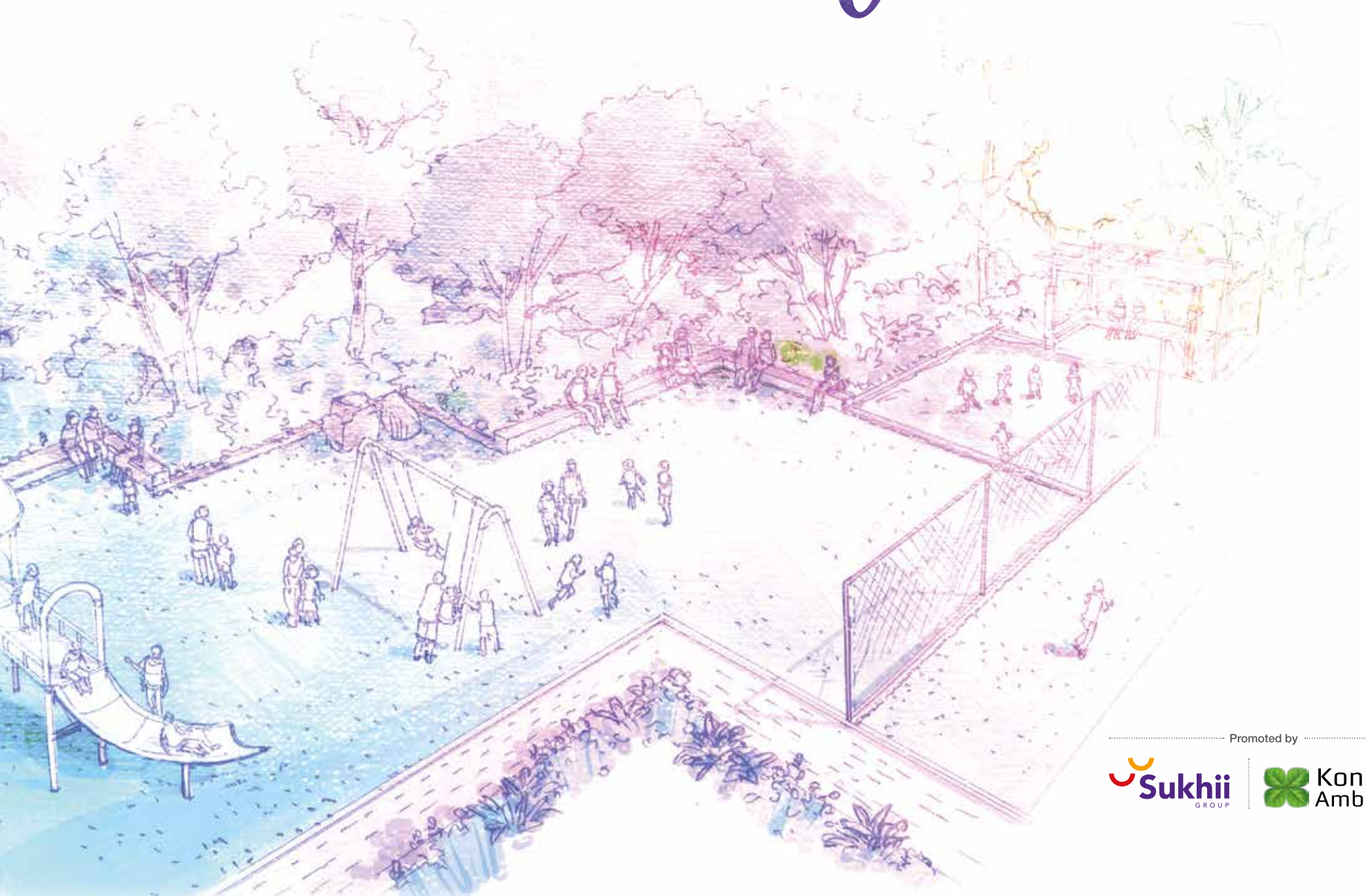
Ambience Courtyard

The courtyard of goodness



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Koncept Ambience

There was a time, when life was all about the little community you lived in. The neighbours who were family. The friends you snuck off with to play cricket instead of doing homework. The evenings you spent outside, catching a breath of fresh air, or a branch to swing on. Home. A place you don't just come back to, but love coming back to. The openness that gives you the space to be you. That's purity. And that's goodness.

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Ambience Courtyard

Goodness
8 Acres of it
Sprawled across 8 acres in Manikonda, Ambience Courtyard gives you the luxuries of a complete premium residential property over 8 blocks, in an environment that's open, green, and equipped with all the luxuries and facilities you can possibly need. 746 units, of 2 and 3 BHK homes, nothing short of extraordinary.
Ambience Courtyard
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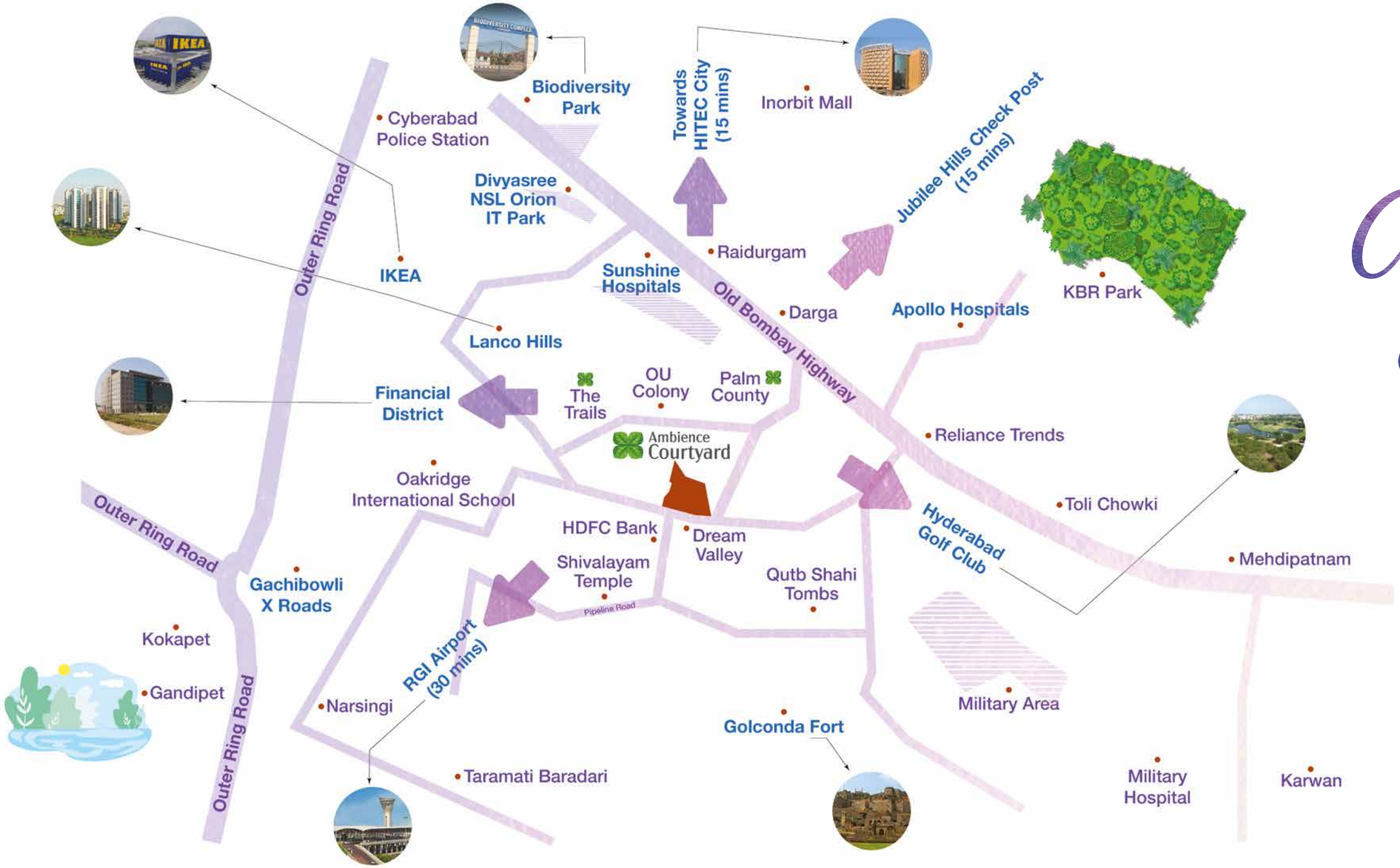

All that space, and at the centre of it all

- Jubilee Hills Check Post **6.5** km
- Raheja Mindspace **7** km
- Divyasree NSL Orion IT Park **4.5** km
- Raidurgam Police Station **5** km
- Sunshine Hospitals **4.3** km
- Care Hospitals **7.3** km
- Continental Hospitals **4** km
- Financial District **8** km
- University of Hyderabad **11** km
- Delhi Public School **4** km
- Oakridge International School **5.2** km
- IKEA **7.5** km
- Inorbit Mall **7.5** km
- Lanco Hills **3** km

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Make room for great spaces
Enough for you to really appreciate every moment at home. Ambience Courtyard is built with 67% open space with lots of room between every tower. And the best part about living here is having the freshness of nature as one of the greatest luxuries. 33% of the project is covered in greenery, where every little beat of nature, plays to relax your mind and soul.
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Koncept Ambience

A whole lotta breathing space

And everything else you need

Entrance Plaza | Waterbodies | Bus Bay with Pavilion

Central Plaza | Yoga Lawn | Meditation Pavilion | Outdoor Gym

Childrens' Play Area on EPDM | Lifesize Chess

Cycling/Jogging Track | Changing Room | Pool Deck

Swimming Pool with Jacuzzi | Kids Pool with Slide

Pool Lounger | Poolside Party Lawn

Gazebos | Hopscotch on EPDM | Tot-lot on EPDM

Lifesize Snakes & Ladders | Multi-court | Half Basketball Court

Play Equipment on Lawn | Cricket Pitch with Practice Net

Skating Rink and Oat | Sandpit with Pavilion

Climbing Wall | Exercise Station | Visitors Car Parking

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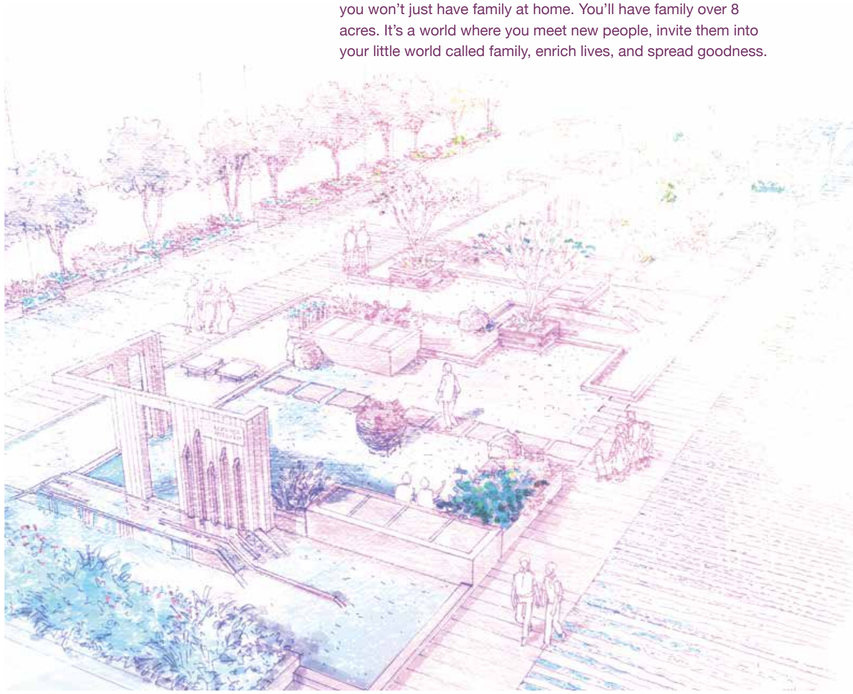
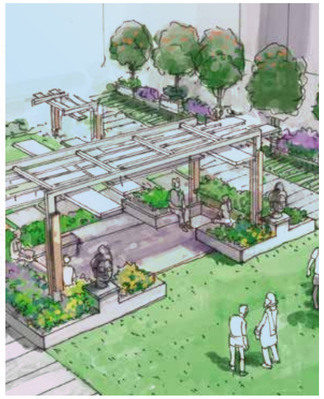
A community that's more like family

It's amazing how such a large community can actually be a close-knit neighbourhood. Like the street you grew up on. Where family is always next door. Days aren't complete without friends dropping by for a cup of chai. At Ambience Courtyard, you won't just have family at home. You'll have family over 8 acres. It's a world where you meet new people, invite them into your little world called family, enrich lives, and spread goodness.





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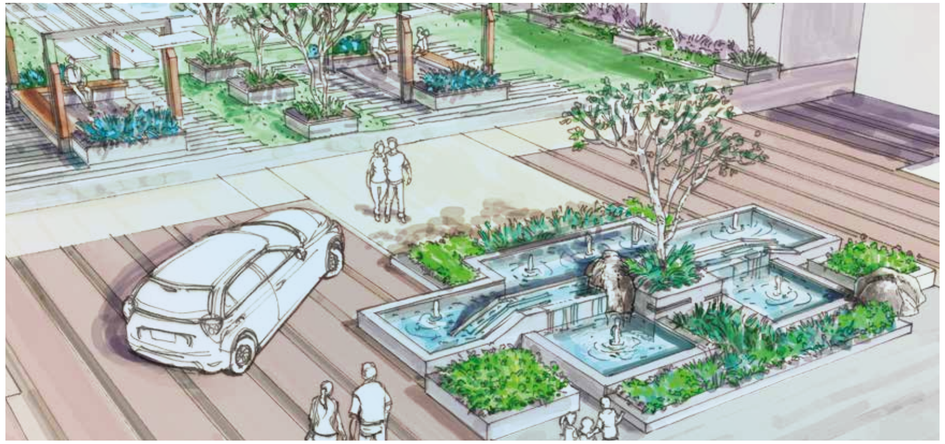

So vast, it's a world in its own

Space. Acres of it. That's what Ambience Courtyard offers you, along with everything else you could need, right at your doorstep. Bask in the luxuries of tens of activities that you can engage in around the project. For your body, your mind, and your soul.

The luxuries

- Cycling Track
- Jogging Track
- Reflexology Path
- Pavilion
- Outdoor Gym
- Meditation Zone
- Yoga Deck
- Amphitheatre
- Sandpit
- Skating Rink
- Cricket Practice Pitch
- Half Basketball Court
- Multipurpose Play Area
- Gazebos
- EPDM Courts
- Tot-lot
- Party Lawns
- Ample Car Parking

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For your idea of perfection

Club Courtyard

Whether it's a hot plate of something scrumptious you're craving, or a quick fix to help burn it off, our Clubhouse comes to you equipped with top-of-the-line facilities for your recreation and wellbeing. Beautifully designed, intricately made, it's a pleasure to unwind here.

- Restaurant/Café
- Squash Court
- Indoor Shuttle Court
- Gym
- Games Room
- Multi-activity Room
- Kids Play Area
- Banquet Hall
- Crèche
- Spa/Salon
- Library
- Aerobics/Yoga/ Meditation Room
- Swimming Pool with Kids Pool

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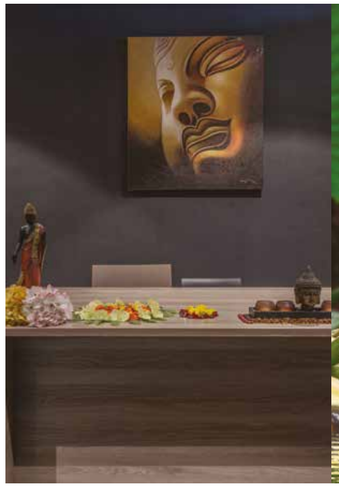
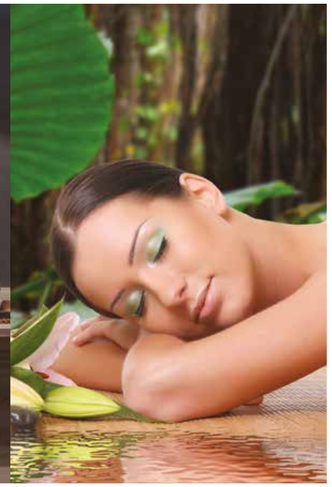
All the space, for all the goodness.

Great food, great workouts, greater peace of mind. At Club Courtyard, there's something in every corner to uplift you and keep you going. Take to the squash courts to break a sweat after a long day at work, or unwind over a plate of food from across the world. Find the perfect book to read while the sun goes down, or give your body a breather at the spa. There's nothing quite like the goodness of space and luxury, especially when it's at home.





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Great luxuries
Great spaces
Just the right size

There's something about cosy spaces. Especially when it comes to your home. It's a place where every little corner has a character of its own. Within all that space at Ambience Courtyard, lie thoughtfully designed 2 and 3 BHK homes, elegant, sophisticated, with great architecture and modern interiors. And nestled in every one of them, are the luxuries of premium living. Come, bask in the goodness of luxury, within spaces that are warm, comforting and intimate.

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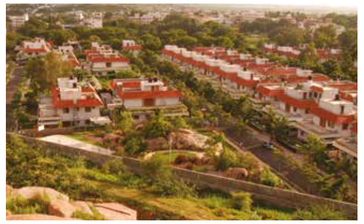
The Koncept Ambience way

More space, more nature, more freshness, more elements, and more freedom. That's the Koncept Ambience way. Creating healthy living spaces that also pamper lifestyles by ushering in hospitality. Testimony to that are our projects – from Whisper Valley, The Neighbourhood, The Anthem, The Trails and Vistas, to Swapnalok and The Platina. Over 6 million sq.ft. delivered, and over 4 million more in the making. Koncept Ambience has been setting benchmarks in infrastructure development, with invigorated design and architecture. Add to that, a special impetus to developing environs around nature, and you've got a whole new world of wellness, crafted spectacularly. A true toast to great living.



WHISPER VALLEY, *India's first gated community*

THE NEIGHBOURHOOD, *amidst natural landscapes*

VISTAS, *the most peaceful gated community with large open spaces*

AMBIENCE CANTON, *serene villas, unmatched beauty*

THE TRAILS, *a well-crafted community of tranquil villas*

THE PLATINA, *taking commercial and retail to the new age experience of the IT hub*

THE BOTANIKA, *great luxuries, greater open spaces*

WOODSONG – AROUND THE MANGOES, *mango trees, meadows & waterbodies*

AMBIENCE DOWNTOWN, *Bangalore's greatest landmark-to-be, at the centre of the city*

Sukhii
GROUP

Delivering happiness
The Sukhii Group

If there's one thing we live by, it's delivering happiness. The Sukhii Group is built on the dedication to maintaining an unwavering balance between happiness and health. And we are committed to delivering homes tailored to your needs.

Our strength and values lie in ensuring 100% great quality living, within state-of-the-art amenities and luxuries. Our projects, particularly Sukhii 9 and Sukhii Balaji, are a perfect reflection of precisely that. The architecture of every project makes room for vast open spaces, with luxuriant landscaping and ample ventilation.

Crafted with attention-to-detail, our homes are designed to beautifully coexist with nature. The harmony ensures not just a happy mind, but a happy lifestyle. That's the Sukhii way. Welcome to the happy life.

Sukhii
Balaji Bhuvana

Sukhii9

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Sukhii GROUP | Koncept Ambience

Ambience Courtyard

Housz Buildtech LLP,
Plot No. 25, 1st Floor, Sri Ganesh Magnum Opus, Jayabheri Enclave,
(Opp. SBI Corporate Salary Branch),
Gachibowli, Hyderabad – 500032.

Site Address
Block No. 1, Rockdale Greens,
Sy. No. 4, Tanasha Nagar, Pokkalwada Village,
Gandipet Mandal, R.R. District.
www.ambiencecourtyard.in
Toll Free: 1800 123 182 182

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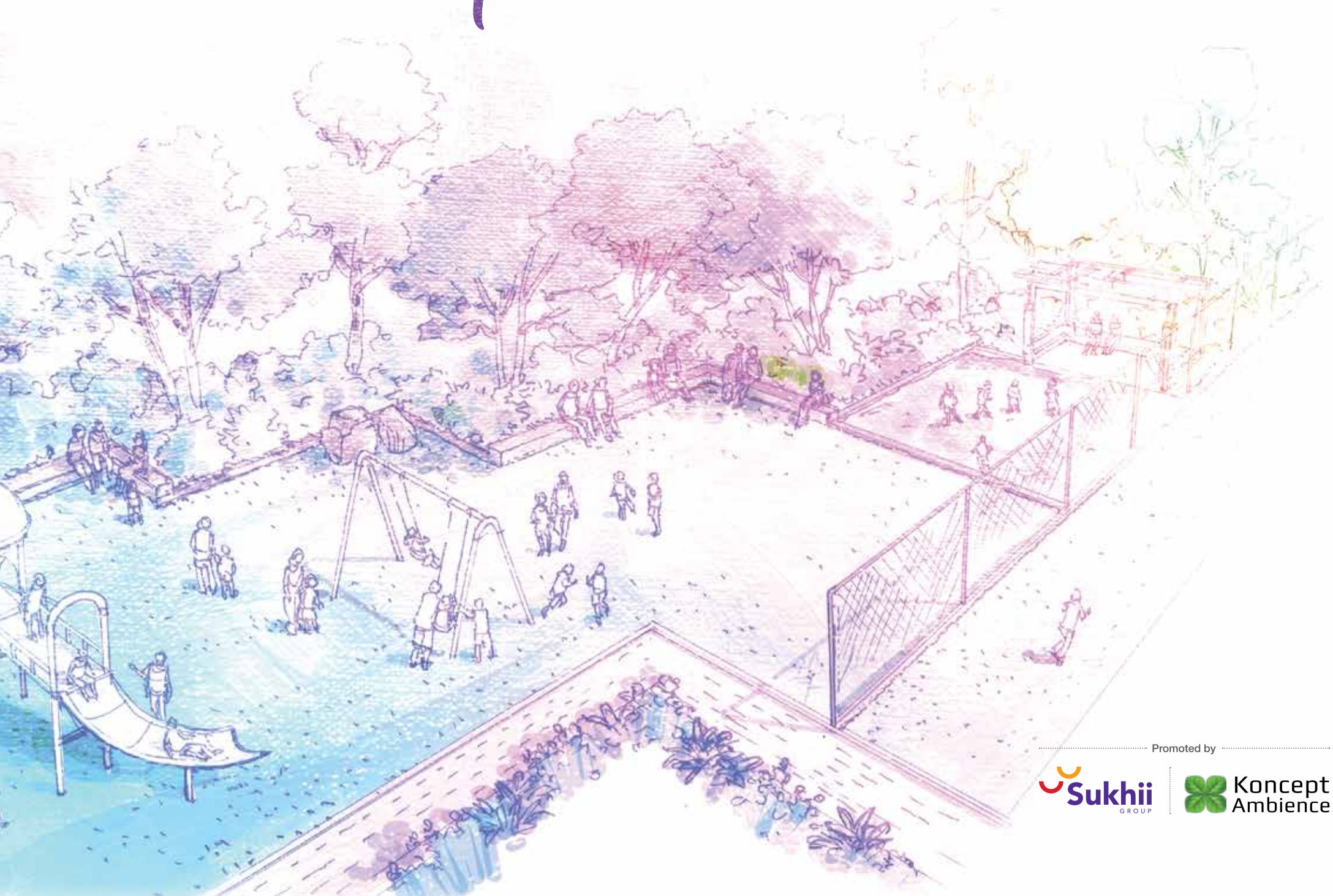
Ambience Courtyard

Floor plans



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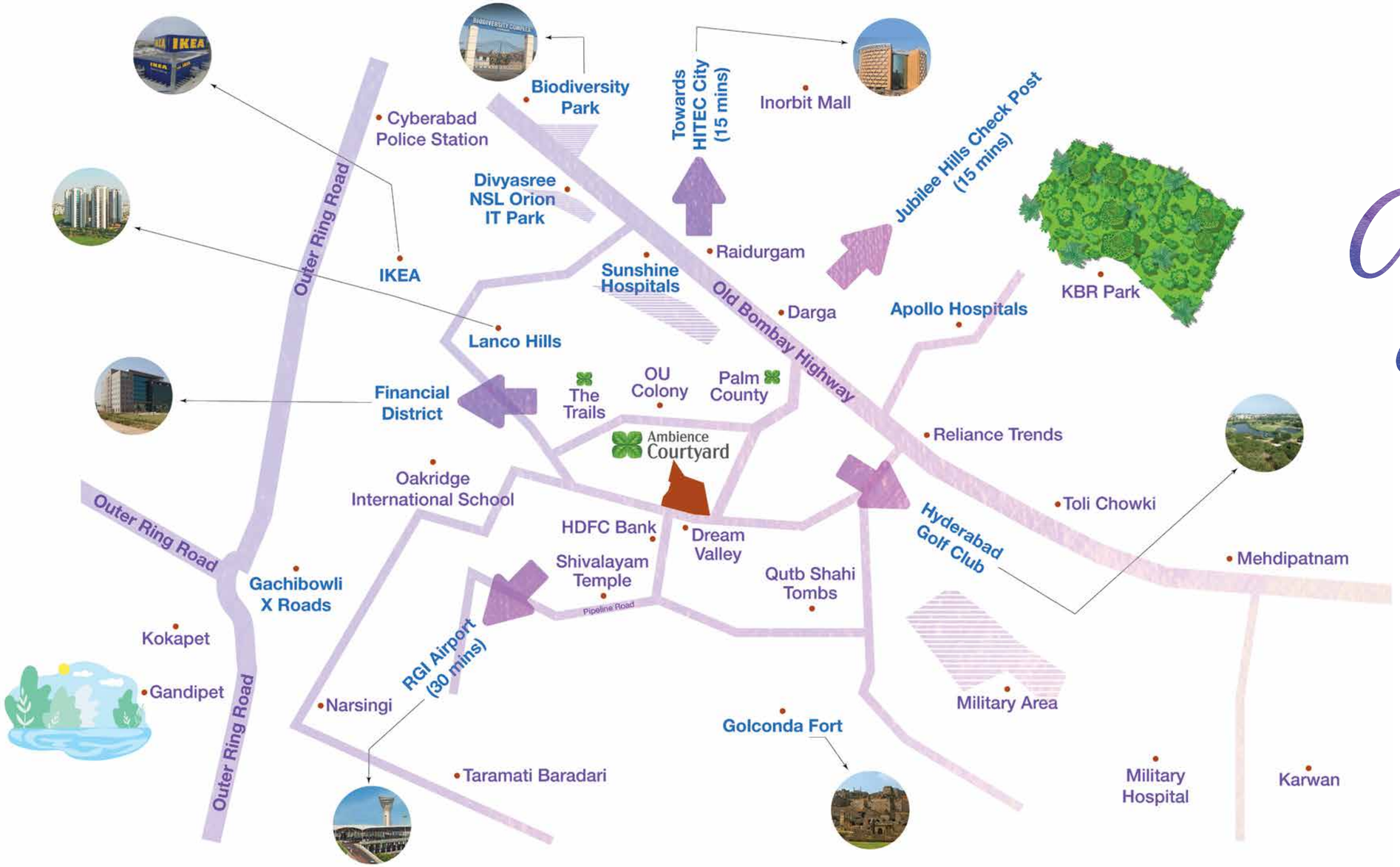

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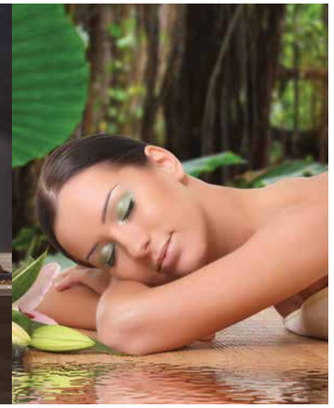
- Spa/Salon
- Library
- Aerobics/Yoga/ Meditation Room
- Swimming Pool with Kids Pool



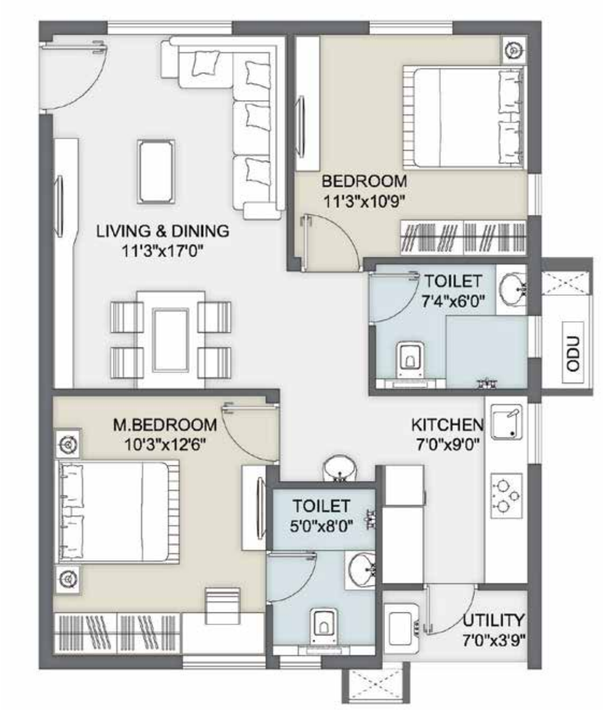
UNITS IN GROUND – FIRST FLOOR

TOTAL NO. OF UNITS: 8 | TOWERS A, B, C, D		
2BHK West Facing Unit Type 06	SQM	SFT
Saleable Area	106.83	1,150

UNITS IN 2ND – 11TH FLOOR

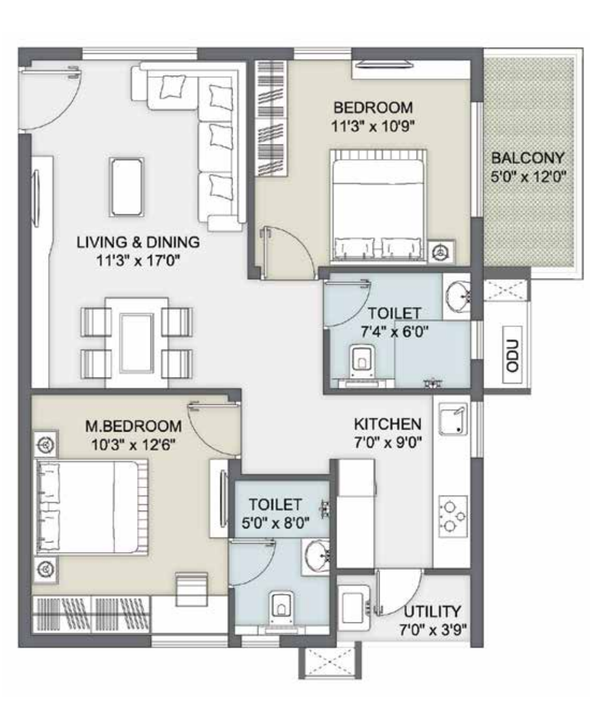
TOTAL NO. OF UNITS: 40 | TOWERS A, B, C, D		
2BHK West Facing Unit Type 6A	SQM	SFT
Saleable Area	114.26	1,230

UNITS IN
GROUND – FIRST FLOOR



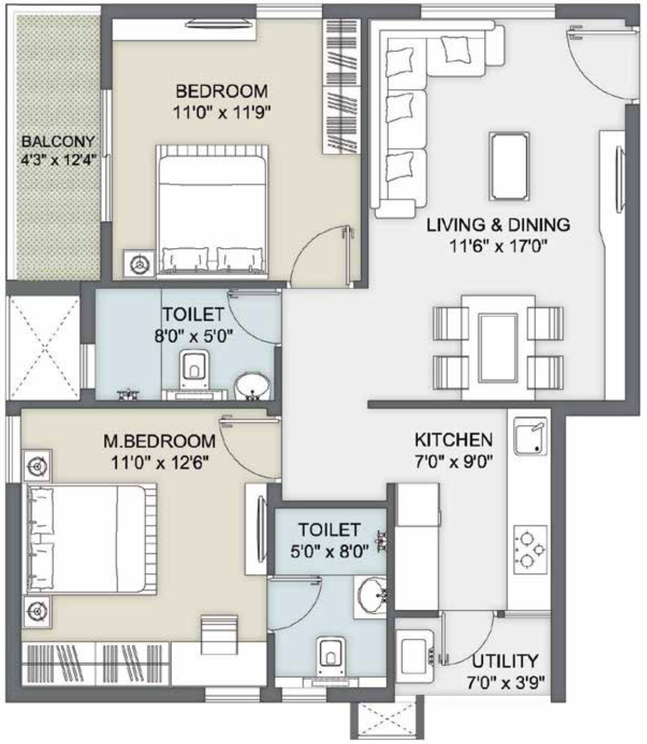
TOTAL NO. OF UNITS: 2 | TOWER B		
2BHK West Facing Unit Type 07	SQM	SFT
Saleable Area	91.04	980

UNITS IN
2ND TO 11TH FLOOR



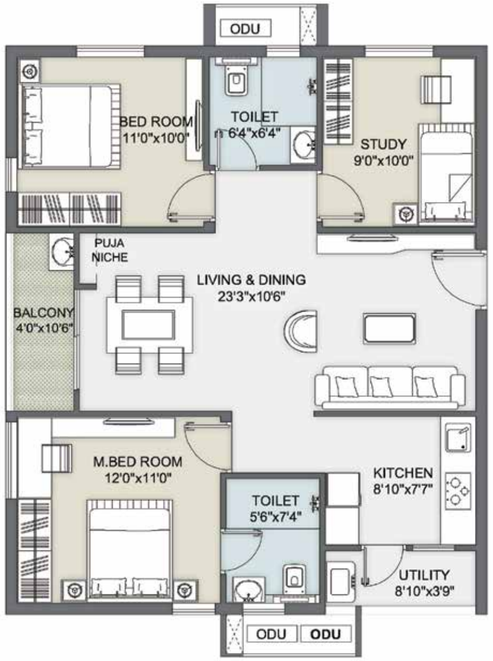
TOTAL NO. OF UNITS: 10 | TOWER B		
2BHK West Facing Unit Type 7A	SQM	SFT
Saleable Area	98.94	1,065

UNITS IN
GROUND – FIRST FLOOR



TOTAL NO. OF UNITS: 36 | TOWERS A, C, D		
2BHK East Facing Unit Type 08	SQM	SFT
Saleable Area	98.94	1,065

UNITS IN GROUND – FIRST FLOOR

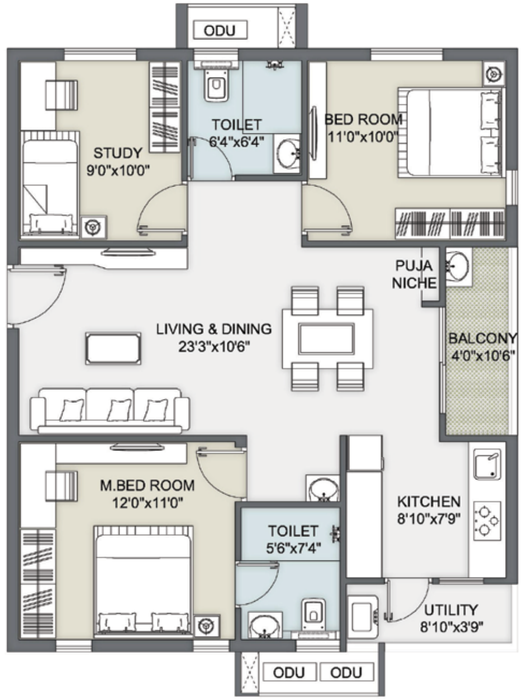


TOTAL NO. OF UNITS: 29 | TOWERS A, B, C, D		
2.5BHK East Facing Unit Type 06	SQM	SFT
Saleable Area	115.65	1245

UNITS IN 2ND – 11TH FLOOR

TOTAL NO. OF UNITS: 160 | TOWERS A, B, C, D		
2.5BHK East Facing Unit Type 4A	SQM	SFT
Saleable Area	124.48	1340

UNITS IN
GROUND – FIRST FLOOR



N

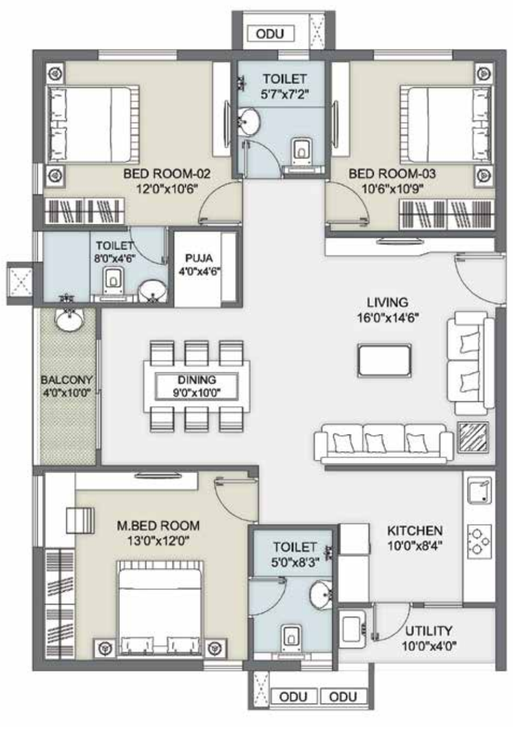
TOTAL NO. OF UNITS: 21 | TOWERS A, B, C, D		
2.5BHK West Facing Unit Type 05	SQM	SFT
Saleable Area	115.65	1245

UNITS IN
2ND TO 11TH FLOOR

N

TOTAL NO. OF UNITS: 120 | TOWERS A, B, C, D		
2.5BHK East Facing Unit Type 5A	SQM	SFT
Saleable Area	124.48	1340

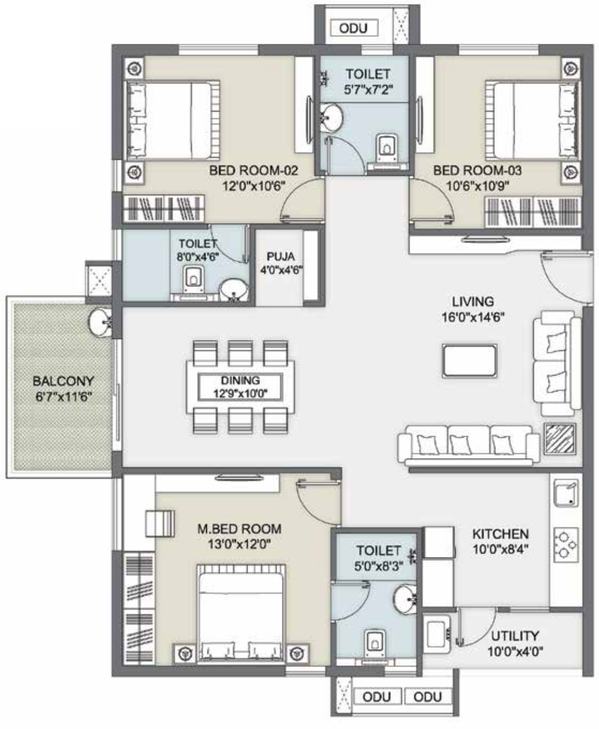
UNITS IN
GROUND – FIRST FLOOR



N

TOTAL NO. OF UNITS: 16 | TOWERS E, F		
3BHK East Facing Unit Type 01	SQM	SFT
Saleable Area	143.53	1545

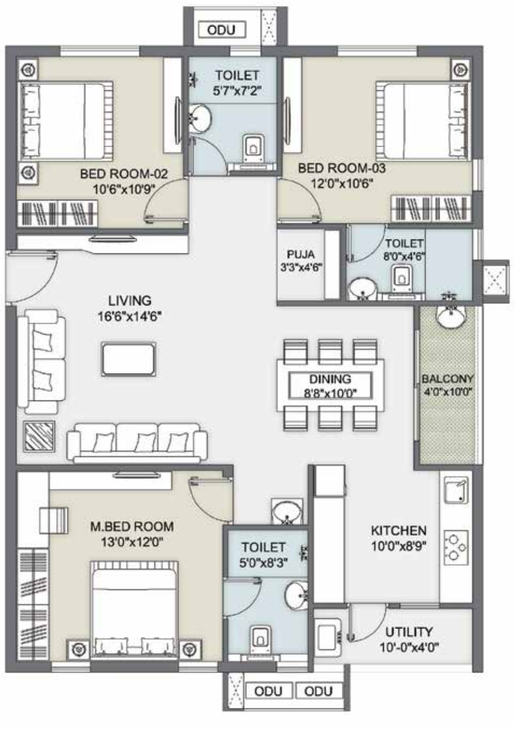
UNITS IN
2ND TO 11TH FLOOR



N

TOTAL NO. OF UNITS: 80 | TOWERS E, F		
3BHK East Facing Unit Type 1A	SQM	SFT
Saleable Area	152.37	1640

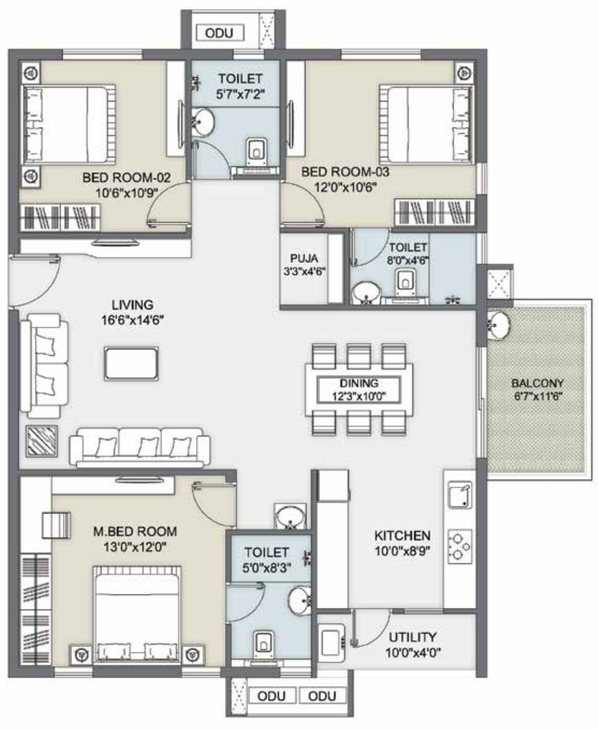
UNITS IN
GROUND – FIRST FLOOR



N

TOTAL NO. OF UNITS: 13 | TOWERS E, F		
3BHK West Facing Unit Type 02	SQM	SFT
Saleable Area	143.53	1545

UNITS IN
2ND – 11TH FLOOR



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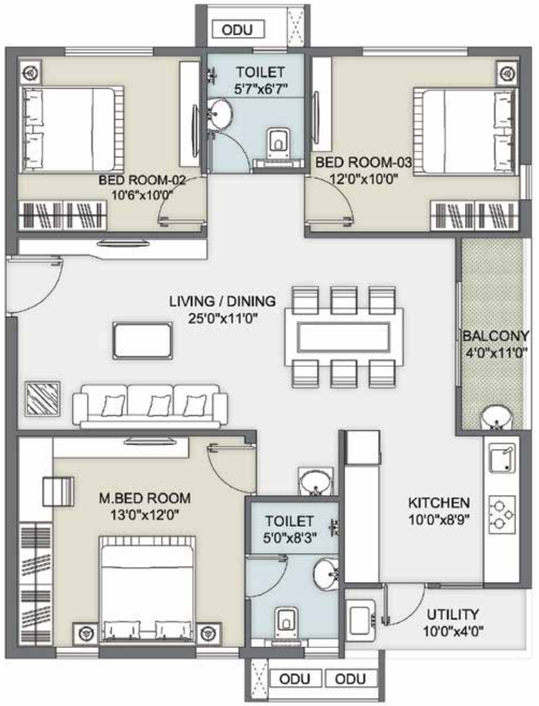
TOTAL NO. OF UNITS: 70 | TOWERS E, F		
3BHK West Facing Unit Type 2A	SQM	SFT
Saleable Area	152.37	1640

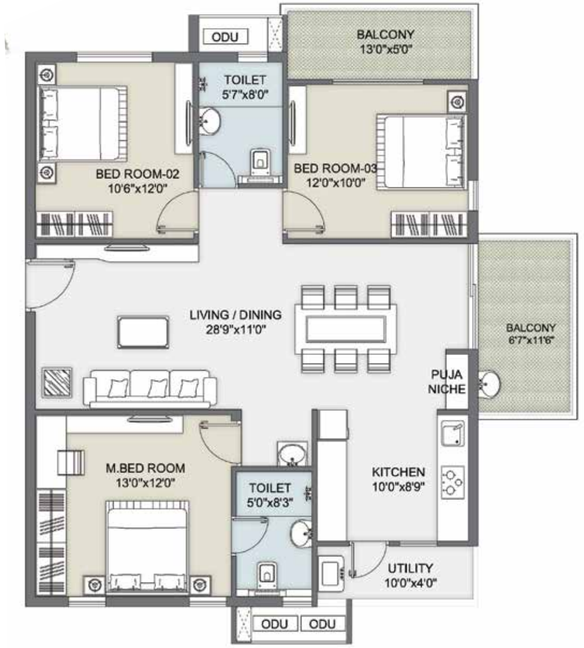
UNITS IN
GROUND – FIRST FLOOR



N

TOTAL NO. OF UNITS: 1 | TOWER E		
3BHK West Facing Unit Type 03	SQM	SFT
Saleable Area	127.29	1370

UNITS IN
2ND TO 11TH FLOOR



N

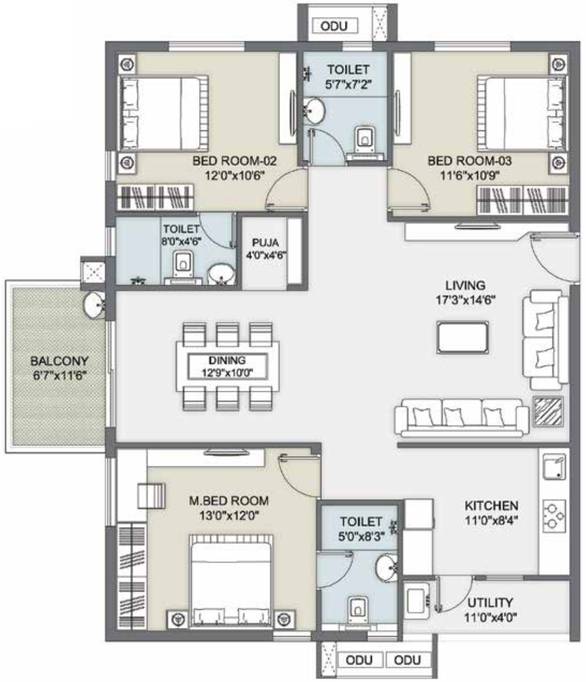
TOTAL NO. OF UNITS: 10 | TOWER E		
3BHK West Facing Unit Type 3A	SQM	SFT
Saleable Area	148.35	1596

UNITS IN
GROUND – FIRST FLOOR

N

TOTAL NO. OF UNITS: 8 | TOWER G		
3BHK East Facing Unit Type 04	SQM	SFT
Saleable Area	149.11	1605

UNITS IN
2ND – 11TH FLOOR



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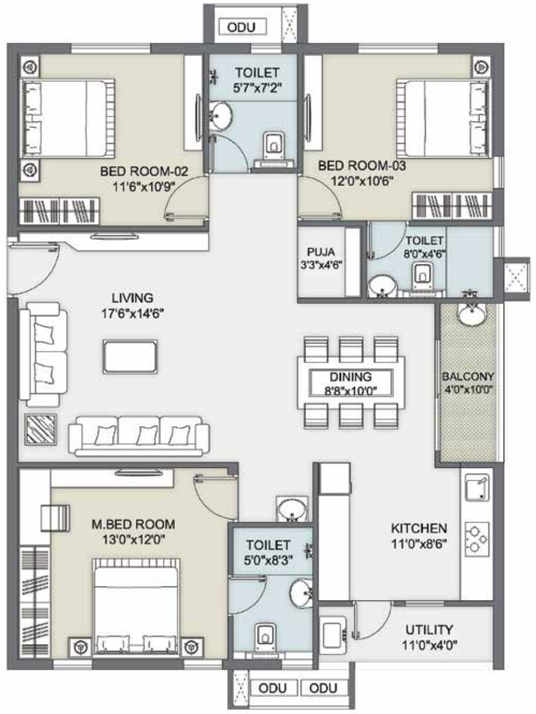
TOTAL NO. OF UNITS: 40 | TOWER G		
3BHK East Facing Unit Type 4A	SQM	SFT
Saleable Area	157.93	1700

UNITS IN GROUND – FIRST FLOOR



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TOTAL NO. OF UNITS: 7 | TOWER G		
3BHK East Facing Unit Type 05	SQM	SFT
Saleable Area	149.11	1605

UNITS IN 2ND – 11TH FLOOR

N

TOTAL NO. OF UNITS: 40 | TOWER G		
3BHK East Facing Unit Type 5A	SQM	SFT
Saleable Area	157.93	1700

UNITS IN
GROUND – FIRST FLOOR

N

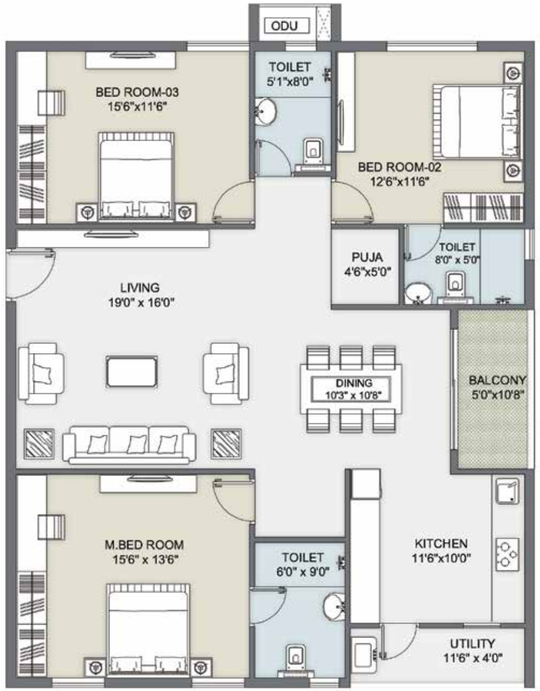
TOTAL NO. OF UNITS: 3 | TOWER H		
3BHK East Facing Unit Type 06	SQM	SFT
Saleable Area	179.77	1935

UNITS IN
2ND TO 11TH FLOOR

N

TOTAL NO. OF UNITS: 20 | TOWER H		
3BHK East Facing Unit Type 6A	SQM	SFT
Saleable Area	185.34	1995

UNITS IN
GROUND – FIRST FLOOR



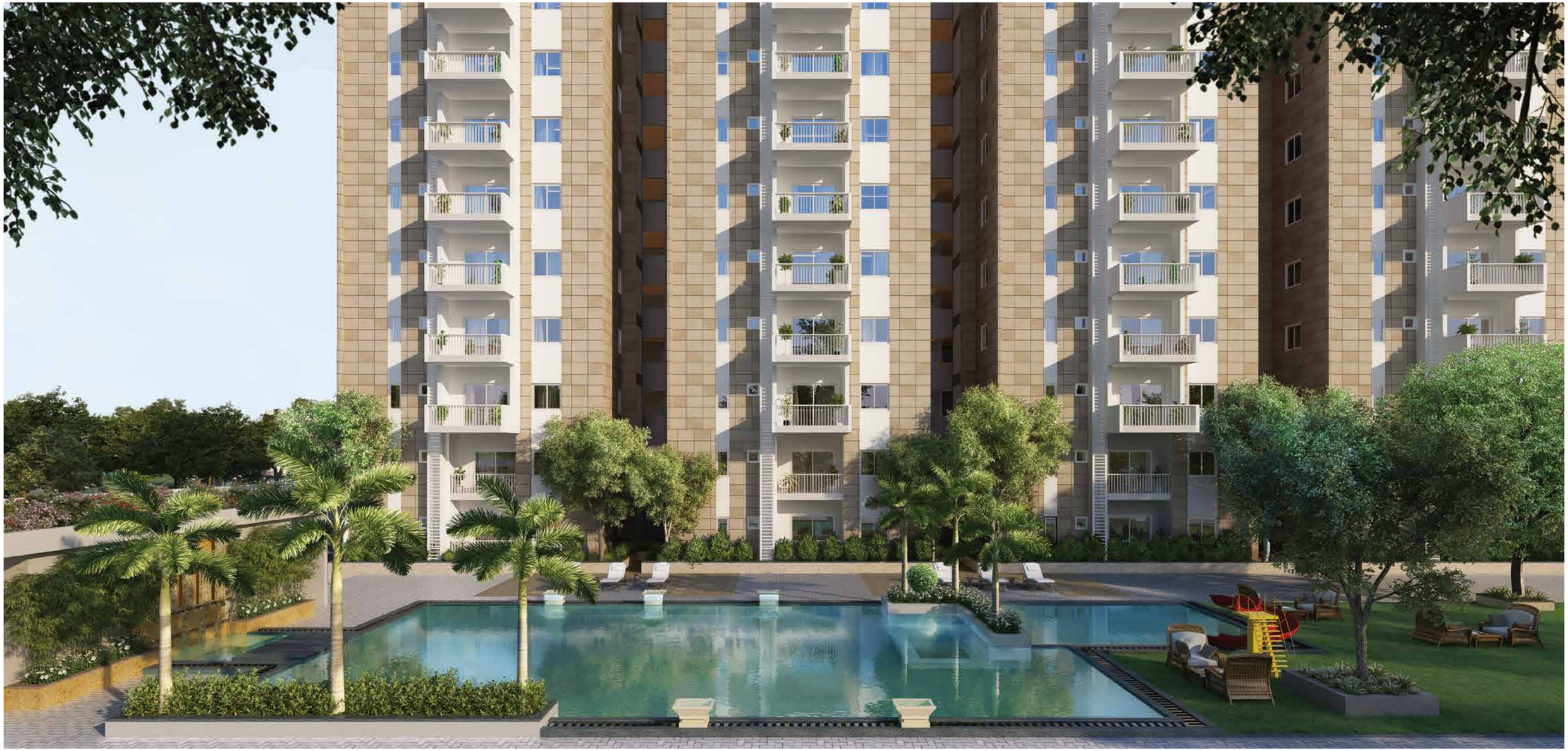
N

TOTAL NO. OF UNITS: 2 | TOWER H		
3BHK East Facing Unit Type 07	SQM	SFT
Saleable Area	179.77	1935

UNITS IN
2ND – 11TH FLOOR

N

TOTAL NO. OF UNITS: 10 | TOWER H		
3BHK East Facing Unit Type 7A	SQM	SFT
Saleable Area	185.34	1995



Specifications

STRUCTURE	
Structure	R.C.C. framed structure designed as per prescribed wind and seismic loads
Walls	Masonry walls with AAC Block
DOORS/WINDOWS/VENTILATORS	
Main Door	Wooden frame with aesthetically designed teak veneered flush door shutter and melamine finish with reputed make SS hardware
Internal Doors	Flush doors fixed with reputed make SS hardware
French Doors	uPVC sliding doors with glass and mosquito mesh
Windows	uPVC sliding window shutters fitted with glass and mosquito mesh
PAINTING	
Internal	Smooth putty finish with two coats of acrylic emulsion paint of reputed make over a coat of primer
External	Textured finish and two coats of weatherproof exterior emulsion paint of reputed make
FLOORING	
Living/Dining	Vitrified tiles of reputed make
Master Bedroom	Vitrified tiles of reputed make
Other Bedrooms	Vitrified tiles of reputed make
Kitchen	Anti-skid vitrified tiles of reputed make
Staircase & Corridors	Combination of stone, granite & vitrified tiles of reputed make
Bathrooms	Anti-skid tiles of reputed make
KITCHEN	Polished granite platform with stainless steel sink, provision for dishwasher/water filter and washing machine in the utility area
BATHROOMS	Wall-mounted wash basin EWC with concealed flush valve of reputed make Single lever fixtures with wall mixer cum shower All C.P. fittings of reputed make All sanitaryware of reputed make
DADOING	
Kitchen	Ceramic tiles dado up to 2' height above kitchen platform
Toilets	Designer tiles for walls and floor, and dadoing up to 7' height
Utility	Glazed ceramic tiles up to 3' height near the wash area

ELECTRICALS	Miniature Circuit Breakers (MCB) for each distribution board of reputed make; modular electrical switches of reputed make; concealed conduit wiring with copper cables in all rooms for light, fan and plug points; power points for indoor units of air conditioners in living/dining and all rooms; sub-meters for each apartment and common area; solar power with capacity suitable for all common areas/external lights
TELECOM/INTERNET/CABLE TV	Provision for internet, DTH, telephone, intercom & video door phone
FALSE CEILING	
Toilets	Modular false ceiling
LIFTS	Automatic passenger lifts with rescue device and V3F for energy efficiency of reputed make; dedicated lift for goods/services
SECURITY, SURVEILLANCE & BMS	CC cameras around the property for surveillance
WTP & STP	Water treated to potable water standards centrally; sewage treatment plant with filtration as per norms – treated sewage water will be used for landscaping and flushing; rain water harvesting pits as per the norms for recharging ground water
GENERATOR	100% power back-up
PARKING	Ample car parking
FIRE SAFETY	Fire hydrant and fire sprinkler systems in basements; fire alarm and public address system on all floors and parking areas (basements)
LPG RETICULATION	Supply of gas from centralised gas bank to all individual flats with meters
WATER SUPPLY	24-hour hydropneumatic system
CAR WASH FACILITY	Car wash facility will be provided at the parking floor levels
FACILITY FOR DIFFERENTLY-ABLED PEOPLE	Access ramps at all entrances shall be provided

Ambience Courtyard

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