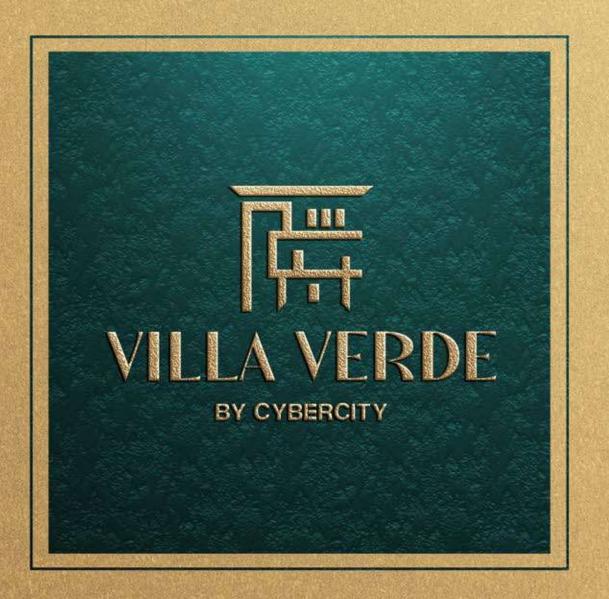
#### WELCOME TO





A WORLD WHERE
WHAT YOU CHERISH
AND CELEBRATE,
BECOME THE SAME.



## THE SCALE OF YOUR VILLA LIFESTYLE



13.4 Acres, 89 Premium Luxury Villas.

300 to 440 Sq. Yd. | East/West Facing.

Uber - Iuxurious Clubhouse of 22,000 Sq.ft.

15+ World class Club Amenities

35+ Specially Designed Outdoor Amenities



## THE CORNERSTONES OF HYDERABAD'S PHENOMENAL WORK-LIFESTYLE DEVELOPMENT

With its visionary thinking and forward-centric infrastructure development, Hyderabad's transformation into a global-standard city is a journey that's nothing short of exceptional. The rise of every city is based on key progress pillars - and this is where HITEC City and Green Hills Road play stellar roles.

While HITEC City contributed to shaping the city as a major IT and business hub with state-of-the-art tech parks and corporate campuses, Green Hills Road

further enriched this growth story by offering aspirational lifestyle spaces near inspirational workplaces.

## OUT-OF-THIS-WORLD ENCHANTING, YET AT THE HEART OF THE CITY



Green Hills Road was envisioned to eliminate the discomfort of long distances and therefore, ensures seamless access to essential city landmarks – the primary requirement for a well-rounded urban lifestyle. Healthcare facilities, high-end hospitality options, shopping, and entertainment hubs are all just a short distance away, making it a highly desirable location. The proximity to key corporate zones also enhances the livability index of this destination.







**HEALTHCARE:** Yashoda Hospital (5 Min), KIMS Hospital (10 Min), Medicover Hospitals (10 Min)

**HOSPITALITY:** Trident Hotel (10 Min), Westin Hyderabad (12 Min)

MALLS: Ashoka One Mall (2 Min), Nexus Mall (10 Min), Sarath City Capital Mall (15 Min)

**EDUCATION:** The Creek Planet School (2 Min), Global Edge School (10 Min), Meridian School (10 Min)



#### MASTER LAYOUT



A thoughtfully designed master layout,
seamlessly integrating open spaces, premium
amenities, and a well-planned infrastructure for
an elevated living experience.

#### Legends:

- 1. Arrival Plaza
- 2 & 3. Security Cabin
- 4. Entry/Exit
- 5. Plantation
- 6. Pet Park
- 7. Water Feature
- 8. Tennis Court
- 9. Stage 10. Celebration Lawn

- 11. Pathway
- 12. Seating with Sloped Plantation
- 13. Amphitheatre
- 14. Jogging Track
- 15. Swimming Pool with Infinity Edge
- 16. Kids' Pool
- 17. Physio Pool
- 18. Pool Deck
- 19. Pool Recliners

- 20. Pool Entry from Clubhouse
- 21. Parking
- 22. Entry to Clubhouse
- 23. Ramp Entry to Clubhouse
- 24. 12m Wide Road
- 25. Leisure Seating Court
- 26. Reflexology with Seating
- 27. Elderly Seating Area
- 28. Youth Corner

- 29. Board Games
- 30. Kids' Play Area
- 31. Skating Rink
- 32. Senior Citizen Garden
- 33. Outdoor Fitness
- 34. Multipurpose Court
- 35. Utility



Pet Park



Board Games



Outdoor Gymnasium





The grand Entrance Arch to Villa Verde is more than just a threshold, it is a statement of arrival. This is where your transition from a world you're accustomed to transends into a haven of extraordinary spaces, landscapes, and indulgences that will inspire you.

This is where time will slow down, unlike the fast world outside.



## DISCOVER A VAST WORLD, BEYOND THE GRAND SPACES OF YOUR VILLA

Villa Verde is where your desire for expansive luxury is embraced with both scale and detail. Set amidst an idyllic environment for unparalleled privacy and serenity, this upscale address presents a lavish assortment of extravagant-sized villas with premium accompaniments like a central park – for a luxurious interaction with nature, a clubhouse – where leisure and recreation ascend to a grand dimension, and a seamless habitat – with all lifestyle-supportive comforts and conveniences.



## 35+LIFESTYLE CHOICES. MIX AND MATCH YOUR DAY, ANYWAY YOU PLEASE

A sense of openness is central to a life that's luxuriously fulfilling. The gated community of Villa Verde comes with a sprawling Central Park. Spread over 2 layers, this oasis of leisure & recreation comprises 35+ curated amenities, that combine play, relaxation, activity, socializing and sport in one vibrant hub.





# AN EXQUISITE ESCAPE ABOVE IT ALL Perched atop Club Verde, the clubhouse terrace is a seamless blend of sophistication and serenity. Designed for intimate gatherings and grand celebrations, it offers plush seating, lush greenery, and elegant spaces to

unwind or socialize under the open sky.

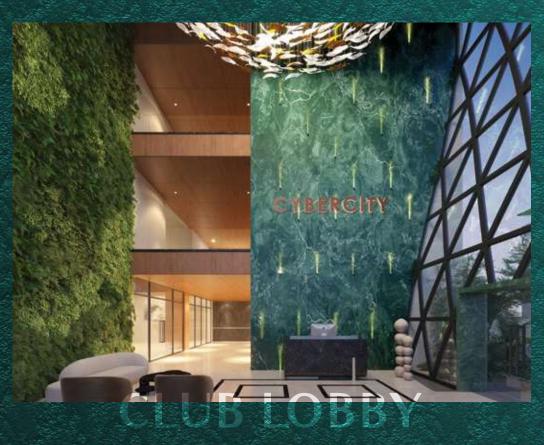
14 EXPERIENCES, 3 ZONES.

PICK YOUR SPACE
AS PER YOUR MOOD

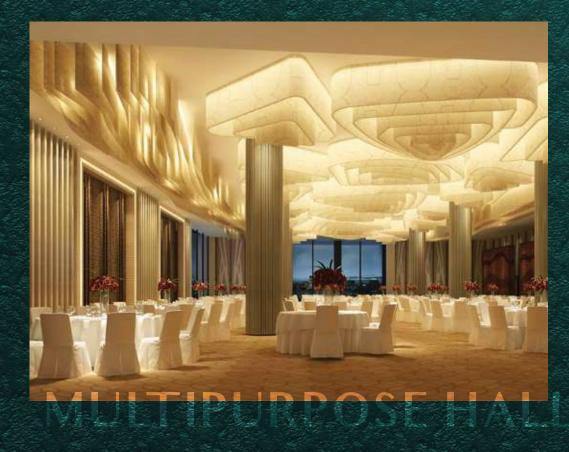


Ground Floor: Reception / Club Lobby
Multipurpose Hall | F&B Area | Pantry / Store

WELCOME YOUR WORLD WITH A FLAIR THEY'LL REMEMBER



SEE OCCASIONS TURN INTO ETERNAL MEMORIES



WELLNESS ZONE

First Floor: Yoga/Meditation Hall
Table Tennis | Gymnasium

GET FIT.
FEEL FABULOUS.



BREATHE. BALANCE. BE.



ELEVATE YOUR GAME.

EVEN OUTSIDE THE WORKSPACE.

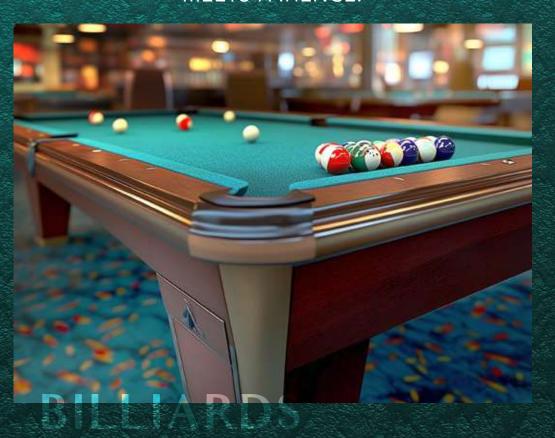


WELLNESS ZONE

Second Floor: Squash Court

Badminton Court | Billiards | Viewing Deck

WHERE SKILL
MEETS PATIENCE.



ENTERTAINMENT ZONE



Third Floor: Association Room | Indoor Games

MAKE LIFELONG CONNECTIONS OVER ENGAGING CONVERSATIONS.



THE PERFECT INDOOR ESCAPE.







A HAVEN FOR REST,
REJUVENATION AND HARMONY



PRIVATE CINEMA LUXURY, RIGHT AT HOME



A STATEMENT OF STYLE,
A SPACE FOR LIFE.



A STATEMENT OF LUXURY, DESIGNED FOR EFFORTLESS CONVERSATIONS



## AN EXCLUSIVE RETREAT EVERY VILLA WITH A SWIM SPA & ELEGANT SEATING LOUNGE



#### DISTINCTIVE FEATURES THAT DEFINE EXCELLENCE





#### **EXPANSIVE CENTRAL GREEN**

A 1.4-acre open space with a pool, lawn, cabanas, tennis court, jogging track, and clubhouse.



#### WIDE INTERNAL ROADS

12m-wide roads ensure better mobility, exceeding standard norms.



#### **EXCLUSIVE AMENITIES**

Includes a physio pool, pet zone, sunken seating, open board games, and more.



#### SPACIOUS BALCONIES

Upto 12' wide balconies designed for outdoor living.



## SMART TOPOGRAPHY & RAINWATER HARVESTING

The central green is 5 feet lower for visual appeal, with Rain Maxx tanks for water conservation.



#### TERRACE SWIM SPA & SEATING

Each villa features a private swim spa with an adjoining seating alcove.



#### UNINTERRUPTED VIEWS

No planter boxes to ensure open vistas, with permeable tree pits instead.



#### DRY & WET KITCHENS

Included in 354 & 440 Sq.Yd. villas for added functionality.



#### INTEGRATED UTILITY SPACES

Conveniently housed within the villa structure.



#### PRIVACY-FOCUSED LAYOUT

No villa directly faces the main arterial road, ensuring exclusivity.



## ICONIC PARAMETRIC CLUBHOUSE

A striking curved glass façade with modern sports and social spaces.



#### AMPLE PARKING

Minimum 3-car parking for every villa.



#### **ELEGANT ELEVATIONS**

A blend of natural stone, wood, and metal for a refined look with privacy screens.



#### **GRAND ENTRANCE**

A 30m grand entrance arch with layered landscaping leads to an 18m covered pathway.



#### COLUMN-FREE VILLA CORNERS

Enhancing visibility and aesthetic appeal.



#### **BIOPHILIC DESIGN**

Seamlessly blends nature with architecture across villas and the clubhouse.



#### KITCHEN GARDENS

Dedicated spaces for organic homegrown produce.



#### **EV CHARGING**

Integrated EV charging infrastructure for seamless and sustainable mobility

## VILLA LIVING, THE WAY IT'S MEANT TO BE!



AN EXTRAORDINARY LIFESTYLE BEGINS WITH AN EXEMPLARY PLAN.

#### CHOICES OF LUXURY



PLOT SIZE: 300 SQ. YD.

FACING: EAST | WEST

300 EAST: 5,615 SFT.

300 WEST : 5,367 SFT.



PLOT SIZE : 354 SQ. YD. FACING : EAST | WEST

354 EAST : 6,884 SFT.

354 WEST : 6,349 SFT.



PLOT SIZE: 440 SQ. YD.

FACING: EAST | WEST

440 EAST : 7,406 SFT.

440 WEST : 7,189 SFT.

MIXED SIZE VILLAS | 297 TO 1,506 SQ. YD. | EAST / WEST FACING

## EVERY DETAIL MATTERS, WHEN THE GOAL IS GRANDEUR WITH PERFECTION.



#### 1. SUPER STRUCTURE

- RCC Frame structure with Cement block masonry walls.
- One coat of internal plastering and two coats of external plastering

#### 2. LIFTS

• Internal Home Elevator Provision – 6 Passengers

#### 3. FLOORING

- For Foyer, Living (Formal/ Informal), Dining,
   Dry kitchen, Puja Room, Powder Room,
   Lounge, Walk-in Wardrobes, Study Room,
   Linen Room Imported Marble.
- All Bedrooms Laminated Wooden Flooring.
- All Toilets Anti-skid Vitrified Tiles (Matt finish)
- All Balconies / Deck Anti-skid Stone Finish
   Tiles
- Wet Kitchen / Utility / Store Premium
   Vitrified Tiles
- Servant Room / Toilet Vitrified Tiles
- Parking Area Flamed Granite
- Porch Steps Granite (Leather Finish)
- Terrace Swim Spa Deck Area Anti-skid
   Vitrified Tiles

#### 4. KITCHEN AND UTILITY

- Double-bowl Steel Sink with CP Tap in Utility.
- Provision for Dishwasher and Washing Machine in Utility.
- Provision for Exhaust Fan in Kitchen.
- Provision for RO / Water-purifier.
- Separate Municipal Water taps and Domestic Water through WTP

#### 5. TOILETS AND FITTINGS

- Glazed Vitrified Tiles on Wall Dado up to 8'.
- Ceramic Wash Basin in Toilets (of any premium brand) with Granite / Marble Counter-top.
- Pedestal Wash Basins in Maid Toilet (of any premium brand).
- Wall mounted WCs (of any premium brand) with Flush Tank in all bathrooms.
- Rain shower in Master Bedroom.
- CP Fittings (of any premium brand)

#### 6. PAINTING

- External Texture finish with 2 coats of exterior grade premium paint and partial Façade area with Natural Stone finish.
- Internal 2 coats of acrylic emulsion paint over smooth putty finish

#### 7. RAILING

- Staircase Glass railing.
- Balcony / Deck Granite Cladded Parapet in
   1st floor and 2nd floor. Additional 1' Glass
   railing above parapet at 1st Floor

#### 8. DOORS AND WINDOWS

- Main Door 9' high Teak Wood Frame and Flush Shutters with Veneer and PU Polish on both sides.
- Internal Doors 8' high Engineered Wood
   Frame and Flush Shutters with Veneer and PU
   Polish on both sides.
- Toilet Doors 8' high Engineered Wood
   Frame and Flush Shutters with Laminate on
   both sides
- Balcony Sliding Doors 8' high Aluminum
   Frames and Shutters with Performance Glass
   and track provision for Mosquito-Mesh Shutters
   (of any premium brand)
- Windows (Sliding / Operable based on
   Ventilation Requirement) 6' high Aluminum
   Frames and Shutters with Performance Glass

and track provision for Mosquito-Mesh
Shutters (of any premium brand).

- Kitchen to Utility Door 8' high Aluminum
   Frames and Shutters with Performance Glass
   (operable) of any premium brand.
- Ventilators –Aluminum Frame & Glass with the provision for Exhaust Fan.
- Doors Fittings & Locks (of any premium designer brand). Main Door with Digital Lock

### 9. ELECTRICAL / INTERNET / TELEPHONE

- Concealed Wiring with PVC Insulated Copper
   Wires (Fire Retardant Low Smoke) and Modular
   Switches.
- Sufficient Power Outlets and Light Points.
- Power Outlets for Exhaust Fan in all Bathrooms.
- Three Phase Power supply for each villa.
- MCBs for each distribution board of premium brand.
- Plug for TV / Audio in Living (Formal / Informal), Lounges (1st and 2nd Floor), all Bedrooms and Home Theatre Room.
- Internet points and Telephone Points in Living (Formal / Informal), Lounges (1st and 2nd Floor), all Bedrooms and Home Theatre Room.
- Power Outlets for Electrical Appliances -

Power plug-point for Cooking Range, Chimney,
Refrigerator, Microwave Oven, Mixer /
Grinder, Water purifier in Kitchen, Washing
Machine / Dishwasher in Utility Area

#### 10. PLUMBING

- Domestic water supply for all Toilets and Kitchen (Hydro-pneumatic)
- Drinking water supply only to Kitchen (Hydro-pneumatic)
- STP Treated Water for landscaping only
- STP / WTP / Sumps Capacity as per consultant's recommendation
- Heat pumps of any premium brand (At extra cost)

#### II. AIRCONDITIONING

VRV System of any premium brand (extra cost)

#### 12. SECURITY SYSTEM

- Security Cabin at Project Entrance and Exit
   with peripheral CCTV coverage.
- CCTV at vantage points.
- Access Control System (provision) for
   Clubhouse/ Main Entry and Exit passages.
- Boom Barriers proposed

#### 13. DG BACK UP

• 100% DG power back-up

#### 14. GAS

 PNG Connection to each villa by a third-party provider

#### 15. BMS SERVICES

Prepaid Electricity and Water Meter for all villa

#### 16.EV CHARGING

 One Power Socket per villa in the parking area

#### 17. SWIM SPA

 Swim Spa of premium brand will be provided at the Terrace level

#### 18. HOME AUTOMATION

 Basic automation for lights and fans proposed in the design with extendable architecture where the customer can upgrade the features to their requirement

## THE GRANDEST OF DREAMS BECOME REAL, WITH THE RIGHT TEAM.



It takes master craftsmen to create a masterpiece. The vision of Villa Verde was imposing

yet crystal clear. A habitat where the experience of villa living turns out exactly as one

wants and desires villa living to be. In fact, a notch higher. This vision inspired the

selection of a team with just the right credentials, experience and passion to make

Villa Verde more than just a dream on paper.













GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN







GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



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FIRST FLOOR PLAN



TERRACE FLOOR PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN





W W W . C Y B E R C I T Y . I N



Site Address:- CYBERCITY Villa Verde, Survey Nos. 1011/1P, 1011/2P & 1011/1P, IDL Access Road, Green Hills Road, Kukatpally, Hyderabad – 500072. Tel: 8886 20 2233

Corporate Address: Plot No. 55, 4th floor, Sathsurya Complex, Extended Jubilee Hills Road No. 36, Madhapur, HYDERABAD - 500033. Tel: 040 40500 500/520

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