

25,000<sup>SQ.FT.</sup>  
PRISTINE CLUB HOUSE

## CLUB HOUSE AMENITIES

### OFFICIAL

- + Reception & Waiting Lounge
- + Administration Office
- + Office Desks for work from home
- + Guest Lounge
- + Conferencing Facility

### FITNESS

- + Gymnasium
- + Walking/Jogging Track
- + Cycling Track

### INDOOR FACILITIES

- + Indoor Badminton Courts
- + Snooker Table
- + Table Tennis
- + Carom / Chess Boards

### CONVENIENCES

- + Salon
- + Groche
- + Kitchen
- + Library
- + Guest Rooms

### HEALTH INDOOR

- + Yoga / Aerobic deck
- + Spa
- + Steam / Sauna
- + Gymnasium

### ROOF-TOP FACILITIES

- + Roof-top Private Party Area
- + Roof-top Private Cinema Zone
- + Roof-top Green Dining Area

## CLUB HOUSE

### UNRIVALED RECREATION

A thoughtfully curated range of facilities at Twinz not only lets you re-centre, rejuvenate, and regain clarity, but makes for special moments to spend with your loved ones and nourish important relationships.



### A LIVING EXPERIENCE THAT IS CHERISHED FOR A LIFETIME

A truly enjoyable living on a higher plane. Imagine breathtaking views and an exclusive lifestyle that only comes with unsurpassed luxury.

We are creating something truly exciting for Hyderabad — alluring residential community that will take living experience to a new level with comfort & convenience.

Embrace it!

## SPECIFICATIONS

### STRUCTURE

Earthquake resistant RCC structure

### SUPER STRUCTURE

Compressed cement brick wall. 8" bricks for exterior wall and 4" bricks for interior wall

### ELECTRICAL

PVC insulated wires of premium make. Power outlets for geysers in all bathrooms. Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer/grinders in kitchen. Plug points for refrigerator and TV, wherever necessary. 3-phase HT power supply with sub meters for each flat. AC point in all bedrooms and living room.

### DOORS AND WINDOWS

Teak wood frame with teak veneer shutter for main door. All frames of teakwood in bedroom. Internal doors are laminated molded doors. UPVC windows with mosquito mesh. UPVC sliding doors for balcony.

### PLUMBING AND SANITARY

EWC of reputed make in all toilets. Wash basins of reputed make in dining area and master bedroom toilet. Single lever fixtures with wall-mixer-cum shower. CPVC pipes of premium make for plumbing.

### POWER BACK-UP

100% DG back-up for common areas and inside flats (fans and lights in all rooms) excluding ACs, geysers and 15 AMP sockets.

### WSP & STP FOR WATER RECYCLING

Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project.

### FLOORING AND DADO

Anti sludge vitrified tiles in common areas. Vitrified tiles of premium make in hall, dining and bedrooms. Glazed ceramic tiles of reputed brand tile dado up to 6' height in all bathrooms.

### PAINTING

Reputed brand Premium emulsion with putty finish for interior walls and ceiling. Exterior finish as per architectural specifications of premium brand.

### WATER PROOFING

Water proofing in all toilets, balconies and wash areas.

### TV POINT

Provision for cable connection in master bedroom and living room.

### INTERNET POINT

One provision for Internet cable connection at appropriate place.

## WORLD CLASS AMENITIES & FACILITIES



The amenities collection will be a natural extension of the modern luxury living embodied at the Twinz. Indulgent in scale and thoughtful in design, the amenities are exclusively reserved for the residents. Residents will enjoy a stunning pool and spa, a state-of-the-art gym and yoga studio, a children's play space and many more...

Entry/exit Pathway  
Water Feature  
Screen Wall  
Deck  
Outdoor Yoga Seating With Pergola  
Transformer & Dg Yard  
Plantation

Stage  
Entry Deck With Pergola  
Meditation With Party Lawn  
Preview Theater  
Lawn  
Lawn With Sculpture  
Deck With Pergola  
Seating  
Specimen Plants

Outdoor Gym  
Drive Way  
Cricket Practice Pitch  
Boundary Plantation  
Sand Pit  
Basket Ball Pole  
Pergola  
Banquet Hall



## High on connectivity. High on conveniences.

It's hard to find a location that's comfortable, peaceful, and prime.

The city's hustle-bustle is usually not conducive to these preferences. But, once you enter Twinz, a mesmerizing property, your doubts will vanish as you absorb the marvel it has been built to be. Twinz is located in Bachupally little away from the city yet close to everything else that you might need. There is absolutely no compromise on privacy here.

### Location Map (NOT TO SCALE)



### EDUCATIONAL INSTITUTES

- + VNRVJIT
- + Delhi Public School
- + Ambitus World School
- + The Greek Planet school
- + Sri Chaitanya Jr. College
- + DRK Engg. College
- + Oakridge Int. School
- + Silver Oaks Int. School
- + KL University

### OFFICES

- + Miyapur
- + KPHB Metro Stn.
- + Cyber Towers
- + Gachibowli
- + Financial Dist.
- + RGI Airport

### HEALTHCARE

- + MAMS Hospital
- + SLG Hospitals
- + Usha Mullapudi Cardiac Centre
- + Narayana Multispeciality Hospital
- + OMNI Hospital



## A LIVING EXPERIENCE THAT IS ABOVE ALL

Twinz is a landmark that mesmerises you as much for its stunning design as for its unparalleled level of amenities and services. A marvel that offers an unsurpassed level of luxury in apartment living. Meticulous attention to detail and intelligent use of space combine to create beautiful, livable spaces with utility factor, makes it one of a kind.



## LIVING EXPERIENCE THAT IS A CLASS APART

2 & 3 BHK Luxury Apartment Community  
@ Bachupally, Hyderabad



## TERRACE TREATS

The Twinz is adorned with beautiful features on roof-top. The features include rich variety of plants, trees sprinkled across the rooftops, appearing green and leafy throughout the different seasons.

Life is never the same on terrace anymore... Relax at a zen garden, socialize with friends, relish a bite at barbeque corner or work-out at open gym or watch your favorite blockbuster movie.

## TERRACE FEATURES

- + Paved Pathway
- + Snake And Ladder
- + Artificial Lawn with Swings
- + Pebble Bed with Temporary seating
- + Youth Gathering Deck With Pergola
- + Informal Seating
- + Family Lounge
- + BBQ Deck
- + Deck with Pergola
- + Open Air Theatre
- + Reflexology Pathway
- + Lawn With Boulder
- + Paved Pathway For Warmup
- + Entrance Flower Bed
- + Slage/Deck
- + Hammocks
- + Chess
- + Paved Gathering Area



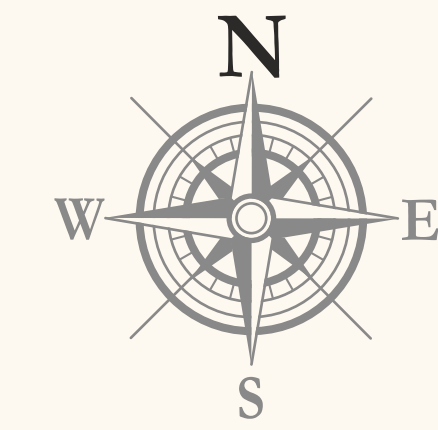
**RISINIA BUILDERS**  
R/O Sree Hanuma's Pagadala Pride, Block-A,  
1st Floor, Opp. Bharat Petroleum, Gandimaisamma  
Road, Bachupally, Hyderabad - 500 090.  
Follow us: [Social Media Icons]

**FOR BOOKINGS:**  
Contact Us: 9100 8888 05  
email: sales@risinia.com

www.risinia.com

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

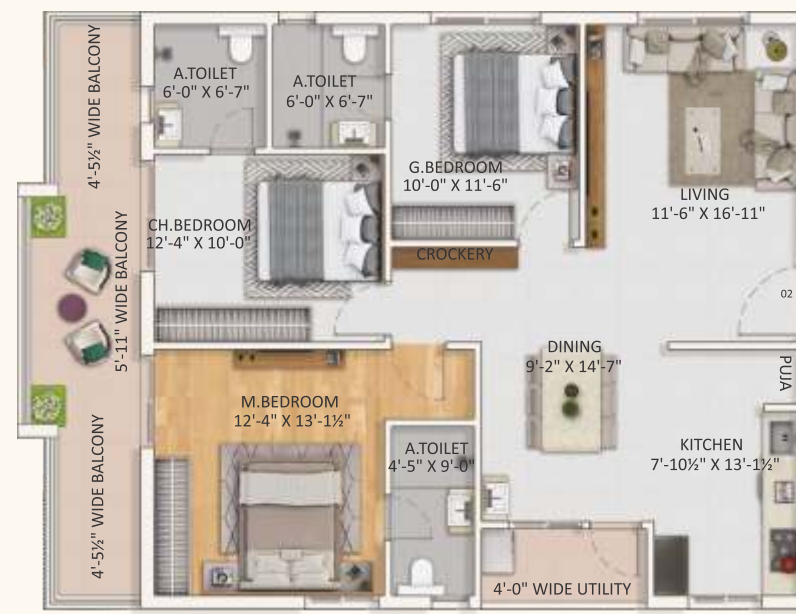
# RISINIA THE TWILIZ



## Masterly Planned Floor Plans



**1380 sft | 2 BHK | West Facing**  
**Block B: 16**



**1705 sft | 3 BHK | East Facing**  
**Block B: 2 - 8**



**1295 sft | 2 BHK | East Facing**  
**Block A: 2 - 3 - 4 - 5 - 6 - 7 - 8 - 9 - 10**  
**Block B: 3 - 4 - 5 - 6 - 7**

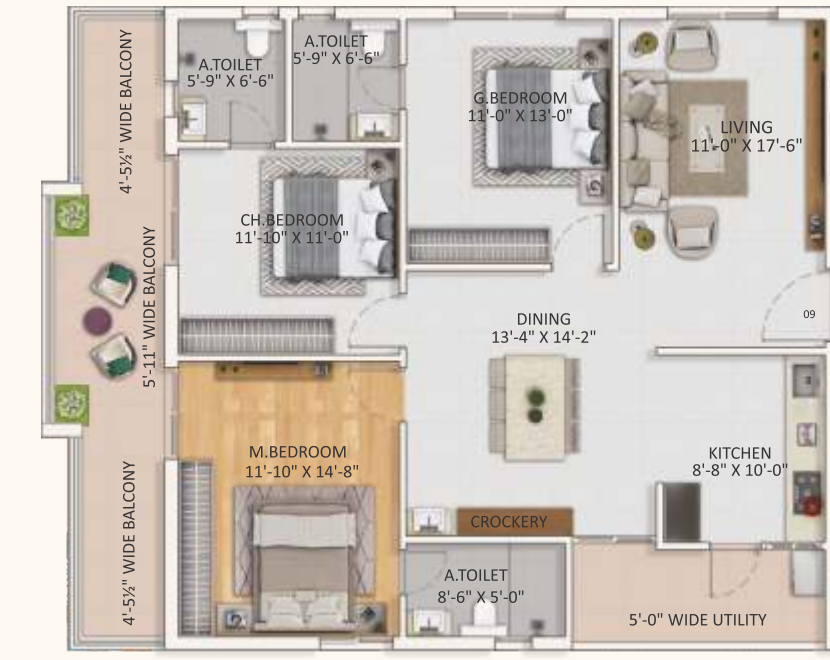


**1430 sft | 2 BHK | West Facing**  
**Block A: 21**

Flat Size	Floor Numbers
1375	3, 7, 9, 11, 14, 16
1440	2, 5, 10
1470	4, 6, 8, 12, 15



**1945 sft | 3 BHK | West Facing**  
**Block A: 12**  
**Block B: 10**



**1840 sft | 3 BHK | East Facing**  
**Block B: 9**

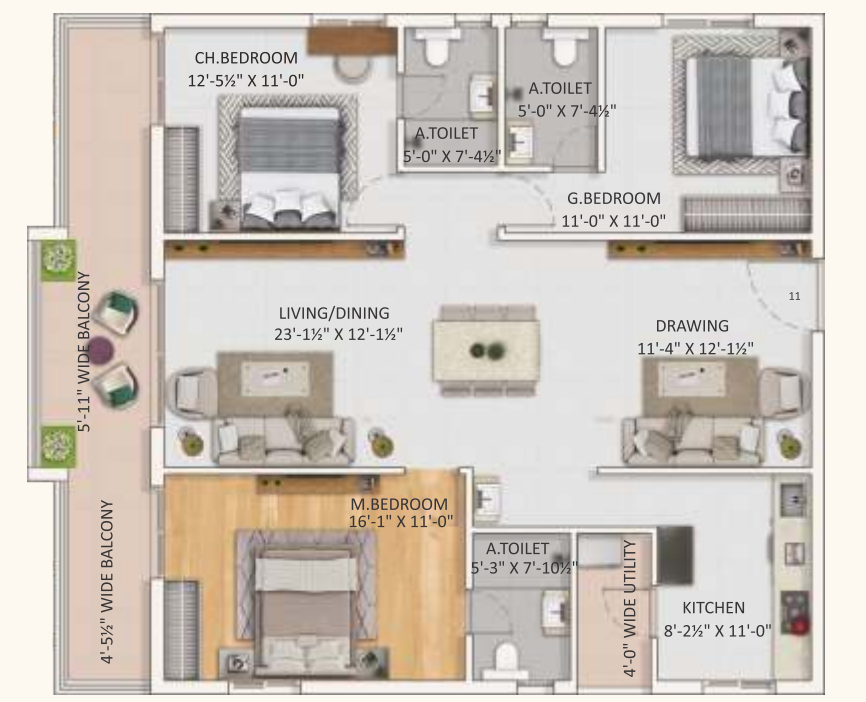


**1295 sft | 2 BHK | West Facing**  
**Block A: 15 - 17 - 18**  
**Block B: 12 - 15 - 17**



**1375 sft | 2 BHK | West Facing**  
**Block B: 18**

Flat Size	Floor Numbers
1430	3, 7, 9, 11, 14, 16
1490	2, 5, 10
1470	4, 6, 8, 12, 15



**1945 sft | 3 BHK | East Facing**  
**Block A: 11**



**1395 sft | 2 BHK | West Facing**  
**Block A: 14**



**1395 sft | 2.5 BHK | West Facing**  
**Block A: 16 - 19 - 20**



**2055 sft | 3 BHK | East Facing**  
**Block A: 1**  
**Block B: 1**

Flat Size	Floor Numbers
2055	3, 7, 9, 11, 14, 16
2135	2, 5, 10
2105	4, 6, 8, 12, 15