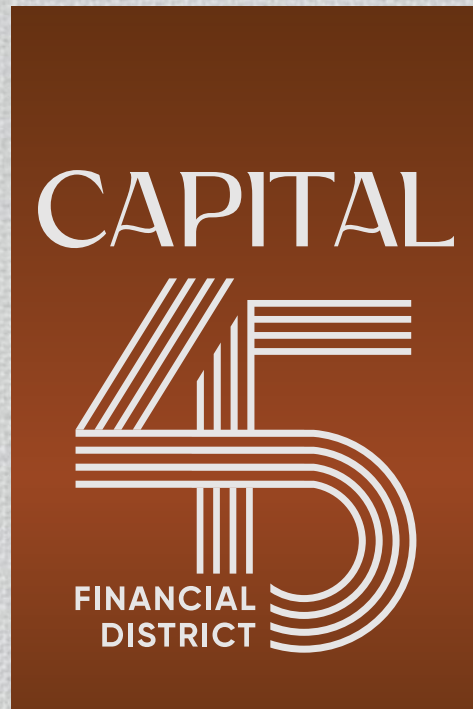



A PROJECT BY



TSRERA No.: PO2400004427



THE HEADQUARTERS OF FINE LIVING



ELEGANCE  
AND  
POWER  
IS NOT ABOUT  
BEING NOTICED,  
——  
IT'S ABOUT BEING  
REMEMBERED



Welcome to the Headquarters of Fine Living, where the ideals of sophisticated luxury, influence, and distinction converge. Much like a sovereign capital, that stands as a commanding symbol of prestige, and shapes the standards of high society living, this wonder high rise embodies the pinnacle of comfort, where every amenity and facility is executed with precision and a deep commitment to excellence.

Presenting Capital 45 Residences, at Financial District, that is not merely an apartment, but a haven of power for those who define taste and lead by example.



## & VERY EXCLUSIVE

Capital 45 Residences @ Financial District is a convergence of all that is exquisite. Consisting of just 90 exclusive large spaced residences sizing 10,999 square feet each, it is here, where high concept design intersects with the utmost in convenience, technology and beauty down to the most minute detail.

The living space is designed for upward energy flow, and refined with tailored details to give you a complete feel of opulence and power. Here, you also have an option of having two master bedrooms in one apartment. Yes! You read that right. That's the power of well designed spaces where your privacy is our priority.

# WHERE TIME MEETS POWER IN THE ONENESS OF SOVEREIGNTY

The emblem of Capital 45 is more than a symbol—it's a statement of dominance, precision, and unity. Designed to encapsulate the profound value of time, this emblem reflects the essence of power and the oneness of capital 45.

It stands as a mark of sovereignty, representing the confluence of luxury and authority in one iconic insignia. The emblem mirrors capital 45's role as the ultimate destination of influence, blending timelessness with a commanding presence that governs the flow of life.





# A POWER HOUSE OF TRANQUILITY

A retreat to your sanctuary where tranquility reigns, away from the city's hustle and bustle, yet close to its vibrant life, Capital 45 is uniquely positioned to offer a truly secure living environment. The building has been designed with a functionally integrated security program focused not just on residents, but also their guests and their personal property. Particular attention has been paid to achieving a secure environment without compromising the elegant nature of the property.



# DISSOLVE BOUNDARIES INSIDE OUT

Life defines the space, and by life, we mean your taste, your culture, your privacy, your status and your most valuable, time.

Designed exclusively for the jet setters and connoisseurs of fine living, Capital 45 merges sophistication with unparalleled conveniences and caters to your every whim, being strategically located at a perfect location and giving easy access to everything important to life.







# A SKY-HIGH WONDER ADORNED WITH SHIMMERING GLASS SURFACE

Explore signature styled  
exuberant facade with one of a  
kind exterior mood lighting  
that perhaps you might have  
seen only in New York or Vegas.  
It is here where the paparazzi  
lights will also be put to shame  
while you bask in all its glory.





# YOUR VIEWS MATTER

Every moment at Capital 45 is framed by panoramic views that redefine luxury living. From sweeping vistas of the city skyline to the tranquil sights of nature, every residence offers a unique perspective that inspires and rejuvenates. Here, you can unwind in style, indulge in luxurious leisure and connect with the like-minded, who share a similar passion of living beyond the ordinary.





## AN ENCHANTE ARBOR

Where luxury and nature intertwine, where beauty and bliss unite and where french inspired landscapes create a picturesque backdrop, the “enchante arbor at Capital45 will evoke a sense of nostalgia and connection to nature.

It will be a space that will encourage you to savor life’s simple pleasures - enjoying a book in sun-drenched nook, sipping coffee on a secluded bench, or just have laughing conversations flow as freely as fragrant breeze.

## RELISH A REAL HIGH

Original works of art and sculpture curated and commissioned by Capital 45 will elevate the tone of the lobby interiors and will bring in a modern and cultural dimension to the surrounding spaces, exuberating sheer class and opulence.



## BE TREATED WITH CURATED ART

Original works of art and sculpture curated and commissioned by Capital 45 will elevate the tone of the lobby interiors and will bring in a modern and cultural dimension to the surrounding spaces, exuberating sheer class and opulence.





TEMPTING  
PASTIMES  
AT  
**THE CONNOISSEURS**  
**CLUB**











Capital 45 brings alive a starry lifestyle within an exceptionally elegant private residential tower, namely “THE CONNOISSEURS CLUB”.






A 60,000 square feet well crafted venue for swimming, sunning, socializing, fitness, and pampering for just you 90 privileged owners, offering the luxury of abundant privacy.

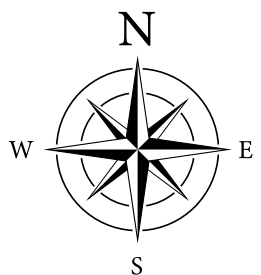
In the lobby, residents' needs are also addressed by highly attentive staff, including a concierge and parking valet as well as security personnel. Additional staff oversee the proper management of all amenities and attend to residents' requests within them.

# CLUBHOUSE – GROUND FLOOR



-  Swimming Pool
-  Kids Pool
-  Plush Banquet Hall
-  Pre-Function Area
-  Bar Lounge
-  Pantry

-  Board Room
-  Golf Simulator
-  Badminton Court
-  Pickel Ball Court
-  Indoor Games



# CLUBHOUSE – FIRST FLOOR



 Multi Functional Gymnasiums

 Preview Theatre

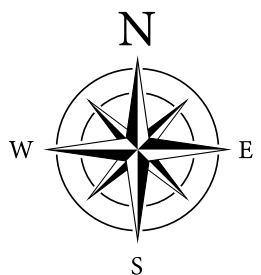
 Yoga & Zumba

 Gaming room

 Spa & Salon

 Guest Rooms

 Sauna & Steam Room





## A CELEBRATION OF LIFE

Capital 45 is not just a residence; it's a celebration of fine living. For those who believe in privacy, aspire to live larger, and take pride in conquering views, **"The Connoisseurs Club"** at Capital 45 is your ultimate destination.

The Connoisseurs Club at CAPITAL 45 welcomes you home each day with an array of tailored services and amenities that make life all the more comfortable. Private treatment rooms, steam rooms, therapeutic pools with a view offer the finest for pure relaxation.



## SPLASH UP YOUR SOUL

Relaxing by the pool at Capital 45 comes with your choice of view: Cityscape or Sky stars. Lounge chairs, day beds and cabanas border their periphery. Poolside cafe and pampering services enhance an already delightful experience. Here, the poolside lifestyle is elevated to a day in paradise.



# UNMATCHED LEISURE, READY FOR YOU

The fitness center at this urban sanctuary is well equipped with over two levels of state-of-the-art strength and cardio training equipment to keep you active, the way you like. It also has dedicated indoor areas for movement training and stretching as well as a landscaped outdoor area for other fitness activities.



## CALM YOUR SOUL

Forget not that your soul needs rejuvenation and your bare feet like to feel the suppleness of the earth. At the second level, we've got a luxury Spa with private treatment rooms for him and her apart a relaxation lounge to keep you alive and kicking.





SIGN UP DEALS AT  
*"The Aristocrat's Alcove"*

Adding to the elegant contemporary ambience and within the crown of Capital 45, is the exclusive lounge "The Aristocrat's Alcove" that presents a perfect setting for business conversations and city's elite gossips.

Stir up, unwind, network or just unwind over here and feel the calmness envelop you, while you bask in all the glory.



# "Chateau De Luxe"

## THE ROYAL BANQUETS

A dazzling and asymmetrical chandelier will cast a warm and inviting glow, creating an atmosphere of royal charm at the "CHATEAU DE LUXE" your banquets for every occasion. Every detail from intricately designed drapery to cove and profile lights will exude the right aura of grandeur, making it the apt venue for your most cherished celebrations.



# "Hyperion Gaming Hub"

## A GLOBAL GAMERS ZONE

Competition is also about excitement and cutting-edge entertainment. The Hyperion Gaming Hub at Capital 45 will be global whammy where residents can immerse themselves in the world of virtual entertainment. Equipped with the latest **\*\*PlayStation consoles\*\***, high-definition screens, and ergonomic gaming setups, this is the ultimate escape for both casual and professional gamers.



MAKE YOUR RIGHT DECISIONS AT  
*"The Legacy Boardroom"*

Residents will enjoy an extensive state-of-the-art conference room that enables residents to hold regular board meetings and annual conferences with ease. These exclusive facilities are designed for those who appreciate the finer things in life.



## GIVE YOUR GUESTS A STARRY STAYCATION

At Capital 45, redefine the art of hosting your guests with exclusive guest room facilities, designed to provide your friends and extended family members with a luxurious, five-star experience.

These bespoke guest accommodations are equipped with elegant interiors, ensuring both comfort and sophistication for your visitors. From plush bedding to curated decor, every detail reflects the ethos of grandeur that Capital 45 will be known for.



## PUTT-IN WITH SOME SERIOUS GOLF SESSIONS

The world of elite sports is right here at your doorstep. Introducing our state-of-the-art virtual golf facility—an amenity that seamlessly blends luxury, innovation, and lifestyle. Designed for the modern connoisseur, our virtual golf experience provides residents with the thrill and precision of a professional golf course without leaving the comfort of the community.



## PLAY-ON AT THE COURTS OF DISTINCTION

Master your game in majestic surroundings at Capital 45 Residences. Step into a world where health meets high-energy fun with our state-of-the-art badminton and pickleball courts, provided for residents to stay fit while enjoying the thrill of the game. So get sporty, Stay fit, stay competitive, and make every match count.





PICKEL BALL



## FINE SCULPTURAL SUN & SWIM TERRACE

The roots of Capital 45's distinctive exoskeleton surround residents with an opulent and powerful visionary design and bring contemporary art into the personal sphere on the Sun & Swim Terrace. These sculptural extensions of the tower architecture create areas of light and shadow that move around organically shaped pools throughout the day.



## PRIVATE ROOFTOP LUXURIES

Within the crown of Capital 45, the rooftop offers an innovative infinity-edge indoor pool and the Sky Lounge provides a dramatic venue for private events, which will include a dramatic double height venue overlooking the gorgeous skies and a separate more intimate venue overlooking the city. This level will also include a multimedia theater for private movie screenings and sports screenings.



# "The Horizon Crown Lounge"

## AN OPUS IN THE CLOUDS

At the pinnacle of Capital 45, perched high above the city, lies "THE HORIZON CROWN", an uber sky lounge surrounded by breathtaking views. Here you are not just living, you're ruling. The Horizon Lounge will be your personal pad in the clouds, making you soak every moment in royal indulgence while you proudly celebrate your opus of successful achievements.



A CELESTIAL STAGE FOR  
UNFORGETTABLE EXPERIENCES

## The "Starlit Amphitheater"

How about having the vast night sky as your ceiling and the twinkling stars above as your surrounding for cinematic splendour? At the "STARLIT AMPHITHEATER" placed on the roof top of Capital 45, you can come together and experience a combination of plush seating, world-class acoustics and an immersive environment where every performance feels majestic and magical.







A NEW  
REALM OF  
ULTRA-LUXURY  
LIVING



At Capital 45, we invite you to experience the pinnacle of opulence, where meticulously planned spaces and lavish living converge to create an unrivaled residential experience. Each home at Capital 45 is a masterpiece, blending modern aesthetics with timeless luxury. From expansive living areas to elegantly designed bedrooms, every inch is optimized for those who demand the best.

The high ceilings and wide windows allow natural light to flood in, amplifying the sense of openness and serenity. Our layouts are designed with precision, offering maximum utility without compromising on the plush experience. These residences seamlessly integrate elegance with practical design, ensuring every aspect of your home complements your lifestyle.

## FINE LIVING THROUGH EXQUISITE INTERIORS

Every residence is a masterpiece of design, featuring high ceilings, expansive windows, and bespoke finishes. From designer fixtures to state-of-the-art kitchens, every detail speaks of luxury and fine living. Experience sophistication at every corner. The towers interiors feature illumination by premier European manufacturers customized by leading IndianArchitects, FHD.

Internationally renowned for his masterful lighting schemes for private residences as well as luxurious hospitality venues, these lights focus on creating dramatic tableaux that mimic the depth and dimensions of natural light.





## THERE'S A POWER PACKED SPACE AT YOUR HOME TOO

For all successful professionals, we understand the need for of your powerful work extension spaces. Crafted for the futuristic visionaries in mind, we have crated smart work from home spaces to keep you connected to your work whether you are leading a virtual boardroom or diving into brainstorming sessions, simply manage your empire from your home.



## A GRAND MASTER SUITE OF OPULENCE AND SERENITY

At Capital 45, the large master bedroom transcends from the ordinary, offering a personal sanctuary where luxury, space and serenity merge. This grand master suite boasts of extensive space, separate closet area, big rest room with plush finishes and meticulous detailing, reflecting your taste for perfection.



## DUAL MASTER SUITES FIRST OF IT'S KIND

Experience the first-of-its kind offering at Capital 45- a second master bedroom, an exclusive feature provided to elevate your lifestyle even further. Perfect as an additional personal suite for you or your family member, the option of the second master re-defines what it means to live in absolute luxury without compromising on space and privacy.



## LARGE BALCONIES THAT HAVE A CLASS OF ITS OWN

Imagine waking up to breathtaking views that embrace you from all angles. Our ultra-luxury residences feature spacious L-shaped balconies redefine outdoor living, creating seamless transitions from the interior to the exterior, allowing fresh breezes and natural light to fill your home. It's the perfect spot to entertain guests, enjoy moments of solitude, or simply bask in the glory of your lavish surroundings.



## LET CELEBRATIONS TAKE CENTER STAGE

At Capital 45, we believe that luxury is in the details. The exclusive Party Deck area with sweeping panoramic views at every home of Capital 45 transforms any event into a spectacular experience. Whether it's a cozy cocktail party under the stars or a lavish gala that demands grandeur, the deck's versatility offers limitless possibilities to suit your occasion.





## PROXIMITY

### EDUCATION INSTITUTIONS

ISB	4 min
Keystone International School	5 min
The Shri Ram Universal School	7 min
The Gaudium School	9 min
The Future Kid's School	10 min
Oakridge International School	10 min

### HOSPITALS

Continental Hospitals	7 min
Care Hospitals	12 min
AIG	14 min
KIMS	15 min

### IT HUB & CORPORATE OFFICES

ICICI	7 min
Amazon	7 min
Capgemini	8 min
Microsoft	9 min
Wipro	10 min
Infosys	12 min

### SPORTS & RECREATION

Boulder Hills Golf Course	10 min
Pullela Gopichand Badminton Academy	10 min

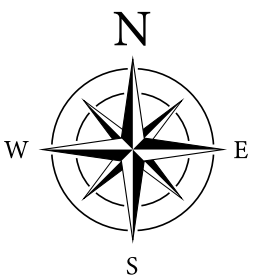
### HOTELS & RESTAURANTS

The Fisherman's Wharf	3 min
Sheraton Hotel	5 min
HYATT Gachibowli	5 min
Elaa Hotels	15 min
The Glass Onion	15 min

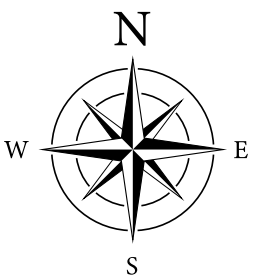
### ACCESS / CONNECTIVITY

ORR	2 min
RGI Airport	20 min

# TYPICAL FLOOR PLAN – BALCONY TYPE – A

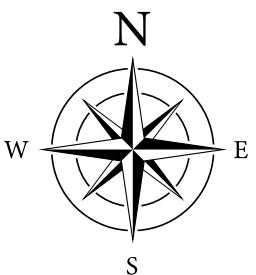


# TYPICAL FLOOR PLAN – BALCONY TYPE – B

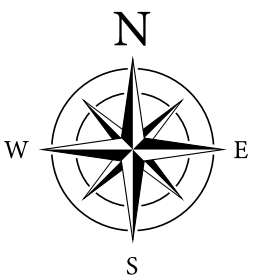




# TYPICAL FLOOR PLAN – BALCONY TYPE – C



# TYPICAL FLOOR PLAN – BALCONY TYPE – D



# SPECIFICATIONS



## Foundation & Structural Frame

RCC foundation & RCC framed structure.

## Superstructure

RCC "Shear Wall Structure System" designed to withstand wind and seismic loads as per relevant IS codes.



## Plastering Internal

**Internal Walls:** Gypsum plastering to smooth finish for internal walls.



## Joinery Works

**Main Door:** Factory made solid teakwood frame, solid core shutter with teak veneer on both sides, finished with PU coat. Designer hardware with smart lock.

**Internal Doors:** Factory made solid / engineered wood frame, solid core shutter with teak veneer on both sides with PU coat. Designer hardware.

**Toilet Doors:** Factory made solid / engineered wood frame, solid core shutter with teak veneer on one side finished with PU coat and PU paint finish / inside laminate finish.

**Utility Door:** Factory made aluminium doors with premium hardware as per design.

**Sliding Doors:** Aluminium double-glazed sliding doors with performance glass as per relevant IS code with premium hardware and provision for mosquito mesh track.

**Windows:** Aluminium double-glazed sliding windows with performance glass as per relevant IS code with premium hardware and provision for mosquito mesh track.

**Ventilators:** Aluminium glazed ventilators with premium hardware and integrated with insect frames.

**Maid Room / Toilet Door:** Factory made flush doors.



## Painting

**External:** Textured / smooth finish & two coats of exterior emulsion paint with architectural features.

**Internal:** Smooth gypsum finish with skim coat + acrylic primer + 2 coats of luxury acrylic emulsion paint of low VOC.

**Ceiling gypsum boxing to cover services as per design. Single coat putty + 2 coats of luxury acrylic emulsion of low VOC.**



## Flooring

### ROOMS

**Formal Living, Family Living, Dining, Pooja Room, Multi Purpose Hall and Home Office:** Imported Marble Flooring/Skirting as per Design.

**Master Bedroom:** Engineered wooden flooring / skirting as per design.

**Other Bedrooms:** Imported marble flooring as per design.

**Powder Room:** Imported marble flooring as per design intent.

**Dry Kitchen:** Imported marble flooring as per design.

**Wet Kitchen & Store:** Vitrified tile flooring as per design.

**Utility:** Matte finish full body vitrified tiles.

**Balcony / Sit-outs, Part area:** Vitrified tiles in wooden matte finish as per design.

### TOILETS

**Master Bedroom Toilet & Closets:** Imported marble flooring as per design.

**Other Bedroom Toilets & Closets:** Imported marble flooring as per design.

**CORRIDORS:** GVT (vitrified tiles)

**ARRIVAL / LIFT LOBBY:** Imported marble flooring as per design.

**STAIRCASE:** Tandoor / Kota stone flooring.



### Wall Cladding

**Master Bedroom Toilet:** Imported marble cladding as per design.

**Other Bedroom Toilets:** Imported marble cladding on one wall and premium large format tiles on remaining sides as per design.

**Utility:** Wall cladding up to 3' height with glazed vitrified tiles.

**Lift Lobby:** Granite / marble cladding as per design.



### Hand Railing

**Balcony:** Glass railing as per the design Intent.



### Kitchen / Utility

**Water Connections:** Separate municipal tap (Manjeera or any other water provided by GHMC along with bore well water). Provision for fixing of water RO system.

**Exhausts:** Provision for chimney.

**Utility / Wash:** Washing machine / dishwasher provision in utility area.



### Modular Kitchen

Modular kitchen for dry kitchen.

**Makes:** Veneta Cucine / Euromobilio / Boffior or equivalent.



### Toilets

#### MASTER BEDROOM

Bathtub in master bedroom toilet

**Bath & Shower:** Shower cubicle with openable / sliding doors.

**CP:** Fixtures shall be high-capacity diverter integrated thermostatic with body jets and rain panel from Maier, Gessi, Fantini or equivalent.

**Sanitary:** Smart intelligent wall hung WC integrated with tornado flush, rimless bowl and cefiontect technology.

#### OTHER TOILETS & POWDER ROOM

**Bath & Shower:** Shower cubicle with openable / sliding doors.

**CP:** Fixtures shall be high-capacity diverter with integrated thermostatic rain panel from Maier, Gessi, Fantini or equivalent.

**Sanitary:** Wall hung WC integrated with tornado flush, rimless bowl and cefiontect technology.



### Internet / Cable TV / Telecom

Provision of internet / television / intercom



### Lifts

High-speed automatic passenger lifts with a rescue device with V3F for energy efficiency & one service lift (make - Toshiba / Mitsubishi / Hitachi or equivalent).



### Water Supply System / Sewage Treatment Plant

**WTP:** Treated water will be made available through exclusive water softening for domestic purposes in all units with water metres.

**STP:** A sewage treatment plant of adequate capacity as per norms will be provided inside the project.

Treated sewage water will be used for landscaping & flushing.

**Municipal Water:** Municipal water points will be provided to all units with water metres.



### Generator Power Back Up

100% DG set back up prepaid energy metres for DG power & EB power billing system.



### Security / BMS

Sophisticated round-the-clock security system.

Surveillance cameras at the main security / entrance of each block, clubhouse & open areas as per design.

Dual source prepaid energy metre for DG power and EB power billing system.

BMS for electrical, gas & water consumption with prepaid metres will be provided (centralised billing).



### Parking Management

Entire parking is well designed to suit the number of car parks required. Parking signage and equipment will be provided at required places to improve driving comfort.

Dedicated space for car washing will be provided.

Dedicated 4-car parking space will be provided including provision for 1 EV charging point as per design intent and applicable norms.



### Fire & Safety

Fire hydrant & fire sprinkler system in all the flats, corridors & all basements.

Fire alarms & public addressing systems will be provided.



### LPG

Pipeline gas / PNG supply to all individual apartments with pre-paid gas metres will be provided.



### Electrical

Cables concealed copper wiring of Havells / Polycab / RR cable or equivalent.

Modular switches for other service make Schneider / Legrand or equivalent.

LED light fixtures for all common areas & landscape area lighting.

3-phase supply for each unit and prepaid energy metres.



### Home Automation

Wired smart-home automation with wired smart assistant to help with lighting control, AC control, curtain motors and light dimmer will be provided to all units (make - Hager, Moorgen, Lutron or equivalent).

Smart intelligent video door phones will be provided (make - Yale, Samsung or equivalent).

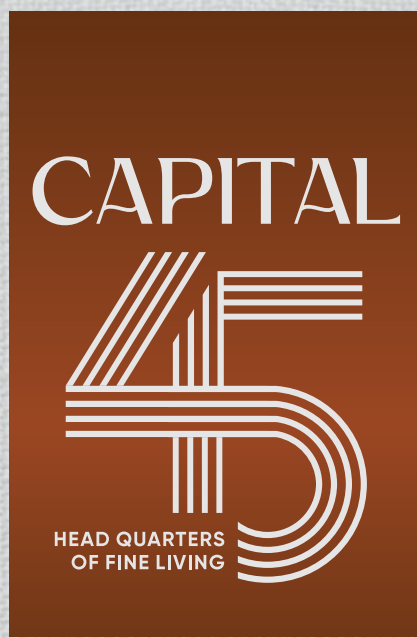
Smart curtain motors will be provided.



### Heat Pump Provision

Provisions for hot water and return supply will be provided to all the units.





TSRERA No.: P02400004427



📍 H.O: Myscape Weave, Unit No.5 - space 2C, 5<sup>th</sup> Floor, Sy.No.322(P), Rangareddy District, Telangana - 500032.

📍 Site Address: Financial District, Gachibowli, Hyderabad.

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