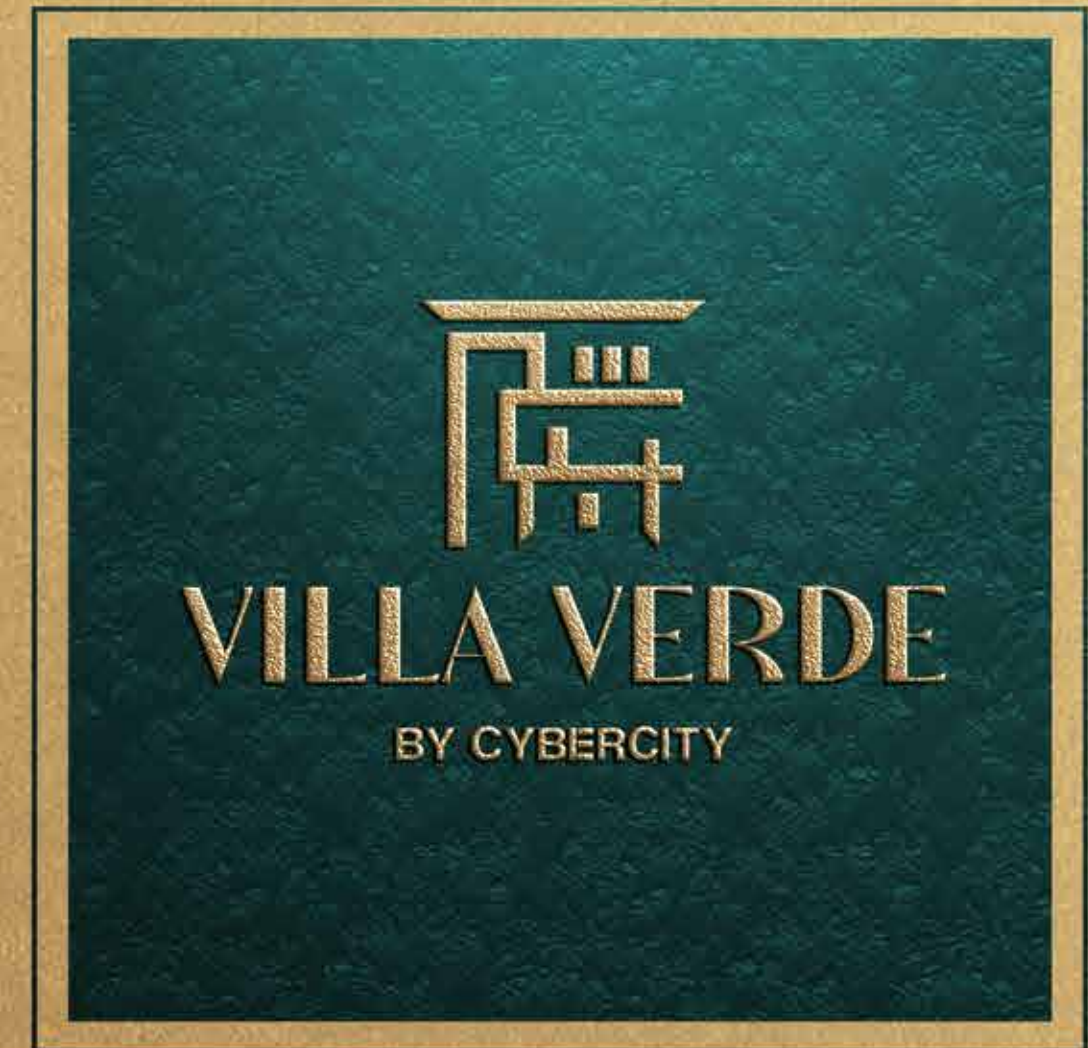


VILLA LIVING...

...THE WAY
IT'S MEANT TO BE!

WELCOME TO





A WORLD WHERE
WHAT YOU CHERISH
AND CELEBRATE,
BECOME THE SAME.



THE SCALE OF YOUR VILLA LIFESTYLE



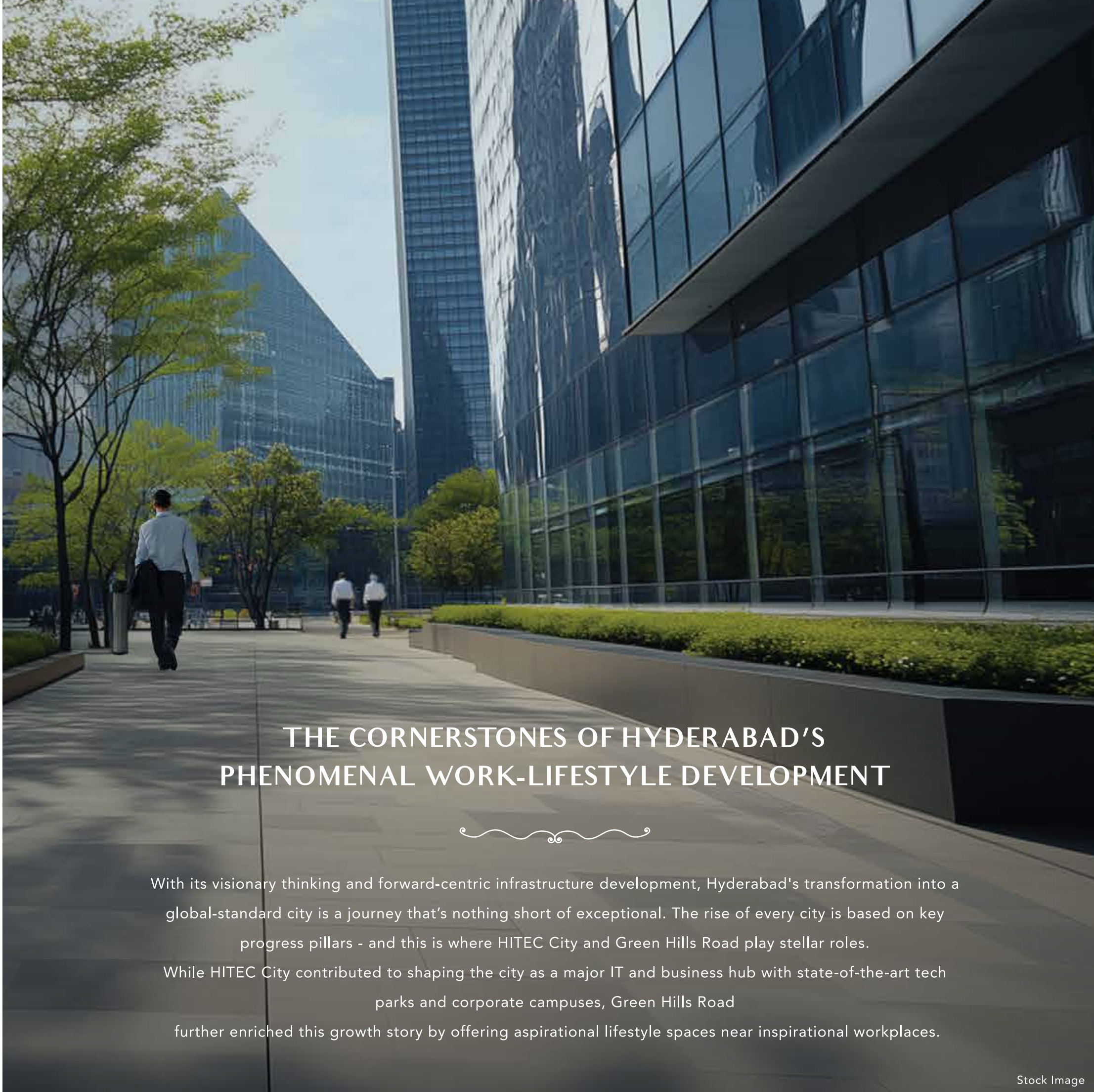
13.4 Acres, 89 Premium Luxury Villas.

300 to 440 Sq. Yd. | East/West Facing.

Uber - luxurious Clubhouse of 22,000 Sq.ft.

15+ World class Club Amenities

35+ Specially Designed Outdoor Amenities



THE CORNERSTONES OF HYDERABAD'S PHENOMENAL WORK-LIFESTYLE DEVELOPMENT

With its visionary thinking and forward-centric infrastructure development, Hyderabad's transformation into a global-standard city is a journey that's nothing short of exceptional. The rise of every city is based on key progress pillars - and this is where HITEC City and Green Hills Road play stellar roles. While HITEC City contributed to shaping the city as a major IT and business hub with state-of-the-art tech parks and corporate campuses, Green Hills Road further enriched this growth story by offering aspirational lifestyle spaces near inspirational workplaces.

OUT-OF-THIS-WORLD ENCHANTING, YET AT THE HEART OF THE CITY



Green Hills Road was envisioned to eliminate the discomfort of long distances and therefore, ensures seamless access to essential city landmarks – the primary requirement for a well-rounded urban lifestyle. Healthcare facilities, high-end hospitality options, shopping, and entertainment hubs are all just a short distance away, making it a highly desirable location. The proximity to key corporate zones also enhances the livability index of this destination.



HEALTHCARE: Yashoda Hospital (5 Min), KIMS Hospital (10 Min), Medcover Hospitals (10 Min)

HOSPITALITY: Trident Hotel (10 Min), Westin Hyderabad (12 Min)

MALLS: Ashoka One Mall (2 Min), Nexus Mall (10 Min), Sarath City Capital Mall (15 Min)

EDUCATION: The Creek Planet School (2 Min), Global Edge School (10 Min), Meridian School (10 Min)

THE COMFORTS OF YOUR VILLA LIFESTYLE



Located in the heart of the city.

Excellent connectivity all around.

Well-cocooned from the noise and hustle of the city.

Minimum of three car parks.

Internal Elevator | EV Charging Provision | Terrace Swim Spa





MASTER LAYOUT

A thoughtfully designed master layout, seamlessly integrating open spaces, premium amenities, and a well-planned infrastructure for an elevated living experience.

Legends:

- | | | | |
|-----------------------|--------------------------------------|-------------------------------|---------------------------|
| 1. Arrival Plaza | 11. Pathway | 20. Pool Entry from Clubhouse | 29. Board Games |
| 2 & 3. Security Cabin | 12. Seating with Sloped Plantation | 21. Parking | 30. Kids' Play Area |
| 4. Entry/Exit | 13. Amphitheatre | 22. Entry to Clubhouse | 31. Skating Rink |
| 5. Plantation | 14. Jogging Track | 23. Ramp Entry to Clubhouse | 32. Senior Citizen Garden |
| 6. Pet Park | 15. Swimming Pool with Infinity Edge | 24. 12m Wide Road | 33. Outdoor Fitness |
| 7. Water Feature | 16. Kids' Pool | 25. Leisure Seating Court | 34. Multipurpose Court |
| 8. Tennis Court | 17. Physio Pool | 26. Reflexology with Seating | 35. Utility |
| 9. Stage | 18. Pool Deck | 27. Elderly Seating Area | |
| 10. Celebration Lawn | 19. Pool Recliners | 28. Youth Corner | |



Pet Park



Board Games



Outdoor Gymnasium



THE JOURNEY OF A LIFETIME BEGINS WITH AN ARRIVAL LIKE NO OTHER



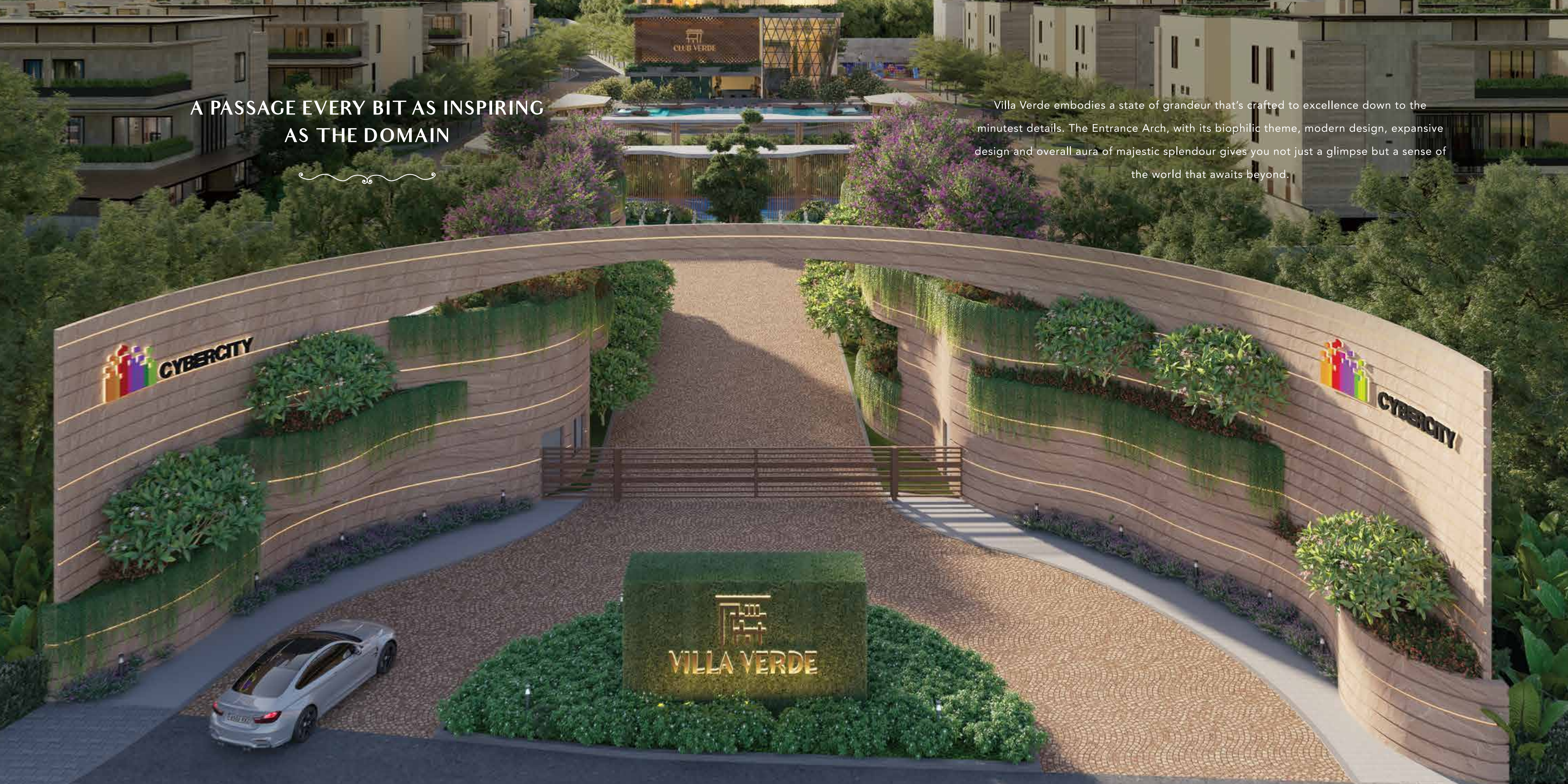
The grand Entrance Arch to Villa Verde is more than just a threshold, it is a statement of arrival. This is where your transition from a world you're accustomed to transcends into a haven of extraordinary spaces, landscapes, and indulgences that will inspire you.

This is where time will slow down, unlike the fast world outside.



A PASSAGE EVERY BIT AS INSPIRING
AS THE DOMAIN

Villa Verde embodies a state of grandeur that's crafted to excellence down to the minutest details. The Entrance Arch, with its biophilic theme, modern design, expansive design and overall aura of majestic splendour gives you not just a glimpse but a sense of the world that awaits beyond.





VILLA LIVING,
THE WAY IT'S MEANT TO BE!

WHERE LAVISHNESS,
COMPLETENESS AND
QUIETNESS FALL PERFECTLY
INTO PLACE.

DISCOVER A VAST WORLD, BEYOND THE GRAND SPACES OF YOUR VILLA



Villa Verde is where your desire for expansive luxury is embraced with both scale and detail. Set amidst an idyllic environment for unparalleled privacy and serenity, this upscale address presents a lavish assortment of extravagant-sized villas with premium accompaniments like a central park – for a luxurious interaction with nature, a clubhouse – where leisure and recreation ascend to a grand dimension, and a seamless habitat – with all lifestyle-supportive comforts and conveniences.





A GLIMPSE OF
WHERE
YOU'VE ALWAYS
WANTED TO BE.



CRAFTED FOR THE CONNOISSEURS
OF FINE LIVING





VILLA LIVING,
THE WAY IT'S MEANT TO BE!



SO GENEROUSLY SERENE,
SO PASSIONATELY ACTIVE.



**35+ LIFESTYLE CHOICES.
MIX AND MATCH YOUR DAY, ANYWAY YOU PLEASE**



A sense of openness is central to a life that's luxuriously fulfilling. The gated community of Villa Verde comes with a sprawling Central Park. Spread over 2 layers, this oasis of leisure & recreation comprises 35+ curated amenities, that combine play, relaxation, activity, socializing and sport in one vibrant hub.



VILLA LIVING,
THE WAY IT'S MEANT TO BE!



SO MUCH PLAY,
WITH SO MUCH PAUSE.

3 LEVEL CLUBHOUSE.
ENOUGH REASONS TO
END WORK EARLY.



Welcome to Club Verde — A grand parametric architectural marvel where the finely articulated curved glass surface blends seamlessly with the metaguisse façade, creating the perfect ambience for a luxurious evening, no matter the mood or occasion.



AN EXQUISITE
ESCAPE ABOVE IT ALL

Perched atop Club Verde, the clubhouse terrace is a seamless blend of sophistication and serenity. Designed for intimate gatherings and grand celebrations, it offers plush seating, lush greenery, and elegant spaces to unwind or socialize under the open sky.

**14 EXPERIENCES, 3 ZONES.
PICK YOUR SPACE AS PER YOUR MOOD**

Discover a platter of 14 curated experiences, thoughtfully planned into 3 distinct mood zones - social, entertainment, wellness. With so many choices aligned to your needs and preferences, you'll only have to make sure of one thing. The time to spend [here!](#)

CLUB VERDE

SOCIAL ZONE

Ground Floor: Reception / Club Lobby
Multipurpose Hall | F&B Area | Pantry / Store

WELCOME YOUR WORLD WITH
A FLAIR THEY'LL REMEMBER



CLUB LOBBY

SEE OCCASIONS TURN INTO
ETERNAL MEMORIES

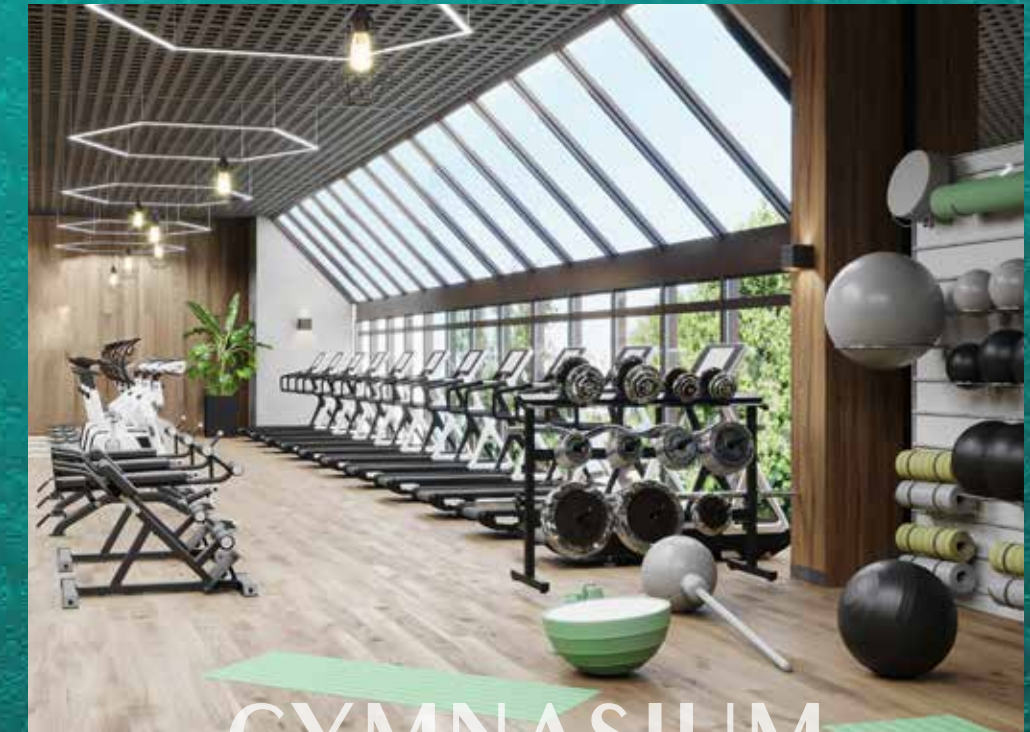


MULTIPURPOSE HALL

WELLNESS ZONE

First Floor: Yoga/Meditation Hall
Table Tennis | Gymnasium

GET FIT.
FEEL FABULOUS.



GYMNASIUM

BREATHE. BALANCE. BE.



MEDITATION HALL

WELLNESS ZONE

ELEVATE YOUR GAME.
EVEN OUTSIDE THE WORKSPACE.



SQUASH COURT

Second Floor: Squash Court
Badminton Court | Billiards | Viewing Deck

WHERE SKILL
MEETS PATIENCE.



BILLIARDS

ENTERTAINMENT ZONE

Third Floor: Association Room | Indoor Games

MAKE LIFELONG CONNECTIONS OVER
ENGAGING CONVERSATIONS.



ASSOCIATION ROOM

THE PERFECT
INDOOR ESCAPE.



INDOOR GAMES



VILLA LIVING,
THE WAY IT'S MEANT TO BE!



SO EXPANSIVE OUTSIDE,
SO EXPRESSIVE INSIDE.

LIVE GRAND AND
INDEPENDENT
EVERY SINGLE DAY.



Experience the grandeur of Villa Verde's exquisite villas, where luxury meets timeless design. Designed facing East-West, these abodes represent a perfect

symphony of colossal spaciousness and unparalleled elegance.

Available in a generously sized range varying from 300 Sq. Yd. to 440 Sq. Yd., each villa represents the epitome of opulence, privacy, and independence that

you've always desired.





LUXURY BEYOND WALLS,
SERENITY BEYOND LIMITS



A HAVEN FOR REST,
REJUVENATION AND HARMONY



A STATEMENT OF STYLE,
A SPACE FOR LIFE.



PRIVATE CINEMA LUXURY,
RIGHT AT HOME



A STATEMENT OF LUXURY, DESIGNED FOR
EFFORTLESS CONVERSATIONS



AN EXCLUSIVE RETREAT
EVERY VILLA WITH A SWIM SPA &
ELEGANT SEATING LOUNGE



DISTINCTIVE FEATURES THAT DEFINE EXCELLENCE



EXPANSIVE CENTRAL GREEN

A 1.4-acre open space with a pool, lawn, cabanas, tennis court, jogging track, and clubhouse.



WIDE INTERNAL ROADS

12m-wide roads ensure better mobility, exceeding standard norms.



EXCLUSIVE AMENITIES

Includes a physio pool, pet zone, sunken seating, open board games, and more.



SPACIOUS BALCONIES

Upto 12' wide balconies designed for outdoor living.



SMART TOPOGRAPHY & RAINWATER HARVESTING

The central green is 5 feet lower for visual appeal, with Rain Maxx tanks for water conservation.



TERRACE SWIM SPA & SEATING

Each villa features a private swim spa with an adjoining seating alcove.



UNINTERRUPTED VIEWS

No planter boxes to ensure open vistas, with permeable tree pits instead.



DRY & WET KITCHENS

Included in 354 & 440 Sq.Yd. villas for added functionality.



INTEGRATED UTILITY SPACES

Conveniently housed within the villa structure.



PRIVACY-FOCUSED LAYOUT

No villa directly faces the main arterial road, ensuring exclusivity.



ICONIC PARAMETRIC CLUBHOUSE

A striking curved glass façade with modern sports and social spaces.



AMPLE PARKING

Minimum 3-car parking for every villa.



ELEGANT ELEVATIONS

A blend of natural stone, wood, and metal for a refined look with privacy screens.



GRAND ENTRANCE

A 30m grand entrance arch with layered landscaping leads to an 18m covered pathway.



COLUMN-FREE VILLA CORNERS

Enhancing visibility and aesthetic appeal.



BIOPHILIC DESIGN

Seamlessly blends nature with architecture across villas and the clubhouse.



KITCHEN GARDENS

Dedicated spaces for organic homegrown produce.



EV CHARGING

Integrated EV charging infrastructure for seamless and sustainable mobility

VILLA LIVING,
THE WAY IT'S MEANT TO BE!

AN EXTRAORDINARY LIFESTYLE
BEGINS WITH AN EXEMPLARY PLAN.

CHOICES OF LUXURY



PLOT SIZE : 300 SQ. YD.
FACING : EAST | WEST
300 EAST : 5,615 SFT.
300 WEST : 5,637 SFT.



PLOT SIZE : 354 SQ. YD.
FACING : EAST | WEST
354 EAST : 6,884 SFT.
354 WEST : 6,349 SFT.



PLOT SIZE : 440 SQ. YD.
FACING : EAST | WEST
440 EAST : 7,406 SFT.
440 WEST : 7,189 SFT.

MIXED SIZE VILLAS | 297 TO 1,506 SQ. YD. | EAST / WEST FACING

EVERY DETAIL MATTERS, WHEN THE GOAL IS GRANDEUR WITH PERFECTION.



1. SUPER STRUCTURE

- RCC Frame structure with Cement block masonry walls.
- One coat of internal plastering and two coats of external plastering

2. LIFTS

- Internal Home Elevator Provision – 6 Passengers

3. FLOORING

- For Foyer, Living (Formal/ Informal), Dining, Dry kitchen, Puja Room, Powder Room, Lounge, Walk-in Wardrobes, Study Room, Linen Room – Imported Marble.

- All Bedrooms – Laminated Wooden Flooring.

- All Toilets – Anti-skid Vitrified Tiles (Matt finish)

- All Balconies / Deck – Anti-skid Stone Finish Tiles

- Wet Kitchen / Utility / Store – Premium Vitrified Tiles

- Servant Room / Toilet – Vitrified Tiles
- Parking Area – Flamed Granite

- Porch Steps – Granite (Leather Finish)

- Terrace – Swim Spa Deck Area – Anti-skid Vitrified Tiles

4. KITCHEN AND UTILITY

- Double-bowl Steel Sink with CP Tap in Utility.
- Provision for Dishwasher and Washing Machine in Utility.
- Provision for Exhaust Fan in Kitchen.
- Provision for RO / Water-purifier.

- Separate Municipal Water taps and Domestic Water through WTP

5. TOILETS AND FITTINGS

- Glazed Vitrified Tiles on Wall Dado up to 8’.

- Ceramic Wash Basin in Toilets (of any premium brand) with Granite / Marble Counter-top.

- Pedestal Wash Basins in Maid Toilet (of any premium brand).

- Wall mounted WCs (of any premium brand) with Flush Tank in all bathrooms.

- Rain shower in Master Bedroom.

- CP Fittings (of any premium brand)

6. PAINTING

- External – Texture finish with 2 coats of exterior grade premium paint and partial Façade area with Natural Stone finish.

- Internal – 2 coats of acrylic emulsion paint over smooth putty finish

7. RAILING

- Staircase – Glass railing.

- Balcony / Deck – Granite Cladded Parapet in 1st floor and 2nd floor. Additional 1’ Glass railing above parapet at 1st Floor

8. DOORS AND WINDOWS

- Main Door – 9’ high - Teak Wood Frame and Flush Shutters with Veneer and PU Polish on both sides.

- Internal Doors – 8’ high - Engineered Wood Frame and Flush Shutters with Veneer and PU Polish on both sides.

- Toilet Doors – 8’ high - Engineered Wood Frame and Flush Shutters with Laminate on both sides

- Balcony Sliding Doors - 8’ high - Aluminum Frames and Shutters with Performance Glass and track provision for Mosquito-Mesh Shutters (of any premium brand)

- Windows (Sliding / Operable based on Ventilation Requirement) – 6’ high - Aluminum Frames and Shutters with Performance Glass

and track provision for Mosquito-Mesh Shutters (of any premium brand).

- Kitchen to Utility Door - 8’ high - Aluminum Frames and Shutters with Performance Glass (operable) of any premium brand.

- Ventilators –Aluminum Frame & Glass with the provision for Exhaust Fan.

- Doors - Fittings & Locks (of any premium designer brand). Main Door with Digital Lock

9. ELECTRICAL / INTERNET / TELEPHONE

- Concealed Wiring with PVC Insulated Copper Wires (Fire Retardant Low Smoke) and Modular Switches.

- Sufficient Power Outlets and Light Points.

- Power Outlets for Exhaust Fan in all Bathrooms.

- Three Phase Power supply for each villa.

- MCBs for each distribution board of premium brand.

- Plug for TV / Audio in Living (Formal / Informal), Lounges (1st and 2nd Floor), all Bedrooms and Home Theatre Room.

- Internet points and Telephone Points in Living (Formal / Informal), Lounges (1st and 2nd Floor), all Bedrooms and Home Theatre Room.

- Power Outlets for Electrical Appliances -

Power plug-point for Cooking Range, Chimney, Refrigerator, Microwave Oven, Mixer / Grinder, Water purifier in Kitchen, Washing Machine / Dishwasher in Utility Area

10. PLUMBING

- Domestic water supply for all Toilets and Kitchen (Hydro-pneumatic)

- Drinking water supply only to Kitchen (Hydro-pneumatic)

- STP Treated Water for landscaping only

- STP / WTP / Sumps – Capacity as per consultant’s recommendation

- Heat pumps of any premium brand

11. AIRCONDITIONING

- VRV System of any premium brand (extra cost)

12. SECURITY SYSTEM

- Security Cabin at Project Entrance and Exit with peripheral CCTV coverage.

- CCTV at vantage points.

- Access Control System (provision) for Clubhouse/ Main Entry and Exit passages.

- Boom Barriers proposed

13. DG BACK UP

- 100% DG power back-up

14. GAS

- PNG Connection to each villa by a third-party provider

15. BMS SERVICES

- Prepaid Electricity and Water Meter for all villa

16.EV CHARGING

- One Power Socket per villa in the parking area

17. SWIM SPA

- Swim Spa of premium brand will be provided at the Terrace level

18. HOME AUTOMATION

- Basic automation for lights and fans proposed in the design with extendable architecture where the customer can upgrade the features to their requirement

THE GRANDEST OF DREAMS BECOME REAL, WITH THE RIGHT TEAM.



It takes master craftsmen to create a masterpiece. The vision of Villa Verde was imposing yet crystal clear. A habitat where the experience of villa living turns out exactly as one wants and desires villa living to be. In fact, a notch higher. This vision inspired the selection of a team with just the right credentials, experience and passion to make Villa Verde more than just a dream on paper.



1405DESIGNSTUDIO



RNA

Landscape Design Studio

300 Sq. Yd. (EAST)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

300 Sq. Yd. (WEST)



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

354 Sq. Yd. (EAST)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

440 Sq. Yd. (EAST)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



**Pre-certified
Green Building**

W W W . C Y B E R C I T Y . I N



Site Address:- CYBERCITY Villa Verde, Survey Nos. 1011/1P, 1011/2P & 1011/12P, IDL Access Road, Green Hills Road, Kukatpally, Hyderabad – 500072. Tel: 8886 20 2233

Corporate Address: Plot No. 55, 4th floor, Sathsurya Complex, Extended Jubilee Hills Road No. 36, Madhapur, HYDERABAD - 500033. Tel: 040 40500 500/520

TSRERA Regn. No. P022 0000 9074 | GHMC Building Permit No. 3079/GHMC/KPL/2024-LO

Project Funded By

The Project is mortgaged in favour of Piramal Trusteeship Services Private Limited for funding by Piramal Enterprises Limited and the buyer will be required to obtain a no objection certificate prior to registering any villa in the project.

