



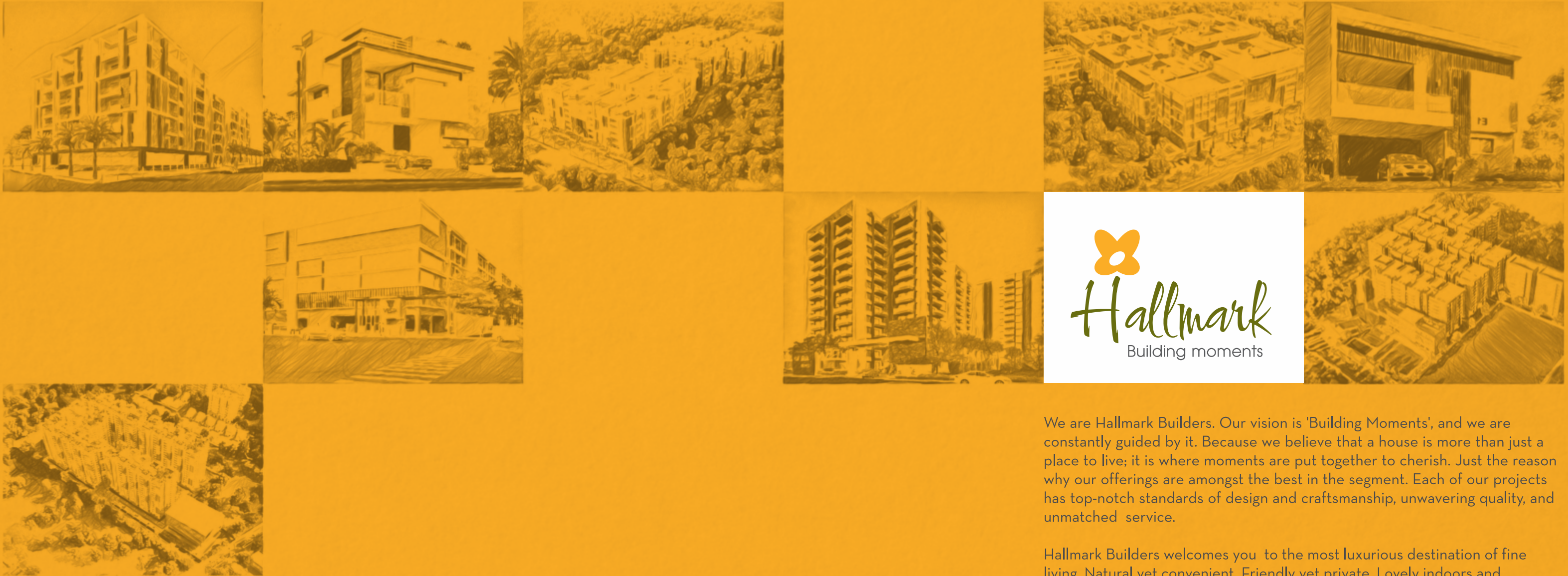
[www.hallmarkbuilders.in](http://www.hallmarkbuilders.in)



ABOVE, BEYOND, AND AWAY.  
THE PEAK OF SOPHISTICATION.  
GATED COMMUNITY APARTMENTS @ PATI, OFF. KOLLUR

TS RERA REG. NO. P01100004147





We are Hallmark Builders. Our vision is 'Building Moments', and we are constantly guided by it. Because we believe that a house is more than just a place to live; it is where moments are put together to cherish. Just the reason why our offerings are amongst the best in the segment. Each of our projects has top-notch standards of design and craftsmanship, unwavering quality, and unmatched service.

Hallmark Builders welcomes you to the most luxurious destination of fine living. Natural yet convenient. Friendly yet private. Lovely indoors and lively outdoors. All in one green world.

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Establishing  
pathways  
to a happy

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Life





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# Where life's choicest joys blend in

Have you been waiting for life's best so you can live only the very best? Wait no more, as Hallmark presents a residential experience with great reasons aplenty to own this property forever. Rise to the best in life in every sphere of your experience. Pinnacle, the new height of living is presented to you.

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Hallmark  
**PINNACLE**  
@ Pati, Off Kollur





## DESTINATION

- Pinnacle is located between (Exit No. 2 & 3)
- Close to Neopolis SEZ
- Close to Financial District
- Close to Proposed SEZ @ kollur
- Close to Proposed Bullet Train Hub @ Vattinagulapally
- 8 International Schools in the Vicinity.

1

## LUXURIES

- Life designed around luxuries with a 35,000 sft Clubhouse

3

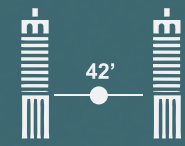
## SKY HIGH

- Only high-rise community in the vicinity

2

## SPACE DESIGN

- 42' distance between blocks allows a best green lung space living
- 10' Gap between flat to flat
- Low density community



4

## WONDERFUL VIEWS

- Undisputed views since it is located on ORR Service Road
- Next to 2500 Acers of ICRAST/ Panoramic view

5

## SAFE DRIVEWAY

- Pedestrian Friendly Podium
- Vehicle free movement on ground floor

6

## FUTURISTIC HOME

- Automation\*
- EV Charging Station \*
- Digital Lock for Main door

7

# 9 reasons to own your Pinnacle home

## RECREATION

- More than 65% open space with 50-plus amenities
- Central Courtyard

9

## LEISURE

- Well-designed Landscaped outdoors, sports & activities
- Zen Garden

8





# Come back to grandeur and glory

When you arrive into your home after a hard day's toil and travel, wouldn't you want to enter back into a paradise that makes you forget all the stress? Trust us, it shall be a delight to drive back into the glorious precincts of this massive luxurious gated-community. With an entrance arch that evokes grandeur, is a fortress of your living that you have desired for. The gates of Pinnacle are open for you to live in.







A work of art,  
as seen from  
the skies.

Hallmark  
**PINNACLE**  
@ Pati, Off Kollur





A SPREAD OF **7.14**  
GATED COMMUNITY

**8** BLOCKS **2&3** BHK  
PREMIUM RESIDENCES **798** UNITS

**2** BASEMENTS **14** FLOORS  
GROUND + OF CONFIGURATION **1240-1885** SQ.FT

**35,000** SQ.FT **CLUB HOUSE**  
WITH WORLD CLASS FEATURES

ACCESS RAMPS AT ALL  
THE ENTRANTS FOR  
**DISABLE FRIENDLY**



PROVISION FOR  
MINI **SUPERMARKET**



PROVISION FOR  
MINI **RESTAURANT**

**CAR WASH**



**DRIVER WAITING  
LOUNGE** DRIVER &  
MAID TOILETS



**SAFETY & SECURITY**

CCTV SURVEILLANCE,  
SOLAR FENCING,  
AUTOMATIC ENTRY AND  
EXIT SYSTEMS  
(BOOM BARRIER)

TS RERA  
REG. NO.  
**P01100004147**

**LOW  
DENSITY  
COMMUNITY**

**MINI  
FOREST/  
ZEN  
GARDEN**

**VISITOR'S  
WAITING LOUNGE**  
AT EVERY BLOCK

**HMDA**  
APPROVED PROJECT

CENTRALISED  
**GAS**  
SUPPLY

**VAASTU**  
COMPLAINT UNITS

**DOMESTIC WATER**  
AVAILABLE  
THROUGH A WATER  
SOFTENING  
PLANT

**65%** APPROX.  
OF AREA LEFT OPEN

**STP**  
PROVIDED FOR  
LANDSCAPING AND  
FLUSHING PURPOSE ONLY

**100%** POWER BACK UP  
FOR ALL APARTMENTS  
EXCEPT AC'S

**LAUNDRY  
ROOM**







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# Luxuries and more for you to cherish

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Pinnacle will be a hub of many experience in your lifetime. Come feel the bliss of many exciting sides of this wonderful and warm exciting gated community with everyone from like minded neighbours to future-friends - around you.

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# Leisure knows no limits or levels here

At Pinnacle, we have taken the leisure of luxury to ecstatic heights. For we usher in a uniquely designed clubhouse that measures nearly 35,000 sft, and is at a height of G+3 Floors 50 feet from the ground. Quite an attraction it is.

It is rich with every aspect of leisure so you can have a time of your life when you're back home and still do not want to step out for good leisure. With its glass look-through design, it will only enhance the pleasure of whatever you are doing - playing or meditating or socializing.







# Match-making or match- playing, host anything

CO-WORKING SPACE



BANQUET HALL



FITNESS CENTRE/ GYM



LIBRARY



INDOOR  
BADMINTON  
COURTS



CONFERENCE  
ROOM



SQUASH COURT

MINI THEATRE



SALOON/SPA



COFFEE  
SHOP

YOGA  
STUDIO



GUESTS  
WAITING  
LOUNGE



KIDS POOL



SWIMMING POOL  
WITH DECK



OUTDOOR  
SEATING  
DECKS



INDOOR GAMES ROOM



GUEST BEDROOMS





# Walk the pleasing path to celebrate me-time

With nice and pleasing landscaping on one side and pleasures like stone-seating and installations on the other side and anti-slip pathway to walk on, every day can be a sight of pleasure at Pinnacle. Truly, it has every facet of charm you have dreamt of. Are you excited already?







Nature's  
delights  
in shades  
of green  
every  
where



### COMMUNITY ZONE

- AMPHITHEATER
- ENTRANCE PLAZA
- PARTY LAWN
- AVENUE TREE PLANTATION
- FEATURE WALL
- ELDERS SEATING AREA
- SEATING DECK WITH PLANTERS
- LAWNS







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Play, pause  
or give life a  
fresh break

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Spaces to  
smash an  
ace and also  
to slow  
your pace



**ACTIVE ZONES**

- HALF BASKETBALL COURT
- TENNIS COURT
- OUTDOOR GYM
- KIDS PLAY AREA
- ROCK CLIMBING
- WALKING TRACK
- SKATING RINK

**PERIPHERY**

- JOGGING TRACK
- BICYCLE TRACK





# LEGEND

- 1 Entry Gateway
- 2 Tennis Court
- 3 Basketball Court
- 4 Seating Plaza
- 5 Clubhouse
- 6 Plaza with Pavilion
- 7 Party Lawn
- 8 Swimming Pool
- 9 Kids Pool
- 10 Children's Play Area
- 11 Clustered Trees
- 12 Amphitheater
- 13 Elder's Park
- 14 Pedestrian Pathway
- 15 Driveway
- 16 Grass Pavers
- 17 Pedestrian Ramp
- 18 Transformer Yard
- 19 Road Landscape
- 20 Jogging & Walking Tracks
- 21 Entry Lobby/Visitor Waiting Lobby



MASTER PLAN

Our design experts have plans for you





**EAST TYPE-1**  
**1885 | 3 BHK**

**WEST TYPE - 2**  
**1885 | 3 BHK**



**EAST TYPE - 2**  
**1885 | 3 BHK**

**WEST TYPE - 2**  
**1885 | 3 BHK**







**EAST TYPE - 1**  
1700 | 3 BHK

**WEST CORNER TYPE - 1**  
1700 | 3 BHK



**EAST TYPE - 2**  
1700 | 3 BHK

**WEST CORNER TYPE - 2**  
1700 | 3 BHK



Not to scale  
Disclaimer: Tolerance of 2% is possible in the unit areas of design and construction variances





**EAST-FACING**  
**1585 | 3 BHK**

**WEST-FACING**  
**1285 | 2 BHK**



**EAST-FACING CORNER**  
**1285 | 2 BHK**







# With special focus to where attention is required

Yes, we have ensured that we give you lifelong of happiness and peace of mind with the best standards of material only used at Pinnacle.

## STRUCTURE

- RCC framed structure to withstand Wind & Seismic Loads

## SUPERSTRUCTURE

- 8" thick CC Blocks for external walls and 4" thick CC Blocks for internal walls
- Internal: 1 Coat of plastering in CM for walls
- External: 1 coat of plastering in CM for External walls

## DOORS

- Main Door : Engineered/Hardwood frame & Designer Veneered shutter with reputed hardware fittings with both sides PU polish finishing
- Internal Doors : Engineered/Hard wood frame & Designer veneered/Laminate shutter with reputed hardware fittings with both sides PU polish finishing
- Bathroom/Utility : Hard wood frame & Designer veneered/Laminate shutter or ABS Frames and Shutter
- French Doors : UPVC Door frames with float glass with provision for mosquito mesh
- Windows : UPVC windows with provision for mosquito mesh (Provision of track for mosquito mesh will be as per Window type and feasibility).
- Mosquito mesh & Installation for windows and french door shall be at Extra cost)
- Grills : Aesthetically designed, MS grills with Enamel paint finish (Shall be provided at extra cost as per company design)

## FLOORING

- Living, Dining, Master Bedroom and other Bedrooms, Kitchen Areas : Vitrified tiles of reputed make
- Balcony : Premium Vitrified tiles of reputed make with matt finish
- Bathrooms : Acid Resistant, Anti-skid vitrified tiles of reputed make
- Corridors : Vitrified Tiles of reputed make
- Stair Case : Kota/Tandoor/Granite Stone
- Utilities : Ceramic tiles of reputed make

## BATHROOMS

- Walls mounted EWC in all bathrooms
- Wash Basins in Dining/Balcony area, Master and Children Toilets

- Single Lever diverter with shower of reputed make
- All CP and Sanitary Fittings of reputed make.
- Provision for Geysers and Exhaust Fans in all Bathrooms.

## PAINTING

- Internal : Smooth Putty finish with 2 coats of Premium Acrylic Emulsion paint of reputed make over a coat of Primer
- External : Textured/Luppum finish and two coats of exterior emulsion paint of reputed make
- Ducts/in Between Flats : Two coats of Exterior Emulsion paint of paint of reputed make over a coat of primer

## KITCHEN

- Provision of fixing water purifier, Exhaust fan / Chimney
- Provision of Washing machine in the utility area
- Provision for Granite plat form and sink

## ELECTRICAL

- Power Outlets for geysers and exhaust fans in all bathrooms
- Power plug for cooking range, chimney, refrigerator, micro wave ovens, mixer/grinders in kitchen
- Plug points for refrigerator and TV where ever necessary. 3 Phase supply for each unit and individuals meter boards.
- Distribution Boards and MCB's or Premium make
- Modular Electrical switches of Premium make
- Power outlets for Air conditioners in living and all bedrooms.

## TELECOM/CABLE TV/INTERNET

- Telephone provision in MBR & Drawing area
- Provision for internet connection in each flat
- Provision for cable connection in Master bedroom, children bedroom & living room

## LIFTS

- 10 Passengers automated lift of reputed make, Entrance with front Granite/Marble/Tile cladding

## POWERBACKUP

- 100% DG backup for common areas and inside flat

## FIRE SAFETY

- Fire system will be provided as per fire department norms.

## LPG

- Provision for supply of gas from centralised gas bank to all individual flats in kitchen with gas meters.

## WASTE MANAGEMENT

- Garbage Chutes will be provided for all towers

## WTP & STP

- Domestic water made available through an exclusive water softening plant
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.





LOCATION QR CODE

LOCATION MAP  
Not to scale

# Address for you, landmark for all

## THE ADVANTAGE

Adorable, yet a luxury residential project designed for new-age living

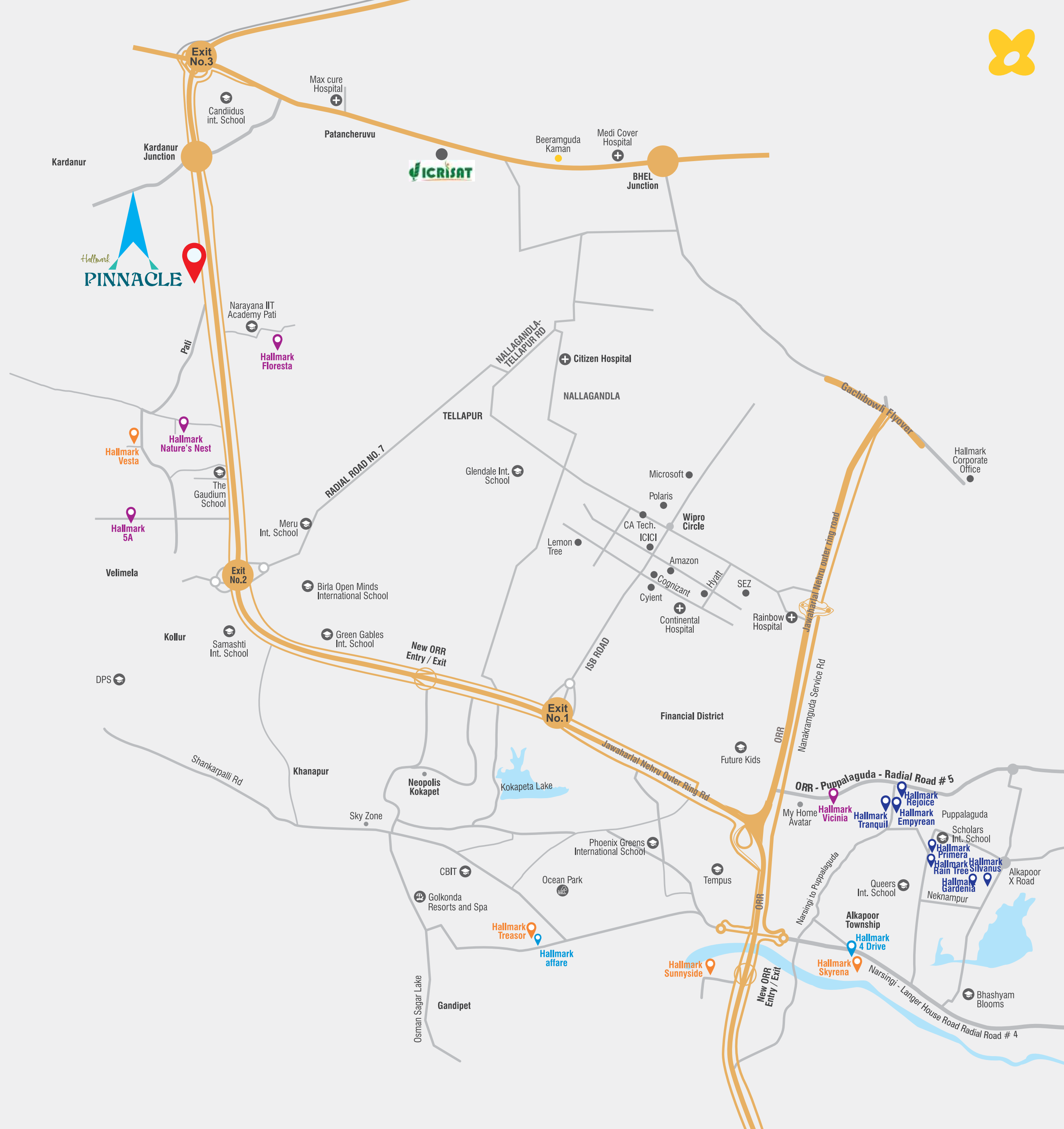
Close to rapidly growing residential pocket of Kollur

15 to 20 min drive to Financial District

Desired location for people preferring to live away from the hustling city life

New-age educational institutions, infotainment centres and malls close by

ONGOING APARTMENTS  
ONGOING VILLAS  
ONGOING COMMERCIAL  
COMPLETED APARTMENTS





ONGOING PROJECTS  
RESIDENTIAL APARTMENTS



Ultra-Modern G+14 Residential Project  
in 6.9 acres @ Narsingi





G+5 Floors Luxury Apartment  
Project in 3 acres @ Pati, Kollur



Ultra-modern G+29 Floor  
High-rise Towers  
in 4.62 acres @ Narsingi,  
Kokapet




G+9 Floors Luxury Apartments  
in 5.7 acres @ Manchirevula



ONGOING PROJECTS  
VILLA COMMUNITIES

## More than 10,000 Happy Families within 15 years

You just have to think and you will see that we have the type of property we have created. With our focus being the Financial District and the radius of around 10 km from there, you will see that we have created everything from apartments, villas to even commercial spaces. We are creating properties where there is something for everyone.




G+2 Ultra-luxury Gated Villa Project  
@ Tukkuguda



Proposed Ultra-luxury Gated Villa Project  
in 16 acres @ Pati close to Kollur exit





Ultra-modern Boutique Villas  
in 5.37 acres @ Pati, off Kollur



Proposed Lavish Gated Villa  
Residential Project  
in 47 acres @ Pati close to Kollur exit



ONGOING PROJECTS  
COMMERCIAL




commercial project  
@ Manchirevula



A business landmark!  
commercial project  
@ Narsingi, Kokapet



UPCOMING PROJECT  
GATED APARTMENTS



G+36 @ Serilinagampally







  
**Hallmark**  
 Building moments

**Corporate Office**

5th floor, Above South India Shopping Mall,  
 Vamsiram Jyothi Imperial, Near Gachibowli  
 flyover, Gachibowli, **Hyderabad-500032.**

**Mob : +91-9905099999, +91-8297887887**

[www.hallmarkbuilders.in](http://www.hallmarkbuilders.in)

**Team**

Architect



Structural Consultants



**ID STRUCTURAL CONSULTANTS**  
[www.id-structuralconsultants.com](http://www.id-structuralconsultants.com)

MEP Consultants



**SYNERGY INFRA**  
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Interior



**23DESIGN SHEETS**  
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