




Luxury Villas near Tellapur by CMG Builders



**HALCYON
H O M E S**
LIFE IN THE LAP
OF NATURE



CMG Builders

PERFECT VISION FOR A PERFECT HOME

To CMG Builders, nothing is more important than sharing a vision. As developers of some of the best projects in Hyderabad, we are recognised for creating exceptionally high standard projects.

We adapt to highest industry standards to develop quality projects using architectural expertise, modern technologies and contemporary craftsmanship. We invest our time and energy to meet today's needs and design creative spaces that live up to tomorrow's vision.

All the efforts we made so far reflect in thousands of sft which translated into smiles on the faces of our happy customers.



A home you'll be proud to call your own: Halcyon Homes by CMG Builders. An address that celebrates your success – at Tellapur, Hyderabad. A contemporary triplex villas in limited number of 49, sprawling across 5.5 acres with super-spacious, and a lifestyle others can only dream of.

An imposing 5 level Club House spreading across 14,000 sft with a pristine pool, gym and many more world class amenities crafted to perfection, only for a discerning few like you.

THIS IS AN
ADDRESS FOR
THOSE WHO
CHERISH THE FINER
THINGS IN LIFE,
WHO KNOW AND
APPRECIATE
QUALITY.



Halcyon Homes is a place where you can create an ideal life. Nestled in a picturesque premium pocket of Tellapur, Hyderabad, this one of a kind villa community offers residents a tranquil setting bordered by tree-lined streets, breathtaking landscaping. This is an address for those who cherish the finer things in life, who know and appreciate quality.



HALCYON
H O M E S

A modern utopia amid nature

Soak up the sunshine every morning, feel the breeze in your face and experience nature in its truest form. Welcome to Halcyon Homes from CMG Builders.

PROJECT HIGHLIGHTS

- Visitors waiting lounge
- Well-designed Gardens & Avenue plantation
- Yoga Deck
- Children's Play Area
- Sewage Treatment Plant
- Under Ground cabling
- 100% power back up for common areas
- Power back-up for Fans & Lights
- Rain Water Harvesting with Bio swales
- Water efficient Landscaping
- 24/7 security surveillance system.
- Solar Boundary Fencing
- Security gate with Boom barriers
- Gate Intercom
- 24 Hours Security
- CCTV





EAST FACING VILLA
STREET VIEW



EMBRACING THE SPIRIT OF EXCELLENCE,
HALCYON HOMES EMBODIES THE VIRTUES
OF EXPERT CRAFTSMANSHIP





EAST FACING
ISOMETRIC VIEWS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE A

VILLA 01-08, 28-37

SIZE: 4600 sft Plot sizes vary



Ground Floor



First Floor



Second Floor



TYPE C

VILLA 09

SIZE: 4485 sft



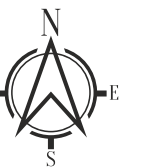
Ground Floor



First Floor



Second Floor



TYPE D

VILLA 10

SIZE: 4461 sft



Ground Floor



First Floor



Second Floor



TYPE E

VILLA 11

SIZE: 4411 sft



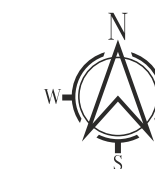
Ground Floor



First Floor



Second Floor



TYPE F

VILLA 12

SIZE: 4313 sft



Ground Floor



First Floor



Second Floor



TYPE G

VILLA 13

SIZE: 4133 sft



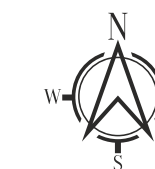
Ground Floor



First Floor



Second Floor



TYPE H

VILLA 14

SIZE: 3700 sft



Ground Floor



First Floor



Second Floor



Ground Floor



First Floor



Second Floor

TYPE I

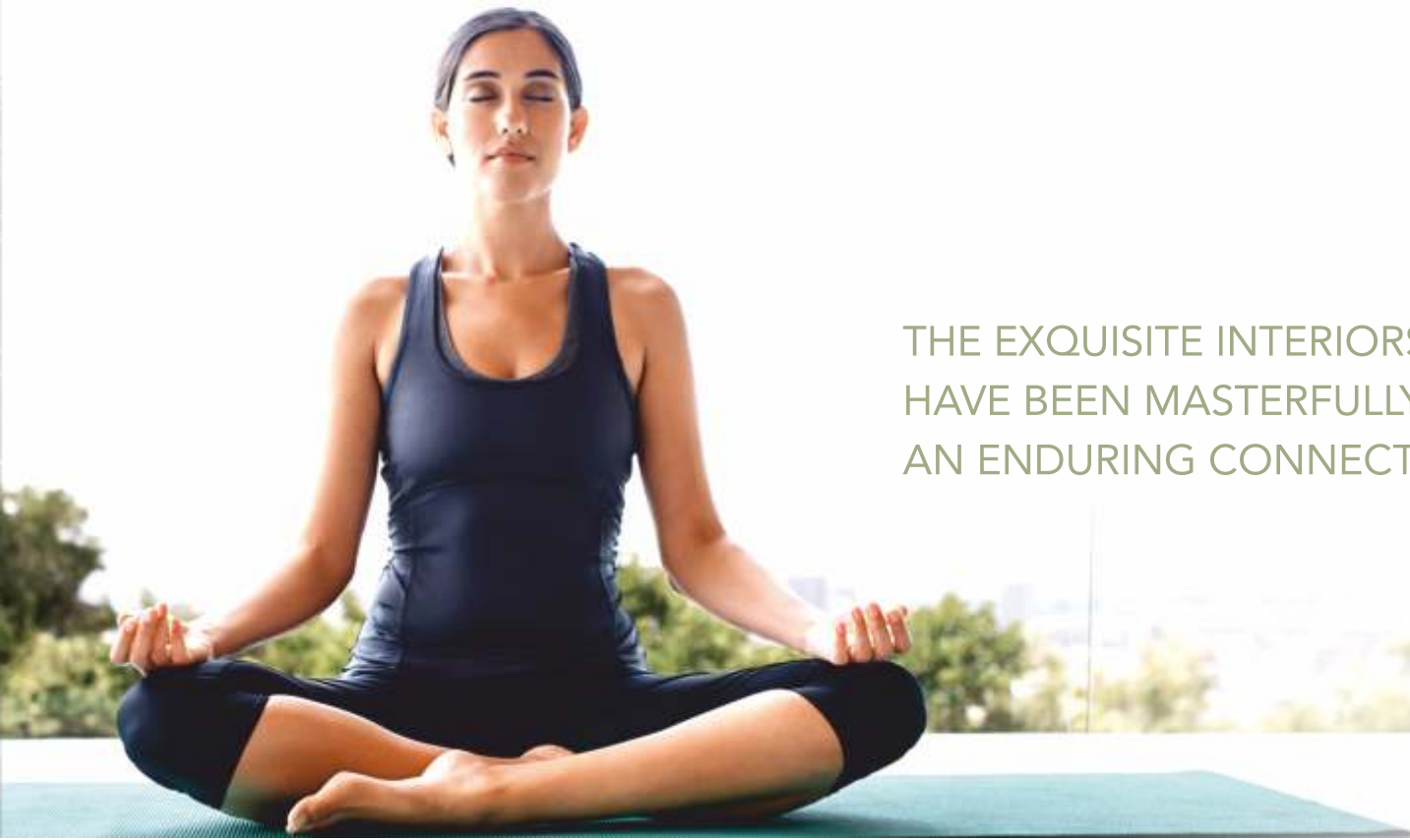
VILLA 15

SIZE: 3627 sft





WEST FACING VILLA
STREET VIEW



THE EXQUISITE INTERIORS AND EXTERIOR SPACES
HAVE BEEN MASTERFULLY DESIGNED TO FOSTER
AN ENDURING CONNECTION.



WEST FACING
ISOMETRIC VIEWS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE B

VILLA 16-26

SIZE: 4600 sft Plot sizes vary



Ground Floor



First Floor



Second Floor



TYPE J

VILLA 38

SIZE: 3429 sft



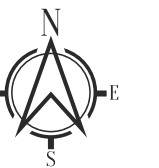
Ground Floor



First Floor



Second Floor



TYPE K

VILLA 39, 40

SIZE: 3615 sft Plot sizes vary



Ground Floor



First Floor



Second Floor



TYPE L

VILLA 41, 42

SIZE: 3728 sft Plot sizes vary



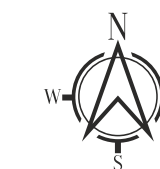
Ground Floor



First Floor



Second Floor



TYPE M

VILLA 43

SIZE: 3802 sft



Ground Floor



First Floor



Second Floor



TYPE N

VILLA 44

SIZE: 4013 sft



Ground Floor



First Floor



Second Floor



TYPE O

VILLA 45, 46

SIZE: 4163 sft Plot sizes vary



Ground Floor



First Floor



Second Floor



TYPE P

VILLA 47, 48

SIZE: 4397 sft Plot sizes vary



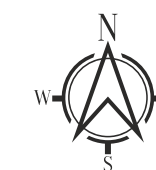
Ground Floor



First Floor



Second Floor



Unwind and rejuvenate yourself at state-of-the-art Club House. 14,000 sft in 5 levels of pure indulgence



Get in sync with a healthier lifestyle

We understood and have saved the best for last. And it's time to celebrate your success. And what better celebration than the perfect home? Indulge in a pristine pool and whole lot of club house facilities, meant only for you. At a home you'll be proud to call your own: Halcyon Homes.



Exercise is good for you. Exercise can keep your body well toned and healthy, increasing your strength. Take some extra time to do exercise every day.





CLUB AMENITIES:

- Swimming pool
- Party Hall/Multipurpose Hall
- Air conditioned Guest suites
- Mini Theatre
- Yoga/Meditation/Aerobics Hall
- Convenience Store
- Air-conditioned Gym

INDOOR GAMES:

- Billiard / Pool Table
- Foosball (Table soccer)
- Table Tennis
- Chess and Carom



LOCATION MAP NOT TO SCALE



- PROXIMITY:**
- > 8.6 kms from Wipro Circle
 - > 12.4 kms from Gachibowli Junction
 - > 9.5 kms from BHEL/Lingampally Junction
 - > 4 kms from Kollur ORR exit
 - > 15 kms from Narsingi via ORR service road
 - > 13 Kms from Kokapet



Stay connected

An alluring haven, Halcyon Homes' appeal is definitely an excellent setting that connects you with the essential and coveted. With a home outside the city, oscillate with ease between the bustle of city life and the convenience of residential enclave.

CORPORATES

- + ICAI
- + Polaris
- + Vamsiram Group
- + ISB
- + Wipro
- + ICICI - Financial District
- + TCS
- + Microsoft
- + Amazon
- + Honeywell
- + Infosys
- + Google

EDUCATION

- + St. Xavier's PG College
- + Sancta Maria School
- + TIFR
- + ISB
- + Kendriya Vidyalaya
- + Oakridge International School
- + Delhi Public School
- + Open Minds Birla School
- + The Future Kids School
- + Hyderabad Central University

HEALTHCARE

- + Hetero Pharmacy
- + CARE Super Speciality Hospital
- + Apollo Hospital

OTHERS

- + Financial Dist. Ph 2 (upcoming)
- + ORR
- + Lingampally MMTS
- + US Consulate (upcoming)
- + Hyatt Hyderabad (Hotel)
- + Regenta One (Star Hotel)
- + Ella Suites (Star Hotel)
- + Gachibowli Stadium
- + Inorbit Mall
- + Hitech City
- + International Airport

Scan QR Code for location on Google maps



SPECIFICATIONS



R.C.C. FRAMED STRUCTURE:

Earthquake resistant foundation with R.C.C designed for Seismic Zone-II.



SUPER STRUCTURE:

AAC (Autoclave Aerated Concrete) Blocks of premium quality in cement chemical mortar with 8-inch thick external and 4 -inch thick internal walls.
(Or)
8-inch thick solid blocks for external walls and 4-inch thick solid blocks for internal walls.



PLASTERING:

- **Internal:** Double coat cement plastering with sponge finish.
- **External:** Double coat cement plastering with sponge finish mixed with water proofing chemical of reputed make.



DOORS AND WINDOWS:

- **Main Door:** Height: 7'6" feet Height.
- **Frames:** M. Teak wood frame.
- **Shutter:** Aesthetically designed both sided Teak Veneer shutter with polishing. Brass hardware of standard makes.
(Or)
Solid Teak Wood shutters with polishing. Brass hardware of standard makes.
- **Internal Doors:**
- **Frames:** Teak wood frames.
- **Shutters:** Moulded and panelled Masonite doors with polishing/enamel paint and fitted with standard hardware.
(Or)
One side teak veneer commercial plywood flush door with polishing and fitted with standard hardware.
- **Windows:** UPVC windows with glazed shutters fitted with powder coated M.S. Safety grills. (Fenesta/Veka/NCL Wintek make).
- **Toilet Ventilators:** Bigger size UPVC ventilator with exhaust fan provision and with granite panelling inner side.



PAINTING:

- **Internal:** 2 coats of acrylic emulsion paint of Asian Paints make over a smooth finish of double coat putty of reputed make.
- **External:** Elevation side: With texture and putty (as per design) as base coats followed by two coats of Apex/Ultima paint of Asian Paints make.
- **Other Sides:** two coats of Asian Paint Damp proof as base coats followed by two coats of Asian Paints Apex.
- **Service areas:** Two coats of OBD over a coat of primer.
- **Common areas:** Acrylic emulsions/textured paint.
- **Parking Area:** Acrylic emulsions/textured paint.



FLOORING:

- Italian Marble flooring in halls
- Wooden flooring in master bedroom and home theatre
- Other bedrooms – vetrified tile flooring of 800mm x 800mm size (RAK/Kajaria make)
- **Terrace flooring:** Non Skid vitrified tiles over water proof treated floor.
- **Parking Flooring:** Rough natural stone flooring.



KITCHEN:

- Granite platform with quartz or stainless steel sink of premium make provided with both municipal and bore water connection taps.
- Provision for fixing water purifier and chimney.



TILE CLADDING AND DADO:

- **Kitchen:** Granite cladding upto 2.0' height above the cooking platform.
- **Bathrooms:** Designed glazed ceramic tile dado up to 8'0" height. (Rak/Kajaria/Varmora)
- **Utilities/Wash:** Glazed ceramic tile cladding up to 3'0" height.



TOILETS:

- EWC's with concealed flush tank in all toilets of Grohe/Hindware/Parryware make,.
- Concealed Diverter with overhead shower in all toilets (Except powder room toilet).
- All C.P. fittings of Grohe /Gebrit/Delta/JaguarMake.



ELECTRICAL:

- Concealed copper wiring of Finolex make in PVC conduits.
- Power outlet for AC in all Bedrooms and sufficient light points.
- MCB's for each distribution board and modular switches and sockets of Legrand or Panasonic make.



COMMUNICATION:

- Telephone points in Master bedroom, and drawing area.
- Provision for Internet connection.
- Intercom connectivity within a unit and from central security to all units
- Provision for DTH in all bed rooms and drawing area.



POWER BACK-UP:

UPS back up for each villa except for A/C's & 16 amps power sockets.

OTHERS:

- Provision for lift.
- Solar power for common areas
- Water treatment plant for watering lawns and other usage.



CMG Builders

Office:

CMG Builders

#3-6-385, 5th Floor Pent House
Nagarjuna Jubilent, Main Road
Himayat Nagar, Hyderabad – 500029
Telangana Contact: **040-27625990**
Email: sales.halc@cmgbuilders.in
info@cmgbuilders.in

Site Office:

Sy Nos: 15, Osman Nagar
Near Tellapur, Ramchandrapur Mandal,
Sangareddy Dist., Hyderabad - 502032
Telangana Contact: **9390911882**
Email: sales.halc@cmgbuilders.in

To be a proud owner of Halcyon Villa by CMG Builders, **Call: +919513702578**



TS RERA No.: **P01100001034**

www.cmgbuilders.in

ARCHITECTS:



Jubilee Hills
Hyderabad

STRUCTURAL ENGINEERS:



ZAKI ASSOCIATES
Himayath Nagar
Hyderabad.

LEGAL ADVISORS:

E. Ajay Reddy (Advocate)
Banjara Hills, Hyderabad

K. Ravi Kumar Chary (Advocate)
Madhapur, Hyderabad

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