TO TAKE IN PLEASURES



Singular luxury in sublime ambience

Now and then, we find ourselves in need of inspiration - an urge to halt our mundane journey to take in life's pleasures. It is for this reason that the independent clubhouse has been conceived - to enable the sense of pleasure to be an everyday habit. The four floors of the clubhouse will take your breath away, every day. While celebration marks the ground floor, the first floor being devoted to health and wellbeing, the second floor for games and stay over, it's the terrace pool that announces the culmination on third floor - limitless skies, easy relaxation and singular luxury.

The *Lagoon Club*

Features

- An exclusive clubhouse spanning across 4,000-5,000 sft
- Terrace Swimming pool
- Multi - Purpose hall with kitchen
- Indoor games
- Yoga / Aerobics studio
- Beauty parlor lounge
- Men's saloon shops
- Gym / Cardio
- Steam & Spa
- Park and play area are abuzz with games options for children



A PANORAMA OF LUXURIOUS LIFE



a grand twilight view of PalmRidge villas gated community |



EVERY SUNRISE,
YOUR HEART WILL GO UP ON
THE WINGS OF ECSTASY

Taste the freshness that emanates in the countryside

The sphere of PalmRidge is the stuff of poetry, literally. Crafted with a brilliant blend of thoughtful architecture, refreshing greenery, and more than 55% open spaces - every sunrise, your heart will go up on the wings of ecstasy. In this safe and secure haven, you can nurture the intellectual life of an urbanite as well as taste the freshness that emanates in the countryside - while exploring rare species of trees and plants that dot the layout. While you are at it, the children can roam about unhindered or ride the bicycle without a care in the world.





EAST FACING VILLA - E1

Plot No.	Plot Area
01	330 sq.yds
02, 03	340 sq.yds
04	345 sq.yds
29	345 sq.yds
30-35	325 sq.yds
36	345 sq.yds

AREA STATEMENT

Plot Area	
Ground floor	: 1725 sft
First floor	: 1690 sft
Second floor	: 885 sft
Total Area	: 4300 sft





EAST FACING VILLA PLAN - E1



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



WEST FACING VILLA - W1

Plot No.	Plot Area
21	345 sq.yds
22-27	325 sq.yds
28	345 sq.yds

AREA STATEMENT

Plot Area	
Ground floor	: 1680 sft
First floor	: 1640 sft
Second floor	: 920 sft
Total Area	: 4240 sft





WEST FACING VILLA PLAN - W1



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



EAST FACING VILLA PLAN - E2



EAST FACING VILLA - E2

Plot No.	Plot Area
10-13	360 sq.yds
14	395 sq.yds
16,17	330 sq.yds
18,19	335 sq.yds
20	330 sq.yds

AREA STATEMENT

Plot Area	
Ground floor	: 1700 sft
First floor	: 1670 sft
Second floor	: 920 sft
Total Area	: 4290 sft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



WEST FACING VILLA PLAN - W2



WEST FACING VILLA - W2

Plot No.	Plot Area
05-08	360 sq.yds
09	395 sq.yds

AREA STATEMENT

Plot Area	
Ground floor	: 1690 sft
First floor	: 1660 sft
Second floor	: 920 sft
Total Area	: 4270 sft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

TENDERLY CREATED AND LUSCIOUSLY
SURFACED TO EXUDE YOUR DISCERNING TASTE



an artistic impression of west villa interiors |



Specifications

FOUNDATION AND STRUCTURE

Reinforced Cement Concrete frame work on footing over hard strata.

WALLS

Table molded red bricks / CC blocks with

- A) Single coat plastering & Alltek luppam finish on the interiors with plastic emulsion quality paint.
- B) External two coat plaster with sponge finish. Finally finished with high quality weather resistant paint with the combination of texture and wall cladding.

DOORS

Specially designed main door complete teak wood with contemporary designs having teak wood frames and all internal doors are flush shutters with veneer on both sides polishing with standard fittings and locks of a good company.

WINDOWS

Windows frames & shutters in UPVC / teak wood first class best teak wood windows with good quality glass & hardware (Saint Gobain or Modi float glass), safety grill will be provided and provision (Rebate in window frame) for mosquito mesh will be given for all windows.

AIR CONDITIONERS

Split A/C provisions (Ducting and wiring only) for all the necessary areas will be given.

FLOORING

Independent Houses: Common areas like drawing, living and dining are in Italian marble / vitrified tiles and other areas like terrace and balcony of vitrified rustic tiles. Home theater in laminated wooden flooring of high quality and master bed room and children bed room are in vitrified tiles. Kitchen floor in granite / vitrified tiles 18"x18" or 2'x1' size.

KITCHEN : Imported modular kitchen with granite counter top and wall dadoing with glazed ceramic tiles 2'x1' and also stainless steel sink will be provided. Store room with shelves.

TOILETS : Glazed ceramic tiles for wall cladding and nonskid tiles for floor. Shower cubical will be provided for master bed room. Concept of wet and dry areas in toilet will be maintained wherever possible.

SANITARYWARE & PLUMBING

Western style WC / TOTO / Hindustan sanitaryware or any other make of equivalent quality & standard. CP fittings are in TOTO / Jaquar make or any other make of equivalent quality & standard. ISI type G1/CPVC piping laid by professional plumbers, superior quality PVC sanitary piping.

ELECTRICAL

All concealed copper wiring in conduits as per ISI standard with best quality modular switches & sockets of Havels, Carbtire, MK, legrand or any other make of equivalent quality & standard. Adequate number of light / fan points in every room considering interior layouts. Adequate power points in kitchen for grinders / mixers / cooking range / exhaust chimney / microwave etc and in wash area for washing machines / driers / dish washers etc. Exhaust fans provision in toilets. False ceiling in drawing / living / dining rooms.



COMMUNICATION

Intercom facility for security, flat to flat communications. Provision for cable and telephone in all the necessary areas.

GENERATOR

For common lighting, water motors, lifts, one fan and light point in every room in each villa. 100% backup except A/C (geysers)

SECURITY SYSTEMS

Solar powered security fence for total compound.

LIFTS

Two passenger Pneumatic lift.



an artistic impression of west villas master bedroom

Location Plan
(not to scale)

AT THE HEART OF IT HUB AND
CLOSE TO ALL CITY COMFORTS





City at your beck and call from your abode

Centrally located and well-linked, it's easy to get out and explore the myriad heights and sounds that Kondapur has to offer.

Location

Easily accessible from

Hyderabad International Airport (25Kms)
Gachibowli (6Kms)
Financial District (5Kms)
Jubilee Hills Checkpost (10kms)
Metro Railway Station (4Kms)

IT Companies and Tech Parks within 5km radius

Infosys, Accenture
Shanta Srilam Techpark
Ascendas Circle, Financial District
Google, Microsoft, Dell, Cyber Towers Phase I & II
CyberPearl and many more
DLF Cyber City

Lifestyle Amenities

Parks, Malls/Multiplexes, Food Courts, Restaurants, Coffee Shops, Art Galleries, Hospitals and Spas with in radius of 2 km.

Schools

Chirec Public school, Delhi Public School, Orchids, Oakridge, Arbor, Jain Heritage

Star Hotels

Ista, Novotel, Westin, Regent, Avasa, Daspalla and many more



RK Infracorp Pvt. Ltd.
RESHAPING THE GLOBAL SKYLINE



Translating today's trends into pleasant realities

From more choice in terms of space and features, greater space efficiency, better comfort and superior adaptability to financial solution that meets individual needs, since 2007, CPR Construction's approach is to promote mutually beneficial, long-term relationships with its customers.

Focused on sustainability, the company is also committed to creating innovative and environmentally responsible projects. No wonder, it has achieved success by listening to customer's desires, applying proven strategies and attentively utilising the expertise of its talented team members to craft unique spaces.

Established as RK Engineers in 1972, the company engineered its success in developing infrastructure such as country bridges, roads and earthworks, and irrigation related projects. To reflect the fresh outlook of the company, it was renamed as RK Infracorp in 2008. Today they are one of Pioneers in the state of Andhra Pradesh executing the huge irrigation projects, roads and bridges.

Elegant outcome of two eminent entities coming together

PalmRidge marks the coming together of CPR Constructions and RK Infracorp. Characterised by distinction in every facet of the development, the two eminent entities have strived to surpass real estate industry standards to lend a modern character to this prestigious project.



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Structural Engineers

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MEP Consultants

ESVE Design Solution Pvt. Ltd.
Bengaluru.

Landscape Designers

Naveen Associates
Hyderabad.