



Affordable Luxury at Gachibowli, ORR Junction



Welcome to the new bundle of Joy!



## Come home to an affordable luxury

- 4 Acres with 2 level Car Park
- Residential blocks of cellar + ground + 14 floors
- 2 BHK and 3 BHK
- Areas 1130 to 2050 sft.
- A club house with all premium amenities
- 70% open to sky with Lush Greenery
- Block-D & E are SOLD OUT, Block-B & C is nearing completion and **Block-A Launched**.



## Live in comfortable lifestyle

Theme Ambience Group is the frontrunners of change. Established in 1984, the visionary promoters pioneered in bringing lifestyle habitats that became benchmarks both in quality and scale. Their ventures are the most recognizable landmarks admired and emulated by scores of other builders in Hyderabad.

Theme Ambience Group has built gated communities like **Whisper Valley, Ambience Fort, Ambience Canton, Ambience Anthem, Ambience Avenue, Indralok Complex** and commercial ventures like **Swapnalok Complex** and raised the standards to the global level. Each of their ventures is a magnum opus in itself becoming proud address to its residents. Futuristic designs, quality construction, sheer magnitude of projects, professional project management set the group as the elite of the elite builders in the city.

GolfView is the right destination for discerning families looking for a great lifestyle address. State-of-the-art designs which now are truly within reach. Golf View stands on an expanse of four acres with five majestic blocks offering 378 apartments, varying from 1130 to 2050 sft. poised to take life to a new high.

# Master Plan



70% open spaces



# The enriched Amenities



- Round-the-clock Security System
- Abundant Ground Water Resource
- Clubhouse with Swimming Pools, Gymnasium, Banquet area, indoor and outdoor games, Meditation center
- Jogging Track
- Library
- Provisional Store
- Multi channel cable networking
- Provision for Crèche for working families
- Each Tower has 2 hi-speed lifts and a service lift
- An expanse of greenery by open walk ways and landscape surroundings
- Underground electrical cabling
- Water Softening plants
- Sewerage Treatment plant for recycling the water for landscape
- All round compound with Solar Fencing
- Structure designs to withstand wind and seismic loads
- Children Play Area.
- Fire fighting system in common areas

# Floor Plans Block B



# Floor Plans Block C



# Floor Plans Block A





## Specifications

**Fire Fighting:** Fire fighting equipments as per standard Government norms.

**Drainage:** CI / PVC sanitary piping

**Water Supply:** CPVC / GI pipes ('B' Class)

**Generators:** Emergency power supply for common areas and services. Connection for one fan point and one light point in all bedrooms, toilets, drawing, dining and kitchen area, plug points for television and fridge

**Lifts:** Two no's of high speed automatic passenger lifts and one service lift in each block with rescue device with V3F for energy efficiency

**Internet:** CAT 5 cable connection for Internet

**Cable TV:** Multi channel viewing facility through cable networking in all rooms and living area

**Intercom:** Intercom facilities to all units, connecting to the Security and common service department

**Telecom:** Telephone points in all rooms and living areas

**Electrical:** Concealed copper wiring for power outlets and air-conditioners in all bedrooms, living and dining

Power outlets for geysers in all bathrooms

Power plugs for cooking range in kitchen

Miniature Circuit breakers (MCB)

Switches of MDS / Anchor / Clipsal or equivalent make

**Toilets:** Granite counter top wash basin. All C.P. fittings & porcelain ware of American standard or equivalent make.

Provision for geysers in all toilets

### Painting

**External:** Texture / Sandex Mat / Exterior emulsion paint of Asian / ICI make as per the elevation

**Internal:** Smooth finish with luppum, 2 coat of plastic emulsion paint of Asian/ICI or equivalent over a coat of primer

**Kitchen:** Granite platform with stainless steel sink and provision for fixing of Aqua-guard provision for cabinets, exhausts fan and chimney

### Tiles Cladding & Dadoing

**Kitchen:** Glazed ceramic tiles dado up to 2'0" height above kitchen platform

**Bathrooms:** Glazed ceramic tiles dado of up to Lintel height & up to 3'0" height in utilities area

### Flooring

**Master Bedroom:** Wooden flooring with 3" skirting

Living, Dining, Kitchen & Bedrooms: Vitrified tiles with 4" skirting

**Bathrooms:** Acid-resistant anti-skid ceramic tiles

**Corridors:** Vitrified tiles / Marble designer floor

**Staircase:** Landing with vitrified / marble and steps with marbles

### Wood Work

**Main / Internal Door:** Teak wood frame and paneled / flushed door with melamine polishing (main door) / veneer / laminated / paint finish and designer hardware of reputed make

**Windows:** UPVC / Aluminum powder coated window frame with Float Glass along with provision for mosquito mesh

### Tentative Specifications

**Framed Structure:** RCC framed structures to withstand wind and seismic loads

**Super Structures:** Brick masonry with first class moulded Fly ash Clay / CLC / AAC blocks

**Plastering:** Internal & external double coat plastering with sponge finish



# Past Glory



Swapnalok / Surya Kiran Complex



Ambience Avenue



Indralok Complex



*Whisper Valley*



FORT



FORTVIEW



*Walden*



CANTON

Theme Ambience group is headed by Mr. Bimal Kumar Kedia, one of the most successful builder in the twin cities having 28 years experience in the field of Construction and Real Estate Development.

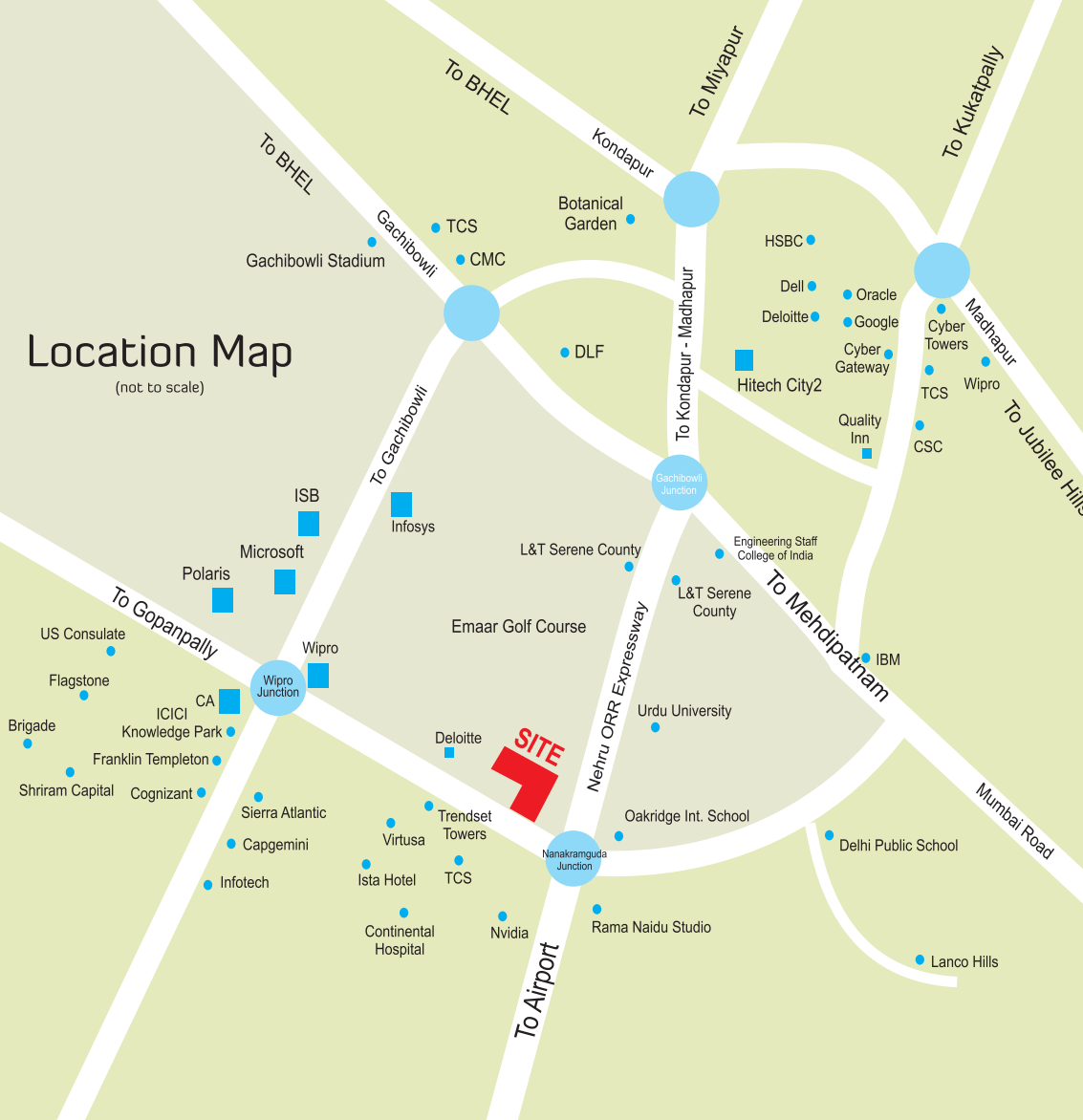
The group is a well established and known for quality, value for money and in time completion of projects.

Most of the products from the company became landmarks in the city and are standing example of beauty and functionality.

The group has been focusing on promoting a series of large scale residential townships and apartments in several areas in and around Hyderabad.

## Location Map

(not to scale)



## The enriched Location

Nanakramguda at Gachibowli is the jet setters' destination and only minutes away from the posh Jubilee Hills locale. This is the choicest hub for blue-chip MNCs and software gaints that have set up base here. Come be a part.



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### Promoters



Plot No. 1-B H.No. 8-2-293/82/L/I-B, First Floor  
MLA Colony, Road No. 12, Banjara Hills  
Hyderabad - 500 034 Tel: 040-23377851 / 2

Contact: **93910 50852 / 93930 08035 / 91777 11339 / 93473 41789**

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### Project Approved & Financed by:



### Project Approved Banks



### Architects



### Structural Engineers



### Landscaping

