



HALLMARK

IMPERIA



OSMAN NAGAR, GOPANPALLY

A  
VILLA  
LIFE  
LIKE  
NO  
OTHER



HALLMARK  
INFRACON

— SIGNATURE OF QUALITY —





LIFE INTEGRATED  
WITH OUTDOORS  
LACED WITH  
GREEN-ESCAPES  
SEATINGS  
AND ABUNDANT  
JOYS TO EXPLORE



EAST  
FACING  
VILLA

  
HALLMARK  
**IMPERIA**  
OSMAN NAGAR, GOPANPALLY





WELCOME TO  
BEAUTIFUL  
LANDSCAPES,  
CASCADING  
GREENS,  
PERGOLAS AND  
LIFE IMPERIAL



WEST  
FACING  
VILLA

  
HALLMARK  
**IMPERIA**  
OSMAN NAGAR, GOPANPALLY





# 20 ACRES

# 130 VILLAS

## LEGEND

1. Entrance & exit
2. Main entrance road paving
3. Club house drop off area
4. Pedestrian pathway
5. Open space entrance deck under pergola
6. Pathway /jogging track
7. Seating deck / seating area
8. Lawn
9. Road / junction paving
10. Sculptures
11. Visitor's parking
12. Open space entrance deck with water body
13. Connecting pathway
14. Party lawn
15. Grid plantation
16. Seating deck under pergola
17. Children's play area
18. Stage under pergola
19. Amphitheatre
20. Tennis court
21. Half basket ball court
22. Pool deck
23. Water feature with trickle fall
24. Lap pool
24. Kids pool
26. Jacuzzi
27. Fitness station
28. Street ends
29. Street ends







GROUND FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

## EAST FACING VILLA

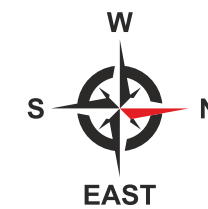
East Facing Villa: 427.75 sq.yds

Built-up Area - 5255 sft

Ground Floor - 2030 sft

First Floor - 1985 sft

Second Floor - 1240 sft







GROUND FLOOR PLAN



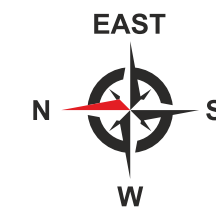
FIRST FLOOR



SECOND FLOOR

## WEST FACING VILLA

West Facing Villa: 427.75 sq.yds  
 Built-up Area - 5255 sft  
 Ground Floor - 2030 sft  
 First Floor - 1985 sft  
 Second Floor - 1240 sft







**OUTDOOR AMENITIES**

- Swimming Pool
- Tennis cum Basketball Court
- Cricket Practice Net
- Yoga and Meditation Deck
- Kids Play Area
- Elderly Seating Areas
- Open Air Amphi Theatre



**CLUBHOUSE**

- A/C Gym, Aerobics
- Multi-purpose Hall
- Indoor Badminton Court
- Library
- Home Theatre
- Billiards & Table Tennis
- Board Games
- Guest Rooms
- Provision for Barbeque
- Reception Lobby

EXPERIENCE  
THE IMPERIAL  
RETREAT TO  
TREAT YOUR  
SENSES LIKE  
NEVER BEFORE

CLUB IMPERIA  
**27,000** SFT.





**STRUCTURE**

**Framed Structure**  
RCC framed structure resistant to wind and earthquake (Zone-2)  
**Super Structure**  
Solid Cement Concrete Blocks for External and Internal walls



**PLASTERING**

**Internal:** Gypsum / Cement sand plaster for walls and ceilings  
**External:** Double coat plaster for RCC and masonry surfaces



**DOORS AND WINDOWS**

**Main Door**  
**Frames:** Teak wood with melamine polish  
**Shutter:** Flush shutter with veneer on both sides with melamine polish  
**Internal Doors**  
**Frames:** Engineered wood  
**Shutter:** Flush shutter with veneer on both sides with melamine polish  
**Hardware**  
Hardware of reputed make



**FRENCH DOORS**

Aluminum/UPVC sliding window with clear glass and provision for mosquito mesh  
**Windows**  
Aluminum/UPVC sliding door with clear glass and with mosquito mesh for sliding Windows



**FLOORING**

Drawing/Living/Dining/Family Lounge/All Bedrooms / Kitchen and Home  
**Theatre:** 1600 X 900 mm Vetrified Tiles of reputed make  
**Bathrooms:** Anti-skid Vetrified Tiles of reputed make  
**Terrace:** Anti-skid Vetrified Tiles of reputed make  
**Parking Area:** Full body Vetrified Tiles of reputed make  
**Staircase:** Granite or equivalent make



**DADO**

**Bathrooms:** Polished Glazed Vetrified Tiles (PGVT) / Glazed Vetrified Tiles (GVT) of reputed make upto lintel level  
**Utility/Wash Area:** Polished Glazed Vetrified Tiles (PGVT) / Glazed Vetrified Tiles (GVT) of reputed make upto sill level



**RAILING**

**Staircase & Balconies:** Internal staircase railing will be of SS and First floor front side elevation balcony railing will be of Glass and the remaining balconies with glass



**KITCHEN**

- Kitchen ready to receive Modular Unit
- Counter, Dado, Sink and Taps are not included in the scope of work
- Provision for electrical and plumbing points for sink and water purifier
- Power Plug for Chimney, Refrigerator, Micro Oven/Mixer/Grinder and Cooking Range/Rice Cooker



**PAINTING**

**External:** Texture/smooth paint with two coats of weather shield exterior emulsion. Tile cladding as per facade detail  
**Internal:** Two coats of emulsion paint over smooth putty finish



**LIFT**

Structural provision will be provided (Purchase of Lift, earth pit, cladding etc., is at Client scope only).



**PLUMBING AND SANITARY**

- All Bathrooms
- Polished Chrome (CP) and sanitaryware fixtures of Villeroy & Boch or Vitra make
  - Vanity Type Wash Basin with Hot & Cold mixer
  - Shower - single lever diverter with Spout & Overhead Shower



**ELECTRICAL**

- Concealed copper wiring of reputed make
- Power Socket for ACs in the villa
- Heat Pump shall be provided with hot water connection in Four / Five Bedroom Washrooms
- Power socket for cooking range, chimney/exhaust fan, refrigerator, microwave oven, mixer/grinder & water purifier in kitchen
- Power socket for washing machine in utility area
- Three-phase supply for each unit with individual dual source energy meter
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make
- Modular switch boards of reputed make



**TV/TELEPHONE**

- Fibre-to-the-home for Internet, telephone & Intercom
- Provision for DTH & TV services in all Bedrooms, living room, family lounge & multipurpose hall
- Provision for Telephone in Drawing Room



**WATER PROOFING**

Toilets and Open Terrace



**BACK-UP FOR POWER**

DG Back up for the common services and for each villa upto 8KVA load



**BILLING SYSTEM**

Prepaid Billing System for electricity, DG, Water & Maintenance



**SECURITY SYSTEM**

- Sophisticated Round the Clock Security System
- Solar fencing through out the boundary
- Intercom facility to all the units connecting to main security



**WATER SUPPLY**

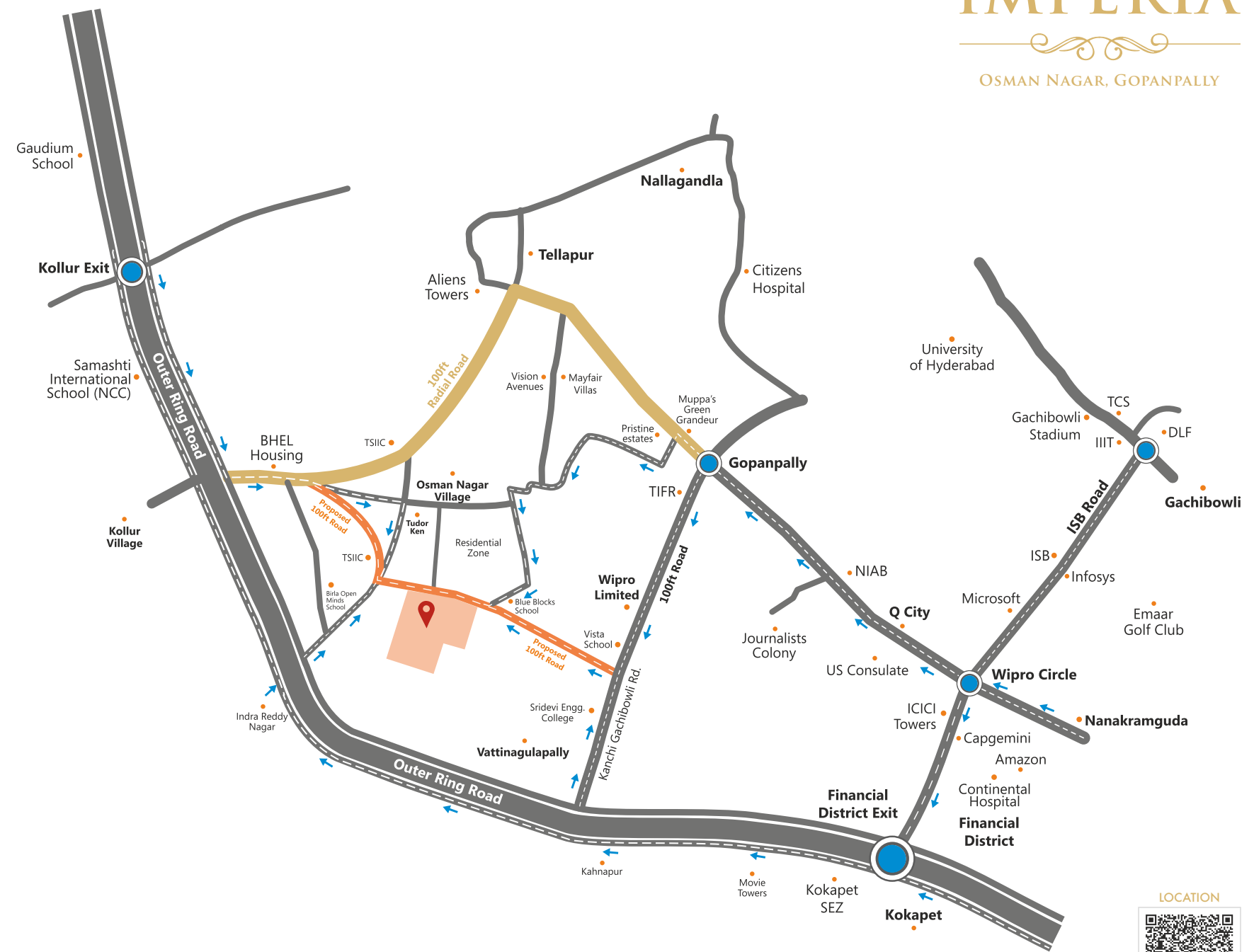
Centralised water distribution by hydro-pneumatic system for all villas with individual water meters for each villa



**WTP & STP**

- Water Treatment Plant only for bore-well water supply
- Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping purpose
- Rainwater harvesting provided for recharging ground water levels

ABSOLUTELY CENTRAL



LOCATION MAP



LOCATION







GET TO KNOW US



# HALLMARK INFRACON

— SIGNATURE OF QUALITY —

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Call: +91 800 800 4755, 9111 74 6666.

## ARCHITECT

**Genesis Planners Pvt. Ltd**

## STRUCTURE

**Zaki Associates**

## MEP CONSULTANT

**ESVE Design Solutions Pvt. Ltd.**

## LANDSCAPING

**Naveen Associates**



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