



The Golden Standard
of Modern Living



24 CARAT

Premium 2 & 3 BHK Homes

@ KISMATPUR





A priceless treasure for eternity
a symbol of abundance and vitality

A grace like royalty
an everlasting glow of positivity

A sparkle on the inside and out
a longing beyond any desire

An elegance that surpasses expectations
a benchmark in quality and purity



INTRODUCING



24 CARAT





24 CARAT

**Experience homes
that exemplify
Gold class.**

Embrace the gold standard in luxury living and discover the true meaning of opulence, comfort, and sophistication at 24 Carat. Blending modern elegance with timeless finesse, each home is not only exquisitely designed, but also meticulously crafted to provide the ultimate in luxury.

24 Reasons for



24 CARAT



10000 Sft. Clubhouse



Just 120 specially crafted luxury homes



Neoclassical Architecture



A bedecked banquet hall to host cherished family event



A lift entrance adorned with royal lustre



Dedicated co-working space to facilitate productivity



100% Vaastu-compliant homes



Flats with auspicious east-west facing entrance



Rejuvenating balconies in every flat



Expansive rooftop area to meditate & stargaze



State-of-the-art gymnasium



Entertainment zone furnished with indoor games



Luxurious fittings and fixtures in each flat



4 level car parking



Infinity Swimming Pool



Outdoor children play area



Professional Badminton Court



Artistically designed music room



Practice basket-ball court



Skating Rink



In-house cinematic experience with indoor movie screening



2 guest rooms



Lavish open space of 66%



Terrace party lawn

24 Reasons to Choose Kismatpur



Near to nature



Best air quality index



Low pollution zone



Near to IT hubs



Close to schools
and hospitals



Educational zone



60% green zone



Best connectivity



Fastest growing location



Sports and
activity academies



Cycling track



Metro connectivity



Offshore to Essa River



Between twin lakes



Abundant ground water



ORR exits
17 & 18 and IRR



Close to Manasa hills



Future lake city



Nearby recreational areas



Near to Airport



Upcoming IT zone



Hiking parks and trails



Waterfalls and
green zones



Safe zone as guarded
by TSPA & Army



KISMATPUR

The ticket to a Golden lifestyle

Find flexibility and freedom of living in a place away from the hustle bustle of the city traffic but with immediate connectivity to the city. Public transport, lush green environment and world-class entertainment venues ensure that every aspect of your life is as exceptional as your home.



Rockwell Intl. School



Phoenix Green School



Microsoft



Sheraton



Outer Ring Road



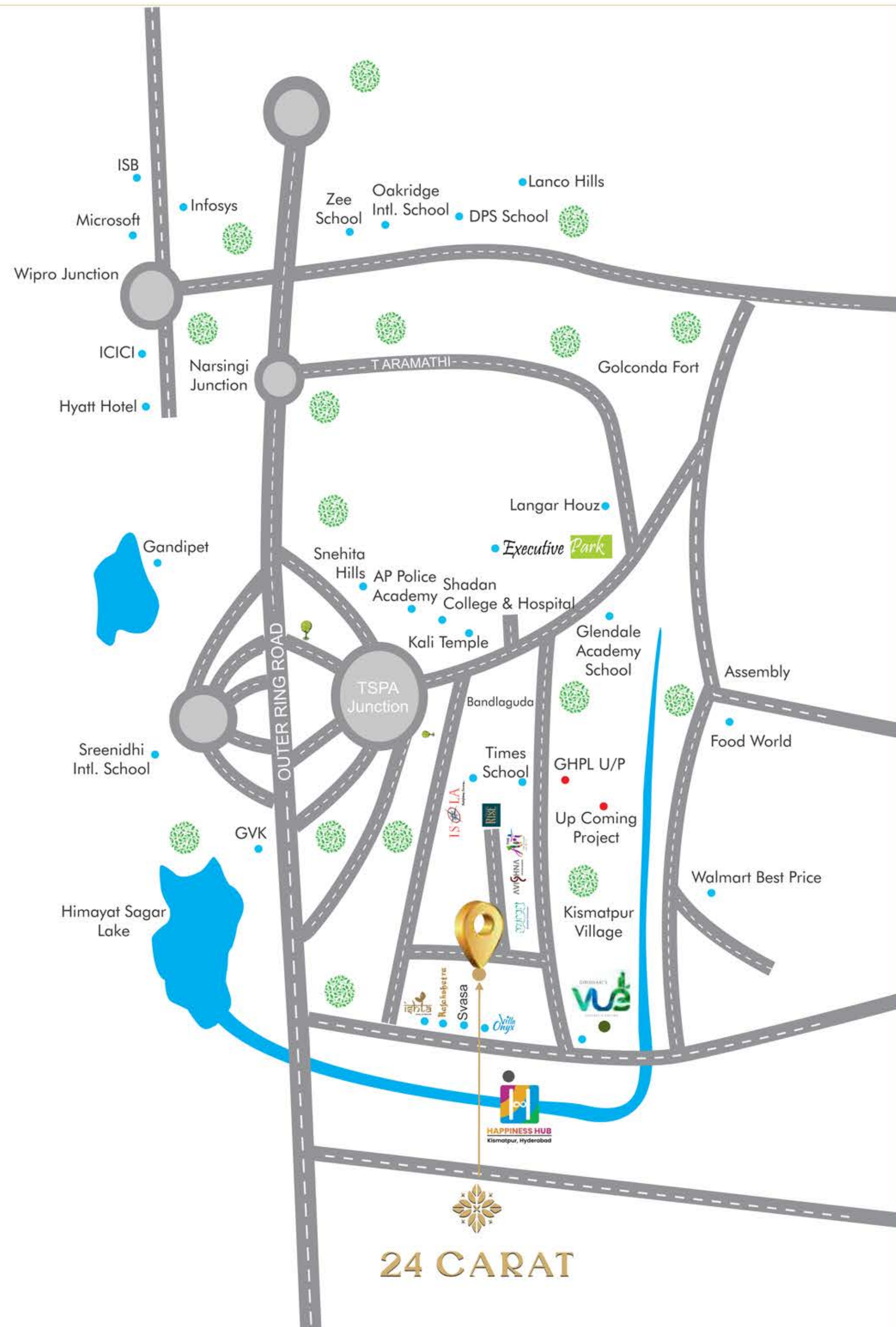
Neopolis



Continental Hospitals



Skyzone



24 CARAT





Pave the way for a
Brighter
tomorrow.



Embark on your journey towards a golden future with a home that promises lifestyle and investment opportunities. A home like 24 Carat, in a place like Kismatpur, not only gives you a serene life but also serves as the ideal investment for future generations.





24 CARAT

OVERVIEW

1 Acre

Land area

1

Tower

14

Floors

120

Units

2 & 3 BHK

Configuration

1192 to 1952 Sft.

Size range

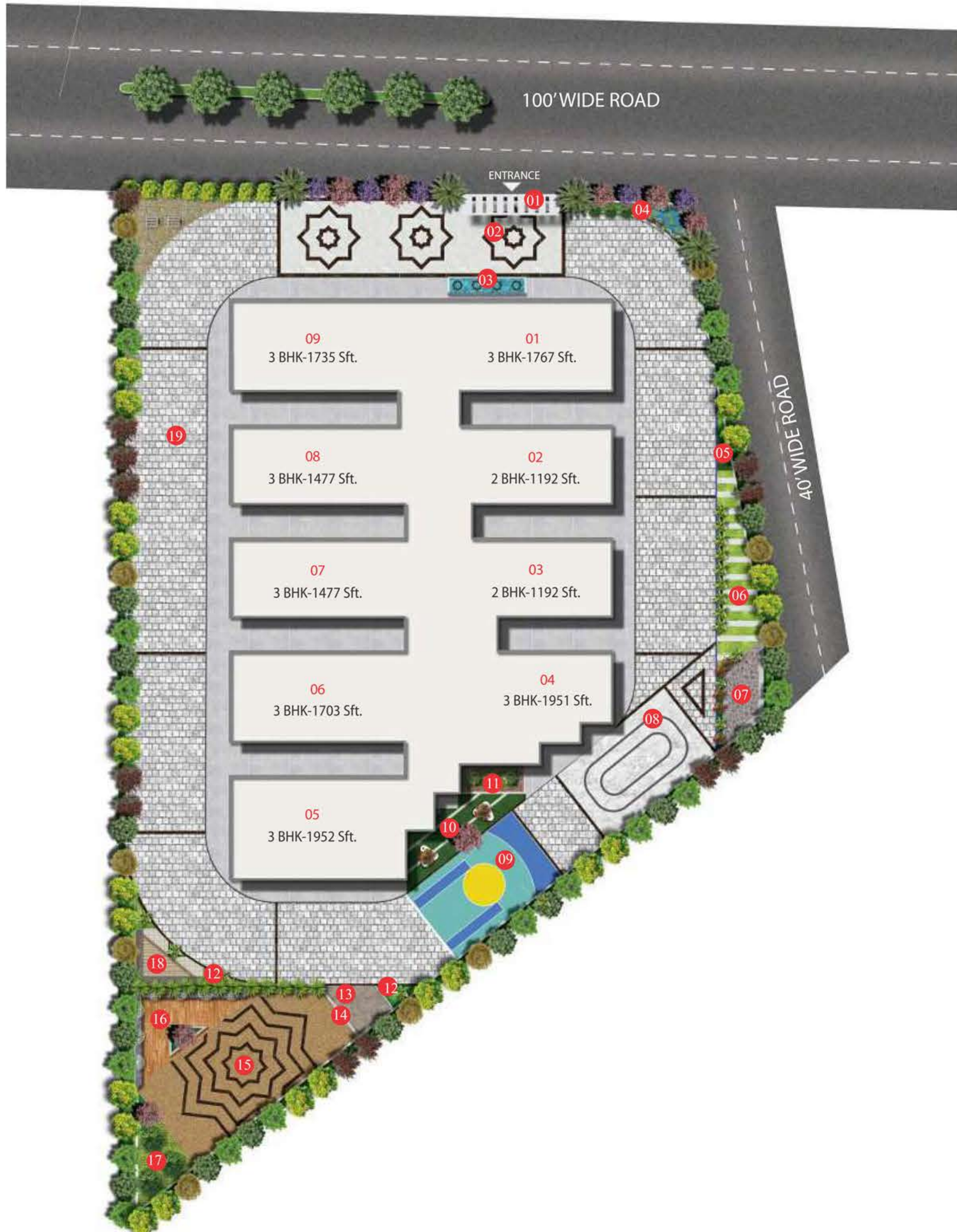
66%

Lavish open spaces

Rejuvenating balconies

in every flat

Grand Clubhouse



LEGEND:

- 1. Entrance Gateway
- 2. Feature Paving
- 3. Entrance Water Body
- 4. Lotus pond
- 5. Ground Covers
- 6. Transformer Yard
- 7. Pavilion Seating
- 8. Skating Rink
- 9. Basketball Court
- 10. Viewing Gallery
- 11. Specimen Plants
- 12. Mound Plantation
- 13. Paved Area
- 14. Welcoming Arch
- 15. Children's Play Area
- 16. Seating Deck
- 17. Hammock Garden
- 18. Elderly Seating Zone
- 19. Driveway



Master Plan



Step into a world of prosperity.

Be immersed in sublime surroundings as you step into the stylish and sophisticated retreat. With a dedicated entry/exit point, the elegant entrance perfectly complements the exclusive lifestyle and the natural features, wide driveways make life naturally better.





Drive Way



Water body

Brighten up your day with lush outdoors.

Take a stroll along the quaint walkways of the community and experience the charm of green surroundings. The serene environs will satisfy your craving for a peaceful lifestyle and let you experience a level of serenity and tranquility that has been sought for a long time.

Drive Way





Seating Spaces



Seating Spaces

Find spaces that make life **yellow.**

Meet friends from the community, work from home, workout in the fresh open air or spend your me-time in the dedicated spaces. Reflecting the quality of lifestyle you enjoy within the community, multiple seating spaces, amidst serene surroundings, let you unwind with friends and live a healthy life.





Entry Children Play



Entry Children Play Area

Play on, feel **splendid.**

Enjoy the warmth of nature in the great outdoors that solace you into a blissful state of inner peace. Play areas, for both kids and kids alike, are creatively merged around the landscape to give you a break from the fast-paced life. Whether you want to play with your kids or with friends from the community, you will have everything to enjoy every moment of life.





Basketball Court



Skating Rink



Badminton Court

Refine your sports skills while staying active.

Elevate your game and unleash your potential with our state-of-the-art sports facilities, next to your home. Whether you want to shoot some hoops or perfect your skating skills, we've got you covered.





Drawing Room



Drawing Room

Let the **glorious** spaces
you've envisioned.

Embrace living spaces that exude absolute brilliance. Every home captures the true essence of modern living: from the moment you enter the doors you are ensured gold standard luxury with bespoke homes, fine craftsmanship and spacious living areas.





Master Bedroom



Master Bedroom

Find the ideal retreat for that **precious** sleep.

Experience an opulent oasis of pure indulgence and ultimate relaxation in your home. Cozy spaces and soothing shades make your home an ideal retreat for a good night's sleep, which has become gold for our busy city lives.





Children Bedroom



Guest Bedroom

Let our spaces **adorn** your kids' dreams.

Transform your little one's room into a dreamy escape! From whimsical themes to cozy nooks, let their imagination run wild. Create the ultimate reading nook with soft pillows and fairy lights—perfect for budding bookworms! Personalize their space with custom decor that reflects their unique style and interests.





Dining Area



Kitchen

Live the **sparkling** spaces
sweeten every moment.

Experience a 24 Carat taste of luxury with ultramodern cooking and dining spaces. Add a little sparkle to your plate and satisfy your cravings with a dedicated kitchen and entertain or be entertained in your personal dining room with friends and family



3 BHK-1952 Sft.

3 BHK-1703 Sft.

3 BHK-1477 Sft.



73" WIDE CORRIDOR

73" WIDE CORRIDOR

73" WIDE CORRIDOR



First Floor Plan



3 BHK-1952 Sft.



3 BHK-1703 Sft.



3 BHK-1477 Sft.



3 BHK-1477 Sft.



3 BHK-1735 Sft.



73" WIDE CORRIDOR

73" WIDE CORRIDOR



3 BHK-1951 Sft.



2 BHK-1192 Sft.



2 BHK-1192 Sft.



3 BHK-1767 Sft.



Typical Floor Plan





24 CARAT

Capture the **Golden Moments of Life.**

Enjoy opulence that soothes and stimulates the senses. The Clubhouse boasts an array of world-class amenities designed to enhance your daily lives. Get your heart pumping at the in-house Gym or with some indoor games. Catch up on the latest blockbusters or spend an evening winding down to spectacular celebrations at the banquet hall.



Multipurpose Hall



Celebrate the **golden** bond.

Create memories that will last a lifetime at one of the most exclusive venues. Whether you're celebrating a special occasion or milestone with your partner, family or friends, the Banquet Hall creates magical experiences designed to dazzle from the moment you enter.





Cafeteria

Say cheers to **golden** times!

Fuel your day with a cup of happiness! Our indoor cafeteria offers a variety of healthy options that taste as good as they look. Whether you're in the mood for a quick coffee or a leisurely meal, we have everything to satisfy your cravings.



Mini Theatre

Add **bling** to your entertainment

Catch up on the latest blockbuster or trending web series at the in-house Home Theatre which boasts the most modern equipment and space for everyone. Grab some popcorn, sit back, relax in comfort and enjoy the ultimate in entertainment.

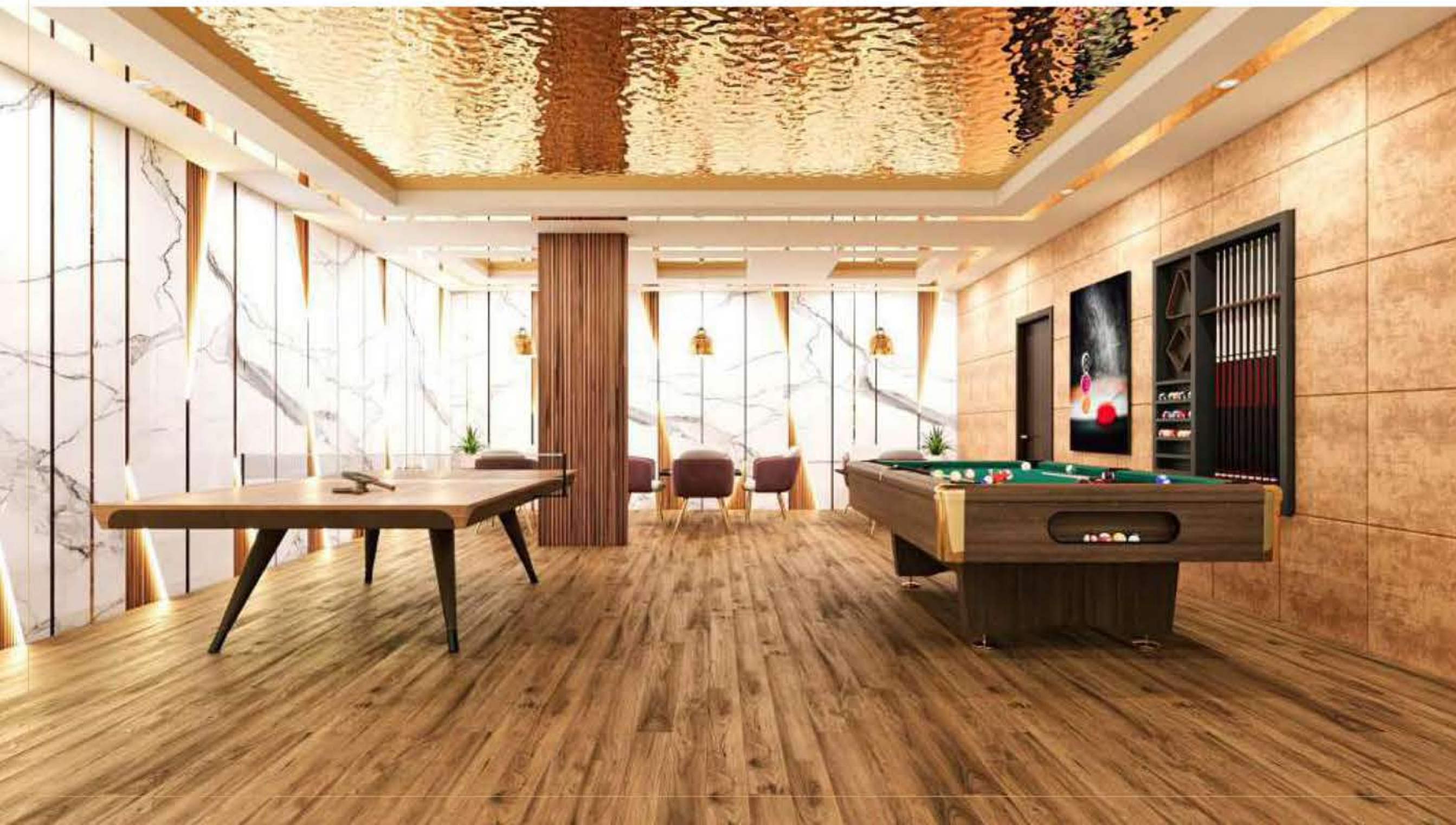




Gym

Nurture your body , **treasure** your health.

Motivate your body and get into your best shape in our state-of-the-art Fitness Centre, which features modern and world-class equipment. Workout at your own pace, in your own space, without even leaving the confines of your home.



Indoor Games

Shine like a moon among the stars.

Meet your friends at the Clubhouse for a casual, fun and social indoor game. Challenge a friend to a game of billiards or board games on the dedicated spots. Giving everyone an entertaining time at home, the indoor games here make life a jolly affair, whatever the weather outside.

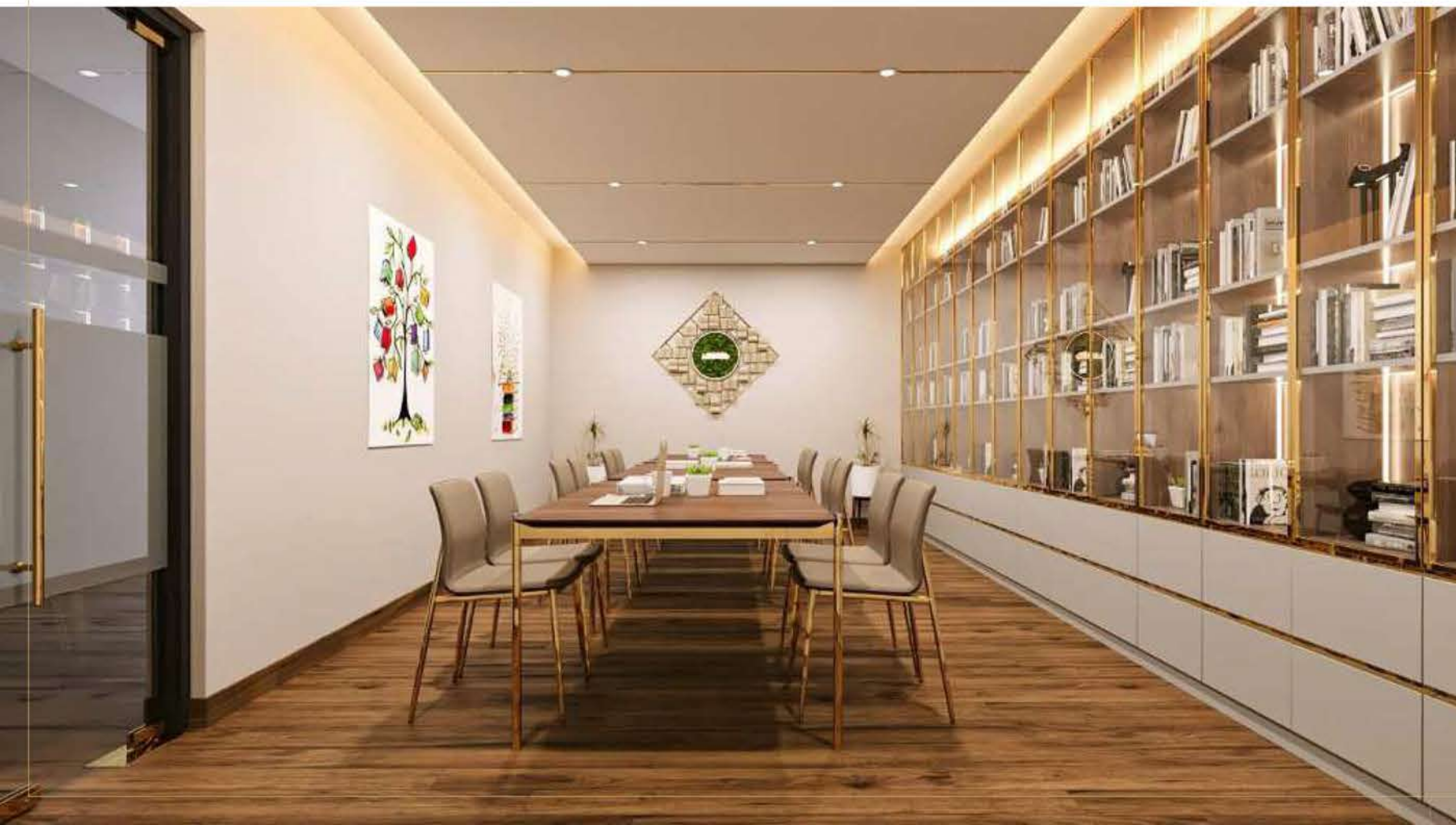




Create a **mesmerising** stay for your guests.

Give your guests the golden ticket to an unforgettable stay within the comfort of your home. Sublime relaxation is guaranteed in the hotel-like guest suites that come in handy when you celebrate your special events, get-togethers or host surprise parties.

Guest Bedroom



Find your **24 Carat** reading spot!

Step into a world of books and be inspired by the stories behind the stories. Create a community of book lovers and unwind with a good book and a cup of coffee. Our library is your cozy escape, filled with tales waiting to be discovered.

Library

Terrace Plan



LEGEND:

1. Water Body
2. Seating
3. Multipurpose Turf
4. Feature Paving
5. Stage
6. Seating Arena
7. Grid Paving
8. Arrival Arches
9. Workstation With Kids Zone
10. Ludo Board
11. Chess Board
12. Specimen Pots
13. Stepping Stones
14. Specimen Plants
15. Seating Bench
16. Cage Seating
17. Yoga Turf
18. Seating Deck
19. Potted Plants
20. Screen Wall
21. Baby Pool
22. Swimming Pool
23. Pool Deck
24. Path Way



Terrace Lawn



Treasure life on a stunning terrace.

Experience a space that makes every moment a celebration of leisure and rejuvenation. With an atmosphere that soothes senses and adds value to life, the expansive terrace at 24 Carat is an invitation to indulge in opulence and create unforgettable memories high above the bustling city.





Seating Spaces

Connect with life in a **captivating** atmosphere.

Connect with yourself, the people around you and nature in a refreshing setting. Whether you want to soak up the sun's rays during the day or enjoy the city's dazzling lights at night, the terrace offers a plethora of places to relax, enjoy life at your own pace, unwind with friends, play a game or spend some alone time with a good book.





Seating Spaces



Experience a sense of **refined** elevation.

Enjoy an expansive outdoor space that is perfect for relaxation, entertainment, and recreation. A place where you love to spend downtime, the multipurpose lawn on the terrace provides a versatile setting for various activities, from social gatherings to strolls, from making moments to memories.





Yoga

Find your Zen, **naturally.**

Elevate your well-being to new heights with the exceptional facilities and rejuvenating experiences awaiting you. With spaces to reset, recharge and reclaim, the yoga and meditation lawn on the terrace lets you begin your day with an invigorating yoga session or connect with your inner self in a serene setting.





Chess Area



Chess & Chill, with **golden** evening vibes.

Enjoy a relaxing evening of chess with stunning views! Grab a drink, challenge a friend, and make your moves. Whether you're a beginner or a seasoned player, there's always something new to learn.





Terrace Swimming Pool



Splash into fun,
with a **quality** view.

Escape to our terrace pool for some well-deserved relaxation! Enjoy a splash of fun as you unwind after a long day. Whether you're looking to relax or make a splash, we have the perfect spot for you.



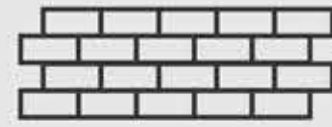


Specifications



STRUCTURE

RCC framed structure



WALLS

8" thick solid cement concrete block for external walls and 4" thick solid cement block masonry for internal walls



PLASTERING

All internal walls with smooth Gypsum plaster finish.
All external walls with cement plaster



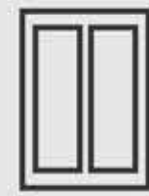
DOORS

Main door Teak wood frame with 40mm Veneer door shutter with polishing .
Hettich or Equivalent make hardware.
Internal doors in Engineering wood frame and Laminate door shutters.



WINDOWS

UPVC Sliding glass windows with Provision For mosquito mesh of a reputed brand.
Aesthetically designed MS grills with enamel paint finish.



FRENCH DOORS

UPVC doors two and half tracks with float glass of 5mm thickness



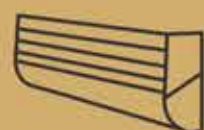
PAINTING

External: Texture paints & weather proof emulsion Premium range
Internal: two coat putty, one coat primer two coat acrylic emulsion paints with roller finishing.
Make: Asian or Equivalent



CABLE T.V.

Provision for cable connection in all bedrooms & living room



AIR CONDITION

Provision for split A/C for All Bed rooms



INTERNET

One internet point provision in each flat



FLOORING

Living, Dining & Bedrooms (48" x 24") Italian Marble series vitrified tiles of standard make
Kitchen (24" *24") vitrified tiles & balcony (8" x 36") Ceramic wooden series
strips: ceramic tiles of standard make.
Bathrooms: (24" x 12") acid resistant and anti-skid ceramic tiles of standard make.
Utilities/wash area: anti-skid ceramic tiles (24"*12") of standard make.
Make: RAK ceramic or Equivalent



PLUMBING & SANITARY WARE

CP fittings of Jaguar or equivalent make in toilets and kitchen
American standard or equivalent makes sanitary ware in all toilets
Wall mounted EWC with concealed flush tank of standard make washbasin.



WATER SUPPLY

Provision for municipal water



UTILITIES / WASH AREA

Provision for washing machine & wet area for washing utensils



ELECTRICAL

Concealed copper wire of Polycab, or equivalent make PVC conduits of Sudhakar or equivalent make. Modular switches: Schneider or equivalent make.



CORRIDORS

Granite Flooring



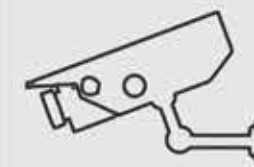
POWER BACKUP

100% DG backup for lifts , common area & All flats (Except AC,GYSERES & MICRO OVEN)



LIFTS

3.Nos passenger high speed lifts with V3F for energy efficiency.
Make: Schindler or Equivalent



SECURITY

The entire property is secured with a compound wall along with solar fencing and entrance will be manned by a security team.



STP&WTP

Water Treatment Plant for bore well water and Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping & Flushing.

24 Reasons of Why



15 years of excellence
in shifting paradigms



Strong
presence in the area



Theme based
projects



Innovative designs



Unique
elevation designs



Award-winning
projects in consecutive years



13 completed
projects



2+ million
super built-up area



2000+ proud
addresses



Efficient team work



Hassle-free process



Highest level of respect
for every stakeholder



100% vastu
compliant projects



RERA & IGBC
certified projects



Highest appreciation
track record



Client customizations
& modifications



Brand value &
on-time delivery promise



60% green zone &
40% constructed zones



Affordable
luxury projects



Landmark projects
in the pipeline



Eye catching projects



Highest UDS & carpet area
compared to competitors



Projects with
wealth maximization



Projects with minimal
loading & high ventilation

giridhari Homes

The Company Design with Passion

Since its establishment in 2008, Giridhari Homes has established itself as a premier player in the real estate sector, particularly in Hyderabad. Our commitment to crafting luxurious living spaces at accessible price points has earned us numerous awards and recognition over the past 16 years.

At Giridhari Homes, our core values of creativity, quality, trust, enthusiasm, and innovation drive us to redefine residential living standards. With unwavering dedication, we innovate to deliver affordable living and enhance our customers' quality of life.

ON GOING PROJECTS



HAPPINESS HUB
KISMATPUR, HYDERABAD
3 Towers | 5.47 Acres | G+5 Floors
2 and 3 BHK | 1033 - 1601 Sft.



GIRIDHARI'S
vive
SUCCESS IS CALLING
Kismatpur, Hyderabad
Exclusive 3 BHK | 1429 - 2197 Sft.
216 Units



HALDI
GOLF COURSE
18-hole championship golf commune
on Medchal Highway in Hyderabad.

COMPLETED PROJECTS

THE Art
WHERE NATURE IS ART

ISOLA
an affordable luxury...

RISE
AIM FOR THE SKY

ishita
Serene, yet full of life.

Villa Onyx

Rajakshetra

Kamala narayan
Brundavan. Rediscovered.

murari
Brundavan. Rediscovered.

Executive Park
NEAR APPA JUNCTION

sai ASHRAY

AVISHNA
Life Beyond Expectations
Near (APPA) Junction ORR

Feel Good Homes



giridhari Homes

SHIFTING PARADIGMS

An Indrasena Enterprise

The Hub Plot No. 23, 24 Sy. No. 24/Part 19, Peeramcheru,
Gandipet Mandal. R.R. Dist. Near TSPA (APPA) Junction.

M: +91 80080 80800 | sales@giridharihomes.com

www.giridharihomes.com

TS RERA NO. : P02400007863

Project Financed by & Mortgaged to



No Objection Certificate (NOC) / Permission to Mortgage
from Bajaj Housing Finance Ltd will be provided for sale of flats.

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