




A BEAUTIFUL LIFE.  Ambience ParkView

DLF Road, Opposite Bank of Baroda, Gachibowli, Hyderabad | Call: 1800 120 8000 11 | www.ambienceparkview.com
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 Koncept
Ambience
Transforming realty since 1984





There are some windows
you can't quite close.

It's more than what you see.

More than the breeze,
and more than the intoxicating
scents they carry. More than
the birds that visit you.

More than their hues.
Or the names they respond to.

It's the feeling. The feeling
of being at home. And having
a treasure, that's all yours,
right in front of you.

Welcome to
Ambience ParkView.



 Ambience
ParkView

Koncept
Ambience
The Botanika
Blissful Living

BLISSFUL LIVING AT THE BOTANIKA, NOW EXTENDED TO AMBIENCE PARKVIEW.

All things luxury, all things great, all things blissful. The Botanika was built on that story. And that story continues today, at Ambience ParkView.

Immaculately designed, and at the heart of Hyderabad's business and IT area. Ambience ParkView overlooks the Botanical Garden, and is built around greenery and open spaces, to really elevate life. Bringing together luxury, nature and quality living, Ambience ParkView welcomes you to a life that's truly blissful.

EVERYTHING YOU CAN IMAGINE IS REAL.

Just on the edge of the 200-acre Botanical Garden, Ambience ParkView rises 21 floors into the sky, with two residential towers. Towers of 3 BHK apartments at their luxurious best. And every single one of those apartments takes you a world away.





ALL THAT YOU NEED, ALL AROUND YOU.

It's not just the quaint, Ambience ParkView is nestled right at the new nerve centre of Hyderabad, in Gachibowli. It's close to all that matters, including your workplace.

So, anything worth going to, is just a stroll away.

| | |
|-----------------------------|---------|
| DLF CYBER CITY | 0.20 km |
| RADISSON HOTELS | 0.50 km |
| THE PLATINA | 0.65 km |
| SARATH CITY CAPITAL MALL | 1.4 kms |
| CARE HOSPITALS | 2 kms |
| WIPRO | 2.5 kms |
| MICROSOFT | 2.6 kms |
| HITEC CITY | 3.1 kms |
| CHIREC INTERNATIONAL SCHOOL | 3.2 kms |
| ISB | 3.9 kms |
| FINANCIAL DISTRICT | 6 kms |



HERE, THERE, ANYWHERE. IN MINUTES.

New roads, new flyovers. Almost every month. And each one, leads to the same location. Ambience ParkView. Wherever you may be, it never takes long to get back home. Or to get there from home. At the centre of it all, you're surrounded by everything you need.



Durgam Cheruvu Cable Bridge

All roads lead to Ambience ParkView, or from here, when the city's newest and best flyovers connect you to every part of it.



IKEA

The best home furnishing stores for all your home needs, just a few minutes-drive away.



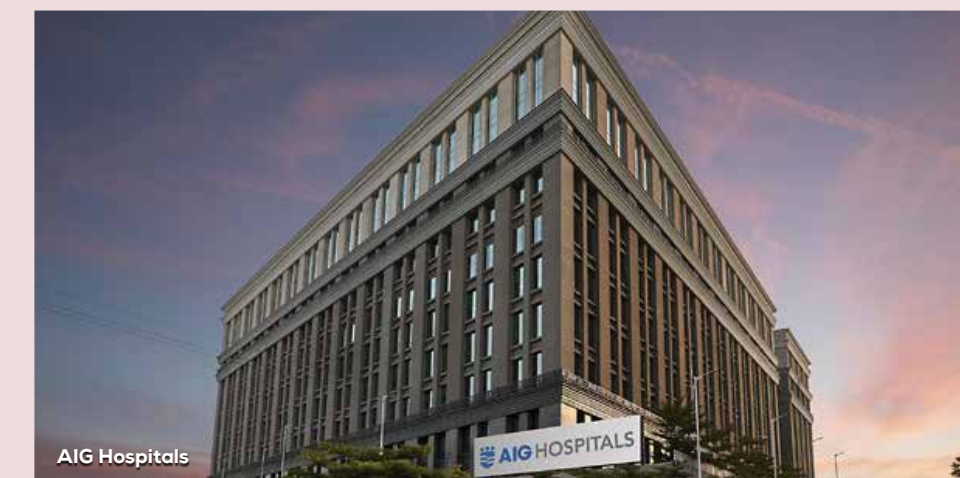
ISB

Some of India's best private colleges, schools and institutions, are just a few minutes away from Ambience ParkView.



ITC Kohenu

Around the corner, are some of the country's best hotels, with exquisite décor and extraordinary culinary experiences.



AIG Hospitals

The best in healthcare from the best multi-superspeciality hospitals, just a few minutes away.



Financial District

All things business, IT, commercial and entertainment, in one of the most sought-after locations, just a short drive away.



AS RICH WITHIN, AS OUTSIDE.

Of all the great things at Ambience ParkView, life here is the greatest. It's home to all that you desire. And all that a healthy mind and body do too. The expected, surpassed. The surprising, all here. Come, discover everything you need to live life a little greater, and a whole lot higher.

- Main entrance with boom barrier and smart security system
- Landscaped driveways
- Clubhouse
- Multipurpose hall
- Swimming pool with relaxing deck
- Party court and lawn
- Basketball court
- Skating rink
- Children's play area with tot lot
- Exercise court with meditation deck
- Amphitheatre
- Seating areas in all nooks & corners
- Walking trails
- Pavilion & gazebos
- Yoga decks
- Waterbodies
- Barbeque zone
- Visitors parking
- Mini grocery store
- Rock garden
- Pets play area
- Tropical garden
- Dry fountain court
- Senior citizens court
- Sand play
- Central courtyard
- Open gym
- Therapeutic garden
- Reflexology path
- Daycare learning space
- Green buffer
- Stepped garden

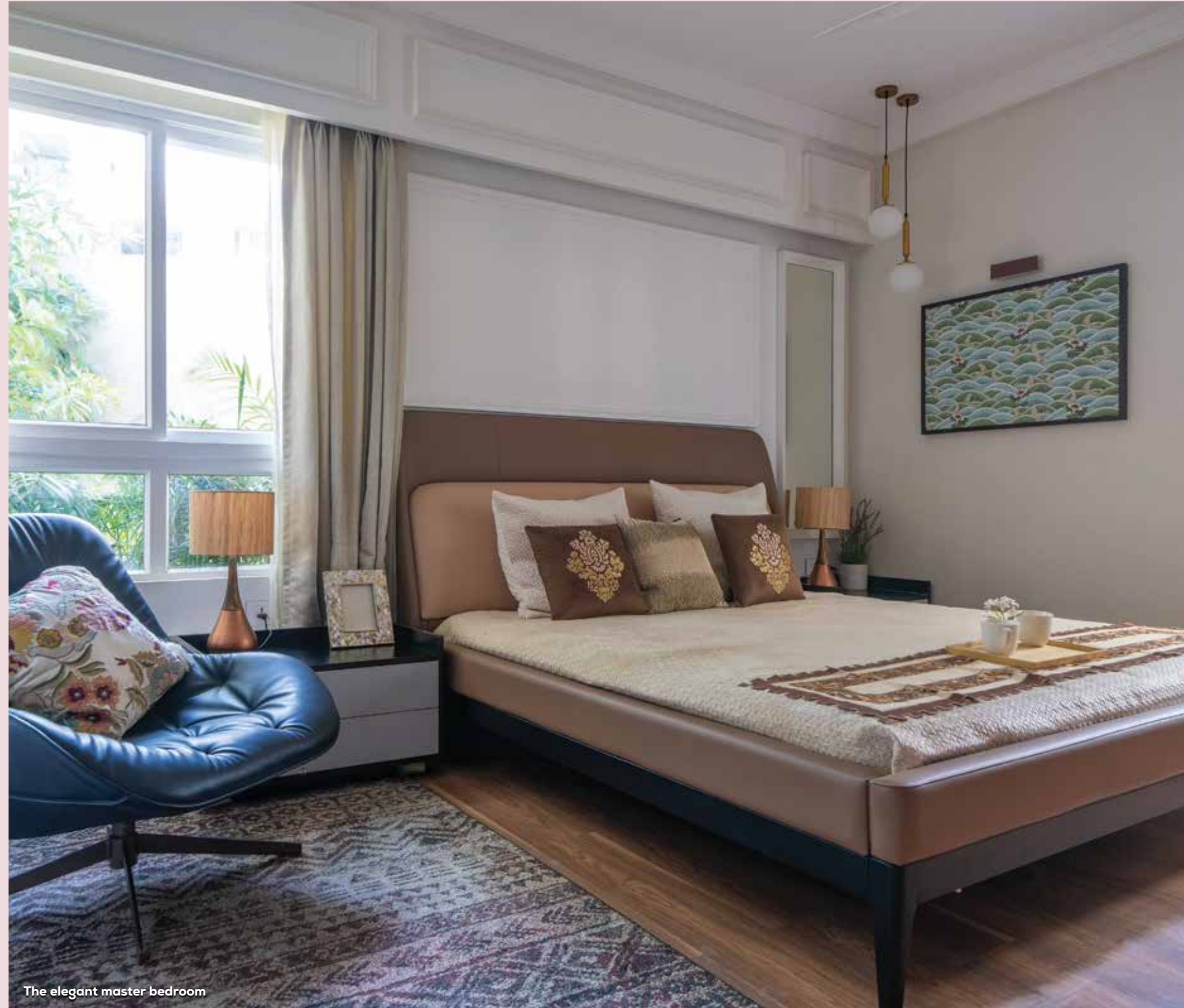


THE BEST VIEW IS AT HOME.

At the very heart of Ambience ParkView, at its very centre, is a home you'd love to come back to. Thoughtfully designed, immaculately built, vast, luxurious, and breathtaking.

Between the two towers are independent, 3 BHK apartments, of 1725 to 2168 sq.ft., free from common walls. Each one, with a balcony of its own. And within each, are rooms built perfectly to make work-from-home, a walk in the park. Adding to that, our 2100 sq.ft. apartments come with staff quarters, because the good life, is for everyone.

Images are for representation purposes only.



The elegant master bedroom



The living room



Warm corners for seating



A balcony with a view



The cosy kids room



Spacious kitchens and dining areas

**IT'S NOT
WHAT
YOU LOOK
AT THAT
MATTERS.
IT'S WHAT
YOU SEE.**



Grand washrooms

**WORK, PLAY, LIFE.
THE CLUBHOUSE HAS ROOM FOR IT ALL.**



The plush clubhouse



The reception

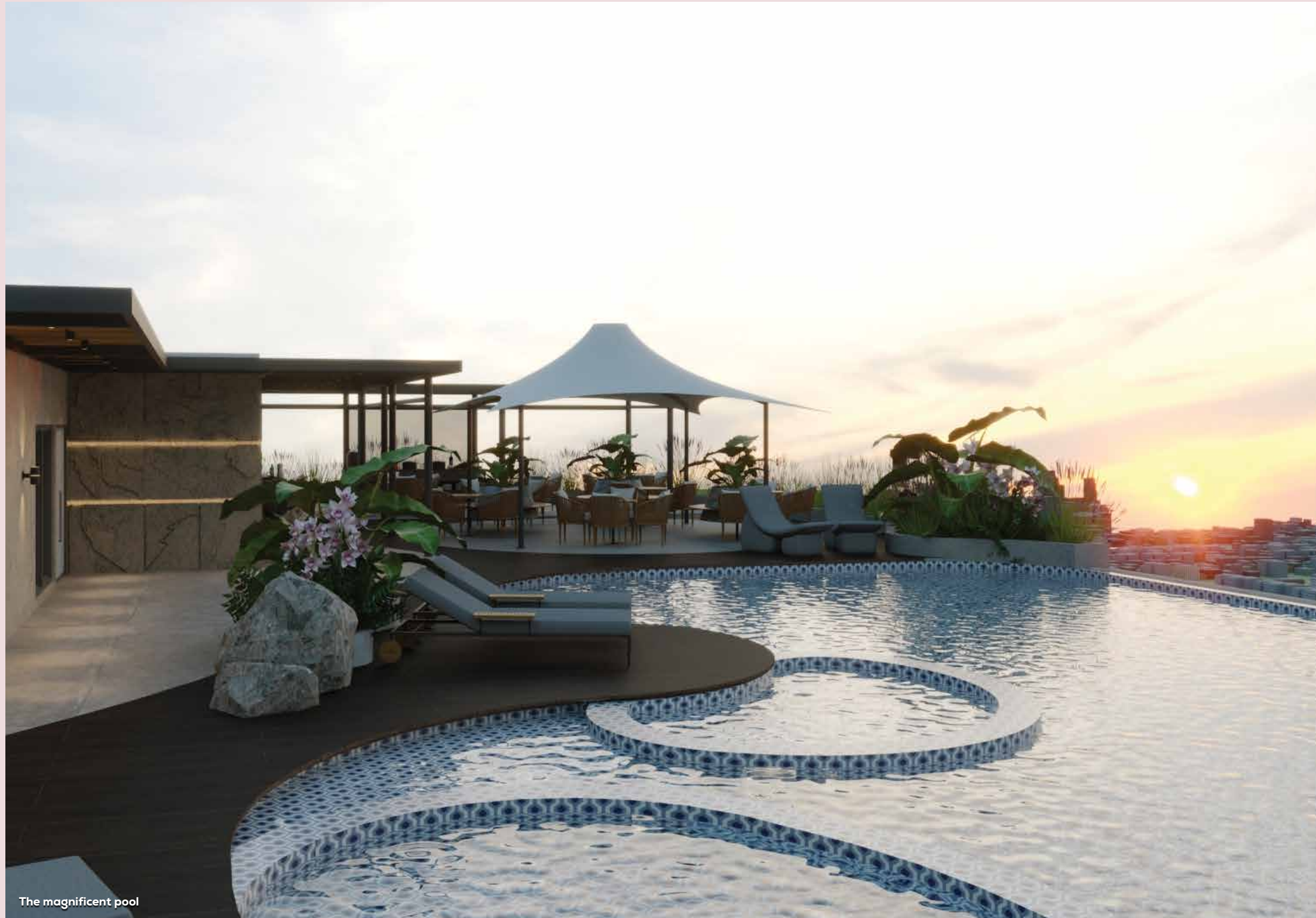


Games room



Amphitheatre

MULTIPURPOSE HALL WITH PARTY LAWNS | SWIMMING POOL WITH KIDS SPLASH POOL | LOUNGE CAFÉ | GAMES HALL WITH CARROM, CHESS, POOL, TABLE TENNIS, AIR HOCKEY, GAMES ARCADE | INDOOR SQUASH & BADMINTON COURTS | LIBRARY & TV LOUNGE | SPA & SALON PROVISION | AIR-CONDITIONED GYMNASIUM | AEROBICS, ZUMBA, YOGA, MEDITATION HALL | BUSINESS CENTRE WITH CONFERENCE FACILITIES | MINI THEATRE | OPEN TERRACE WITH PARTY AREA



The magnificent pool



Multipurpose Hall



Mini theatre



The salon



**ALL THE LITTLE THINGS TO MAKE
LIFE A WHOLE LOT RICHER.**



LIVING ACTIVE AT
CLUB PARKVIEW

FIND YOUR OWN WAY
TO GLOW.



Skating rink



Fully-equipped gym



Kids play area



The commercial tower



THE COMMERCIAL TOWER
AT AMBIENCE PARKVIEW

GO TO WORK, WITHOUT GOING THE EXTRA MILE.

Welcome to your very own office space, with all that you need and more. Ambience ParkView B-Hub, the grand commercial tower that's the place for your next success story. Not just that, it's home to all the best cafés and restaurants. So whether you're looking to indulge in big ideas, or your favourite cuisines from around the world, come home. It's just the place to be.



The grand lobby



The café

FLOOR PLANS

ALL THE GOOD PLANS. RIGHT HERE.



EAST FACING

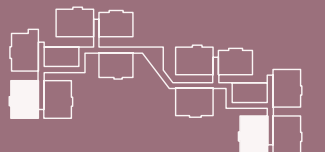


APARTMENT AREA
1580 sq.ft.

BALCONY
66 sq.ft.

SBUA
2132 sq.ft.

CARPET AREA
1345 sq.ft.



EAST FACING

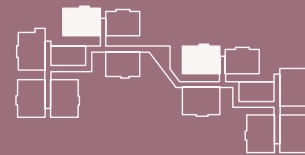


APARTMENT AREA
1576 sq.ft.

BALCONY
62 sq.ft.

SBUA
2128 sq.ft.

CARPET AREA
1377 sq.ft.



WEST FACING

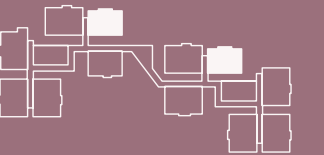


APARTMENT AREA
1278 sq.ft.

BALCONY
80 sq.ft.

SBUA
1725 sq.ft.

CARPET AREA
1055 sq.ft.



WEST FACING

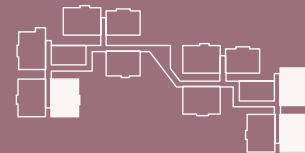


APARTMENT AREA
1575 sq.ft.

BALCONY
61 sq.ft.

SBUA
2126 sq.ft.

CARPET AREA
1370 sq.ft.



NORTH FACING

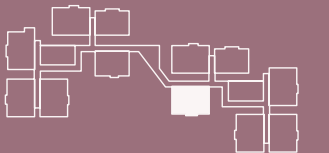


APARTMENT AREA
1571 sq.ft.

BALCONY
61 sq.ft.

SBUA
2121 sq.ft.

CARPET AREA
1362 sq.ft.



NORTH FACING

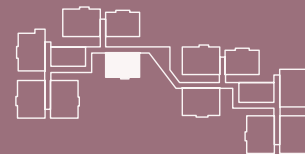


APARTMENT AREA
1278 sq.ft.

BALCONY
48 sq.ft.

SBUA
1725 sq.ft.

CARPET AREA
1086 sq.ft.



EAST FACING

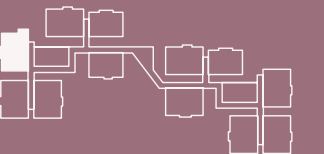


APARTMENT AREA
1606 sq.ft.

BALCONY
129 sq.ft.

SBUA
2168 sq.ft.

CARPET AREA
1311 sq.ft.



SPECIFICATIONS, AMENITIES AND FACILITIES

STRUCTURE

RCC structure to withstand wind and seismic loads as per BIS. ACC block masonry (4" thick inner wall and 8" thick exterior wall). Plastering with smooth finish in cement mortar.

DOORS/WINDOWS

MAIN DOORS

Engineered wood frame & laminated shutter aesthetically designed and finished with reputed make hardware.

INTERNAL DOORS

Engineered wood frame & laminated shutter aesthetically designed and finished with reputed make hardware.

FRENCH DOORS

uPVC/Aluminium with mosquito mesh.

WINDOWS

uPVC/Aluminium with mosquito mesh.

PAINTING

EXTERNAL

Texture finish with exterior emulsion paint of reputed make.

INTERNAL WALLS & CEILING

Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make.

FLOORING

DRAWING, LIVING & DINING

Vitrified tiles of reputed make.

BEDROOMS

Laminated wooden flooring.

KITCHEN

Vitrified tiles of reputed make.

BALCONY

Anti-skid tiles of reputed make.

BATHROOMS/UTILITY

Anti-skid tiles of reputed make.

DADO

BATHROOMS

Glazed/Matte-finish tiles dado up to 7'-0" height of reputed make.

UTILITY AND WASH AREA

Ceramic tiles dado up to 3' height of reputed make.

ELECTRICALS

Concealed copper wiring of premium brand; power outlets for geysers in all bathrooms; power outlets for air conditioners in all bedrooms and living rooms; power outlets for electrical equipment in kitchens; 3-phase supply for each unit, with prepaid meter; Miniature Circuit Breakers (MCB) of premium brand for distribution boards; modular switches of reputed make.

PLUMBING, C.P. & SANITARY FIXTURES

TOILETS

Premium quality wash basins of Kohler/Grohe/equivalent make.

Premium quality wall mounted EWC with concealed flush tank/flush valve of Kohler/Grohe/equivalent make.

Premium quality C.P. fittings of Kohler/Grohe/equivalent make.

ELEVATORS

Automatic 13-passenger elevators with V3F for energy efficiency from Schindler/Kone/Toshiba/FujiTec One. Service lift with V3F for energy efficiency in each tower.

R.O. IN KITCHEN

Plumbing and electrical provision.

HOME AUTOMATION

Of reputed make.

WTP, STP & WATER SUPPLY

Treated water with individual water meter. Hydro-pneumatic system for even pressure water supply on all floors. Sewage Treatment Plant of adequate capacity, treated sewage water will be used for the landscaping, flushing and car washing.

RAINWATER HARVESTING

Rainwater harvesting pits to be provided to recharge ground water.

GENERATOR

100% D.G. backup.

SECURITY/BMS

Solar fencing for boundary wall/surveillance cameras at the main security and entrance of each block.

GAS SUPPLY

Centralised gas supply to all individual flats with individual gas meters.

COMMON AMENITIES

Entrance lounge for each block; well-designed landscaping areas; jogging & cycling tracks; waterbodies; strategically located EV charging stations; provision for mini grocery store.

CLUBHOUSE

Multipurpose hall with party area; swimming pool with kids splash pool; lounge café; games hall – carrom/chess/pool/table tennis/air-hockey/games arcade; squash and indoor badminton court; library & TV lounge; spa & salon provision; air-conditioned gymnasium; aerobics/zumba/yoga/meditation hall; business centre with conference facilities; mini-theatre.

FROM THE MAKERS OF GOODNESS.

In less than four decades, Koncept Ambience has created a new paradigm in eco-conscious luxury living. Healthy living spaces, the finest homes, and ushering in hospitality. Little wonder, there's a high appreciation of value in all our projects.

**Koncept
Ambience**
Transforming realty since 1984



The Botanika, Gachibowli, Hyderabad

The Botanika
The home of blissful living.

Goodness, nature and life, epitomised within. The Botanika overlooks the lush 200-acre Botanical Garden in Hyderabad, and has become a coveted address. With a 5-star clubhouse and amenities, it's a refined level of luxury.



Club Botanika



The pool



The pool



The lawns



Waterbodies



Grand open spaces



Gazebos



The 3 towers



Ambience Courtyard

Manikonda, Hyderabad

Ambience Courtyard

8 acres of happiness.

Sprawled across 8 acres in Hyderabad, Ambience Courtyard is home to 8 blocks, 746 units of 2 and 3 BHK homes, within 67% open space. Complete with an immaculate clubhouse, it's nothing short of extraordinary.



Club Courtyard



The pool



The living and dining area



The master bedroom



The party deck



The Club Downtown lobby



Chef's Art Dining



The pool



Ambience Downtown

Cooke Town, Bengaluru

Ambience Downtown

A home at the heart of Bengaluru.

Charming, and brimming with energy, Ambience Downtown is home to immaculate 3 and 4 bed condos in Cooke Town. From gorgeous community spaces, to a grand clubhouse, it's all things luxury, all things great.



Woodsong Around the Mangoes

Sarjapur Road, Bengaluru

Woodsong Around the Mangoes Where happiness grows on trees.

Goodness and luxury. The pillars of Konzept Ambience, now in Bengaluru. Woodsong Around the Mangoes. 185 immaculate 3 & 4 BHK villas, within a 20-acre mango orchard. Come, discover it. And discover the good life.



Whisper Valley

Whisper Valley The home of happiness.

As India's first gated community, Whisper Valley set the benchmark for healthy living spaces and heralded the community of gated villas. 83 residential units, over 13 acres in Hyderabad, surrounded by trees, breeze, and a green hue.

Jubilee Hills, Hyderabad



Ambience Canton

Ambience Canton Home is where there's true bliss.

Serene, green, and over 7 acres wide. 60 beautiful villas over a built-up area of 1,56,000 sq.ft. in Hyderabad, with all the room you need. Ambience Canton is a breath of fresh air, quite literally.

Kompally, Hyderabad

Ambience Anthem

Sway to the sound of joy.

Luxury living, green spaces, and a world of wellness. Ambience Anthem is one of Hyderabad's most well known gated communities of 68 beautiful residential units, over 28 acres, and a built-up area of 2,92,178 sq.ft.

Kompally, Hyderabad



The Neighbourhood

Where happiness is all around you.

285 impeccably designed residential units in Hyderabad, spaced out over 37 acres of natural landscapes, and a built-up area of 7,80,000 sq.ft. The Neighbourhood is known for its beauty and great living.

Kompally, Hyderabad

Palm County

Built for blissful living.

35 incredibly designed, spacious villas, with the greatest luxuries, and everything you could ask for. Palm County is spread over 5.5 acres in Hyderabad, and a built-up area of 1,17,570 sq.ft.

Manikonda, Hyderabad



The Trails

Where all roads lead to happiness.

Tranquillity, in all its glory. 61 serene villas, tens of happy owners and a life of peace and bliss. The Trails is spread over 12 acres in Hyderabad, and a built-up area of 3,50,000 sq.ft.

Manikonda, Hyderabad

