



HILLCREST - PHASE II
BY PACIFICA

A QUIET
REVOLUTION
IN LUXURY

TRENDSETTER



MOVING
UP TO A
BETTER
WORLD
NEEDN'T
COST THE
EARTH



Guided by the tenet of creating value for the discerning Indian homeowner, Pacifica delivers a brand of lifestyle that is both aspirational and affordable. Every Pacifica home is an archetype of impeccable quality, understated luxury, and surprisingly practical prices that are turning many heads in Indian real estate.

VISIONARY



BRAVING
NEW
HORIZONS
WITH
TRUST,
QUALITY
AND
ETHICS



Pacifica Companies is a USD 3 billion global real estate conglomerate with a shining history of creating distinctive life spaces across the globe. Since its founding in 1978, Pacifica has been consistently innovating and acquiring new credibility in the real estate sector. Its ever-expanding legion of developments spans residences, commercial spaces, mixed-use projects, hospitality, townships, plotted development and senior living communities.

Under the instrumental leadership of Ashok Israni, fondly called Mr. Ash, Pacifica expanded and evolved on the solid principles of Trust, Quality and Ethics. Within 2 decades, the company developed a versatile realty portfolio and powerful presence across 22 American states. At the turn of the century, Pacifica advanced into the Indian real estate market and since then it is developing quality projects in Ahmedabad, Vadodara, Deesa, Bangalore, Hyderabad, Chennai and NCR regions.

GLOBETROTTER



EXCELLENCE
HAS
NO FIXED
ADDRESS



PACIFICA USA

Since beginning its journey in the United States of America in 1978, Pacifica has successfully developed and diversified its assets in multiple realty genres across 22 US states. This richness of experience has given Pacifica the confidence to extend itself in any market or property type, with a proven track record of generating superior returns in all asset classes.



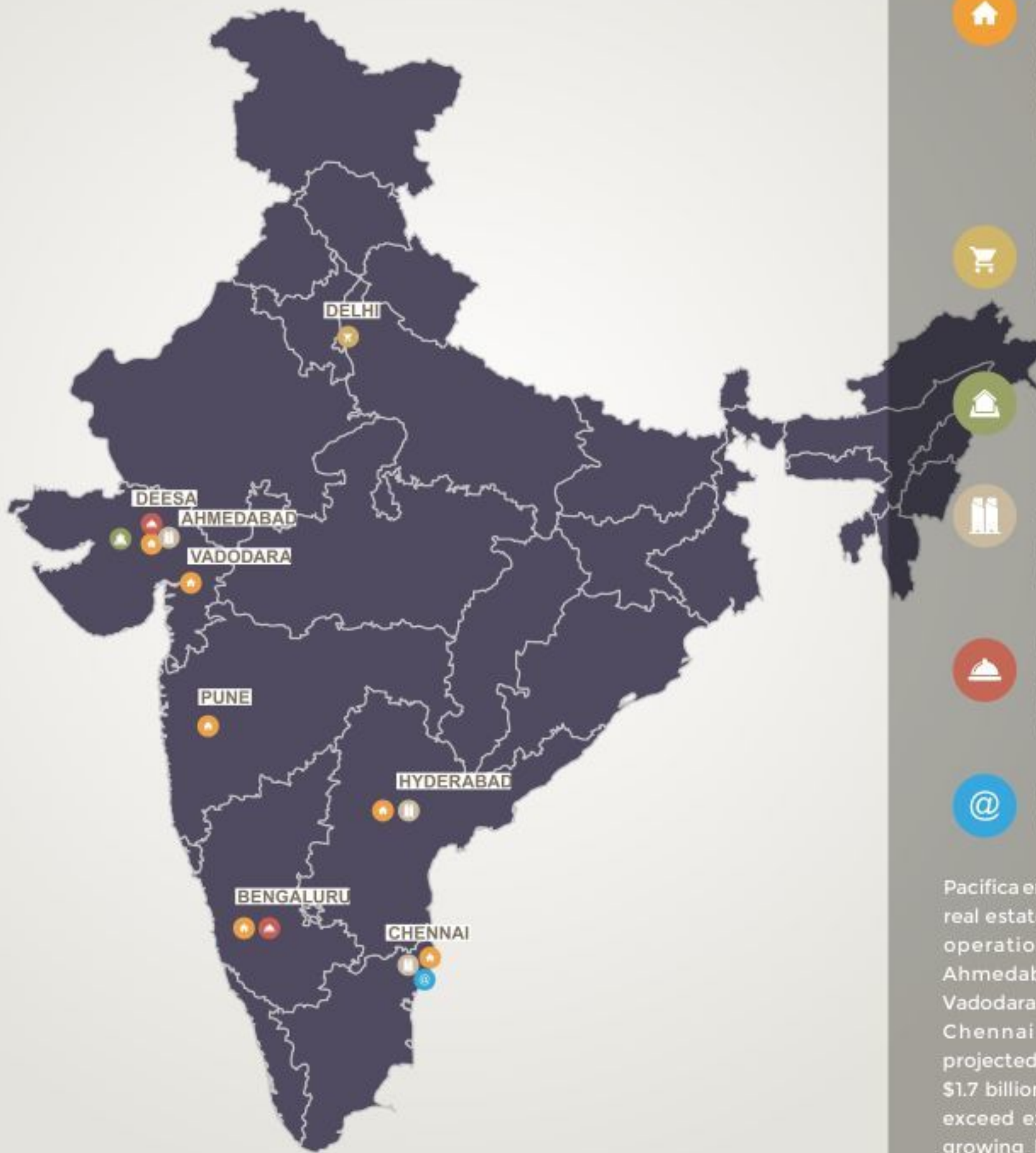
PACIFICA LATIN AMERICA

Recognizing the economic and demographic potential of the Latin American real estate space, Pacifica ventured into this land of opportunity with an initial investment of \$400 million in a diverse range of asset classes. Pacifica's first landmark, The Calette Mall in Tijuana (Mexico), is a successful mixed-use project: a genre that's fast becoming the future's most significant.



PACIFICA INDIA

Pacifica's venture into the Indian subcontinent is already proving to be their most promising, given the country's outstanding middle-class growth, drastic improvements in living standards, and most importantly, Pacifica's intentions of adopting long-term investor strategies.



RESIDENTIAL

AHMEDABAD
VADODARA
PUNE
BENGALURU
CHENNAI
HYDERABAD



COMMERICAL

DELHI
DEESA



PLOTTED DEVELOPMENTS

AHMEDABAD



TOWNSHIPS

VADODARA
CHENNAI
HYDERABAD



HOTELS

AHMEDABAD
BENGALURU
VADODARA



IT PARKS

CHENNAI

Pacifica entered the booming Indian real estate market in 2004, kicking off operations with a head office at Ahmedabad and branch offices at Vadodara, NCR (Gurgaon), Bangalore, Chennai and Hyderabad. With a projected portfolio value of more than \$1.7 billion, Pacifica India continues to exceed expectations of the country's growing hospitality, commercial and residential construction demands.

HYDERABAD



HISTORY IS
WRITTEN
BY THE
FUTURE
READY



Hyderabad, literally 'lion city', gets its alias 'City of Pearls' from its long history as a renowned pearl and diamond trading centre. While still home to a rich cultural heritage, world-famous cuisines, and throngs of lively bazaars, modern Hyderabad has gained sizable momentum since the 90's as a progressive technology hub. Today the city is primed to boldly take the future in its stride.

CONNOISSEURS



LAND OF
THE RISING
AND THE
SHINING



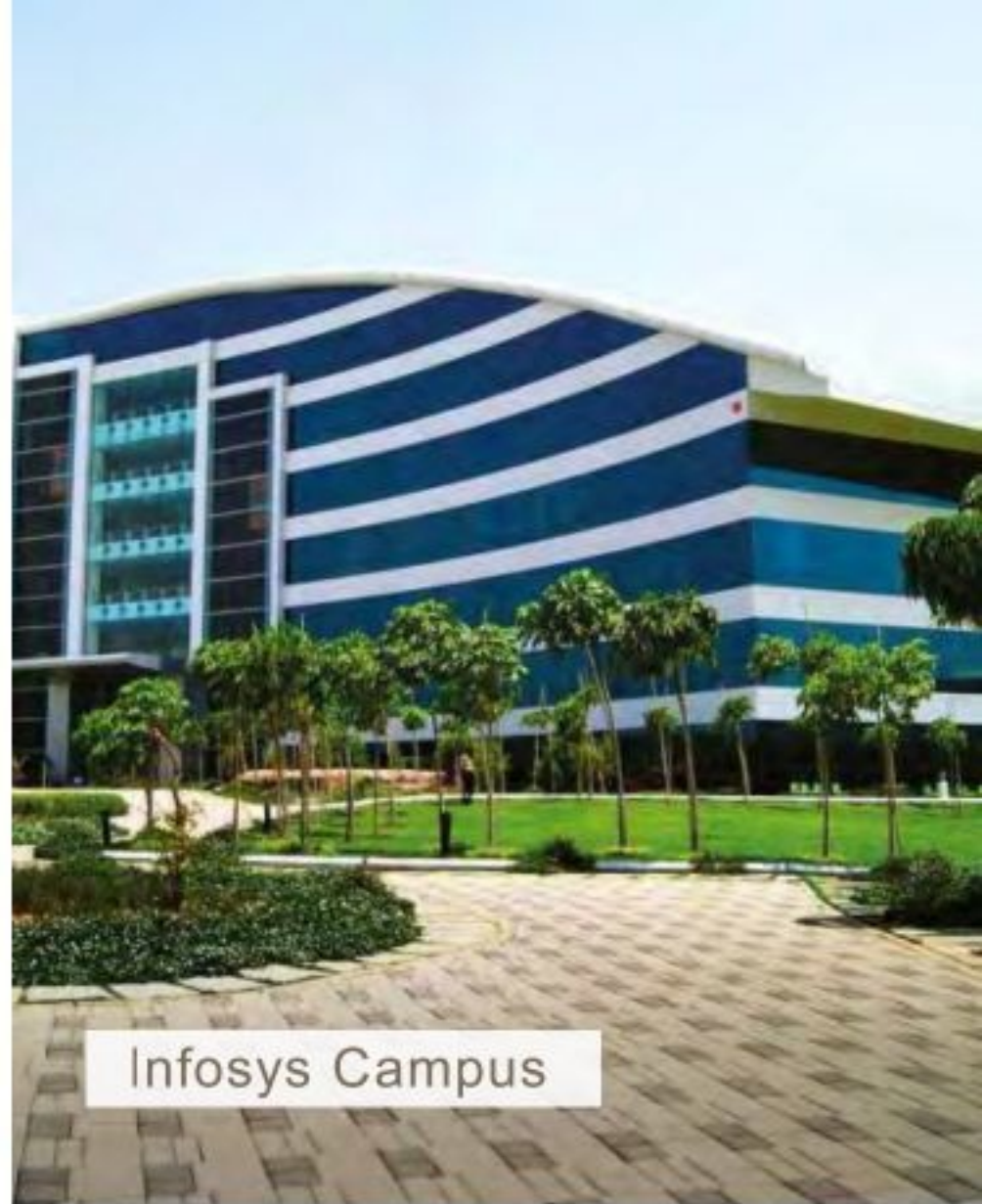
Pacifica's maiden offering in this magnificent metropolis is an ode to the thriving Hyderabadi. Every detail is designed to the highest order, handcrafted for a breed of individuals that is as style-savvy as it is substance-conscious.



Pacifica Hillcrest offers 2/3/4 bedroom luxury apartments spread over 5 majestic towers, situated in the heart of financial district, Gachibowli.



Park Hyatt



Infosys Campus



ICICI Corporate Office



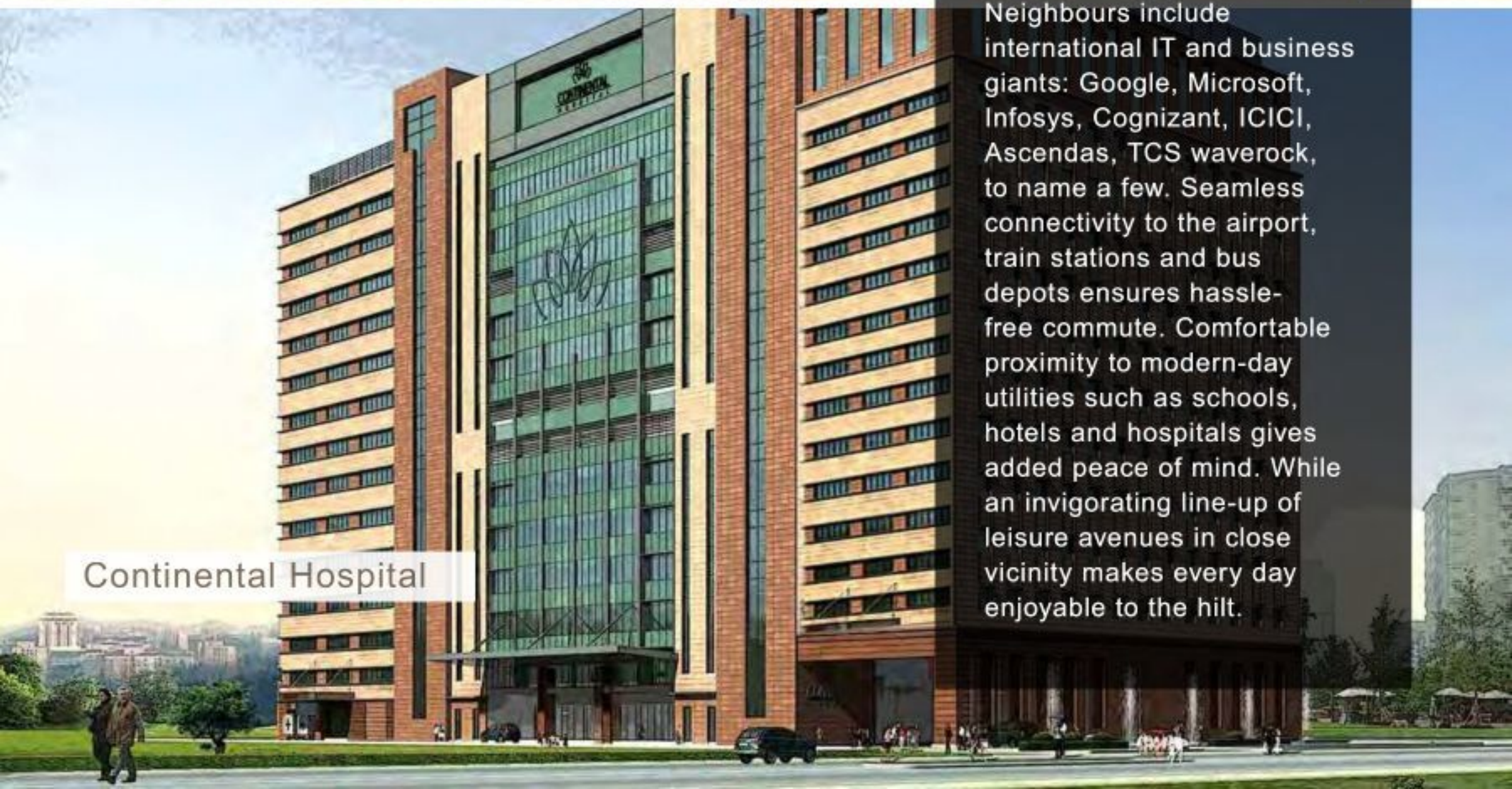
TATA Consultancy Services



Microsoft

The booming locale of HITEC City offers a prosperous landscape for 21st century professionals.

Neighbours include international IT and business giants: Google, Microsoft, Infosys, Cognizant, ICICI, Ascendas, TCS waverock, to name a few. Seamless connectivity to the airport, train stations and bus depots ensures hassle-free commute. Comfortable proximity to modern-day utilities such as schools, hotels and hospitals gives added peace of mind. While an invigorating line-up of leisure avenues in close vicinity makes every day enjoyable to the hilt.



Continental Hospital



A home at Pacifica Hillcrest greets lush green landscapes and wide blue skies in every direction. It lies adjacent to the buzz and bustle of the city's commercial nucleus, yet remains unfettered by urban chaos.



PHASE 2

Layout Plan

A top-down view of a drafting table with architectural blueprints. A hand is using a black pen to draw on the plan. Several drafting tools are visible: a pair of compasses on the left, two orange highlighters, and two green highlighters. The drawing shows a complex site plan with various rooms, corridors, and a large circular area with a dashed outline. Grid lines and alphanumeric labels like '1000', '1001', '1002', '1003', '1004', '1005', '1006', '1007', '1008', '1009', '1010', '1011', '1012', '1013', '1014', '1015', '1016', '1017', '1018', '1019', '1020', '1021', '1022', '1023', '1024', '1025', '1026', '1027', '1028', '1029', '1030', '1031', '1032', '1033', '1034', '1035', '1036', '1037', '1038', '1039', '1040', '1041', '1042', '1043', '1044', '1045', '1046', '1047', '1048', '1049', '1050' are visible on the drawing.

Hillcrest has been designed by Burt Hill Stantec, part of the Stantec group. This collaboration brings years of Stantec's proven expertise and infrastructure ingenuity to the Pacifica portfolio.

The Stantec work ethic is centred on community, creativity and client relationships. This is reflected in their unique collaborations with various disciplines and industries to shape world class buildings and infrastructure projects across the globe. Established in 1954, today Stantec has a strong workforce of 15,000 employees and strategic offices in 250 locations, providing professional consulting in planning, engineering, architecture, interior design, landscape architecture, surveying, environmental sciences, project management and project economics.



Pacifica Hillcrest reflects a defining new sensibility in residential lifestyle. With insightful features handpicked for the perceptive urban denizen, it is certain to fetch many nods of approval and smiles of contentment.



A home at Hillcrest promises one thing above all: a life that beautifully balances the dynamics of work and play; a life that can be lived to its full exuberance.



The Pacifica Hillcrest edge is manifest in diverse elements, from design intelligence and elegant interiors, to a sophisticated menu of meaningful luxuries. Uber address par excellence, cut out for the iconic 21st century family.

Block A
Unit 01 - 3 BHK



RERA CARPET AREA 1138	RERA BALCONY AREA 77	TOTAL RERA AREA 1215
--------------------------	-------------------------	-------------------------



Block A

Unit 01 - 3 BHK

1	DRAWING ROOM	12'5½" x 11'4½"
2	DINING ROOM	13'2½" x 11'1½"
3	BALCONY	6'3" x 11'1½"
4	KITCHEN	10'11" x 12'5"
5	UTILITY	5'1½" x 8'10½"
6	MASTER BEDROOM	11'8½" x 12'7"
7	BEDROOM	11'8½" x 13'1½"
8	BEDROOM	10'2" x 12'5"
9	TOILET	5'1½" x 8'4½"
10	TOILET	5'1½" x 8'4½"
11	TOILET	5'1½" x 8'4½"



Block A
Unit 02 - 3 BHK



RERA CARPET AREA 1122	RERA BALCONY AREA 77	TOTAL RERA AREA 1199
--------------------------	-------------------------	-------------------------

Block A
Unit 02 - 3 BHK

1	DRAWING ROOM	12'2" x 11'4½"
2	DINING ROOM	13'2½" x 11'1½"
3	BALCONY	6'3" x 11'1½"
4	KITCHEN	10'2" x 12'4½"
5	UTILITY	5'1½" x 9'1½"
6	MASTER BEDROOM	11'5" x 12'7"
7	BEDROOM	11'5" x 12'1½"
8	BEDROOM	10'11" x 12'5"
9	TOILET	5'1½" x 8'4½"
10	TOILET	5'1½" x 8'4½"
11	TOILET	5'1½" x 8'4½"



Block A
Unit 03 - 4 BHK



RERA CARPET AREA 1536	RERA BALCONY AREA 163	TOTAL RERA AREA 1699
--------------------------	--------------------------	-------------------------

Block A

Unit 03 - 4 BHK

1	DRAWING ROOM	16'2" x 11'9½"
2	LIVING ROOM	11'1½" x 12'4½"
3	DINING	11'1½" x 17'4½"
4	BALCONY	11'1½" x 6'10½"
5	BALCONY 2	6'5" x 11'1½"
6	KITCHEN	9'2" x 13'1½"
7	UTILITY	8'5½" x 5'1"
8	MASTER BEDROOM	12'1½" x 12'5"
9	BEDROOM	12'7" x 11'1½"
10	BEDROOM	12'10" x 12'5"
11	BEDROOM	10'2" x 12'1½"
12	POWDER ROOM	6'4" x 4'5"
13	ATT. TOILET	5'4" x 8'4½"
14	ATT. TOILET	5'4" x 8'4½"
15	ATT. TOILET	5'4" x 8'4½"



Block A
Unit 04 - 4 BHK



RERA CARPET AREA 1506	RERA BALCONY AREA 164	TOTAL RERA AREA 1670
--------------------------	--------------------------	-------------------------

Block A

Unit 04 - 4 BHK

1	DRAWING ROOM	16'2" x 11'6½"
2	LIVING ROOM	11'1½" x 12'5"
3	DINING	11'1½" x 15'4"
4	BALCONY	11'1½" x 6'9½"
5	BALCONY 2	6'5" x 11'1½"
6	KITCHEN	9'2" x 12'5"
7	UTILITY	6'4" x 4'1"
8	MASTER BEDROOM	12'10½" x 12'5"
9	BEDROOM	12'6" x 11'1½"
10	BEDROOM	12'1½" x 12'5"
11	BEDROOM	10'2" x 13'1½"
12	POWDER ROOM	6'4" x 4'5"
13	ATT. TOILET	5'4" x 8'4½"
14	ATT. TOILET	5'4" x 8'4½"
15	ATT. TOILET	5'4" x 8'4½"



Block B,C,E
Unit 01 - 2 BHK



RERA CARPET AREA 737	RERA BALCONY AREA 50	TOTAL RERA AREA 787
-------------------------	-------------------------	------------------------

Block B,C,E

Unit 01 - 2 BHK

1	LIVING ROOM	12'1½" x 11'11½"
2	DINING	10'6" x 9'8"
3	BALCONY	10'2" x 4'5"
4	KITCHEN	8'2½" x 12'1½"
5	UTILITY	3'2" x 7'11½"
6	MASTER BEDROOM	10'2" x 12'1½"
7	BEDROOM	10'2" x 12'1½"
8	ATT. TOILET	5'1½" x 8'4½"
9	POWDER ROOM	5'1½" x 8'4½"



Block B,C,E
Unit 02 - 3 BHK



RERA CARPET AREA 1127	RERA BALCONY AREA 82	TOTAL RERA AREA 1209
--------------------------	-------------------------	-------------------------

Block B,C,E
Unit 02 - 3 BHK

1	LIVING ROOM	12'5½" x 11'4½"
2	DINING	13'1½" x 11'4½"
3	BALCONY	6'6½" x 11'1½"
4	KITCHEN	10'8" x 12'5"
5	UTILITY	4'8½" x 9'½"
6	MASTER BEDROOM	12'1½" x 12'1½"
7	BEDROOM	11'8½" x 12'7"
8	BEDROOM	10'8" x 12'5"
9	ATT. TOILET	5'1½" x 8'4½"
10	ATT. TOILET	5'1½" x 8'4½"
11	ATT. TOILET	5'1½" x 8'4½"



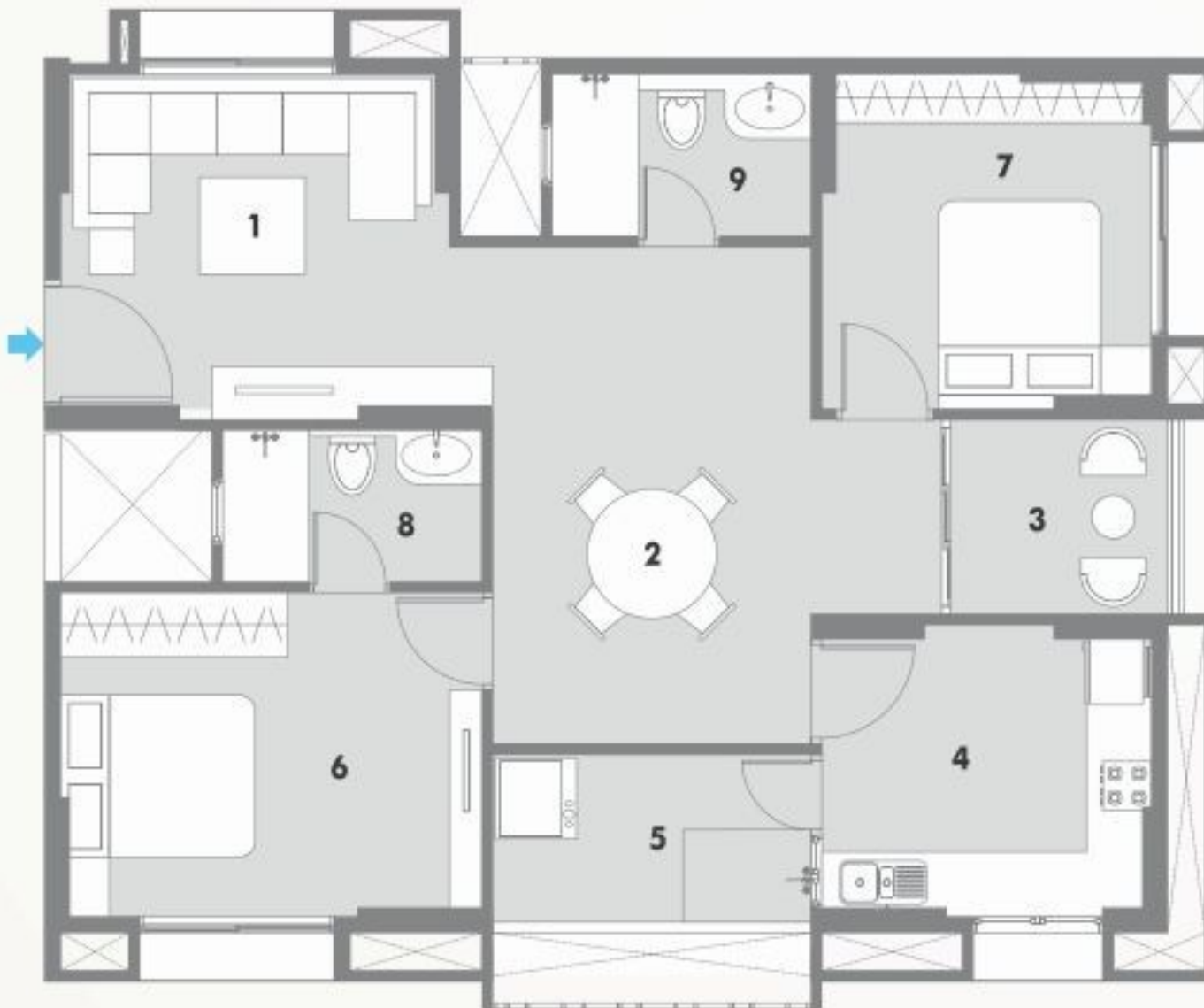
Block B,C,E
Unit 03 - 2 BHK



RERA CARPET AREA 757	RERA BALCONY AREA 43	TOTAL RERA AREA 800
-------------------------	-------------------------	------------------------

Block B,C,E
Unit 03 - 2 BHK

1	LIVING ROOM	11'9½" x 10'4½"
2	DINING	9'8" x 15'1"
3	BALCONY	6'5½" x 5'11"
4	KITCHEN	10'0" x 8'10½"
5	UTILITY	9'8" x 4'11"
6	MASTER BEDROOM	12'9½" x 9'10"
7	BEDROOM	10'0" x 10'2"
8	ATT. TOILET	7'10½" x 4'8"
9	POWDER TOILET	7'10½" x 4'11"



Block B,C,E
Unit 04 - 3 BHK



Block B,C,E

Unit 04 - 3 BHK

1	LIVING ROOM	12'5½" x 11'4½"
2	DINING	13'1½" x 11'4½"
3	BALCONY	6'6½" x 11'1½"
4	KITCHEN	10'8" x 12'5"
5	UTILITY	4'8½" x 9'½"
6	MASTER BEDROOM	12'1½" x 12'1½"
7	BEDROOM	11'8½" x 12'7"
8	BEDROOM	10'8" x 12'5"
9	ATT. TOILET	5'1½" x 8'4½"
10	ATT. TOILET	5'1½" x 8'4½"
11	ATT. TOILET	5'1½" x 8'4½"

RERA CARPET AREA 1127	RERA BALCONY AREA 82	TOTAL RERA AREA 1209
--------------------------	-------------------------	-------------------------



Block B,C,E
Unit 05 - 2 BHK



RERA CARPET AREA 755	RERA BALCONY AREA 43	TOTAL RERA AREA 798
-------------------------	-------------------------	------------------------

Block B,C,E

Unit 05 - 2 BHK

1	LIVING ROOM	11'9½" x 10'4½"
2	DINING	9'8" x 15'1"
3	BALCONY	6'5½" x 5'11"
4	KITCHEN	10'0" x 8'10½"
5	UTILITY	9'8" x 4'11"
6	MASTER BEDROOM	12'9½" x 9'10"
7	BEDROOM	10'0" x 10'2"
8	ATT. TOILET	7'10½" x 4'6"
9	POWDER TOILET	7'10½" x 4'11"



Block B,C,E

Unit 06 - 2 BHK



RERA CARPET AREA 861	RERA BALCONY AREA 59	TOTAL RERA AREA 920
-------------------------	-------------------------	------------------------



Block B,C,E
Unit 06 - 2 BHK

1	LIVING ROOM	13'½" x 16'9½"
2	DINING	11'7" x 8'8½"
3	BALCONY	9'½" x 5'11"
4	KITCHEN	9'6" x 14'11"
5	UTILITY	5'4" x 8'4½"
6	MASTER BEDROOM	11'9½" x 10'0"
7	BEDROOM	11'9½" x 10'0"
8	ATT. TOILET	5'11" x 8'4½"
9	POWDER ROOM	7'10½" x 4'11"



Block B,C,E

Unit 07 - 2 BHK



Block B,C,E
Unit 07 - 2 BHK

RERA CARPET AREA 822	RERA BALCONY AREA 44	TOTAL RERA AREA 866
-------------------------	-------------------------	------------------------



1	LIVING ROOM	14'10" x 15'3½"
2	DINING	9'2" x 9'1½"
3	BALCONY	6'5½" x 5'11"
4	KITCHEN	11'9½" x 10'3"
5	UTILITY	11'4½" x 4'3"
6	MASTER BEDROOM	10'10" x 11'6½"
7	BEDROOM	10'10" x 11'6½"
8	ATT. TOILET	5'11" x 8'4½"
9	POWDER ROOM	5'11" x 8'4½"



Block B,C,E
Unit 08 - 2 BHK



RERA CARPET AREA 881	RERA BALCONY AREA 59	TOTAL RERA AREA 940
-------------------------	-------------------------	------------------------

Block B,C,E
Unit 08 - 2 BHK

1	LIVING ROOM	13'1/2" x 20'3"
2	DINING	11'2" x 8'10 1/2"
3	BALCONY	9'1/2" x 5'11"
4	KITCHEN	13'1/2" x 10'1 1/2"
5	UTILITY	13'2 1/2" x 4'3 1/2"
6	MASTER BEDROOM	11'9 1/2" x 9'7"
7	BEDROOM	11'9 1/2" x 9'7"
8	ATT. TOILET	7'10 1/2" x 5'1"
9	POWDER ROOM	7'10 1/2" x 5'1"



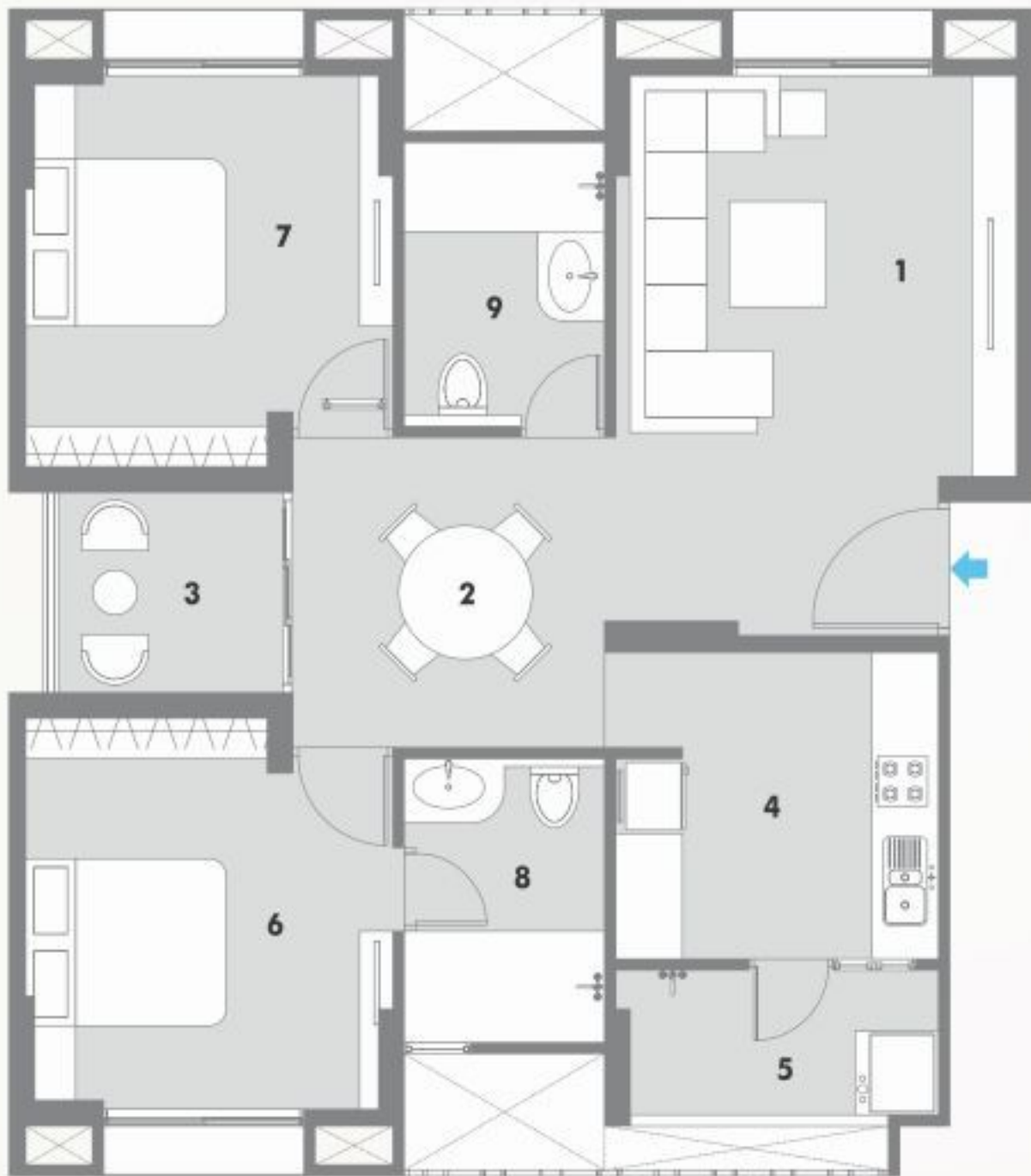
Block B,C,E
Unit 09 - 2 BHK



RERA CARPET AREA 764	RERA BALCONY AREA 44	TOTAL RERA AREA 808
-------------------------	-------------------------	------------------------

Block B,C,E
Unit 09 - 2 BHK

1	LIVING ROOM	11'9½" x 16'6"
2	DINING	9'2" x 9'1½"
3	BALCONY	6'7" x 5'11"
4	KITCHEN	9'6" x 9'1½"
5	UTILITY	9'1" x 4'3"
6	MASTER BEDROOM	10'10" x 11'6½"
7	BEDROOM	10'10" x 11'6½"
8	ATT. TOILET	5'11" x 8'4½"
9	POWDER ROOM	5'11" x 8'4½"



Block B,C,E
Unit 10 - 2 BHK



RERA CARPET AREA 836	RERA BALCONY AREA 50	TOTAL RERA AREA 886
-------------------------	-------------------------	------------------------

Block B,C,E
Unit 10 - 2 BHK

1	LIVING ROOM	11'8½" x 15'5"
2	DINING	10'11" x 9'9"
3	BALCONY	10'2" x 4'4½"
4	KITCHEN	11'8½" x 10'10"
5	UTILITY	10'11" x 5'1"
6	MASTER BEDROOM	10'7" x 12'1½"
7	BEDROOM	10'7" x 12'1½"
8	ATT. TOILET	5'1½" x 8'4½"
9	POWDER ROOM	5'1½" x 8'4½"



SPECIFICATIONS

Customer's Premises/
Apartment

1.

STRUCTURE	
	RCC framed structure with concrete / AAC block work for external & internal walls
	150mm block masonry for exterior walls & double coat plaster
	100mm block masonry for interior & single coat plaster
OPENINGS	
Main door	Malaysian sal wood / miranti frame or equivalent with both side veneer finish flush door shutters
Bed room door	Malaysian sal wood / miranti frame or equivalent with enamel paint flush door shutters / masonite door shutters
Toilet door	Malaysian sal wood / miranti frame or equivalent with enamel paint flush door shutter / masonite door shutters
Balcony French door	UPVC sliding doors
Windows	UPVC sliding windows
Ventilations	UPVC frame with louvers & exhaust provision
FLOORING & OTHER FINISHES	
Living & Dinning	Vitrified tiles (600mm X 600mm)
M.Bed room	Laminated wooden flooring
Bedrooms	Vitrified tiles (600mm X 600mm)
Kitchen	Vitrified tiles (600mm X 600mm)
1. Platform	Granite
2. Wall	Vitrified / Ceramic
3. Sink	Stainless steel
Balcony & Utility	Vitrified tiles
Toilet floor	Ceramic / Vitrified tiles
Toilet dado	Ceramic Vitrified tiles

RAILING	
Railing	SS / Aluminium / MS Railing as per architectural details
PLUMBING, CP AND SANITARY	
Water Supply	UPVC / CPVC pipes
Underground Drainage	UPVC pipes
UtilityArea	Washing machine - Inlet / outlet provisions in kitchen utility area
CP - Sanitary Fixtures - Master bed	Kohler/ equivalent CP sanitary fixtures for master bedroom toilets
CP - Sanitary Fixtures - Other bed	Jaquar CP Fittings, RAK sanitary fixtures for other toilets
ELECTRICAL	
Concealed wiring	RR KABEL, Finolex, Anchor Polycab or equivalent
Switches	Anchor modular switches or equivalent
	Adequate light, fan and power points
	Provision - of hot & cold water in shower area, provision for geyser in all bathrooms
	TV & Telephone, cabling in living rooms & conduit provision for the same in dedrooms
Power backup	100 % Power backup
PAINTING	
Internal ceiling	Putty finish
Internal walls	Putty finish
Living, Dining, Bedroom & Kitchen	Putty finish

SPECIFICATIONS

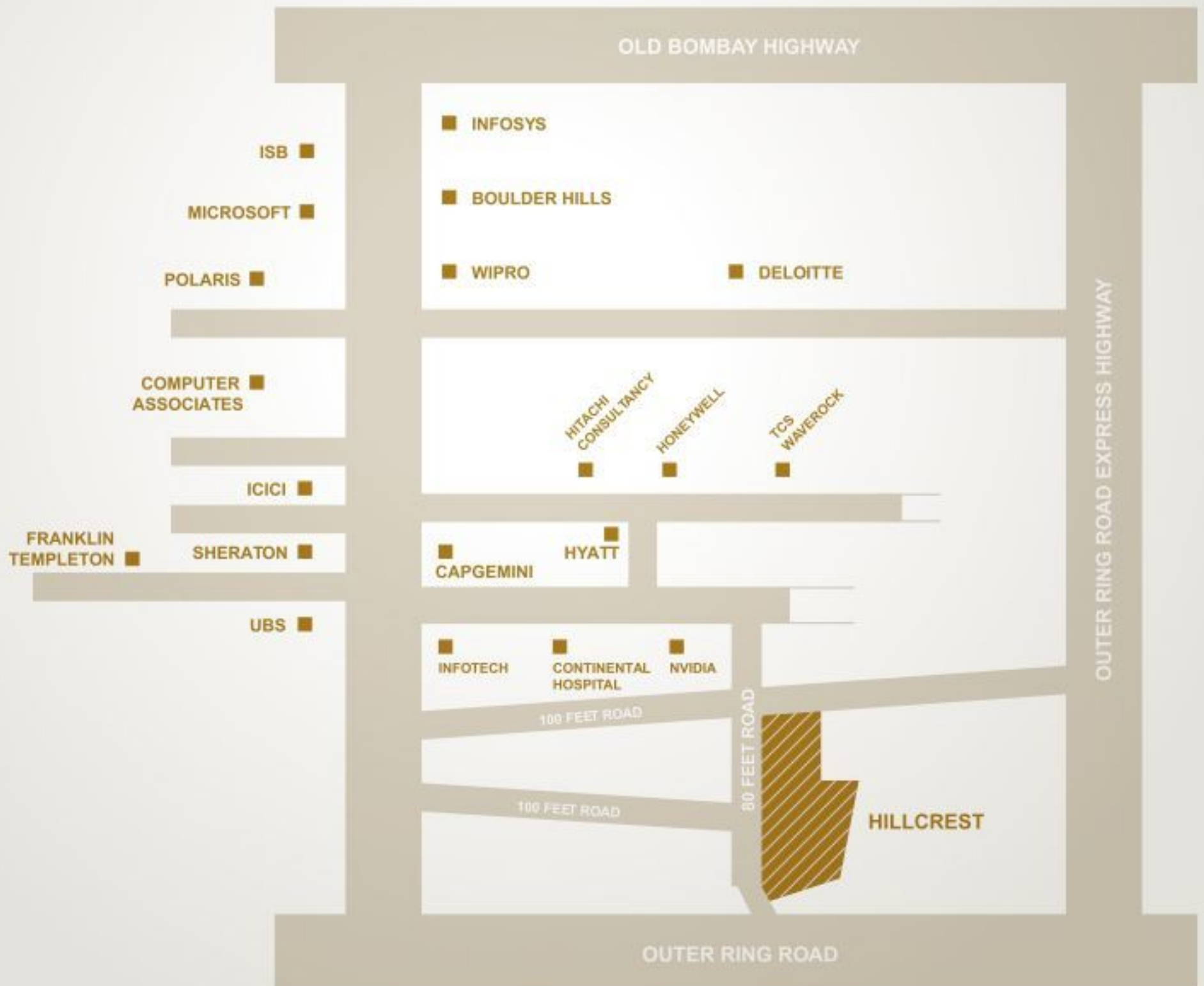
Amenities / Facilities that are common to the building / block

2.

ELEVATORS	
	<p>Building A & E One high capacity stretcher lift and one 13 passenger capacity high speed elevators</p> <p>Building B, C & D One high capacity stretcher lift and three 13 passenger capacity high speed elevators</p>
PAINTING	
External	Weather proof exterior emulsion paint
Wood work	Enamel paint
Grills & Railings	Zinc chromate non-corrosive primer with enamel paint
EXTERNAL DEVELOPMENT	
	<p>Paver blocks at hardscaped areas as per Architectural Design</p> <p>Compound wall in outer periphery with gates & security cabins</p> <p>Landscaping as per Architect details</p>
GENERAL	
	<p>Landscaped podium & other landscaped / hardscaped green areas as per layout plan</p> <p>Sewage treatment plant</p> <p>Fire fighting system as per approved plan</p> <p>Overhead tanks on each tower & underground water tank with pneumatic pumps</p> <p>All staircases with stone flooring & MS Railing as per Architect's design</p> <p>Lighting for all common areas</p> <p>Anti-termite treatment</p>

Site Address

SY No. 319, Financial District,
Gachibowli, Pappalguda, R.R District,
Hyderabad - 500 032





DISCLAIMER: The visuals shown in the brochure are for reference only. Amenities and specifications are subject to change without prior notice.

**SITE ADDRESS**

SY NO. 319, FINANCIAL DISTRICT, GACHIBOWLI,
PUPPALGUDA, R.R DISTRICT, HYDERABAD - 500 032
Call: +91 9533975975 | NRI Helpline : +91 8980051111

CORPORATE HEADQUARTERS

PACIFICA HOUSE, 4/5 SIGMA - 1, BEHIND RAJPATH CLUB,
NEAR MANN PARTY PLOT, BODAKDEV,
AHMEDABAD - 3800 59
LANDLINE : +91 79 4002 7783 / 84 / 85
+91 98250 41966, +91 98980 95732
FAX : +91 79 4002 7786

PACIFICATM
C O M P A N I E S
Shaping real estate globally... since 1978

AHMEDABAD VADODARA DEESA CHENNAI HYDERABAD BENGALURU NCR

info@pacificacompanies.in

www.pacificacompanies.co.in

Residential | Senior Housing | Township | Plotted Development | Hotels | IT Parks | Business Parks | Commercial