THE PROMENADE

BOUTIQUE VILLAS | KOLLUR

PROJECT BY **ODPL/BRICKSTONE**



Where you live says a lot about you.

But, to some, what's far more significant is how they live.

About what surrounds them.

What rouses them and inspires them.

About things that soften eyes,
and light that ever-so-subtle twinkle in them.

A home is about pride and warmth and joy.

But it is also about elegance.

A sophistication that is well earned, and well deserved.

A delicate balance of form, function, and aesthetic.

It is a conservatory of experiences across times,
and across borders.

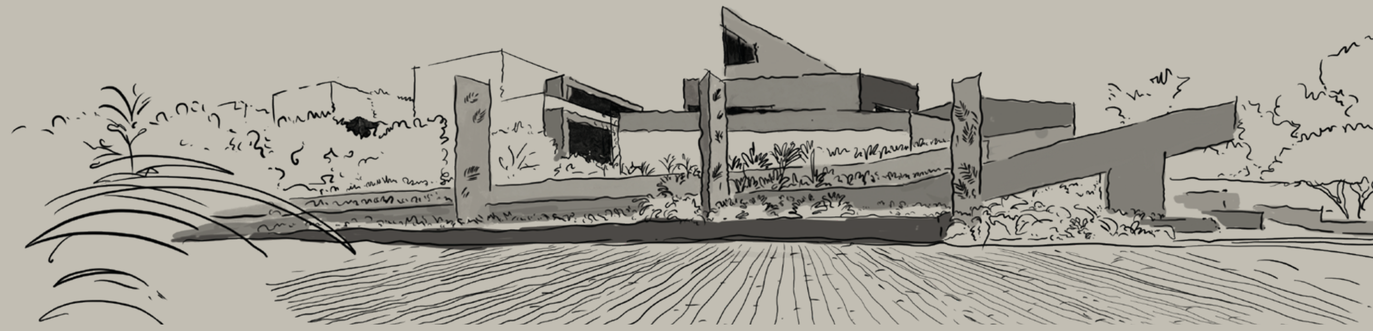
A home you appreciate cannot just be built.

It needs to be curated. And we've done just that.

Welcome to
The Promenade.

promenadevillas.in
636-636-636-0

Rarely made this way. Never made here.



THE PROMENADE
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It is a canvas of 14 acres, and, rather than be qualified as a project of villas, The Promenade stands as a work of contemporary design. Be it the clean, Scandinavian lines of the clubhouse. The lush, tropical landscapes at every tilt of your gaze. The crisscrossing avenues that just entice the next step. Or the minimal, avant-garde inclinations of the 121 villas themselves. The Promenade is curated exceptionally.

01

THE LOCATION

Navigate to the interesting.

Location, they say, is the new luxury. The Promenade is located well enough to spoil you. Minutes from what matters, and miles from the noise, it gives you an address good enough to flaunt.



ORR
5 mins



Airport
35 mins



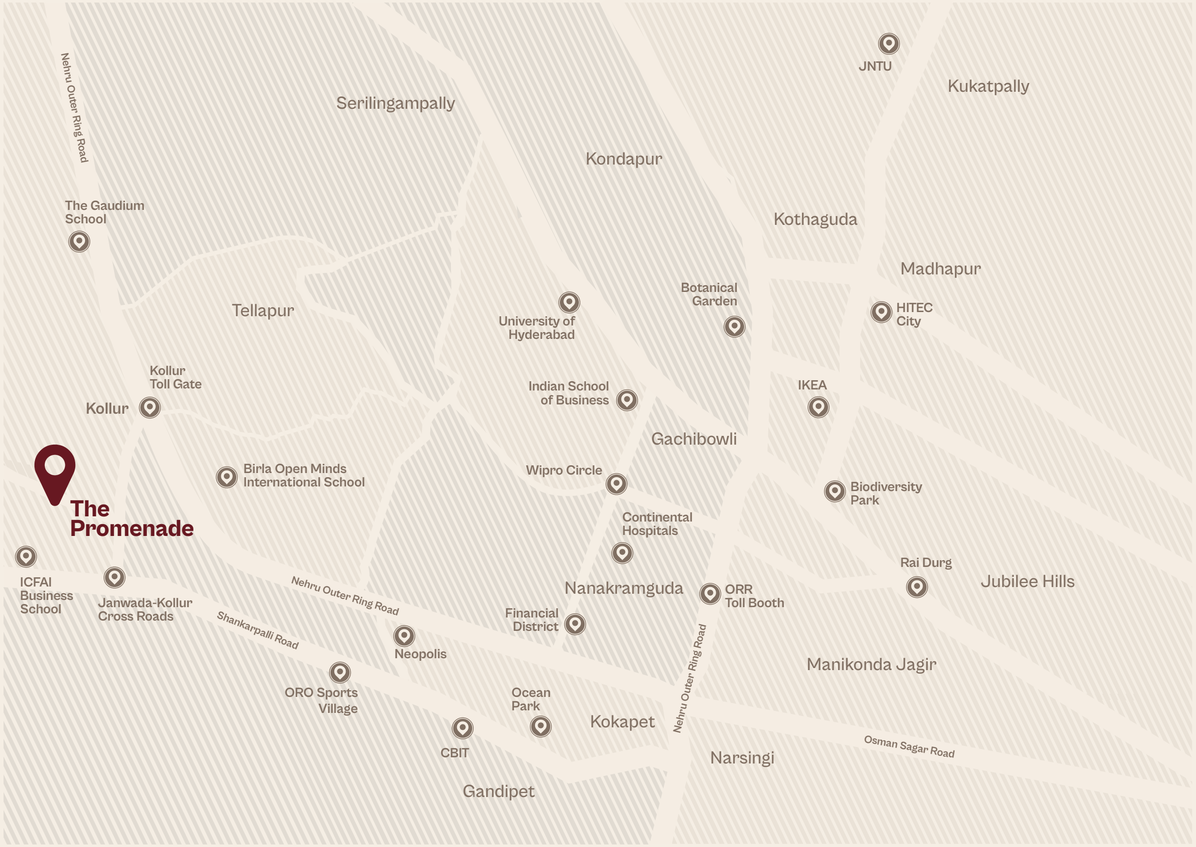
Financial Dist.
20 mins



The Gaudium School
10 mins



Continental Hospitals
20 mins





02

THE SITE PLAN

A confluence of all the good things.

1. Main entrance & exit gate
2. Main entrance waterbody
3. Seating gallery
4. Children's play area – sand bed
5. Children's play area – EPDM floor
6. Tennis court
7. Volleyball court
8. Half basketball court
9. Skating rink
10. Fitness station
11. Cricket pitch
12. Clubhouse entry
13. Swimming pool
14. Pool deck
15. Amphitheatre

Court Home

Terrace Home

CE – Court Home East | **CW** – Court Home West
TE – Terrace Home East | **TW** – Terrace Home West

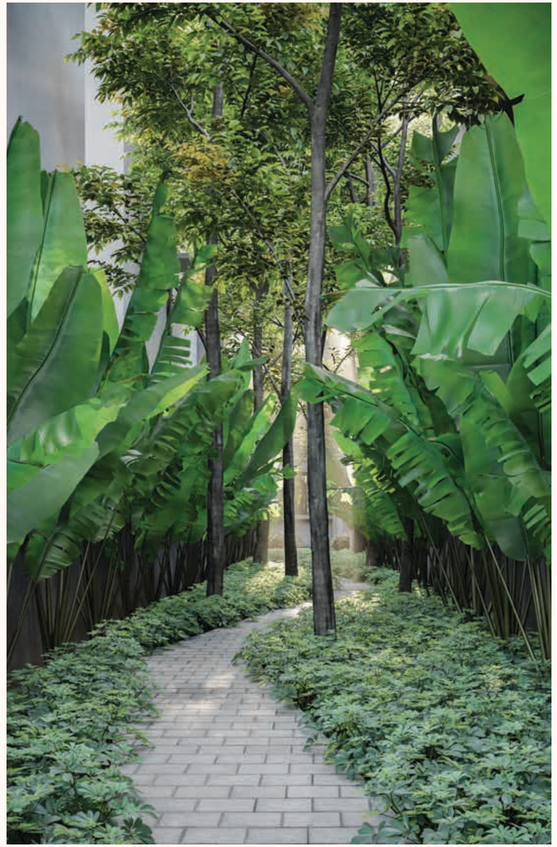


03

THE PROMENADE

Charm
at the very heart of it.

It runs across the beating heart of the project, connecting all the avenues. And connecting its people. A walk, a conversation, a meeting of minds, it inspires them all by design. And of course, gives the project its name!



04

THE WALKWAYS

Tucked away, a world unto themselves.

The Promenade is full of surprises. Surprisingly pleasant ones. And one of those is the walkways. Nestled between rows of villas, they're strips of green heaven, made for you to walk, made to transport you. So take a step, and lose yourself.





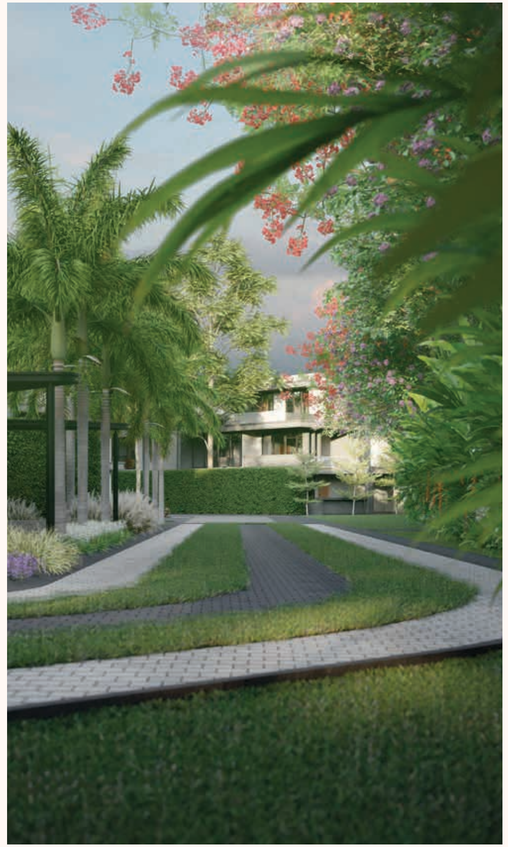
05

OPEN SPACES

Intoxicating.

Every time you step into the open.

For once, you'll be torn between staying in, or stepping out.
It's the breeze that comes wafting over the undulating,
meticulously designed landscapes. And all its vagaries.
The scents, and the stories it carries. Calling you to have
a seat and find yourself, every day.



The good things.

And the great. They're all here.



06

THE CLUBHOUSE

Inspired design.

Designed to inspire.

It rises like shards into the sky. The 25,000 sft.
clubhouse comes straight out of an architecture magazine.
And within those walls, are the good, and so much of the great.
Your pursuits, your inclinations, they're all in here.







07

THE AMENITIES

So much to do.

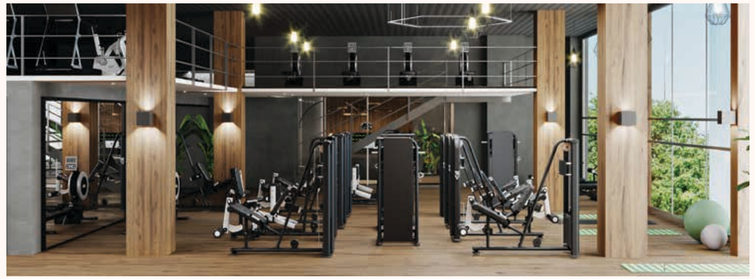
So much to make you feel great.

Party Hall | Swimming Pool | Party Lawn | Gym
Indoor Games | Co-working Space | Conference Room
Tennis Court | Badminton Court | Children's Play Area
Volleyball Court | Elders Corner | Pet Park



Tennis Court

Gym



Swimming Pool

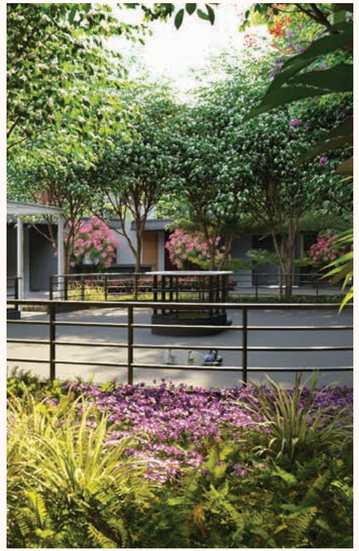




Volleyball Court



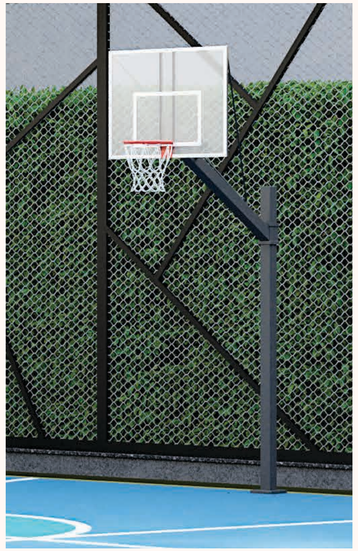
Indoor Games



Skating
Rink



Children's
Play Area



Basketball
Court



08

THE COMMUNITY

Bringing people together.

Bringing the right people together.

There are few like you. Discerning, driven, with tastes that run into the eclectic, people you can relate to, have an evening with, have experiences with. Several of them will be on the same avenue as yours at The Promenade.

It's not just the people, The Promenade builds in opportunities as well. The spaces, the activities, the nooks. They're all designed to foster a community. A community you'd want to belong to.





09

THE HOMES

Your center.
The center of goodness.

From the design, the plans, materials used, down to the very way they're built. Every home at The Promenade is cultivated, and on the very edge of design. Just the way you'd appreciate. Villas here come in two flavors. **Terrace Homes**, and **Court Homes**. In the pages that follow, we'll introduce them to you. One amazing facet at a time.





Terrace Home East

TERRACE
HOMES

Layered.
Magical.

With all the sky to lose yourself to.

Terrace Homes, like the name suggests, have carefully crafted terraces. Rising up, one layer after the next. They lead you into a home that's a journey in itself. Along three masterfully laid floors that build into a crescendo of space, ideas and experiences.

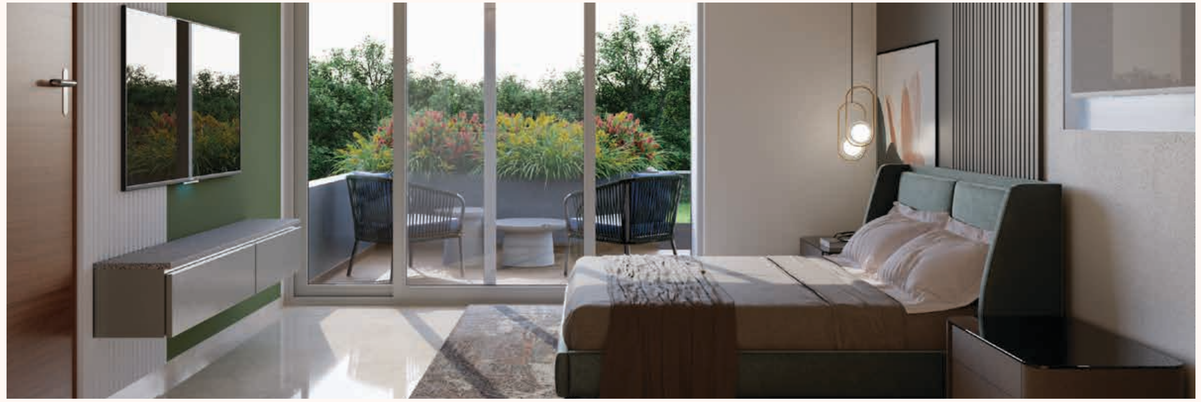
















Court Home East

COURT
HOMES

Roomy.
Airy.

And all the green in the world.

Court Homes take inspiration from the traditional Indian courtyards. Built around a voluminous, double height living space, they are stunning and luxurious homes. All the spaces are built to effortlessly blend into the greenery all around. Making it lush. And luxe.



Court Home West











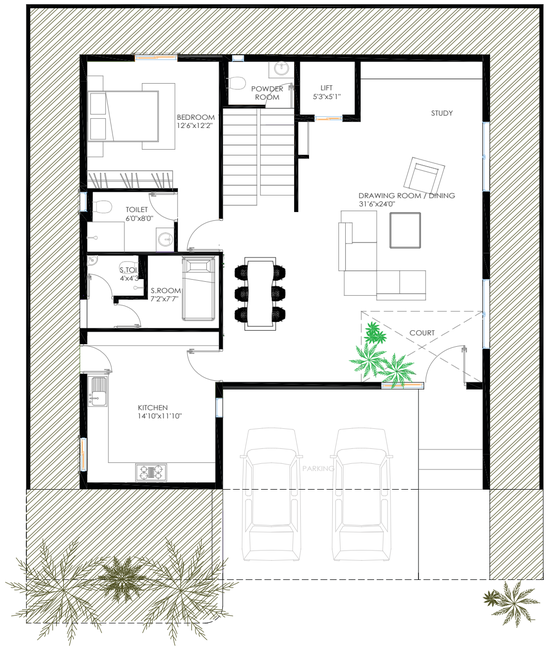


10

THE PLANS

The shape of things to come.

Terrace Home
EAST



Ground Floor

295 SQ. YARDS PLOT

4051 SFT.

4 BEDROOM HOMES

SERVANT ROOM

PROVISON FOR LIFT

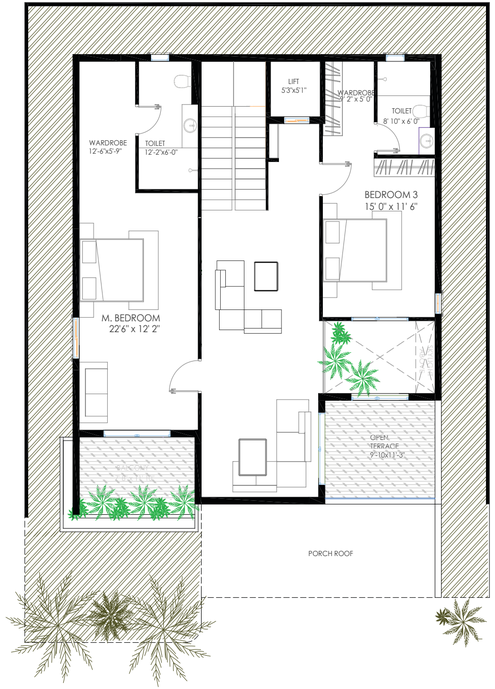
2 FLOORS AND TERRACE

DOUBLE HEIGHT SPACE

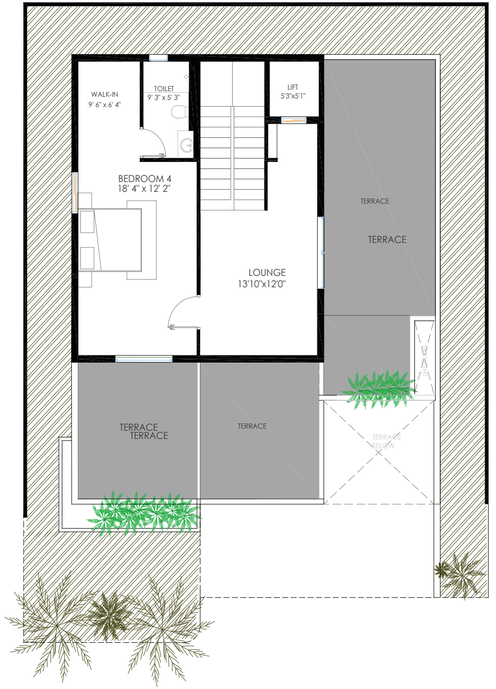
PARKING FOR 2 CARS

N

E



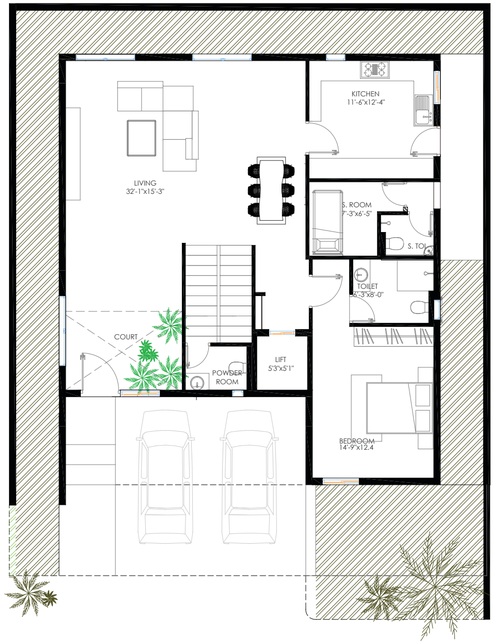
First Floor



Second Floor

N

E



Terrace Home
WEST

295 SQ. YARDS PLOT

4207 SFT.

4 BEDROOM HOMES

SERVANT ROOM

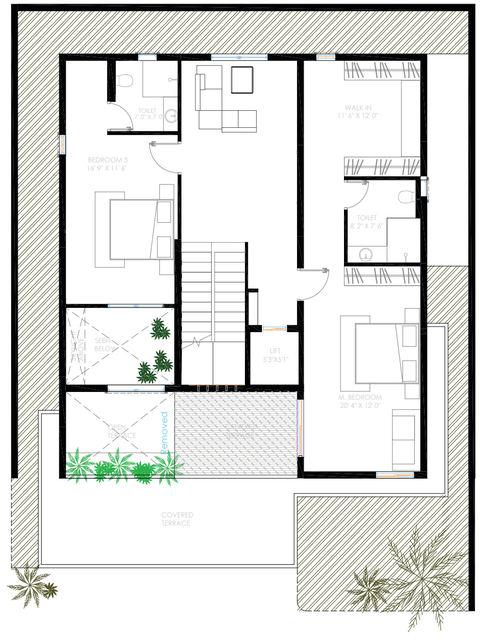
PROVISON FOR LIFT

2 FLOORS AND TERRACE

DOUBLE HEIGHT SPACE

PARKING FOR 2 CARS

Ground Floor



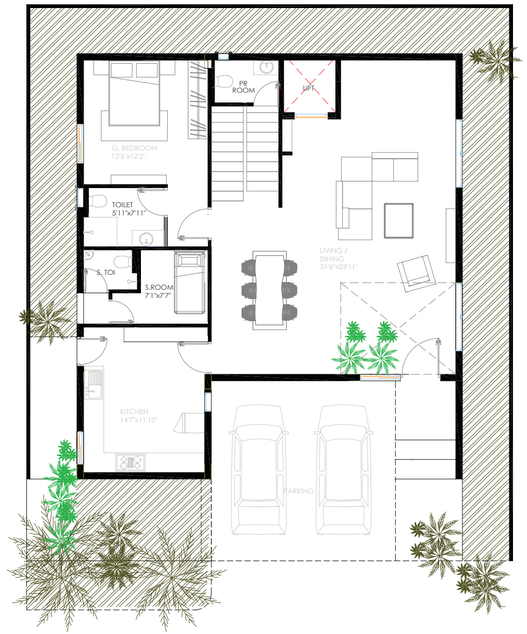
First Floor



Second Floor

N

W



Ground Floor

Court Home

EAST

295 SQ. YARDS PLOT

4101SFT.

4 BEDROOM HOMES

SERVANT ROOM

PROVISON FOR LIFT

2 FLOORS AND TERRACE

DOUBLE HEIGHT SPACE

MULTIPURPOSE ROOM

PARKING FOR 2 CARS

N

E



First Floor



Second Floor

N

E

Court Home
WEST



Ground Floor

295 SQ. YARDS PLOT

3995 SFT.

4 BEDROOM HOMES

SERVANT ROOM

PROVISON FOR LIFT

2 FLOORS AND TERRACE

DOUBLE HEIGHT SPACE

MULTIPURPOSE ROOM

PARKING FOR 2 CARS

N

W



First Floor



Second Floor

N

W

11

SPECIFICATIONS

All the little things that make a big impression.

STRUCTURE
- R.C.C. framed structure with solid cement block masonry work.

PLASTERING
- One coat of internal plastering.
- Two coats of external plastering.

DOORS AND WINDOWS
- **Main Door Frame & Shutter**
  Designer main door frame & shutters with premium designer hardware fittings – 8 ft. height.
- **Internal Door Frame & Shutters**
  Designer door frame & shutters with premium designer hardware fittings – 8 ft. height.
- **Windows & French Door Frame & Shutters**
  - uPVC/Aluminium powder coated frame for French doors with provision for mosquito mesh.
  - uPVC/Aluminium powder coated frame windows with provision for mosquito mesh.

PAINTING AND CLADDING
- **External**
  As per design with two coats of exterior grade premium paint.
- **Internal**
  Two coats of premium acrylic emulsion paint over a coat of primer/wall putty.

FLOORING
- **Living Areas**
  Large format premium tiles of reputed make/upgradable to marble at buyer's cost.
- **All Toilets**
  GVT vitrified tiles.
- **All Balconies**
  Premium quality antiskid vitrified tiles.
- **Wash Area/Utilities/Servant Room & Servant Toilet**
  Vitrified tiles.

KITCHEN
- Bare shell kitchen with provision for fixing water purifier, chimney, taps and adequate power points.

UTILITIES/WASH AREA
- Dishwasher & washing machine provision in utility area.

BATHROOMS
- Wash basin with granite/marble countertop.
- Wall-mounted EWC with concealed flush tanks.
- All sanitary fixtures of TOTO/Kohler/Roca or equivalent make.

ELECTRICALS
- Concealed copper wiring fire retardant low smoke wires of Havels/ Finolex/Polycab or equivalent make.
- Power outlets for geysers and exhaust fans in all bathrooms.
- Elegant modular electrical switches of Legrand/Schneider or equivalent make.

COMMUNICATION SYSTEMS
- Cable TV – Provision for cable connection in all bedrooms and living room.
- Internet – Internet provision in each villa.

LIFTS
- Provision for lift in every villa.

OUR PARTNERS

NAVEEN ASSOCIATES
Landscape Architects

ashvin mathew
DESIGN WORKSHOP
Masterplan, Villa & Clubhouse design

PRAGATI CONSULTANTS

WTP & STP
- Bore water fully treated made available through an exclusive water softening and purification plant of reputed make.
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project.

UTILITIES & SERVICES
- 100% D.G. backup with acoustic enclosure & A.M.F.
- Rainwater harvesting facilities.
- Sewage treatment plant for reuse of water for landscaping needs.
- PNG connections to each villa.
- Hydro pneumatic water supply for the entire project.

SECURITY
- Round-the-clock security/surveillance system.
- Solar power fencing/barbed wire all around the compound wall.
- Security cameras in identified common areas and clubhouse with monitoring and recording from security office.
- Video door phone for each villa.

PROJECT BY **ODPL/BRICKSTONE**

THE PROMENADE

BOUTIQUE VILLAS | KOLLUR

Site Address:

The Promenade Villas, Next to RR Kollur County, Kollur Village, Tellapur Municipality, Hyderabad – 502300.

Corporate Address:

ODPL (One Developers Pvt. Ltd.), 274, 4th Floor, Kavuri Hills, Opp. Mahavir Mercedes Benz, Madhapur, Hyderabad – 500081.

Project Approved By:

CANARA BANK
HDFC BANK
ICICI BANK

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636-636-636-0

Project RERA No.: P01100003619

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