



TATTVAM
AT GOLKONDA

TS RERA : P02400009137



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DEVELOPMENT BY



TATTVAM
PROJECTS LLP

A JOINT VENTURE OF



DESIGNHAAUS
initiating inspiring ideas



NAVANAAMI

DISCLAIMER: The furniture and decorative items shown are suggested and not guaranteed as per specifications in the flat/unit. They are not part of the standard specifications. This advertisement is purely conceptual pictures and images are for representative purposes only. The elevation and visuals are proposed and indicative, subject to change. All details, including areas, prices, amenities, facilities, specifications, fixtures, fittings, items, and goods, are final and binding in the Sale Agreement. Booking confirmation is subject to acceptance of Terms & Conditions. The brochure is not a legal offer or inducement the purchaser is governed by the Sale Agreement. Only amenities and specifications listed in this brochure are guaranteed. Furniture depicted is for illustration purposes only and not intended for sale. Images are illustrative and do not form part of the unit intended for sale. The meaning of Carpet area of a villa, if mentioned herein, shall have the same meaning as defined in the Real Estate (Regulation and Development) Act, 2016 (RERA Act, 2016). A copy of the Standard Agreement For Sale is available on the RERA website. Please ensure its diligent view before booking a unit.



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WE LIVE BY
FIRE'S
INTENSITY



WE LIVE BY
AIR'S
LAVITY



WE LIVE BY
EARTH'S
INTEGRITY



WE LIVE BY
WATER'S
SERENITY



WE LIVE BY
SPACE'S
INFINITY



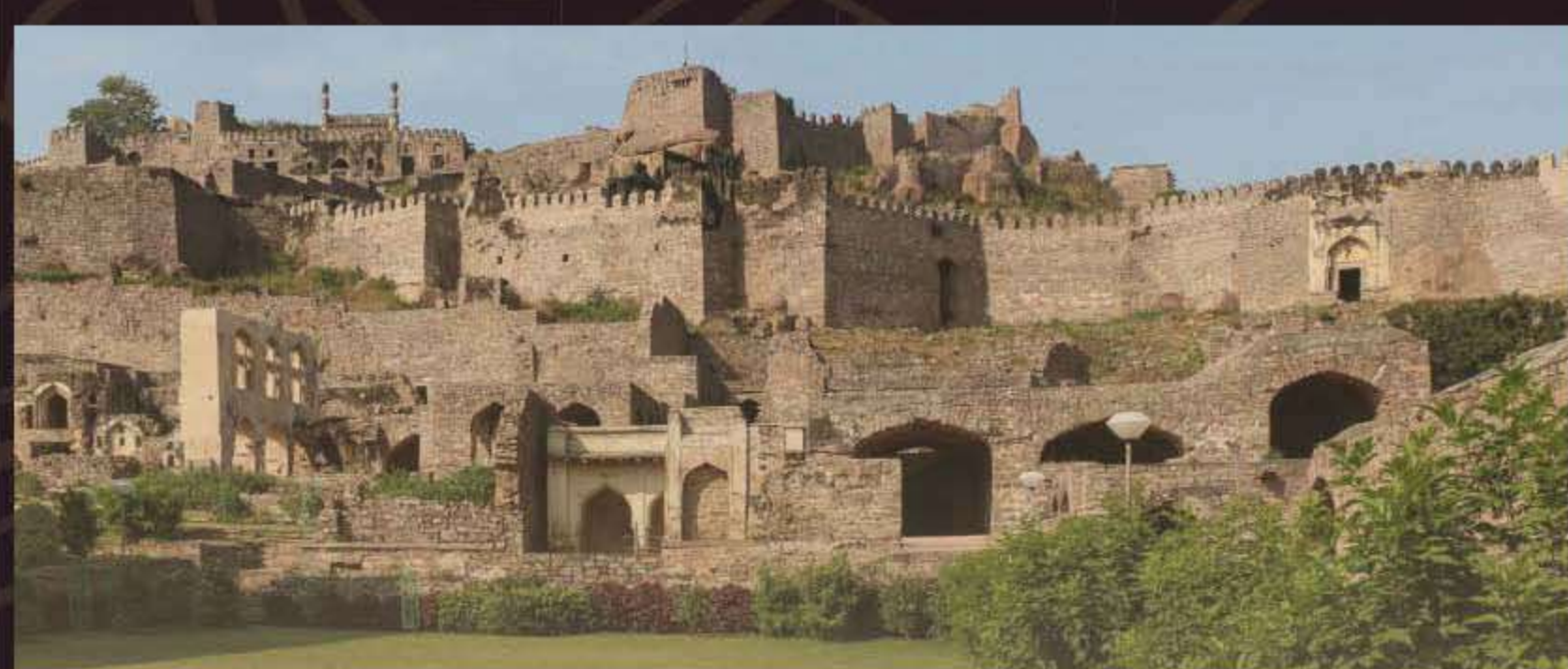
TATTVAM
@ GOLKONDA



INSPIRED BY
INDIAN COURTYARDS



A NEW
BIOPHILIC COMMUNITY LIVING
IN THE HEART OF CITY



PERFECT SYNTHESIS

Nestled amidst the expansive embrace of over 100 acres of verdant military land and the iconic Golconda Fort, Tattvam Golconda unveils a haven of tranquility within Hyderabad's vibrant heart. Here, you'll find the perfect synthesis of urban vigor and natural serenity.



CAPTIVATING VIEWS

The illustrious Qutub Shahi Tomb and the majestic Golconda Fort grace the horizon, offering captivating views right from the project site. With contours thoughtfully designed, uninterrupted vistas of these historical gems become an integral part of your daily canvas.



HUBS OF COMMERCIAL & EXCLUSIVITY

It's not just the scenic beauty that sets Tattvam Golconda apart. A mere 10-minute drive places you in the bustling centers of Jubilee Hills & Gachibowli – bustling hubs of commercial and economic activity. For those seeking exclusivity, the nearby Golf Club becomes a meeting point for the city's elite and renowned.

AN ENVIABLE LOCATION AN INCREDIBLE LIFESTYLE

MASTER PLAN

5ACRES

ACRES OF LUSH GREEN DEVELOPMENT
WITH 5 LEVELS OF ROADS FOR UNINTERRUPTED
VIEWS OF THE SURROUNDING LANDMARKS



LEGENDS

- | | | |
|----------------------|--------------------------|----------------------------|
| 01. ENTRY / EXIT | 06. SEATING | 11. SWIMMING POOL |
| 02. ENTRY / EXIT | 07. PEDESTRIAN PATHWAY | 12. OPEN OTA |
| 03. SERVICES | 08. LANDSCAPE AREA | 13. LANDSCAPE SEATING AREA |
| 04. VISITORS PARKING | 09. CHILDREN'S PLAY AREA | |
| 05. BIO POND | 10. CLUBHOUSE | |

*Note: The brochure images are for representation purposes and actual units and areas may vary. Get in touch with us for more information

EAST FACING

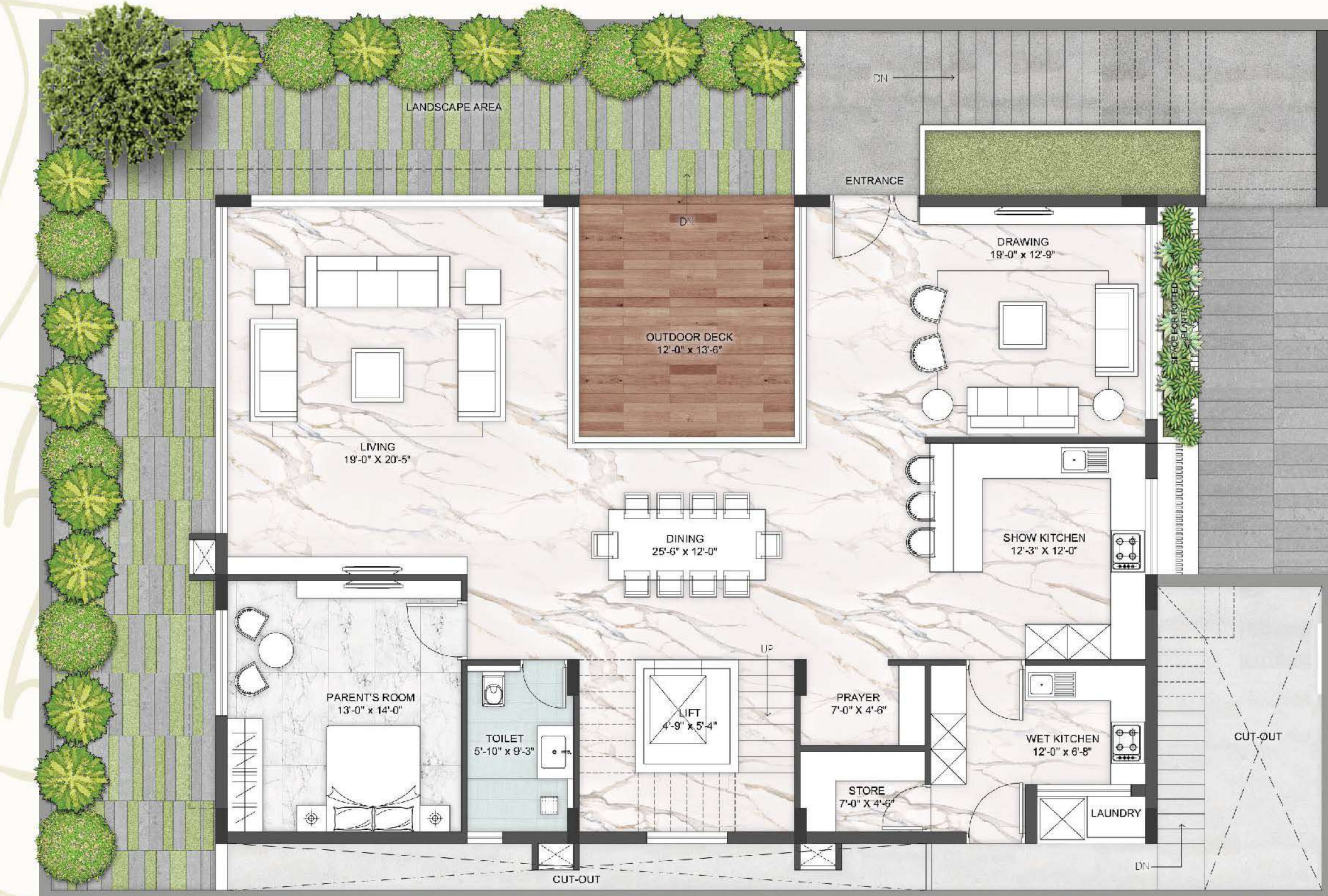
BUA
6000SQFT

4BHK
(+ HOMETHEATER)

Lower Ground Floor



Upper Ground Floor



FIRST FLOOR

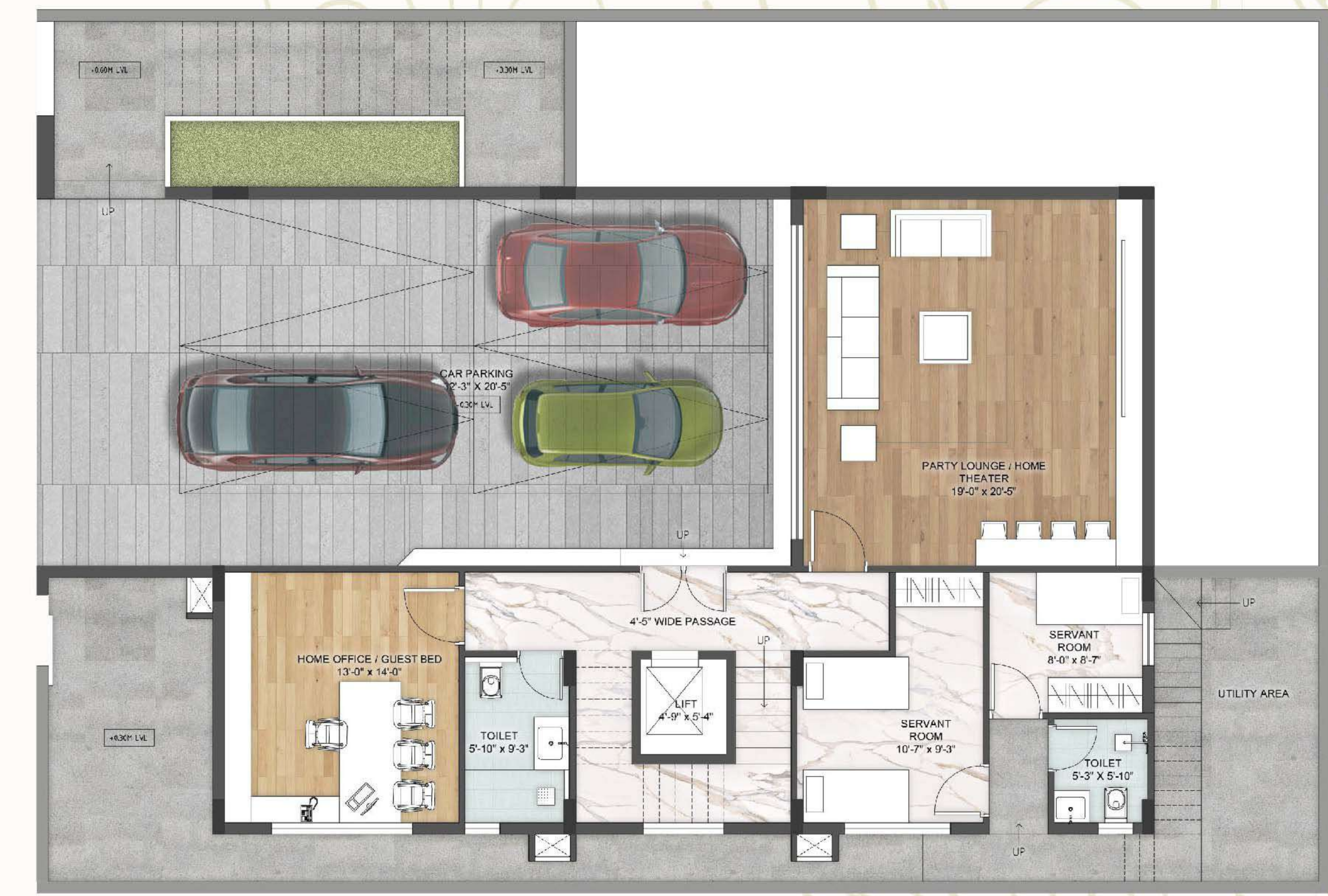


WEST FACING

BUA
6000SQFT

4BHK
(+ HOMETHEATER)

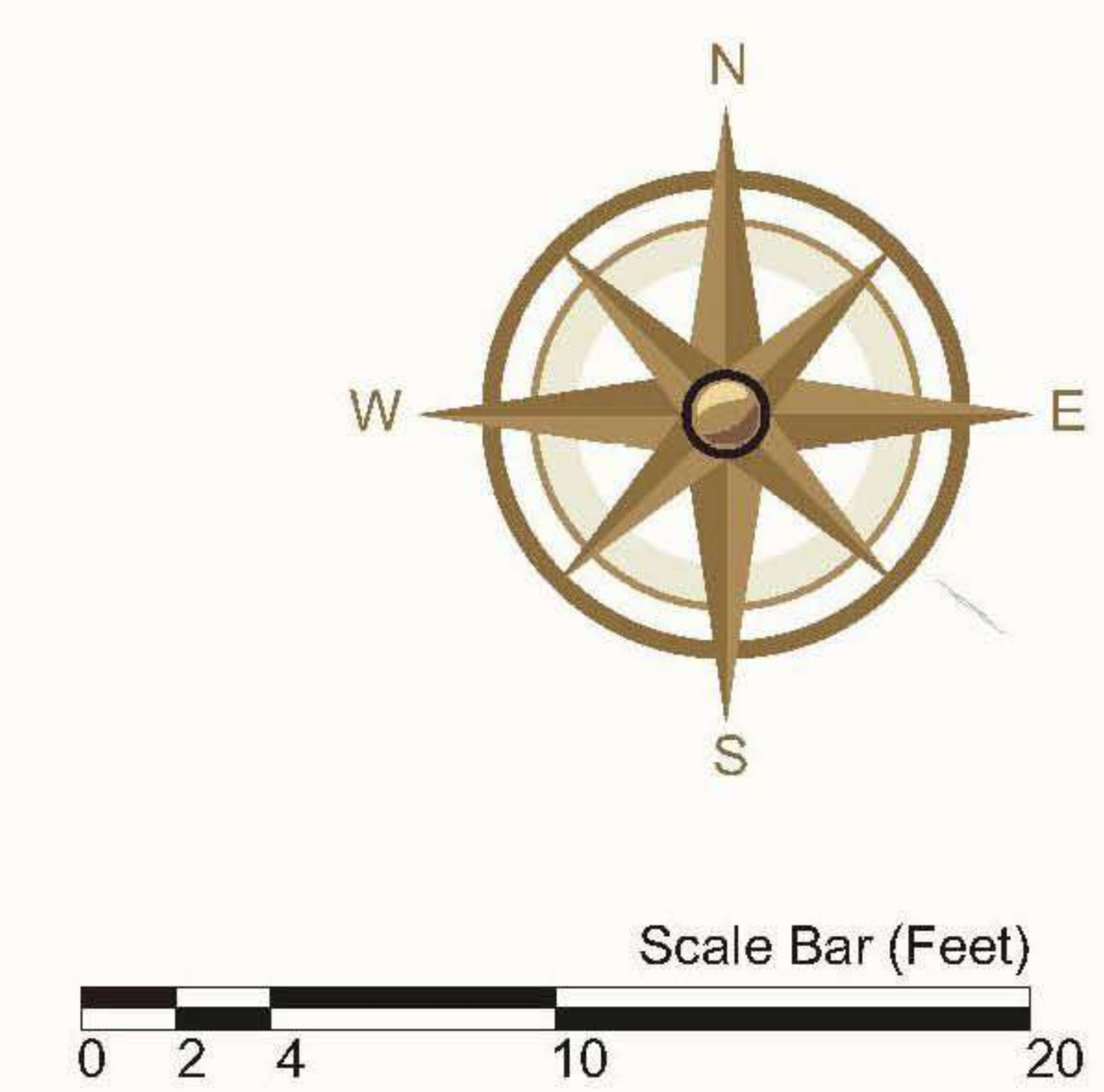
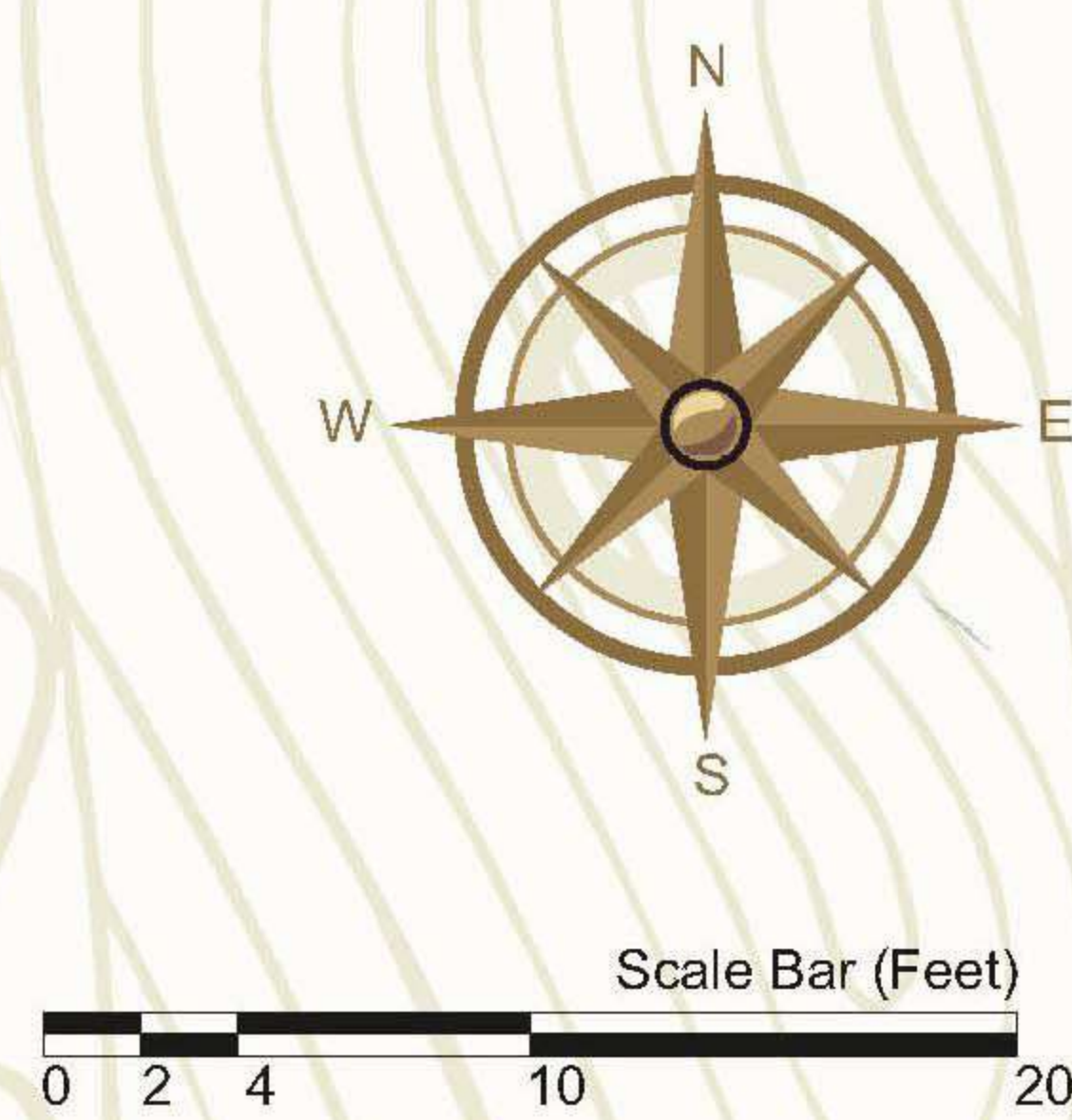
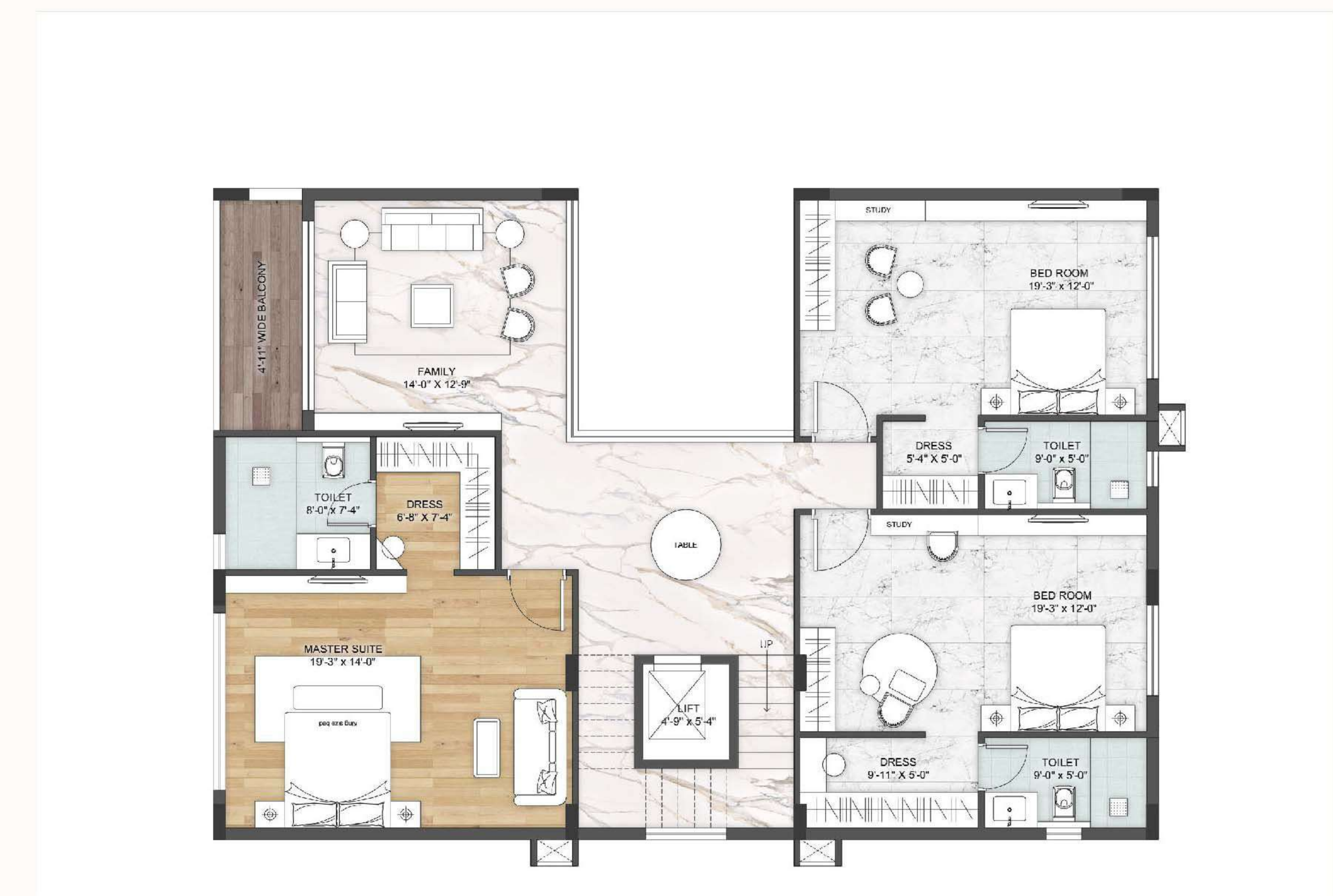
Lower Ground Floor



Upper Ground Floor



FIRST FLOOR





OUTDOOR AMENITIES:

- Fitness centre
- Parking
- Swimming pool
- Billiards Table
- Playground
- Walking paths
- Pet-friendly spaces
- Parks
- Surveillance cameras
- Green surrounding
- Neighbourhood
- Building Wi-Fi
- Clubhouse
- Party room
- Social area or rooftop garden
- Community events
- Gym or fitness centre



LIFESTYLE
AMENITIES
AT MULTI-LEVEL



WHEN THE REALMS OF POSSIBILITY STRETCH TO
ELEMENTS
GREATNESS TAKES SHAPE



MODERN LIVING REIMAGINED,
REDEFINING THE
ESSENCE OF LUXURY.

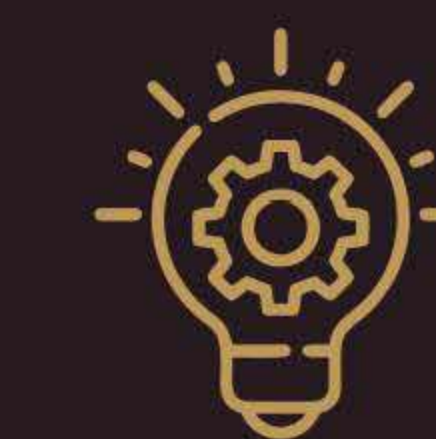


LUXURY SEGMENT SPECIFICATIONS

STRUCTURE	RCC structure - along with solid block / brickwork for walls
DOORS	<p>Main door of 10' height with polished engineered wooden frame with engineered panelled shutter</p> <p>Internal doors - Internal door of 8' height with polished engineered wooden frame with engineered panelled shutter</p>
IRONMONGERY	All door hardware (handles, hinges, etc) from standard make.
WINDOWS	Aluminium powder coated with operable/sliding windows of standard make.
FLOORING/DADO	Italian marble/Imported marble/Imported anti-skid vitrified tiles/Hardwood/Engineered flooring/Granite
KITCHEN	Modular Kitchen in wet kitchen of standard make appliances.
BATHROOM	Chromium plated fittings & sanitary fittings of Kohler or equivalent.
ELECTRICAL	Modular switches ABB/Honeywell/Salzer/ Legrand/Gira or equivalent. 100 % DG backup of all Area.
HAVC VRV	Air-conditioning system with individual area temperature control of standard make.
LIFTS	Standard make lifts 3/4 passengers with in-built safety features.
HOME AUTOMATION & SECURITY	Integrated Intercom , Electronic door access , Video sub-phone, Lighting control, Appliance control. All the control actions can be performed either through a remote/ touch panel or smart phone app.
EXTERNAL SECURITY CCTV	For surveillance for all locations. Perimeter camera surveillance Visitor Management
BMS / BAS	Centralised control and monitoring system for all utility equipments such as Lighting, HVAC, Ventilation systems, Fire Alarm Panels, CCTV, Access Control, Vehicle Management, Perimeter Security , Generators, STP, WTP and many more of the sub-systems. Proposed System will include Sensors, Pressure Switches, Flow Meters, Controllers, Relays, Communication Protocols, API's, Interfaces to MODBus and User Interface as its basic components that work together to deliver an optimised and energy efficient building.
ENERGY EFFICIENCY	Energy Efficiency Solutions to offer flexible ways to significantly reduce energy bills.



Innovative, Functional & Aesthetic Experience



Investment with Vision



Sustainability at the Core



Holistic Design Expertise



Innovative, Material Integration