





L I V E E X C L U S I V E

58 ULTRA LUXURY RESIDENCES
IN THE HEART OF HYDERABAD



EXCLUSIVITY HAS
A NEW ADDRESS IN
THE HEART OF THE CITY





THERE'S A NEW HOME
IN TOWN

**THAT EVERYONE IS
LOOKING UP TO.**

Located in the vibrant
and happening part of
Hyderabad, at Road No. 12
Banjara Hills, is an exclusive
and spectacular residential
tower, that's more than just
a luxurious abode. It's a
landmark, that's home to
breathtaking views,
comforts, and you.

 KESINENI'S
RYSE
@ Road No. 12



TOWER
ONE

- 10 Floors
- 58 4BHK Luxurious Sky Villas
- 35,900 sft Of Recreational Spaces & Clubhouse
- Recreational Spaces Split Into: 35,900 sft
- 5800 sft - Clubhouse
- 2765 sft - Togetherment Areas
- 21150 sft - Terrace Landscape
- 5250 sft - Podium Landscape

OF ENDLESS
LUXURIES

EVERY HOME DESERVES
A MONUMENTAL ENTRANCE
THIS ONE'S YOURS.

A grand welcome awaits you every time you come home to Ryse. As you shimmer down the lavish lobby under the lights that shine just for you, prepare to be awestruck every, single, time.





A VIEW TO LIVE FOR

KESINENI'S
RYSE
© Road No. 12

KESINENI'S
RYSE
@ Road No. 12



THE TOGETHERMENT AREAS

The Togetherment Areas are unique conceptual spaces that let you engage your neighbours right at home but away from it as well. Present at every 4th level of the tower, each Togetherment Zone is a space filled with activities and seating spaces that are ideal to build bonds of friendship and trust.



The Togetherment Area - 1st Floor



The Togetherment Area - 1st Floor



ENGAGING
SPACES THAT BRING
PEOPLE TOGETHER



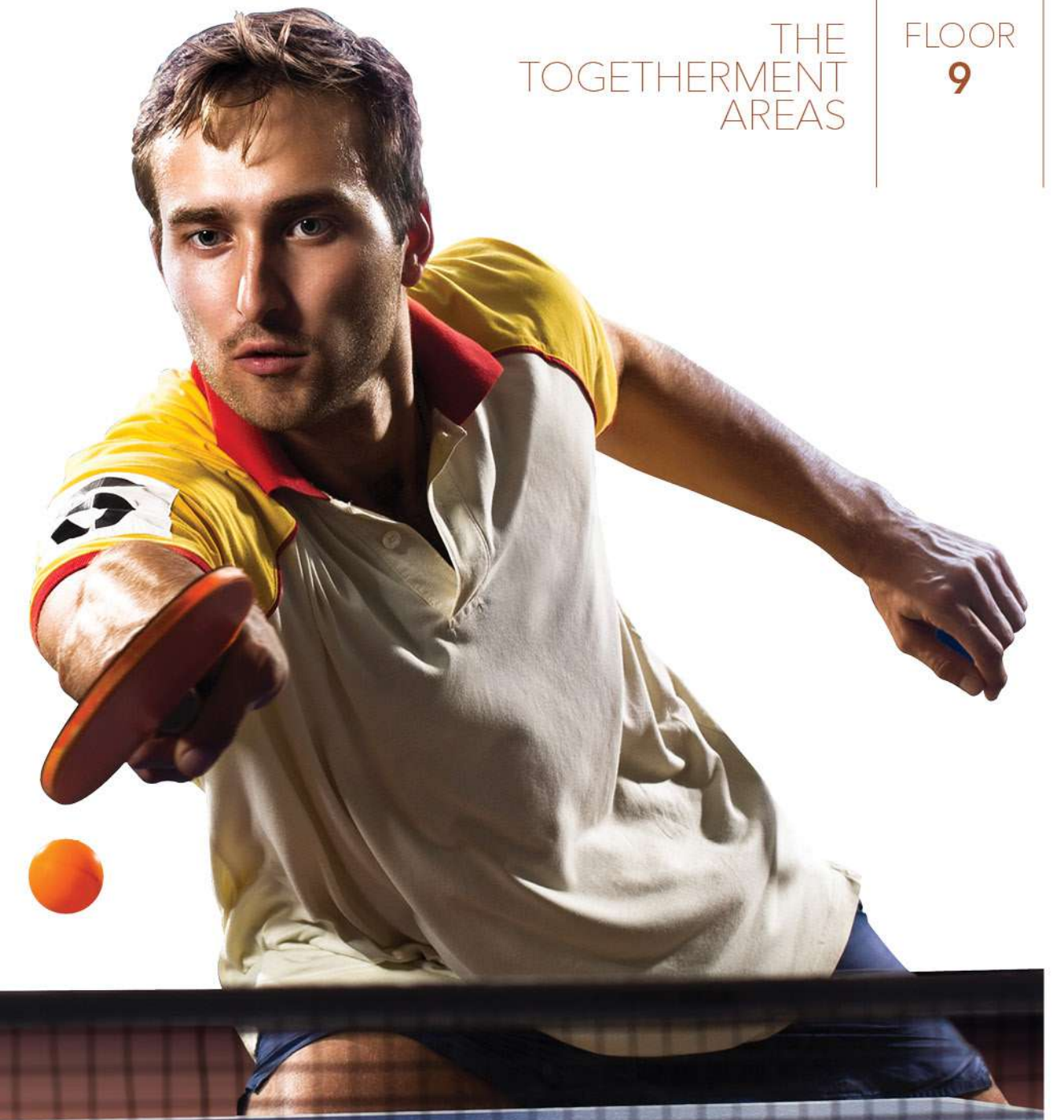
The Togetherment Area - 5th Floor



The Togetherment Area - 9th Floor



The Togetherment Area - 9th Floor



COMPETE, RELAX,
AND ENJOY TOGETHER
RIGHT AT HOME



KESINEN'S
RYSE
@ Road No. 12

THERE'S ALWAYS
SOMETHING HERE
TO KEEP YOU ENGAGED.

KESINENI'S
RYSE
@ Road No. 12



TERRACE
LANDSCAPE
AMENITIES.



Terrace Seating Area



Terrace Skyplex



Terrace Yoga



AT THE TOP OF IT ALL
IS WHERE THE FUN
CONTINUES



Terrace Mini Golf



EXPERIENCE
ENGAGEMENT
AT THE NEXT LEVEL



Terrace Swimming Pool

A HOME ADORNED
BY NATURE

**WHERE LIFE
BLOOMS NATURALLY.**

From carefully curated green
landscapes on the ground level
and specs of green spaces spread
across the tower to a personal forest
garden right at home, nature comes
home to nurture you at RYSE.



KESINENI'S
RYSE
@ Road No. 12



TABLE SOCCER



RECEPTION WITH
DOUBLE HEIGHT LOBBY



YOGA SPACE AT
THE TERRACE



AEROBICS



CHILDREN'S
PLAY AREA



SKYPLEX



KIDS POOL WITH
TEMPERATURE CONTROL



BASKETBALL
HOOP



MULTI LEVEL BANQUET
HALL WITH PARTY LAWN



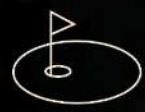
INDOOR &
OUTDOOR GYMS



SKYWALK



SWIMMING POOL WITH
TERRACE PARK VIEW



MINI GOLF

YOUR LIFE IN THE CLOUDS ONLY GETS BETTER.

From adventure-themed play zones to peaceful seating areas filled with soothing sounds of nature, your incredible home has so much more to enrich your life that we could go on and on for pages to come.





Barbeque Zone



Multi-purpose Court



Hammock Zone



THERE'S ALWAYS
MORE HERE
THAN MEETS THE EYE





BANJARA HILLS ROAD NUMBER 12

MASTER PLAN

LEGEND

- 01. Entry/Exit
- 02. Driveway
- 03. Pathway/Jogging Track
- 04. Building Drop-Off
- 05. Informal Seating Area
- 06. Rock Climbing Zone
- 06a. Seating Area With Shade Structure And Swings
- 07. Children's Play Area With Trampoline
- 08. Elders' Seating Plaza With Shade Structure
- 09. Basketball Hoop
- 10. Entry Corridor
- 11. Skyplex
- 12. Yoga/Meditation Deck With Stage
- 13. Sculpture Court
- 14. Informal Seating Area
- 15. Mini Golf
- 16. Wooden Deck With Informal Seating
- 17. Hammock Zone
- 18. Changing Rooms
- 19. Wooden Deck With Loungers
- 20. Shallow Pool With Loungers
- 21. Main Pool
- 22. Kids' Pool
- 23. Barbeque Zone
- 24. Party/Event Lawn With Stage
- 25. Sunrise Deck/View Deck
- 26. Elevated Skydeck
- 26a. Elevated Sunset Deck
- 26b. Elevated Sunrise Deck



TOWARDS BANJARA HILLS ROAD NUMBER 12

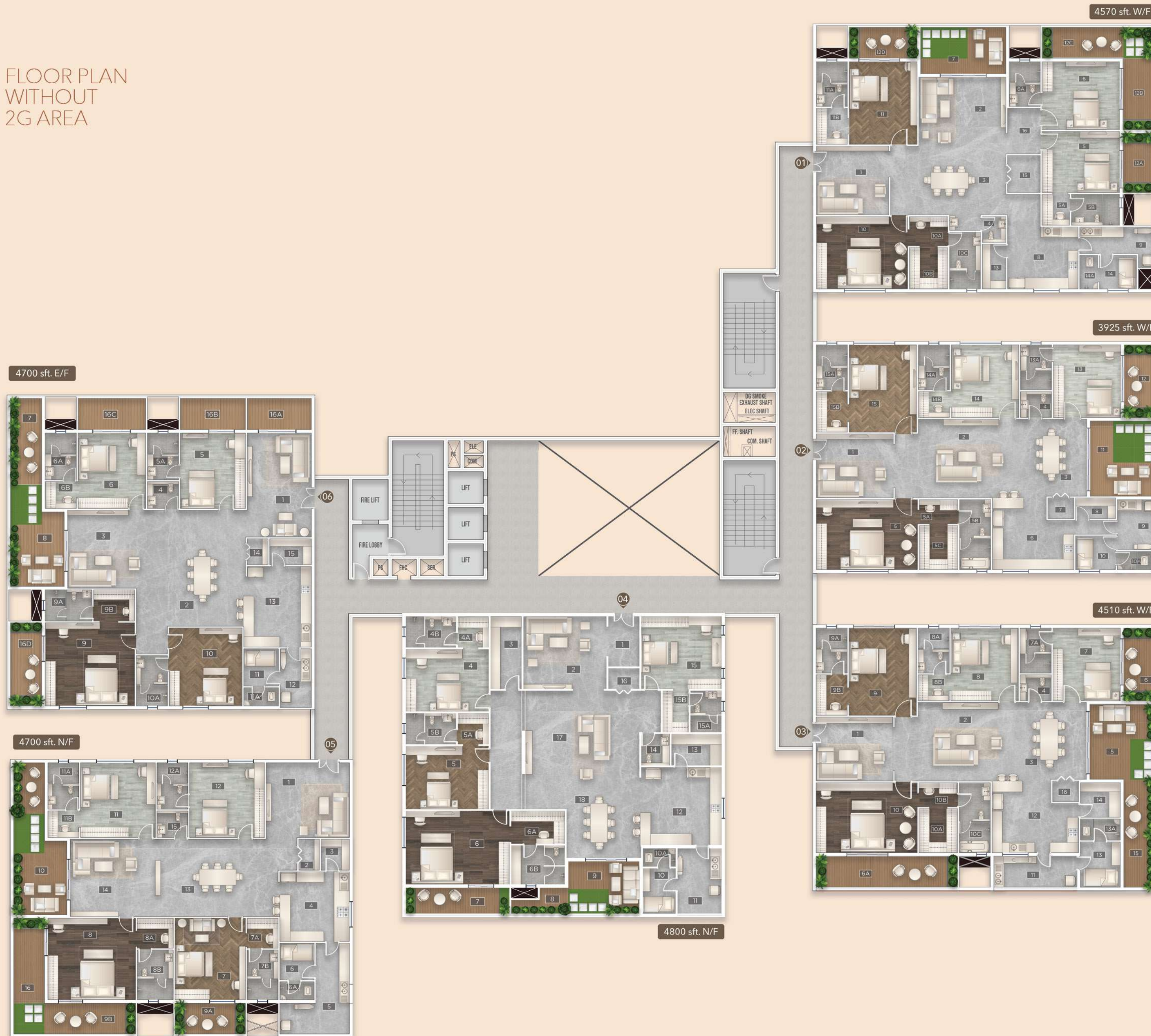
FLOOR
1,5,9

FLOOR PLAN
WITH
2G AREA



FLOOR
2, 3, 4, 6,
7, 8, 10

FLOOR PLAN
WITHOUT
2G AREA

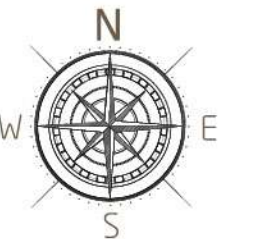




4570 sft.
4 BHK

TYPE-FLAT NO. 01 | (WEST FACING)

1. DRAWING	13'-8" x 13'-1"	8. KITCHEN	13'-6" x 11'-9"	12A. BALCONY	7'-1" x 11'-3"
2. LIVING	16'-2" x 13'-0"	9. UTILITY	15'-3" x 7'-9"	12B. BALCONY	7'-1" x 20'-2"
3. DINING	21'-11" x 13'-1"	10. M.BEDROOM	17'-3" x 13'-8"	12C. BALCONY	15'-5" x 6'-7"
4. PW. RM	4'-6" x 4'-11"	10A. DRESS	7'-3" x 5'-2"	12D. BALCONY	12'-9" x 6'-7"
5. BEDROOM- 2	14'-8" x 11'-3"	10B. WARDROBE	6'-9" x 7'-9"	13. STORE	4'-6" x 8'-5"
5A. DRESS	4'-10" x 5'-11"	10C. TOILET	5'-11" x 10'-9"	14. SUP. STAFF	7'-1" x 6'-4"
5B. TOILET	9'-1" x 5'-6"	11. BEDROOM - 1	12'-9" x 15'-8"	14A. SUP. TOI.	3'-5" x 6'-4"
6. GUEST BEDROOM	14'-8" x 12'-10"	11A. TOILET	5'-11" x 8'-5"	15. PUJA	6'-4" x 7'-1"
6A. TOILET	5'-11" x 8'-5"	11B. DRESS	5'-11" x 6'-11"	16. VESTIBULE	6'-4" x 8'-8"
7. TERRACE GARDEN	16'-2" x 9'-6"				



3925 sft.
4 BHK



TYPE-FLAT NO. 02 | (WEST FACING)

1. DRAWING	14'-6" x 12'-2"	6. KITCHEN	15'-5" x 13'-6"	13. GUEST BEDROOM	12'-3" x 13'-8"
2. LIVING	18'-6" x 14'-11"	7. PUJA	4'-11" x 3'-11"	13A. TOILET	5'-11" x 8'-6"
3. DINING	17'-10" x 14'-11"	8. STORE	7'-7" x 3'-6"	14. BEDROOM - 2	12'-10" x 13'-8"
4. PW. RM	5'-11" x 4'-10"	9. UTILITY	8'-4" x 9'-5"	14A. TOILET	5'-11" x 8'-6"
5. M.BEDROOM	19'-1" x 12'-9"	10. SUP.STAFF	7'-7" x 6'-4"	14B. DRESS	5'-6" x 4'-10"
5A. DRESS	7'-4" x 4'-2"	10A. SUP.TOI.	6'-5" x 3'-4"	15. BEDROOM- 1	12'-8" x 16'-6"
5B. TOILET	5'-11" x 13'-2"	11. TERRACE GARDEN	13'-6" x 14'-2"	15A. TOILET	5'-11" x 8'-6"
5C. WALK-IN CLOSET	6'-11" x 8'-7"	12. BALCONY	7'-1" x 13'-8"	15B. DRESS	5'-11" x 7'-7"



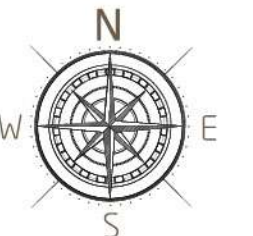


4510 sft.
4 BHK



TYPE-FLAT NO. 03 | (WEST FACING)

1. DRAWING	14'-6" x 12'-2"	8. BEDROOM - 2	12'-4" x 13'-8"	10C. TOILET	5'-11" x 13'-2"
2. LIVING	18'-6" x 14'-11"	8A. TOILET	5'-11" x 8'-6"	11. UTILITY	15'-7" x 6'-7"
3. DINING	17'-11" x 14'-11"	8B. DRESS	5'-11" x 4'-10"	12. KITCHEN	16'-5" x 13'-6"
4. PW. RM	5'-11" x 4'-10"	9. BEDROOM - 1	12'-3" x 16'-6"	13. SUP. STAFF	7'-6" x 8'-6"
5. TERRACE GARDEN	13'-5" x 14'-2"	9A. TOILET	5'-11" x 8'-6"	13A. SUP. TOI.	7'-6" x 4'-0"
6. BALCONY	7'-1" x 13'-8"	9B. DRESS	5'-11" x 7'-7"	14. STORE	7'-6" x 6'-6"
6A. BALCONY	26'-9" x 6'-7"	10. M.BEDROOM	19'-1" x 13'-2"	15. DECK	7'-1" x 20'-5"
7. GUEST BEDROOM	12'-8" x 13'-8"	10A. WALK-IN CLOSET	7'-4" x 8'-7"	16. PUJA	4'-11" x 3'-11"
7A. TOILET	5'-11" x 8'-6"	10B. DRESS	7'-4" x 4'-2"		



4800 sft.
4 BHK



TYPE-FLAT NO. 04 | (NORTH FACING)

1. FOYER	5'-11" x 9'-5"	6. MASTER BEDROOM	19'-2" x 13'-10"	12. KITCHEN	15'-6" x 14'-9"
2. DRAWING	15'-4" x 13'-8"	6A. DRESS	10'-1" x 5'-10"	13. STORE	9'-6" x 6'-0"
3. BOX ROOM	5'-11" x 13'-8"	6B. TOILET	10'-1" x 7'-3"	14. PW.RM	4'-11" x 6'-0"
4. BEDROOM - 1	15'-8" x 11'-9"	7. BALCONY	19'-2" x 5'-10"	15. GUEST BEDROOM	14'-9" x 13'-8"
4A. DRESS	6'-3" x 5'-11"	8. DECK	10'-10" x 5'-10"	15A. TOILET	5'-11" x 7'-10"
4B. TOILET	9'-1" x 5'-11"	9. TERRACE GARDEN	13'-6" x 10'-3"	15B. DRESS	4'-11" x 7'-10"
5. BEDROOM - 2	15'-8" x 12'-0"	10. SUP. STAFF	6'-3" x 8'-10"	16. PUJA	5'-11" x 3'-11"
5A. DRESS	6'-3" x 5'-11"	10A. SUP. TOI.	6'-3" x 3'-9"	17. LIVING	14'-6" x 28'-3"
5B. TOILET	9'-1" x 5'-11"	11. UTILITY	8'-2" x 13'-3"	18. DINING	13'-11" x 17'-9"





4700 sft.
4 BHK

TYPE-FLAT NO. 05 | (NORTH FACING)

1. DRAWING	15'-10" x 14'-2"	7B. TOILET	5'-11" x 9'-6"	11B. DRESS	5'-11" x 4'-7"
2. PUJA	3'-11" x 5'-11"	8. MASTER BEDROOM	16'-8" x 15'-6"	12. GUEST BEDROOM	13'-5" x 14'-2"
3. STORE	5'-4" x 5'-11"	8A. DRESS	6'-11" x 5'-8"	12A. TOILET	5'-11" x 8'-10"
4. KITCHEN	13'-3" x 13'-3"	8B. TOILET	6'-11" x 9'-6"	13. DINING	20'-4" x 14'-9"
5. UTILITY	13'-3" x 20'-4"	9A. BALCONY	13'-5" x 6'-7"	14. LIVING	19'-7" x 14'-9"
6. SUP. STAFF	6'-7" x 6'-11"	9B. BALCONY	23'-11" x 6'-7"	15. PW. RM	5'-11" x 5'-0"
6A. SUP. TOI.	6'-7" x 3'-6"	10. TERRACE GARDEN	10'-10" x 14'-4"	16. DECK - 1	6'-7" x 16'-3"
7. BEDROOM - 2	13'-5" x 15'-1"	11. BEDROOM - 1	14'-2" x 14'-2"	17. DECK - 2	6'-7" x 14'-6"
7A. DRESS	5'-11" x 5'-3"	11A. TOILET	5'-11" x 8'-10"		
16. DECK	6'-7" x 16'-3"				



4700 sft.
4 BHK



TYPE-FLAT NO. 06 | (EAST FACING)

1. DRAWING	12'-0" x 19'-7"	7. DECK	6'-7" x 22'-5"	12. UTILITY	5'-10" x 11'-6"
2. DINING	14'-5" x 21'-11"	8. TERRACE GARDEN	10'-10" x 13'-11"	13. KITCHEN	12'-8" x 15'-3"
3. LIVING	18'-10" x 14'-9"	9. MASTER BEDROOM	16'-8" x 15'-6"	14. PUJA	3'-11" x 4'-11"
4. PW. RM	5'-11" x 5'-0"	9A. TOILET	8'-10" x 5'-11"	15. STORE	7'-9" x 4'-11"
5. GUEST BEDROOM	11'-6" x 14'-2"	9B. DRESS	7'-3" x 5'-11"	16A. BALCONY	12'-0" x 6'-9"
5A. TOILET	5'-11" x 8'-10"	10. BEDROOM - 2	13'-4" x 14'-9"	16B. BALCONY	11'-11" x 6'-9"
6. BEDROOM - 1	12'-8" x 14'-2"	10A. TOILET	5'-11" x 9'-6"	16C. BALCONY	13'-1" x 6'-9"
6A. TOILET	5'-11" x 8'-10"	11. SUP. STAFF	6'-7" x 6'-11"	16D. BALCONY	6'-7" x 15'-8"
6A. DRESS	5'-11" x 5'-0"	11A. SUP. TOI.	6'-7" x 3'-6"		



STRUCTURE

R.C.C. framed structure to withstand wind & seismic loads

SUPER STRUCTURE

9" thick red brick for external walls & 4" thick red brick for internal walls

PLASTERING

INTERNAL: 2 coats of plastering with 12-15 mm thickness in CM 1:6 for walls and ceiling

EXTERNAL: 2 coats of plastering with 18 mm thickness in CM 1:6 for external walls

DOORS

MAIN DOOR: 8' High teakwood panelled door finished with melamine polish with full wall architrave with digital lock and teakwood frame with engineered teak wood or equivalent and hardware of Eye piece with digital locks and pull handles, door closer, stopper, video door phone with Hafele or equivalent make.

INTERNAL DOOR: 8' high flush doors with teakwood frame and finished with 4 mm thick veneer on both sides of Hunsur or equivalent and hardware with Mortice handle with locks, Auto door closing, door stopper with tower bolts of Haffle or equivalent.

TOILET DOOR: 8' high flush doors with teak wood frame and finished with 4mm thick veneer on both sides of Hunsur or equivalent and hardware's with cylindrical locks with handles and tower bolts of Haffle or equivalent.

UTILITY DOOR: 8' High flush doors finished with laminate on both sides of Hunsur or equivalent and hardware with cylindrical locks with handles and tower bolts of Haffle or equivalent.

ALL EXTERNAL DOORS: Provided with Aluminum/UPVC glass doors of Schuco/Fenesta or equivalent.

WINDOWS

Provided with Aluminum/UPVC glass windows of Schuco/Fenesta or equivalent.

RAILING

BALCONY RAILING: Provided with SS toughened glass railing of imported make.

INTERNAL STAIRCASE RAILING: Provided with stainless steel glass handrail of imported make.

EXTERNAL STAIRCASE RAILING: Provided with MS handrail with duco paint of custom make.

KITCHEN

KITCHEN PLATFORM: No kitchen platform

UTILITY AREA: Dishwasher and washing machine provision in the utility area

PAINTING

INTERNAL WALLS: All living areas i.e., foyer, drawing, living & dining, lounge, master bedroom, all other bedroom doors, kitchen, puja, store with POP punning with acrylic emulsion paint of Asian or equivalent. All terrace & balcony with plaster finish with weatherproof exterior emulsion of Asian or equivalent.

FLOORING

All living areas i.e., foyer, drawing, living & dining: imported marble with 3'x3' of imported make.

entertainment room, master bedroom, children's bedroom, guest bedroom: engineered wooden flooring of imported make.

Master toilet, powder room & all other toilets, servant kitchen, servant room & servant toilet: Antiskid vitrified tiles with 2'x2' of Kajaria/Nitco/RAK/Somany or equivalent.

Kitchen & Puja: Imported marble of of 3'x3' size.

All Terrace/Balcony: Antiskid vitrified tiles with 2'x4' of Kajaria/Nitco/RAK/Somany or equivalent.

SKIRTING

4" Flush skirting same as flooring.

DADO & LEDGE WALLS

MASTER TOILET & LEDGE WALLS, POWDER ROOM & LEDGE WALLS, ALL OTHER TOILET WALLS:

Antiskid vitrified tiles with 2'x4' of Kajaria/Nitco/RAK/Somany or equivalent.

LEDGE WALL TOP: Granite/Marble with slabs custom made of imported make.

KITCHEN: Vitrified tiles as per design of Kajaria/Nitco/RAK/Somany or equivalent.

VANITY COUNTER TOPS & KITCHEN TOPS

ALL VANITY COUNTER TOPS: Imported marble with slabs of imported make.

KITCHEN COUNTER TOPS: CORIAN/Granite chamfered and edge polished with slabs of Black galaxy or equivalent.

SANITARY FIXTURES

ALL POWDER ROOM: EWC-Builore and wash basin of imported make of Duravit/VB or equivalent.

MASTER TOILET: EWC-Builore and wash basin with imported make of Duravit/VB or equivalent.

: Shower enclosure with 8mm toughened glass of toughened glass partition of imported make.

ALL OTHER TOILET: EWC and wash basin of imported make of Duravit/VB or equivalent.

: Shower enclosure with 8mm toughened glass and glass partition of imported make.

CP FITTINGS

MASTER TOILET, POWDER ROOM, OTHER TOILET & KITCHEN: Imported make of Duravit/VB or equivalent

UTILITY & SERVANT TOILET: Indian make of Parryware or equivalent.

ELECTRICAL & HVAC SERVICES: 100% back-up including air conditioning.

HOME AUTOMATION/SECURITY

Basic facilities like video door phone, common area surveillance, burglar alarm, intercom facility etc.

TELEPHONE & INTERNET: Wi-Fi facility throughout the development.

LIFTS / LIFT LOBBY

PASSENGER LIFT: 13 passenger high speed elevator with 2M/1.5sec of Mitsubishi or equivalent.

LIFT LOBBY FLOORING: Imported marble as per design with imported make.

TERRACE FLOOR

POOL DECK/ VIEWING DECKS: Treated hardwood flooring of Malaysian wood/Aucasia/wooden tiles.

SWIMMING POOL: Mosaic tiles with 1'x1' of Bisazza or equivalent.

GYMNASIUM FLOORING: Sports flooring with 4" x4' of imported make.

LOUNGE & COFFEE SHOP: Imported marble with 3'x3' of imported make.

DRIVEWAYS & PARKING @ STILTS & BASEMENTS

DRIVEWAYS/PARKING: RCC/PCC with parking tiles with 2'x2' of Kajaria/Nitco/Somany or equivalent

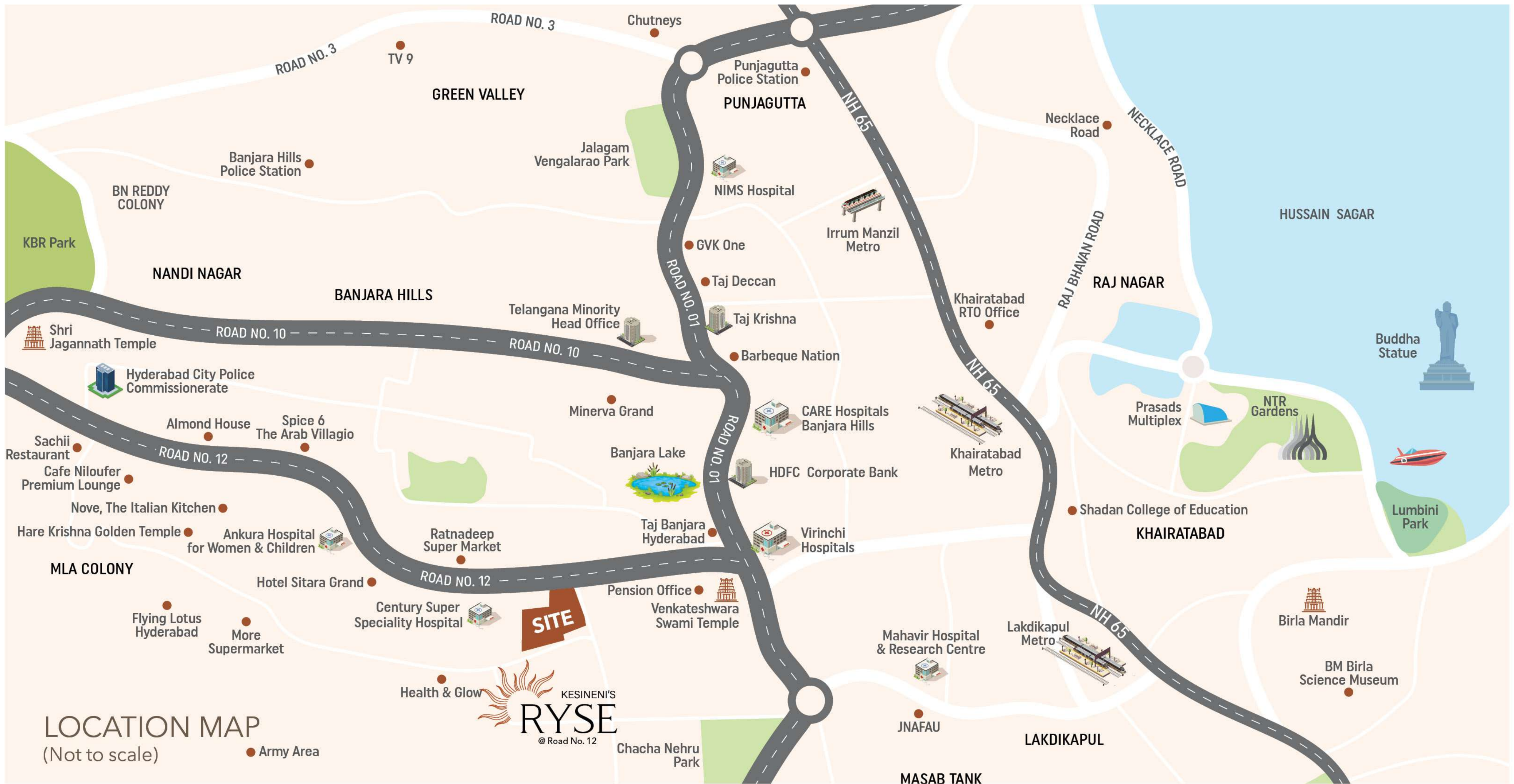
EXTERNAL DEVELOPMENT

Precast interlocking pavers with tuff stones or equivalent.

Kerb stone with precast RCC kerb.

Stone path ways, flooring works with granite pathway of Indian natural stone.

Water body with granite (flamed / jet black) with 1'x1'.



LOCATION MAP

(Not to scale)

● Army Area



NEARBY LOCATION

BANKING OPTIONS

- HDFC Corporate Bank - 0.5 km
- State Bank of India - 0.45 km
- Kotak Mahindra Bank - 0.5 km

HOTELS

- Taj Banjara - 0.3 km
- Lemon Tree Hotel - 0.5 km
- Golkonda Hotel - 1.5 km
- Down Town Hotel - 0.18 km

EDUCATIONAL INSTITUTIONS

- J.B Group Educational Institution - 0.95 km
- Lovedale International School - 1.4 km

SHOPPING MALLS

- City Center Mall - 1.2 km
- Down Town Mall - 2 km
- GVK Mall - 1.2 km

UNIVERSITIES

- Jawaharlal Nehru Architecture and Fine Arts University - 2.4 km
- University College of Science - 2.2 km
- Sikkim Manipal University - 3 km
- Vignan University - 5.4 km
- Amity University - 4.6 km
- ICFAI University - 4.2 km
- School of Planning and Architecture - 2.5 km

HOSPITALS

- CARE Hospital - 1 km
- Virinchi Hospitals - 0.4 km
- Century Hospital - 0.25 km
- Fernandez Hospital - 0.7 km

TEMPLES

- Venkateswara Swamy Temple - 4 km
- Shivalayam Temple - 1.5 km
- Hare Krishna Golden Temple - 2.2 km

PUBLIC PARKS

- Chacha Nehru Park - 1.4 km
- GHMC Park - 1.2 km
- KBR Park - 4.0 km

IT PARKS

- International Tech Park - 8.5 km
- Kohinoor IT Park - 12.6 km
- Mindspace IT Park - 9.9 km



Scan for location

CONSULTANTS

Project Architects

FHD
GROUP

Structural Consultants

CRUX

MEP Consultants

HP ASSOCIATES

Landscape Architects

ELEMENTS
LANDSCAPE ARCHITECTURE • URBAN DESIGN • PLANNING

Design Programme Management Consultants

Knowledge Partner

ibs
Project Management Consultancy
your Vision is our Mission

Branding Partner

Concept & Design by

OUTLINE
MEDIA

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A HOME THAT NESTS IN THE CLOUDS IS CALLING

WHY NOT EXPERIENCE
IT YOURSELF?

 KESINENI'S
RYSE
@ Road No. 12

KESINENI
DEVELOPERS
BUILDING DREAMS BRICK BY BRICK 

For sales contact:
+91-9000118814

TS RERA NO: P02500007118

NOTE : This brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the flat may differ. The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.