



ISSARA's  
*el***Mond**  
Unwind in the lap of Eco-luxury





*“With Eco-Conscious hearts and minds,  
Opulence is in harmony with what Earth finds.  
Luxury redefined, it's clear to see,  
Eco-Luxury, where we long to be.”*



**ISSARA**





# Unwind the lap of Eco Luxury.

*"Embracing Eco-Luxury is like having the best of both worlds: living the high life while also being a responsible caretaker of our planet. It's a reminder that Luxury can co-exist with sustainability, and each choice we make can contribute to a more beautiful and sustainable world."*

Founders note,  
Issara Group







Where Eco-Consciousness  
Meets Extravagance.



Project By  
ISSARA



Experience the Pinnacle of Refinement  
in your Own Private Sanctuary.





**12**  
Acres

**87**  
Villas

Situated in 12 Acres, Issara's Belmont features 87 villas that offer stunning views, seamlessly combining Nature's beauty with impressive Architecture."





Nestled within the Heart of Telangana, the upcoming Jewel of Pedda Golconda Exit (15) stands poised to redefine Modern Development.

Welcome to  
**Pedda Golconda**



## Location Highlights



30 Mins from  
Gachibowli (IT hubs)



5 Mins to  
Shamshabad Airport (RGIA)



2 Mins to  
Pedda Golconda Exit (15)



Nearby  
450 Acres Urban Forest



5 Mins to  
Tukkuguda Exit (14)



30 Mins from  
Financial District



10 Mins to  
Novotel



15 Mins to  
Wonderla Amusement Park



20 Mins to  
The Aga Khan Academy



10 Mins to  
The VelocITy International School



15 Mins to  
Delhi Public School, Aerocity



20 Mins to  
Corporate Hospital



Scan for  
location







# Area Statement



Villa No.	Facing	Land Area in Sq.Yds	Constructed Area in Sft
1.	West	853.50 SQY	10552 SFT
2.	West	477.77 SQY	6922 SFT
3.	West	477.77 SQY	6922 SFT
4.	West	477.77 SQY	6922 SFT
5.	West	477.77 SQY	6922 SFT
6.	West	477.77 SQY	6922 SFT
7.	West	477.77 SQY	6922 SFT
8.	West	423.00 SQY	5947 SFT
9.	East	413.00 SQY	5962 SFT
10.	East	477.77 SQY	6775 SFT
11.	East	477.77 SQY	6775 SFT
12.	East	477.77 SQY	6775 SFT
13.	East	477.77 SQY	6775 SFT
14.	East	477.77 SQY	6775 SFT
15.	East	477.77 SQY	6775 SFT
16.	East	477.77 SQY	6775 SFT
17.	East	774.53 SQY	8435 SFT
18.	West	465.00 SQY	6472 SFT
19.	West	400.00 SQY	5418 SFT
20.	West	400.00 SQY	5418 SFT
21.	West	400.00 SQY	5418 SFT
22.	West	400.00 SQY	5418 SFT
23.	West	400.00 SQY	5418 SFT
24.	West	400.00 SQY	5418 SFT
25.	West	400.00 SQY	5418 SFT
26.	West	400.00 SQY	5418 SFT
27.	West	337.00 SQY	5012 SFT
28.	East	330.00 SQY	4880 SFT
29.	East	400.00 SQY	5458 SFT
30.	East	400.00 SQY	5458 SFT
31.	East	400.00 SQY	5458 SFT
32.	East	400.00 SQY	5458 SFT
33.	East	400.00 SQY	5458 SFT
34.	East	400.00 SQY	5458 SFT
35.	East	400.00 SQY	5458 SFT
36.	East	400.00 SQY	5458 SFT
37.	East	442.00 SQY	6218 SFT
38.	West	412.00 SQY	5500 SFT
39.	West	400.00 SQY	5418 SFT
40.	West	400.00 SQY	5418 SFT

Villa No.	Facing	Land Area in Sq.Yds	Constructed Area in Sft
41.	West	400.00 SQY	5418 SFT
42.	West	400.00 SQY	5418 SFT
43.	West	400.00 SQY	5418 SFT
44.	West	400.00 SQY	5418 SFT
45.	West	400.00 SQY	5418 SFT
46.	West	400.00 SQY	5418 SFT
47.	West	321.00 SQY	4404 SFT
48.	East	315.00 SQY	4254 SFT
49.	East	400.00 SQY	5458 SFT
50.	East	400.00 SQY	5458 SFT
51.	East	400.00 SQY	5458 SFT
52.	East	400.00 SQY	5458 SFT
53.	East	400.00 SQY	5458 SFT
54.	East	400.00 SQY	5458 SFT
55.	East	400.00 SQY	5458 SFT
56.	East	400.00 SQY	5458 SFT
57.	East	391.00 SQY	5152 SFT
58.	West	358.73 SQY	5165 SFT
59.	West	400.00 SQY	5418 SFT
60.	West	400.00 SQY	5418 SFT
61.	West	400.00 SQY	5418 SFT
62.	West	400.00 SQY	5418 SFT
63.	West	400.00 SQY	5418 SFT
64.	West	400.00 SQY	5418 SFT
65.	West	400.00 SQY	5418 SFT
66.	West	400.00 SQY	5418 SFT
67.	West	306.00 SQY	4404 SFT
68.	East	300.00 SQY	4254 SFT
69.	East	400.00 SQY	5458 SFT
70.	East	400.00 SQY	5458 SFT
71.	East	400.00 SQY	5458 SFT
72.	East	400.00 SQY	5458 SFT
73.	East	400.00 SQY	5458 SFT
74.	East	400.00 SQY	5458 SFT
75.	East	400.00 SQY	5458 SFT
76.	East	400.00 SQY	5458 SFT
77.	East	337.12 SQY	4880 SFT
78.	West	354.00 SQY	5245 SFT
79.	West	465.47 SQY	6342 SFT
80.	West	455.54 SQY	6342 SFT

Villa No.	Facing	Land Area in Sq.Yds	Constructed area in sft
81.	West	445.73 SQY	6004 SFT
82.	West	435.41 SQY	6004 SFT
83.	West	417.90 SQY	5509 SFT
84.	West	408.63 SQY	5509 SFT
85.	West	398.14 SQY	5160 SFT
86.	West	387.42 SQY	5160 SFT
87.	West	275.00 SQY	3900 SFT





An Italian Escape Awaits at  
Our Villa Entrances.

*Step into our Villa, where Italian  
allure meets Eco- Luxury's Embrace*







Villa Facing: **East & West**  
No of Floors: **G+2**  
Internal Road: **33' ft & 40' ft**



Approach Road: **100 ft**  
SDZ Area (**Special Development Zone**)









# East Facing Villa

Villa No. 10, 11, 12, 13, 14, 15 & 16

Plot Area:  
**477.77 Sq. yds**

Total Area:  
**6,775 Sft**



## Specifications



Bedrooms:  
**5**



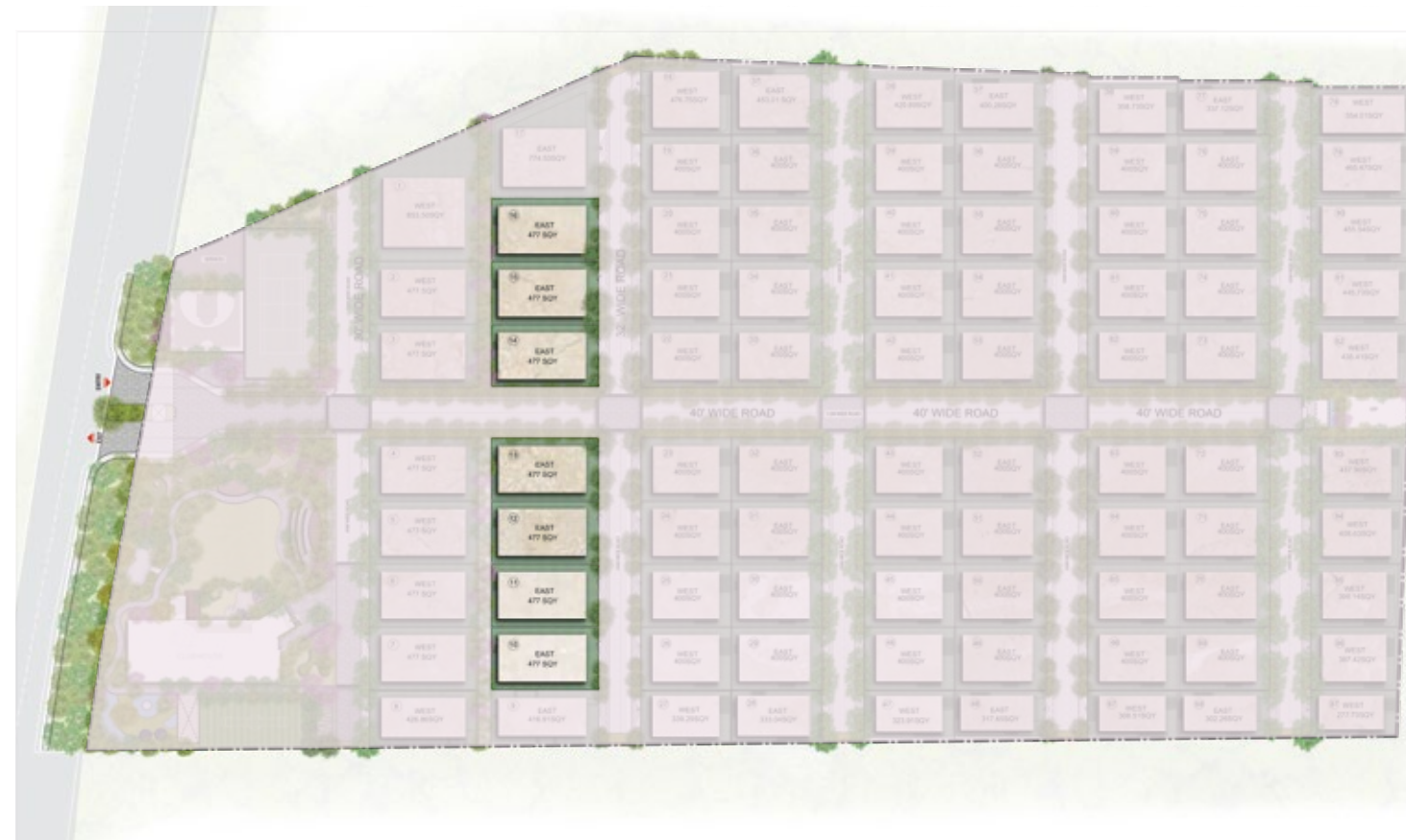
Parking:  
**2+2**



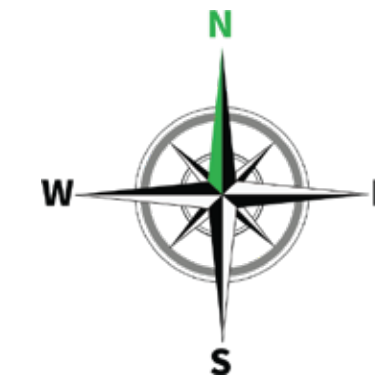
Landscaping  
Central Courtyard  
Roof Garden



Double Height  
Spaces



**Note:** The 7 villas highlighted in the master plan are East Facing and their floor plans are on the right side.



Area 2564 Sft

GROUND FLOOR



Area 2146 Sft

FIRST FLOOR



Area 2065 Sft

SECOND FLOOR



ISSARA





# West Facing Villa







Villa No. 19, 20, 21, 22, 23, 24, 25,  
26, 39, 40, 41, 42, 43, 44, 45, 46,  
59, 60, 61, 62, 63, 64, 65, & 66

Plot Area:  
**400.00 Sq. yds**

Total Area:  
**5,418 Sft**

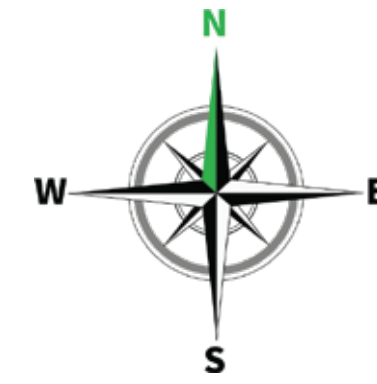


## Specifications

-  Bedrooms: **4**
-  Parking: **2+2**
-  Landscaping
-  Central Courtyard
-  Roof Garden
-  Double Height Spaces



**Note:** The 24 villas highlighted in the master plan are West Facing and their floor plans are on the right side.



Area 1928 Sft

GROUND FLOOR



Area 1770 Sft

FIRST FLOOR



Area 1720 Sft

SECOND FLOOR





# East Facing Villa

Villa No. 29, 30, 31, 32, 33, 34, 35,  
36, 49, 50, 51, 52, 53, 54, 55, 56,  
69, 70, 71, 72, 73, 74, 75 & 76

Plot Area:  
**400.00 Sq. yds**

Total Area:  
**5,458 Sft**



## Specifications



Bedrooms:  
4



Parking:  
2+2



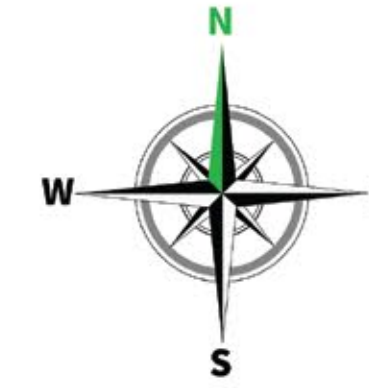
Landscaping  
Central Courtyard  
Roof Garden



Double Height  
Spaces



**Note:** The 24 villas highlighted in the master plan are East Facing and their floor plans are on the right side.



Area 2047 Sft

GROUND FLOOR



Area 1785 Sft

FIRST FLOOR



Area 1626 Sft

SECOND FLOOR





# Non Typical Villas

Villa No. 1, 8, 9, 17, 18, 27, 28, 37, 38,  
47, 48, 57, 58, 67, 68, 77, 78, 79, 80,  
81, 82, 83, 84, 85, 86, & 87

## Specifications



Bedrooms:  
**4 & 5**



Parking  
**2 + 2**



Landscaping  
Central Courtyard  
Roof Garden



Double Height  
Spaces



**Note:** Scan this QR Code for  
Non Typical Plans





# Why Belmond?

- Central Courtyard.
- Premium Quality Construction Material.
- IGBC Certified Architect.
- Low Density Villas.
- E-Consious Habitat.
- Traffic & Pollution Free Environment.





# Central Courtyard

Experience the Beauty of Triplex Villa's Central Courtyard, where Nature and Luxury come together. This special place gives you a great view and connects you with the outdoors.

This Courtyard is like the Heart of the Villa, a place to Relax and Feel Refreshed.

We Choose native plants and Eco-Friendly methods to make sure it's sustainable.







Get ready to experience  
Infinite Relaxation.



At Issara's Belmond, our Clubhouse Amenities redefine Luxury and Leisure, offering the perfect escape for ultimate relaxation.



25,000 SFT

## Club House and Amenities

- 1) Hobby Room
- 2) Multipurpose Hall
- 3) Yoga Meditation Room
- 4) Roof Top Private Party Area
- 5) GYM
- 6) Infinity Swimming Pool
- 7) Guest Rooms
- 8) Association Room
- 9) Infirmary Room
- 10) Conference Room
- 11) Zen Garden

## Indoor Sports Facilities

- 1) Snooker
- 2) Table Tennis
- 3) Squash Court - Singles

## Outdoor Sports Facilities

- 1) Tennis Court
- 2) Half Basket Ball Court
- 3) Children Play Area
- 4) Skating Area
- 5) Amphitheatre
- 6) Mini Soccer
- 7) Box Cricket
- 8) Mini Golf Putting area
- 9) Jogging Track & Walking Track





"Where Ideas Spark  
and Connections Flourish."



**Club House- Ground Floor**





Club House Court Yard

“Where Every Day Feels Like a Club House Retreat!”

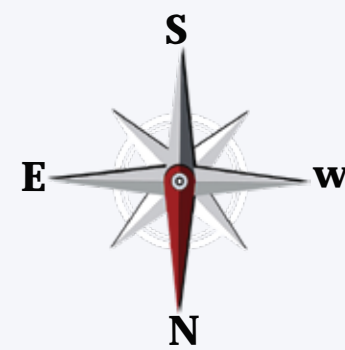


Club House- First Floor

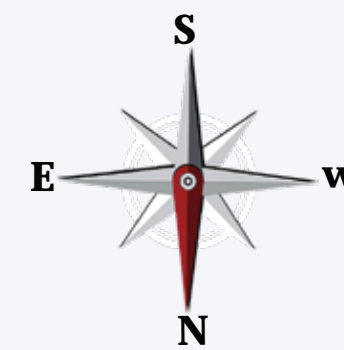




**Club House- Second Floor**



**Club House- Terrace Floor**





# SPECIFICATIONS



	<b>STRUCTURE</b>	<p><b>FRAMED STRUCTURE</b> R.C.C. Framed Structure to withstand Wind &amp; Seismic Loads.</p> <p><b>SUPER STRUCTURE</b> 9-inch Thick wall with Red Bricks for External walls and 4½ -inch Thick wall with Red Bricks for Internal walls.</p>
	<b>PLASTERING</b>	<p><b>INTERNAL PLASTERING</b> Sand faced Cement Plastering using Glass Fibers.</p> <p><b>EXTERNAL PLASTERING</b> Sand faced Cement Plastering.</p>
	<b>DOORS</b>	<p><b>MAIN DOOR</b> 20 feet Height Teak Wood Door Frame including panel &amp; Veneered Shutter with reputed hardware fittings with Melamine finish.</p> <p><b>INTERNAL DOORS</b> 8-feet height Teak /Hard wood Frame &amp; Veneered Shutters with reputed hardware fittings finished with Melamine finish.</p> <p><b>FRENCH DOORS &amp; WINDOWS</b> Aluminum sections for Frames and Shutters with Tinted float glass of reputed make with Mesh.</p>
	<b>PAINTING/ CLADDING</b>	<p><b>EXTERNAL</b> Combination of Textured Finish with top Two coats of Exterior Emulsion.</p> <p><b>INTERNAL</b> Smooth Putty finish with 2 Coats of Premium Acrylic Emulsion paint of reputed make over a coat of Primer.</p>
	<b>FLOORING/ DADO</b>	<p>Drawing, Living, Dining, Kitchen and Foyer areas with Italian Marble.</p> <p>Bed Rooms, Walkinn Closets and Home Theatre with wooden laminated flooring.</p> <p>Bathrooms with Premium Vitrified Tiles 8' feet height on walls and floor.</p>
	<b>STAIRCASE</b>	<p>Italian Marble Flooring with Glass Railing.</p>
	<b>KITCHEN</b>	<ol style="list-style-type: none"> <li>1. Provision for Municipal/Softener water.</li> <li>2. Provision for fixing of Water Purifier &amp; Chimney.</li> <li>3. Provision of hot water near the Sink.</li> <li>4. Provision for Modular Kitchen.</li> </ol>
	<b>GAS</b>	<p>Gas Pipe line from Kitchen to outside Cylinder Area</p>



## UTILITIES/ WASH AREA

Dish-Washer & Washing Machine provision in the Utility Area.



## BATHROOMS

1. Vanity type Wash Basin.
2. EWC with concealed flush tank of Duravit/ Kohler/ Hindware or Equivalent make.
3. Single lever fixtures with wall mixer-cum-shower of Duravit/ Grohe/ Kohler or Equivalent make.
4. All C.P. Fittings are Chrome Plated of Duravit/ Grohe/ Kohler or Equivalent make.



## ELECTRICAL

1. 3-Phase Supply for each unit and individual Meter Boards.
2. Miniature Circuit Breakers (MCB) for each distribution boards of reputed make.
3. Elegant Designer Modular Electrical Switches of Legrand or Equivalent.
4. Concealed Copper Wiring of Finolex/ Havells/ Polycab or Equivalent.
5. Power outlets for Air Conditioners in all Rooms and Heat Pump provision in the terrace.
6. Power plug for cooking range Chimney, Refrigerator, Microwave Ovens, Mixer/Grinders in Kitchen, Washing Machine and Dish Washer in Utility Area.
7. Plug points for T.V. & Audio Systems etc.



## TELECOM

Provision for Video Door Phone facility in each Villas.



## CABLE TV

Provision for Cable Connection in all Bedrooms and Living Rooms.



## INTERNET

Internet Provision in each Villa.



## LIFTS

Lift Provision in all the Villas.



## WSP & STP

1. Domestic Water made available through an exclusive Water Softening Plant with Water Meters for Each Unit.
2. A Sewage Treatment Plant (STP) of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping.



## GENERATOR

100% D.G Backup with Acoustic enclosure & A.M.F Panel.



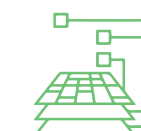
## SECURITY

1. Sophisticated round-the-clock Security/ Surveillance System.
2. Solar Power Fencing.
3. C.C. Cameras in identified common areas and Club House with monitoring and recording from Security and Maintenance Office.



## CENTRALIZED WATER SUPPLY

Centralized Under Ground Sump will be provided for entire community.  
The Water shall be then supplied to individual Villas by means of Hydro-Pneumatic Pump.



## COMMUNITY LANDSCAPING WORKS

Beautifully Designed Landscaping with Exclusive Footpath, Activity Areas, Lighting, Children Play Area etc. is provided for the Community.



**ISSARA**





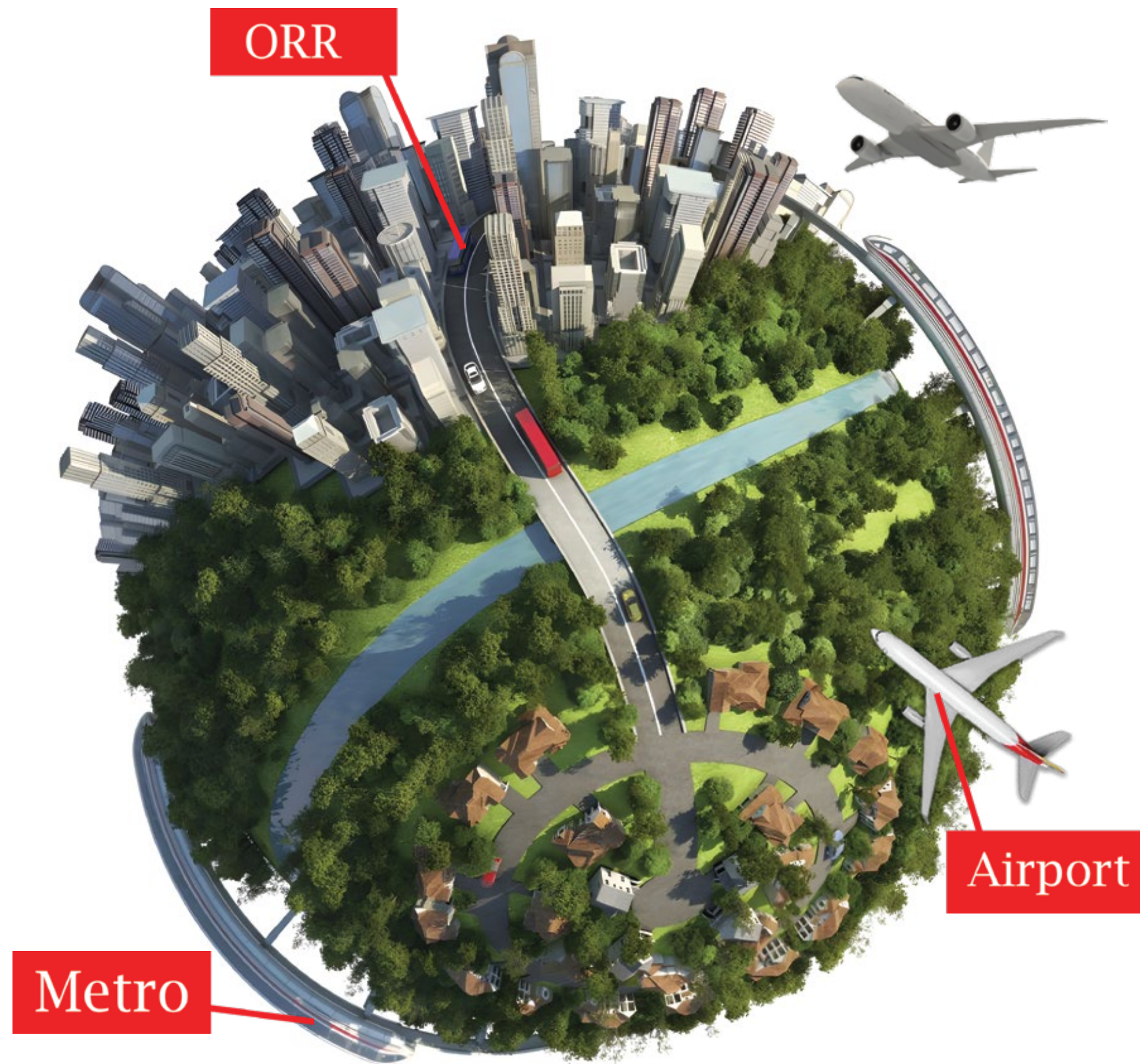
 ISSARA's  
**elMond**  
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ISSARA

Journey Beyond Extraordinary: Embrace a Life Redefined at  
**'Issara's Belmond'** - Where Luxury, Nature, and Elegance  
Converge to create your Perfect Home.





## SHOPPING & ENTERTAINMENT

Prestige Forum Mall,  
Mantra Mall,  
Asian Cinemas,  
Zoo Park,  
GMR Aero Plaza.

## SCHOOLS

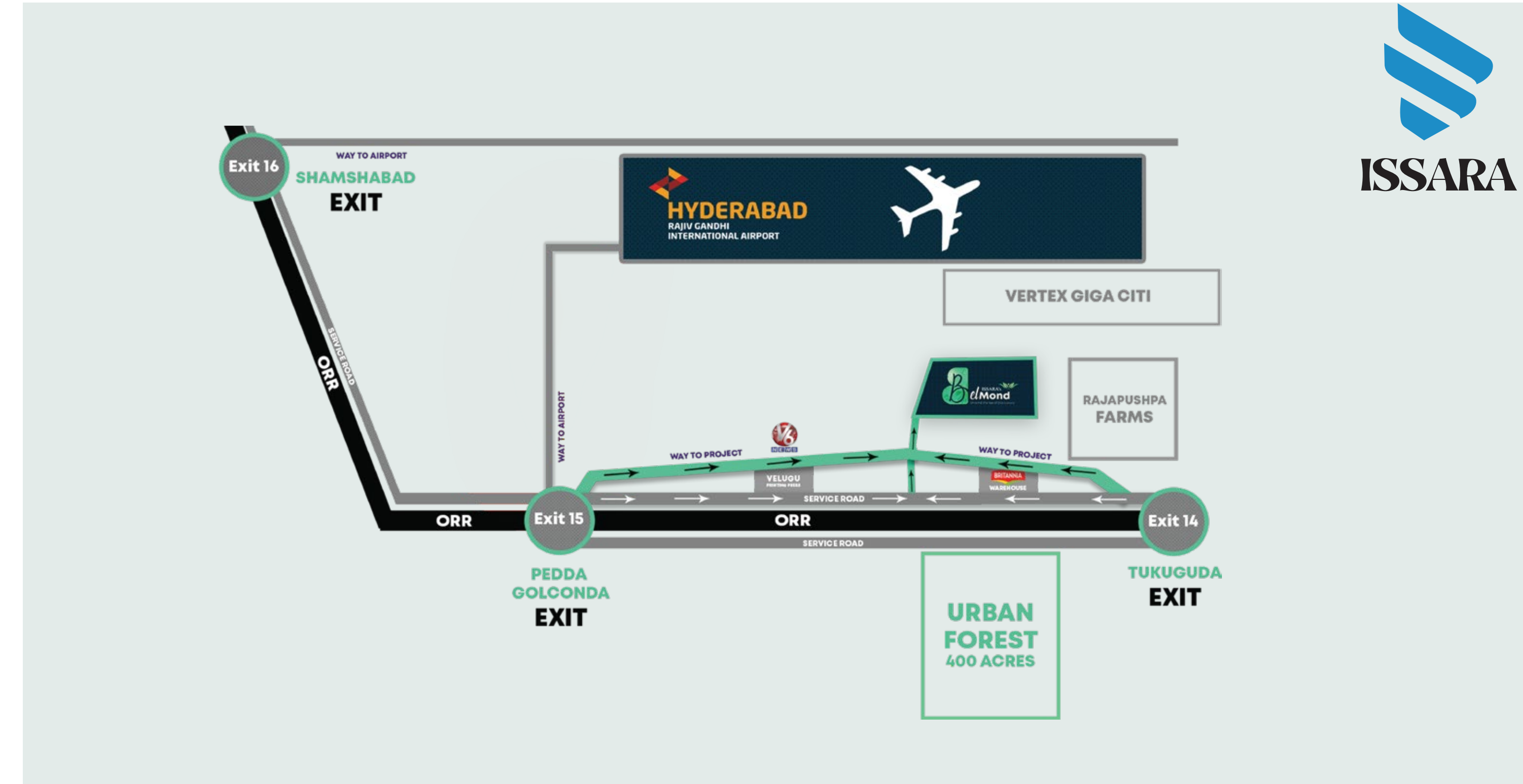
Edfiy World School,  
NIRD Bharthi Vidya Bhavan Vidyasharam,  
Rockwell International School,  
Glendale Academy,  
Aga Khan Academy,  
Delhi School of Excellence

## HOSPITALS

Apollo Hospitals DRDO,  
Mythri Hospital,  
Zoi Hospital,  
Germanten Hospital

## BUSINESS & IT PARKS

World Trade Center,  
Amazon Ware House,  
GMR SEZ,  
TSIIC Hardware park



## Project Involvement

Marketing Partner



Architectural Consultant



Structural Consultant



MEP & ICT Consultant



Landscaping by



Miniature Model by



Home Loan Banking Partner



**Note:** The Folder is conceptual and not a legal offering. The promoters reserve the right to change, alter, add or delete any specifications mentioned herein without prior permission or notice.





A Project by

**ISSARA**

**Corporate Office:**

Plot No. 27, Brundavan Colony, Narsingi, Gandipet,  
Hyderabad, Rangareddy Dist. - 500075

**Contact:** +91-9014221010

info@issara.in issarabelmondvillas.in www.issara.in

**TS RERA NO. P02400006806**

**HMDA LP NO.: 004245/LO/HMDA/0879/SMD/2023**



**Scan for  
Walkthrough**

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