

Our  
plans  
are  
bright!







Vast Entrance for  
Parking and Ground Floor

Cricket Practice Net

Amphitheatre

Synthetic Courts  
for Basketball

Children's  
Playpen Zone with Sand

BLOCK - B

BLOCK - C

BLOCK - D

Synthetic Courts  
for Volleyball

Synthetic Courts  
for Badminton

Seating Zone  
in Greens

BLOCK - A

Walking Paths

Rooftop  
Swimming Pool  
with Party-deck

Clubhouse

Party Lawns

BLOCK - E

Live





## Explore

Sunnyside is surrounded by nature in a classy setting. Verdant surroundings with a beautiful water body makes it an ideal location for healthy living. It is spread over 6.5 acres of land spaced out into 5 blocks of 2 BHK and 3 BHK flats. Imaginative landscape, adequate privacy and cohesive bonding of community living makes Sunnyside the most preferred residential community in ITIR-1 close to ORR.





# Maximize

The floor plan designed for optimum utilization of space, is Vaastu-compliant and ensures a lovely view of the vast green buffer zone of Muchukunda river, free flow of breeze and the spread of sunlight.

## BLOCK - A

Ground, First and Typical Floor Area Statement

| Flat No.            | Flat Type | Facing | Ground & 1 <sup>st</sup> Floor | Typical Floor |
|---------------------|-----------|--------|--------------------------------|---------------|
| Flat 01             | 3 BHK     | East   | 1655 Sft                       | 1995 Sft      |
| Flat 02             | 3 BHK     | East   | 1345 Sft                       | 1528 Sft      |
| Flat 03             | 3 BHK     | East   |                                | 1528 Sft      |
| Flat 04             | 3 BHK     | East   | 1686 Sft                       | 1910 Sft      |
| Flat 05             | 3 BHK     | West   | 1600 Sft                       | 1930 Sft      |
| Flat 06, 07, 08, 09 | 2 BHK     | West   | 1145 Sft                       | 1250 Sft      |
| Flat 10             | 3 BHK     | West   | 1825 Sft                       | 2063 Sft      |

*Disclaimer:* Tolerance of + / - 2% is possible in the unit areas on account of design and constructions variances.



## BLOCK - B & C

Ground, First and Typical Floor Area Statement

| Flat No.            | Flat Type | Facing | Ground & 1 <sup>st</sup> Floor | Typical Floor |
|---------------------|-----------|--------|--------------------------------|---------------|
| Flat 01             | 3 BHK     | East   | 1825 Sft                       | 2063 Sft      |
| Flat 02, 03, 04, 05 | 2 BHK     | East   | 1145 Sft*                      | 1250 Sft      |
| Flat 06             | 3 BHK     | East   | 1825 Sft                       | 2047 Sft      |
| Flat 07             | 3 BHK     | West   | 1825 Sft                       | 2050 Sft      |
| Flat 08, 11, 12     | 2 BHK     | West   | 1145 Sft                       | 1250 Sft      |
| Flat 09, 10         | 3 BHK     | West   | 1608 Sft                       | 1717 Sft      |
| Flat 13             | 2 BHK     | West   | 1825 Sft                       | 2063 Sft      |

*Disclaimer:* Tolerance of + / - 2% is possible in the unit areas on account of design and constructions variances. | \* Ground Floor Lobby



## BLOCK - D

Ground, First and Typical Floor Area Statement

| Flat No.        | Flat Type | Facing | Ground & 1 <sup>st</sup> Floor | Typical Floor |
|-----------------|-----------|--------|--------------------------------|---------------|
| Flat 01         | 3 BHK     | East   | 1640 Sft                       | 1750 Sft      |
| Flat 02, 03     | 2 BHK     | East   | 1145 Sft*                      | 1255 Sft      |
| Flat 04         | 3 BHK     | East   | 1608 Sft                       | 1818 Sft      |
| Flat 05, 06, 07 | 2 BHK     | West   | 1145 Sft                       | 1250 Sft      |
| Flat 08         | 2 BHK     | North  | 1135 Sft                       | 1225 Sft      |
| Flat 09         | 2 BHK     | North  | 1115 Sft                       | 1210 Sft      |
| Flat 10         | 3 BHK     | West   | 1625 Sft                       | 1845 Sft      |

*Disclaimer:* Tolerance of + / - 2% is possible in the unit areas on account of design and constructions variances. | \* Ground Floor Lobby



## BLOCK - E

Ground, First and Typical Floor Area Statement

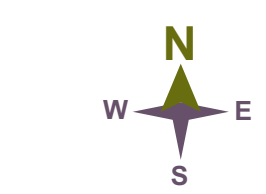
| Flat No. | Flat Type | Facing | Ground & 1 <sup>st</sup> Floor | Typical Floor |
|----------|-----------|--------|--------------------------------|---------------|
| Flat 01  | 3 BHK     | North  | 1945 Sft                       | 2228 Sft      |
| Flat 02  | 2 BHK     | East   | 1155 Sft                       | 1255 Sft      |
| Flat 03  | 3 BHK     | East   | 1566 Sft                       | 1687 Sft      |
| Flat 04  | 2 BHK     | East   | 1190 Sft*                      | 1290 Sft      |
| Flat 05  | 3 BHK     | East   | 1530 Sft                       | 1650 Sft      |

*Disclaimer:* Tolerance of + / - 2% is possible in the unit areas on account of design and constructions variances. | \* Ground Floor Lobby



# TYPICAL FLOOR PLAN

(Ground + 9 Floors)



**BLOCK - A | G+9**

**BLOCK - B & C | G+9**

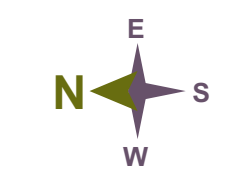


**BLOCK - D | G+9**

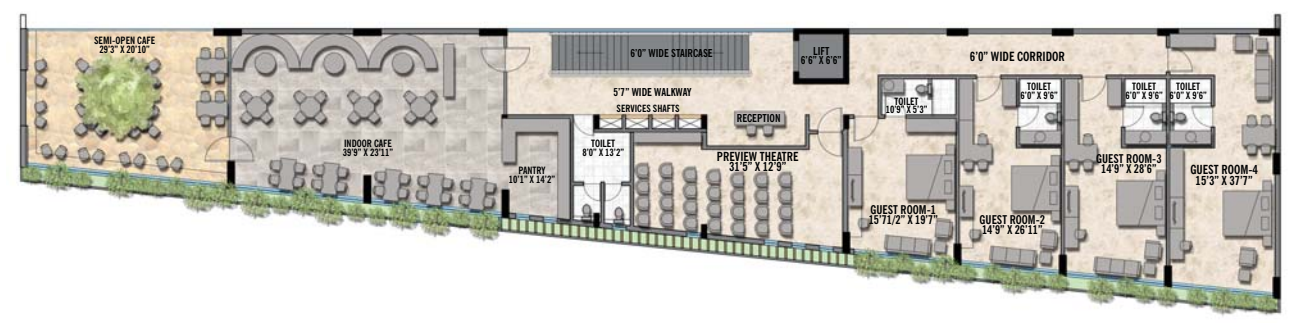


**BLOCK - E | G+8**

# CLUBHOUSE TYPICAL FLOOR PLAN



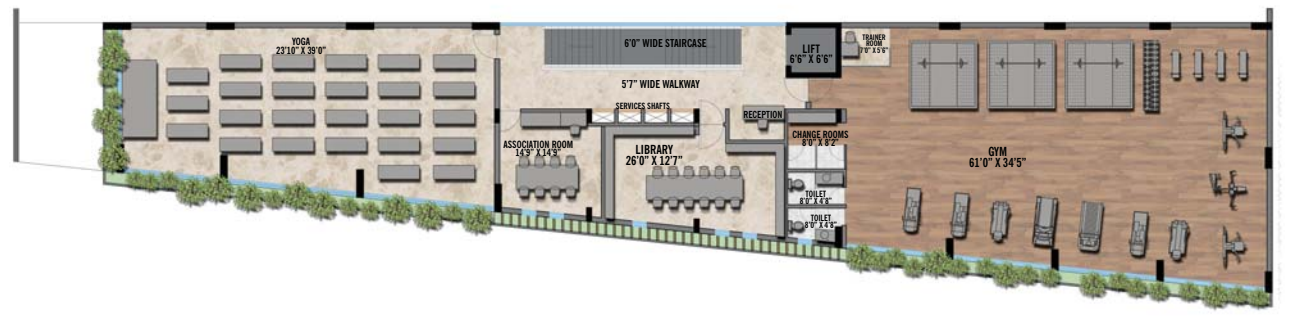
TERRACE FLOOR 4754 SFT



THIRD FLOOR 5403 SFT



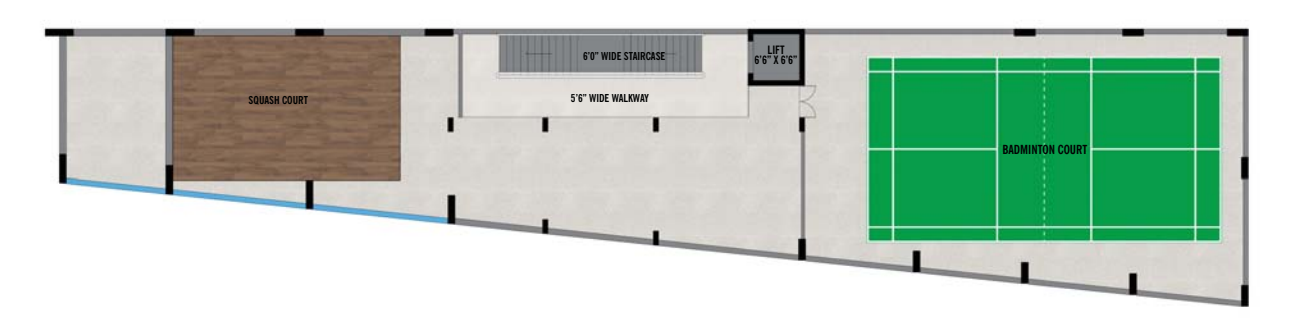
SECOND FLOOR 5403 SFT



FIRST FLOOR 4754 SFT



GROUND FLOOR 4754 SFT



CELLAR 5403 SFT

Disclaimer: Tolerance of +/- 2% is possible in the unit areas on account of design and constructions variances.





# Pamper

The individual flats are the private spaces that you spend with your loved ones as a family. Your lifestyle is defined by the vast open green zones and common facilities that you share with the community. Fully loaded clubhouse with roof-top swimming pool, synthetic badminton court, cricket pitch, amphitheatre, gym, banquet hall and guest rooms. It helps you live your life king size.



**C** Cellar  
Squash Court  
Badminton Court

**G** Floor  
Reception  
Waiting Lounge  
Multipurpose Hall  
Supermarket

**1** Floor  
Yoga / Meditation Hall  
Library with seating  
Association Room  
Gym

**2** Floor  
Spa/Saloon  
Indoor Games  
Creche

**3** Floor  
Guest Rooms  
Indoor Café  
Preview Theatre

**T** Terrace  
Swimming Pool with Deck  
Change Rooms with Shower





### Hallmark Builders

5th Floor, Jyothi Imperial, Near Gachibowli Flyover,  
Hyderabad - 32. M: 99050 99999, 8297 887 887.

[www.hallmarkbuilders.in](http://www.hallmarkbuilders.in)

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