

# SOM BOULEVARD

MOKILA

NATURE'S NEIGHBOURHOOD



# Nature's Neighbourhood

Many of us assume, the calming and enhancing effects of nature can be found only outside the city and one must travel out of the urban mix to experience nature.

Presenting SOM BOULEVARD. The Nature's Neighbourhood.

Spread over 40 acres of quality green spaces and thriving neighbourhood, Som Boulevard integrates nature into your life by making homes more livable and life more pleasurable.

# SOM BOULEVARD

Gandipet



Samasthi Intl. School



Sky Zone Trampoline Park



# The Neighbourhood

A neighbourhood rich in beauty, entertainment facilities, outdoor sports and excellent connectivity, Mokila is an ideal destination for new home seekers. The wonderful mix of natural liveliness and peace all around makes it Hyderabad's primary residential precinct.

A picturesque countryside environment and wide open spaces characterize Som Boulevard. Serene, lush, expansive and enveloped in the lap of nature, it is truly a piece of paradise on earth.



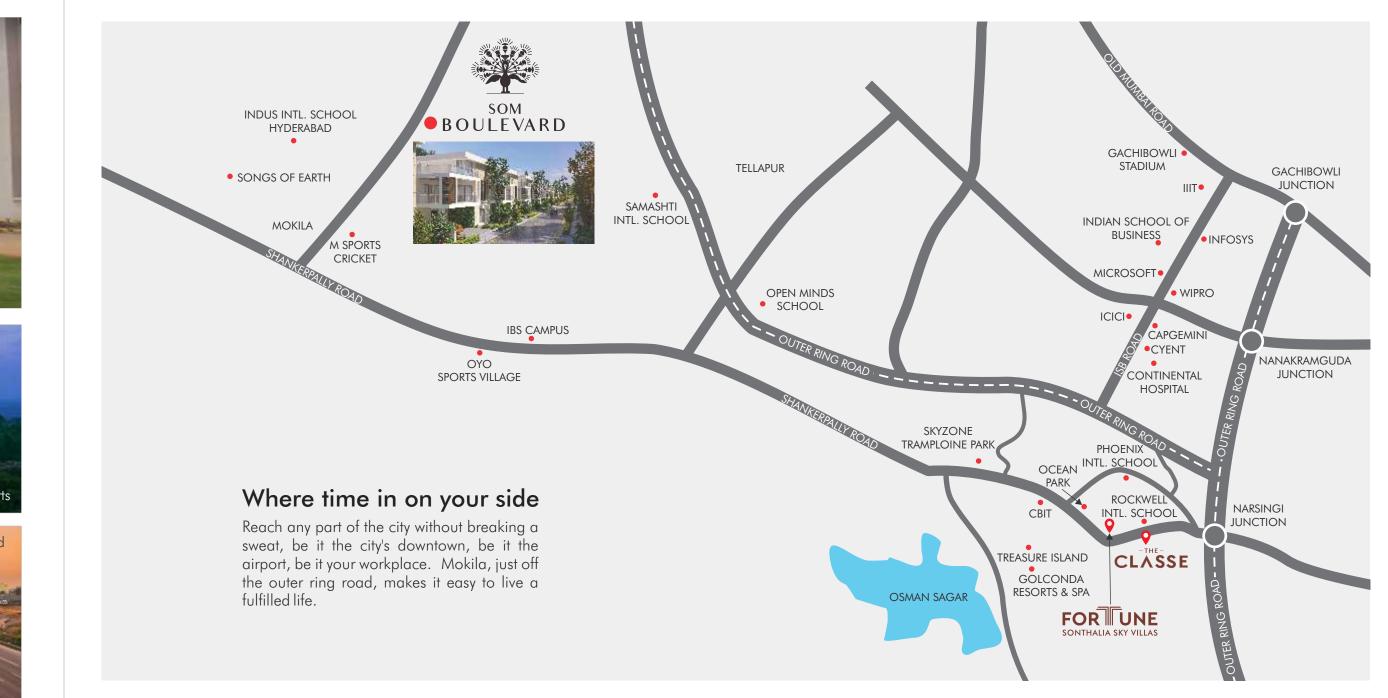






Indus Intl. School

IBS-Hyderabad-Campus



### **PROXIMITY**:



### SCHOOLS

Birla Open Minds School < 10 mins Prachin Global School < 05 mins Indus Intl. School < 05 mins Samasthi Intl. School < 10 mins



COLLEGES

CBIT < 10 mins MGIT < 10 mins ICFAI < 05 mins



FUN Golconda Resorts < 10 mins

| Sky Zone        |           |
|-----------------|-----------|
| Trampoline Park | < 10 mins |



### CONNECTIVITY

| Shankerpally Rly. Stn. | < 05 mins |
|------------------------|-----------|
| Nagulapalli Rly. Stn.  | < 10 mins |
| Intl. Airport          | < 45 mins |



### NEIGHBORHOOD

| Shankerpally       | < 10 mins |
|--------------------|-----------|
| Kokapet            | < 15 mins |
| Gandipet           | < 15 mins |
| Financial District | < 20 mins |

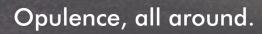


# Modern Villas, timeless luxury.

Presenting the finest villas in the lap of mother nature, Som Boulevard is spread across 40 acres of prime property and offer 270 aesthetically designed villas in Mokila. The culmination of space, nature, design and construction innovation provides gorgeous, fully-functional villas.







14.10

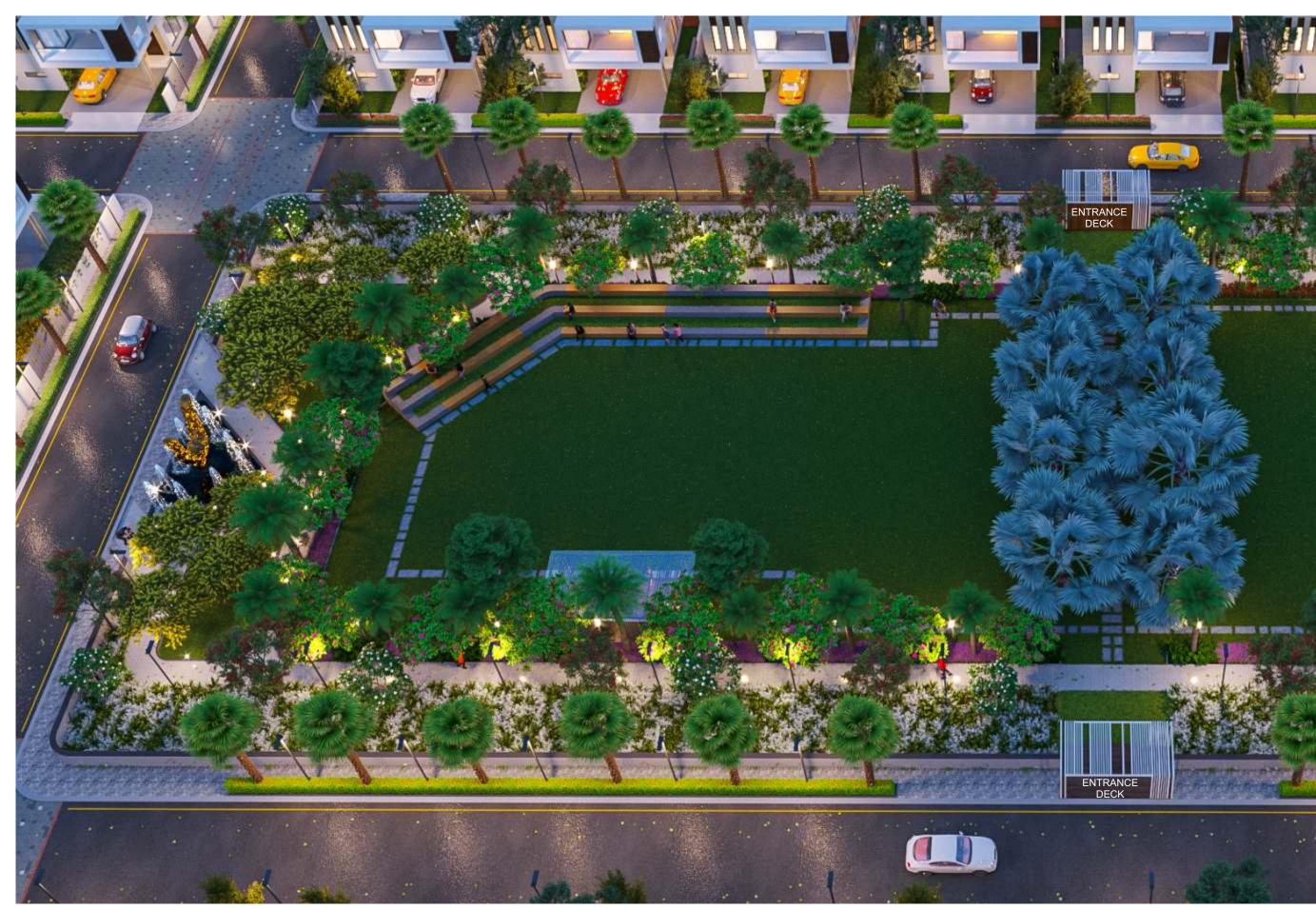
SOM BOULEVARD

The beautifully designed entrance extends a warm welcome and is sure to cast a spell from the moment you lay your eyes on it.









Landscaped Central Park



# Discover all the ways nature plays The garden of comforts will lure you to step outside to relax and soak in the ethereal atmosphere at the central park.

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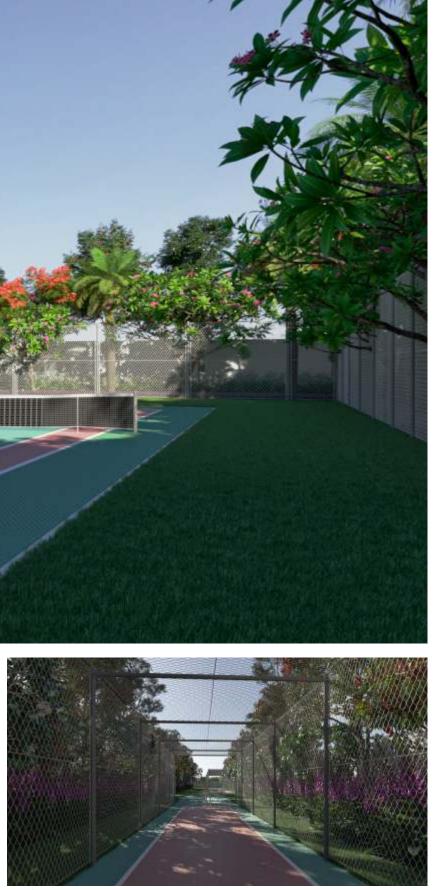
### Gazebo Seating spaces

Walkway









Basketball Court

Children Play area

Cricket Practice Net

Fitness zone

Children Play area

Kids Cycling Park



East & West Facing Street - 300 Sq yds.







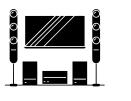
Total Built up Area **4135 Sft.** 



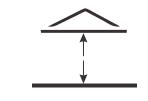
Ground + **Two Floors** 



Two **Cars Parking** 



Four Bedrooms + **Home Theatre** 



Floor Height Ground-11'6" First & Second-11'



Wooden Flooring in **Master Bedroom** 



GROUND FLOOR PLAN BUILT UP AREA - 1633 SFT.

FIRST FLOOR PLAN BUILT UP AREA - 1532 SFT.

## SECOND FLOOR PLAN BUILT UP AREA - 970 SFT.









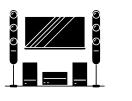
Total Built up Area **4140 Sft.** 



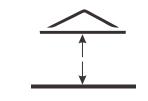
Ground + **Two Floors** 



Two **Cars Parking** 



Four Bedrooms + **Home Theatre** 



Floor Height Ground-11'6" First & Second-11'



Wooden Flooring in **Master Bedroom** 





GROUND FLOOR PLAN BUILT UP AREA - 1650 SFT.

FIRST FLOOR PLAN BUILT UP AREA - 1518 SFT.











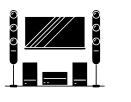
Total Built up Area 4008 Sft.



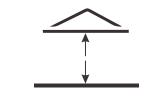
Ground + **Two Floors** 



Two **Cars Parking** 



Four Bedrooms + **Home Theatre** 



Floor Height Ground-11'6" First & Second-11'



Wooden Flooring in **Master Bedroom** 





GROUND FLOOR PLAN BUILT UP AREA - 1590 SFT.

FIRST FLOOR PLAN BUILT UP AREA - 1457 SFT.

# SECOND FLOOR PLAN BUILT UP AREA - 961 SFT.











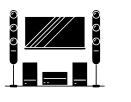
Total Built up Area **3931 Sft.** 



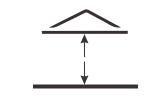
Ground + **Two Floors** 



Two **Cars Parking** 



Four Bedrooms + **Home Theatre** 



Floor Height Ground-11'6" First & Second-11'



Wooden Flooring in **Master Bedroom** 





GROUND FLOOR PLAN BUILT UP AREA - 1590 SFT.

FIRST FLOOR PLAN BUILT UP AREA - 1417 SFT.













State of Females,

# Contemporary villas that reflect your lifestyle.

True luxury is having the choice to pick from the best. The east and west facing villas on offer come in 4 distinctly different options for you to chose the best that suits your lifestyle.

East & West Facing Street - 400 Sq yds.







Total Built up Area **5200 Sft.** 



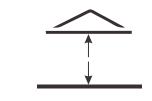
Ground + **Two Floors** 



Two **Cars Parking** 



Four Bedrooms + Home Theatre



Floor Height Ground-12'6" First & Second-11'6"



Wooden Flooring in **Master Bedroom** 







GROUND FLOOR PLAN BUILT UP AREA - 2004 SFT.

FIRST FLOOR PLAN BUILT UP AREA - 2085 SFT.











Total Built up Area **5200 Sft.** 



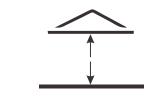
Ground + Two Floors



Two **Cars Parking** 



Four Bedrooms + Home Theatre



Floor Height Ground-12'6" First & Second-11'6"



Wooden Flooring in **Master Bedroom** 





GROUND FLOOR PLAN BUILT UP AREA - 2085 SFT.

FIRST FLOOR PLAN BUILT UP AREA - 1903 SFT.





Landscaped **Deck Area** 

## SECOND FLOOR PLAN BUILT UP AREA - 1212 SFT.





Total Built up Area **5202 Sft.** 



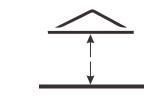
Ground + **Two Floors** 



Two **Cars Parking** 



Four Bedrooms + **Home Theatre** 



Floor Height Ground-12'6" First & Second-11'6"



Wooden Flooring in **Master Bedroom** 





GROUND FLOOR PLAN BUILT UP AREA - 2012 SFT.

FIRST FLOOR PLAN BUILT UP AREA - 1858 SFT.









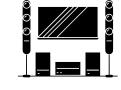
# West Facing Villa - 400 Sq yds. Type- 2 N



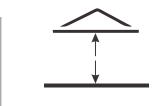








Four Bedrooms + Home Theatre



Floor Height Ground-12'6" First & Second-11'6"



Wooden Flooring in **Master Bedroom** 



GROUND FLOOR PLAN BUILT UP AREA - 1903 SFT.

FIRST FLOOR PLAN BUILT UP AREA - 2012 SFT.













# Lavish. Spacious. Exclusive.

Designed to offer you the ultimate luxury of space and privacy, these villas are lavish and largest in the community. Go beyond the ordinary and discover a life that is refined and truly luxurious.









Total Built up Area **5956 Sft.** 



Ground + **Two Floors** 

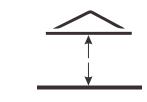
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Two **Cars Parking** 



Four Bedrooms + Home Theatre



Floor Height Ground-12'6" First & Second-11'6"



Wooden Flooring in **Master Bedroom** 





FIRST FLOOR PLAN BUILT UP AREA - 2449 SFT.

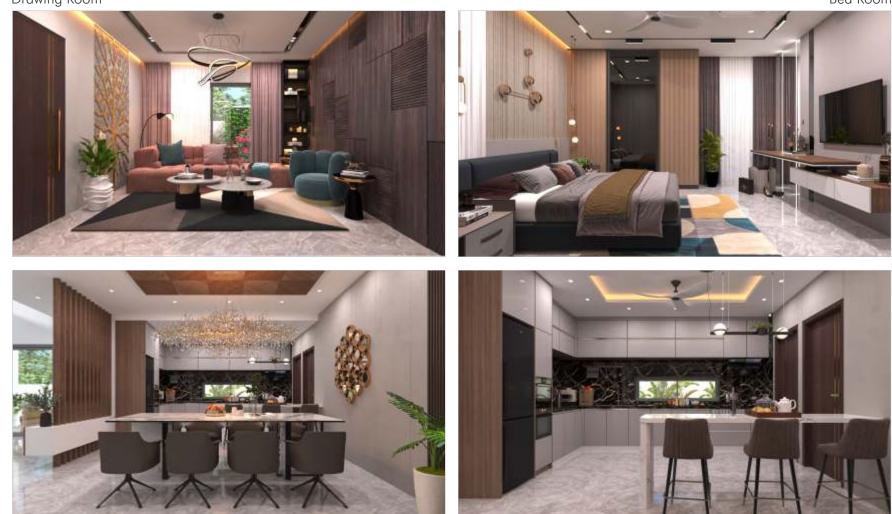








Drawing Room



Dining Area



# Homes you aspire and deserve

Som Boulevard residences combine resort style amenities with the features you can't live without. Vastu compliant, abundant ventilation, expansive spaces, premium fittings and fixtures ensure that you savor the moments spent here. Achieve perfect serenity in life with living spaces that give you absolute freedom and environment.

# **Ground Floor**

Bed Room

Kitchen



Master Bedroom

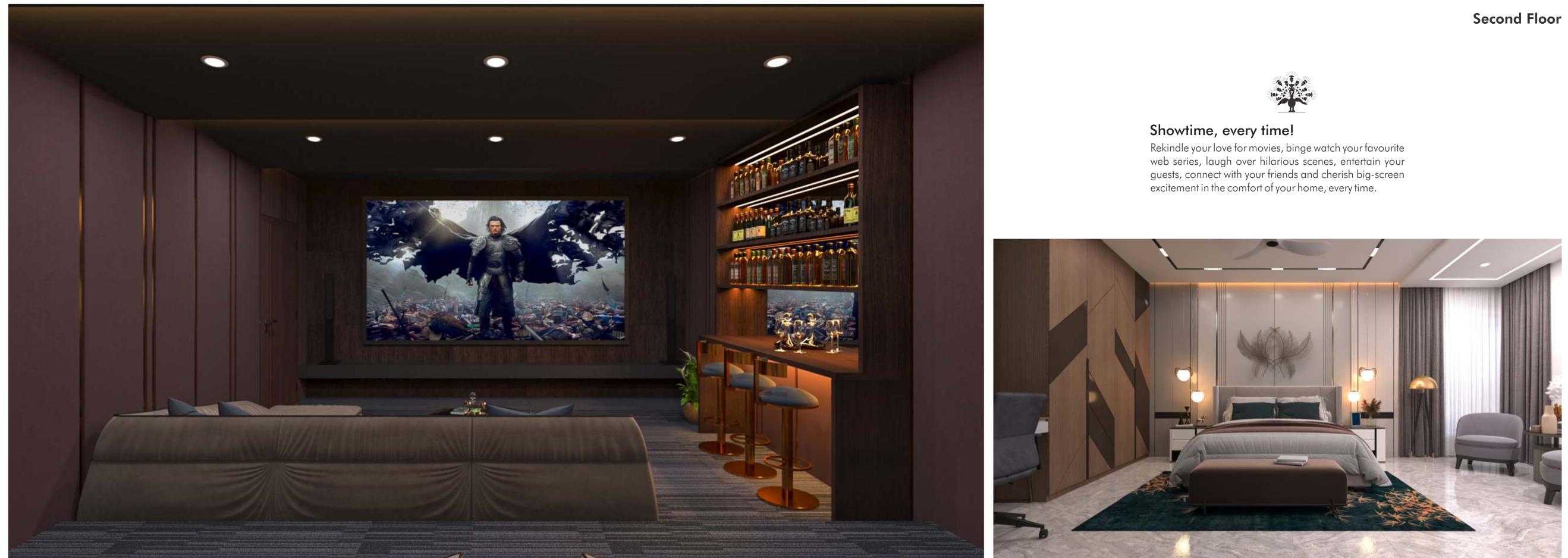
Bathroom

Find time to do your favorite things at your favorite corner, whether it is reading, writing, working, making calls or just spending some 'me time'. Come home to a feeling of relaxation and cherish your privacy.

# First Floor



Children Bedroom



Home Theatre



Bedroom



# 48,000 Sft. CLUBHOUSE Exclusive privileges.

Slow down and enjoy the myriad pleasures life has to offer. The clubhouse of Som Boulevard has something exclusive for everyone. Play, relax and socialize at the highest level of convenience.





Clubhouse View from Balcony

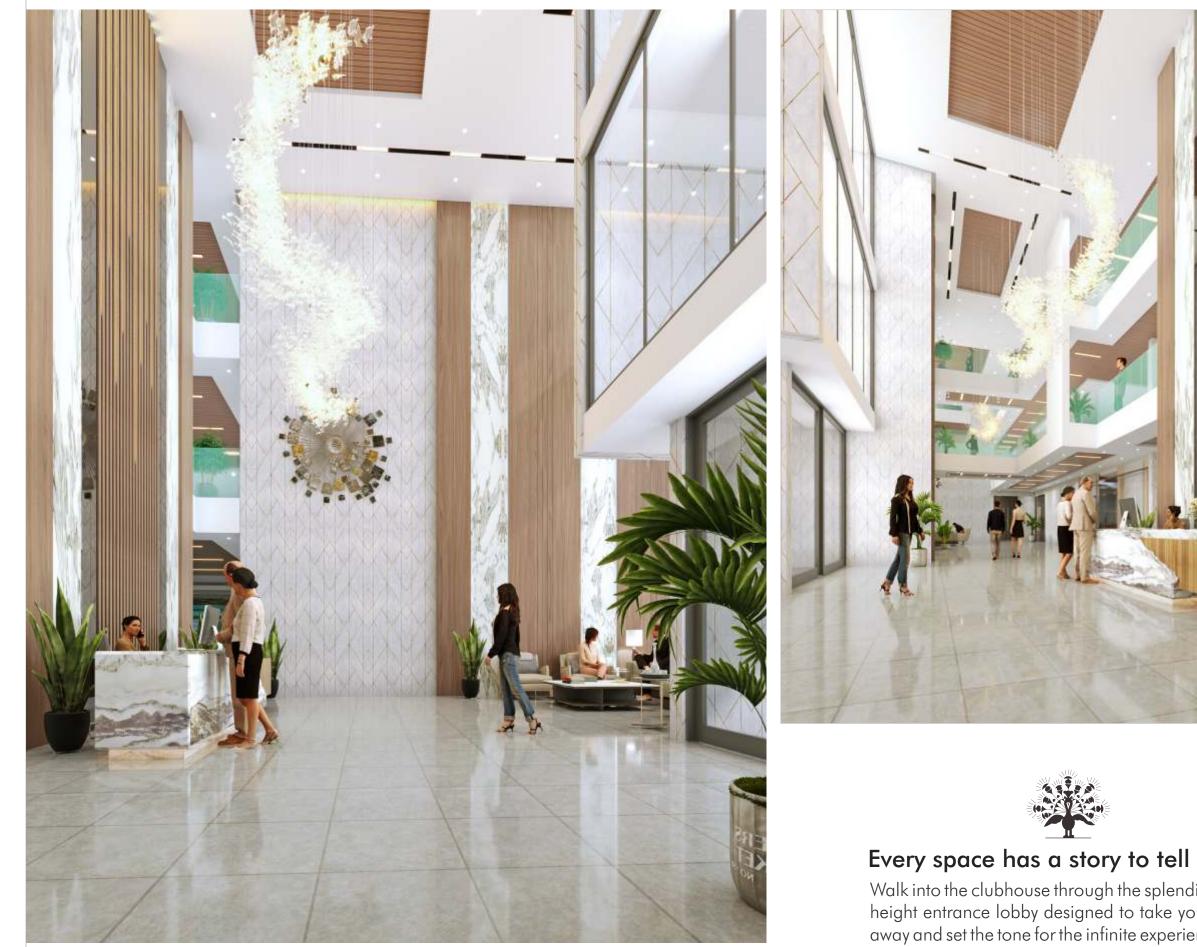
Clubhouse

# Clubhouse Ground Floor



### Amenities

Reception | Outdoor Swimming Pool | Indoor Swimming Pool | Waiting Lounge | Multipurpose Hall | Banquet Hall | Cafeteria | Pharmacy | Grocery



Double Height Reception





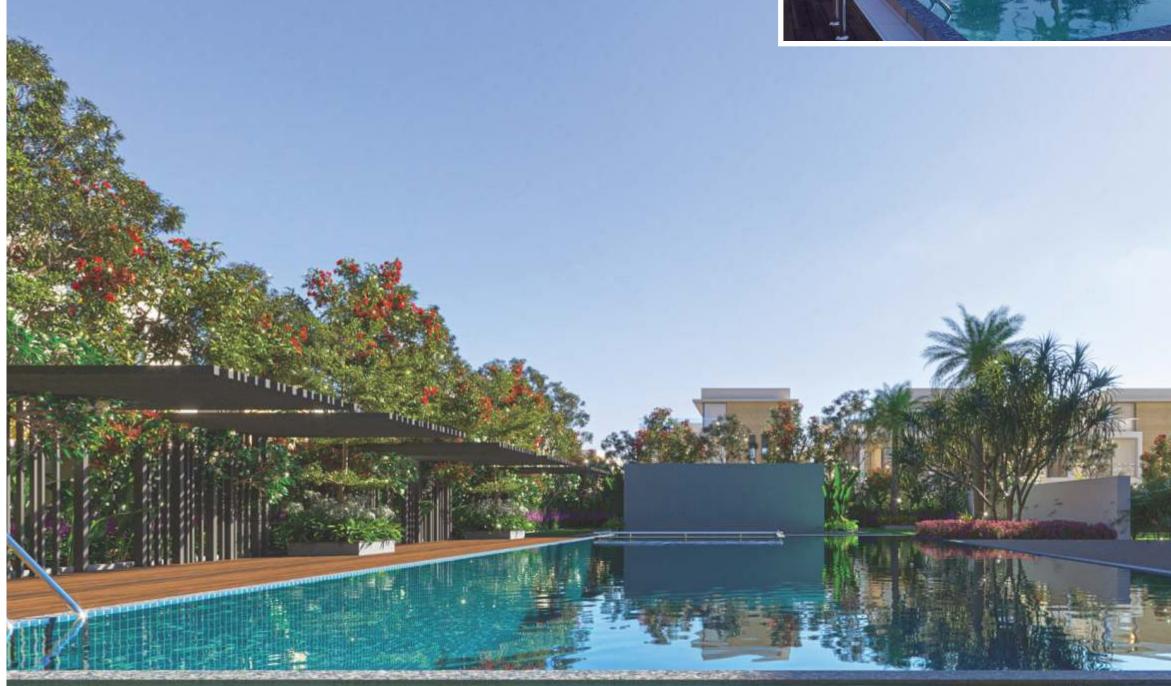
Walk into the clubhouse through the splendid double height entrance lobby designed to take your breath away and set the tone for the infinite experiences.

# Hit the Refresh button



Outdoor Swimming Pool Spend relaxing evenings with friends and family while swimming together, racing each other from one end of the pool to the other.

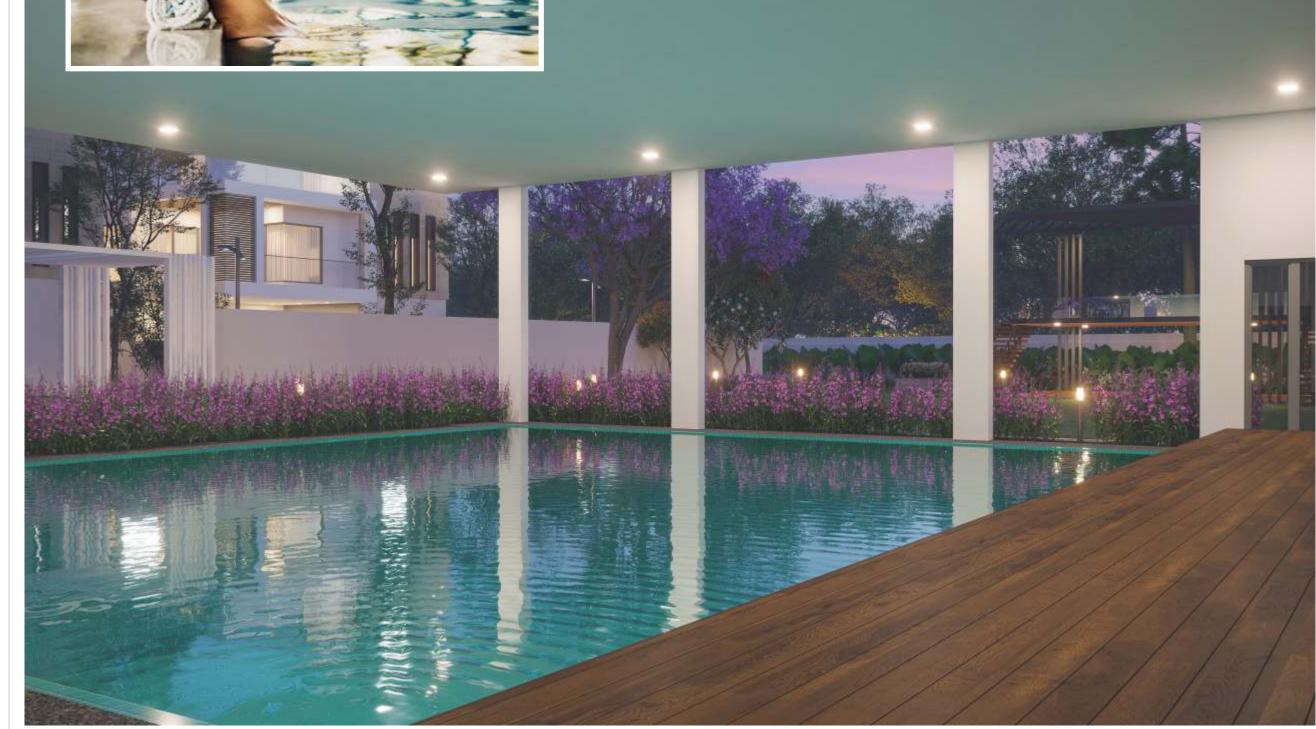








**Indoor Swimming Pool** Enjoy the best of pool life without having to step outside, without having to worry about the weather outside, while floating in the expansive indoor pool.



Indoor Swimming Pool





Cafeteria

# Clubhouse First Floor



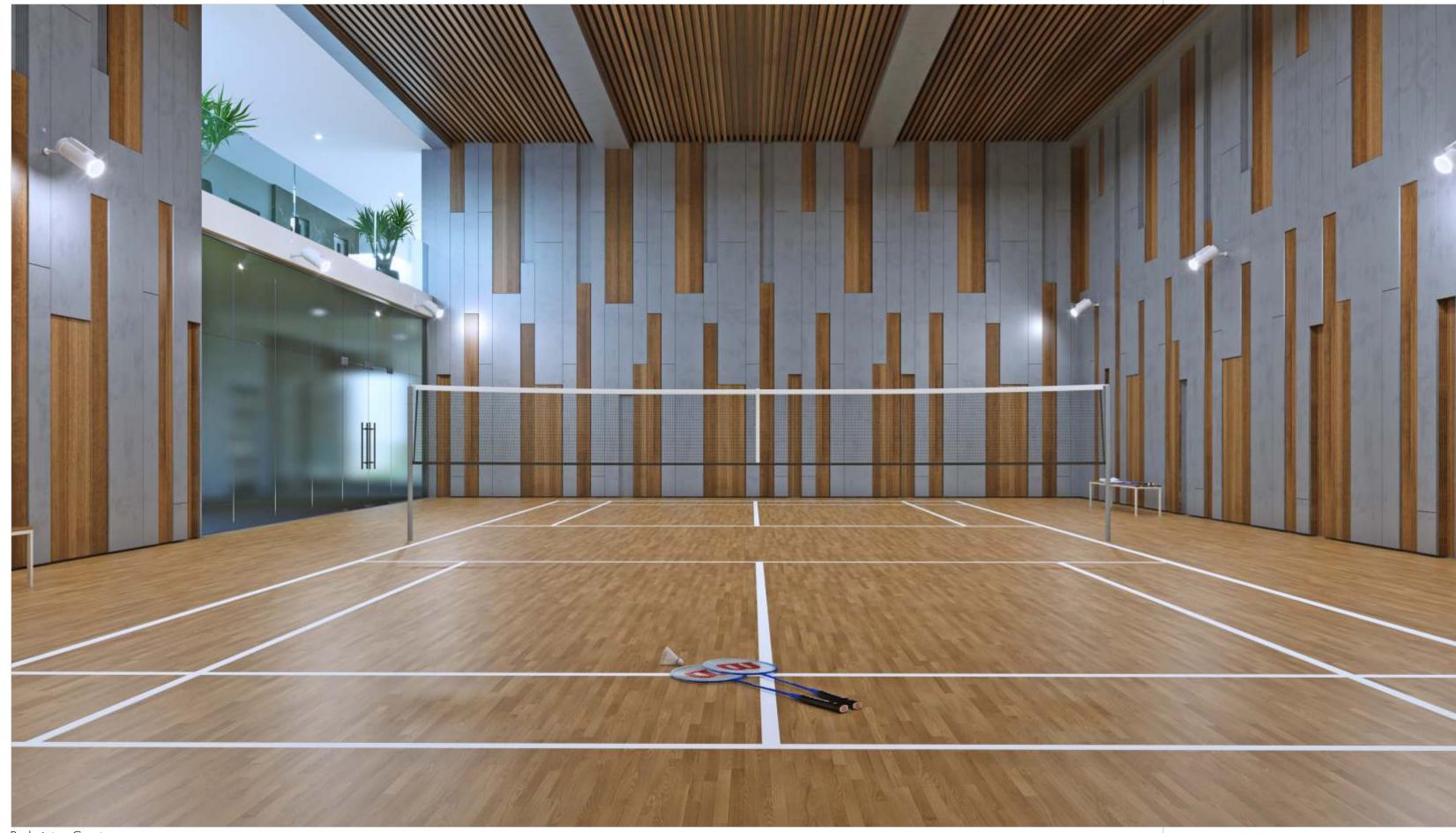
### Amenities

Preview Theatre | 2 Badminton Court | 2 Squash Court | Billiards | Table Tennis | Indoor Games | Saloon | Massage | Spa | Jacuzzi | Conference Room

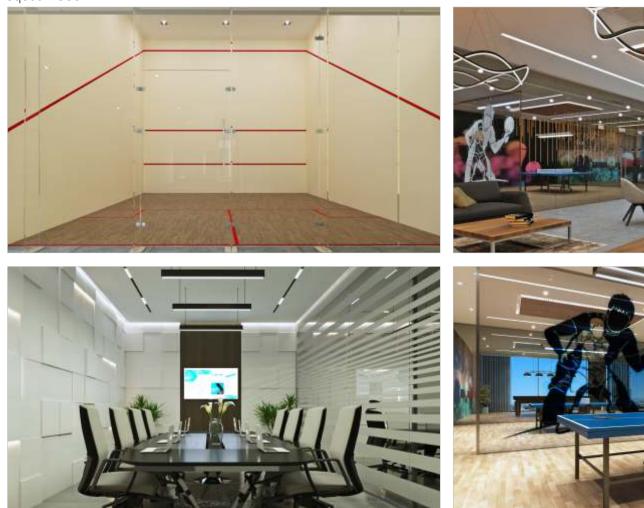




Preview Theatre



Squash Court



Conference Room



Make your games better Share laughs and lessons while making memories you'll all treasure for a lifetime playing with family or friends.





Table Tennis

# Clubhouse Second Floor



### Amenities

Gym | Yoga | Library | Cards Room | 3 Guest Room



# Reach the depths of your Soul

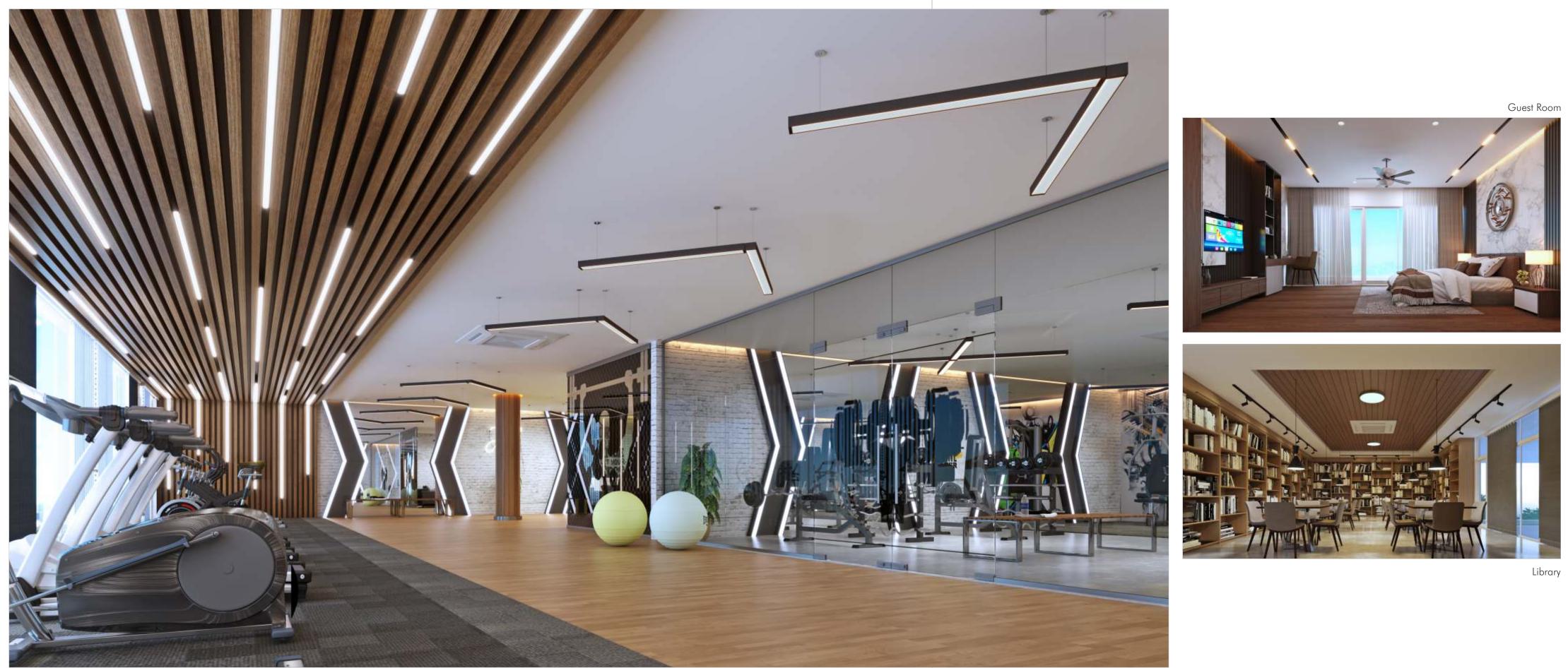
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Learn some new asanas, increase your flexibility and rejuvenate your body, mind and soul at the soothing Yoga & meditation centre.



Yoga







**Everything you need for a fitness fix** Fit exercise into your day and keep up with your fitness goals at our state-of-the-art workout facilities.



### LEGEND

#### OVERALL AREA

- 01. Entrance & Exit Gate
- 02. Main Entrance Paving
- 03. Junction area Paving
- 04. Entrance Water Feature
- 05. Avenue Plantation
- 06. Pathway / Jogging Track
- 07. Lawn

### CLUBHOUSE

- 08. Entrance Plaza
- 09. Entrance Water body with Bubbles
- 10. Cluster Trees beside Trees

### AQUA THERAPY ZONE

- 11. Lap Pool
- 12. Kids Pool
- 13. Indoor Pool
- 14. Pool Deck
- 15. Recliner Seating under covered Structure
- 16. Double Height Structure
- 17. Bar Counter under Pergola

#### CONVENTION ZONE

- 18. Entrance Deck / Stage with Pergola and free Standing Pillars
- 19. Party Lawn
- 20. Amphitheatre
- 21. Stage under Pergola

#### **RECLUSION ZONE**

- 22. Yoga under Trees
- 23. Bamboo's Grove
- 24. Tree's Grove

### ADRENALINE AND AGILITY ZONE

- 25. Children's Play Area
- 26. Elderly Seating Deck under Pergola
- 27. Children's Play Area with EPDM Flooring
- 28. Seating Deck under Pergola

### ADRENALINE AND AGILITY ZONE

- 29. Half Basketball Court 30. Beach Volleyball Court 31. Cricket Practice Pitch 32. Fitness Zone 33. Tennis Court 34. Kid's Cycle Park 35. Skating Rink 36. Pets Park
- EXHIBIT ZONE
- 37. Butterfly Garden with Sculpture



# TOTAL VILLAS 270

# VILLA STRUCTURE GROUND + 2 FLOORS

CLUBHOUSE 48,000 Sft.

VILLAS SIZE **300 - 400 - 475** sq.yds.

# TOTAL LAND AREA 40 ACRES





### **Specifications**

#### STRUCTURE

- R.C.C. framed structure to withstand Wind and Seismic Loads.
- Super Structure: Reinforced shear walls for external walls

#### PAINTING

#### External

• Textured finish with two coats of weather proof exterior emulsion paint of reputed make.

#### Internal

• Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make over a coat of primer.

#### Sitout & Deck

• Weather proof paint of reputed make over external putty finish at utility / sit out walls & ceiling.

#### MAIN DOOR FRAME & SHUTTER

#### Frame

• Main door frame of 7'6" height with premium designer hardware fittings

#### Shutter

• 48mm thick flush door shutter made of solid block board core construction, cross bands and face veneer hot Pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and P.U polish on both sides.

### INTERNAL DOOR FRAME & SHUTTER

#### Frame

• Internal door frame of 7'6" height with premium designer hardware fittings

#### Shutter

• 40mm thick flush door shutter made of solid block board core construction, cross bands and face veneer hot Pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and P.U polish on both sides.

### WINDOWS & FRENCH DOOR FRAME & SHUTTER

- French Doors: Anodised Aluminium frames/UPVC with toughened glass panelled sliding shutter with toughened high performance glass and offers advanced thermal to withstand wind loads.
- Windows: Imported Aluminium frames, toughened with energy efficient glass sliding / casement with provision for mosquito track and designer hardware of reputed make.
- Ventilators: UPVC/Aluminium ventilator for all toilets, store, kitchen, servant room & servant toilet.
- Balcony Railings: Aesthetically designed toughened glass railing systems with high-quality handrails, cap rails and railing base of reputed make.

#### HARDWARE

- Hard ware in brush finished stainless steel for all doors.
- All the doors with towel bolts and a mortise lock or tubular / cylindrical lock.
- Magnetic / Concealed door stoppers of reputed make for the main door and the bedroom doors.

### ELEVATORS / LIFTS

• Provision for lift, branded lift at additional cost.

### DRAWING, DINING, LIVING, KITCHEN & FOYER, GROUND FLOOR BEDROOM

Flooring: Premium Large size vitrified tiles with 4-inch Skirting

#### MASTER SUITE ROOM, MULTI PURPOSE ROOM

• Engineered wooden flooring of reputed make.

### INTERNAL STAIRCASE

• Imported Marble/Granite

#### BATHROOM & POWDER ROOM

• Acid resistant & anti-skid premium, vitrified tiles and wall cladding up to lintel height

#### UTILITY

• Glazed Ceramic tiles for wash area.

### BALCONIES

• Anti-skid imported quality vitrified tiles

### PARKING AREA

• Combination of wash concrete and granite

### KITCHEN / UTILITY / WASH

- Separate tap connection for municipal water and borewell water.
- Double Stainless Steel sink in the utility and single bowl sink in the kitchen with single lever spout.
- Power plugs for cooking range Chimney, Refrigerator, Microwave Oven, Mixer / Grinder and Aqua Water in kitchen.
- Provision for Dish Washer, Washing Machine with CP Fittings.

### SANITARY & FIXTURES

#### Water Closets

• Western Style, porcelain EWC of reputed make in all bathrooms.

#### Health Faucets

• Health faucets of reputed make in all bathrooms.

#### Wash Basins

• Porcelain wash basins with granite counter top of reputed make.

#### Cockroach Traps

• A detachable stainless steel cockroach trap of reputed make in all bathrooms.

#### Overhead Showers

• Overhead showers of reputed make in all bathrooms.

#### Faucets

- All faucets (CP), heavy body metal fittings of reputed make.
- Hot water connection to the shower and wash basin in each bathroom

#### Rain Showers

• Rain Showers in master bedroom

#### ELECTRICAL FIXTURES

- Internal Electrical Fixtures.
- Plug points for T.V. & Audio Systems etc.
- Concealed copper wiring of reputed make.
- 3 phase Supply for each unit and Energy Meter.

|   | CLUB HC                 |
|---|-------------------------|
|   | • Recepti               |
|   | • Swimm                 |
| Miniature Circuit Breakers (MCB) for each distribution boards of reputed make.  | • Kids Po               |
| Modular Switches of reputed make.   | • Temper                |
| LED Light Fixtures for all Common Areas & Landscape Area Lighting   | • Super N               |
| TELECOMMUNICATION, CABLE TV AND INTERNET  | • Pharma                |
| <ul> <li>Telephone points in Living, Dining Areas, all Bedrooms.</li> </ul>   | Crèche                  |
| <ul> <li>Intercom facility to all the units connecting Security.</li> </ul>   | • Multi-Pu              |
| DTH Provision for Cable Connection in Living and all Bedrooms.  | • Mini Ho               |
| • Wired internet provision in master bedroom, children bedroom and drawing room.  | • Guest F               |
| WTP & STP   | • Indoor                |
| • Fully treated water made available through exclusive water softening plant of bore well water.  | • Badmin                |
| • 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. | • Yoga/A<br>• Air Cor   |
| WATER SUPPLY  | • Saloon,               |
| • Centralized water distribution by hydro-pneumatic system for all villas with individual water meters for each villa   | • Squash                |
| CAR PARKING   | • Cards F               |
| • 2 Car Parks for Each Villa  | Preview                 |
| PARKING MANAGEMENT  | • Cafeter               |
| Parking signage at required places to ease traffic flow.  | • Confere               |
| GENERATOR   | • Library               |
| 100% DG set Backup with acoustic enclosure & AMF Panel for all villas and Common area.  | • Work St               |
| LPG   | OUTDO                   |
| <ul> <li>Provision for supply of gas from centralized Gas bank to all individual villas with gas meter.</li> </ul>  | • Jogging               |
|   | • Bicyclin              |
| BMS   | • Private               |
| Building management software for gas bank, generator power, general power connection.   | • Flower                |
| WASTE MANAGEMENT  | • Childre               |
| • Separate bins to collect dry waste (paper, plastic, glass, & metals), E-waste(batteries, lamps), and wet waste(organic).  | Pets Go                 |
| RAINWATER HARVESTING  | • Cricket               |
| Rain water harvesting through recharge wells onsite to improve ground water level.  | • Half Ba<br>• Tennis ( |
| EXTERNAL LIGHTING   |                         |
| <ul> <li>LED Lightings posts with lamp fittings and LED lights, in Landscaping areas</li> </ul>   | • Pergola<br>• Amphitl  |
| LANDSCAPE & WATER BODIES  | • Senior (              |
| • Landscape and water bodies in the landscaped areas wherever feasible and in TOT – LOT areas as per design of landscape consultant.                                  | • Water E               |
| SECURITY  | Optional f              |
| <ul> <li>Sophisticated round the clock security system</li> </ul>   | • VRV / V               |
| Video door phone facility at main door  | drawing                 |
| Intercom from security to all villas  | and all                 |
| Boom barriers at entry for vehicles with mechanical operation.  | • Module                |
| COMPOUND WALL   | • False C               |
| • Aesthetically designed compound wall shall be constructed all around the gated community with solar fencing.  | • Brande                |

e lever spout. Inder and

tion/Waiting Lounge ning Pool with Deck erature control pool Market nacv Purpose Hall Rooms r Games –Billiards & Table Tennis nton Court Aerobics onditioned Gymnasium n/Spa for men & women h Court s Room w Theatre erence Rooms/Business Lounge Station OOR AMENITIES ng Track ing Track Green Area er Park en Play Area Garden et Pitch Basket Ball Court s Court la with Seating Area itheatre r Citizen Area r Bodies features at extra cost: VRF system of reputed make in ng room, living room, dining room ll bedrooms ılar Kitchen Ceiling with Light fixtures ed Lift

### CLUB HOUSE



# **CREATORS OF SUPERIOR VALUE**

Sri Sreenivasa is renowned for persistent delivery of value and adaptation to changing customer needs. We believe in spearheading change and setting a new benchmark every single time we take up a project. The stunning results have established us firmly on the wish list of those who seek superior value and an all-inclusive way of life.

We have built world-class residential and commercial developments in Hyderabad & Chennai. Some of our landmark projects include the GVK Sky City, Fortune One, Fortune Prime, Fortune Sky Villas and Esmeralda Fortune.

## A few of our other ongoing projects



5.2 Acres | 4 Blocks | 232 Apartments 2 Basement & G + 28 Floors 4 BHK | 6333 to 7333 Sft. 45,000 Sft. Clubhouse



3.2 Acres | 4 Towers | 98 Apartments 3 Stilt Parking + G + 13 Floors 4 BHK | 5555 Sft. 30,000 Sft. Clubhouse



3.3 Acres | 4 Wings | 174 Apartments 3 Basement Parking + 10 Upper Levels 3 & 4 BHK | 2630 - 4015 Sft. 24,500 Sft. Clubhouse

















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