



CANDEUR

Build with Honesty



ETERNIA

OF LUXURY

@

BACHUPALLY

www.candeureternia.in



Welcome to a World of an
UPgraded Lifestyle

BACHUPALLY'S *tallest* LUXURY HOME

Where architecture, nature, and imagination come
together to create a finer way of living.



For artistic representation only

Bringing the Finest in *Luxury*

*UPgrade to an
Iconic Landmark*

7.5
Acres Of Thoughtfully
Planned Space

4
High-Rise Towers

2, 2.5, 3
BHK Homes
With Optimal
Space Planning

No
Common
Walls

Lush
Landscapes
Across the Property

G+32 | G+35
Floors With Breathtaking
Architecture

70%
Open Space

1462 - 2192
Sq. Ft.

68,000+
Sq. Ft. Of Amenities,
Thoughtfully Designed
Across 2 Clubhouses

The *UP* grade to a *Life Well Lived*

- Premium gated community for families ready to upgrade
- Prime Bachupally address, Hyderabad's next luxury corridor
- Crafted by Candeur Constructions, built on design and precision



THE BEGINNING

An Eternia of *Space, Air, and Light*

At Eternia, walls breathe and skies stretch wider.

The open landscape flows into living spaces, turning every day into a quiet celebration of freedom and light.



For artistic representation only*

1 Tower OF 36 FLOORS

3 Towers OF 33 FLOORS

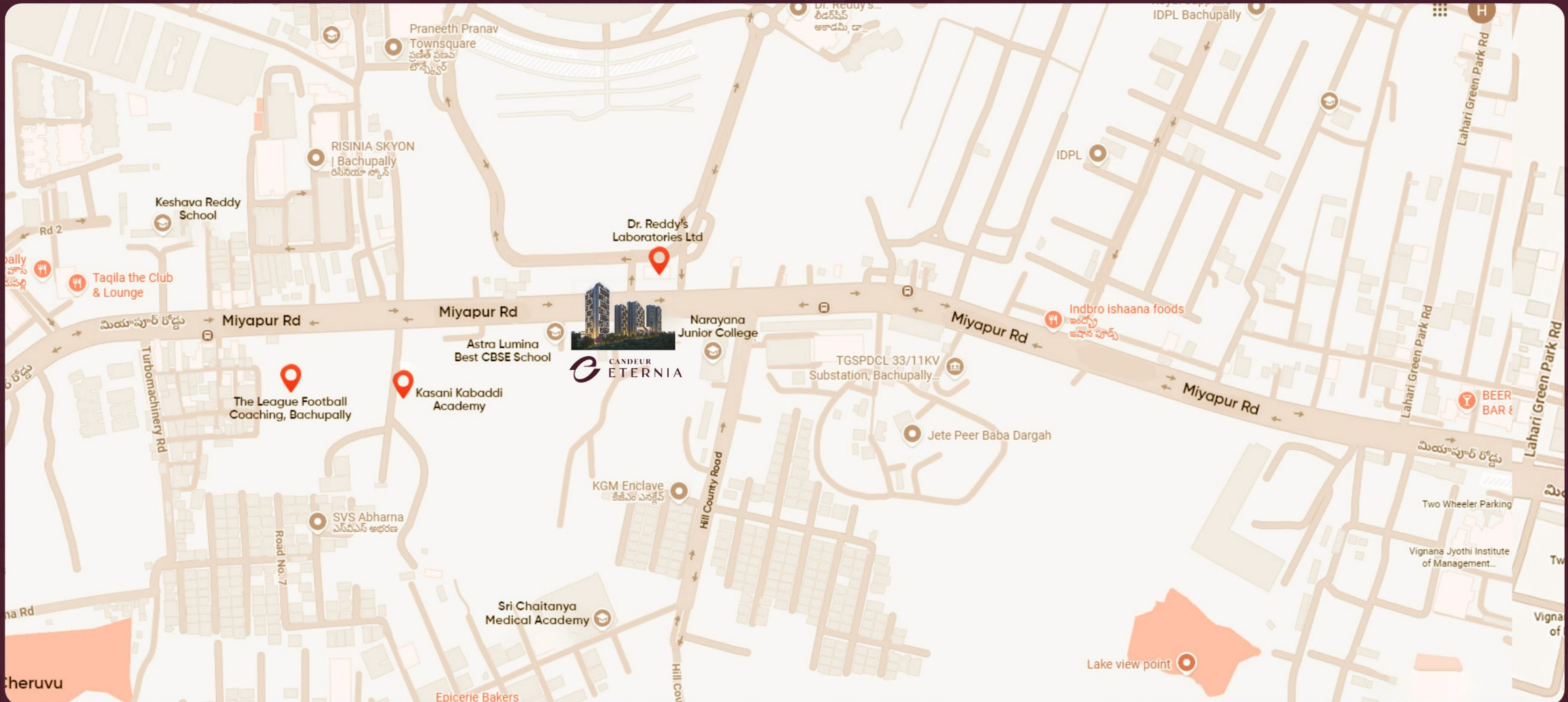
1,505 HOMES WITH PANORAMIC VIEWS

BACHUPALLY

THE NEXT ERA

Bachupally blends connection with calm. Close to Hyderabad's IT and education hubs, Eternia places you at the heart of growth while surrounding you with peace.

- Seamless access to IT hubs, schools, and healthcare
- Fast-growing luxury destination
- Perfect for living or investment



Education & Sports

- BESIDE Astra Lumina School
- Silver Oaks School: 1.9 km
- Kennedy High Global School – 8 mins
- The Creek Planet School – 7 mins
- BESIDE Narayana Junior College
- Sri Chaitanya Jr. College: 0.5 km
- VNR College – 5 mins
- BESIDE Kasani Kabaddi Coaching
- The League Football Academy

Offices & IT Parks

- Opp. Dr. Reddy's Laboratories
- Hindustan Coca-Cola Beverages Pvt Ltd: 15 mins
- Aurobindo Pharma: 14 mins
- Neuland Laboratories Ltd.: 30 mins
- Raheja Mindspace: 35 mins
- Cyber Gateway: 40 mins

Nearest Landmarks

- ORR Exit 4: 5 mins
- Miyapur X Roads: 10 mins
- Miyapur Metro Station: 12 mins
- JNTU: 16 mins
- Hitec City: 20 mins
- Gachibowli: 30 mins

Healthcare

- Reach Super speciality Hospital: 7 mins
- NEXGEN hospital: 9 mins
- Sri Swastik Multispecialty Hospital, Nizampet Rd: 15 mins
- Srikara Hospital: 20 mins
- Yashoda Hospital, Hitec City: 35 mins



UPGRADE YOUR WEATHER
Not Just a Home.
A Climate, Crafted for You.

At Eternia, the landscape is designed to create its own gentle micro-climate. Layered greenery, shaded walkways, and themed gardens work together to naturally cool the environment, purify the air, and soften the outdoor experience. This creates pockets of comfort throughout the community, making the outdoors feel inviting through every season. It is not just landscaping but climate-responsive design that elevates everyday life.

THE VISION

An Eternia of *Community* and *Landscape*

Eternia grows from the ground up.
The Central Grand Walk connects homes, gardens, and
plazas into one continuous flow of life and greenery.

Expansive
Landscaped greenery

70%
Open spaces for wellness
and community

Micro-Climates
and privacy zones across the layout.



An Eternia of *Green Stories*

The gardens offer a different mood and experience, collectively helping to reduce the temperature in these pockets while bringing you spaces filled with silence and fragrance, stillness and joy.



STEP UP TO SERENITY





Amphitheatre

Where Every Hour Feels
Like an *UPgrade*

Begin your day in refreshing green spaces and unwind as the day fades into vibrant, thoughtfully designed social zones. At Eternia, every hour brings a new way to live better.



Outdoor Fitness Zones

An Eternia of *Leisure* and *Lifestyle*

LEVEL UP LIFE

Clubhouse 1 Amenities

- Two Swimming Pools
- Cafeteria
- Cardio Gym
- Gym
- Two Doctor Rooms
- Aerobics Lounge
- Indoor Games
- Table Tennis
- Preview Theatre
- Conference Room
- Crèche
- Senior Citizen Room
- Pool Room
- Yoga Room
- Squash Court
- Badminton Courts
- Spa
- Pharmacy
- Super Market

68,000+ sq. ft.

spread across two clubhouses

G+5 | G+4

Wellness and Recreation Zones

Designed

for body, mind, and social life

Energy and ease find a perfect balance here.
The two clubhouses are built for fitness,
celebration, and connection.

An Eternia of *Experiences*

WAKE UP TO MORE

Club Eternia

Clubhouse 2 Amenities

- Restaurant /Dining Hall
- Banquet Hall
- Multi-purpose Hall
- 12 Guest Rooms
- Open Terrace

Because First *Impressions Matter*

Designed to leave a lasting impact, this double-height clubhouse lobby brings together spacious volumes, elegant finishes, and a sense of understated luxury that defines Eternia.



Double Height Clubhouse Lobby



LIVE. UNWIND. REPEAT.





*RETREAT FOR YOUR BODY,
MIND & SOUL*





Spaces Designed for *Every Chapter of Life*



Be it restful retreats, safe toddler space or vibrant social gatherings. Eternia's clubhouse is crafted as a collection of spaces that cater to every lifestyle, all under one roof.

An Eternia of *Comfort*

The shared spaces carry the same design philosophy,
with grand, light-filled lobbies and carefully curated
details that elevate the experience of coming home.
Nothing here is excessive or overstated.





Living areas feel open yet intimate, designed to host conversations, pauses, and everyday moments with equal ease.



With a focus on smart planning and clean lines, the kitchens are designed to keep everyday living simple, efficient, and uncluttered.



Every space is envisioned to offer a sense of calm and understated elegance, shaping a refined everyday experience.



The Masterplan

An Eternia of Design & Detail

LEGENDS

1. ENTRANCE
2. SECURITY CABIN
3. CHILDREN'S WAITING AREA
4. STEPPED PLAZA
5. SENIOR CITIZEN PAVILION
6. FEATURE WALL
7. PARTY LAWN
8. CLUB HOUSE PAVILION
9. VIEWING DECK
10. ELEVATED WALKWAY
11. FEATURE WALL
12. PICKLE BALL COURT 01
13. CRICKET NET
14. SENSORY WALK
15. PICKLE BALL COURT 02
16. GARDEN
17. YOGA LAWN
18. TREE PLAZA
19. OUTDOOR GYM
20. PLAYZONE
21. AMPHITHEATRE
22. GREAT LAWN
23. CLUB HOUSE 1
24. CLUB HOUSE 2
25. SEATING PLAZA
26. PET PARK
27. READING DECK
28. PEOPLE'S PLAZA
29. TRIM TRAIL
30. GAZEBO
31. EXIT RAMP
32. SUB SOCCER
33. CHILDREN PLAY AREA
34. SAND PIT
35. HAMMOCK GARDEN
36. PROPOSED TRANSFORMER YARD
37. SWIMMING POOL & DECK
38. HALF BASKETBALL COURT
39. CYCLING TRACK
40. METERING PANEL



Thoughtfully designed green spaces and quiet corners create a seamless flow of serenity and community. Every path and pavilion invites stillness and intention at every turn.

Tower - A



SIZES (Sft.)	FACING	UNIT NO.
2192	WEST	1, 3
2192	EAST	4, 8
2004	WEST	2
2004	EAST	7
1874	EAST	5, 6

Tower - B



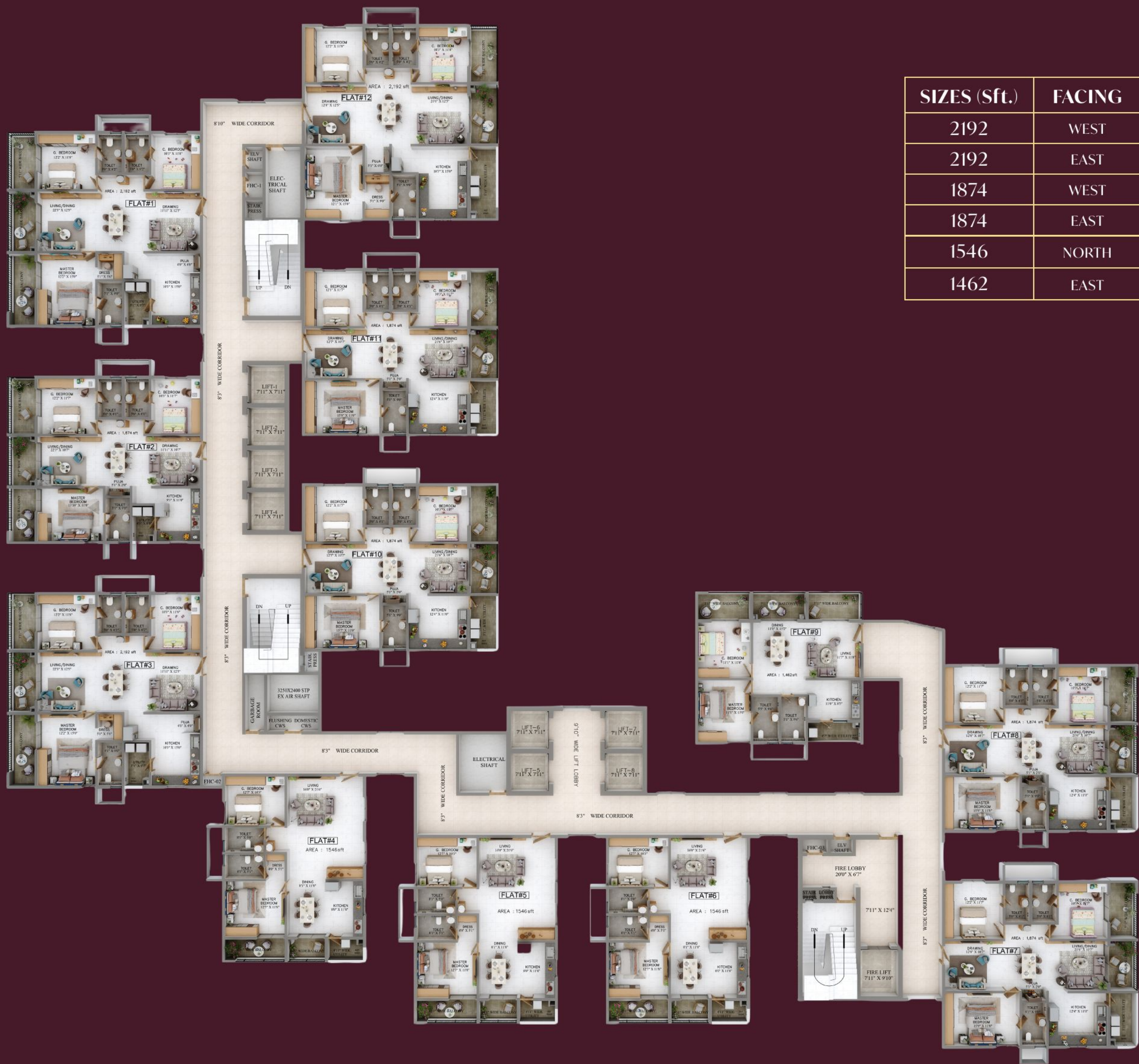
SIZES (Sft.)	FACING	UNIT NO.
2192	WEST	1, 6
2004	WEST	2, 5
2004	EAST	13
1619	EAST	8-12
1711	EAST	7
1874	WEST	3, 4

Tower - C



SIZES (sft.)	FACING	UNIT NO.
2192	WEST	12
2192	EAST	1, 6
2004	EAST	2, 5
1874	EAST	3, 4
1779	WEST	7
1590	WEST	8-11

Tower - D



SIZES (Sft.)	FACING	UNIT NO.
2192	WEST	12
2192	EAST	1, 3
1874	WEST	7, 8, 10, 11
1874	EAST	2
1546	NORTH	4-6
1462	EAST	9

Towers A, B, C & D

3 BHK | 2,192 Sft. (West-Facing)



Towers A, C & D

3 BHK | 2,192 Sft. (East-Facing)



Area Statement (In Sft.)

Carpet Area	1315.53
Built up Area	1698.91
Common Area	492.69
Saleable Area	2192



Area Statement (In Sft.)

Carpet Area	1271.83
Built up Area	1698.93
Common Area	492.69
Saleable Area	2192

Towers A & B

3 BHK | 2,004 Sft. (West-Facing)



Towers A, B & C

3 BHK | 2,004 Sft. (East-Facing)



Area Statement (In Sft.)

Carpet Area	1205.70
Built up Area	1553.85
Common Area	450.62
Saleable Area	2004



Area Statement (In Sft.)

Carpet Area	1158.54
Built up Area	1553.86
Common Area	450.62
Saleable Area	2004

Towers A, C & D

3 BHK | 1,874 Sft. (East-Facing)



Towers B & D

3 BHK | 1,874 Sft. (West-Facing)



Area Statement (In Sft.)

Carpet Area	1086.71
Built up Area	1452.53
Common Area	421.23
Saleable Area	1874



Area Statement (In Sft.)

Carpet Area	1123.55
Built up Area	1452.52
Common Area	421.23
Saleable Area	1874

Tower C

3 BHK | 1,779 Sft. (West-Facing)



Area Statement (In Sft.)

Carpet Area	1045.71
Built up Area	1377.52
Common Area	399.48
Saleable Area	1779

Tower B

3 BHK | 1,711 Sft. (East-Facing)



Area Statement (In Sft.)

Carpet Area	1018.22
Built up Area	1326.00
Common Area	384.54
Saleable Area	1711

Tower B

2.5 BHK | 1,619 Sft. (East-Facing)



Tower C

2.5 BHK | 1,590 Sft. (West-Facing)



Area Statement (In Sft.)

Carpet Area	927.84
Built up Area	1255.29
Common Area	364.03
Saleable Area	1619



Area Statement (In Sft.)

Carpet Area	952.17
Built up Area	1232.32
Common Area	357.37
Saleable Area	1590

Tower D

2 BHK | 1,546 Sft. (North-Facing)



Area Statement (In Sft.)

Carpet Area	951.5
Built up Area	1198.24
Common Area	347.49
Saleable Area	1546

Tower D

2 BHK | 1,462 Sft. (East-Facing)



Area Statement (In Sft.)

Carpet Area	787.2
Built up Area	1133.72
Common Area	328.78
Saleable Area	1462

Specifications

1) STRUCTURE

- Sub Structure** – Basements with RCC to withstand wind and seismic Loads
- Super Structure** - RCC Monolithic Shear wall slab structure, in line with the applicable codes. Block work with Solid/AAC Blocks in the designated areas

2) EXTERNAL & COMMON AREA FINISHES

- Exterior** – Paint finish over Texture on RCC wall surfaces
- Ceiling Finishes** – Paint finish Over RCC/ False Ceiling
- Wall Finishes** – Paint finish Over Texture or Putty on RCC/ Cladding
- Floor Finishes** - Natural Stone / Cement / Tile flooring

3) ELEVATORS / LIFTS

- Passenger Lifts:** Automatic elevators of reputed make in all Towers, with ARD, Surveillance, and VF Drive technology
- Service Lift:** One Automatic elevator of reputed make for Fire / Service in each Tower, with ARD, Surveillance and VF Drive technology and is designed to carry goods

4) DOORS & WINDOWS

- Main Door:** African Teak wood door frame with teak veneer flush shutter finished in PU polish, hardware fittings of premium brand
- Utility Door:** UPVC Single openable Casement Door
- All Internal Doors:** Solid Hard wood door frame with PU polish, Laminate flush shutter, hardware fittings of premium brand
- Balcony Doors:** UPVC Sliding System with single glazed glass with provision for fly mesh and designed for wind loads
- Windows:** UPVC Fixed / Casement System with single glazed glass with provision for fly mesh and designed for wind loads
- Ventilators:** UPVC Fixed / Casement System with single glazed glass with provision for exhaust fan

5) DRAWING / FOYER / LIVING / DINING ROOM

- Walls:** Premium emulsion paint over two coats of Putty on RCC/Plaster Surface
- Ceiling:** False Ceiling cornice as per design to cover the services lines, finished with premium emulsion paint
- Flooring:** Vitrified tiles of reputed make
- HVAC:** Provision for Drain, Power and Routing
- TV:** Wall mounted TV provision with LAN Points in Drawing area for all the Flats, in Living/Dining area for 2.5 BHK & 3 BHK flats.

6) BEDROOMS

- Walls:** Premium emulsion paint over two coats of Putty on RCC/Plaster Surface
- Ceiling:** False Ceiling Cornice as per design to cover the services lines, finished with premium emulsion paint
- Flooring:** Vitrified tiles of reputed make
- HVAC:** Provision for Drain, Power and Routing
- TV:** Wall mounted TV provision with LAN point in Master Bedroom

7) KITCHEN

No Kitchen Counters are Provided, plumbing provision for Sink will be provided

- Walls:** Premium emulsion paint over two coats of Putty on RCC/Plaster Surface
- Ceiling:** False Ceiling Cornice as per design to cover the services lines, finished with premium emulsion paint
- Flooring:** Vitrified tiles of reputed make
- RO:** Electrical and Plumbing Provision for RO
- Exhaust/Chimney:** Electrical & Space provision to fix the Exhaust fan/Chimney
Electrical Provision for Hob, Chimney, Refrigerator, Microwave/Oven, Mixer/Grinder in Kitchen

8) BALCONIES

- Walls:** Premium emulsion Paint over Texture/Putty on RCC walls
- Ceiling:** Premium emulsion Paint over Putty on RCC Surface
- Flooring:** Vitrified/Ceramic tiles of reputed make
- Railing:** MS Railing as per the design

9) ELECTRICAL

- Provision for Call bell point
- 6A sockets in all rooms for general use
- Switches – Reputed make switches will be provided

10) UTILITY

- Walls:** Ceramic/Vitrified Tile Dado on walls up to 1200 mm height.
- Ceiling:** False Ceiling Cornice as per design to cover the services lines, finished with premium emulsion paint
- Flooring:** Ceramic/Vitrified tiles of reputed make
- Dish washer:** Electrical and Plumbing Provision for Dishwasher in 2.5 BHK & 3 BHK flats
- Washing Machine:** Electrical and Plumbing Provision for Washing machine

11) TOILET

- Walls:** Ceramic/Vitrified Tile Dado on walls up to False Ceiling and above will be painted with Primer
- Ceiling:** Grid False Ceiling as per design
- Flooring:** Ceramic/Vitrified tile flooring
- Sanitary Fittings:** Reputed make Sanitary fixtures will be provided
- Geyser:** Electrical & Plumbing Provision will be given
- CP Fittings:** Reputed make CP fittings will be provided
- Exhaust fan:** Electrical & Space provision will be provided

12) TELECOMMUNICATIONS AND INTERNET

- Telephone provision in living room and Master Bedroom
- Intercom connectivity in Living area to security.
- LAN points at all TV locations

13) SOLID WASTE MANAGEMENT

- Garbage chute will be provided for every tower at all residential floors and centrally collected to the Garbage room at the Basement-1 for better disposal.

14) FACILITIES FOR DIFFERENTLY ABLED

- Ramps are provided for differently abled as per design

15) ELECTRICAL, UPS, DATA & COMMUNICATION INFRASTRUCTURE

- 100% DG Backup with auto change over excluding EV charging
- Provision for Common EV Charging Stations, located in Basement-1 floor as per central Approval
- Centralised UPS power supply for emergency lighting in common areas

16) WTP & STP

- Treated domestic water supply to all apartments through Hydro Pneumatic system.
- SBR type STP in basements.
- Treated water from STP is used for irrigation & flushing
- Dedicated storage tank for Terrace rain water collection in basements, which is further used for domestic purposes through WTP

17) SECURITY, BMS & BEMS

- Centralized Billing for Electricity, Domestic Water & LPG consumption
- Surveillance in Basements, Ground Level common areas, Entry / Exit for each Tower and in all elevators

18) FIRE & LIFE SAFETY INFRASTRUCTURE

- Fire hydrant and sprinkler system in all floors and basements
- Fire alarm and Public Addressing system in all floors and basements
- Fire command centre at ground level

19) LPG / CNG

- Supply of gas from centralized Gas bank to all individual apartments with pre-paid gas meters or from city piped gas supply



Upgrade to a lifestyle beyond the
ordinary at ***Candeur Eternia***

THE LEGACY

An Eternia of Legacy Built on Dreams

We believe that a home should be more than just walls. It should be a haven.
For years, we have been creating spaces where life flows effortlessly, where every detail
is designed to inspire balance and peace.

COMPLETED PROJECTS



CARLISLE



CANDEUR
SUNSHINE



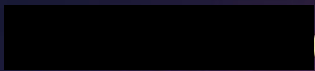
ONGOING PROJECTS





ETERNIA

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TS RERA NO.: P02200010709

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