



WESTERN
MARINA


6 MILLION
SQ. FT. DELIVERED

10 MILLION
SQ. FT. UNDER DEVELOPMENT

75 ACRES
LAYOUT UNDER DEVELOPMENT



WESTERN
CONSTRUCTIONS



Since 1989, Western Group has excelled as the finest incisive real estate group with a Pan-India presence. Our reputation is built upon a comprehensive line of real estate needs satisfying all segments of customers. We reflect a history of correctly anticipating the needs of India's growing economy as well as the evolving complexity of the real estate needs of the population. Western Group is celebrating more than 30 years of providing the most innovative & environmental design solutions.



Palatial

4 BHK Sky Living Spaces

Lifestyle that Redefines
Luxury & Convenience



WESTERN
MARINA

Curated Luxury
in Every Way We
Perceive



Experience

A realm where unique design & concept, a grand scale of lifestyle, and surreal sophistication converge from the moment you arrive. This is more than a residence. It's an extraordinary journey through a lifestyle that transcends the ordinary.





Crafted Opulence
in Every Element



Details

Meticulous consideration of Material Usage, Grand Scale of Materials, Exclusive Craftsmanship, Minimal Luxurious Design, and Elegance in Shapes come together to create a living experience beyond compare. It's a testament to our commitment to perfection.

Design, Form
& Feel
at Their Truest



Authenticity

Form of structures, intent of design, texture of the material, and integration with the surrounding environment come together to craft a living space that resonates with genuine character and timeless appeal.





A Piece of
Paradise



Just for You

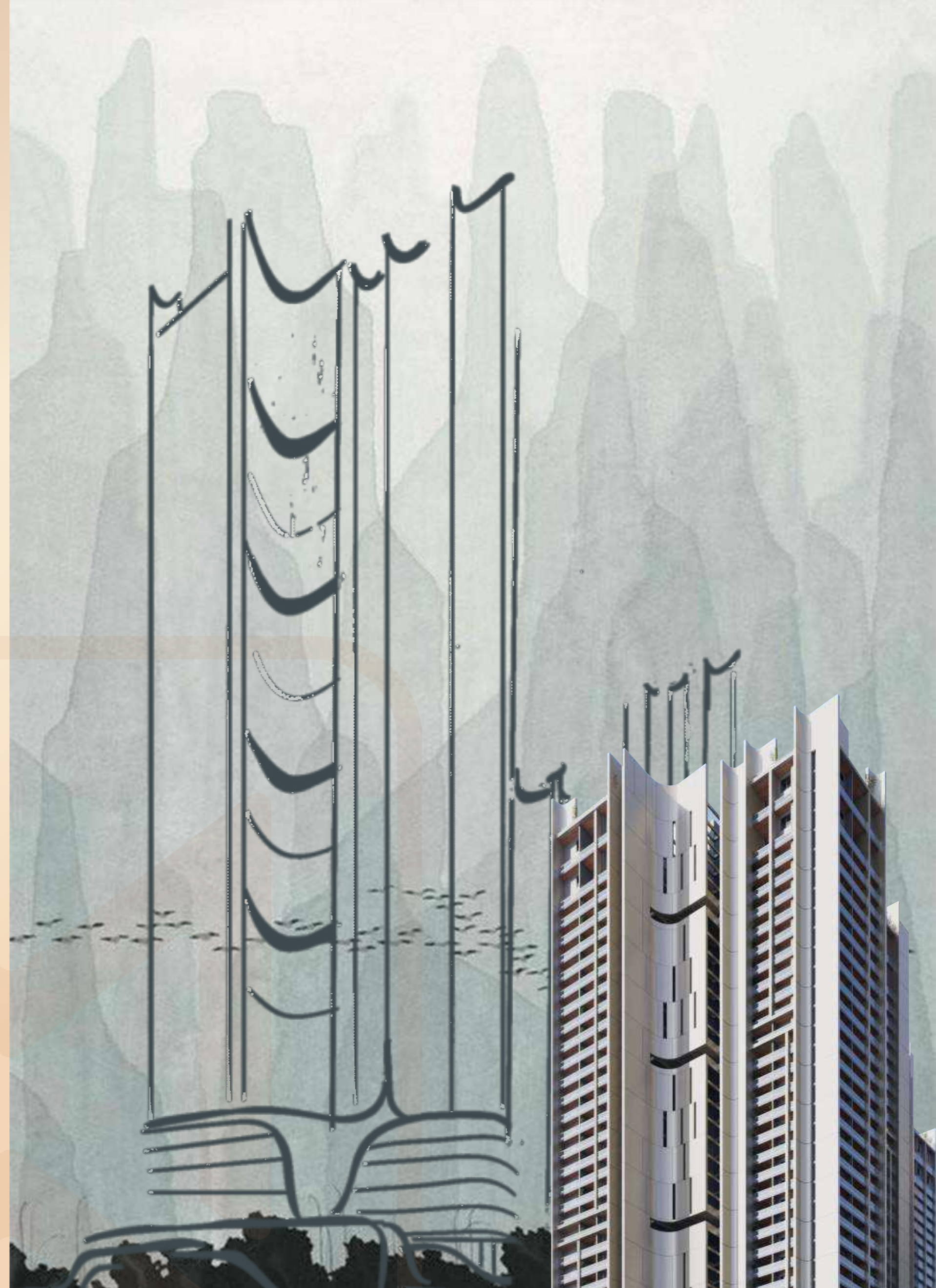
Unveiling
the Rarest Collection of
Master Crafted Luxury.

Inspired by



Mountain's Grandness

Elevate your living experience with 'Grand Mountain Vistas,' where architectural marvels mirror the majestic peaks of nature. Embrace the grandeur of towering structures that harmonize seamlessly with the surrounding landscape, offering residents panoramic views that inspire awe and wonder.





Inspired by



Nature's Harmony

Where architectural finesse meets the serenity of nature's symphony. Experience harmonious living as each curve and contour of the towers echoes the rhythmic patterns found in nature, creating a seamless blend of form and function that resonates with peace and tranquility.

Inspired by



Bird's Curve

Where architectural ingenuity embraces the fluidity of nature's curves. Immerse yourself in a world of organic shapes and flowing lines, as the towers' graceful curves mirror the gentle contours of the natural landscape, offering residents a harmonious retreat from the bustling cityscape.



Artistry In Architecture



Our inspiration stems from a rich reservoir of experience in managing uniquely distinctive projects, fueled by our ambition to craft a project that stands out, making a bold and independent statement distinct from completed landmark projects in the region. The landscape concept is meticulously crafted to forge a symbiotic relationship, allowing the landscape to evolve and celebrate the architectural design elements.

The objective is to fulfill the demand for luxurious homes equipped with carefully curated premium amenities, resulting in picturesque towers. These towers draw inspiration from the majestic verticality of mountains, seamlessly integrating curves reminiscent of the mountainous terrain and birds' silhouettes—harmonizing linearity with creative curves. To actualize this vision, we've conceived four curated towers, each adorned with unique finishes and aesthetics. Two of these towers form clusters of four units each, while the other two are exclusively designed with only one unit per floor, ensuring both privacy and luxurious living.

Designed to feel Peace with Nature

Nature-Infused Urban Living

Embracing the challenge of urban density, the project innovatively balances the desire for a nature connection and the need for larger built spaces. Each family owns a substantial amount of uniquely themed landscaped space at the ground level, a pioneering concept in the urban context.



Soothing Water Features



Refreshing Green Spaces



Pedestrian Friendly Premises

Sustainability Integration

Demonstrating a commitment to sustainability, the project incorporates extensive green areas and carefully curated amenities. Innovative concepts, such as the verticality of towers contributing to an enhanced skyline, showcase a dedication to environmental consciousness.

Creating Experience that is Satisfying



Dedicated spaces to all age brackets/ groups.



Multiple Activity Zones



Lavish Clubhouse

Specialized Community Spaces

Introducing special activity zones, socializing spaces, and a dedicated amenity block, the project offers a memorable experience within the themed landscape, providing a privileged environment for the community.



Flourishing landscapes

Visual Continuity with Themed Landscape:

Establishing a visual link between the podium, towering structures and themed landscape below stilt, the design ensures a seamless connection with the themed landscape, creating a harmonious visual continuity.





Connected. Classy. Comforting.

An upscale residential haven,
harmonizing peaceful surroundings with
easy access to essential amenities.
Experience the perfect blend of luxury &
convenience in a truly sophisticated
living environment.



Location
that
gives easy
access to
city & life

@ Nanakramguda



Connectivity

Outer Ring Road
Gachibowli IT Hub
Metro Phase



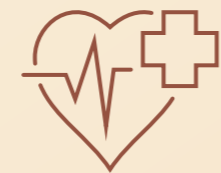
Leisure

Golkonda Resort
Sarath City Mall
Sheraton Hotel
Hyatt



Access

Financial District
Capgemini
Cognizant
Cyient
Wipro
Microsoft
Infosys



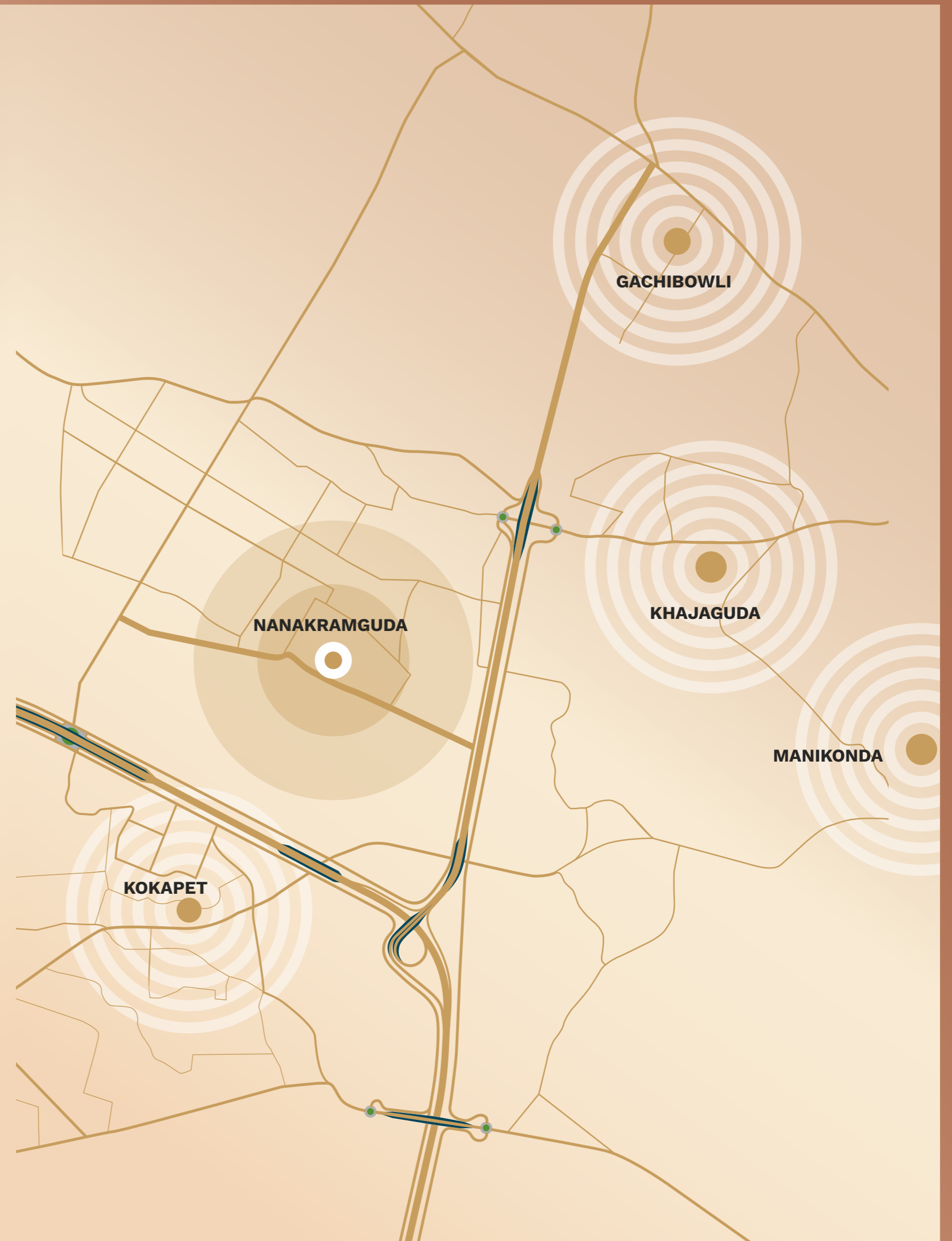
Health

Continental Hospital
Care Hospital
Apollo Hospital
Star Hospital



Education

Key Stone Int. School
The Future Kids's School
Rockwell Int. School
Phoenix Int. School
DPS
CBIT
ISB
Oakridge Int. School



Perfectly Positioned,
Precisely Planned.

True Privacy

Ensuring true privacy as apartments are catered to deliver unobstructed & uninterrupted views.

Spacious Flats without Compromise:

Innovatively crafting large-format flats, the design ensures an abundance of privacy, natural light, and ventilation. These addresses prevailing sociocultural demands while providing spacious living quarters.

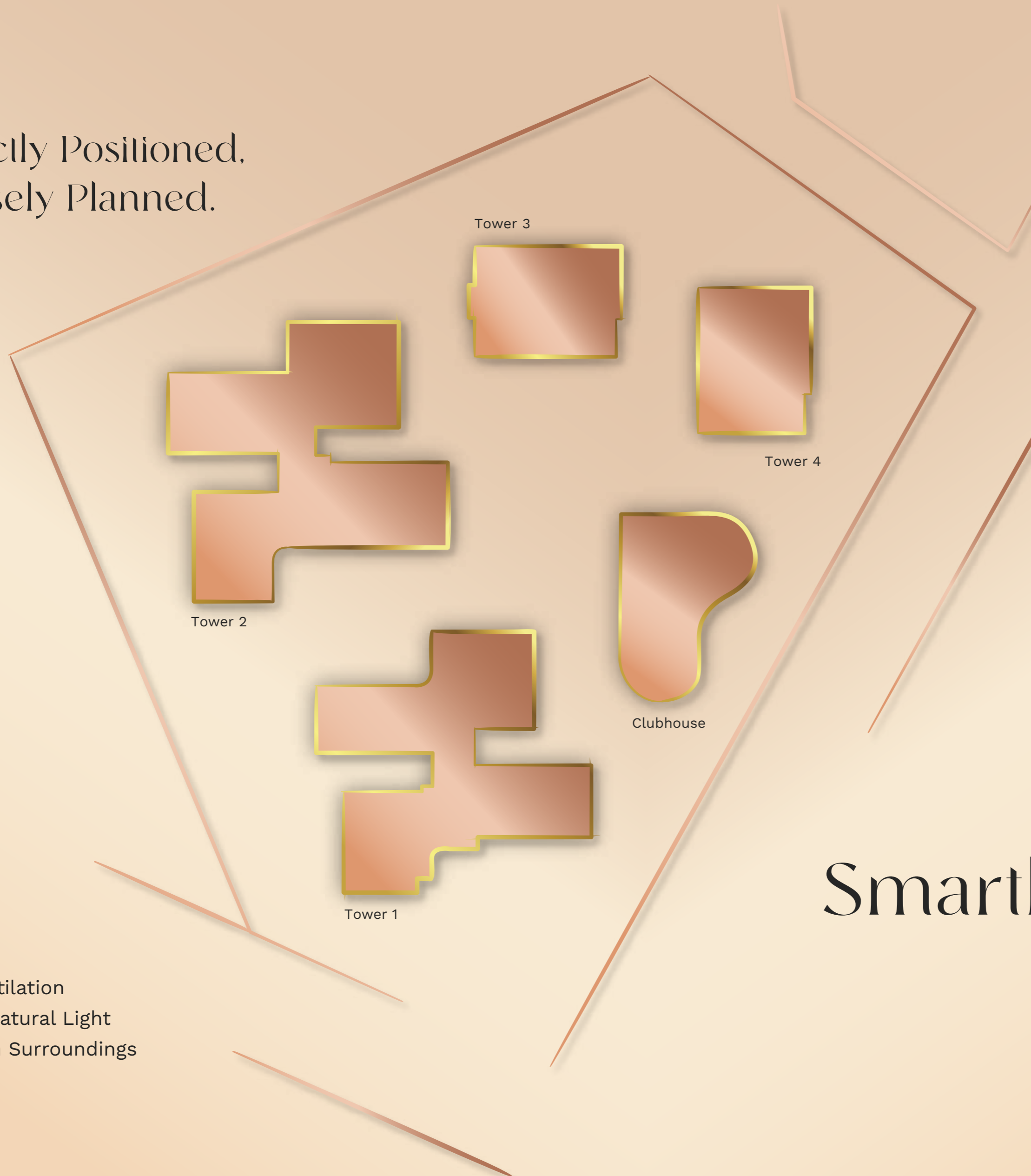
Unmatched Luxury

Independent Villa Concept Apartments in tower 3 & 4:

Innovatively designed, the flats are conceived as independent villas, eliminating shared walls. This architectural approach ensures a unique living experience that prioritizes individuality and privacy.

Smartly Planned Layout

7.76 Acres Of Project



Cross Ventilation
Utilizing Natural Light
360° Open Surroundings

Precisely Planned









The project's elevation envisions the silhouette of towering heights, centered around the contrasting clubhouse building, an eclectic, curvaceous amenity block designed with state-of-the-art interior spaces and indoor amenities for communal activities.

75% OPEN SPACE | 25% GROUND COVERAGE

---> SUN DIRECTION

---> WIND FLOW

-  Drive-way Connecting all Towers
-  Pick-up Drop Area to all Towers
-  Activity/ Experience Area
-  Water Features + Relaxing Area
-  Pedestrian Connectivity + Walk Ways
-  Landscape Areas



Our approach to space utilization goes beyond the conventional, embracing a unique combination of "the green" and forest concepts, distinct from other iconic architectural elements. This vision comes to life by dedicating both podium levels to an expansive and immersive landscape experience, creating a harmonious connection with nature.



Piece of Paradise



A masterfully designed project where open green spaces, serene water bodies, and exquisite architecture converge to create a living experience that's beyond compare. In this meticulously crafted haven, every detail exudes luxury, ensuring an unparalleled lifestyle. It's a place where you can savor the essence of true paradise every day.

Majestic Marvel



4 Towers | 45 Storeys | 450 Units

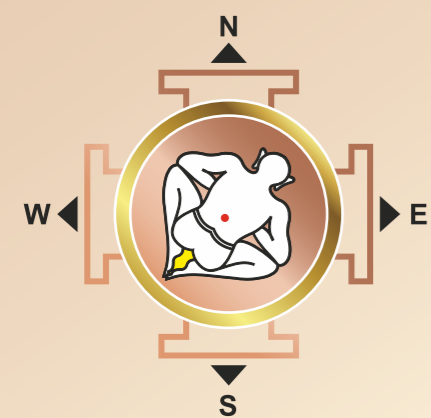
Tower 1 | Tower 2 | Tower 3 | Tower 4
180 Units | 180 Units | 45 Units | 45 Units

Luxurious amenities and exclusive spaces in a secured gated community set a new standard for modern living with a majestic touch.








Ancient Wisdom Meets Contemporary Living.



Vastu Based Design

Each unit is thoughtfully designed with careful consideration for optimal directions, ensuring a positive & balanced living experience. From the entry and exit directions to the placement of beds and kitchen spaces, every aspect is meticulously aligned with Vastu principles to create a harmonious and uplifting environment.

-  **KITCHEN**
-  **CENTRAL SPACE**
-  **BED DIRECTION**

-  South East Corner of the House
-  Open Central Space
-  South or West Sleeping Direction

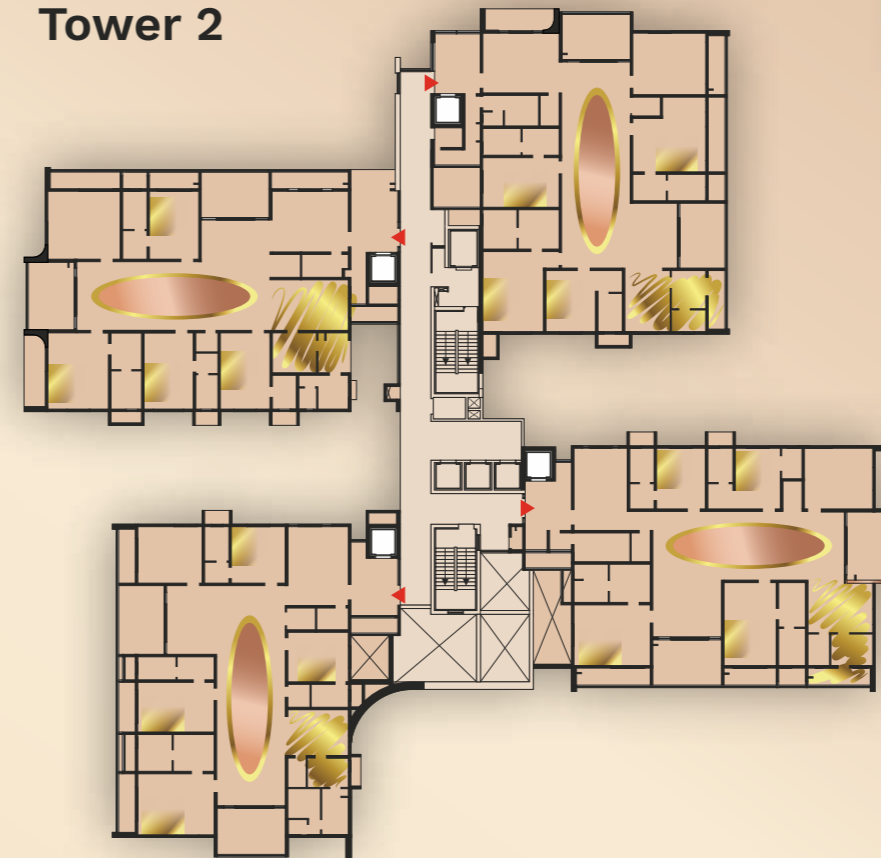
NO COMMON WALLS

This principle helps maintain the energy within the house undisturbed by external influences, fostering a consistently positive and harmonious atmosphere.

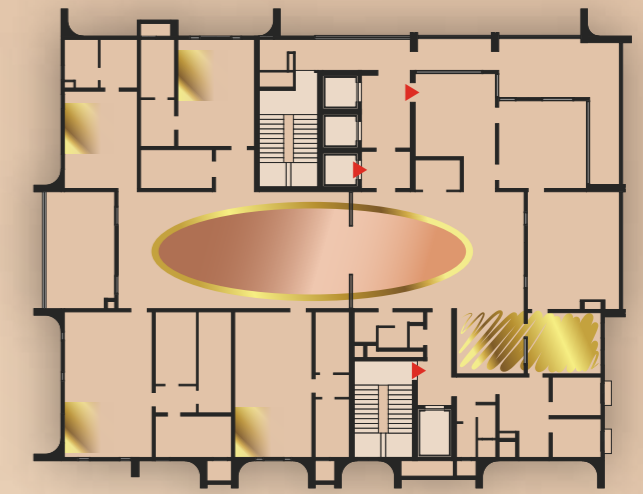
SPACIOUS BALCONIES

Allowing the influx of constant sunlight and fresh air, ensures positive energy to circulate freely within the living space, promoting a harmonious and vibrant environment.

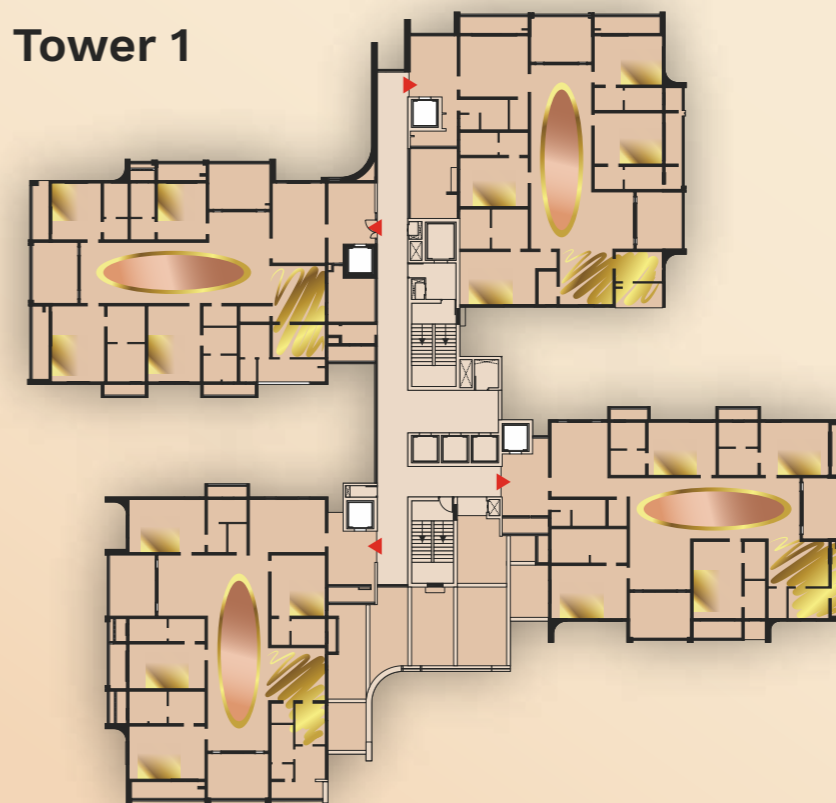
Tower 2



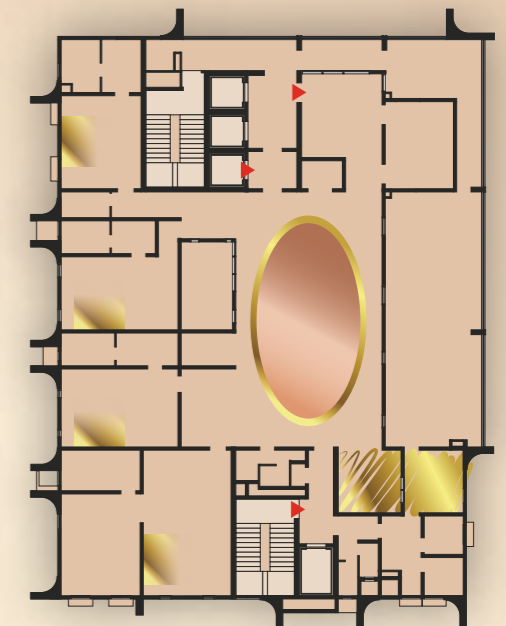
Tower 3



Tower 1



Tower 4





Convergence of Dreams



An enchanting landmark that
transforms the urban canvas, into
testament to unmatched elegance &
splendour.

Unmatched Grandeur



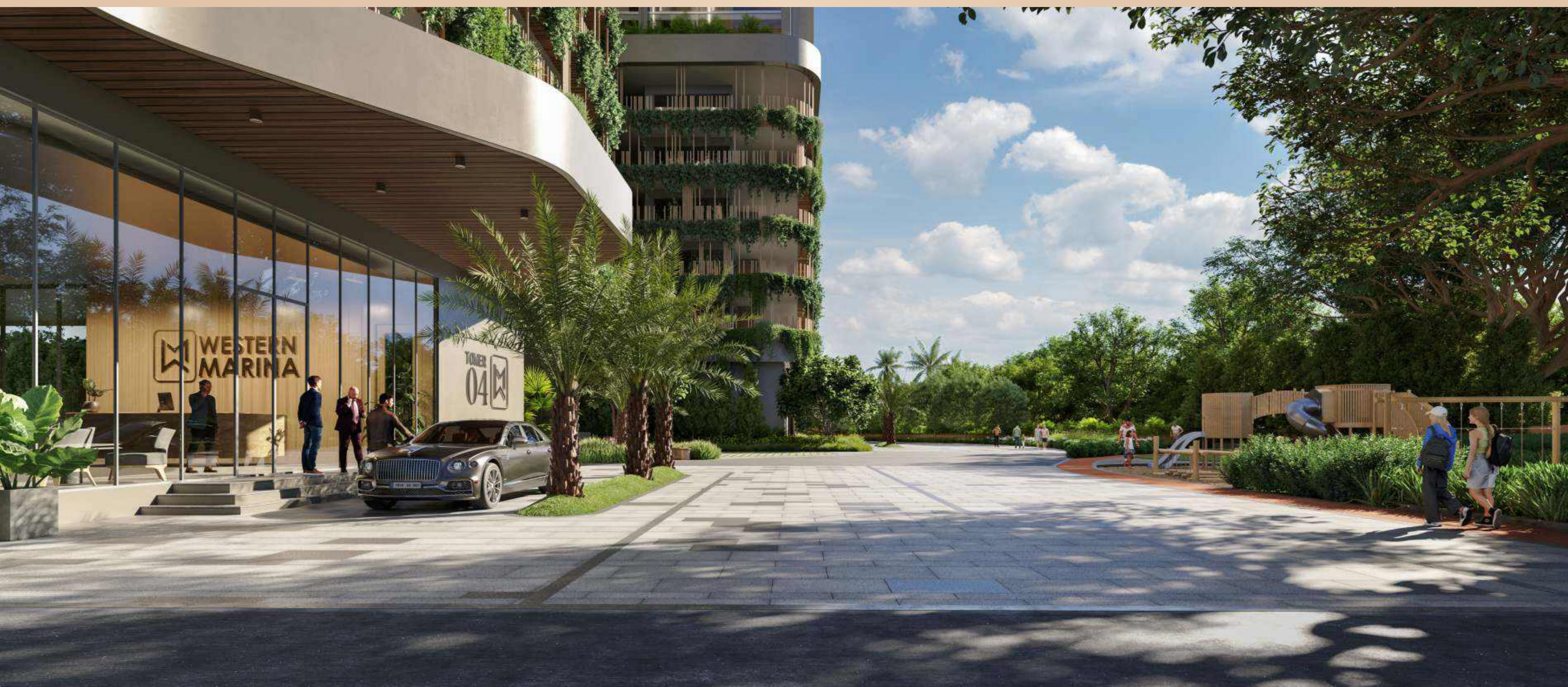
Classic architecture with modern minimalism, resulting in an exclusive & harmonious space designed for an unparalleled experience.





Entrance

More than just welcoming...!!!



An elegantly designed arrival area sets the stage for expression of a grand and luxurious space. As you step in, you'll be greeted by expansive landscapes, wide-open spaces, and a beautiful entrance plaza, ensuring that your arrival is nothing short of a magnificent experience.

Grand Arrival





Relish. Refresh. Renew.

Embrace an exceptional living experience within spaces that seamlessly blend with the beauty of nature, providing an unmatched living.



Relaxing Greens

Lush greenery surrounds you in every direction. With tranquil pathways & vibrant flora, this landscape provides the perfect setting for peaceful relaxation & rejuvenation.





Splash. Soak. Swim

Immerse yourself in the refreshing allure of our swimming pool, unwind by the serene water sitting areas, & find tranquillity by the peaceful pools. Live the perfect blend of leisure and fun.



Where a beautiful swimming pool resides, surrounded by inviting cabanas. Immerse yourself in a refreshing oasis that combines elegance and comfort for the perfect aquatic escape.

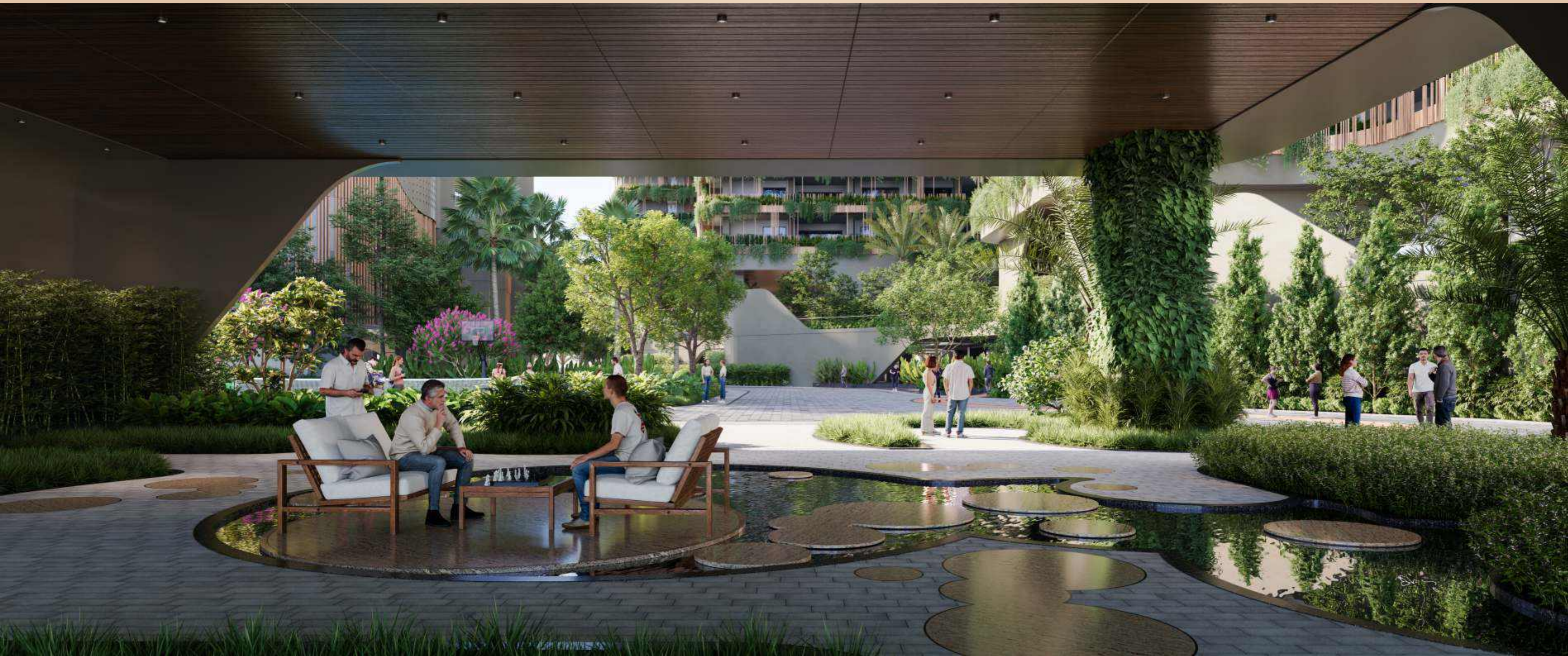


Pleasing Aquas



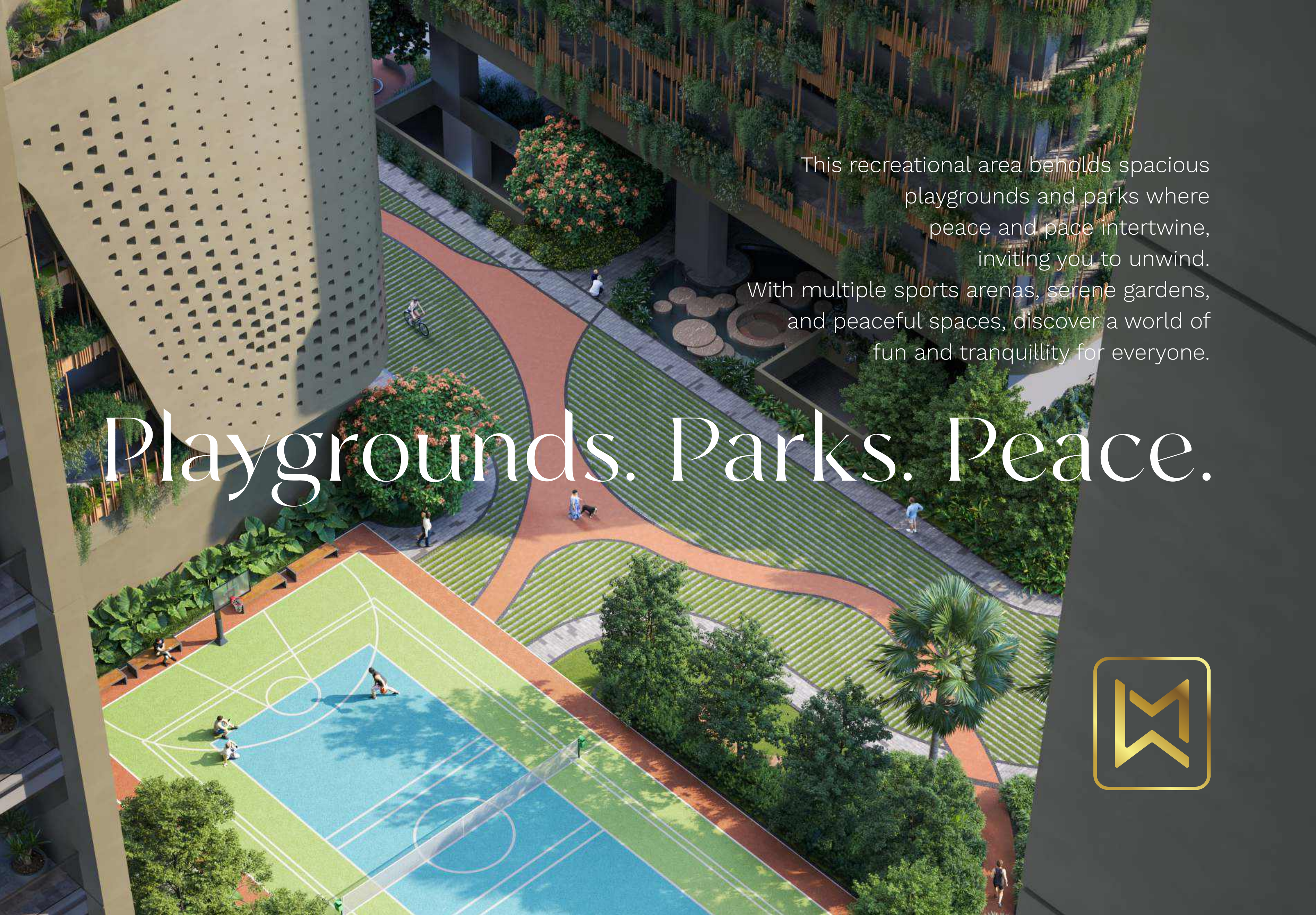
Relax & Rejoice

Discover an aquatic oasis, where laughter and splashes weave memories, a harmonious mix of fun, serenity, and seclusion, from dawn to dusk.



Serene Spaces

This tranquil space not only offers a visual feast with its stunning aesthetics but also provides a soothing retreat for your mind, making it an ideal place to relax and unwind.



This recreational area beholds spacious playgrounds and parks where peace and pace intertwine, inviting you to unwind. With multiple sports arenas, serene gardens, and peaceful spaces, discover a world of fun and tranquility for everyone.

Playgrounds. Parks. Peace.





Ultimate playground

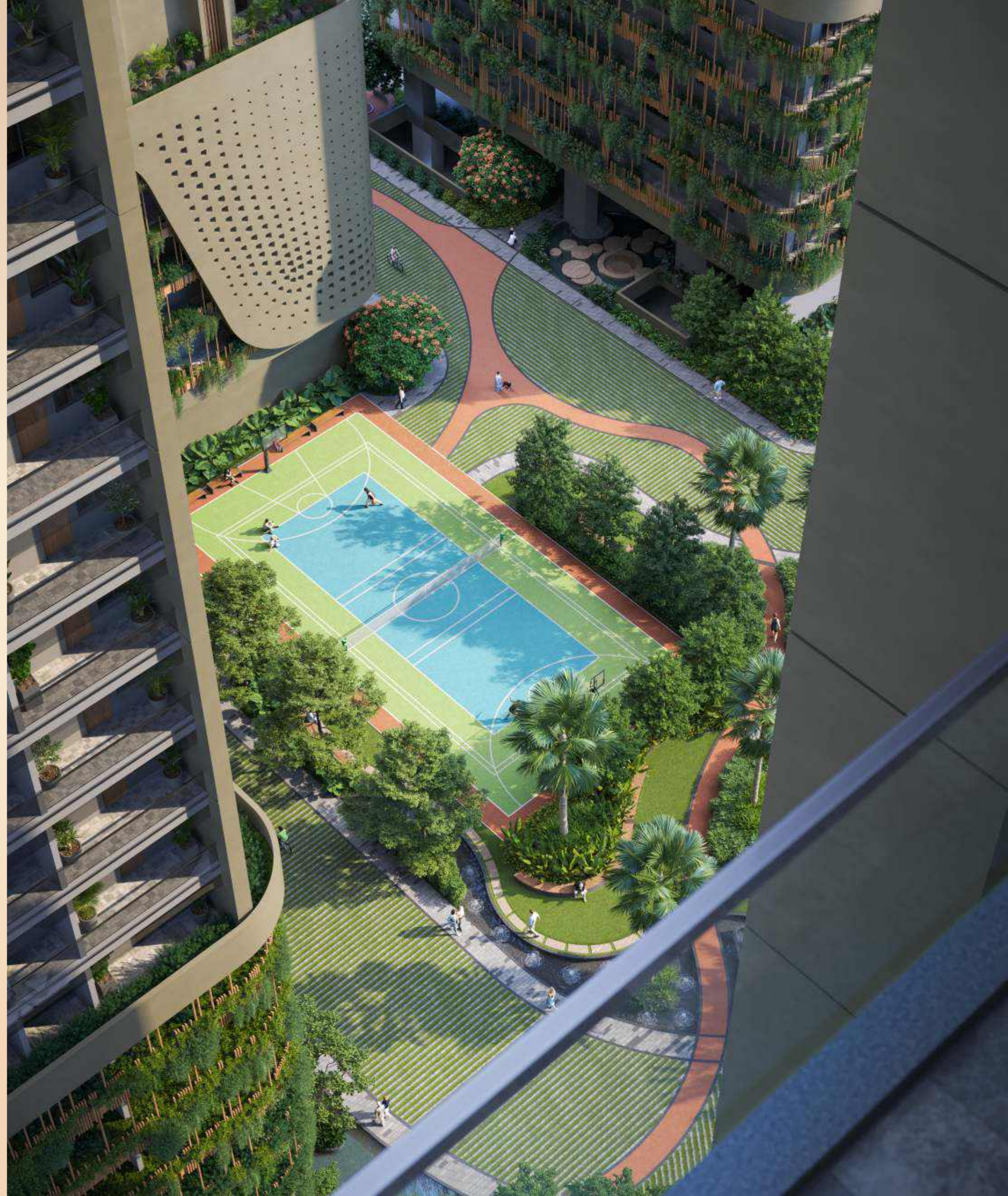


Between the towers,
waits an extraordinary multi-game court,
ensuring a haven of fun, competition and
peace for all age groups to enjoy.

Comfort & Convenience



Playgrounds and sports arenas offer not only easy accessibility but also the comfort and privacy you desire, making every moment spent here a delightful and convenient experience.





Undisturbed Playtime

Whether you're competing with friends or enjoying playful times with family, this versatile space is your playground for unforgettable memories and fun.



Dedicated kids play area, a space designed for their enjoyment and development. Here, they can revel in the great outdoors, fostering their imaginations and having endless fun.

Kids Special



Peaceful Pedestrian Pathway



Wander our verdant pathways and savour the serenity of nature at your doorstep. It's more than just pedestrian connectivity, it's a daily journey of blissful calm.





Luxuriate. Lounge. Live.

Experience Epitome of leisure & lavishness at our luxurious five level club house, where you can truly luxuriate, lounge & live. Dive into a world of exclusive amenities designed to offer you the best in leisure & a life of extravagance.



Club Marina



Our dedicated clubhouse caters to your exclusive desires, making every weekend extraordinary with a wide array of exceptional choices. Embrace a life of lavishness and splendor.



Five-level Clubhouse spanning
53,000 Sq. Ft.



Grand Entrance
Lobby



Creche



Multi-Purpose
Hall



Pantry



Coffee Shop



Supermarket/
Grocery Store



Guest
Rooms



Clinic



Banquet



Indoor
Games



Gym



Spa
& Salon



Yoga &
Meditation



Preview
Theatre



Billiards



Snack Bar
Lounge



Business
Lounge



Co-working
spaces



Swimming
Pool



Kid's Pool



Jacuzzi



Badminton
Court



Squash
Court

Overall Amenities



Paved Entry/ Exit



Children Play Area On EPDM



Cricket Practice Net



Digital Play Area



Cycling Track



Water Fall From Podium 1



Pet Park



Water Body With Seating



Water Body With Sculpture & Bubblers



Water Body, Pathway & Planter Island



Amphitheatre



Lawn With Seating



Parking Cellars/ Basements



Virtual Golf Simulator



Sand Pit



Grass Pavements



Seating Deck



Barbeque Area



Half Basketball Court



Shallow Water Body Under Tower



Zen Garden



Splash Pad



Fitness Station



Gathering Area With Seating



Seating Deck With Covered Structure



Mini Party Lawn



Children Play Area



Connecting Pathway



Attractive Lobbies

The mesmerizing beauty of this space captures your senses from the moment you arrive, setting the tone for the grandeur and elegance that awaits within.



A sanctuary of strength and vitality, where fitness enthusiasts thrive, embracing a healthy reality, a catalyst for a vibrant life, where wellness and vigor find totality.

Gymnasium





Yoga Area

A space for daily dose of health, vitality, and positivity, ensuring that every session brings inner peace and rejuvenation.



This vibrant space sets the stage for enjoyable and effective workouts, ensuring you'll stay fit, sharp, and energized every day.

Aerobics





Indoor Games

Within our game room, an indoor haven of delight, where indoor games spark laughter so bright, friendships grow stronger, memories take birth.



In the snooker room, cues in hand, friends gathered round, 8-ball battles, sharpshooters astound, skillful shots, amidst laughter and fun, the game commences.

Snooker Room





Café Area

At the café, a perfect brew, friends gathered near, conversations flow, both sweet and sincere, sip your coffee and find happiness here.



Immerse in the magic of cinema within the comfort of your home. Unwind and escape as your favourite movies come to life in this exclusive sanctuary.

Theatre





Co-working space

Discover the perfect balance between comfort and productivity
in this dedicated working space.



This multi-purpose banquet caters to diverse events with grace and elegance. With its spacious layout and exquisite decor, it sets the stage for unforgettable memories and moments of joy.

Banquet Hall





Toddler Area

Exploring, discovering, and developing is a natural part of growing up. At modern toddler playgrounds, children have the opportunity to relish happiness in a safe and engaging environment.



Our guest rooms provide comfort and grace, a warm welcome to visitors to embrace, luxury and hospitality in every space.

Guest Rooms





SPECIFICATIONS & MATERIAL

STRUCTURE	SUPER STRUCTURE - RCC "Shear Wall Structural System", designed to withstand wind and seismic loads as per relevant IS Codes. WALLS - RCC Non Structural Walls / Block Masonry as per design.
DRAWING / LIVING / DINING / TV LOUNGE / POOJA	FLOOR - Imported Marble Flooring / Imported Large Format Tile & Skirting as per Design. WALLS - Gypsum Punning + Skim Coat + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC. CEILING - Gypsum Boxing to cover Services as per design. Singe Coat Putty + 2 Coats of Luxury Acrylic Emulsion of low VOC.
MASTER BEDROOM	FLOOR - Imported Marble Flooring / Imported Large Format Tile & Skirting as per Design. WALLS - Gypsum Punning + Skim Coat + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC. CEILING - Gypsum Boxing to cover Services as per design. Singe Coat Putty + 2 Coats of Luxury Acrylic Emulsion of low VOC.
MASTER BEDROOM CLOSET	FLOOR - Imported Marble Flooring / Imported Tile & Skirting as per Design. WALLS - Gypsum Punning + Skim Coat + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC. CEILING - Gypsum Boxing to cover Services as per design. Singe Coat Putty + 2 Coats of Luxury Acrylic Emulsion of low VOC.
MASTER BEDROOM TOILET	FLOOR - Premium quality Large Format Anti Skid Vitrified Tile Flooring. WALLS - Premium quality Large Format Tile Cladding as per design. CEILING - False Ceiling with Gypsum / Calcium Silicate Board MR Grade with Trap Door as per requirement. PLUMBING FIXTURES - Fixtures shall be single lever with integrated thermostatic high-capacity mixer. - Luxury Collection Plumbing Fixtures from Duravit, VILLEROY BOCH, TOTO or equivalent. SANITARYWARE WC - Wall hung WC integrated with Tornado Flush, Rimless Bowl and Cefiontect technology. BATH & SHOWER - Shower area with glass partition. - Rain Shower & Single Lever Diverter with integrated thermostatic high-capacity mixer. VANITY - Factory made Vanity Unit with Under Counter Basin. - Illuminated Mirror. - Fixtures shall be single lever with integrated thermostatic high-capacity mixer. ACCESSORIES - Towel Holder, Soap Dish, Shampoo & Tooth Brush Holder, Toilet Roll Holder, Robe Hooks etc. as per design. VENTILATION & EXHAUST - Ceiling integrated exhaust system for WC & Shower Cubicle.
OTHER BEDROOMS	FLOOR - Imported Marble Flooring/ Imported Tile & Skirting as per Design. WALLS - Gypsum Punning + Skim Coat + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC. CEILING - Gypsum Boxing to cover Services as per design. Singe Coat Putty + 2 Coats of Luxury Acrylic Emulsion of low VOC.
OTHER BEDROOM TOILET	FLOOR - Premium quality Large Format Anti Skid Vitrified Tile Flooring. WALLS - Premium quality Large Format Tile Cladding as per design. CEILING - False Ceiling with Gypsum / Calcium Silicate Board MR Grade with Trap Door as per requirement. PLUMBING FIXTURES - Fixtures shall be single lever with integrated thermostatic high-capacity mixer. - Luxury Collection Plumbing Fixtures from Duravit, VILLEROY BOCH, TOTO or equivalent. SANITARYWARE WC - Wall hung WC integrated with Tornado Flush, Rimless Bowl and Cefiontect technology. BATH & SHOWER - Shower area with glass partition. - Over Head Shower & Single Lever Diverter with integrated thermostatic high-capacity mixer. VANITY - Factory made Vanity Unit with Under Counter Basin. - Illuminated Mirror. - Fixtures shall be single lever with integrated thermostatic high-capacity mixer. ACCESSORIES - Towel Holder, Soap Dish, Shampoo & Tooth Brush Holder, Toilet Roll Holder, Robe Hooks etc. as per design. VENTILATION & EXHAUST - Ceiling integrated exhaust system for WC & Shower Cubicle.

POWDER ROOM	FLOOR - Premium quality Large Format Anti Skid Vitrified Tile Flooring. WALLS - Premium quality Large Format Tile Cladding upto 4' as per the design Remaining wall area above dado Gypsum Punning + Skim Coat + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC. CEILING - False Ceiling with Gypsum / Calcium Silicate Board MR Grade with Trap Door as per requirement. PLUMBING FIXTURES - Fixtures shall be single lever with integrated thermostatic high-capacity mixer. - Luxury Collection Plumbing Fixtures from Duravit, VILLEROY BOCH, TOTO or equivalent. SANITARYWARE WC - Wall hung WC integrated with Tornado Flush, Rimless Bowl & Cefiontect technology. VANITY - Factory made Vanity Unit with Basin as per Selection. - Illuminated Mirror. - Fixtures shall be single lever with integrated thermostatic high-capacity mixer.
DRY KITCHEN <small>(Designed to accommodate modular kitchen with all necessary services provisions.)</small>	FLOOR - Premium quality Large Format Imported / Vitrified Tile Flooring. WALLS - 2 Coats of Wall Putty/ Skim Coat + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC. CEILING - Gypsum Boxing to cover Services as per design. Singe Coat Putty + 2 Coats of Luxury Acrylic Emulsion of low VOC. PLUMBING FIXTURES - Double Bowl Sink in Stainless Steel with Drainboard, 3 in 1 Pull Down Faucet & water purifier point as per Design. EXHAUST - Provision for Exhaust and Chimney. APPLIANCES - Provision of Electrical Sockets. (Hob/ Chimney, Refrigerator, Microwave Oven, Mixer & additional two points)
WET KITCHEN	FLOOR - Premium quality Large Format Matte finish Vitrified Tile Flooring. WALLS - 2 Coats of Wall Putty /Skim Coat + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC. CEILING - Gypsum Boxing to cover Services as per design. Singe Coat Putty + 2 Coats of Luxury Acrylic Emulsion of low VOC. PLUMBING - Provision for Large Single bowl sink with faucet & water purifier point as per Design EXHAUST - Provision for Exhaust and Chimney. APPLIANCES - Electrical Sockets for Chimney, Refrigerator, Wet Grinder & Dish Washer
BALCONY/ SIT-OUTS	FLOOR - Full Body Tiles in Wooden Matte Finish as per design. WALLS/ CEILING - Exterior grade paint as per Elevation. - Wooden finished ceiling as per Elevation. ELECTRICAL - Outdoor receptacle (IP66 rated) of reputed make as per design. RAILING - Laminated Glass Railing designed as per relevant IS codes.
JOINERY	MAIN DOOR - Factory made Solid/ Engineered wood frame, solid core shutter with teak veneer on both sides finished with Melamine Polish with door height 9 feet. - Designer Hardware with smart lock. INTERNAL DOOR - Factory made Solid/ Engineered wood frame, Hollow core shutter with teak veneer on both sides finished with Melamine Polish with door height 9 feet. - Designer Hardware. TOILET DOORS - Factory made Solid/ Engineered wood frame, Hollow core shutter with one side veneer with Melamine Polish & one side laminate flush shutter with door height 9 feet. UTILITY/ BALCONY DOORS - Reinforced Aluminium Double Glazed Sliding Doors & hurricane bar designed as per relevant IS code with premium hardware & integrated with insect screen. WINDOW - Reinforced Aluminium Double Glazed Sliding Windows designed as per relevant IS code with premium hardware & integrated with insect screen. VENTILATORS - Aluminium glazed ventilators with premium hardware & integrated with insect screen.
UTILITY	FLOOR - Anti Skid Full Body Vitrified Tiles WALLS - Wall Cladding upto 3' height with glazed vitrified tiles and exterior grade paint above. PLUMBING - Provision for Dish washer/ Washing Machine & Dryer APPLIANCES - Electrical Sockets for Dish washer/ Washing Machine & Dryer



Legends

Master Layout

PODIUM-1

MAIN ENTRANCE & APPROACH

- 1 GRAND ENTRANCE
- 2 MAIN ENTRY AND EXIT PAVING
- 3 PYLONS
- 4 TRICKLING WATER BODY WITH SCULPTURE
- 5 WATER FALL

AMENITIES ON PODIUM 1

- 6 TRICKLING WATER BODY WITH SCULPTURE
- 7 SEATING DECK
- 8 ZEN GARDEN
- 9 SEATING DECK WITH COVERED STRUCTURE
- 10 GATHERING AREA WITH SEATING
- 11 CHILDREN PLAY AREA ON EPDM
- 12 ELEVATED PATHWAY
- 13 WATER FALL FROM PODIUM 1
- 14 WATER BODY WITH BUBBLERS
- 15 INDOOR PLAY AREA
- 16 BARBEQUE AREA
- 17 SPLASH PAD
- 18 MINI PARTY LAWN
- 19 LAWN WITH SEATING
- 20 CRICKET PRACTICE NET
- 21 PET PARK

AMENITIES ON PODIUM 2

- 22 AMPHITHEATRE
- 23 SAND PIT
- 24 BASKETBALL COURT
- 25 PLAY AREA SEATING
- 26 FITNESS STATION
- 27 TRICKLING WATER BODY WITH BUBBLERS
- 28 MULTIPURPOSE COURT
- 29 CHILDREN PLAY AREA
- 30 SHALLOW WATER BODY WITH BUBBLERS
- 31 WATER BODY WITH PATHWAY AND PLANTER ISLAND
- 32 DIGITAL PLAY AREA
- 33 SHALLOW WATER BODY UNDER TOWER
- 34 SHALLOW WATER BODY WITH SEATER
- 35 LAWN WITH SEATING

OVERALL AREA

- 36 GRASS PAVEMENTS
- 37 BLOCK ENTRY PAVING
- 38 CONNECTING PATHWAY
- 39 ELEVATED PATHWAY

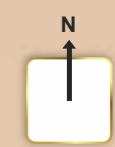


Podium Level 1
Podium Level 2





Building Layout Plan



- 01 DECK
- 02 SEATING LAWN
- 03 CHILDREN PLAY AREA
- 04 PAVED AREA
- 05 PEBBLE BED
- 06 DRY GARDEN
- 07 FITNESS STATION
- 08 AMPHITHEATRE / GATHERING SPACE
- 09 MAZE SEATING
- 10 BAR COUNTER WITH OUTDOOR SEATING



Terrace Layout Plan

Tower 1

1st to 6th Floor

UNIT 4
4 BHK
6155 Sq.Ft.

Carpet Area (Sqft)	3367
Outer Wall Area (Sqft)	219
Balcony/ Verandah Area (Sqft)	1165
Utility Area (Sqft)	120
Net Area (Sqft)	4871
Share of Common Areas (Sqft)	1284



UNIT 3
4 BHK
6145 Sq.Ft.

Carpet Area (Sqft)	3441
Outer Wall Area (Sqft)	226
Balcony/ Verandah Area (Sqft)	1047
Utility Area (Sqft)	149
Net Area (Sqft)	4863
Share of Common Areas (Sqft)	1282



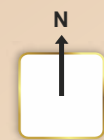
UNIT 2
4 BHK
6035 Sq.Ft.

Carpet Area (Sqft)	3486
Outer Wall Area (Sqft)	226
Balcony/ Verandah Area (Sqft)	962
Utility Area (Sqft)	102
Net Area (Sqft)	4776
Share of Common Areas (Sqft)	1259



UNIT 1
4 BHK
6085 Sq.Ft.

Carpet Area (Sqft)	3414
Outer Wall Area (Sqft)	226
Balcony/ Verandah Area (Sqft)	1096
Utility Area (Sqft)	80
Net Area (Sqft)	4816
Share of Common Areas (Sqft)	1269



Tower 1

Typical Floor

1

UNIT 4
4 BHK
5475 Sq.Ft.

Carpet Area (Sqft)	3367
Outer Wall Area (Sqft)	180
Balcony/ Verandah Area (Sqft)	668
Utility Area (Sqft)	118
Net Area (Sqft)	4333
Share of Common Areas (Sqft)	1142



UNIT 1
4 BHK
5495 Sq.Ft.

Carpet Area (Sqft)	3414
Outer Wall Area (Sqft)	190
Balcony/ Verandah Area (Sqft)	667
Utility Area (Sqft)	78
Net Area (Sqft)	4349
Share of Common Areas (Sqft)	1146



UNIT 3
4 BHK
5510 Sq.Ft.

Carpet Area (Sqft)	3441
Outer Wall Area (Sqft)	185
Balcony/ Verandah Area (Sqft)	585
Utility Area (Sqft)	150
Net Area (Sqft)	4361
Share of Common Areas (Sqft)	1149



UNIT 2
4 BHK
5480 Sq.Ft.

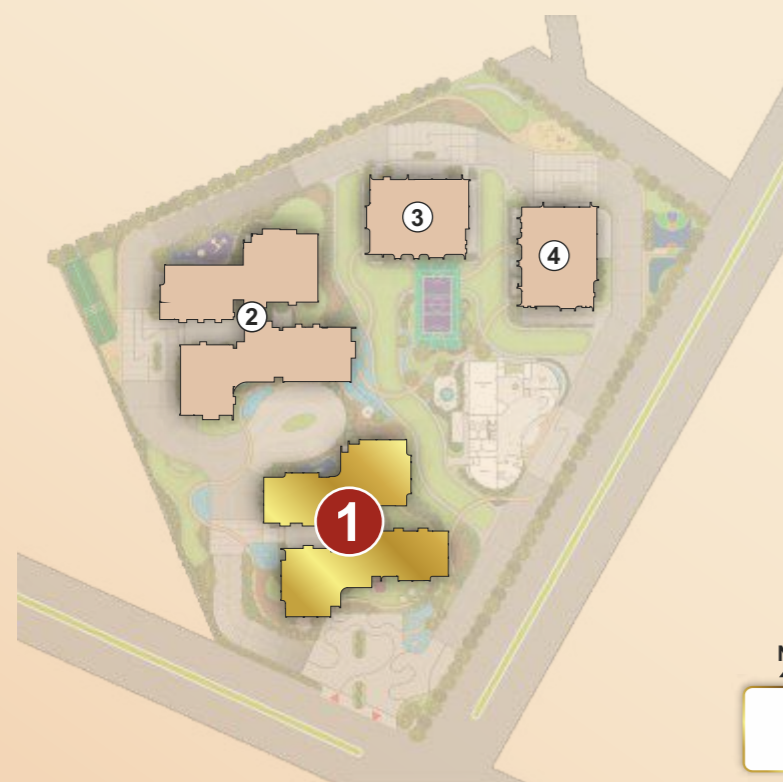
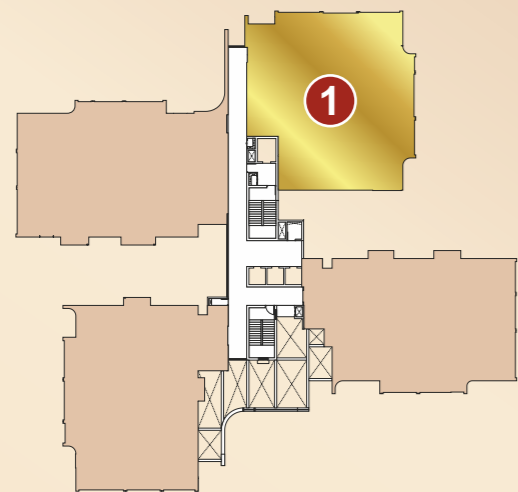
Carpet Area (Sqft)	3486
Outer Wall Area (Sqft)	185
Balcony/ Verandah Area (Sqft)	561
Utility Area (Sqft)	105
Net Area (Sqft)	4337
Share of Common Areas (Sqft)	1143



Tower 1

1st to 6th Floor

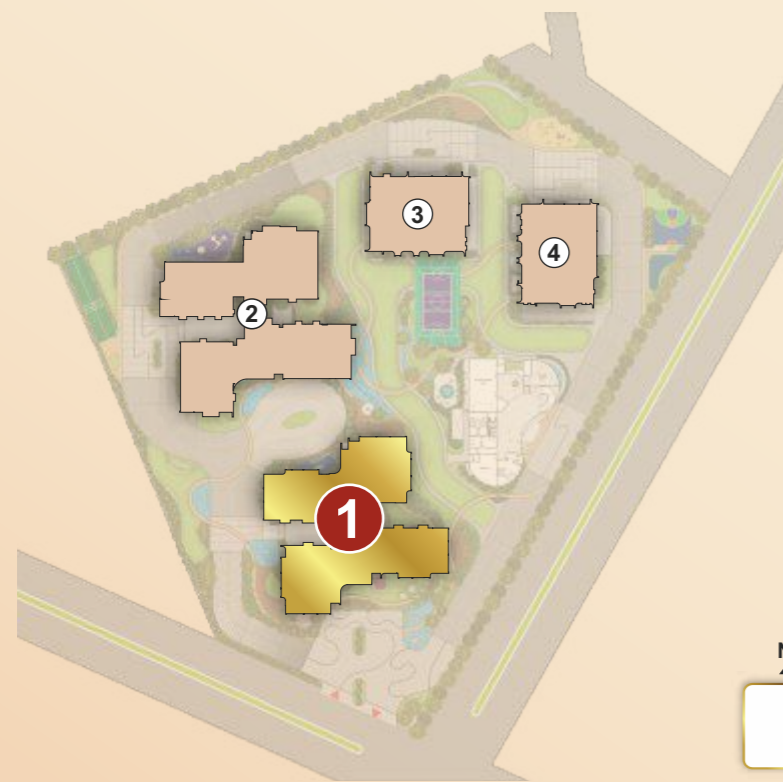
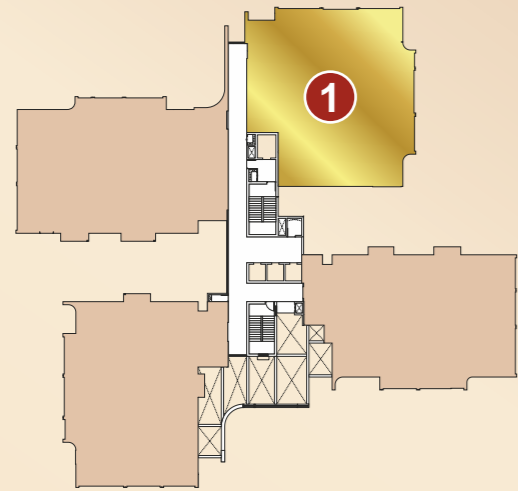
Unit 1 4 BHK
6085 Sq.Ft.



Tower 1

Typical Floor

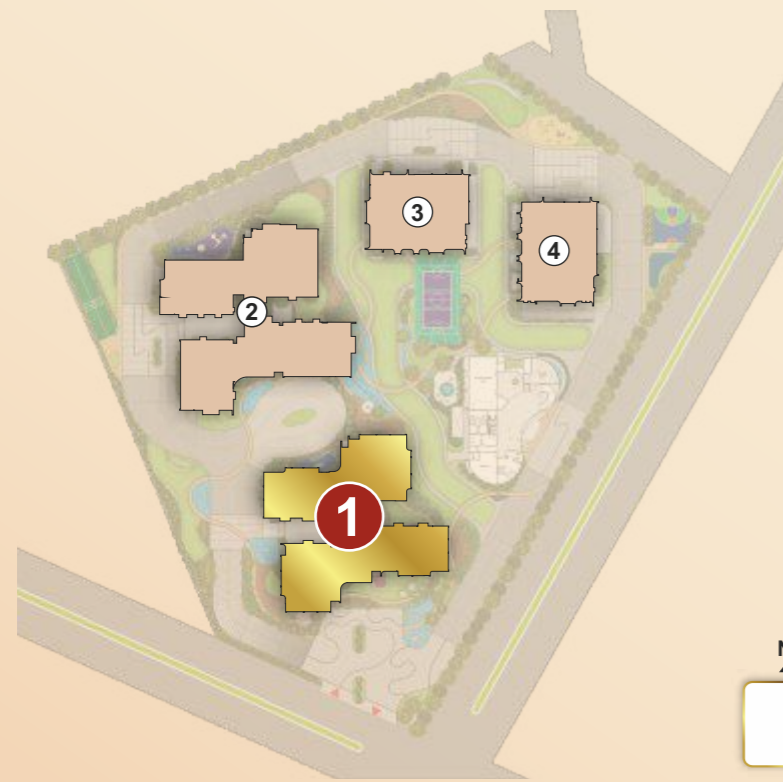
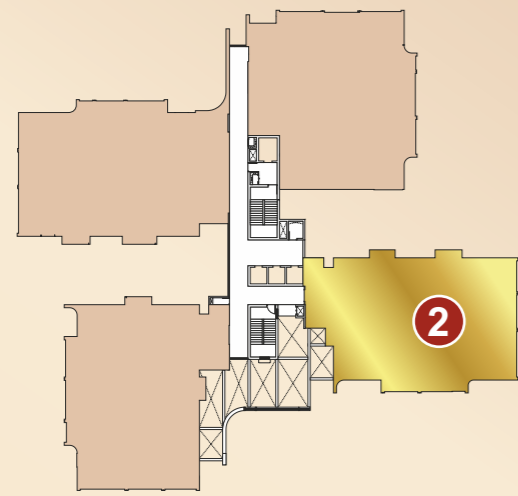
Unit 1 4 BHK
5495 Sq.Ft.



Tower 1

1st to 6th Floor

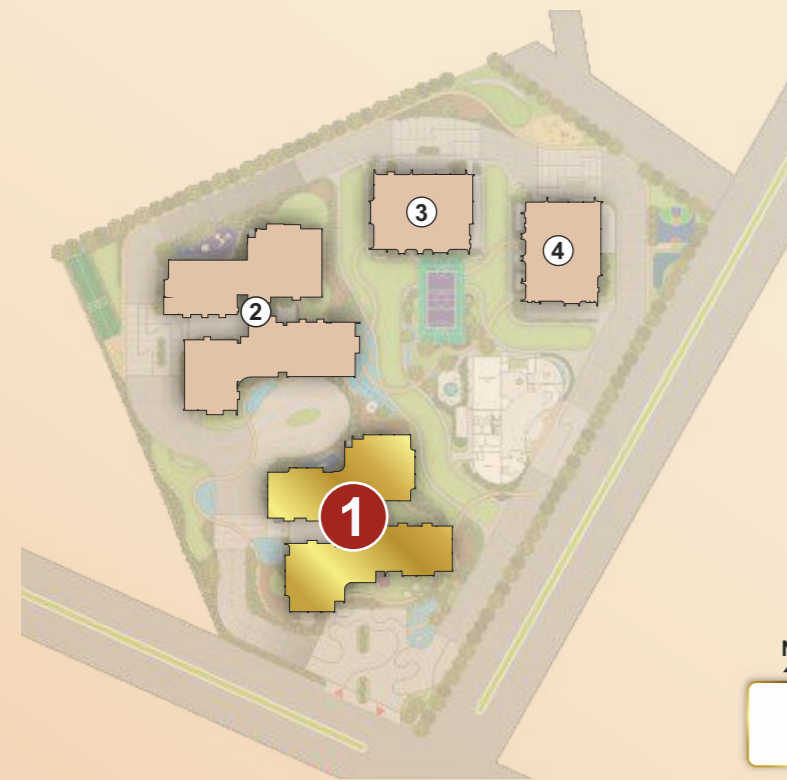
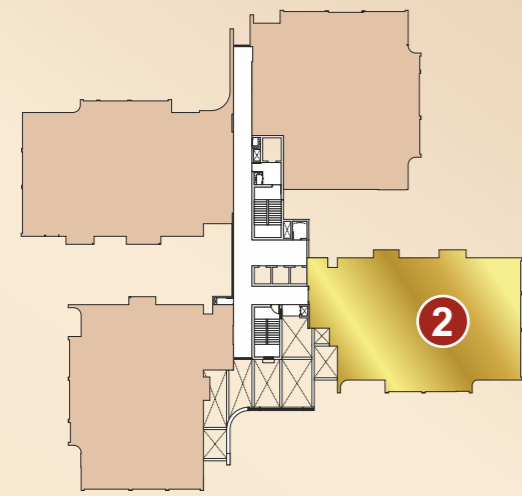
Unit 2 4 BHK
6035 Sq.Ft.



Tower 1

Typical Floor

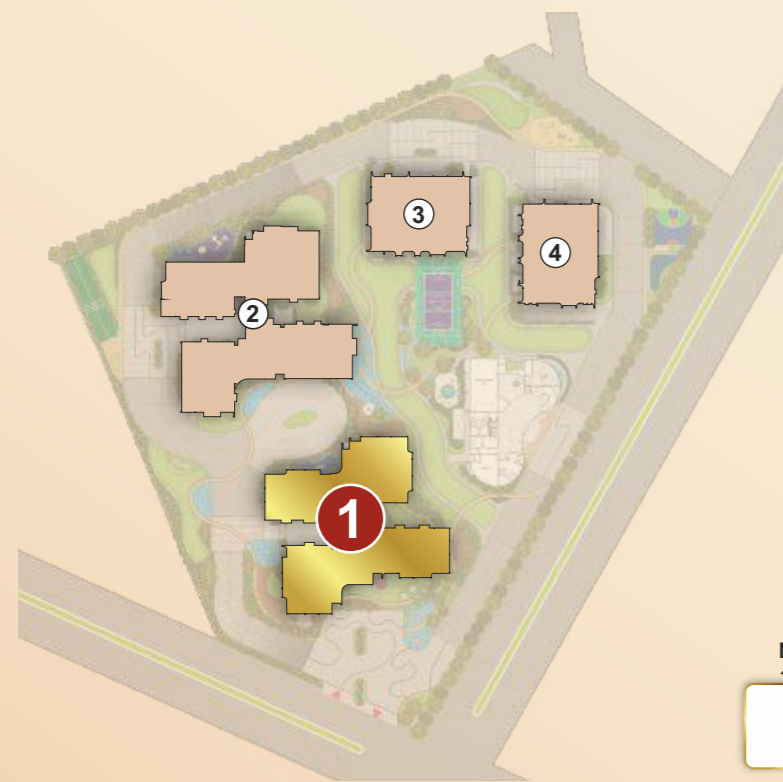
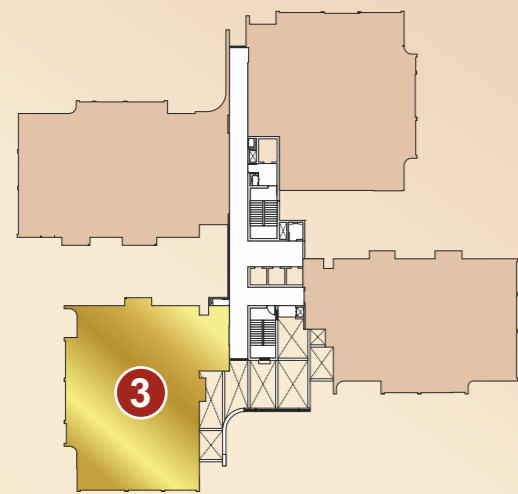
Unit 2 4 BHK
5480 Sq.Ft.



Tower 1

1st to 6th Floor

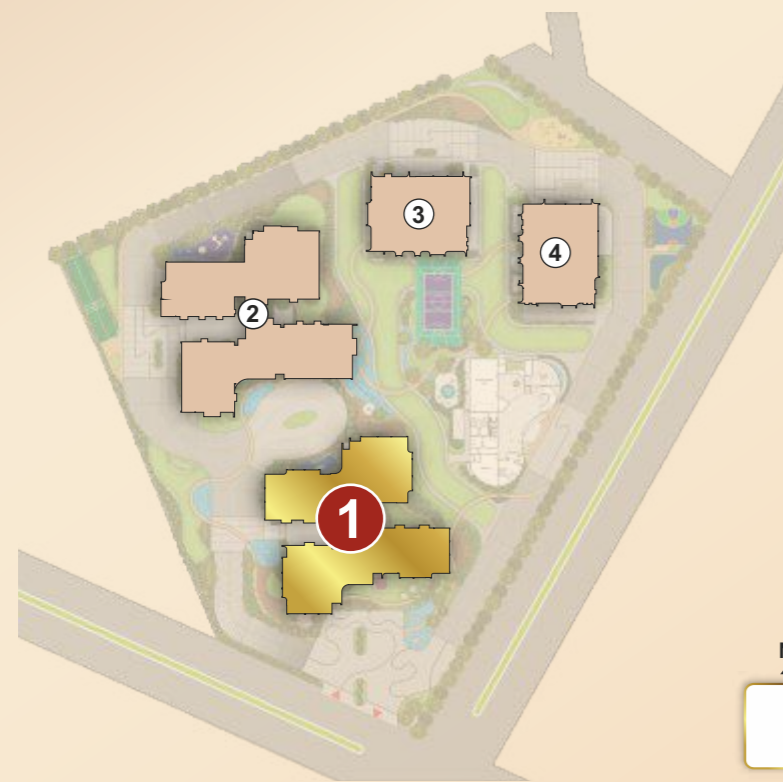
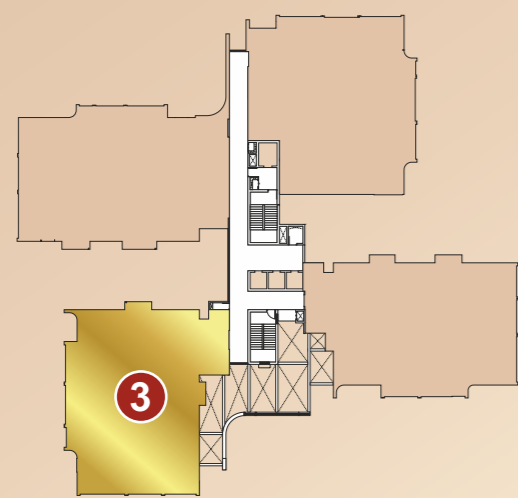
Unit 3 4 BHK
6145 Sq.Ft.



Tower 1

Typical Floor

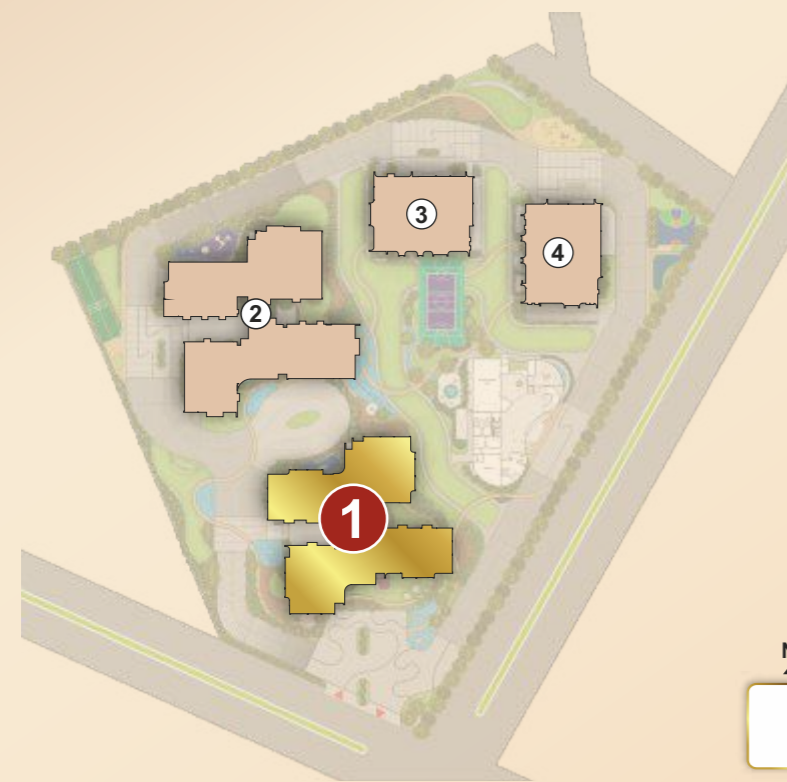
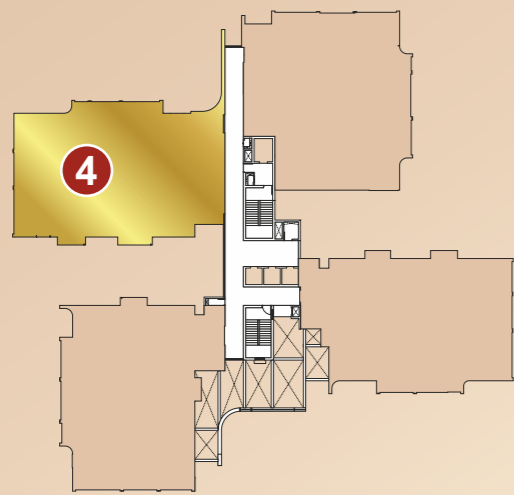
Unit 3 4 BHK
5510 Sq.Ft.



Tower 1

1st to 6th Floor

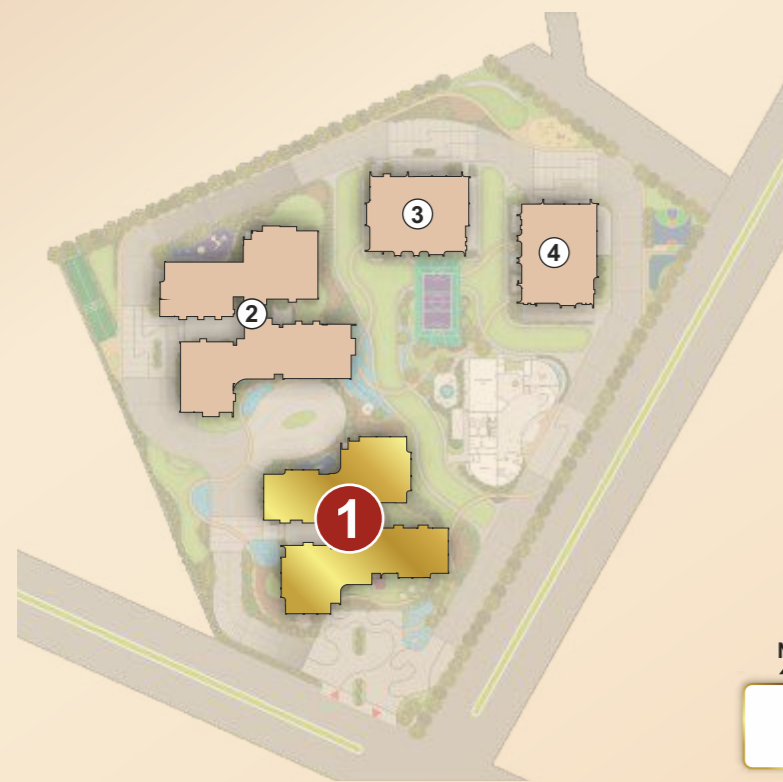
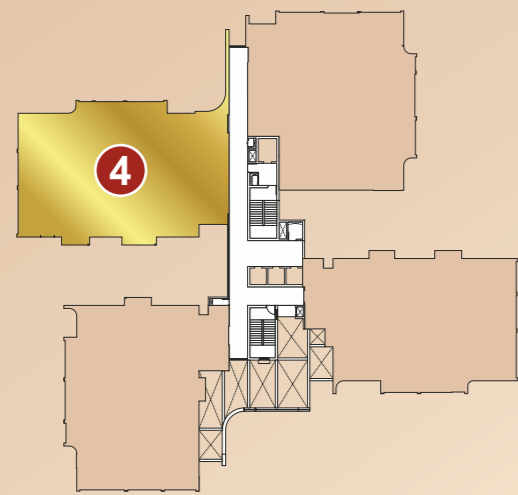
Unit 4 4 BHK
6155 Sq.Ft.



Tower 1

Typical Floor

Unit 4 4 BHK
5475 Sq.Ft.



Tower 2

1st to 6th Floor

UNIT 4
4 BHK
7100 Sq.Ft.

Carpet Area (Sqft)	4112
Outer Wall Area (Sqft)	255
Balcony/ Verandah Area (Sqft)	1160
Utility Area (Sqft)	92
Net Area (Sqft)	5619
Share of Common Areas (Sqft)	1481



UNIT 1
4 BHK
7310 Sq.Ft.

Carpet Area (Sqft)	4293
Outer Wall Area (Sqft)	243
Balcony/ Verandah Area (Sqft)	1164
Utility Area (Sqft)	85
Net Area (Sqft)	5785
Share of Common Areas (Sqft)	1525

UNIT 3
4 BHK
6995 Sq.Ft.

Carpet Area (Sqft)	4077
Outer Wall Area (Sqft)	244
Balcony/ Verandah Area (Sqft)	1119
Utility Area (Sqft)	95
Net Area (Sqft)	5535
Share of Common Areas (Sqft)	1460

UNIT 2
4 BHK
7040 Sq.Ft.

Carpet Area (Sqft)	4174
Outer Wall Area (Sqft)	245
Balcony/ Verandah Area (Sqft)	1060
Utility Area (Sqft)	92
Net Area (Sqft)	5571
Share of Common Areas (Sqft)	1469

Tower 2

Typical Floor

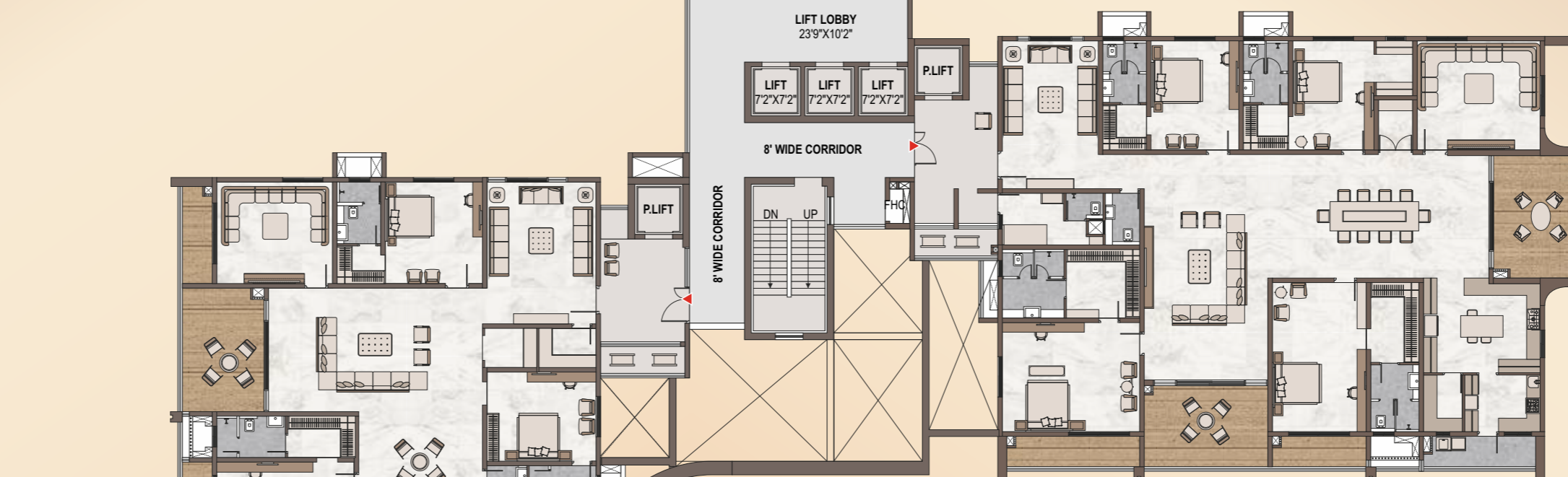
UNIT 4
4 BHK
6495 Sq.Ft.

Carpet Area (Sqft)	4112
Outer Wall Area (Sqft)	211
Balcony/ Verandah Area (Sqft)	726
Utility Area (Sqft)	91
Net Area (Sqft)	5140
Share of Common Areas (Sqft)	1355



UNIT 1
4 BHK
6605 Sq.Ft.

Carpet Area (Sqft)	4293
Outer Wall Area (Sqft)	215
Balcony/ Verandah Area (Sqft)	635
Utility Area (Sqft)	84
Net Area (Sqft)	5227
Share of Common Areas (Sqft)	1378

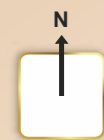


UNIT 2
4 BHK
6460 Sq.Ft.

Carpet Area (Sqft)	4174
Outer Wall Area (Sqft)	205
Balcony/ Verandah Area (Sqft)	640
Utility Area (Sqft)	94
Net Area (Sqft)	5113
Share of Common Areas (Sqft)	1347

UNIT 3
4 BHK
6400 Sq.Ft.

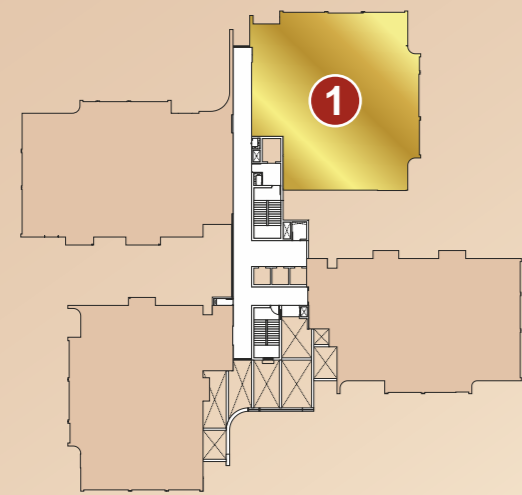
Carpet Area (Sqft)	4077
Outer Wall Area (Sqft)	200
Balcony/ Verandah Area (Sqft)	696
Utility Area (Sqft)	92
Net Area (Sqft)	5065
Share of Common Areas (Sqft)	1335



Tower 2

1st to 6th Floor

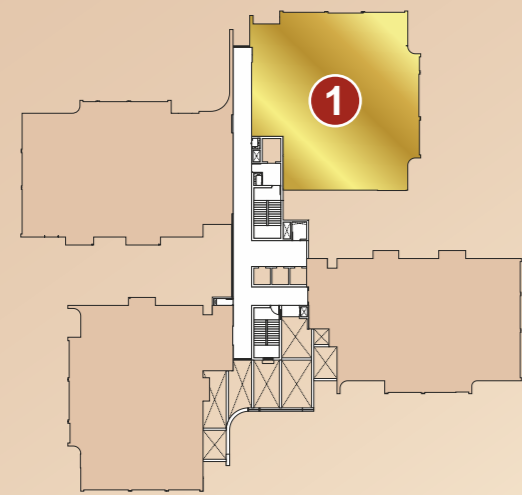
Unit 1 4 BHK
7310 Sq.Ft.



Tower 2

Typical Floor

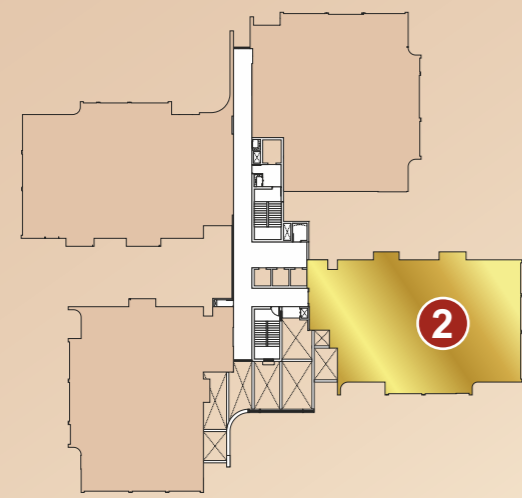
Unit 1 4 BHK
6605 Sq.Ft.



Tower 2

1st to 6th Floor

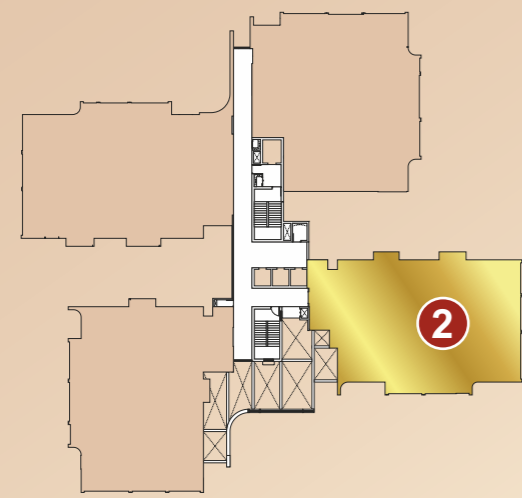
Unit 2 4 BHK
7040 Sq.Ft.



Tower 2

Typical Floor

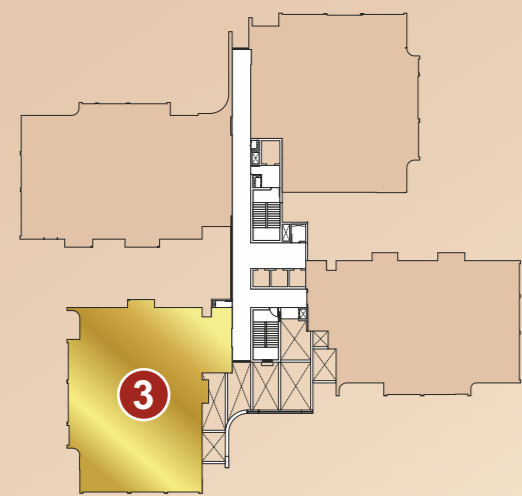
Unit 2 4 BHK
6460 Sq.Ft.



Tower 2

1st to 6th Floor

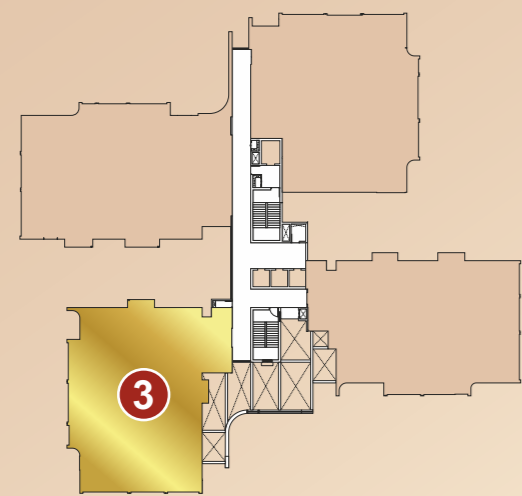
Unit 3 4 BHK
6995 Sq.Ft.



Tower 2

Typical Floor

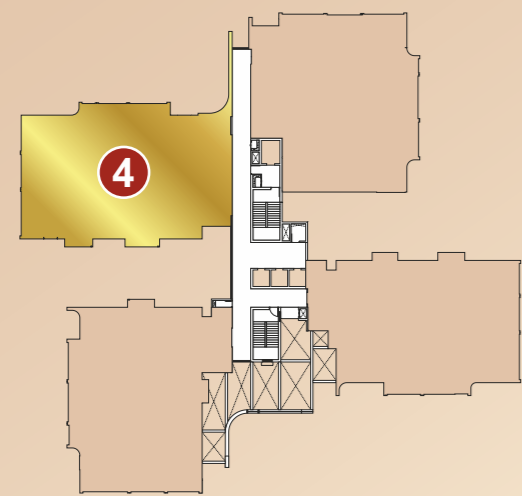
Unit 3 4 BHK
6400 Sq.Ft.



Tower 2

1st to 6th Floor

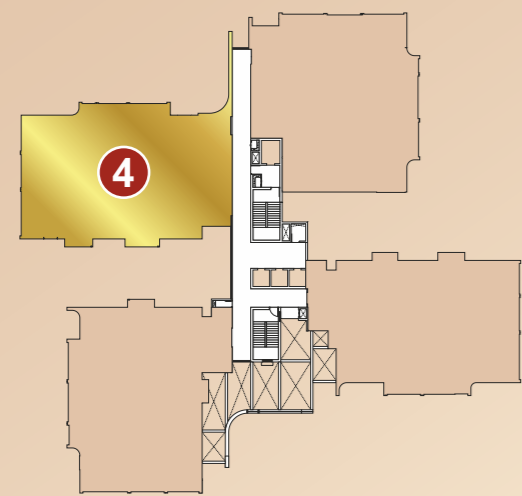
Unit 4 4 BHK
7100 Sq.Ft.



Tower 2

Typical Floor

Unit 4 4 BHK
6495 Sq.Ft.



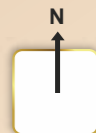
Tower

3

1st to 6th Floor

4 BHK + HT + MAID
13,145 Sq.Ft.

Carpet Area (Sqft)	6481
Outer Wall Area (Sqft)	481
Balcony/ Verandah Area (Sqft)	3264
Utility Area (Sqft)	177
Net Area (Sqft)	10403
Share of Common Areas (Sqft)	2742



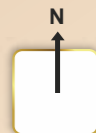
Tower

3

Typical Floor

4 BHK + HT + MAID
10,910 Sq.Ft.

Carpet Area (Sqft)	6481
Outer Wall Area (Sqft)	423
Balcony/ Verandah Area (Sqft)	1555
Utility Area (Sqft)	175
Net Area (Sqft)	8634
Share of Common Areas (Sqft)	2276



Tower 4

1st to 6th Floor

4 BHK + HT + MAID
13,195 Sq.Ft.

Carpet Area (Sqft)	6352
Outer Wall Area (Sqft)	464
Balcony/ Verandah Area (Sqft)	3487
Utility Area (Sqft)	140
Net Area (Sqft)	10443
Share of Common Areas (Sqft)	2752

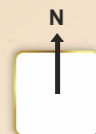


Tower 4

Typical Floor

4 BHK + HT + MAID
10,910 Sq.Ft.

Carpet Area (Sqft)	3652
Outer Wall Area (Sqft)	412
Balcony/ Verandah Area (Sqft)	1731
Utility Area (Sqft)	139
Net Area (Sqft)	8634
Share of Common Areas (Sqft)	2276





WESTERN MARINA

Landmark Location

EVERYTHING NEAR BY

EDUCATIONAL INSTITUTE

ROCKWELL INT. SCHOOL
PHOENIX INT. SCHOOL
OAKRIDGE INT. SCHOOL
DPS
CBIT
ISB

IT HUB & CORPORATE

FINANCIAL DISTRICT
CAPEGEMINI
WIPRO
MICROSOFT
GOOGLE

HOTEL & RESTAURANTS

SHERATON HOTEL
HYAAT
SNDWICHO CAFÉ
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APOLLO HOSPITAL
STAR HOSPITAL

MALLS & RESORT

SARATH CITY MALL
GOLKONDA RESORT

CONNECTIVITY

OUTER RING ROAD
GACHIBOWLI IT HUB

COMPLETED PROJECTS



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WESTERN EXOTICA



WESTERN PEARL



WESTERN AQUA



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+91 888 666 9501 / 02 / 03 / 04 / 05 / 07 / 08 / 09 / 10

www.westernconstructions.com marketing@westernconstructions.com

SCAN FOR LOCATION



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WESTERN CONSTRUCTION CONSULTANTS

Principal Architect:
Genesis Planners Pvt. Ltd.

Structural Consultant:
Design Tree Service Consultants Pvt. Ltd.

MEP Consultant:
Design Tree Service Consultants Pvt. Ltd.

Landscape Consultant:
Naveen Associates

Wind Tunnel Analysis Consultant:
CPP Wind Engineering Consultants

RERA NO. P02400005389



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- The dimensions provided are in Square Feet and are measured from finish to finish, excluding construction tolerances.
- All materials, dimensions, and drawings are approximate. Please note that the information is subject to change without prior notice, at the developer's absolute discretion.
- The actual area may vary from the stated area. Additionally, all images used are for illustrative purposes only and do not necessarily represent the actual size, features, specifications, fittings, or furnishings.
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