

Koncept 
Ambience
Transforming realty since 1984


Ambience
Beaumonde
YOUR SPACE. YOUR OWN PACE

Golden Mile Road, Kokapet, Hyderabad

 sales@ambiencebeaumonde.com

www.ambiencebeaumonde.com

©2025 All rights reserved.
This document is not a legal or commercial offering.



FOR THOSE WHO LIVE ABOVE THE RUSH

Life, in its most beautiful form, is a sequence of unhurried moments. A morning that begins without alarms, where daylight arrives before decisions do. A pause between sips of tea. The pleasure of silence, uninterrupted and complete.

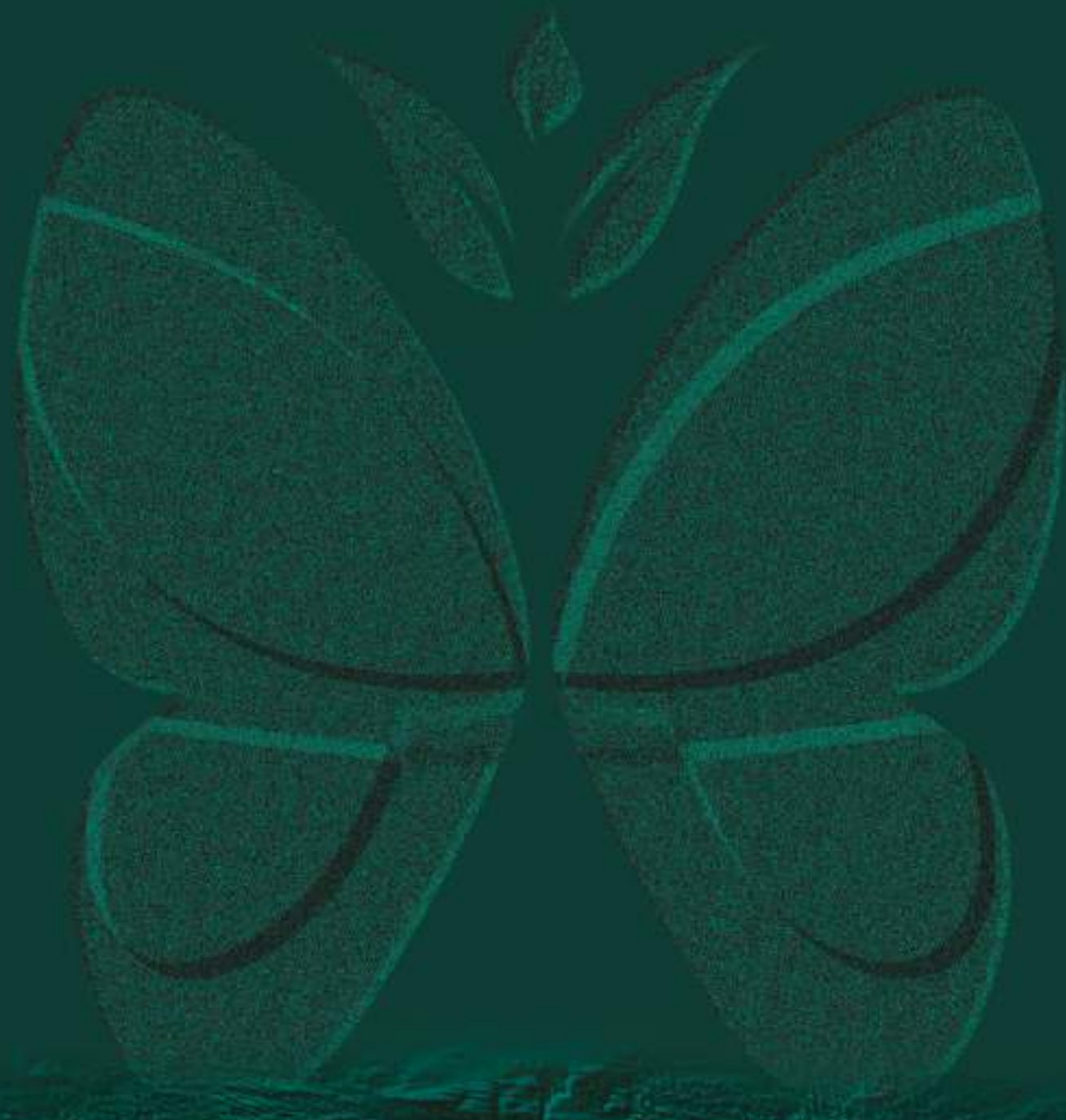
Along the Golden Mile, where the city softens its voice, Ambience Beaumonde Residences takes shape as a setting worthy of such moments. Here, days are not scheduled—they are lived. Sunlight traces slow patterns across generous rooms, while the outside world remains respectfully distant. The architecture does not impose; it listens. Every space is composed to offer calm, balance, and an almost cinematic sense of privacy.

Afternoons belong to reflection and quiet indulgence. A walk through serene greens, a book opened and forgotten, a window framing the sky like a still from a classic film. This is a life where luxury is subtle and confidence is quiet. Where neighbours are few, and each residence feels like a private world of its own.

As evening descends, the atmosphere deepens. Lights glow warmly, conversations soften, and time seems to stretch—unwilling to rush what has been so carefully crafted. Ambience Beaumonde is not defined by abundance, but by intention. Not by spectacle, but by discretion.

It is a place for those who understand that the finest living is deeply personal, elegantly restrained, and blissfully private. A residence along the Golden Mile where life unfolds at exactly the rhythm it deserves. YOUR SPACE- YOUR OWN PACE.





Ambience Beaumontde

YOUR SPACE. YOUR OWN PACE

A World, beautifully yours drawn from the french “beau monde”, it signifies the beautiful world—a realm of cultivated living, grace, and refined society. Historically, the beau monde was never defined by numbers, but by sensibility. It represented those who lived with discernment, elegance, and an unspoken understanding that true luxury is felt, not displayed.

Beauty is not ornamental; it is structural. Lower-density planning preserves solitude and spatial dignity. Residences are conceived as private worlds, where light, proportion, and silence are afforded equal importance. Every home is an intimate universe, insulated from excess yet connected to calm.



THE ENTRY 
A SINGULAR LANDMARK
A LIFE THOUGHTFULLY COMPOSED


The experience at Ambience Beaumonde begins long before one enters the residence. A grand, landscaped arrival unfolds with quiet drama—lush greens, refined pathways, and sculpted vistas guiding residents into a world where nature is not an accessory, but an integral presence. The entrance is ceremonial yet serene, establishing a sense of exclusivity and calm from the very first step.



Ambience
Beaumont



Amblence
Beatmonde

THE FRESHNESS
OF BREEZE.
THE LUXURY
OF PRIVACY



THE RECOVERY & SOCIAL SUITE



At the terrace level of Ambience Beaumonde Residences, life rises above the ordinary into a realm where the sky opens up, the air feels lighter, and every moment is exclusively yours.

Here, the gentle breeze becomes your constant companion, carrying with it a sense of calm that city life rarely affords. Designed as an extension of your private world, the terrace unfolds into a curated collection of experiences. Every amenity is placed with intention, ensuring that while the world may be just below, you remain cocooned in tranquility.



THE SKY BAR
WHERE THE HORIZON MEETS RELAXATION.



A sophisticated bar and lounge sets the tone for intimate evenings, whether it's a quiet drink alone or a gathering with a select few. There are no interruptions, no crowds, no compromises. Just the freedom to relax, rejuvenate, and reconnect in an environment that feels deeply personal.



The open-air theatre invites you to unwind under the stars, transforming everyday entertainment into something cinematic and memorable.



Infinity Pool: An experience of blissful luxury—private, calm, and entirely your own.



Star Gazing Court : For moments of reflection, the star-gazing corner offers a serene escape—where time slows down and the night sky becomes your canvas.



Outdoor Co-working: Vitality meeting productivity in the fresh air.



Reflexology Path: Tactile journeys toward inner peace.

OTHER TERRACE LEVEL AMENITIES

-  Infinity Pool
-  Party Lawn
-  Healing Garden
-  Sky Bar
-  Aroma Garden
-  Outdoor Viewing Screen
-  Meditation Deck
-  Barbeque Area



PROJECT HIGHLIGHTS

TOWER

1

NO.S

EXTENT

1.6

ACRES

CURATED
AMENITIES

54K

SQ. FT.

TYPE

3 BHK

FLATS

UNITS

140

APARTMENTS

FLOORS

14

LEVELS

PARKING

2

LEVELS

PER FLOOR

10

APARTMENTS





THE RESIDENCES THE SOLITARY MASTERPIECE



Rising beyond a green prelude is an awe-inspiring, futuristic single-tower masterpiece—an architectural expression that is both progressive and timeless. Designed as a solitary landmark, the tower stands free from congestion, allowing light, air, and views to flow uninterrupted. Its singularity ensures distinction, while its form reflects a commitment to elegance, innovation, and intelligent urban living.



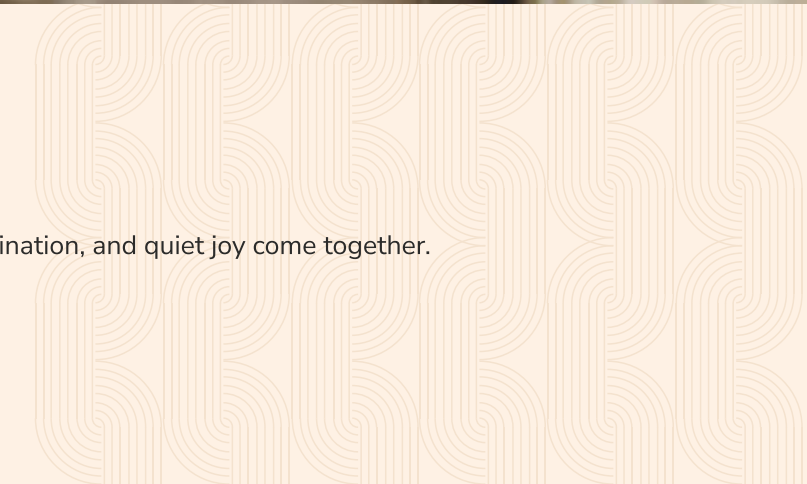
SPACIOUS MASTER BEDROOM

Within, spacious residences reveal impeccably planned floor layouts where every square foot has purpose. There is minimal wastage and maximum harmony—spaces transition fluidly, creating homes that feel expansive yet intimate.



KIDS BEDROOM

A thoughtfully designed space where comfort, imagination, and quiet joy come together.





KITCHEN

Minimal in expression yet rich in utility, the kitchen is designed to support everyday moments with ease, clarity, and refined simplicity.



GET FLOORED
DESIGNED FOR THE PRIVATE UNIVERSE



Every 3BHK unit with Larger balconies extend living areas outward, becoming private sanctuaries bathed in sunlight. The layouts are consciously oriented to invite natural light and cross ventilation, offering a breezy, sunlit ambience throughout the day, enhancing both comfort and well-being.

Privacy is woven seamlessly into the design. It is a lifestyle that offers openness without exposure—a rare balance achieved through deliberate design.



LE CERCLE



A CIRCLE OF INDULGENCE. A WORLD OF WELL-BEING.

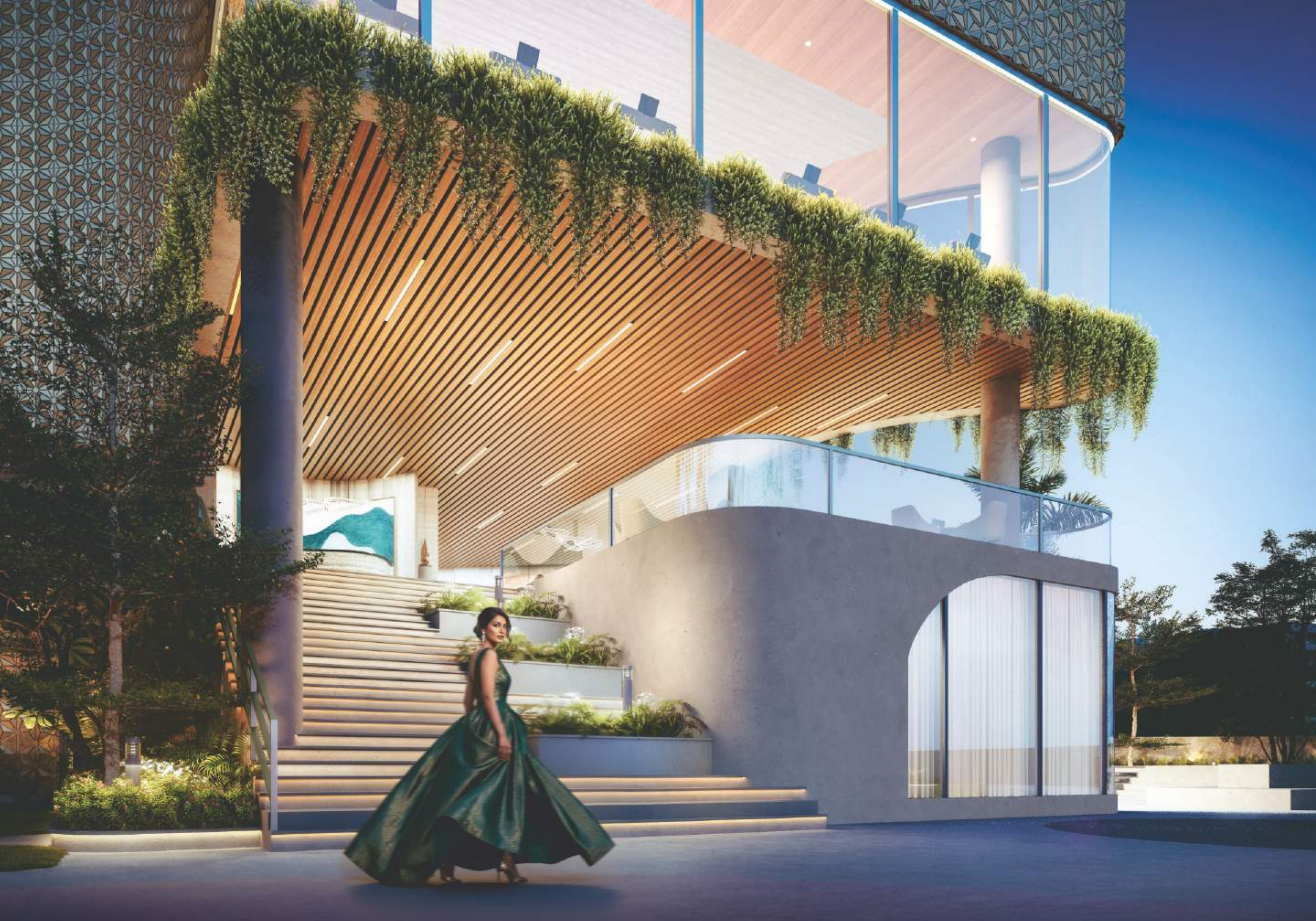


At Ambience Beaumonde Residences, luxury finds its most intimate expression in Le Cercle—an exclusive 20,000 sq. ft. clubhouse that redefines the very essence of refined living.

This first-of-its-kind destination brings together a curated collection of soul-stirring amenities, seamlessly blending wellness, leisure, and indulgence giving an immersive experience that dissolves stress and restores balance, offering a rare sense of weightlessness and calm.

For those who seek recreation and connection, a plethora of indoor games unfolds across thoughtfully designed spaces—where leisure becomes a refined pursuit. Interspersed between these are tranquil relaxation corners, inviting you to pause, unwind, and reconnect with yourself in an ambiance of understated elegance.







Le Cercle also celebrates an active lifestyle with a host of fitness and wellness amenities, ensuring that every day presents an opportunity to energise, engage, and evolve. Whether it's a focused workout, a leisurely game, or a quiet moment of introspection, every experience here is elevated by design and intention.



Library



Co-Working Space



Seating Lounge



Badminton Court



Sauna



Mini Theatre



Steam Room



Pickle Ball Court



Games Room



Kids Indoor Games



Conference Room



Guest Rooms



Dribble Court



Cold Plunge Room



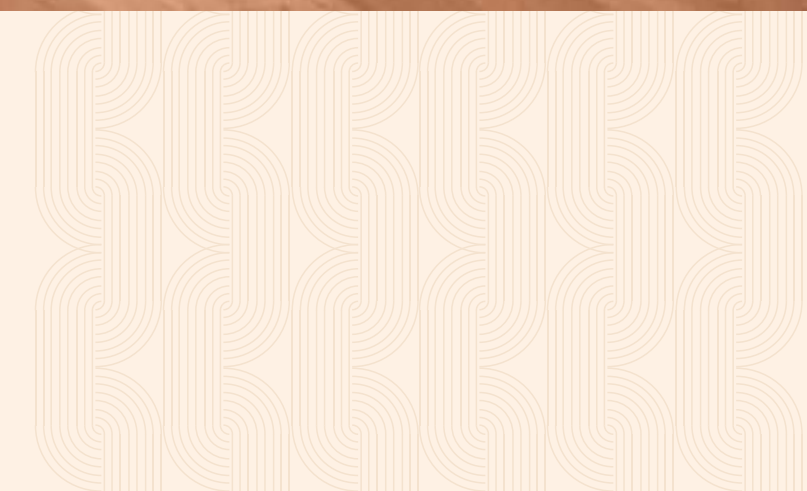
ENTRANCE LOBBY

An inviting space where design, detail, and ambience come together to create a lasting first impression.



BADMINTON COURT

Where energy meets elegance, creating a space for both recreation and well-being.





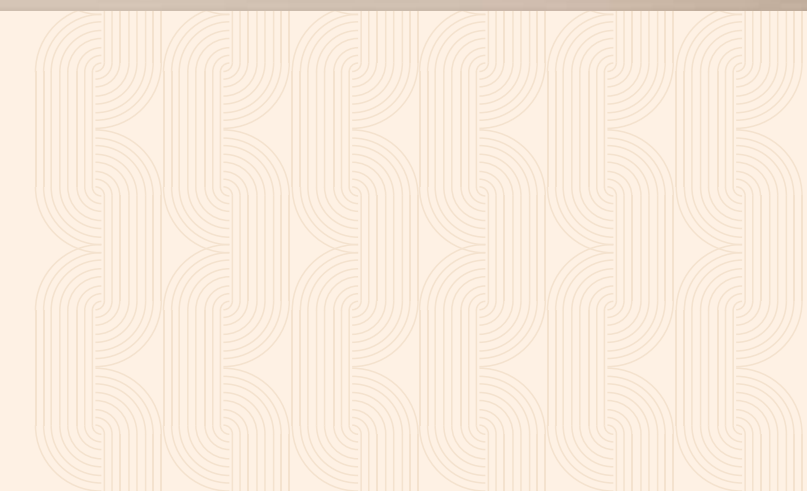
WORKSTATION

Balancing productivity with ease, the workstation offers a refined setting for work, conversation, and moments of pause throughout the day.



INDOOR GAMES

Curated for light-hearted moments and relaxed leisure.





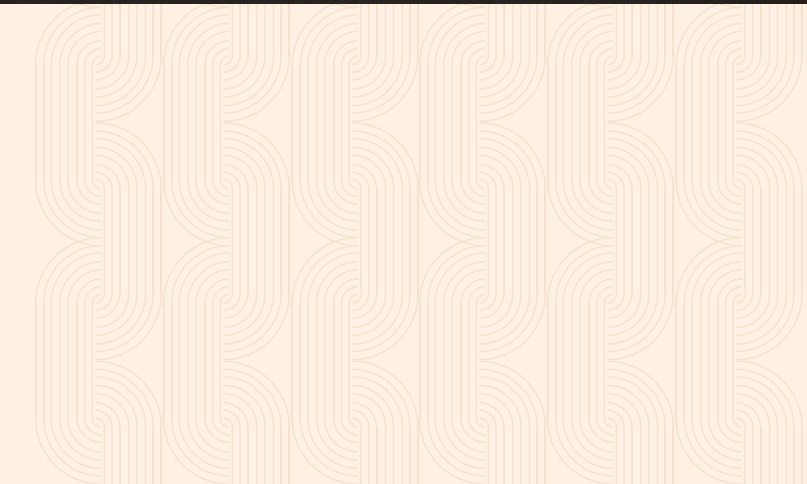
BANQUET HALL

A refined setting for intimate celebrations and elegant gatherings.



MINI THEATER

An intimate space for immersive viewing.





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



TERRACE FLOOR



THE STILT SIDE

THE FOUNDATION OF FINESSE.
THE FLUIDITY OF DESIGN.



At the stilt level of Ambience Beaumonde Residences, design transcends structure and becomes an experience. One that flows effortlessly between nature, comfort, and purposeful living. This is where the architecture breathes. Where spaces are not confined, but curated to move with you intuitively, elegantly, and seamlessly. Every corner is envisioned to enhance the rhythm of modern life, balancing moments of productivity with pauses of serenity.

Step into a world where nature is not an afterthought, but the very foundation. The Hanging Garden introduces a vertical tapestry of greens, creating a refreshing visual and sensory escape. The Zen Garden invites stillness, an oasis designed to quiet the mind and restore clarity amidst the pace of everyday life. As the day unfolds, the Sunset Deck becomes your personal vantage point—where golden hues and open skies set the tone for reflective evenings. The Amphitheatre adds a social dimension, hosting moments of culture, conversation, and community in a setting that feels both intimate and expansive.

For those who seek balance between work and well-being, the Outdoor Co-working Spaces redefine productivity. Surrounded by greenery and infused with natural light, these spaces are designed to help you focus, create, and collaborate while staying deeply connected to a calming environment.

Nothing feels forced. Nothing feels separate. Each element flows into the next, creating a cohesive ecosystem where luxury is not just seen, but felt.

Zen Garden: Designed for mental decompression.



THE BEAUTIFUL SIDE OF
AMBIENCE BEAUMONDE



KEY AMENITY HIGHLIGHTS



Hanging Garden



Koipond



Amphitheatre



Zen Garden



Kids Play Area



Yoga Deck



Tropical Paradise Garden



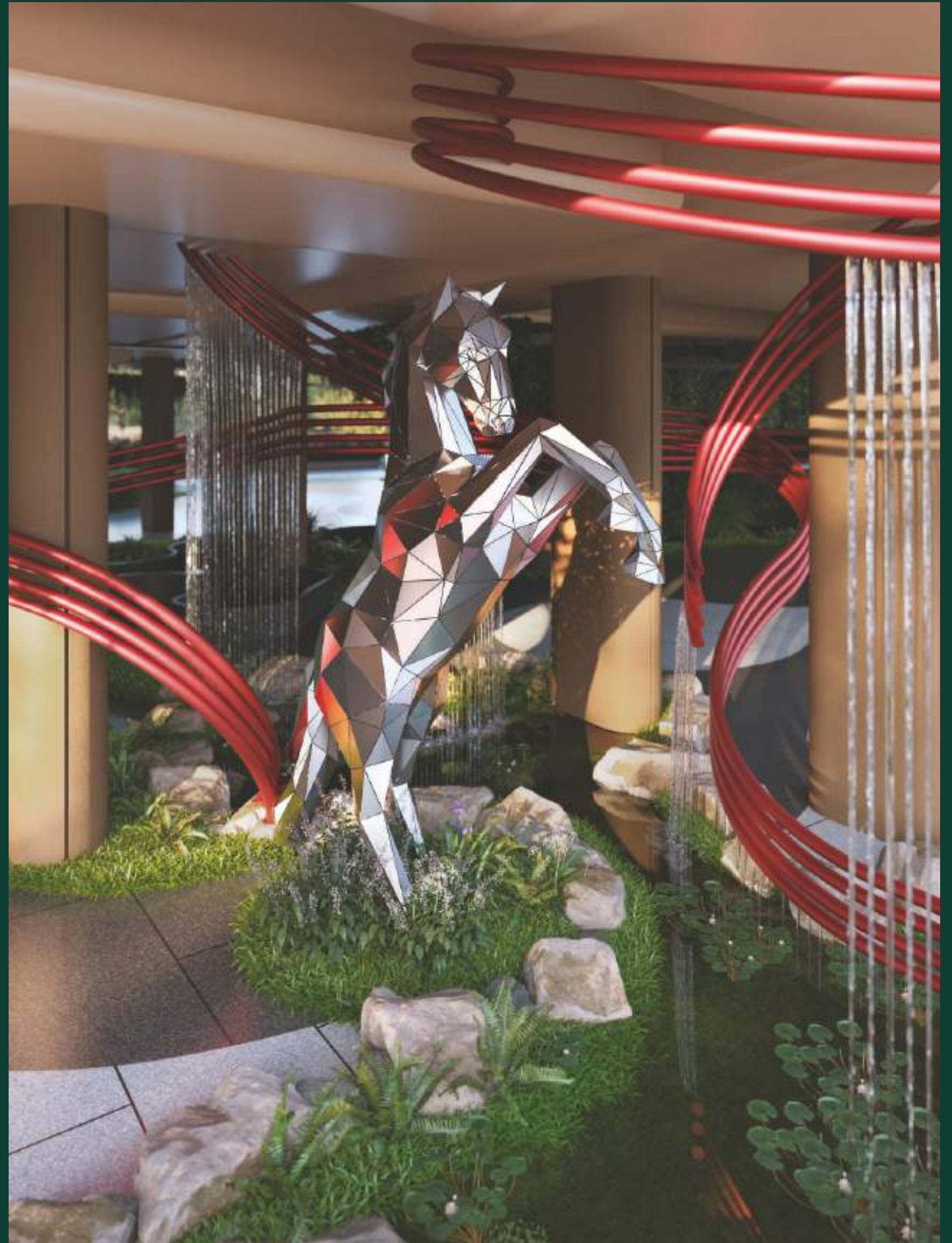
Sunset Deck



Outdoor Co-working Space

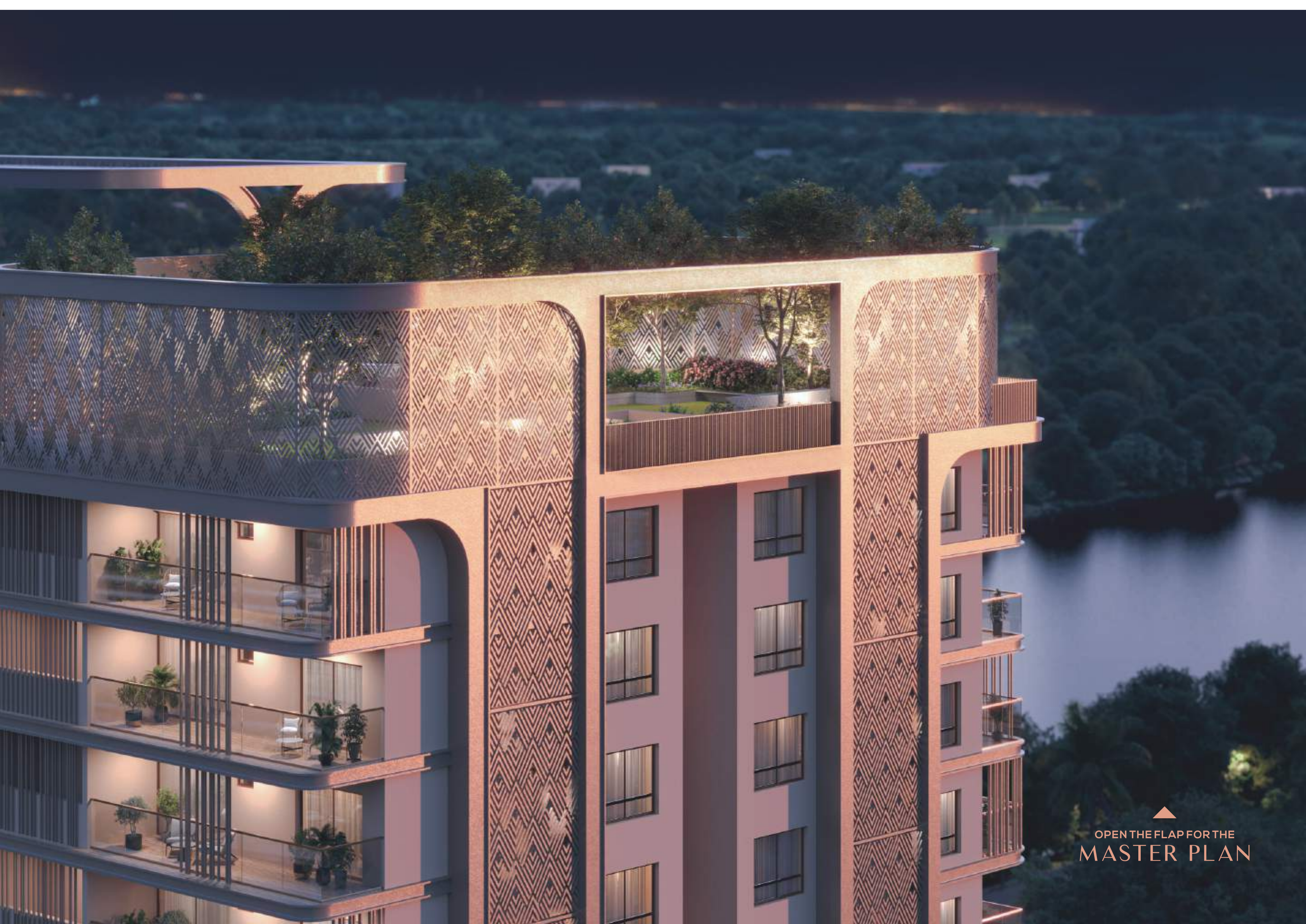


Hanging Garden: Designed for mental decompression.





Kids Play Area: Safe, imaginative spaces for young explorers.



OPEN THE FLAP FOR THE
 MASTER PLAN



FLOOR AREA LEGEND

FLOOR TYPE	CATEGORY	UNITS	AREA PER UNIT (Sq. ft)
First Floor	WF	01, 06, 08, 09	1940 Sq. Ft.
First Floor	WF	04	1510 Sq. Ft.
First Floor	EF	02, 03, 05, 07, 10	1970 Sq. Ft.
Typical Floor	WF	01, 06, 08, 09	2320 Sq. Ft.
Typical Floor	WF	04	1860 Sq. Ft.
Typical Floor	EF	02, 03, 05, 07, 10	2350 Sq. Ft.

TYPICAL FLOOR

West Facing - 2320 SFT (2nd-14th Floor)

FLAT NO : 01, 06, 08



TYPICAL FLOOR

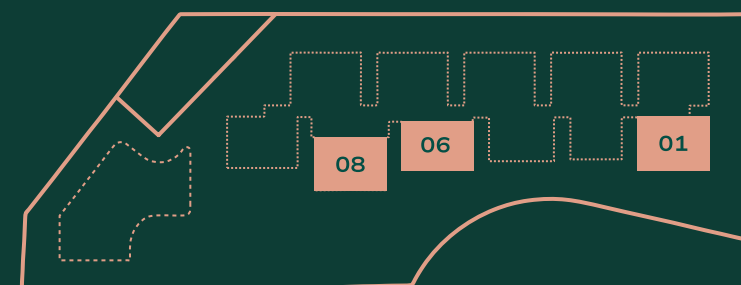
East Facing - 2350 SFT (2nd-14th Floor)

FLAT NO : 02, 03, 05, 07, 10



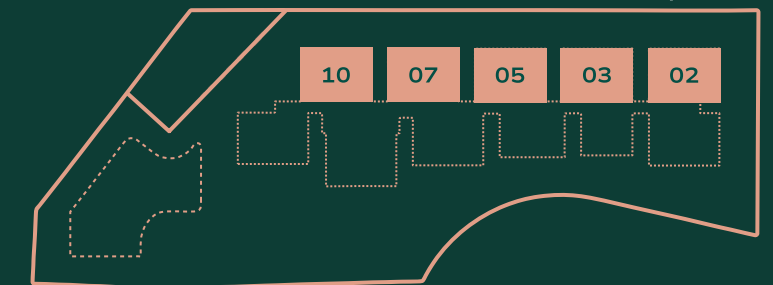
CARPET AREA	:	1403.41 sft
BALCONY AREA	:	193.321 sft
UTILITY AREA	:	101.71 sft
EXT. WALL AREA	:	101.181 sft
BUILT UP AREA	:	1799.622 sft
SALE AREA	:	2320 sft

Key Plan



CARPET AREA	:	1403.08 sft
BALCONY AREA	:	193.321 sft
UTILITY AREA	:	101.71 sft
EXT. WALL AREA	:	101.181 sft
BUILT UP AREA	:	1799.622 sft
SALE AREA	:	2350 sft

Key Plan



TYPICAL FLOOR

West Facing - 1860 SFT (2nd-14th Floor)

FLAT NO : 04



TYPICAL FLOOR

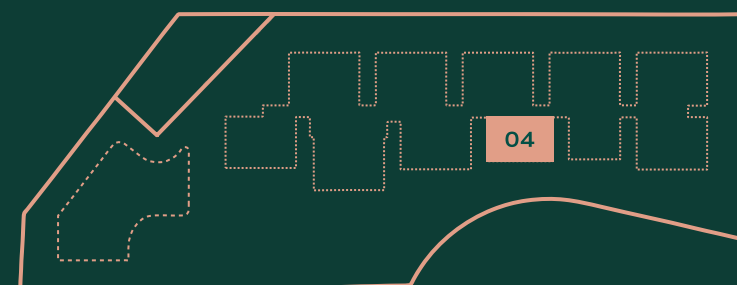
West Facing - 2320 SFT (2nd-14th Floor)

FLAT NO : 09



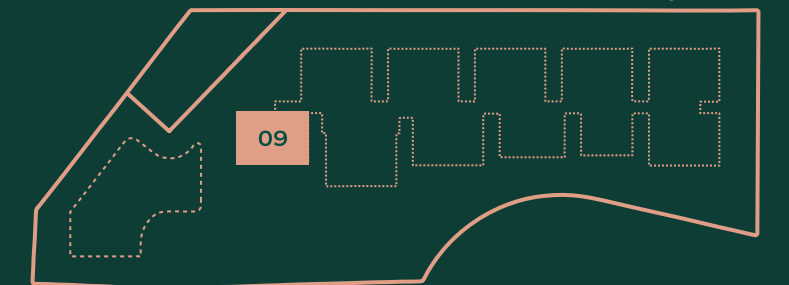
CARPET AREA	:	1081.674 sft
BALCONY AREA	:	180.674 sft
UTILITY AREA	:	180.189 sft
EXT. WALL AREA	:	89.664 sft
BUILT UP AREA	:	1443.443 sft
SALE AREA	:	1860 sft

Key Plan



CARPET AREA	:	1403.08 sft
BALCONY AREA	:	193.321 sft
UTILITY AREA	:	101.71 sft
EXT. WALL AREA	:	101.181 sft
BUILT UP AREA	:	1799.622 sft
SALE AREA	:	2320 sft

Key Plan



FIRST FLOOR

West Facing - 1940 SFT

FLAT NO'S : 01, 06, 08



FIRST FLOOR

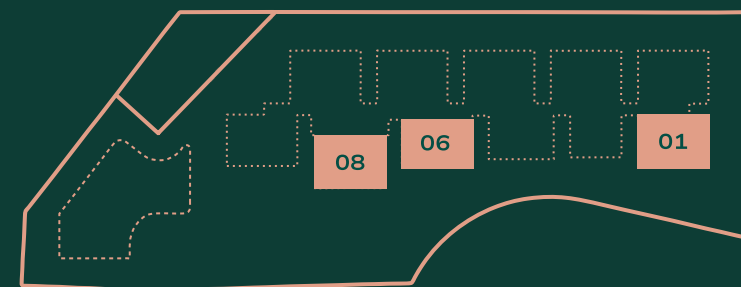
East Facing - 1970 SFT

FLAT NO'S : 02, 03, 05, 07, 10



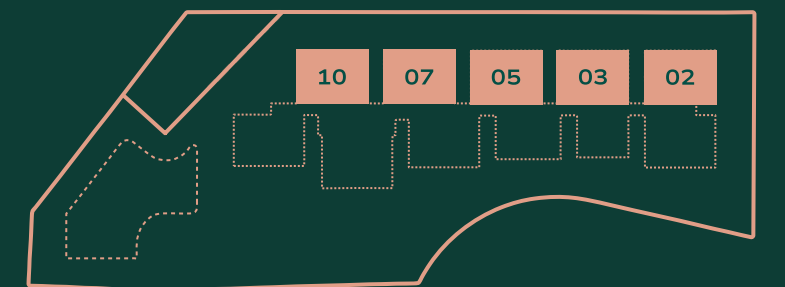
CARPET AREA	:	1306.964 sft
BALCONY AREA	:	51.667 sft
UTILITY AREA	:	45.305 sft
EXT. WALL AREA	:	100.772 sft
BUILT UP AREA	:	1504.708 sft
SALE AREA	:	1940 sft

Key Plan



CARPET AREA	:	1288.45 sft
BALCONY AREA	:	70.07 sft
UTILITY AREA	:	68.835 sft
EXT. WALL AREA	:	100.32 sft
BUILT UP AREA	:	1527.675 sft
SALE AREA	:	1970 sft

Key Plan



FIRST FLOOR

West Facing - 1510 SFT

FLAT NO : 04



FIRST FLOOR

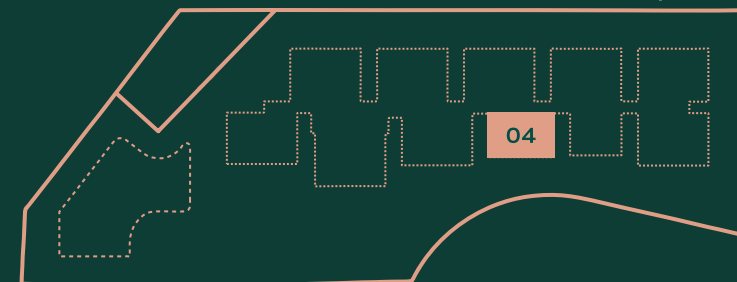
West Facing - 1940 SFT

FLAT NO : 09



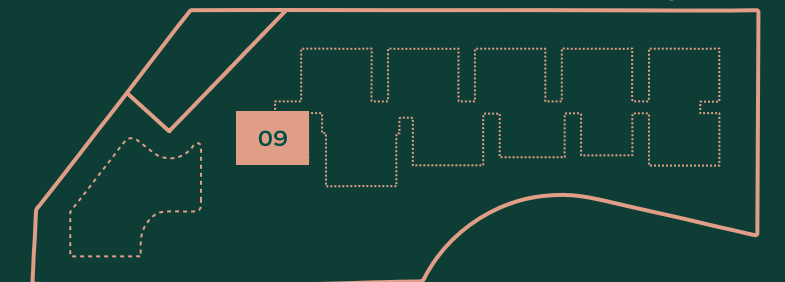
CARPET AREA	:	1011.92 sft
BALCONY AREA	:	38.642 sft
UTILITY AREA	:	32.03 sft
EXT. WALL AREA	:	89.007 sft
BUILT UP AREA	:	1171.599 sft
SALE AREA	:	1510 sft

Key Plan



CARPET AREA	:	1306.964 sft
BALCONY AREA	:	51.667 sft
UTILITY AREA	:	45.305 sft
EXT. WALL AREA	:	100.772 sft
BUILT UP AREA	:	1504.708 sft
SALE AREA	:	1940 sft

Key Plan



Location Map

(Not to Scale)



LOCATION HIGHLIGHTS

Education Institutions

Rockwell International School	5 mins
Oakridge International School	15 mins
Future Kids School	10 mins
Shriram School	15 mins
Indian School of Business	15 mins

Healthcare

Continental Hospital	10 mins
Apollo Hospital	10 mins
Star Hospital	15 mins
Rainbow Hospital	15 mins
AIG Hospital	15 mins

Hotels

Hyatt Gachibowli	10 mins
Sheraton Hyderabad	10 mins
Le Meridien	15 mins
ITC Kohenur	20 mins

Entertainment Hubs

Sharath City Mall	20 mins
Inorbit Mall	20 mins

Connectivity

ORR Entry/Exit 1	2 mins
------------------	--------

SPECIFICATIONS



GENERAL

Seismic Zone II compliant RCC framed structure
Charging Station for Electric Vehicle
Concrete Block Construction



GREEN LIVING

Sewerage Treatment plant with zero discharge
Rainwater Harvesting System
Organic Waste Converter
Solar provided for common area electricity



TECHNOLOGY

Centralised TV and Internet Distribution with multi - service providers
Common Area Wi-Fi Connectivity
Video Door Phones with multi channel communication
CCTV in all common areas, club house and building entrance
Boom Barriers at Entry & Exit for vehicles
Round the clock security system



ELEVATORS

4 Passenger - High speed lifts with rescue device of Kone/Otis /Schindler or equivalent
2 Service – Dedicated lifts for Goods and Services of Kone/Otis /Schindler or equivalent



PARKING & TRAFFIC MANAGEMENT

Double Basement Parking with designated visitor parking
VDF Flooring finish with marking as per standards
Traffic Safety devices such as convex mirrors, speed bumps, road studs, way signages as per design



CAR WASH FACILITY

Provision for car wash facility in the basement



GENERATOR

100% Power backup with DG set backup for each flat and all common areas



WATER SUPPLY

Hydro-Pneumatic system for water with Under ground sump of sufficient capacity.



LPG/PNG

Central Gas Bank with gas leak detector system



FLOORING

DRAWING, LIVING & DINING: Premium Large Size Vitrified Tiles with 4” skirting
MASTER BEDROOMS: Laminated Wooden Flooring
OTHER BEDROOMS: Large Size Vitrified Tiles
BATHROOMS: Matt Finished tiles
BALCONIES: Matt Finished tiles in Wooden/Natural Stone Finish
KITCHEN: Premium Large Size Vitrified Tiles
UTILITY: Premium Matt Finished tiles
STAIRCASE/CORRIDOR: Combination of natural stone / vitrified tiles as per design



WALL FINISHES

DRAWING, LIVING & DINING: Two Coats of Premium Acrylic Emulsion over Putty Finish and a coat of primer.
ALL BEDROOMS: Two Coats of Premium Acrylic Emulsion over Putty Finish and a coat of primer.
BATHROOMS: Dado upto false ceiling height using Vitrified tiles.
BALCONIES: Texture finish with two coats of exterior grade paint as per design
KITCHEN: Two Coats of Premium Acrylic Emulsion over Putty Finish and a coat of primer
UTILITY: Dado upto 4' using Vitrified Tiles combined with exterior grade paint as per design



CEILING FINISHES

DRAWING, LIVING & DINING: Two Coats of Premium Acrylic Emulsion over Putty Finish and a coat of primer.
ALL BEDROOMS: Two Coats of Premium Acrylic Emulsion over Putty Finish and a coat of primer.
BATHROOMS: Grid Ceiling/Gypsum False Ceiling/PVC as per design
BALCONIES: Texture finish with two coats of exterior grade paint as per design
KITCHEN: Two Coats of Premium Acrylic Emulsion over Putty Finish and a coat of primer
UTILITY: Two Coats of exterior grade paint as per design



JOINERY

MAIN DOOR: 8' x 4' - Engineered Wood/ Hard Wood Door Frame and Veneered Flush Shutter and Hardware of reputed make.
INTERNAL DOORS: 8' x 3'3” - Engineered Wood/ Hard Wood Door Frame and Veneered Flush Shutter and Hardware of reputed make
TOILET DOORS: 8' x 2'8” - Engineered Wood/ Hard Wood Door Frame with one side Veneered and other side with laminate flush shutter with Hardware of reputed make of size
BALCONIES & UTILITY: Aluminium Sliding Doors.
WINDOWS & VENTILATORS: Aluminium Sliding windows with Mosquito Mesh provision



PLUMBING

All sanitary and CP fitting of KOHLER/TOTO/GROHE or equivalent make
Provision for Geysers in all bathrooms



ELECTRICAL

Concealed copper wiring of Havells/Finolex or equivalent
Modular switches of Legrand/Schneider or equivalent make
Power outlets for air conditioners in each room
Three phase power supply for each unit.
Miniature Circuit Breakers (MCB) of Legrand/Schindler/L&T or equivalent



HVAC

Sleeves for copper piping in all bedrooms and common areas as per design
Concealed drain piping for split AC's in all bedrooms and common areas as per design



RAILING

SS or Aluminium railing with laminated glass as per design



CONSULTANTS DETAILS

Architect



Structural Consultant



MEP Consultant



Landscape Consultant



Brand Consultant



