



Rera No: P02200009123



experience the luxury of
privacy & exclusivity.

Welcome to

Abhikhya

2 & 3 BHK SPACIOUS & SMART HOMES
@ DULAPALLY, KOMPALLY,

www.cozyessence.com



Scan for Location



New Beginnings

In a city brimming with residents, privacy and exclusivity feel like an impossible dream. Everywhere you turn, the crowds overwhelm, leaving little room to breathe & no real solitude. This is Hyderabad—a bustling metropolis where the concept of privacy seems all but forgotten. Amidst the chaos, there shines a beacon of hope: Abhikhya.

Abhikhya embodies the words “refined living”, seamlessly uniting luxury & exclusivity. Nestled in the heart of Kompally, Abhikhya offers unparalleled convenience with close proximity to all your essential needs. Yet, amidst this urban tapestry, it provides residents with the cherished luxury of privacy—a tranquil retreat from the bustling city life.

Prepare to witness what lies ahead in Abhikhya's incredible journey.





Project Overview

01	02	01	12	69	06
Single Tower	Cellars	Stilt Floor	Floors	Units	Units per Floor

The **2BHK flats span 1450 sqft while 3BHKs cover 2200 sqft**, designed for optimal comfort and spaciousness. Positioned to capture natural light and ventilation, Abhikhya promises an elevated lifestyle, epitomizing luxury, functionality, and tranquility for discerning residents.



The Story Unfolds..

Situated at an unrivaled location of Kompally, Abhikhya boasts seamless connectivity via the 100 feet Road, surrounded by esteemed educational institutions, hospitals, and bustling commercial hubs.

Abhikhya offers wide open spaces, smart home technology, modern amenities and spacious, comfortable residences adorned with wider corridors and huge balconies. Moreover, its flats provide independent access without face-to-face entrances, ensuring utmost privacy.

Crafted with premium materials and specifications, Abhikhya redefines contemporary urban living with elegance and functionality.



- Situated in a prime location with Excellent connectivity
- Wide range of amenities
- Expansive Spaces
- Smart Homes
- Ample Green and Open Spaces
- In close proximity to major colleges, hospitals and other hubs

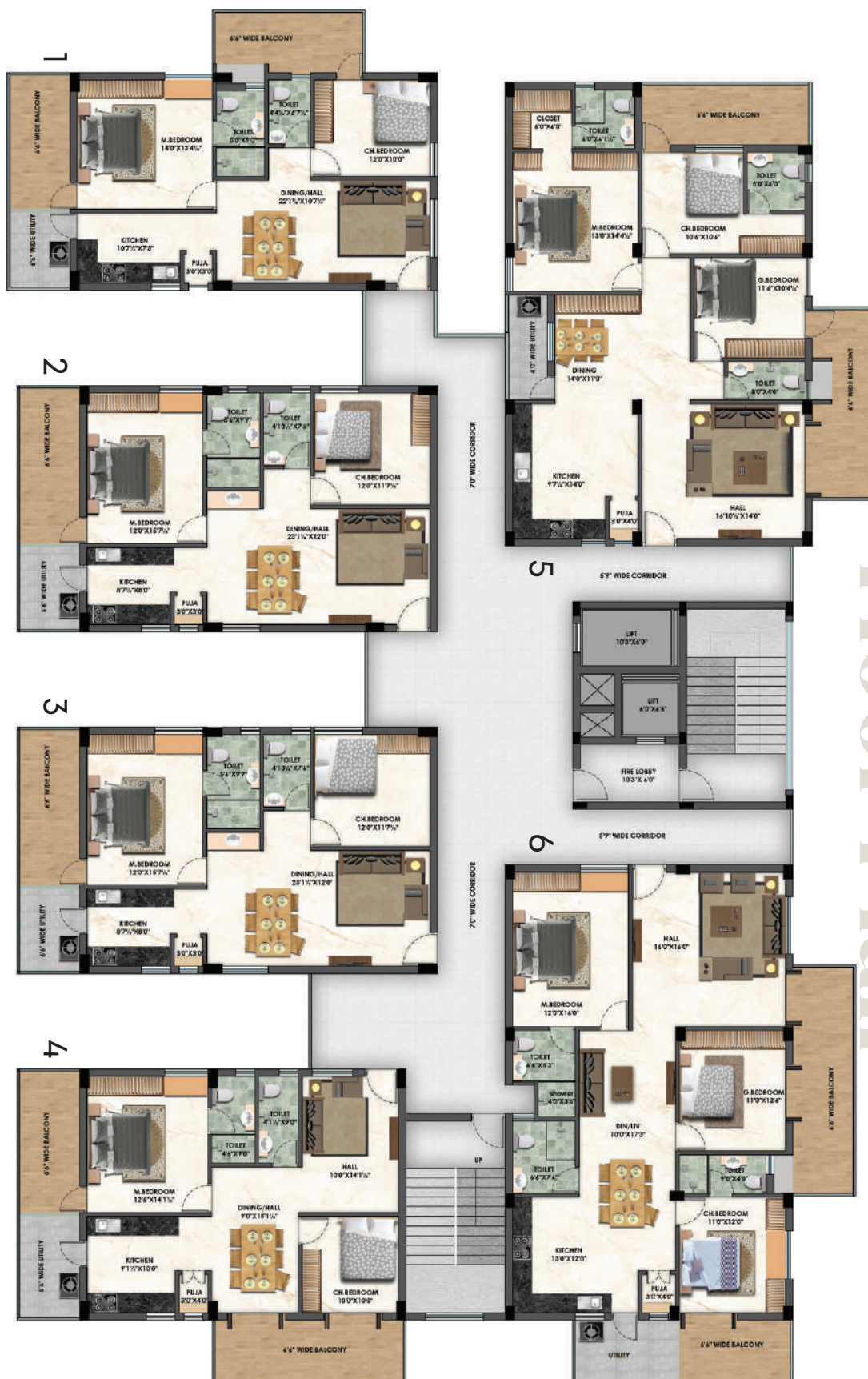
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60'0" WIDE ROAD



1st Floor Plan





For You

Flat No	Type	Facing	Carpet Area	Balcony Area	Utility Area	Built-Up Area	Saleable Area (Incl Common Area)
1	2BHK	East	900	160	60	1120	1450
2	2BHK	East	960	100	60	1120	1450
3	2BHK	North	960	100	60	1120	1450
4	2BHK	West	900	160	60	1120	1450
5	3BHK	East	1430	220	50	1700	2200
6	3BHK	West	1430	220	50	1700	2200

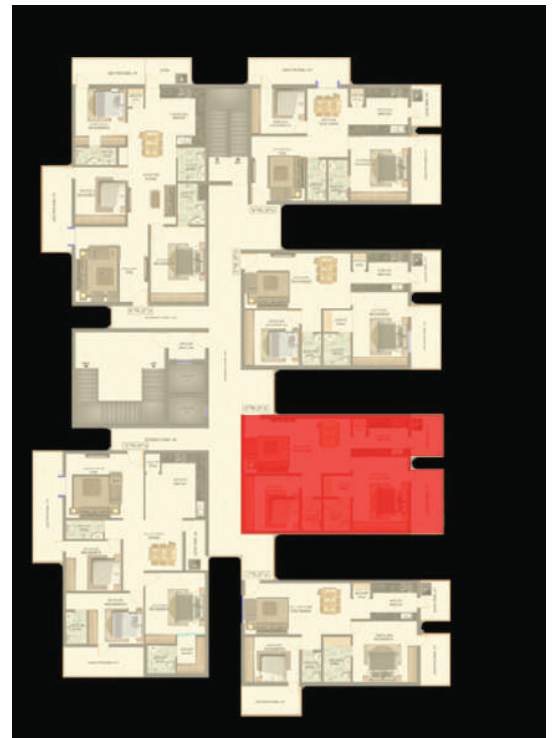
ISOMETRIC VIEW:

Flat No - 01



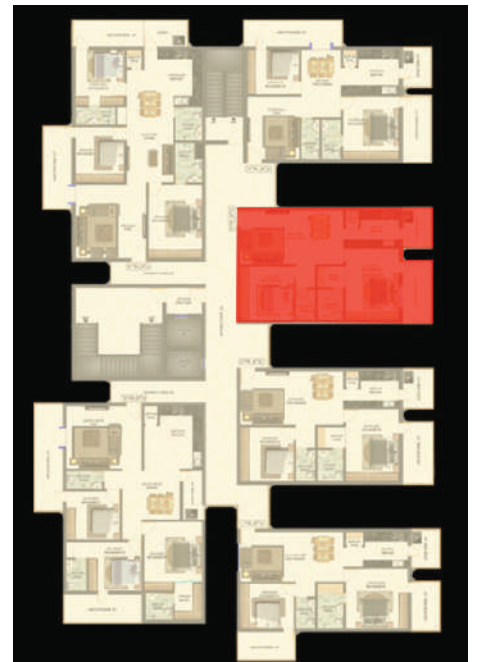
ISOMETRIC VIEW:

Flat No - 02



ISOMETRIC VIEW:

Flat No - 03



ISOMETRIC VIEW:

Flat No - 04



ISOMETRIC VIEW:

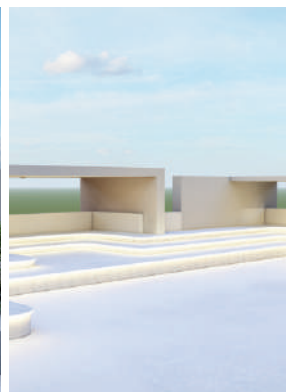
Flat No - 05



ISOMETRIC VIEW:

Flat No - 06





Rooftop Amenities

Elevated above the city skyline, our rooftop pool offers unmatched views and sublime hues. The sky-high BBQ lounge is a haven for special gourmet moments, creating the perfect ambience for relaxed gatherings. The elegant pool bar and premium changing suites ensure comfort at every turn. Live performances in our intimate starlit amphitheater make unforgettable evenings even more special. What more could you ask for?

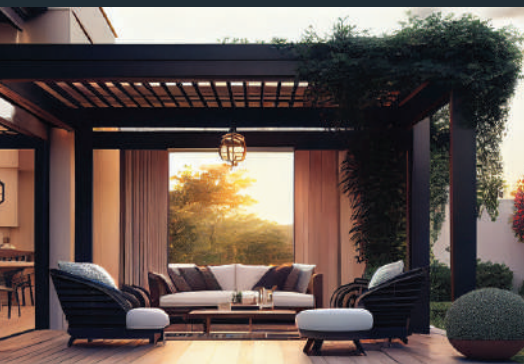
- Rooftop Infinity Pool with a View
- Pool Bar and Changing Rooms
- BBQ Station and Seating
- Amphitheater with Stepped Seating



Ground Floor Amenities

Our space comes alive with a delightful Kid's Play Area, where having fun is the mantra. Adjacent, the Outdoor Sit-Out Area offers a serene escape, framed by lush greens, perfect for relaxed gatherings. Our charming Gazebo invites moments of tranquility, while the Walking Track offers a peaceful stroll through nature. The Badminton Court, ready for action, rounds out our suite of sports and outdoor amenities, ensuring enjoyment for all.

- Supermarket/multipurpose hall (850 sqft)
- Waiting Lobby/Customer Lounge
- Kid's Play Area
- Outdoor Sit out Area with Ample Green Spaces
- Visitor Parking
- Gazebo
- Walking Track
- Badminton Court
- Grand Entrance with 24x7 Security

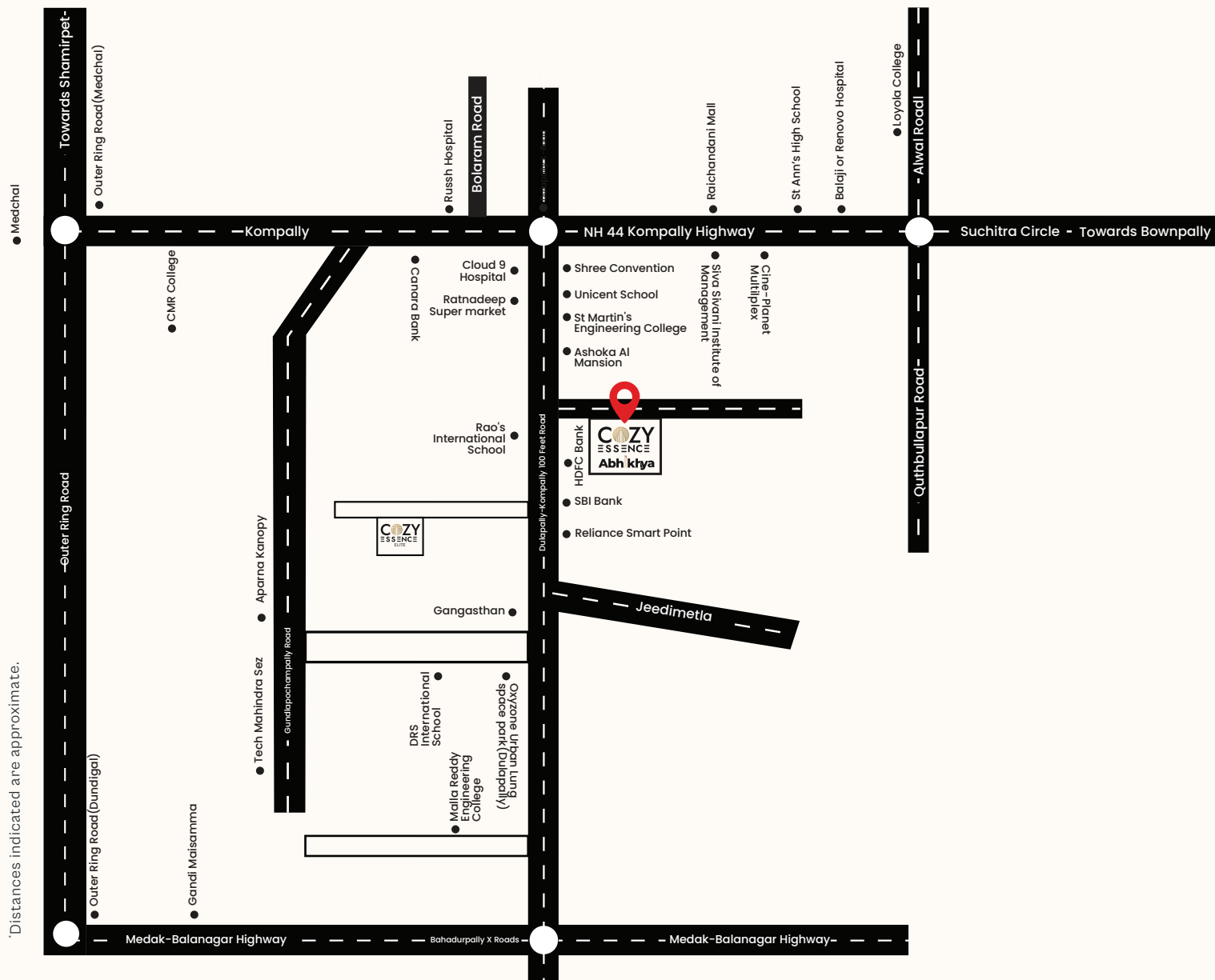




First Floor Amenities

Abhikhya includes everything you need for a comfortable and effortless lifestyle. With our top-tier amenities, you can enjoy more memorable gatherings in a location that is both convenient and accessible.

- Gym (950 sqft)
- Party Hall with two additional rooms (2500 sqft)
- Indoor Games Area (600 sqft)



Location Highlights

Educational Institutions

Malla Reddy Engineering College	6 Mins
St Martin's Engineering College	3 Mins
Unicent School	4 Mins
DRS International School	5 Mins
St Ann's High School	10 Mins
Siva Sivani Institute of Management	8 Mins

Health Care

Cloud 9 Hospital	5 Mins
Russh Hospital	9 Mins
Suraksha Hospital	7 Mins
Balaji or Renovo Hospital	10 Mins

Entertainment & Leisure Hub

Cineplanet Multiplex	9 Mins
Raichandani Mall	9 Mins
Oxyzone Urban Lung space park(Dulapally)	3 Mins

Connectivity

Outer Ring Road(Medchal)	15 Mins
NH 44 Kompally Highway	5 Mins
Bahadurpally X Roads	10 Mins
Secunderabad Station	35 Mins

Banks

HDFC Bank	1 Min
SBI	1 Min
Canara Bank	5 Mins

Industrial Hubs

Jeedimetla	7 Mins
Medchal	20 Mins
Genome Valley Shamirpet	40 Mins

Specifications

Foundation and Structure

- RCC framed structure designed to withstand wind and seismic loads.

Super Structure

- External Walls: 9" Red Bricks.
- Internal Walls: 4" Red Bricks.

Wall Finishes

- 2 coat smooth plastering for internal walls
- External Walls: Texture Finish & two coats of exterior Emulsion paint of reputed brands with Architectural Features
- External Walls: Exterior wall putty and two coat of exterior emulsion paint of reputed brands with Architectural Features (Asian / Berger) (Option 2)

Doors, Windows:

- Main door with Teak wood frame with designer and branded hardware (Open for options).
- Internal doors Architrave frame and Doors and branded hardware.
- Toilet doors are Architrave frame and Doors and branded hardware.
- UPVC sliding glazed doors in the balcony with branded hardware (French doors and windows).
- SS Glass railings and MS Enamel painted grills as per design.

Flooring

- Best grade quality vitrified Tiles from Kajaria, Somany or equivalent make. (Living, Dining and Bedrooms).
- Acid resistant, anti-skid ceramics Tiles and Glazed Ceramic Tile cladding to full height. (Bathrooms)
- Anti-skid vitrified tiles Kajaria, Somany ceramics or equivalent make. (kitchen) and 4'.0" height in Utility/Wash.
- Granite/ vitrified Tiles for lifts and Corridors.
- Granite flooring for staircases.
- VDF flooring in cellar and driveways as per design.

Bathrooms

- Toilets with Wall mounted Commode, Wash Basin with Necessary Fittings.
- Sanitary Fittings of Parryware, Somany, Jaguar or Equivalent.
- Plumbing lines with CPVC and PVC astral, supreme or equivalent make.

Paintings

- Internal walls (2 coat putti or gypsum finish with Primer and branded painting internal & external walls). (ASIAN / NCL)

Electricals

- Standard ISI wiring and switches (GM, HAVELLS, POLYCAB).
- Sufficient ceiling lightings in living, dining, bedrooms, kitchen, bathrooms and in requires areas with branded make.

Generator/ Inverter

- Lifts, lights & fans in Flat and Common.

Elevators

- Premium passenger lifts of Kone, Schindler or equivalent make and service lift.

LPG BANK:

- Provision of supply of gas from a centralized gas bank to all individual flats in the kitchen with gas meters.

WTP/STP/Water Supply:

- HMWSSB and Bore water will be treated through an exclusive water softening plant of reputed make.
- A sewage treatment plant of required capacity as per norms and design will be provided.
- Leftover water will be used for landscaping and other common usage.

Car parking and visitors parking

- Each Flat will have 2 car parking and parking will be in (as per design) and Visitors parking as per norms.

Landscape

- Architectural landscape will be planned in all common spaces and also for terrace gardening

Rainwater harvesting

- Rainwater harvesting through recharge pits onsite to improve ground water level.

Fire safety system

- Fire safety systems will be provided as per norms.

Security Surveillance CCTV Intercom

- Access control at main with boom barriers.
- Round the clock security system. Alert system button and intercom provided in the lift.
- CCTV cameras will be provided as per requirements.

Centralized Pest control and Waste Management

- Anti-termite treatment for all flats
- Individual bins to collect all kind of waste



Other Projects

Ekathva

Dulapally, Kompally

Elite

Dulapally, Kompally

Elysium

Dulapally, Kompally



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Project Address :

Sy.69, Maha Laxmi Layout Rd, Dulapally, Kompally,
Hyderabad, Telangana-14.

Office Address :

2nd Floor, Mallikarjuna Complex, Dulapally Rd, Above HDFC Bank,
Beside SBI, Kompally, Hyderabad, Telangana-14



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