



IRIS  
*by* RAGHAVA

wave  
*by* RAGHAVA

sage  
*by* RAGHAVA

WELCOME TO

A Life in  
cinq

AT FINANCIAL DISTRICT

7.19

Sprawling  
Acres

5

Majestic  
Towers

61

Harmonic  
Floors

4

Apartments  
Per Floor



# Closer to what matters most

## HOSPITALS & HEALTHCARE:

Continental Hospitals	0.85 KM	02 MIN
Star Hospitals	1.80 KM	06 MIN
Medicover Hospitals	7.80 KM	09 MIN
Care Hospitals	5.30 KM	12 MIN
AIG Hospitals	5.70 KM	13 MIN
Arete Hospitals	5.60 KM	14 MIN
Apollo Spectra Hospitals	6.30 KM	15 MIN
KIMS Gachibowli	5.50 KM	17 MIN
Yashoda Hospitals	9.00 KM	19 MIN

## EDUCATION:

Shriram Universal School	1.50 KM	04 MIN
The Gaudium School	1.30 KM	08 MIN
Keystone International School	1.80 KM	08 MIN
Indian School of Business	2.40 KM	08 MIN
Kairos International School	3.00 KM	08 MIN
Oakridge International School	3.00 KM	09 MIN
Delhi Public School	4.00 KM	10 MIN
University of Hyderabad	5.60 KM	13 MIN

## EFFORTLESS CONNECTIVITY:

Wipro Circle	2.00 KM	03 MIN
Outer Ring Road	2.50 KM	06 MIN
Raidurgam Metro Station	6.80 KM	14 MIN
RGI Airport	30.00 KM	25 MIN

## BUSINESS & IT INSTITUTIONS:

Amazon Development Centre	0.30 KM	02 MIN
Waverock SEZ	0.40 KM	02 MIN
Google	0.60 KM	02 MIN
NVIDIA	1.00 KM	02 MIN
Capgemini	0.85 KM	03 MIN
ICICI Corporate	0.75 KM	04 MIN
Cognizant	0.80 KM	04 MIN
Accenture	0.85 KM	04 MIN
Microsoft India	2.00 KM	07 MIN
Wipro	1.20 KM	07 MIN
Infosys	2.80 KM	09 MIN
TCS	4.00 KM	12 MIN
PepsiCo Global LLP	3.50 KM	12 MIN

## ENTERTAINMENT:

IKEA	6.50 KM	14 MIN
Sharath City Mall	5.90 KM	16 MIN
Inorbit Mall	7.90 KM	18 MIN
Hyderabad Polo Riding Club	11.40 KM	21 MIN





# BASEMENT

*Vehicle Drop Off*























*Water Feature  
Entrance*

*Waiting Lounge*



# Legend



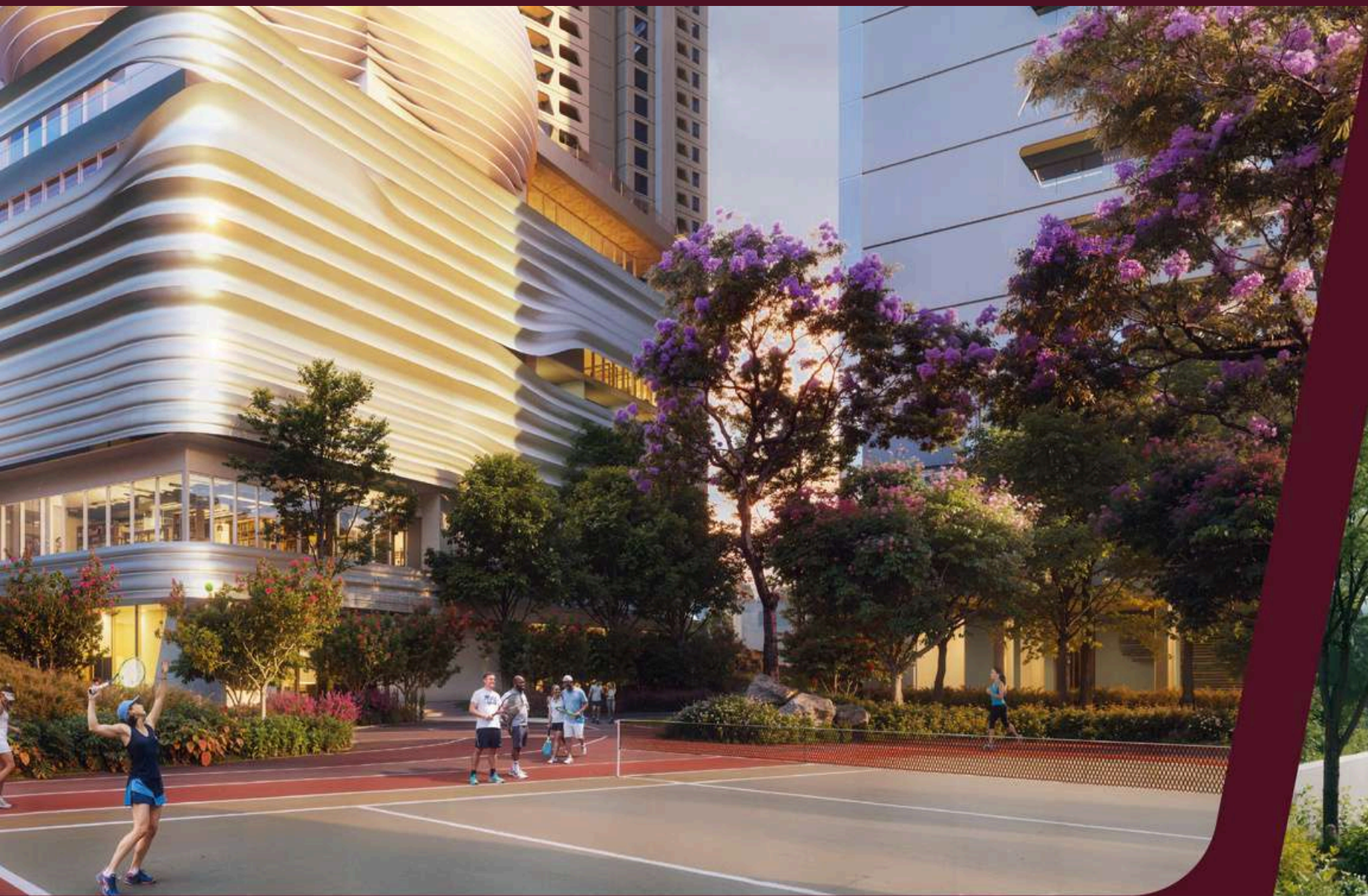
- |                                  |   |                            |   |
|----------------------------------|---|----------------------------|---|
| 1. Teen Lobby                    |    | 12. Creche                 |    |
| 2. Kids Lobby                    |    | 13. Tennis Court           |    |
| 3. Multipurpose Lobby            |    | 14. Skating Rink           |    |
| 4. Business Lobby                |    | 15. Fitness Court          |    |
| 5. Senior Citizen Lobby          |    | 16. Basketball Half Court  |    |
| 6. Water Feature W/ Seating Area |    | 17. Cricket Practice Court |    |
| 7. Jogging Track                 |  | 18. Step Lawn              |  |
| 8. Butterfly Walkway             |  | 19. Stage                  |  |
| 9. Sensory Walkway               |  | 20. Aerobic Plaza          |  |
| 10. Banquet Hall                 |  | 21. Forest Play            |  |
| 11. Prefunction Hall             |  | 22. Pet Garden             |  |

# STILT LEVEL

Hub For  
Indoor  
& Outdoor  
Activities







TENNIS COURT

PET GARDEN



# PLAY AREA



# FITNESS COURT



## BASKETBALL COURT

## MULTIPURPOSE SITTING AREA



- . READING TERRACE
- . EXPERIENCE PLAYGROUND
- . FLEXI COURT
- . VISION TERRACE
- . CHESS TERRACE
- . RELAXING SEATING
- . SENSORY WALKWAY
- . JOGGING WALKWAY
- . SOCIAL WALKWAY
- . BUTTERFLY WALKWAY
- . STRETCHING TERRACE
- . SKATE ROUTE
- . SKATE PARK
- . FITNESS PLAZA
- . AMPHITHEATRE
- . TROPICAL DRY BERM
- . MULTI PLAY STRUCTURE
- . CRICKET PRACTICE NET
- . CLIMBING ROPE
- . SAND PIT
- . TABLE PLAY
- . KIDS PLAZA
- . CLIMBING WALL
- . AEROBIC PLAZA
- . FOREST PLAY

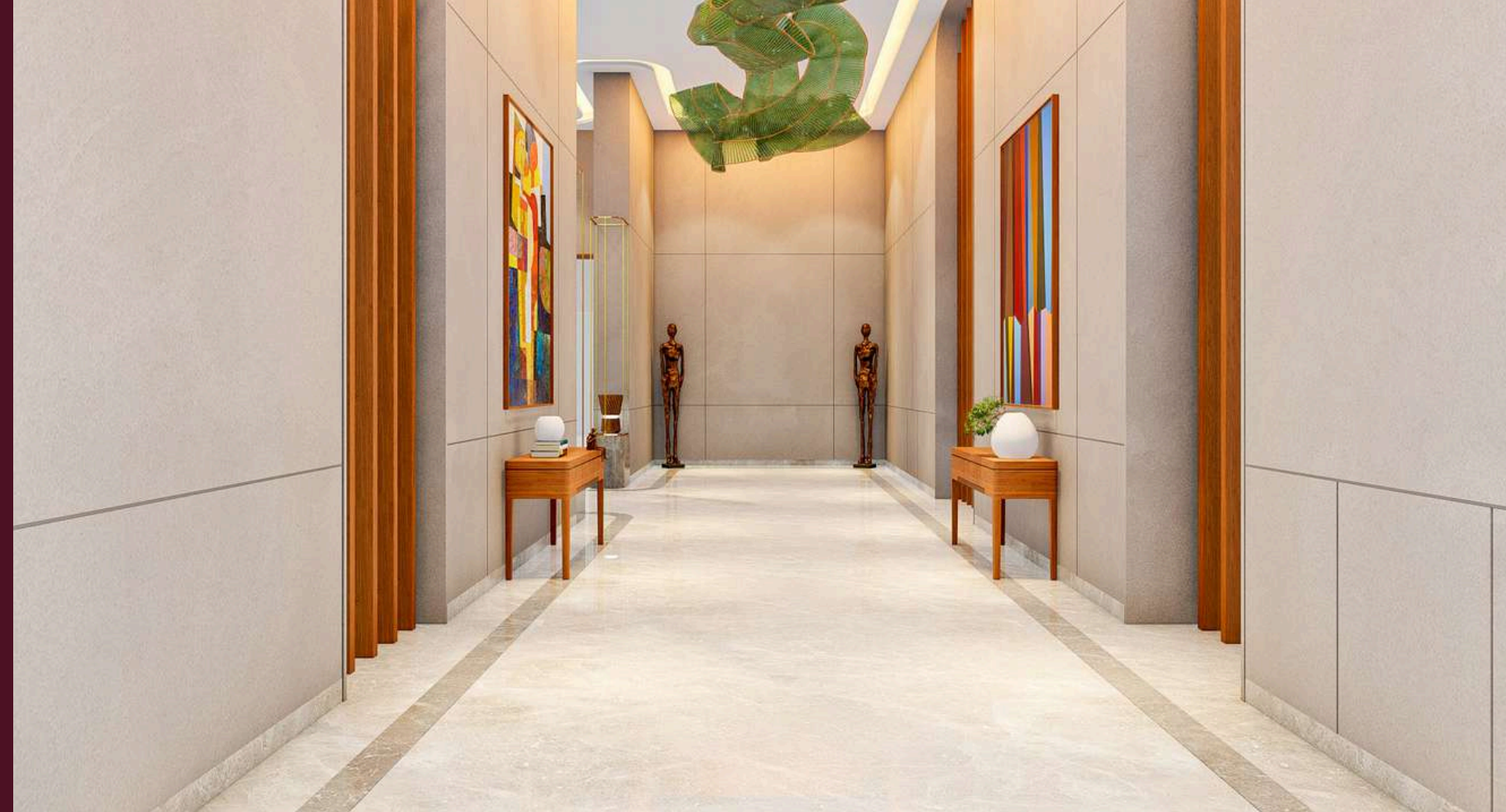
# STILT LEVEL

Hub  
For  
**Activities**



# TOWER 1

*Multi Purpose  
Lounge*



# TOWER 2

## *Business Lounge*



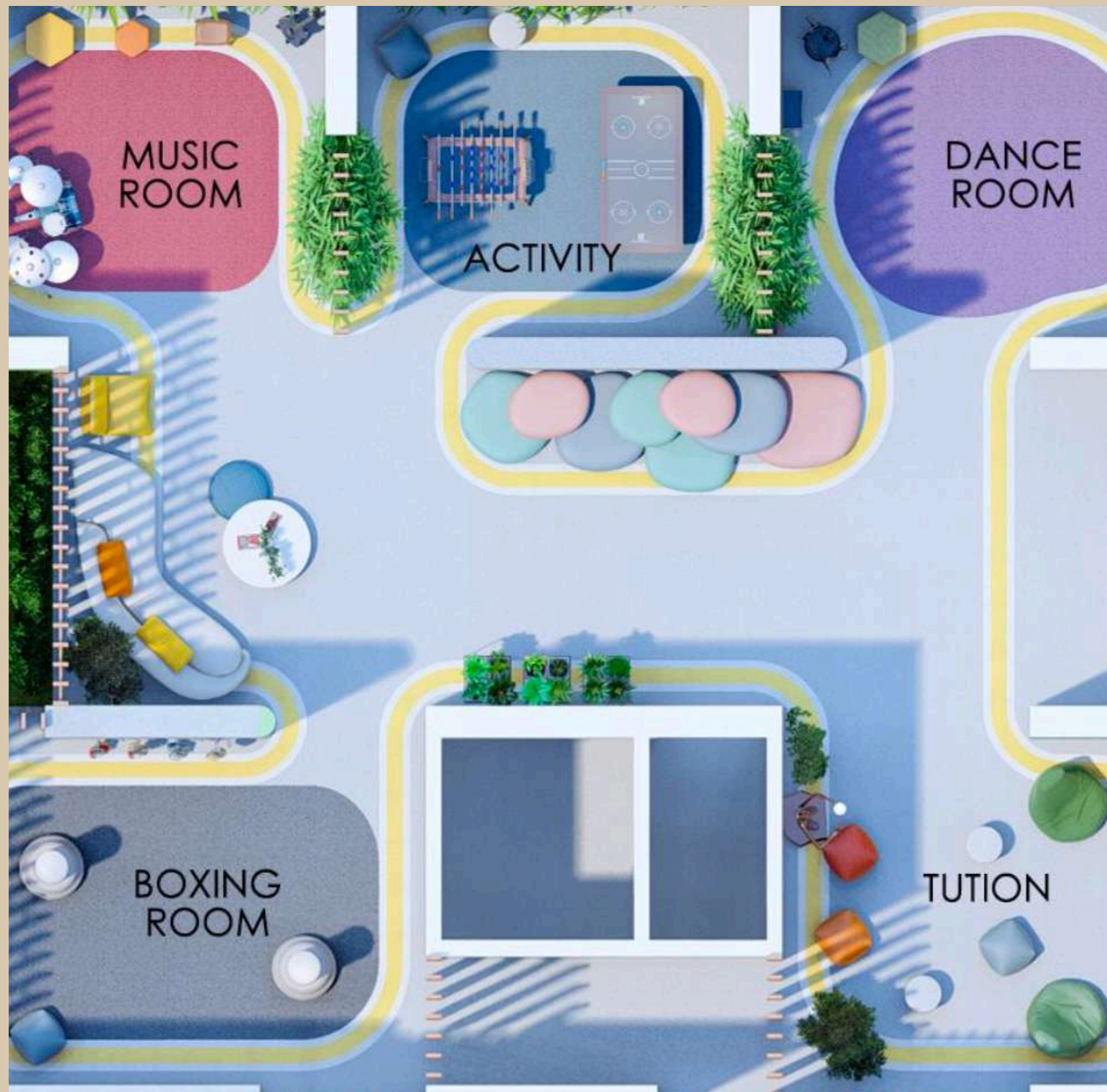
# TOWER 3

## Senior Citizens Lounge



# TOWER 4

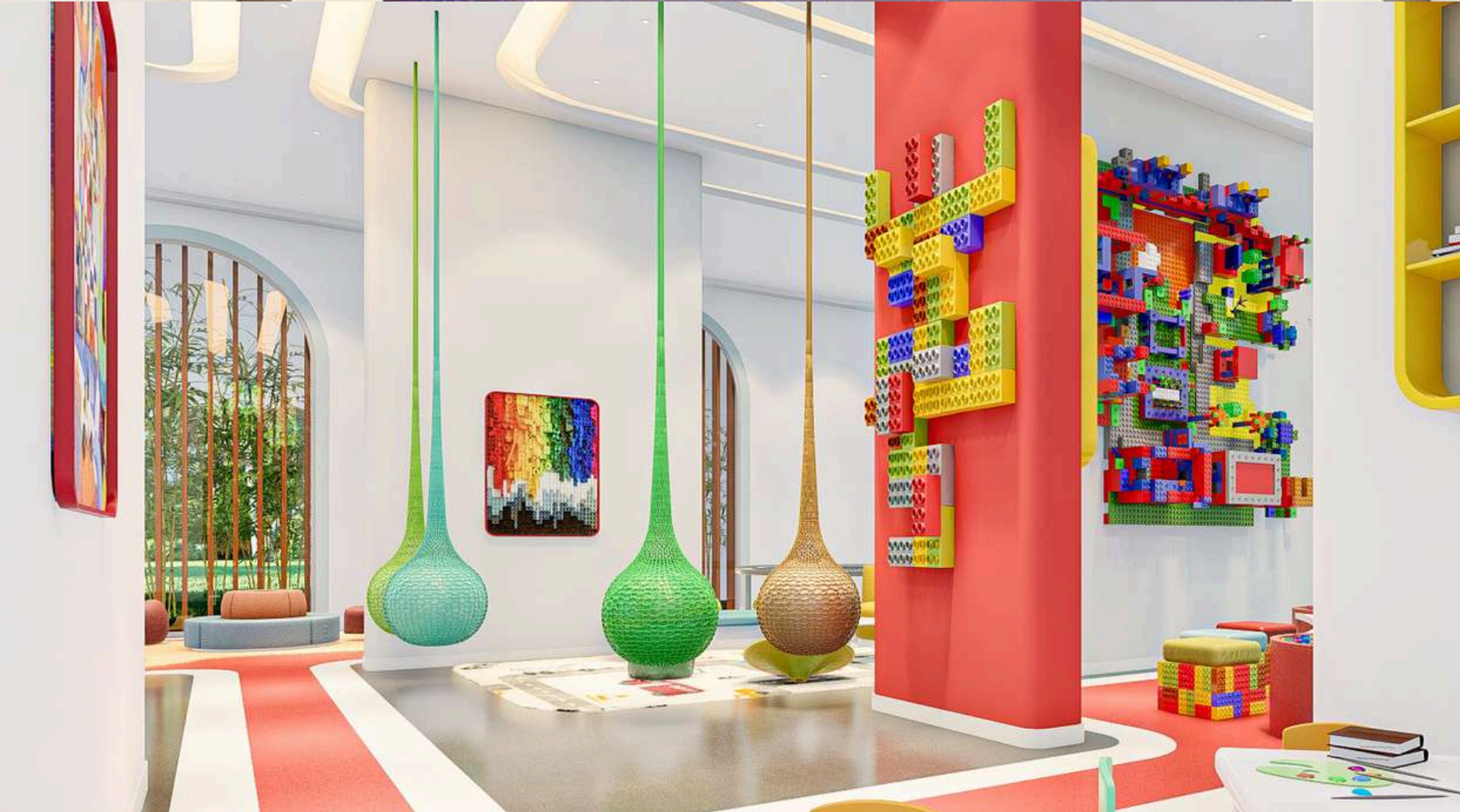
## Teen Lounge





# TOWER 5

## *Kids Lounge*



# CLUB HOUSE

*Crafted for  
your  
lifestyle*





RECEPTION

# Terrace Floor

Terrace Pool,  
Party Area,  
Sit-Out area

5

Gym HIIT, Jacuzzi,  
Salon, Spa

4

Sports Bar,  
Bowling Alley, Gym,  
Gentlemen's Room

3

Guest Rooms

2

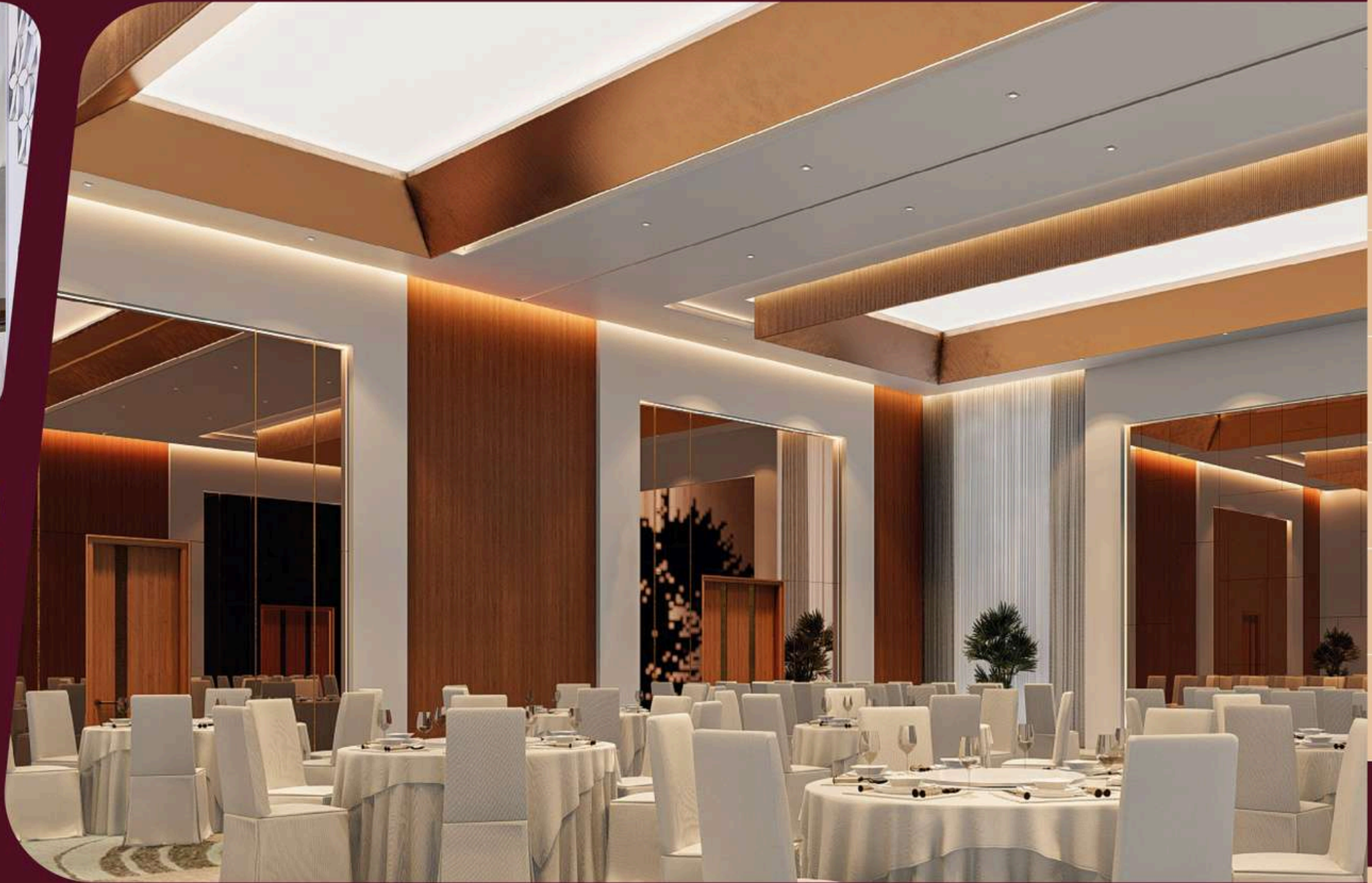
Badminton Court,  
Indoor Games,  
Squash Court, VR

1

Co-working Space,  
Mini Theater

G

Reception,  
Cafe, Pre-Function,  
Banquet Hall, Creche



CAFE | CRECHE | BANQUET HALL

# Terrace Floor

Terrace Pool,  
Party Area,  
Sit-Out area

5

Gym HIIT, Jacuzzi,  
Salon, Spa

4

Sports Bar,  
Bowling Alley, Gym,  
Gentlemen's Room

3

Guest Rooms

2

Badminton Court,  
Indoor Games,  
Squash Court, VR

1

Co-working Space,  
Mini Theater

G

Reception,  
Cafe, Pre-Function,  
Banquet Hall, Creche



CO-WORKING SPACE

# Terrace Floor

Terrace Pool,  
Party Area,  
Sit-Out area

5

Gym HIIT, Jacuzzi,  
Salon, Spa

4

Sports Bar,  
Bowling Alley, Gym,  
Gentlemen's Room

3

Guest Rooms

2

Badminton Court,  
Indoor Games,  
Squash Court, VR

1

Co-working Space,  
Mini Theater

G

Reception,  
Cafe, Pre-Function,  
Banquet Hall, Creche



MINI THEATRE

# Terrace Floor

Terrace Pool,  
Party Area,  
Sit-Out area

5

Gym HIIT, Jacuzzi,  
Salon, Spa

4

Sports Bar,  
Bowling Alley, Gym,  
Gentlemen's Room

3

Guest Rooms

2

Badminton Court,  
Indoor Games,  
Squash Court, VR

1

Co-working Space,  
Mini Theater

G

Reception,  
Cafe, Pre-Function,  
Banquet Hall, Creche



INDOOR GAMING AREA

# Terrace Floor

Terrace Pool,  
Party Area,  
Sit-Out area

5

Gym HIIT, Jacuzzi,  
Salon, Spa

4

Sports Bar,  
Bowling Alley, Gym,  
Gentlemen's Room

3

Guest Rooms

2

Badminton Court,  
Indoor Games,  
Squash Court, VR

1

Co-working Space,  
Mini Theater

G

Reception,  
Cafe, Pre-Function,  
Banquet Hall, Creche



SQUASH COURT | BADMINTON COURT

# Terrace Floor

Terrace Pool,  
Party Area,  
Sit-Out area

5

Gym HIIT, Jacuzzi,  
Salon, Spa

4

Sports Bar,  
Bowling Alley, Gym,  
Gentlemen's Room

3

Guest Rooms

2

Badminton Court,  
Indoor Games,  
Squash Court, VR

1

Co-working Space,  
Mini Theater

G

Reception,  
Cafe, Pre-Function,  
Banquet Hall, Creche





GUEST ROOMS

# Terrace Floor

Terrace Pool, Party Area, Sit-Out area

5 Gym HIIT, Jacuzzi, Salon, Spa

4 Sports Bar, Bowling Alley, Gym, Gentlemen's Room

3 Guest Rooms

2 Badminton Court, Indoor Games, Squash Court, VR

1 Co-working Space, Mini Theater

G Reception, Cafe, Pre-Function, Banquet Hall, Creche



BOWLING ALLEY

# Terrace Floor

Terrace Pool,  
Party Area,  
Sit-Out area

5

Gym HIIT, Jacuzzi,  
Salon, Spa

4

Sports Bar,  
Bowling Alley, Gym,  
Gentlemen's Room

3

Guest Rooms

2

Badminton Court,  
Indoor Games,  
Squash Court, VR

1

Co-working Space,  
Mini Theater

G

Reception,  
Cafe, Pre-Function,  
Banquet Hall, Creche



GYM

## Terrace Floor

Terrace Pool,  
Party Area,  
Sit-Out area

5

Gym HIIT, Jacuzzi,  
Salon, Spa

4

Sports Bar,  
Bowling Alley, Gym,  
Gentlemen's Room

3

Guest Rooms

2

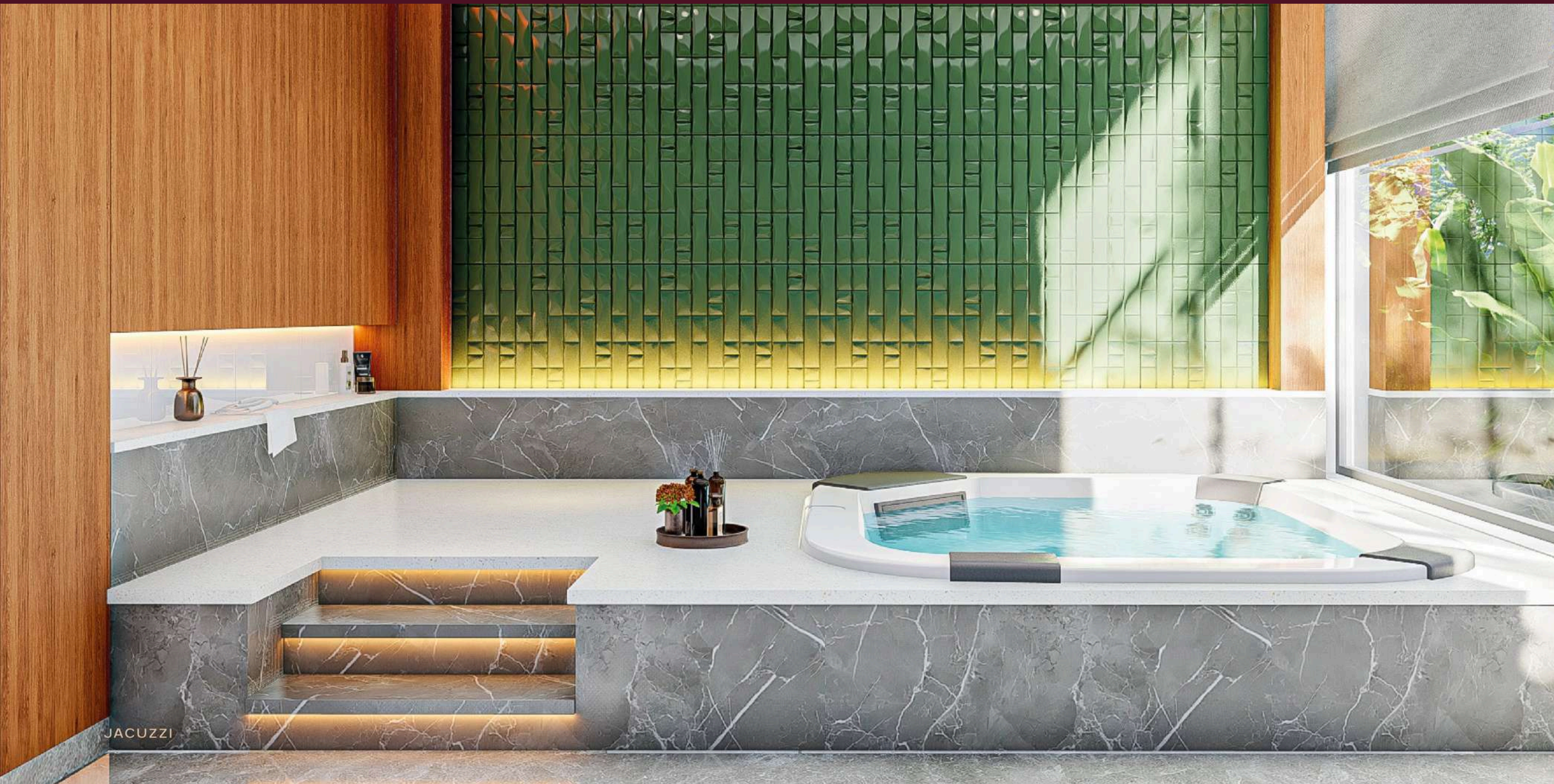
Badminton Court,  
Indoor Games,  
Squash Court, VR

1

Co-working Space,  
Mini Theater

G

Reception,  
Cafe, Pre-Function,  
Banquet Hall, Creche



# Terrace Floor

Terrace Pool,  
Party Area,  
Sit-Out area

5

Gym HIIT, Jacuzzi,  
Salon, Spa

4

Sports Bar,  
Bowling Alley, Gym,  
Gentlemen's Room

3

Guest Rooms

2

Badminton Court,  
Indoor Games,  
Squash Court, VR

1

Co-working Space,  
Mini Theater

G

Reception,  
Cafe, Pre-Function,  
Banquet Hall, Creche



GYM HIIT | SALON



# Terrace Floor

Terrace Pool,  
Party Area,  
Sit-Out area

5

Gym HIIT, Jacuzzi,  
Salon, Spa

4

Sports Bar,  
Bowling Alley, Gym,  
Gentlemen's Room

3

Guest Rooms

2

Badminton Court,  
Indoor Games,  
Squash Court, VR

1

Co-working Space,  
Mini Theater

G

Reception,  
Cafe, Pre-Function,  
Banquet Hall, Creche



TERRACE POOL

# Terrace Floor

Terrace Pool,  
Party Area,  
Sit-Out area

5

Gym HIIT, Jacuzzi,  
Salon, Spa

4

Sports Bar,  
Bowling Alley, Gym,  
Gentlemen's Room

3

Guest Rooms

2

Badminton Court,  
Indoor Games,  
Squash Court, VR

1

Co-working Space,  
Mini Theater

G

Reception,  
Cafe, Pre-Function,  
Banquet Hall, Creche



# Terrace Floor

Terrace Pool,  
Party Area,  
Sit-Out area

5

Gym HIIT, Jacuzzi,  
Salon, Spa

4

Sports Bar,  
Bowling Alley, Gym,  
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Guest Rooms

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Reception,  
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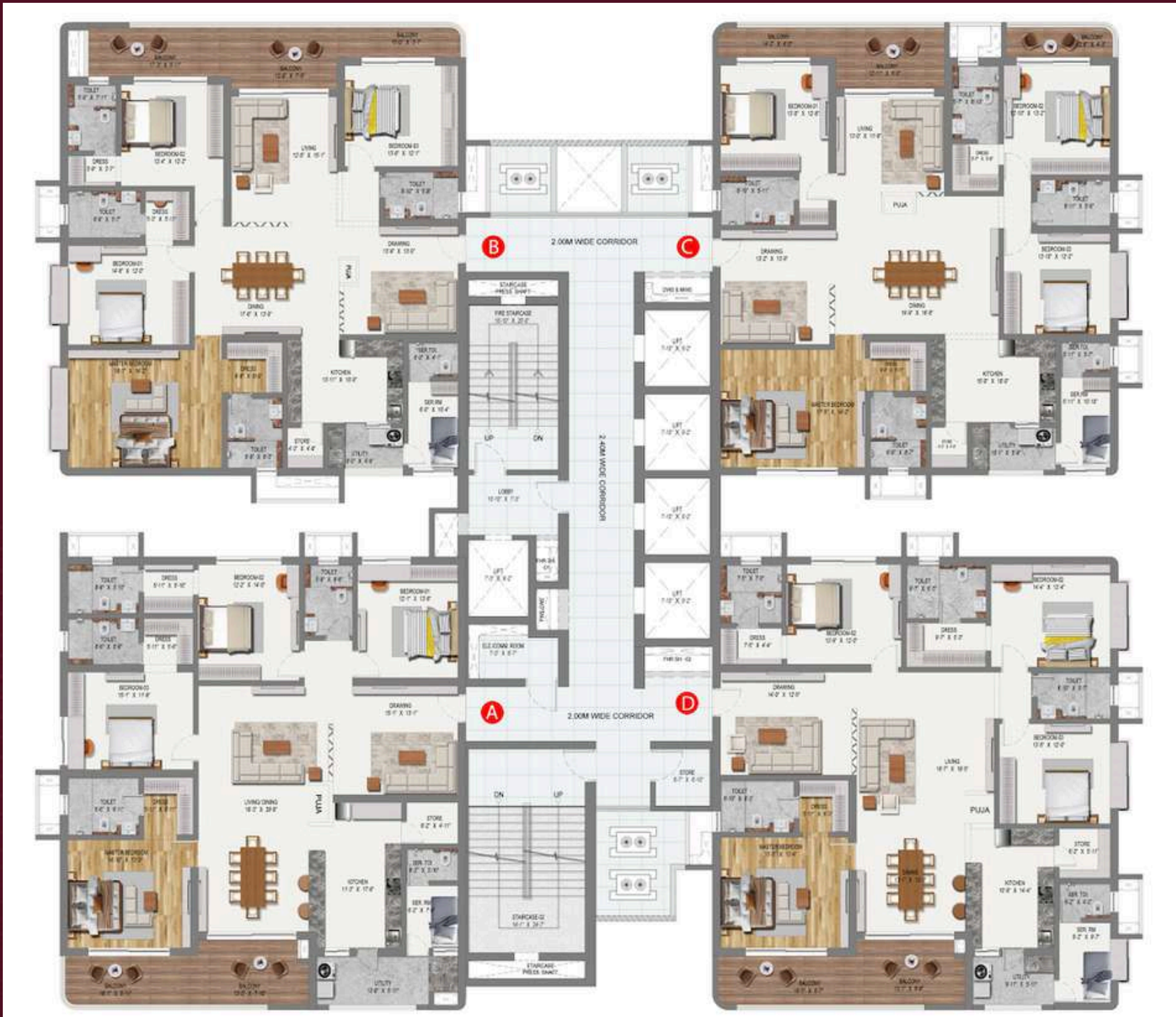
Every level, designed to **CINQ**

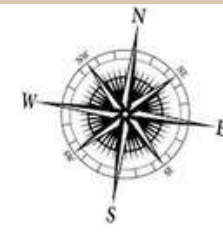


with your lifestyle.



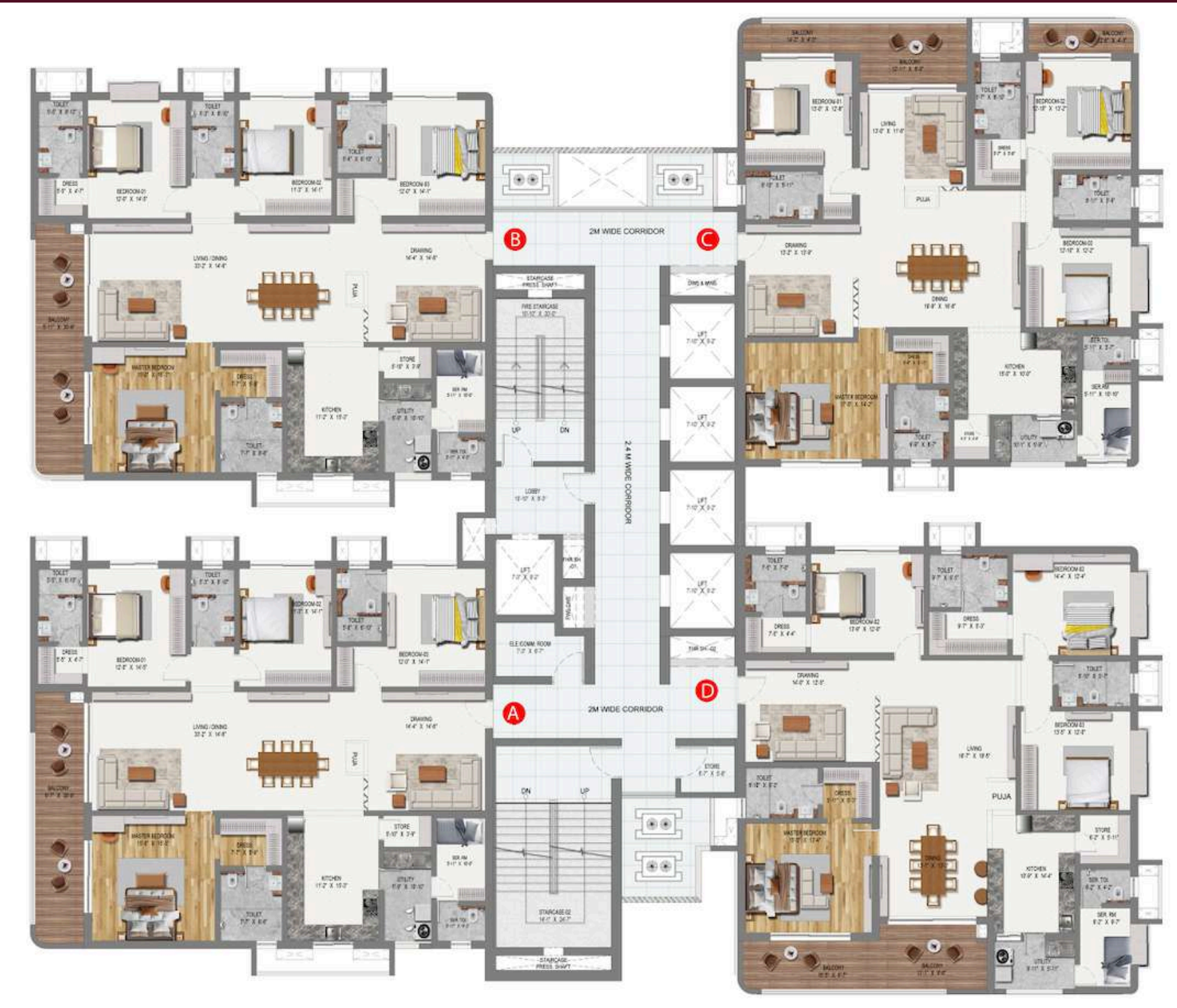
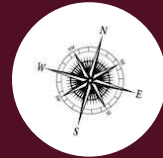
# TOWER 2

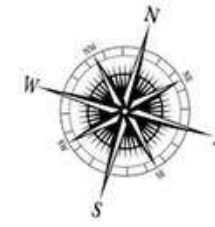




4BHK WF 3592 SFT

# TOWER 1 & 4

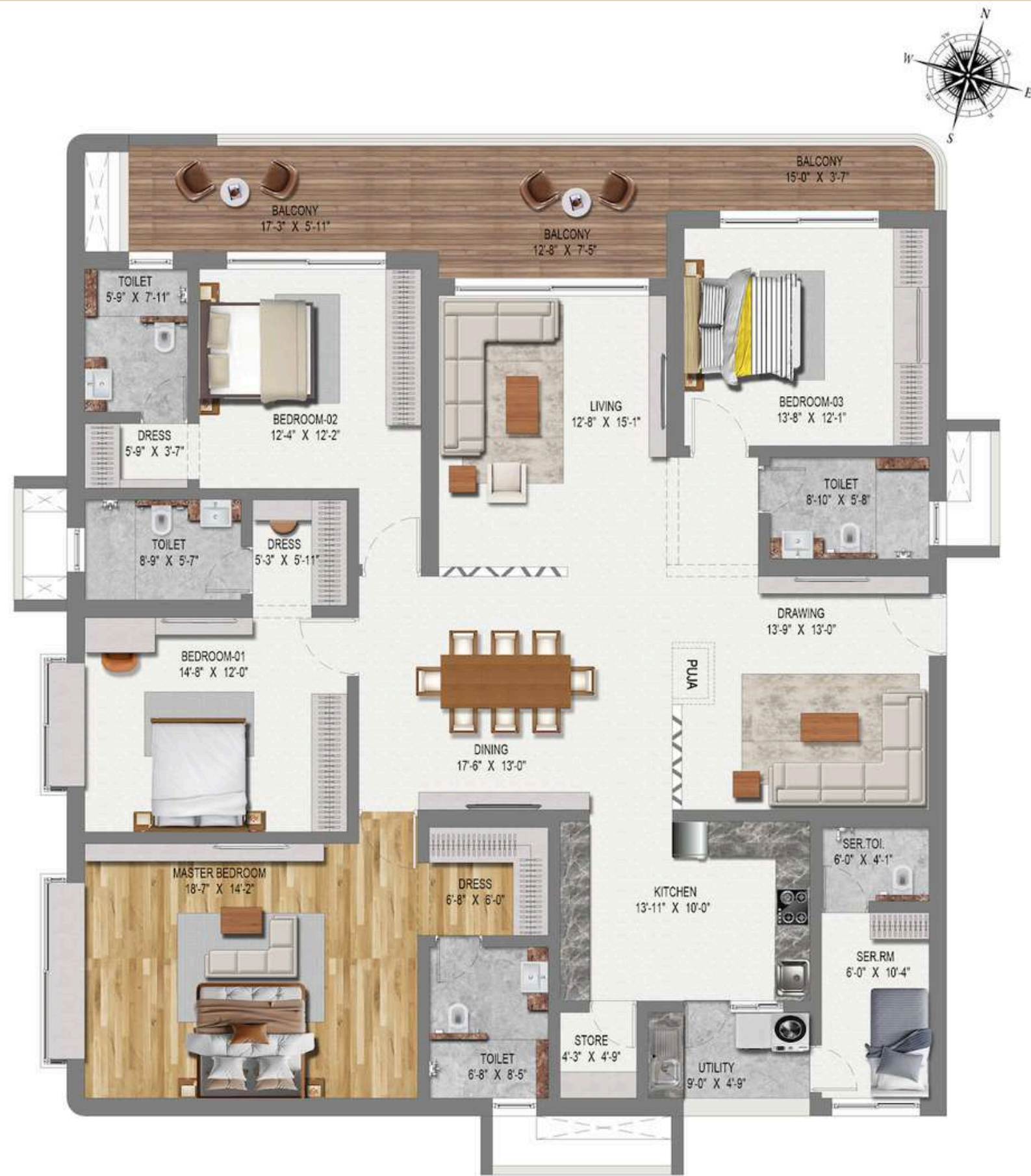




4BHK WF 3589 SFT

# TOWER 5





4BHK EF 3584 SFT

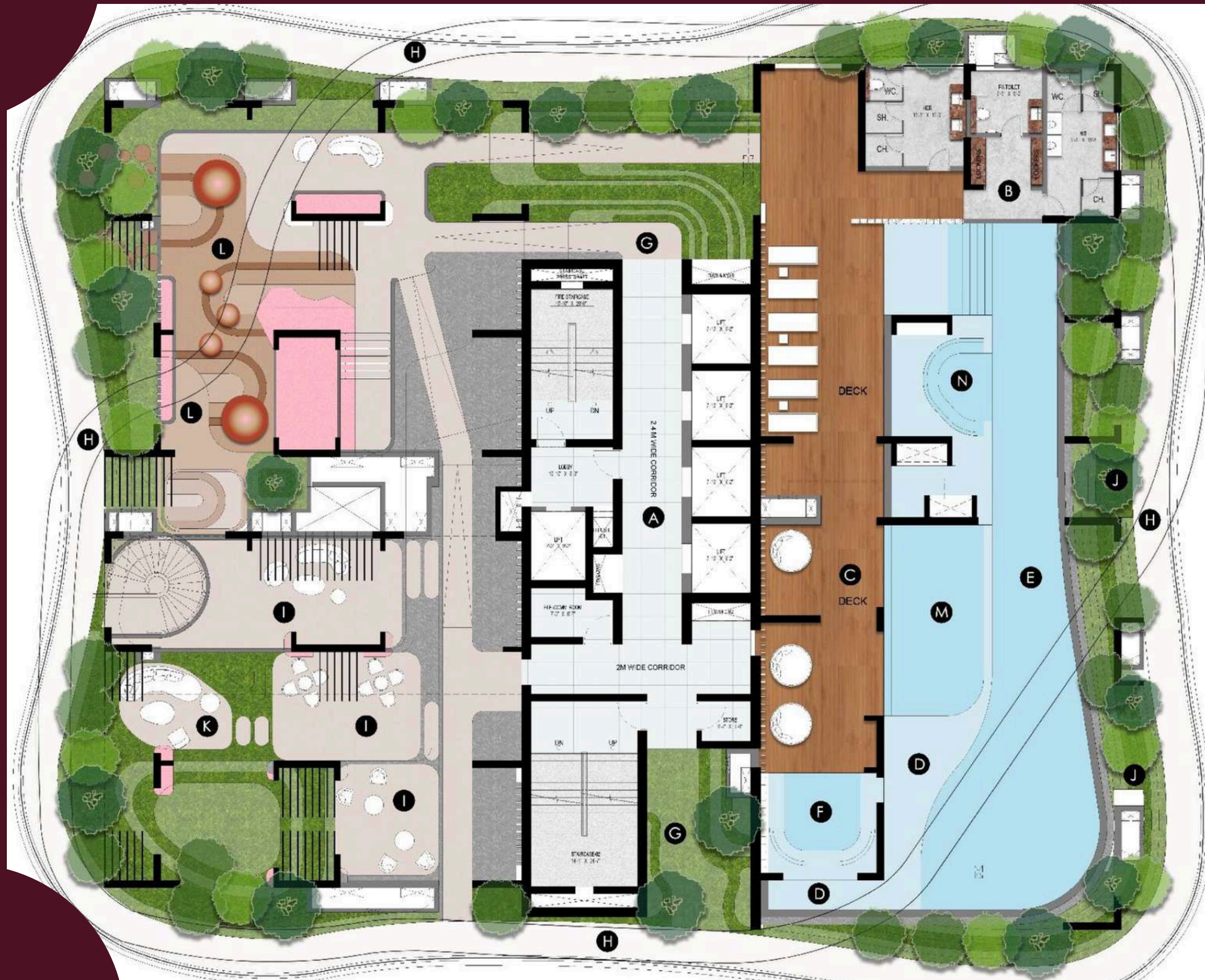


# Introducing The Oasis



Activities for your  
whole family,  
in every tower





- A. Lift Lobby
- B. Changing Room
- C. Pool Deck
- D. Shallow Pool
- E. Swimming Pool
- F. Hot Water Pool
- G. Landscape
- H. Elevated Walkway
- I. Party Area
- J. Viewing Deck
- K. Nature Lounge
- L. Play Area
- M. Kids Pool
- N. Jacuzzi



MOUNTAIN CLIMBING

SENSORY PLAYGROUND



# SENIOR CORNER



JACUZZI + POOL DECK

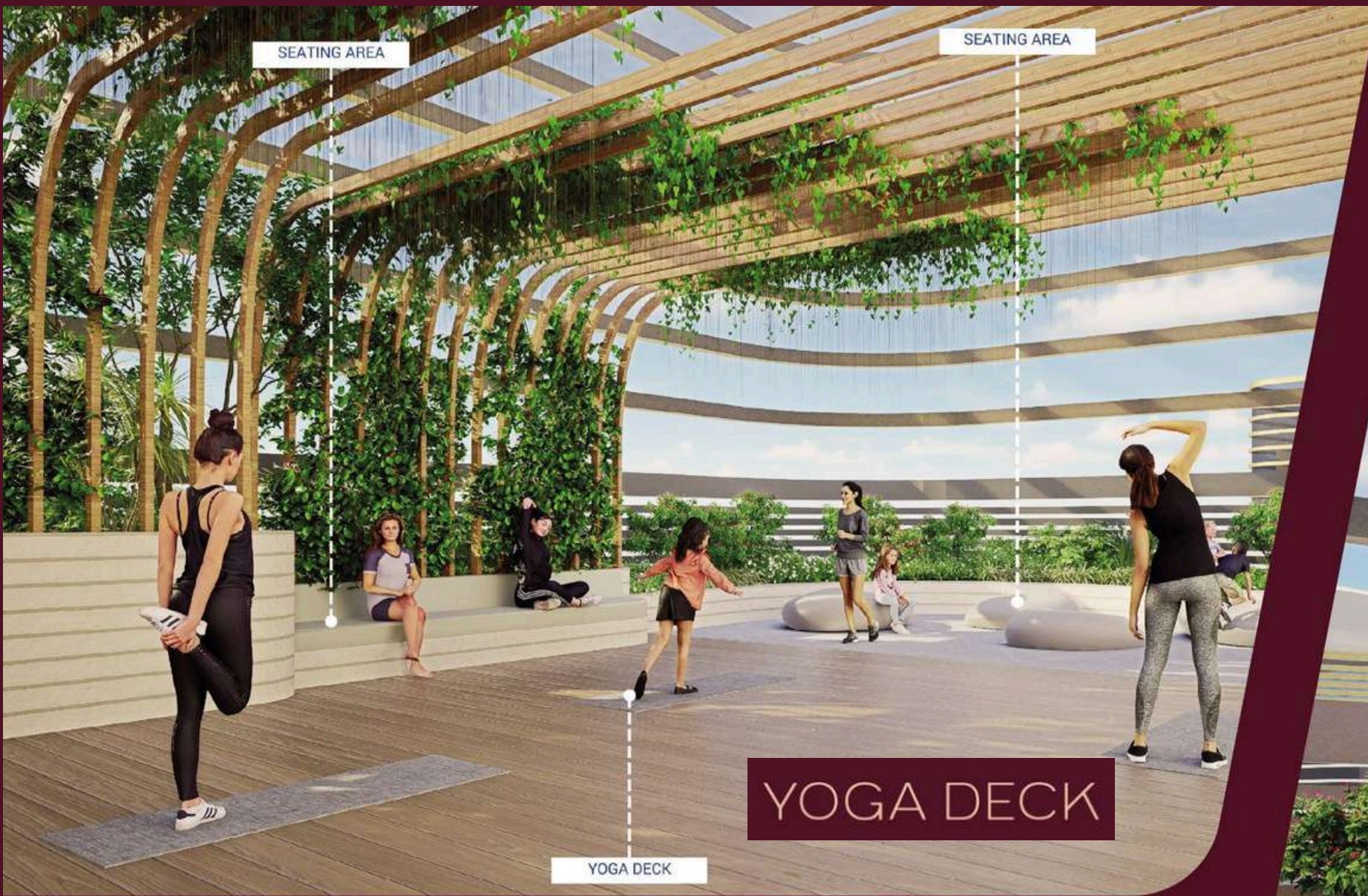


Image representation of  
The Oasis

# SKY LOUNGE

Breath taking views  
and  
even better  
amenities





Pickle Ball  
like  
never  
before.



- SKY LOUNGE
- SKY SEATING
- STEPPING PLANTER
- ROOFTOP SEATING
- ROOFTOP TERRACE
- SHADED SEATING
- TRELIS CANOPY
- YOGA DECK
- PICKLEBALL

# Specifications

## **FOUNDATION & STRUCTURAL FRAME**

- RCC foundation & RCC framed structure

## **SUPERSTRUCTURE**

- Aluminum form work & Shear Wall technology.
- RCC "shear wall structure system" designed to withstand wind and seismic loads as per relevant IS codes.

## **PLASTERING INTERNAL**

- Internal Walls: Gypsum plastering to smooth finish for internal walls.

## **JOINERY WORKS**

### ◦ **MAIN DOOR**

- Premium Designer made Solid Teak wood frame, solid core shutter 8' Height with teak veneer on both sides finished PU coat.
- Designer hardware with smart lock.

### ◦ **INTERNAL DOORS**

- Premium Designer made solid / engineered wood frame, solid core shutter 8' Height with teak veneer on both sides with PU coat.
- Designer hardware

### ◦ **TOILET DOORS**

- Premium Designer made solid / engineered wood frame, solid core shutter 8' with teak veneer on one side finished with PU coat and PU paint finish / Inside Laminate finish.

### ◦ **UTILITY DOOR**

- Factory made aluminium/upvc doors with premium hardware as per design.

### ◦ **SLIDING DOORS**

- Aluminium Double-Glazed Sliding Doors with performance glass as per relevant IS code with premium hardware and provision for mosquito mesh track.

### ◦ **WINDOWS**

- Aluminium Double-Glazed Sliding Windows with performance glass as per relevant IS code with premium hardware and provision for mosquito mesh track.

### ◦ **VENTILATORS**

- Aluminium glazed ventilators with premium hardware and integrated with insect frame.

## **PAINTING**

### ◦ **EXTERNAL WALLS**

- Textured / Smooth finish & two coats of exterior emulsion paint with Architectural features.

### ◦ **INTERNAL WALLS**

- Smooth Gypsum finish with 2 coats putty + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint

### ◦ **CEILING**

- Gypsum boxing to cover services as per design. Two coats putty +Primer + 2 coats of luxury acrylic emulsion Paint.

### ◦ **SITOUT/BALCONY**

- Weather proof paint over external putty Finnish at Utility / sit out /Balcony walls

### ◦ **BASEMENT / PARKING AREA**

- Water proof cement paint and over a base coat of primer with one coat putty with smooth finish

## **FLOORING**

### ◦ **ROOMS**

- Drawing, Living, Dining: 800x1600 Vitrified Tile Flooring/Skirting as per Design.
- Master Bed Room: Laminated Wooden Flooring / Skirting as per design.
- Other Bed Rooms: 1000x1000 Vitrified Tile Flooring/Skirting as per design as per Design.
- Kitchen: 1000X1000 Vitrified tiles
- Utility: Matte finish Vitrified Tiles
- Balcony/Sit outs: Vitrified Tiles in Wooden Matte Finish as per design.
- Maid Room: Vitrified Tiles as per design.

### ◦ **TOILETS**

- All Toilets: Acid resistant and anti-skid premium, large formatted tile

### ◦ **CORRIDORS**

- All lobby Flooring would be large formatted tiles as per architectural design

### ◦ **STAIRCASE**

- Granite flooring up to stilt level rest of the floors Tandoor/Kota stone flooring.

## **TILE CLADDING**

- **ALL TOILET** - Vitrified tile large formatted with acid resistant as per design.

- **UTILITY** - Wall Cladding upto 3' height with vitrified tiles.

- **LIFT LOBBY** - Granite /Vitrified tile/Architectural intent.

## **HAND RAILING**

- **BALCONY** - Glass railing as per the design Intent.



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### **KITCHEN/ UTILITY**

#### ◦ **WATER CONNECTIONS**

- Separate Municipal tap (Manjeera or any other water provided by GHMC along with bore well water), Provision for fixing of water RO system.

#### ◦ **EXHAUSTS**

- Provision for chimney.

#### ◦ **UTILITY / WASH**

- Washing machine/Dishwasher provision in Utility area.

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### **TOILETS**

#### ◦ **MASTER BEDROOM**

- CP: Fixtures shall be high - capacity diverter with integrated thermostatic with angle shower, hand shower with spout from reputed brand.

- Sanitary: Wall hung WC integrated with tornado flush, rimless bowl and cefiontect technology.

#### ◦ **ALL BEDROOMS**

- CP: Fixtures shall be high - capacity diverter with integrated thermostatic angle shower with spout from reputed brand.

- Sanitary: Wall hung WC integrated with tornado flush, rimless bowl and cefiontect technology.

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### **INTERNET / CABLE TV / TELECOM**

- Provision of internet / television / intercom

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### **LIFTS**

- High speed automatic passenger lifts with rescue device with V3F for energy efficiency & one service lift in each tower make of Toshiba/Mitsubishi/Hitachi or equivalent.

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### **WATER SUPPLY SYSTEM / SEWAGE TREATMENT PLANT**

- WTP: Treated water will be made available through exclusive water softening for domestic purpose in all units with Water meters.

- STP: A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping & flushing.

- Municipal Water: Municipal water point will be provided to all units with Water meters.

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### **GENERATOR POWER BACK UP**

- 100% DG set back up prepaid energy meter for DG power & EB power billing system.

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### **SECURITY / BMS**

- Sophisticated round - the clock security system.

- Surveillance cameras at the main security/entrance of each block, club house, & open areas as per design.

- Dual source prepaid energy meter for DG power and EB power billing system.

- BMS for electrical, Gas & water consumption with prepaid meters will be provided (centralized billing).

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### **PARKING MANAGEMENT**

- Entire parking is well designed to suit the number of car parks required. Parking signage and equipment at required places to improve driving comfort.

- Dedicated space for car washing ,car charging will be provided.

- Dedicated 3 car parking space will be provided.

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### **FIRE & SAFTEY**

- Fire hydrant & fire sprinkler system in all the flats, corridors & all basements.

- Fire alarms & public addressing system will be provided.

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### **LPG**

- Pipe line gas / PNG supply to all individual apartments with pre-paid gas meters will be provided.

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### **ELECTRICAL**

- Cables concealed copper wiring of Havells / Polycab or equivalent.

- Modular switches for other services (make Schneider, Legrand , ABP or equivalent).

- LED light fixtures for all common areas & landscape area lighting.

- 3 phase supply for each unit and prepaid energy meters.

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### **HOME AUTOMATION**

- Wired smart home automation to smart assistant to help with lighting control will be provided to all units (make Hager, Schneider, Lutron or equivalent).

- Smart intelligent video door phone will be provided (make Yale, Samsung or equivalent).

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### **PLUMBING LINE SYSTEM**

- Single stack system will be provided (make Geberit or equivalent).

TS RERA NO. xxxxxxxxxxxxxx



# Cinq

SITE ADDRESS:

Road No. 2, Financial District, Nanakramguda, Hyderabad, Telangana - 500032.

OFFICE ADDRESS:

**RAGHAVA**

4th Floor, G-Square Building, Beside Raidurgam Police Station,  
Serilingampally, Hyderabad.

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DISCLAIMER: All dimensions are in Square Feet, and measured from finish to finish excluding construction tolerances. All materials, dimensions, and drawings are approximate only. Information is subject to change without notice, at developer's absolute discretion. Actual area may vary from the stated area. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations, at it's absolute discretion, without any liability whatsoever.