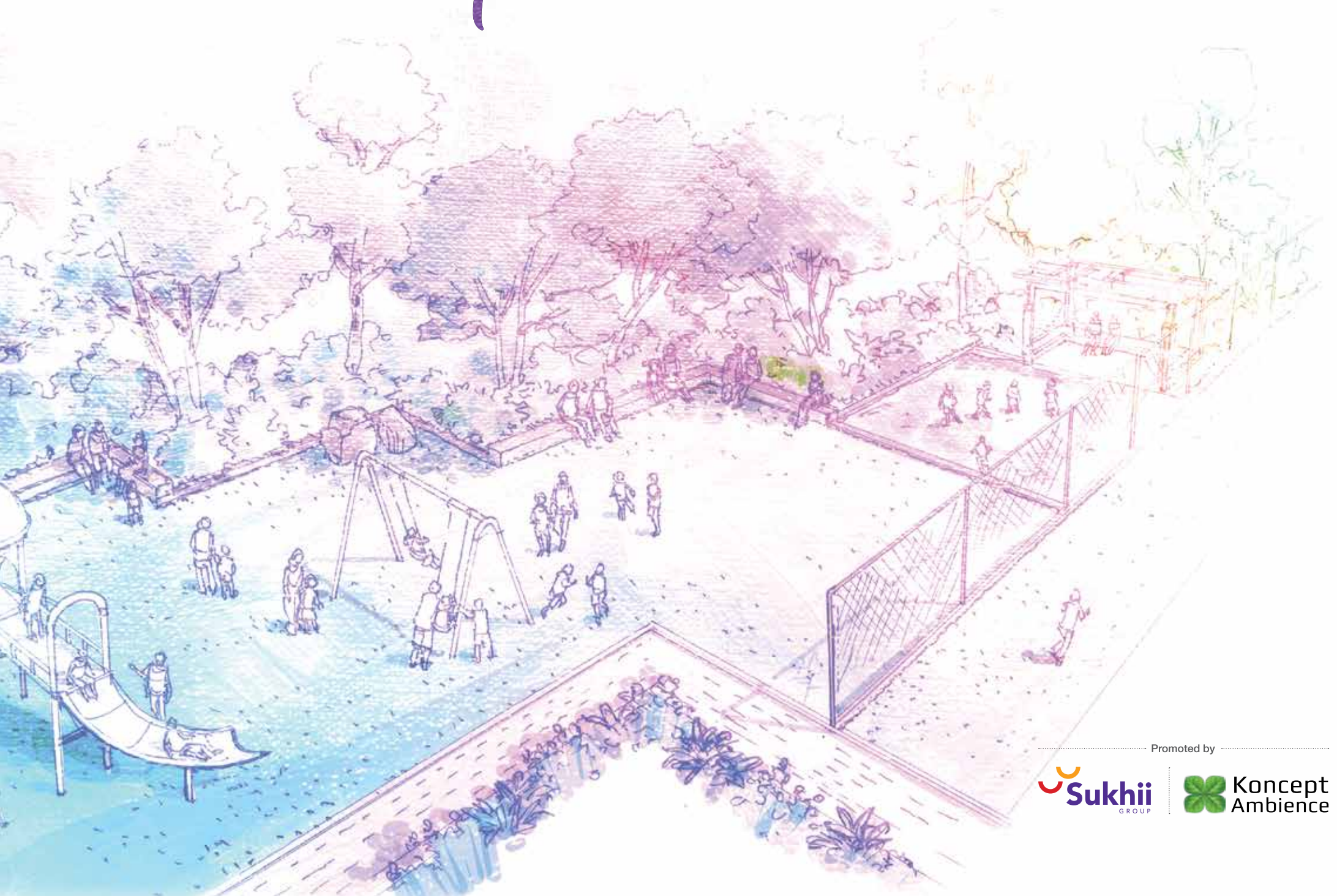


# Floor plans



Promoted by .....

# Goodness & 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.



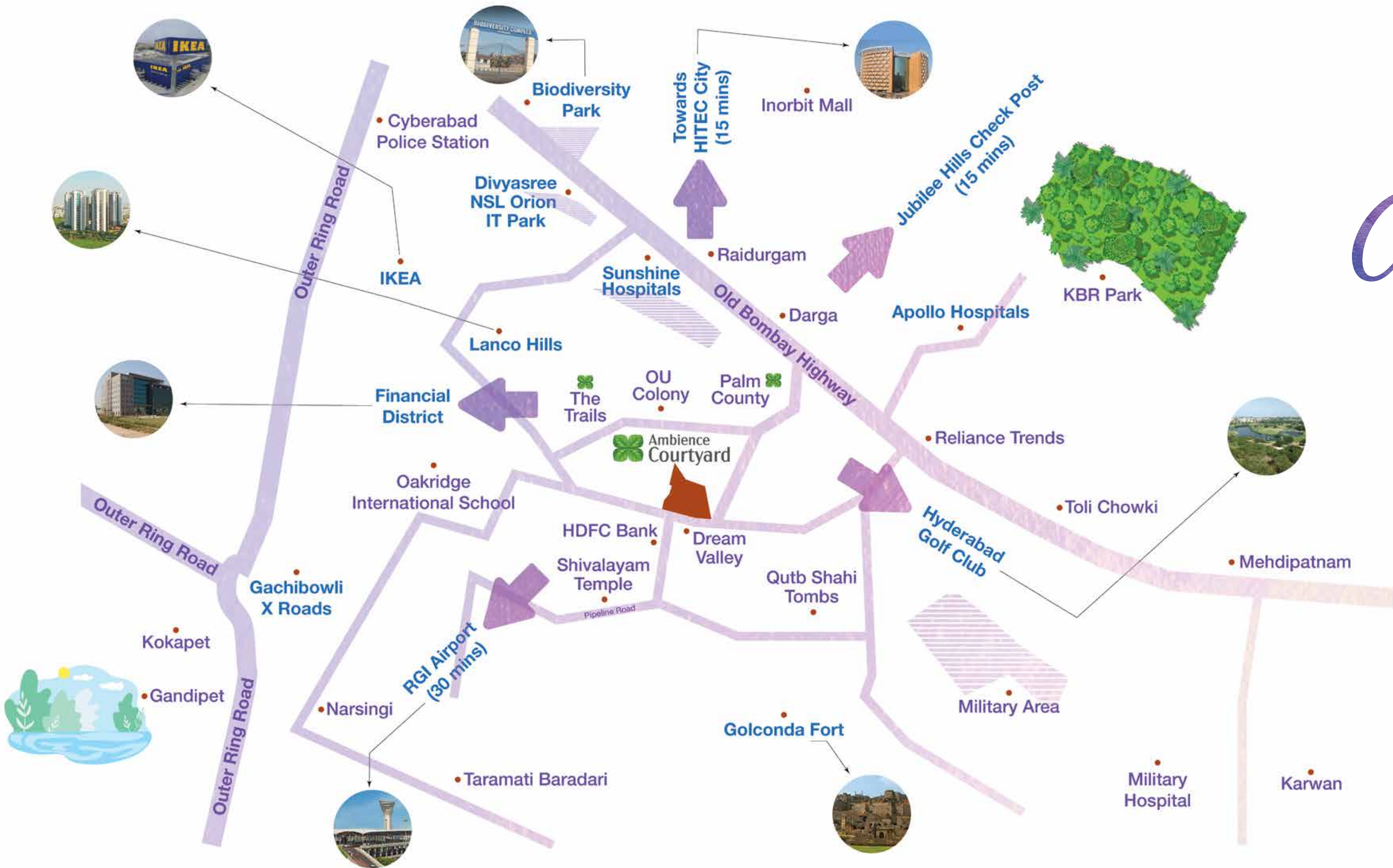


60'-0" WIDE ROAD EXISTING

# 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



*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

# For your idea of perfection

Club Courtyard

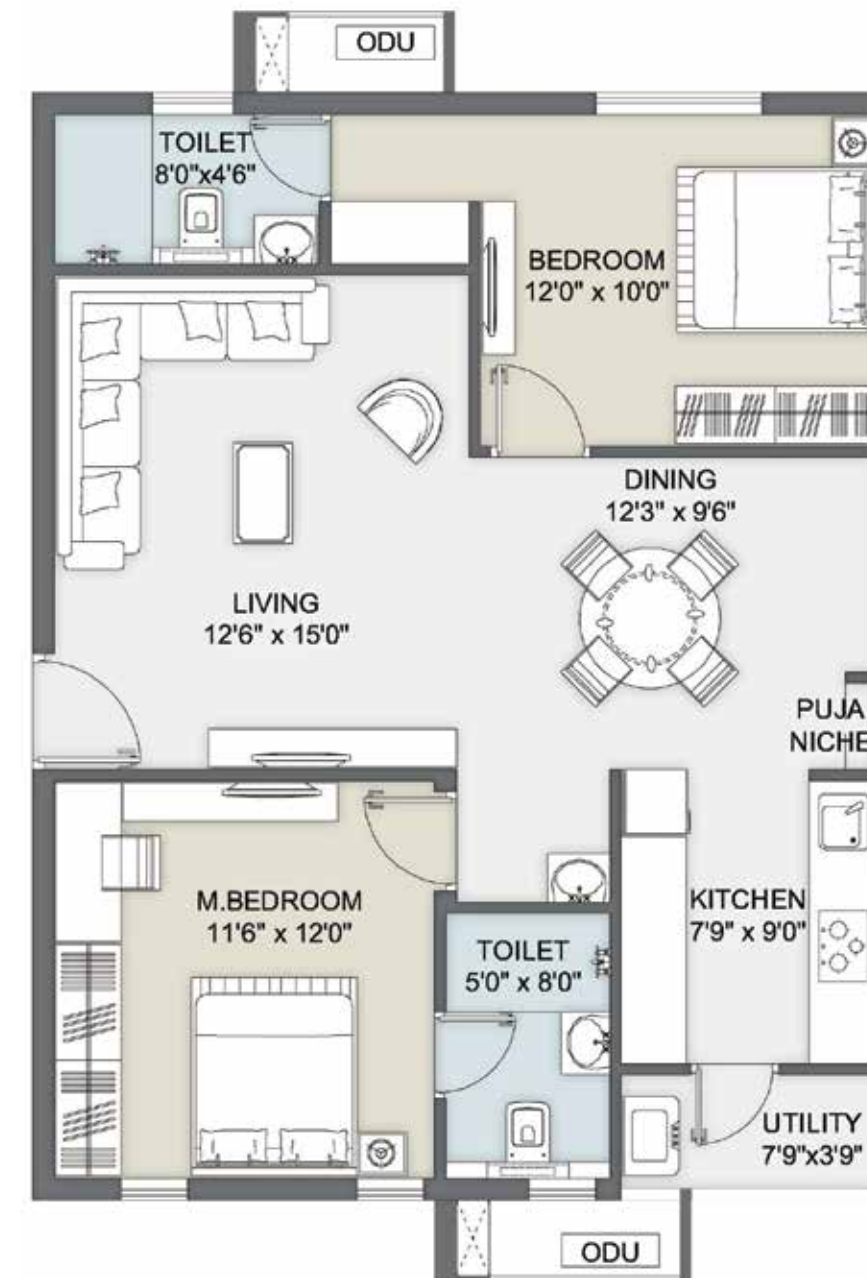


- Restaurant/Café
- Squash Court
- Indoor Shuttle Court
- Gym
- Games Room
- Multi-activity Room
- Kids Play Area
- Banquet Hall
- Crèche
- Spa/Salon
- Library
- Aerobics/Yoga/ Meditation Room
- Swimming Pool with Kids Pool



# 2BHK floor plans

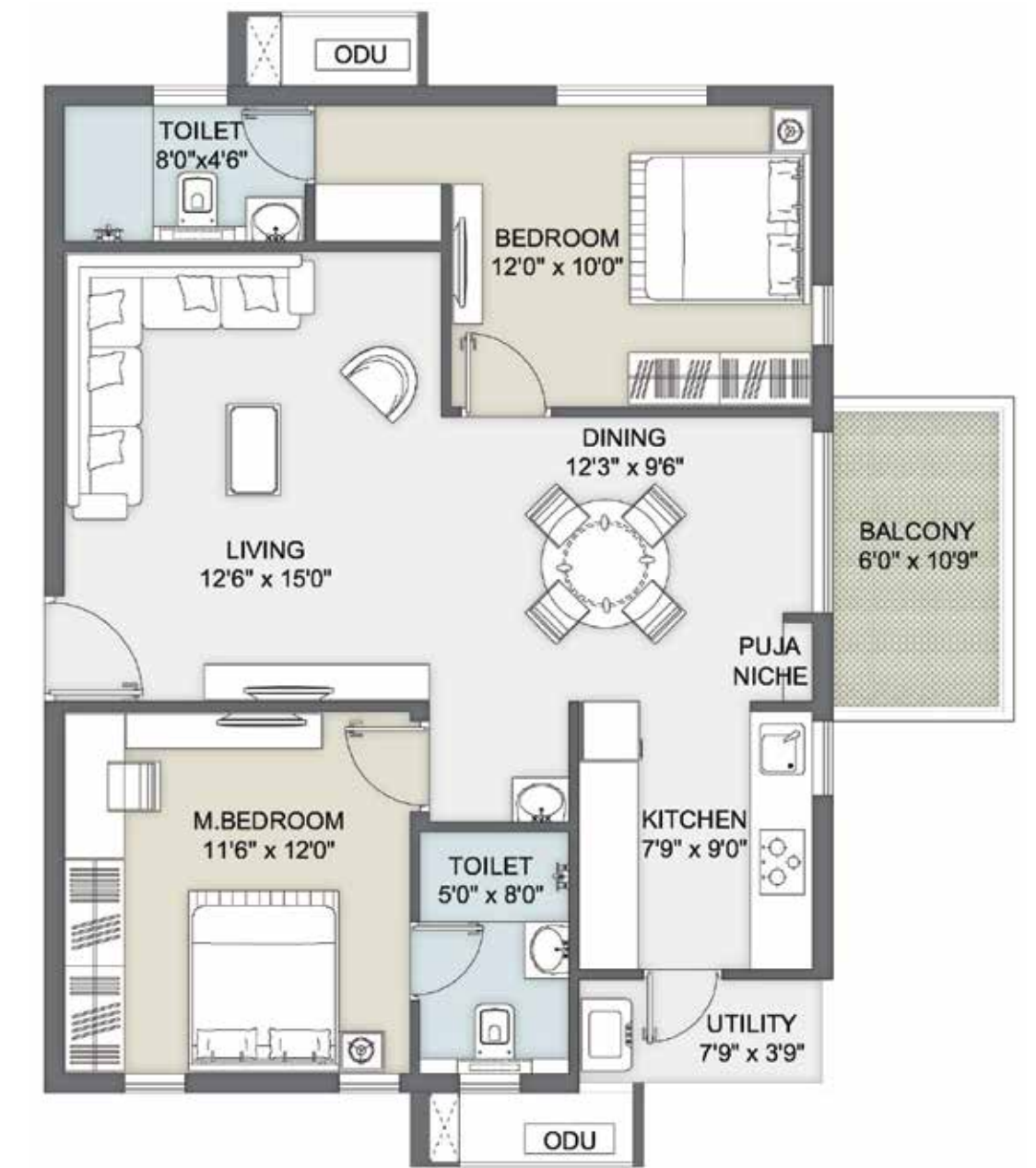
## UNITS IN GROUND – FIRST FLOOR



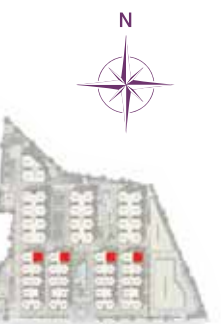
TOTAL NO. OF UNITS: 8   TOWERS A, B, C, D		
2BHK West Facing Unit Type 06	SQM	SFT
Saleable Area	106.83	1,150



## UNITS IN 2<sup>ND</sup> – 11<sup>TH</sup> 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

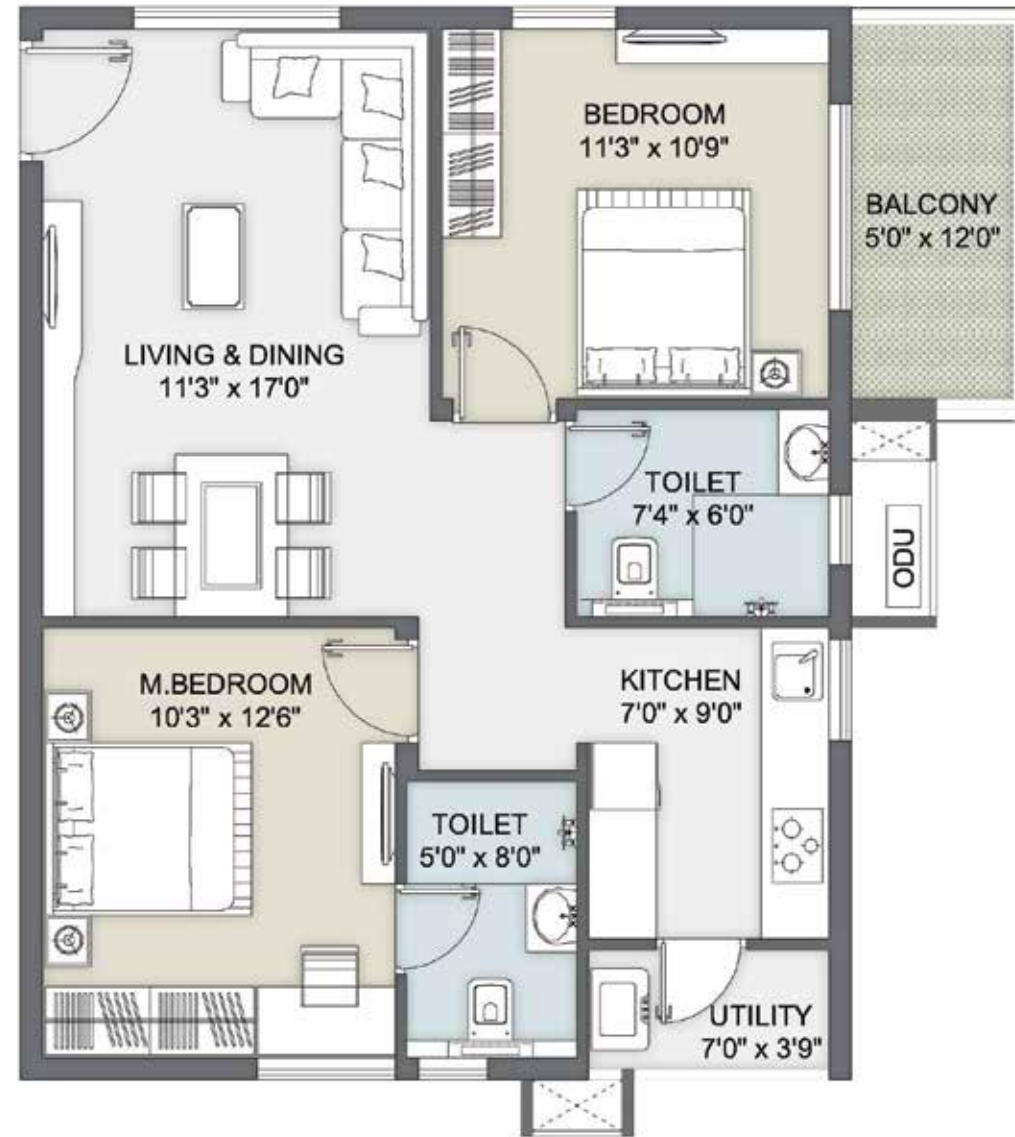


UNITS IN  
GROUND –  
FIRST FLOOR



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

UNITS IN  
2<sup>ND</sup> TO 11<sup>TH</sup>  
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

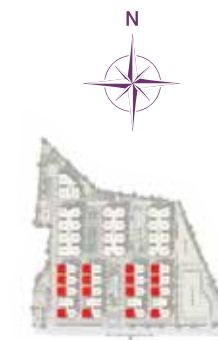


# 2.5 BHK floor plans

## UNITS IN GROUND – FIRST FLOOR



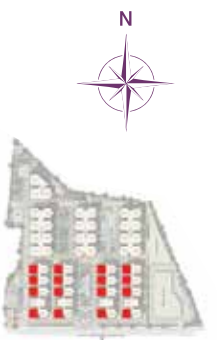
TOTAL NO. OF UNITS: 29   TOWERS A, B, C, D		
2.5BHK East Facing Unit Type 06	SQM	SFT
Saleable Area	115.65	1245



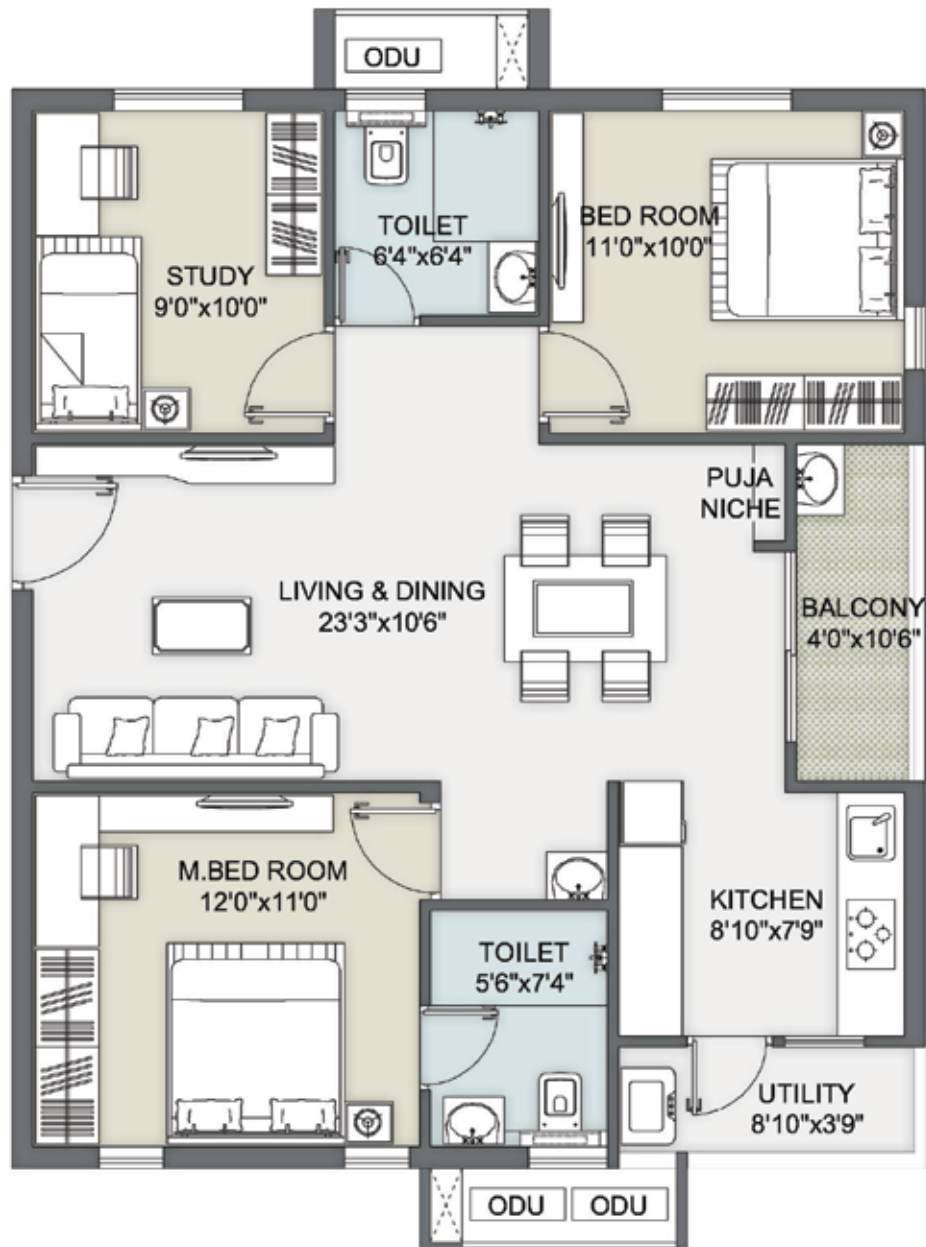
## UNITS IN 2<sup>ND</sup> – 11<sup>TH</sup> FLOOR



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



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  
2<sup>ND</sup> TO 11<sup>TH</sup>  
FLOOR



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

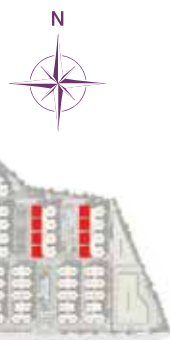
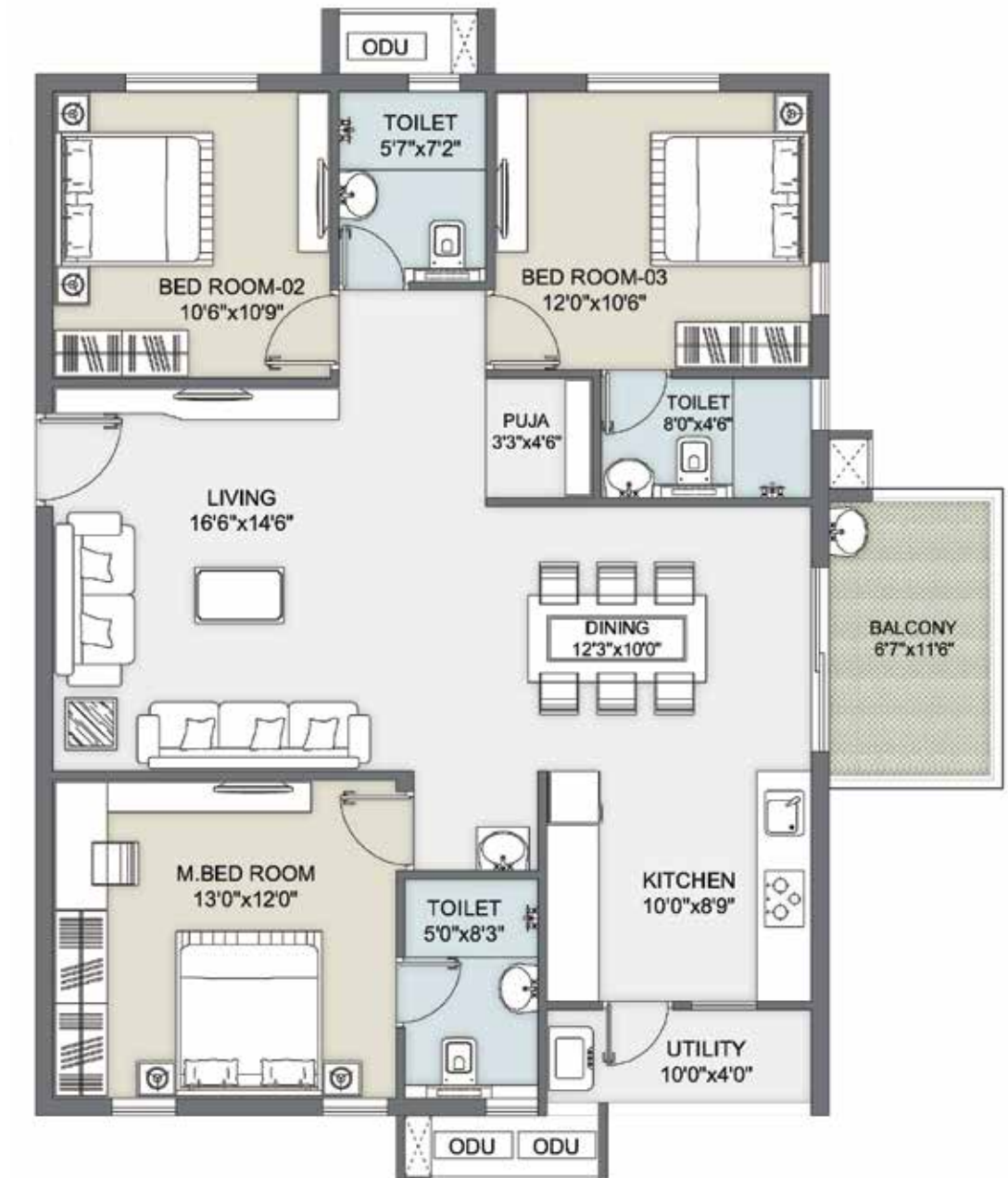
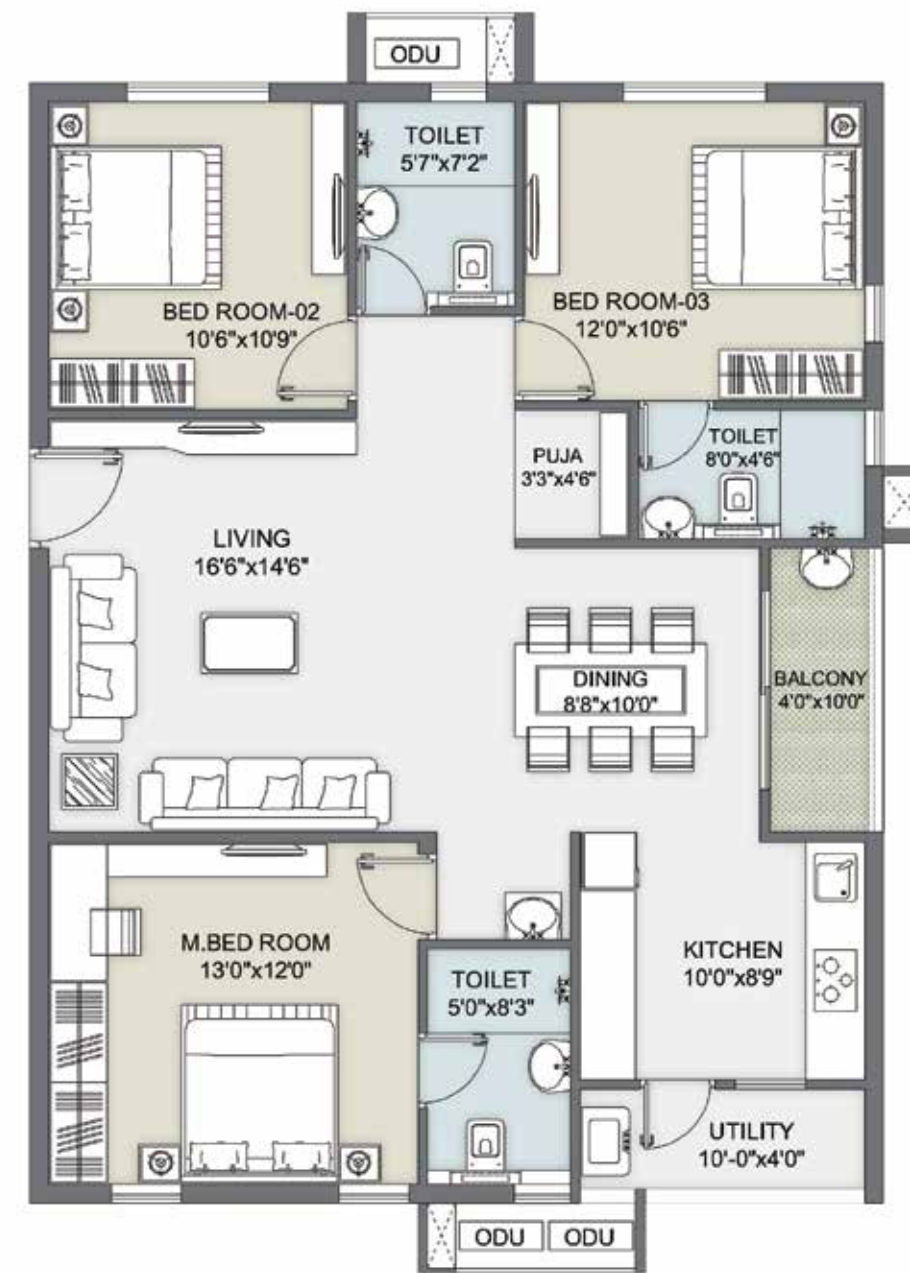


UNITS IN  
GROUND –  
FIRST FLOOR

UNITS IN  
2<sup>ND</sup> TO 11<sup>TH</sup>  
FLOOR

UNITS IN  
GROUND –  
FIRST FLOOR

UNITS IN  
2<sup>ND</sup> – 11<sup>TH</sup>  
FLOOR



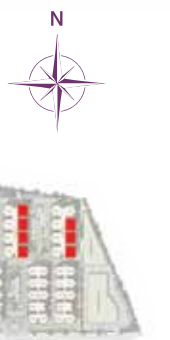
TOTAL NO. OF UNITS: 16   TOWERS E, F		
3BHK East Facing Unit Type 01	SQM	SFT
Saleable Area	143.53	1545



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



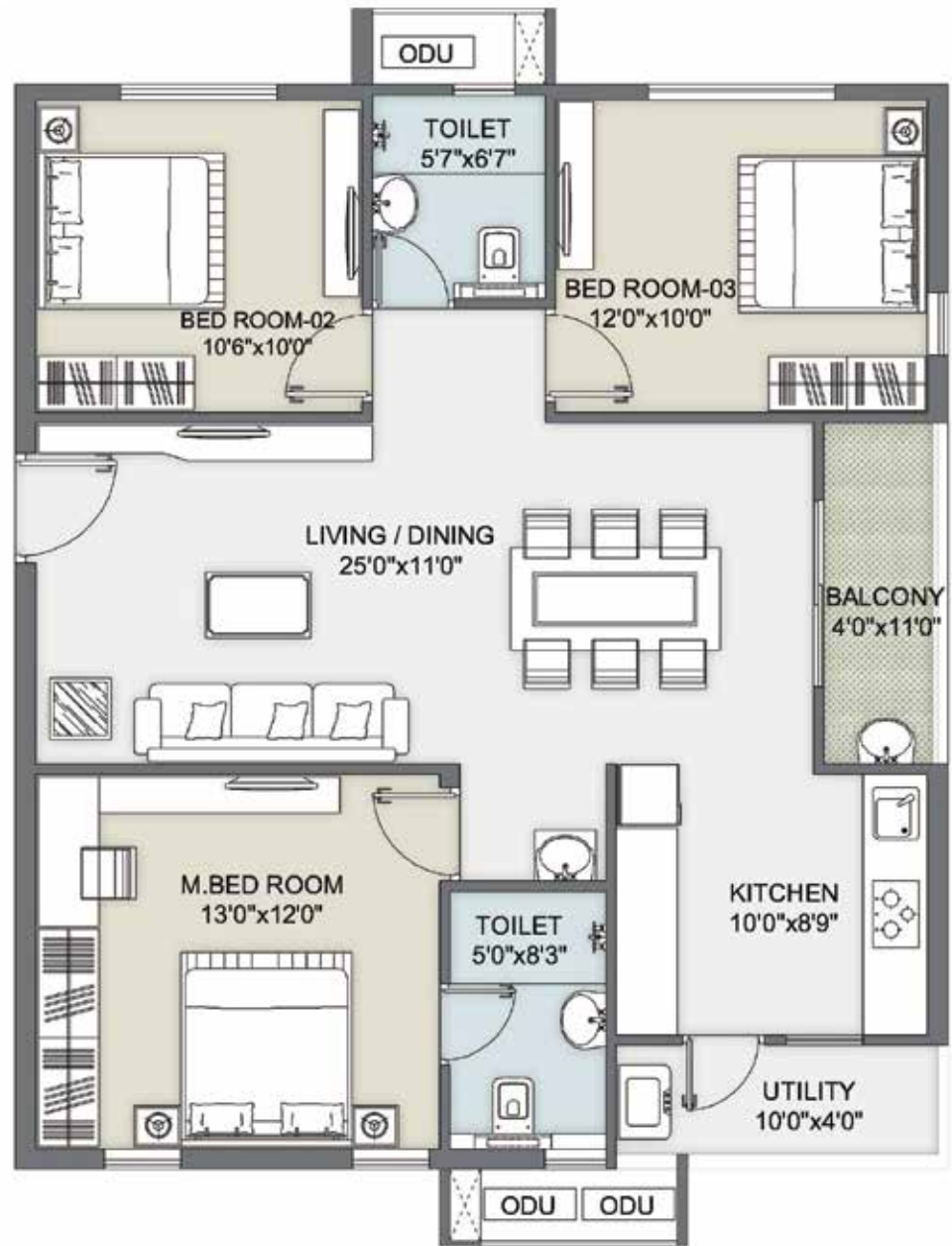
TOTAL NO. OF UNITS: 13   TOWERS E, F		
3BHK West Facing Unit Type 02	SQM	SFT
Saleable Area	143.53	1545



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

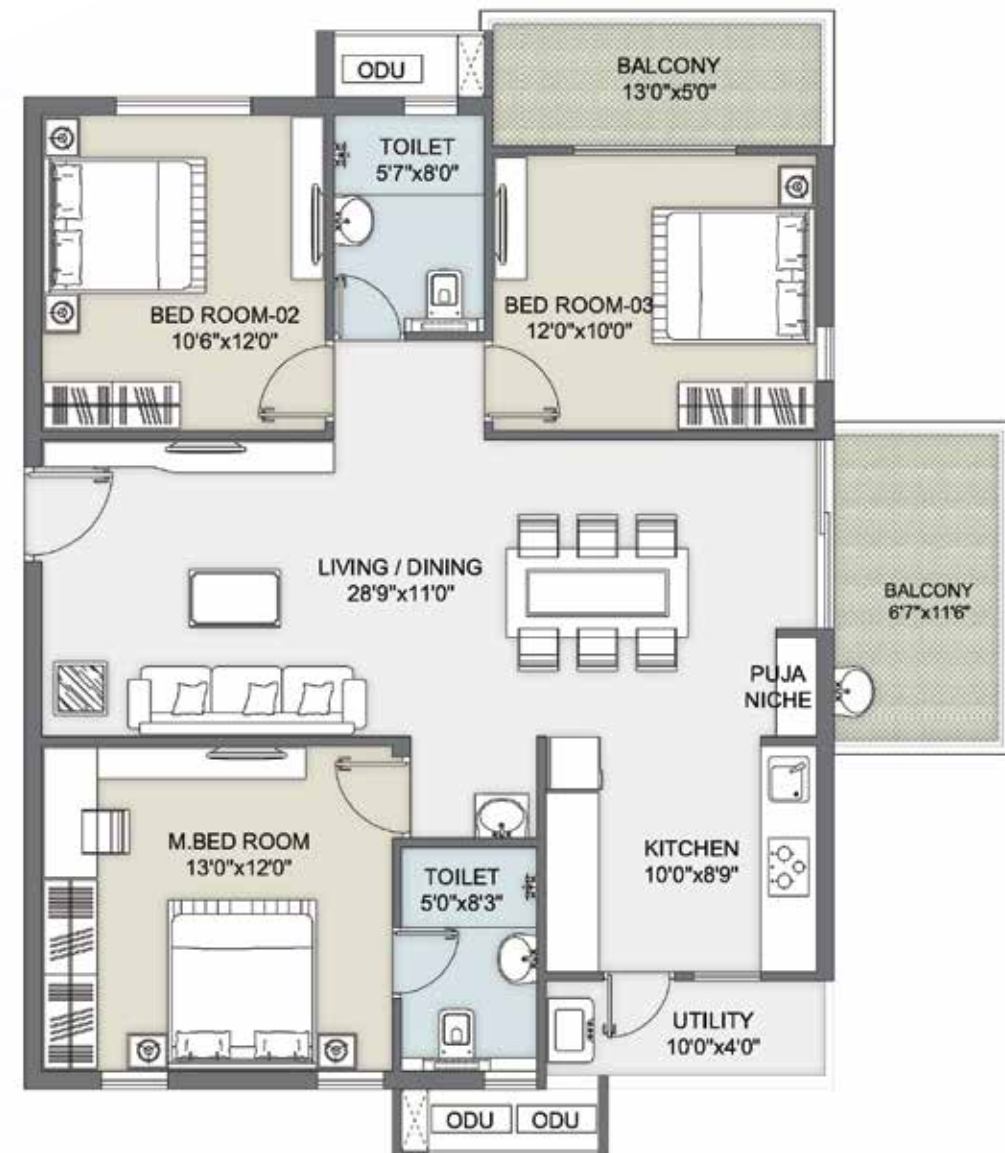


UNITS IN  
GROUND –  
FIRST FLOOR



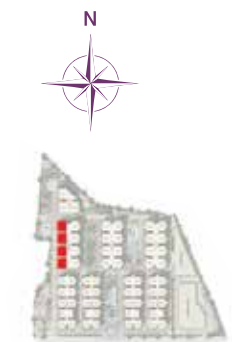
TOTAL NO. OF UNITS: 1   TOWER E		
3BHK West Facing Unit Type 03	SQM	SFT
Saleable Area	127.29	1370

UNITS IN  
2<sup>ND</sup> TO 11<sup>TH</sup>  
FLOOR



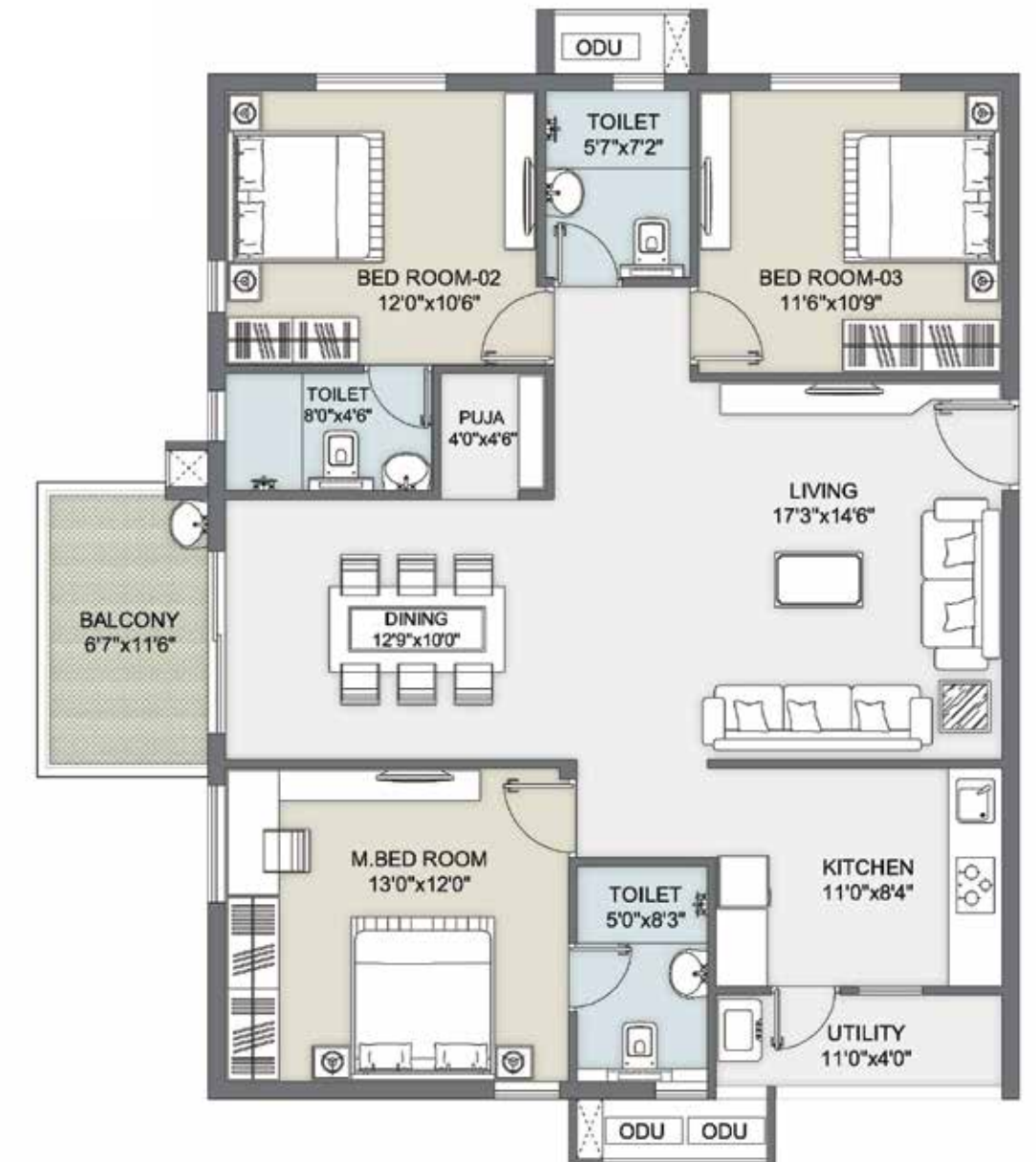
TOTAL NO. OF UNITS: 10   TOWER E		
3BHK West Facing Unit Type 3A	SQM	SFT
Saleable Area	148.35	1596

UNITS IN  
GROUND –  
FIRST FLOOR



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

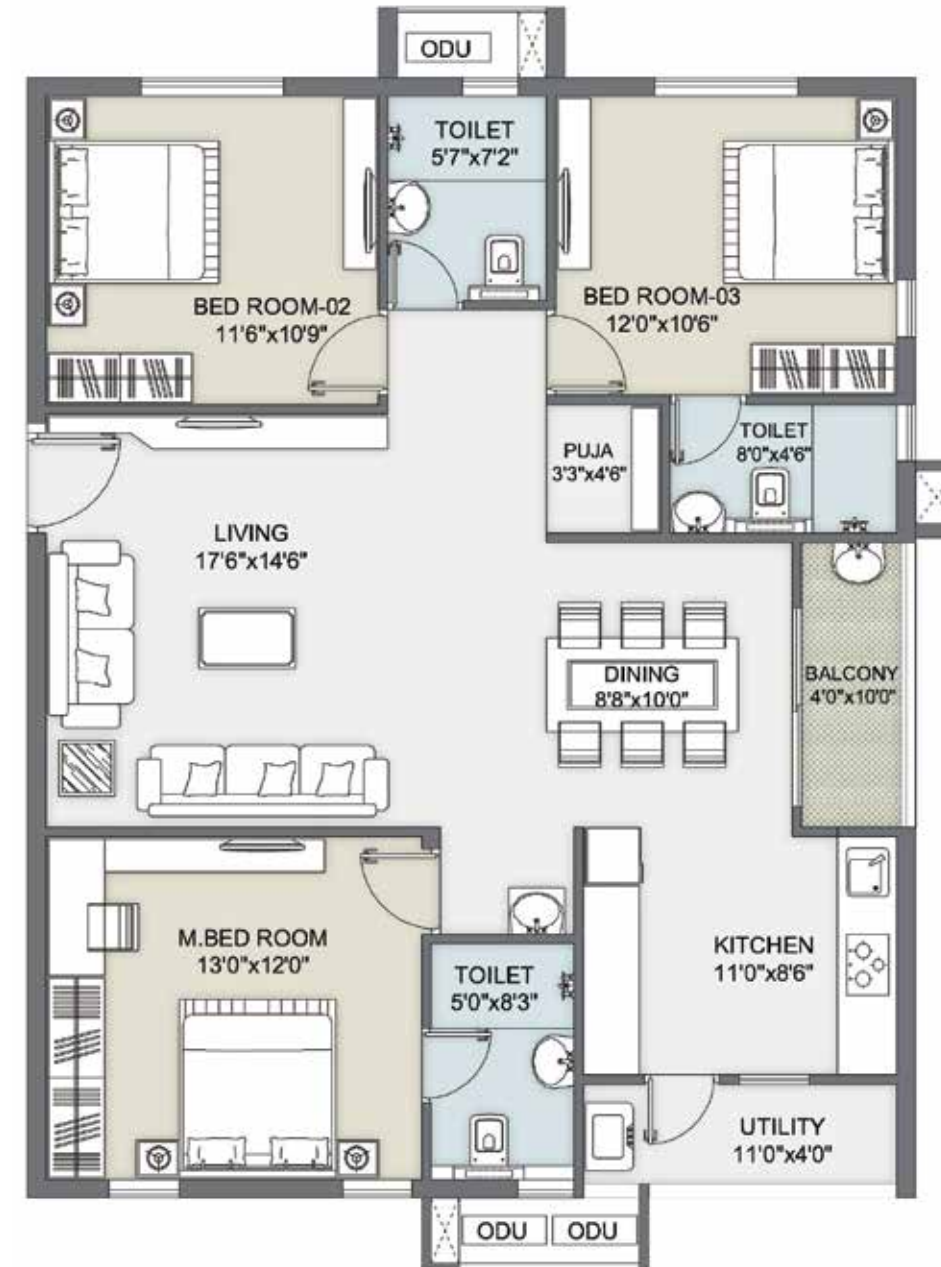
UNITS IN  
2<sup>ND</sup> – 11<sup>TH</sup>  
FLOOR



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

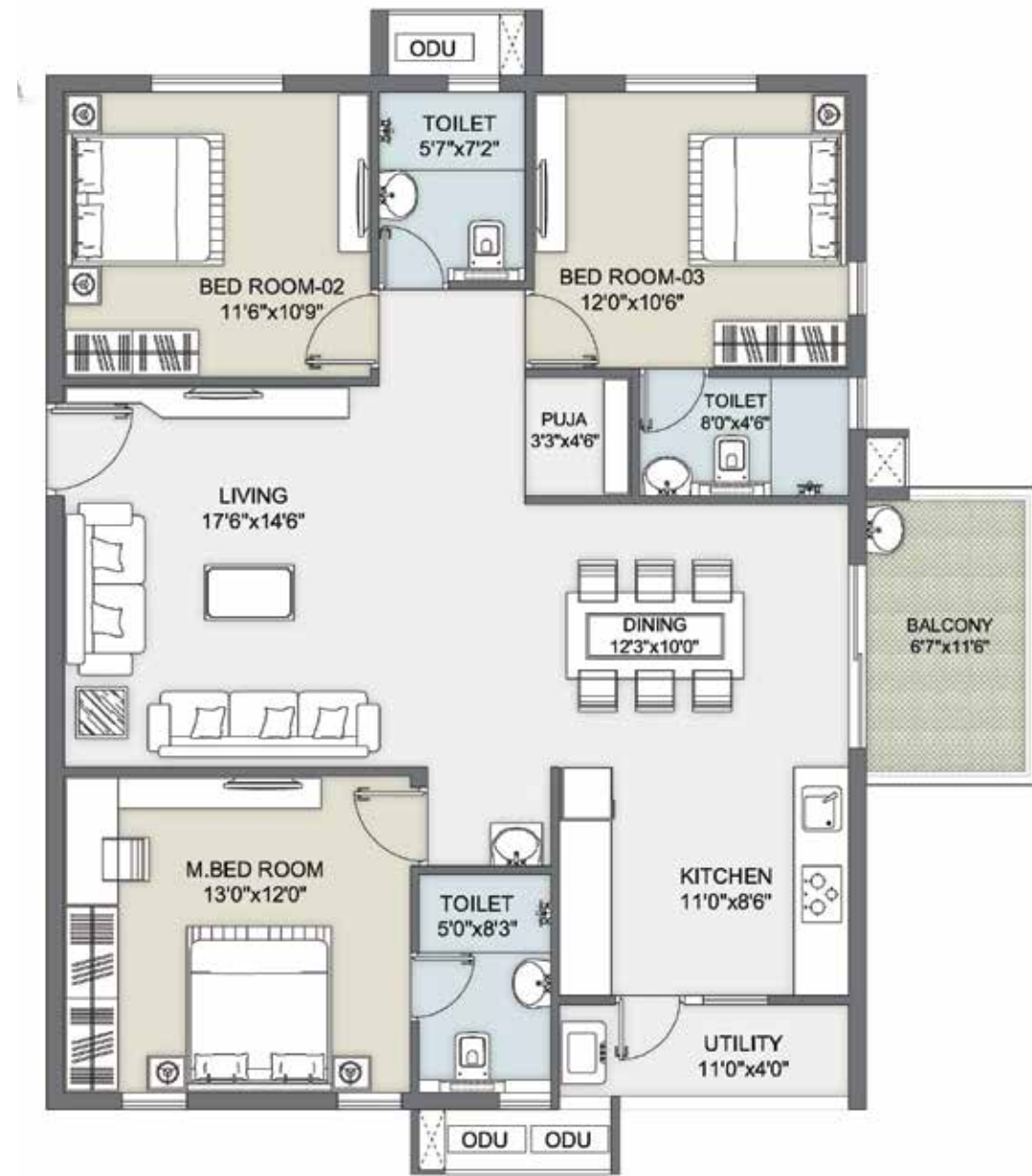


UNITS IN  
GROUND –  
FIRST FLOOR



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

UNITS IN  
2<sup>ND</sup> – 11<sup>TH</sup>  
FLOOR



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

UNITS IN  
2<sup>ND</sup> TO 11<sup>TH</sup>  
FLOOR

UNITS IN  
GROUND –  
FIRST FLOOR

UNITS IN  
2<sup>ND</sup> – 11<sup>TH</sup>  
FLOOR



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



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



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



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



**Housz Buildtech LLP,**

Plot No. 25, 1<sup>st</sup> 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](http://www.ambiencecourtyard.in)  
Toll Free: 1800 123 182 182

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