

arbour

A PLACE TO CALL YOUR OWN



Site Address

Fair Lands, Serilingampally, Hyderabad,
Telangana - 500019

Corporate Address

4th floor, ARK Chambers, Kavuri Hills Phase 1
Madhapur, Hyderabad, Telangana - 500033

Architecture
Design



Landscape
consultant



Structural
consultant



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Disclaimer : This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.



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A genuine sense of place

At the centre of all life is a place from which energy flows. In the heart of Tellapur, this is **Bonsai Arbour**, the new urban address inspired by today's modern lifestyles. This unparalleled development consists of **182 elegantly designed residential apartments**. Smart and sleek, lofty and liveable, inviting and exclusive, the arbour experience takes cosmopolitan dwelling to the next level.



NINE
FLOORS



182
FAMILIES

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A symphony of balance and proportion

Ingenuous design has been integrated to ensure lifestyles are enriched now and into the future. Every space has been cleverly designed to maximise the flow of light and space.

Take in the serenity of the urban meadows from your private balcony and enjoy the flow of fresh breeze into your abode.



66.4%
OPEN SPACE



1.8
ACRES

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Tailored to your lifestyle

Arbour's residences feature refined, elegant fixtures and finishes throughout the modern bathrooms and highly functional kitchen spaces.

The contemporary yet relaxed living spaces have been designed to adapt to each individual's lifestyle.

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Dining hall and kitchen



Bedroom



Find your freedom, without leaving home

While the world continues to turn outside, Arbour's world class amenities provide the ideal escape you can truly call your own.

Boasting an indoor pool, gym, yoga and recreation room, you can refresh and relax within your own oasis.

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Relax and Rejuvenate

Indoor swimming pool

The pool has been designed to not only reward your body, but your soul and senses.

Gym

Start your day at full stretch with a session in the gym.

Banquet Hall

Host your own private party, at the spacious banquet hall.





Right around the corner,
near everywhere you want to be

When you live at the epicenter of a rapidly growing locality, you can walk in any direction and find places to explore, shop, lounge and eat.

Located within an 8km radius of Gachibowli, Kondapur and Miyapur. Suburban rails and bus routes connect to the city and easy access to airport.

- Hospitals 05 Min
- Schools 08 Min
- Entertainment 10 Min
- Connectivity 10 min



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The finest finishes

Refined, sophisticated and pared back, the elegant finishes and clean lines define each residence. The understated and modern colour schemes were designed to create the perfect canvas, allowing you to add your personal touches to reflect your own individual style.

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FOUNDATION & STRUCTURE

RCC framed Structure designed to withstand wind and seismic loads.

SUPER STRUCTURE

External Walls: 8" thick solid block work.
Internal Walls: 4" thick solid block work.

WALL FINISHES

External Wall: Sponge finished sand faced cement plaster and painted with exterior paint or texture.
Internal Wall: Smooth plastered surface treated with putty and painted with emulsion.

DOORS

Main Door: Frame and shutter of Hormann or equivalent.
Internal Door: Frame and shutter of Hormann or equivalent.

WINDOWS

Windows: UPVC Sliding with glass.
French Door: UPVC Sliding with glass.
Grills: Aesthetically designed MS with enamel paint finish.

FLOORING

Living, Dining & Bedrooms: 600*600 mm Vitrified tiles
Kitchen & Balcony: Anti-skid ceramic tiles
Toilets: Acid resistant, Anti-skid ceramic tiles
Corridors: Anti-skid, High resistant ceramic tiles
Staircase: Natural Stone with moulding as required.

DADOOING

Ceramic tile dado up to 2' height above kitchen platform.
Ceramic tile dado up to 7' height in Toilet & 3' height in Utility.
Lift: Natural stone cladding as per architect's design.

KITCHEN

Granite platform with stainless steel sink.
Provision for exhaust fan or chimney.
Provision for RO.

BATHROOMS

Toilets with European WC, wash basin with necessary fittings.
Dining wash basin with necessary fittings.
CP fittings of Jaguar or equivalent.
Sanitary fittings of parry ware or equivalent.

ELECTRICAL

Concealed copper wiring of standard brand with Modular electrical switches of Havell's or equivalent.
ELCB & Miniature circuit breakers (MCB) for each distribution board.
Power outlets for air conditioners in all bedrooms.
Power plugs for refrigerator, microwave ovens/mixer & Washing machine.
Three phase supply for each unit with individual meter.

TELECOM

Telephone points in master bedroom & living room.
Intercom facility to all the units connecting security.

CABLE TV & INTERNET

Provision for cable connection master bedroom & living room.
One internet provision in each flat.

LIFTS

High speed automatic passenger lifts with rescue device with v3f for energy efficiency of standard make.

GENERATOR

Complete DG set backup excluding AC points will be provided.

WTP & STP

A Softener plant of required capacity will be provided inside the project.
A Sewage treatment plant of adequate capacity will be provided & treated sewage water will be used for landscaping & flushing.
Rain Water Harvesting pits will be provided

SECURITY

Round-the-clock security system.
Surveillance cameras will be provided.
Solar powered security fence for total compound

PARKING MANAGEMENT

Entire parking is well designed to suit the number of car parks required.
Parking signages at required places.
Water outlet points for Car wash would be provided in the basements.

CLUBHOUSE & AMENITIES

Well-designed clubhouse of 8500 SFT with facilities like gym, multipurpose hall, indoor games, Saloon.
Swimming pool with changing rooms & showers.
Guest rooms will be provided.

FIRE & SAFETY

Fire safety system will be provided as per norms.

FACILITIES FOR PHYSICALLY CHALLENGED

Access ramp at entrance shall be provided for physically challenged.