

A TOUCH OF EXQUISITE LUSTRE FOR LAVISH LIVING



THE ROYAL LUXURY APARTMENTS

a gated community located at Kompally, Secunderabad



AN INTERESTING INTERPLAY OF NATURAL HARMONY AND MODERN LUXURY



an artistic impression of delight entrance view

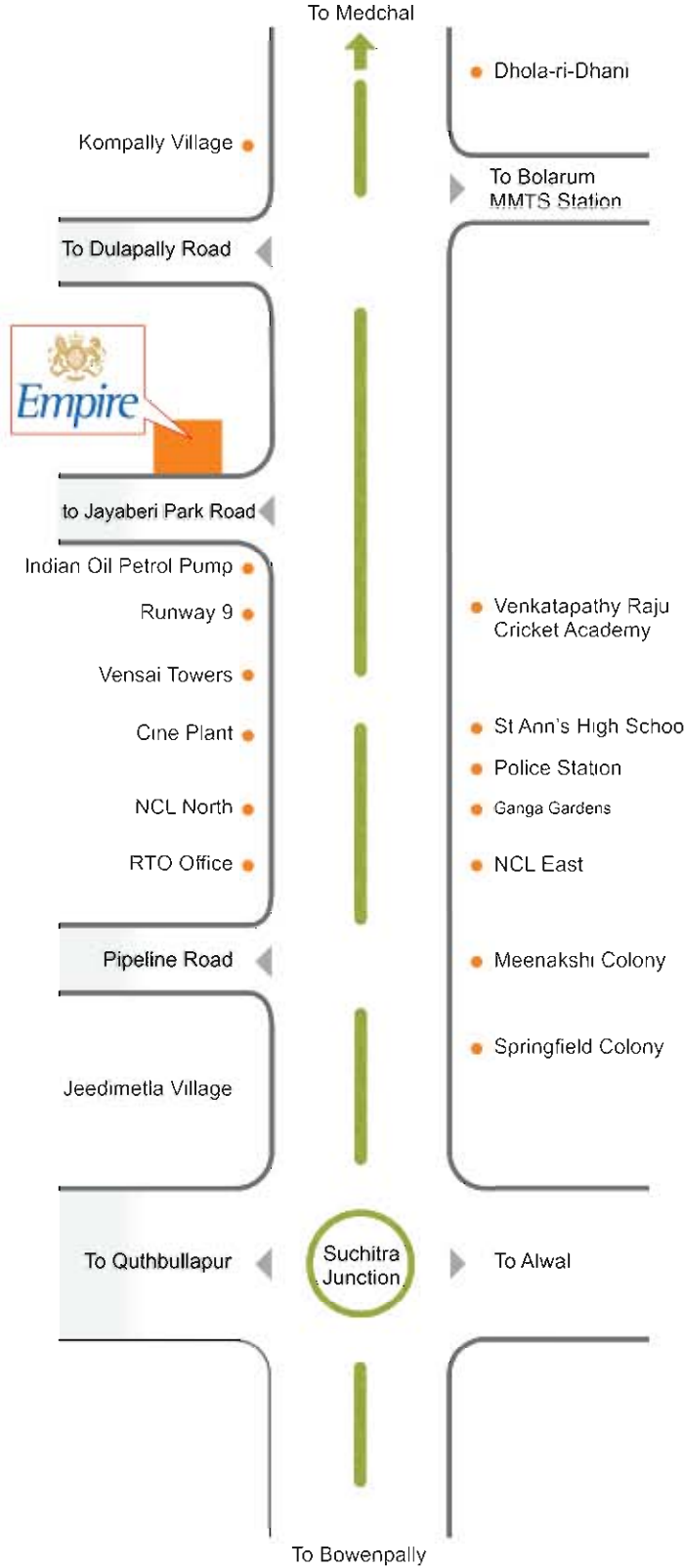


If you are seeking pristine luxury amidst urban setting, look no further. Because Kompally offers the best of both worlds – natural charm as well as modern luxuries. Well before the urbanisation of Hyderabad, it was once famous for its grape gardens and luxury farm houses. Even today, it is one of the greenest suburbs with vast stretches of natural verdure. What has been added today is an array of contemporary lifestyle options for leisurely living. Some of the recent developments include theme based family resorts, Go-karting track/circuit of world standard, multiplex and shopping mall, gaming zones, quality gyms, multi-specialty hospitals, and above all, reputed schools and engineering colleges.

Empire Ease !

- Conveniently located at Kompally abutting 250 feet wide, 6 Track NH-7
- Outer Ring Road (ORR) connected at Kandlakoya, 3 km from Kompally, assures direct access to Hitec City in 20 minutes
- Just 12 km or about 10 min. drive from Paradise Circle
- 6 km or about 5 min. drive to Satyam Technology Park
- Very close to Dhola-ri-Dhani, Runway-9 and Cineplanet multiplex
- Prestigious schools all around the site: DRS International, Siva Sivani, Neeraj, Sadhu Vaswani, Unicent, Pearson, Sherwood, St. Ann's and many more
- Many Engineering and Management colleges including Malla Reddy, St.Peter's, Loyola, Dhruva, St. Martin's, CMR, HITAM among others
- Finest food joints including popular Punjabi Dhabas in the vicinity
- Encircled by elite layouts and residential colonies

LOCATION MAP
(not to scale)





SAVOUR A COMPLETE LIFESTYLE WITH ALL URBAN PLEASURES CLOSE AT HAND

Bobbili's Empire is a sign of your ascension in life. It's absolutely designed to indulge you with the best pleasures in life. From well-appointed apartments to classy clubhouse features, and lush greenery within the secure, gated community to lush garden and multipurpose hall for small dos, it takes care of your needs with effortless ease.

Apartments

With absolute independence as the essence of every apartment, the 2/3 bedroom luxury apartments provide a living experience that truly stands apart.

Clubhouse

The clubhouse provides the venue for mingling with likeminded neighbours, and relaxing in a serene, unobtrusive ambience.

Swimming Pool

The fast rhythm of life takes a cool, refreshing break at the swimming pool, which is located in secluded corner of the layout for leisurely indulgence.

Themed Garden

Tired of looking at the concrete jungle? Go ahead, give your eyes a green feast and also refresh yourself at the lush, themed garden.

Tot Lot

For your children - a world of their own they need to revel in childhood pranks and fantasies.

Multipurpose Hall

Planning a small celebration with your neighbours and close friends? Here is the perfect venue for you.

Amenities Shops

A few shops located within the premises offer unrestricted access to everyday needs.



INSPIRED BY YOU, CREATED WITH YOUR
LIFESTYLE IN CONSIDERATION



an artistic impression of delight empire landscape view

HIGHLIGHTS

- Integrated gated community of 2BHK and 3BHK Apartments
- More than 2 lakh sft total built-up area in plots
- More than 40% open space
- Choice of space 1160 to 1725 sq.ft. in Apartments
- Splendid Main Entrance
- Indulge your senses in a sprawling clubhouse, spread across 10,000 sq. ft
- Excellent Landscaping
- Underground Cabling
- State-of-the-art Street Lighting
- Ample Parking Space
- 600 yards central park
- Solar Fencing
- Generator Backup
- Kids Play Area
- Intercom
- 24 hours Security
- Jogging Track

an artistic impression of delight empire front view



TYPICAL FLOOR PLAN



60' WIDE SOUTH ROAD



ELEGANT FITTINGS AND QUALITY FINISHING
SPARKLE FROM EVERY CORNER



SPECIFICATIONS

ARCHITECTURE	● All three side open flats ● Large landscaped and designer open spaces ● Well Designed Traffic and Parking lay outs ● Strategically located and camouflaged Electrical Station and DG Sets ● Club house with Swimming pool	External	● Under ground Armored Power cable ● Designer Electric Bus to ensure ease of maintenance ● Protected Electric room to ensure safety. ● LED Lighting at parking and drive ways ● 100% Power Back-up for common utilities. campus lighting. ● water supply and for selected power points at homes. ● Two pair telephone points at living and at Master bed rooms. ● Provision for cable TV at living. and Master bedrooms
FOUNDATION AND STRUCTURE	: RCC framed structure with earthquake resistance compliance	COMMUNICATION	
SUPER STRUCTURE	: A.A.C. Blocks of Xtra Lite with Fixoblock Mortar	VERTICAL CIRCULATION	● 6 Passenger Elevator of Johnson/ Kone or equivalent ● 1200 mm wide staircase flights.
JOINERY		PLUMBING internal	● Provisions for RO systems. Geysers at toilets. ● Hot and Cold Mixer and Diverters at Toilets ● Infrastructure to suit imported sanitary fittings
Doors	● All teak Main Door with Brass hardware and fittings ● Skin door Flush Shutters in Teak wood frames for Other Doors	external	● Separate Plumbing lines for waste water/Storm-water and Soil ● Storm water effectively managed by Ground water Recharge system ● Pool water recycling system ● Sewage Treatment Plant
Windows	: UPVC Sliding windows fitted with MS grills as per design	WATER SUPPLY	● Designer water supply system to ensure Specified/uniform force at any level of the building ● Individual water meters to ensure quality water supply ● Water Storage back-up for two full days ● Individual storage sump and Over Head Water Tank for each of the blocks. ● Provisions for RO Systems at every kitchen ● Drip irrigation/Pop up sprinkler systems for gardening
Ventilators	: Powder coated Aluminum ventilators	PNG SUPPLY	: Individual gas meters to ensure quality Piped Natural Gas supply.
PLASTERING	: Two coats of plastering for External, Internal & Ceiling	KITCHEN PROVISIONS	● Granite platform with SS sink with bore water tap point and provision for water purifier. ● Glazed ceramic tile dadoing up-to 900mm ht
FLOORING		TOILETS	: 450x300mm Ceramic tile dadoing up-to lintel height. Quality Vitreous items & CP Fittings.
At living, dining, lobbies.			
Kitchen and balconies	: 600 x 600 mm Vitrified tile flooring with 100mm high skirting		
Master bed room	: Laminate floor of AC level 4.		
Toilets and utility areas	: 450x450mm / 400x400mm, matt finish ceramic tile flooring		
FINISHES			
Exterior	: Two Coats of Exterior Emulsion Paint over Putty/Texture Finished surfaces.		
Interiors	: Two Coats of Interior Emulsion Paint over Putty Finished surfaces.		
Wood Joinery	: Synthetic Enamel Paint		
Metal/fabrication Works	: Matt finish Enamel Paint.		
SERVICES ELECTRICAL			
Internal	● Concealed Copper wiring with MCBs & Modular switches. ● Provision for AC points at all bed rooms ● Geyser points at every Toilet ● Sockets for chimney, cooking range, Microwave oven refrigerator at kitchen / Dining ● Adequate lighting and fan points at living areas.		



an artistic impression of delight empire swimming pool view



THE MOST SUMPTUOUS LUXURIES AT YOUR COMMAND



At Bobbili's Empire, some of the most sumptuous luxuries are at your command for a lavish living experience. The classy Clubhouse encourages you to expand your social circle and live it up with people who matter. The Themed Garden is the place where you can commune with nature or engage in a tête-à-tête with your bosom friend. What's beyond expression is the provision for personal healthcare and relaxation: you are spoilt for choice with Gym, Swimming Pool, Indoor and Outdoor Games, and above all, Sauna and Jacuzzi.

CLUB HOUSE FEATURES

- Swimming Pool
- Gym
- Guest Rooms
- Indoor Games
- Library
- Laundry & Saloon
- Multipurpose Hall
- Groceries store
- Restaurant & Banquet Hall

DEVELOPERS



Sy.No 136/D, Jayabheri Park Road,
Kompally Village, Hyderabad.

Vishnu Vardhan Rao +91 9949779949
Vinay Kumar Reddy +91 9866025555
Venkat Reddy +91 9848571725

Architects

ARCHPLUS

Level-4, Aadarsh Villa, # 6-3-695/65,
Naveen Nagar, Road No.1,
Banjara Hills, Hyderabad-04.

Structural

RAVIVARA

G1, Vijaya Sathya Residency,
Jayabheri Park Road,
Kompally, Secundrabad-14.

M.E.P

CANNY CONSULTANTS

Plot No. 203, Flat No. R-2,
Sharada Mansion, Kalyan NagarJN,
S.R.Nagar, Hyderabad-38.

Landscape

NAVEEN ASSOCIATES

8-2-270/C, Road #3,
Banjara Hills, Hyderabad.

www.delightgroup.in

DEVELOPERS



LEVITATE TO A
WORLD ABOVE
THE ORDINARY

