



W

BY DSR

LIVE A RICHER LIFESTYLE





**RICHER  
LIVING  
IS JUST A  
CHOICE  
AWAY.**



AN ADDRESS  
THAT BOASTS  
LUXURY  
LOCATION  
AND OFFERS  
FINEST  
CONNECTIVITY

KONDAPUR



Arbor  
Intgernational  
School

KIMS Hospitals

Lahiri Homes

Aparna Heights

Chirec  
International  
School

Merylitics

Apollo Hospitals

Botanical Garden Rd.

AMB Mall

Botanical Garden Rd.

Botanical  
Garden

SLN Terminus

A RICHER  
DEGREE OF  
FINESSE THAT  
REDEFINES  
FINE LIVING



# A LANDMARK DESTINATION

Having a highly coveted address  
isn't enough, we bring to you residences  
that are sure to become the landmark.





## AN IMPRESSION OF GRANDEUR

The majestic presence of these homes is a sight to behold. These are the homes that make you stand out.





View from south-west side



View from the north-east side

# AN INSIGNIA OF LUXE

The breathtaking splendour of these abodes makes them an unforgettable wonder.  
A wonder you call a home.





## THE ROYAL ENTRANCE

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The grandness of the project fills your eyes right from the moment you enter through its lavishly designed entrance.



# THE ROYAL ENTRANCE

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A WELCOME YOU  
WON'T FORGET

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The splendid landscaping surrounding the porch area and the fantastic ambiance ooze an innate hospitality.



The flora and the fauna surrounding 'W' are tastefully selected for enhancing the facade and soothing your senses.



Experience a plethora of leisures that exude an aura of exquisiteness. This is where you unwind with a truly luxurious style.



Relish the opulent ambiance of open skies as winds rush past you. Here's a lounge designed for relaxed conversations.






Club House First Floor Plan



Club House Ground Floor Plan

A man with dark hair and a beard, wearing a dark t-shirt, is leaning over a pool table. He is holding a pool cue and looking intently at the balls on the table. The background is dark with some blurred lights, suggesting a dimly lit room or a bar. The text is overlaid on the left side of the image.

BE THE  
BENCHMARK  
OF AN  
AFFLUENT  
LIFESTYLE



**A RICHER ENTERTAINMENT**

Bring your favourite movies to life in this opulent theatre that takes your viewing experience to a whole new level.



## THE CERULEAN HEAVEN

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Get a rare pleasure of splashing amongst cool waters that bring out the zest in you as your senses awaken and mind refreshes.



## CLASS APART CELEBRATIONS

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'W' is conceptualised to bring out the radiant warmth in every occasion and turn it into a memorable celebration.



FITNESS BECOMES LEISURE \_\_\_\_\_

Equipped with world-class facilities and impeccable environs, this is the gymnasium that motivates you to stay fit in style!

## BADMINTON COURT

Enjoy a game or two in a friendly spirited game and cherish the exhilarating spirit of sport.







## THE EXTRAVAGANT PLEASURES

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Revel in the epitome of luxuriance  
as you play the game of the elite gentlemen.



LUXURY OF HAVING  
PLENTY OF CHOICE

12 x 8

We have kept every possible indulgence of your choice. May it be sports or indoor games, we have it all for you.

# SQUASH COURT

A fine sport for the fine residents of 'W'.  
Feel alive as you push your limits and  
win the game, here and in life.





SOOTHE YOUR SENSES \_\_\_\_\_

Nestled amongst these quite environs,  
you can always find a rare serenity that  
you crave the most.



**HOSPITALITY OF  
YOUR STATURE** \_\_\_\_\_

Let your guests marvel at the sheer splendour  
as they are welcomed in your home.



**UNPARALLELED  
RESTFUL SETTINGS**

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The interiors of these abodes create a harmony of peace to help you unwind the way you desire.

## ENTRANCE LOUNGE

We have spared no expense in our pursuit to create an embodiment of luxury and the entrance lobby is sure to reflect it perfectly.





**THE CLASSIEST WELCOME** \_\_\_\_\_

Adorned with the ornate facade,  
the elevator lobby gives the glimpses  
of the luxe that awaits in the residences.





**A HIGHLY COVETED FINESSE**

Each and every aspect of 'W' is carefully crafted to reflect an aura of magnificence and prosperity.



A LIFE  
EMBEDDED  
WITH LUXURY



A SPECTACULAR LEISURE

A radiant brilliance of these interiors is aimed at one thing only, richness of comforts.



DINNING IN STYLE

The extravagant facade combines with resplendent elements to make every meal an enriching experience.



## THE PLUSH REPOSE

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This artfully crafted haven is sure to become your favoured place to luxuriate as the Sun sets.



**A REFLECTION OF  
LAVISH TRANQUILLITY**

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The master bedroom, embellished with wide open windows and lush verticals, lets you begin your day feeling like a king.



**ENTERTAINMENT  
MEETS LUXE**

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The contemporary design of your entertainment room turns it into a mesmerizing experience, every time.



**A SANCTUARY FOR  
CONTEMPLATION**

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Find an admirable level of quietude and inspiration here as you reclude yourself for ny purpose-driven activity.





## UNRESTRICTED PARKING SPACES

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We have taken care of your every worry, including parking. With an ample allocation for parking spaces you can forget about parking problems.

# PREMIUM SPECIFICATIONS

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- **SUPER STRUCTURE**  
R.C.C. shear wall framed structure to withstand wind & seismic loads

- **INTERNAL & EXTERNAL WALLS**  
Reinforced shear walls as per structural design

## WALL PUNNING

- **INTERNAL**  
Gypsum plaster or equivalent excluding balconies, utility, walk in closet kitchen and servant room

## DOORS

- **MAIN DOOR FRAME & SHUTTER**  
Premium designer main door frame & shutter of 8' height with premium hardware fittings
- **INTERNAL DOOR FRAME & SHUTTER**  
Premium designer internal door frame & shutter of 8' height with premium hardware fittings

## WINDOWS AND FRENCH DOORS

- **WINDOWS**  
Anodized aluminum frame with double glass(DGU) with mosquito mesh
- **FRENCH DOORS**  
Anodized aluminum frame with double glass (DGU) with mosquito mesh
- **VENTILATORS / WINDOWS**  
UPVC / Aluminum ventilators for all toilets, store, wet kitchen, servant room & servant toilet

## PAINTING

- **EXTERNAL**  
Textured / Smooth finish with 2 coats of premium paint
- **INTERNAL**  
2 coat putty, 1 coat premier and 2 coats of emulsion paint
- **SITOUT**  
Weather proof paint over external putty finish at utility / sitout walls.
- **BASEMENT / PARKING AREA**  
Water proof cement paint and over a base coat of primer for columns and one coat putty finish for entire ceiling roof

## FLOORING

- LIVING,DINING,DRAWING,POOJA, MASTER BEDROOM  
SUITE ROOM - 1, SUITE ROOM - 2, SUITE ROOM - 3, FOYER & KITCHEN

Imported Marble with 3" skirting

- ALL TOILETS

Acid resistant and anti-skid premium, imported large size vitrified tiles and walls cladding upto grid ceiling height

- CORRIDORS

All lobby flooring & lift cladding would be imported tile as per architect design.

- LIVING BALCONIES

Granite/ imported tiles as per architect design

- STAIRCASE (PASSENGER)

Granite as per architect design.

- STAIRCASE (FIRE)

As per fire norms

- STORE / WASH AREA / UTILITIES/  
SERVENT ROOM & SERVENT TOILET

Premium vitrified tiles

- DADDING

Vitrified tiles upto balcony height in utility & up to lintel height in servant room toilet

## MODULAR KITCHEN

- Modular Kitchen for each flat of premium make

## KITCHEN / UTILITY / WASH

- Separate municipal water tap (Manjeera) and bore well water through softener plant in kitchen
- Bore well water for dish washer, washing machine and washing utensils with CP fittings in utility
- Provision for exhaust fan in kitchen

## BATH ROOMS

- Rain showers in all bed room toilets except powder room
- Shower cubicles in all bath rooms except powder room
- Wash basin with LED mirrors
- Wall mounted EWC with Flush Valves
- Single lever diverter of premium make
- All C.P. Fittings & Sanitary Fixtures of premium make
- Provision for Exhaust fan in all bath rooms
- Servant room toilet –floor mount WC with CP Fittings

## ELECTRICAL

- Concealed Copper Wiring of premium make
- Power outlets for geysers and exhaust fans in all bathrooms
- Power plugs for cooking range chimney, refrigerator, microwave oven, mixer / grinder and Aqua Water in kitchen
- Power plugs for Washing machine and dish washer in Utility Area
- Three phase power supply for each unit and individual Meter Boards.
- Miniature Circuit breakers (MCB) for each distribution board of best brands
- Elegant designer Modular Electrical switches of premium make
- Plug pins for TV & Audio in Living, Drawing and All bed rooms

## BIOMETRIC LOCK

- Biometric lock with biometric access along with regular key operation for main door

## FALSE CEILING

- False Ceiling in all Corridors as per architect design

## HOME AUTOMATION

- Automation for one light points and one fan point in drawing room living room and all bed rooms with provision for upgradation

## TELECOM

- Telephone points in all bedrooms, living room, drawing room & home theatre
- DTH provision in all bedrooms and living areas

## INTERCOM

- Intercom facility connecting to all the flats and Security, Reception, Concierge within the community
- Intercom provision from flat to the servant room

### CABLE TV

- Provision for Cable Connection in all Bedrooms, Living Room, Dining, Servant room

### INTERNET

- Provision for 100% Wi-Fi internet within the flat & community
- Wired internet provision in master bedroom, children bedroom and drawing room

### VIDEO DOOR PHONE

- One Video Door Phone will be provided for each flat at main door

### LIFTS

- 3 No's High speed automatic passenger lifts with rescue device and V3F for energy efficiency of premium make
- 1 High speed automatic service / Fire lift with rescue devices and V3F for energy efficiency of premium make

### WTP & STP

- Bore water fully treated water made available through an exclusive water softening and purification plant of reputed make
- A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for Flushing and Landscaping

### CAR WASH FACILITY

- Provision for Car Wash facility in cellar parking area

### GENERATOR

- 100% D.G Set backup including air conditioning
- 100% DG backup with acoustic enclosure & AMF panel for all flats and common area

### CAR PARKING

- Parking will be in 3 Levels
- Visitor's car parking as per norms

## BMS

- Building management software for gas bank, generator power, general power connection

## RAIN WATER HARVESTING

- Rainwater harvesting through recharge wells onsite to improve ground water level

## SECURITY

- Sophisticated round-the-clock security system video phone facility at main door
- Intercom between security and to all flats
- Solar power fencing around the compound identity cards for servants
- Boom Barriers at entry for vehicles with mechanical operation
- Panic Button and intercom is provided in the lift that is connected to security room
- Gas leak detector with shut-off valve

## FACILITIES FOR PHYSICALLY CHALLENGED

- Access and Non-slippery ramps at all entrances shall be provided for Physically Challenged, appropriately designed preferred car park, Uniformity in floor level and visual warning signage's

## CCTV

- CC Cameras will be provided at Entrance Gate, Parking areas, Common areas and where ever necessary

## FIRE & SAFETY

- Fire Systems will be provided as per fire department norms

## LPG

- Provision for Supply of gas from centralized Gas bank to all individual flats in kitchen with gas meters

## AIRCONDITIONING

- VRV System of reputed make in drawing room, living, dining & all bed rooms

## WASTE MANAGEMENT

- Garbage Room/ Chutes with separate bins to collect dry waste and wet waste will be provided for better disposal

## LANDSCAPING

- Landscaping in the setback areas and in tot lot areas as per architect design

## EXTERNAL LIGHTING

- LED Light posts with lamp fittings, at setback and Landscaping areas and lights in staircase & corridor areas.

## DRIVEWAY

- V.D.F. Flooring

## COMPOUND WALL

- Compound wall shall be constructed all around the plot with Solar fencing

## PREMIUM AMENITIES

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- RECEPTION/LOUNGE
- WI-FI FACILITY
- JOGGING TRACK
- SWIMMING POOL WITH CHANGING ROOMS
- READING AREA
- GYM
- CHILDREN PLAY AREA
- INDOOR BADMINTON COURT
- SQUASH COURT
- HALF BASKETBALL COURT
- NET CRICKET
- POOL / SNOOKER
- TABLE TENNIS
- PROVISION FOR SPA & SALOON
- ADMINISTRATIVE OFFICE
- DELUXE GUEST ROOMS
- PROVISION FOR COFFEE LOUNGE
- PROVISION FOR CAR WASH AREA
- MULTI- PURPOSE HALL
- BANQUET HALL
- MEDITATION HALL/  
YOGA ROOM/AEROBICS
- MOVIE THEATRE
- CONFERENCE ROOM
- DRIVER DORMITORY
- LIBRARY





Typical Floor Plan

## ABOUT THE DEVELOPER

DSR Builders & Developers is a path breaking and passionate real estate company with an extraordinary vision to transform the urban landscape into livable, lovable and enviable eco system which is built to last and futuristic. A Company with a strong foundation rooted into a large real estate group with traditional values of trust , reliability and integrity, set out on a mission to build modern and magnificent living spaces encompassed with world class infrastructure, state of the art technology , Eco Friendly Construction norms and uncompromised quality standards. Competent & Highly experienced team is one of the core strengths of DSR Builders & Developers.

Mr.D.Raghurami Reddy, Managing Director of DSR Builders & Developers is an institution in himself with more than 20 years of rich experience in the field of construction as part of a large real estate group. Mr.D.Raghurami Reddy had embarked on a new journey by formation of a new company in the name of DSR Builders and developers along with highly passionate, specialized and skilled team members. He has a clear vision to beat the clutter by carving out iconic projects which are both a Home dreamer's abode and also an investor paradise. DSR Builders & Developers introduced uber luxury life style apartments in Hyderabad through one of its prestigious project "DSR Reganti". State of the art concepts and techniques are widely implemented in all the projects to optimize water efficiency, energy efficiency etc which contribute to resident health, happiness and well being. The company has exciting and fascinating plans with iconic and pathbreaking projects with international standards lined up for coming years.

DSR is rooted in trust, integrity and reliability, with years of rich experience and customer gratification. Our vision to build a modern skyline for Hyderabad through innovation and style, continues to define us. We envisioned a state-of-the-art lifestyle residence replete with avant-garde features. Today, it is a reality. For DSR, there are still many miles to go. But a great step in this direction is -The First by DSR

# OUR RECENT DEVELOPEMENTS



THE FIRST



BN TECH SQUARE



GVK SKY CITY



SONTHALIA SKY VILLAS



THE CLASSE



DSR REGANTI PHASE II

PRINCIPAL CONSULTANT,  
ARCHITECTURE & INTERIOR DESIGN



STRUCTURAL  
CONSULTANT



MEP  
CONSULTANT



LANDSCAPING  
CONSULTANT



PMC  
CONSULTANT



FIRE SAFETY



PLUMBING



ELECTRICAL



ELECTRICAL



STP WTP



RERA CONSULTANT



ADVERTISING & MARKETING  
CONSULTANT



WALKTHROUGH / IMAGES



CONCEPT & DESIGN





**DSR BUILDERS & DEVELOPERS**

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[www.dsrbuilders.in](http://www.dsrbuilders.in) | [www.wbydsr.com](http://www.wbydsr.com)

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