

A PROJECT BY  
RISINIA BUILDERS

THE  
TWINZ  
BY RISINIA



[www.risinia.com](http://www.risinia.com)



**SITE ADDRESS:**  
THE TWINZ BY RISINIA  
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T.S. RERA No: P02200005105

Note: This brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the flat may differ. The promoters reserve the right to make changes in the elevations, plans & specifications as deemed fit.

Concept & Design by  
[outlinemedia.in](http://outlinemedia.in) | 86860 86876

2, 2.5 & 3 BHK LUXURY RESIDENCES  
@BOWRAMPET





## RISE TO JOYFUL NEW BEGINNINGS

Risinia Builders is one of Telangana's leading real estate developers, holding the legacy of crafting iconic structures that stand tall as an ode to innovative construction. Risinia stands as a beacon of quality construction in the real estate industry, consistently setting the benchmark for excellence. With a steadfast commitment to our customers, we prioritise delivering value at every turn. Our extensive experience, honed skills, and unwavering dedication to excellence distinguish us from our peers, ensuring that each project we undertake is executed to the highest standards.





TOGETHER WE SHALL  
RISE HIGHER



It is said that the best of everything comes in pairs. At Risinia, we've transformed that belief into a reality through our flagship project, The Twinz. This project endeavours to double your joy, comfort and living experiences by delivering a home that exceeds your expectations and desires.



THE  
TWINZ  
BY RISINIA





## THE NEW ADDRESS OF EXTRAVAGANCE

Standing tall in the rapidly developing environs of Bowrampet, The Twinz is a 2, 2.5 & 3 BHK gated community built to be an exclusive and elite abode for those who love living close to both natural beauty and urban convenience. Turn the page to step into a world shaped to elevate your life in every possible way.







## A REAL PRIVILEGE TO OWN

Thoughtfully crafted over 3 acres, The Twinz is a gated community of 2 stellar blocks rising 15 floors high. Built to be a happy home for 555 families, the 2, 2.5 & 3 BHK homes ranging from 1295 sft to 2135 sft are exceptional spaces that overlook spectacular views and deliver superior living experiences.





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## PROJECT OVERVIEW

03  
ACRES

02  
BLOCKS

555  
UNITS

G+4  
CLUBHOUSE

2C+ STILT + 15 FLOORS  
STRUCTURE

1295 SFT – 2135 SFT  
FLAT SIZES



# MASTER PLAN



## LEGEND

1. Entry
2. Exit
3. Waterbody
4. Walkway
5. Pergola
6. Stage With Screen Wall
7. Party Lawn / Meditation Area
8. Mound with Sculpture
9. Pathway
10. Deck with Seating
11. Flower Garden
12. Cricket Practice Net
13. Outdoor Gym
14. Children's Play Area
15. Seating
16. Basketball Pole With Box Cricket Net

## ROOFTOP AMENITIES

### BLOCK - A

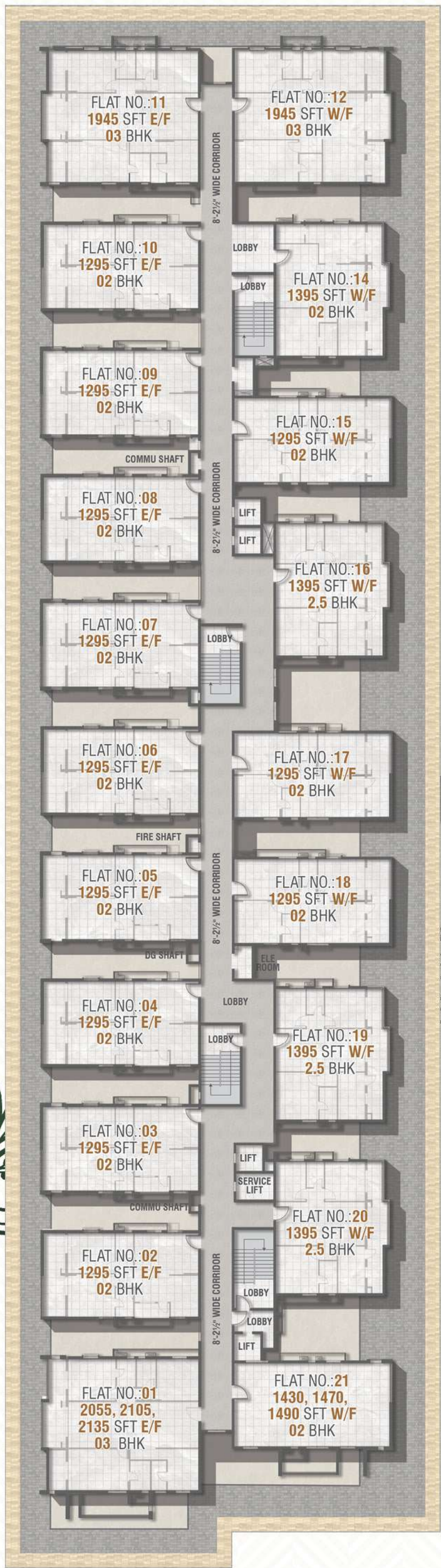
1. Paved Pathway
2. Chess
3. Seating
4. Gathering Area with Deck
5. Hammocks
6. Ludo
7. Pathway with Pergola
8. BBQ Deck
9. Deck with Seating ( Mini Party Area)
10. Entrance Deck
11. Seating with Pergola
12. Deck with Flower Garden
13. Pebble Bed with Artifact

### BLOCK - B

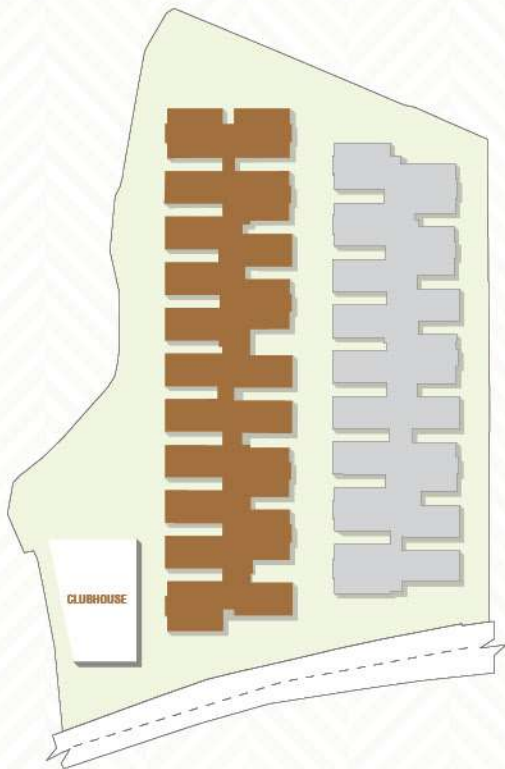
1. Paved Area
2. Recreation Area
3. Snake and Ladder
4. Seating
5. Deck with Seating
6. Paved Area for Warm-Up
7. Central Pergola
8. Reflexology Pathway
9. Gathering Area for Youth
10. Gravel Bed for Sculpture
11. Pathway with Pergola
12. Informal Seating with Gravel Bed
13. Open Amphitheatre
14. Pergola



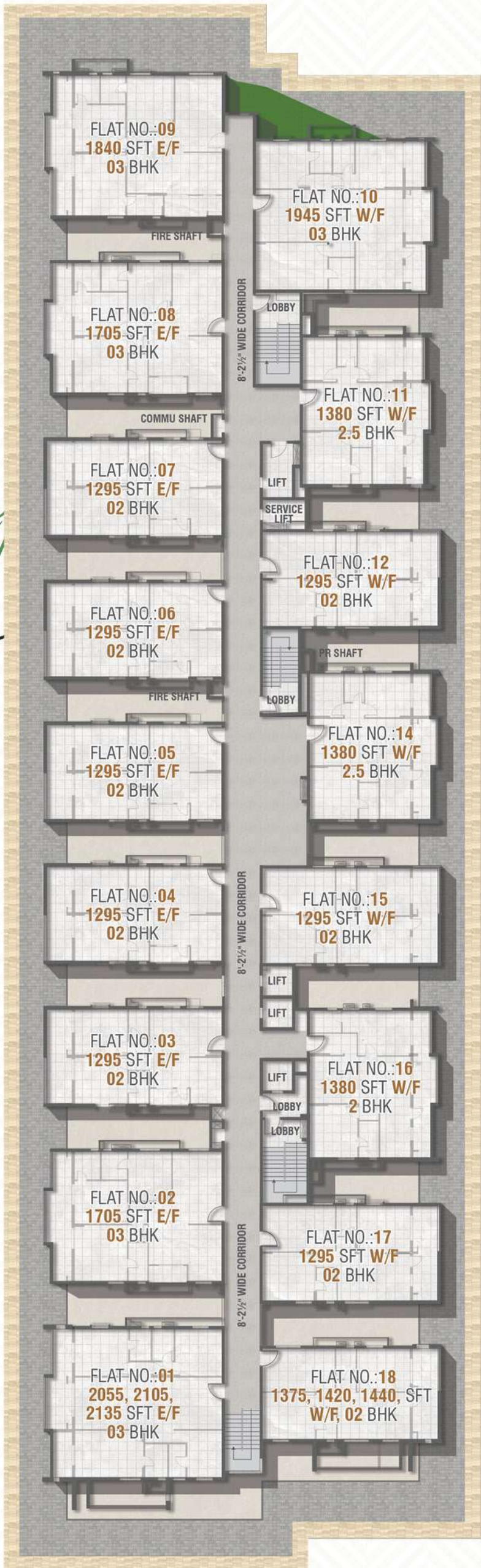
# BLOCK - A



KEY PLAN



# BLOCK - B



KEY PLAN





1295 SFT  
EAST FACING | 2 BHK



BLOCK A 2, 3, 4, 5, 6, 7, 8, 9, 10 | BLOCK B 3, 4, 5, 6, 7



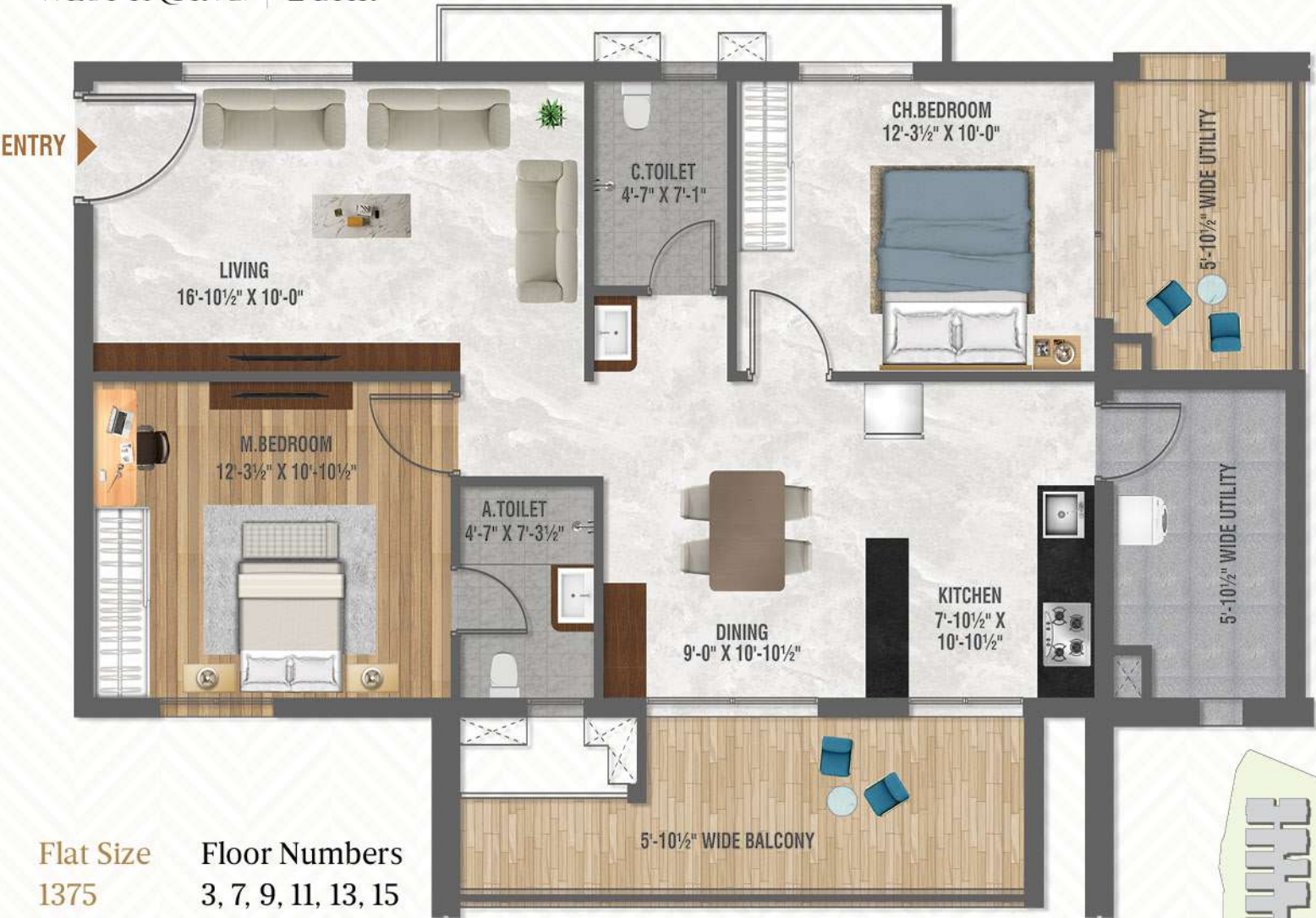
1295 SFT  
WEST FACING | 2 BHK



BLOCK A 15, 17, 18 | BLOCK B 12, 15, 17



1375 SFT  
WEST FACING | 2 BHK



Flat Size    Floor Numbers  
1375        3, 7, 9, 11, 13, 15  
1420        4, 6, 8, 12, 14  
1440        2, 5, 10

BLOCK A - | BLOCK B 18



1380 SFT  
WEST FACING | 2.5 BHK



BLOCK A - | BLOCK B 11, 14





1380 SFT  
WEST FACING | 2 BHK



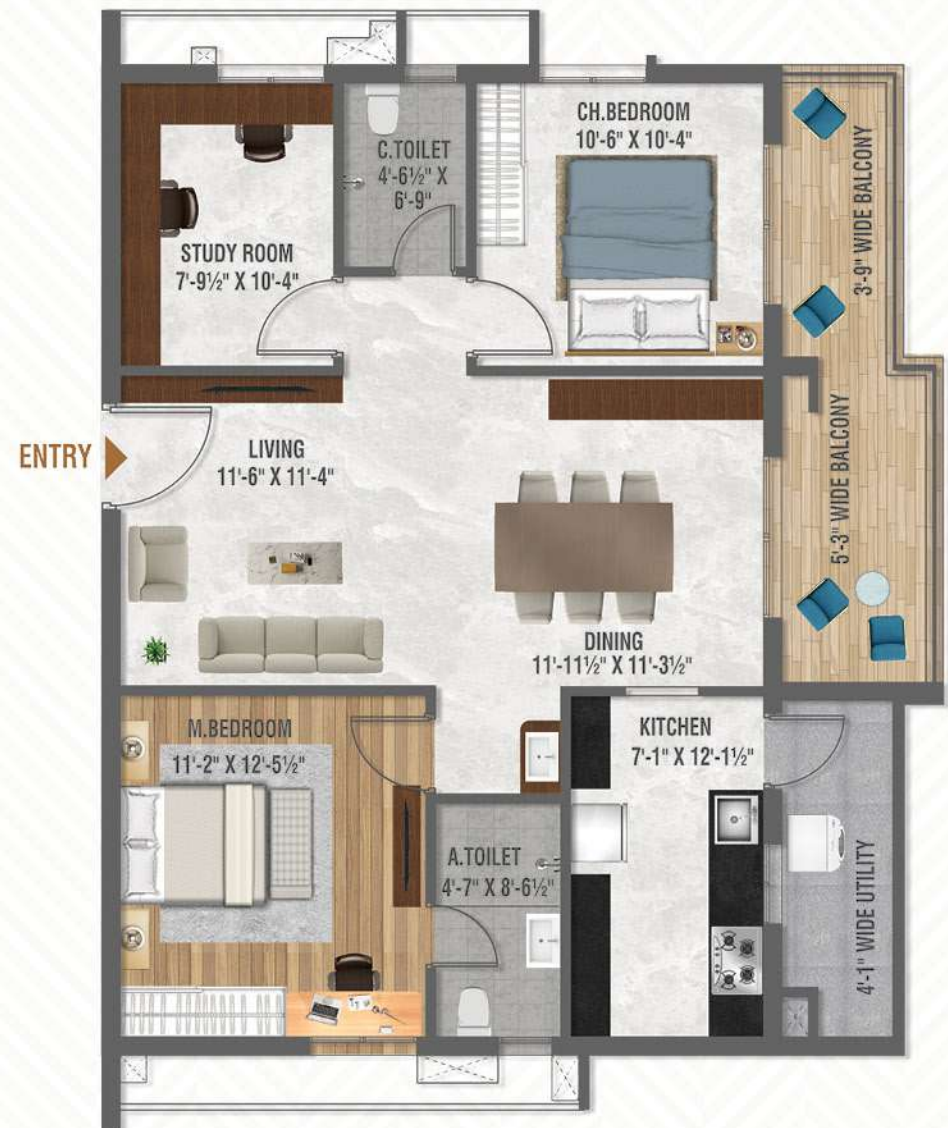
BLOCK A - BLOCK B 16

1395 SFT  
WEST FACING | 2 BHK



BLOCK A 14 BLOCK B -

1395 SFT  
WEST FACING | 2.5 BHK



BLOCK A 16, 19, 20 BLOCK B -

1430 SFT  
WEST FACING | 2 BHK



Flat Size	Floor Numbers
1430	3, 7, 9, 11, 13, 15
1490	2, 5, 10
1470	4, 6, 8, 12, 14

BLOCK A 21 BLOCK B -



1705 SFT  
EAST FACING | 3 BHK



BLOCK A - | BLOCK B 2, 8

1840 SFT  
EAST FACING | 3 BHK



BLOCK A - | BLOCK B 9

1945 SFT  
EAST FACING | 3 BHK



BLOCK A 11 | BLOCK B -

1945 SFT  
WEST FACING | 3 BHK

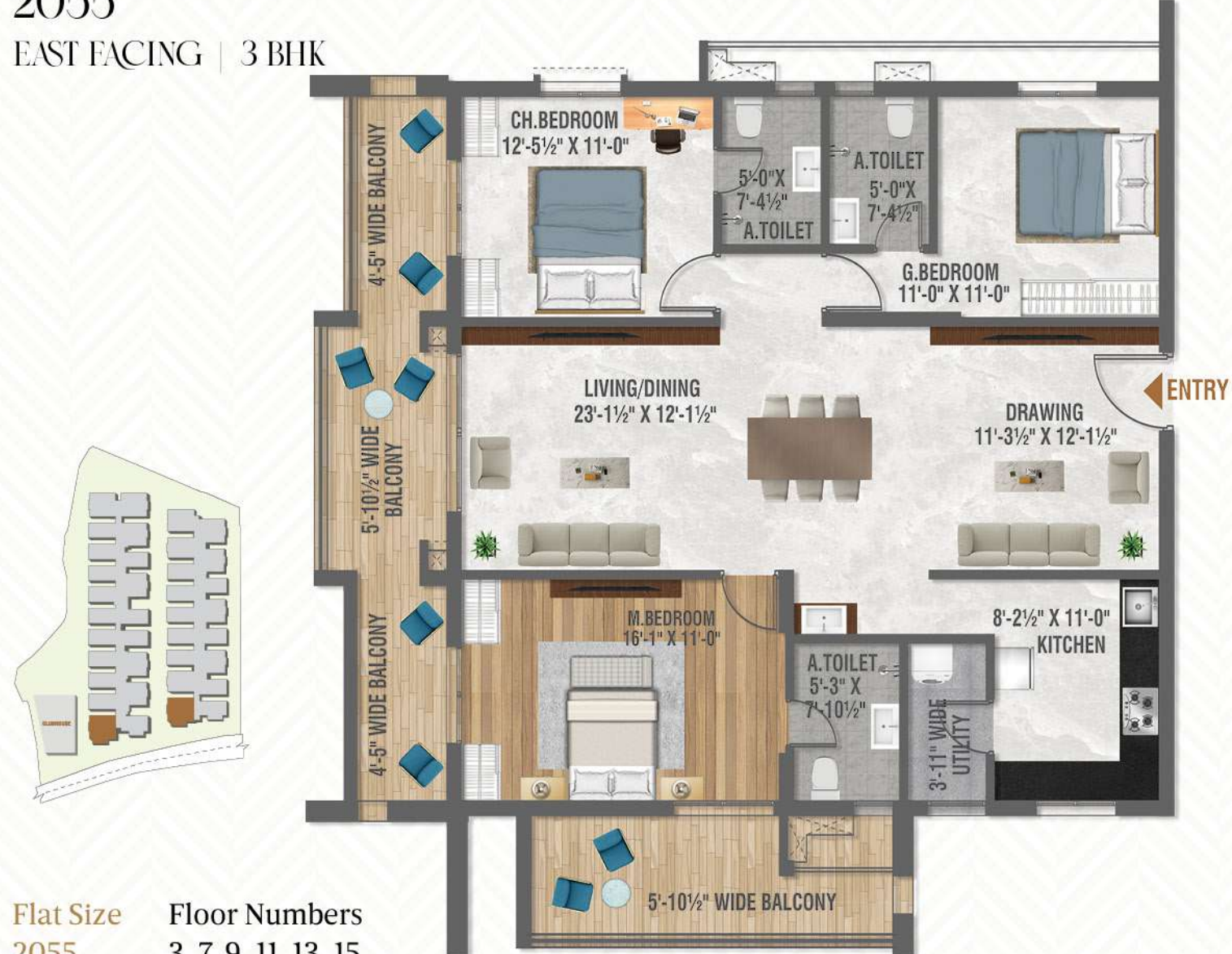


BLOCK A 12 | BLOCK B 10



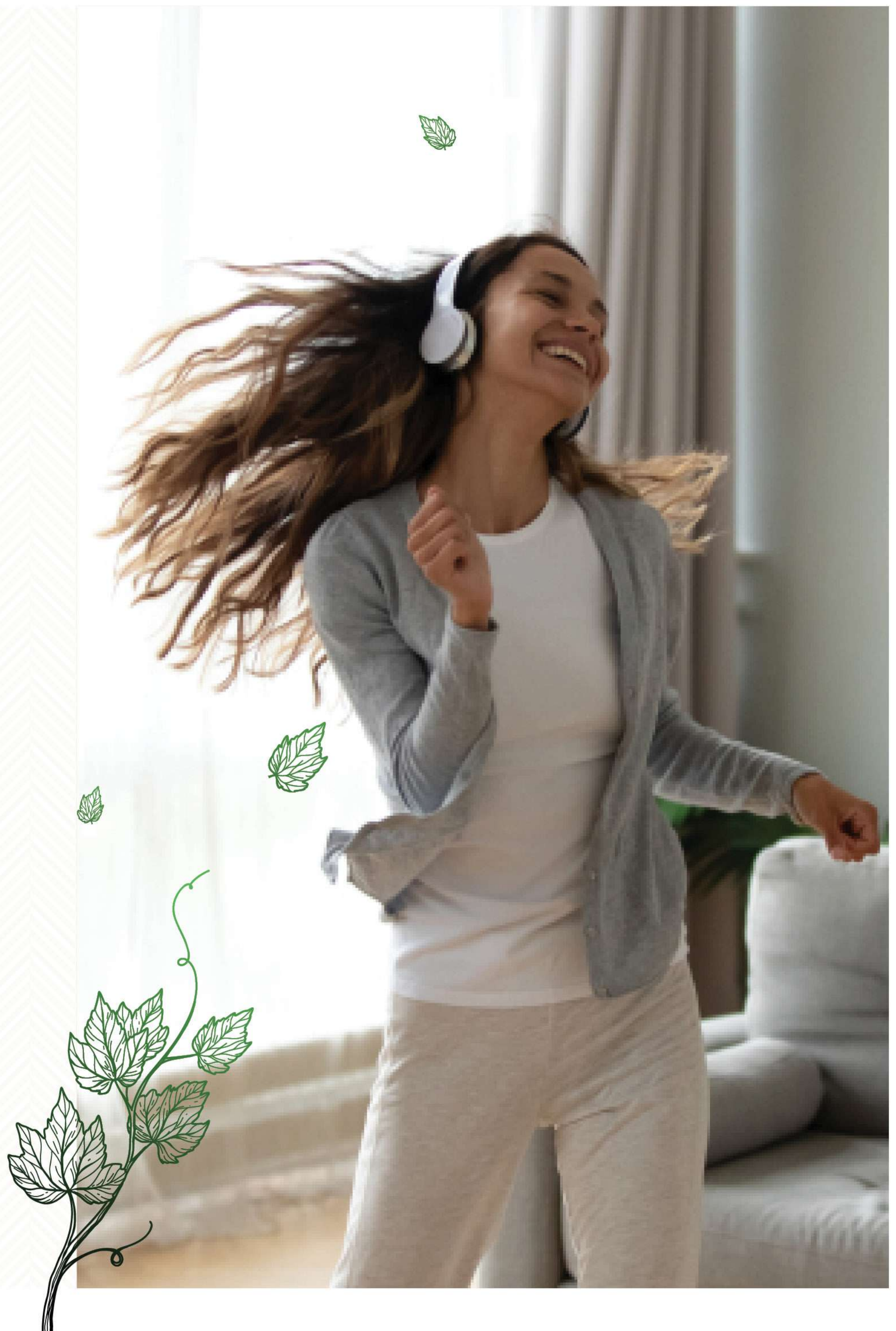
# OUR VISION TO VIBRANT LIVING SPACES

2055  
EAST FACING | 3 BHK



Flat Size	Floor Numbers
2055	3, 7, 9, 11, 13, 15
2135	2, 5, 10
2105	4, 6, 8, 12, 14

BLOCK A 1 | BLOCK B 1





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## MADE FOR MOMENTS OF BLISS & BRILLIANCE

Family time in homes that are comfortable is about creating lasting memories in a space where everyone feels at ease. Whether it's enjoying a meal together, sharing stories, or simply relaxing, a cozy home provides the perfect setting for connection and joy.







## EASE INTO ACTIVE LIVING

The 5-floor clubhouse is your domain of self-development, wellness and relaxation. From a gym and yoga deck to a salon and library, Club Twinz has over 25 engagement spaces ready to cater to loved ones of all ages. It's where the lifestyle you've always aspired to becomes a reality.







## OFFICE

- Reception & Waiting Lounge
- Administration Office
- Office Desks for Work from Home
- Guest Lounge
- Conferencing Facility



## FITNESS

- Gymnasium
- Walking/Jogging Track
- Cycling Track
- Yoga/Aerobic Deck



## INDOOR SPORTS

- Badminton Court
- Snooker Table
- Table Tennis
- Carrom/Chess Boards



## CONVENIENCES

- Salon
- Creche
- Kitchen
- Library
- Guest Rooms
- Spa
- Steam/Sauna



## ROOF-TOP FACILITIES

- Private Party Area
- Private Cinema Zone
- Green Dining Area





# RELISH THE PAMPERING

Living at The Twinz is all about you and your family's comfort. This gated community goes above and beyond to take care of your daily necessities so that you can live carefree and focus on what is important to you. It strives to create an environment that makes you feel cherished, cared for and confident.







# EMBRACE THE HIGH STANDARDS

The stage is set for you to settle down. Live a life that brims with quality class, serenity and style. This project isn't just another home you will live in, it's a place where you will flourish into the best possible version of yourself.







# SPECIFICATIONS



## STRUCTURE

Earthquake resistant RCC structure.



## SUPERSTRUCTURE

Compressed cement brick wall. 8" bricks for exterior wall and 4" bricks for interior wall.



## ELECTRICAL

Conduits and cables of reputed manufacturers. Power outlets for geyser (master bedroom toilet and common toilet/children bedroom toilet). Power sockets for fridge and air conditioners (living room and bedrooms).



## DOORS AND WINDOWS

Teakwood frame and manufactured wood shutters with vineer for main door. Teak wood frame and manufactured wood shutters with laminate for all internal doors. UPVC windows with mosquito mesh slides and MS grills. Sliding doors with mosquito mesh for balconies.



## PLUMBING AND SANITARY

Conduits, bath and sanitary fittings of popular brands. Wall mounted European water closet, one health faucet and hot and cold mixer with diverter in toilets. Wash basin in master bedroom toilet and dining area. Kitchen sink tap and municipal water taps in kitchen. One bucket tap in utility.



## POWER BACK-UP

100% DG back-up for common areas and flats.



## WSP & STP FOR WATER RECYCLING

Water softener plant for domestic water supply and sewage treatment plant of adequate capacity as per norms will be provided inside the project.



## WATER MANAGEMENT

Water used in the apartment will be recycled in the STP and used in toilet flush lines, as well as irrigation lines for plants and lawns.



## FLOORING AND DADO

Glazed Vitrified Tiles of premium make in hall, kitchen, dining, bedrooms and balcony. Glazed ceramic tiles of reputed brand tile dado up to lintel level in toilets and one-meter height wall dado in utility. Matt finish enhanced grip floor tiles for toilets and utility area.



## PAINTING

Reputed brand premium emulsion with putty finish for interior walls and ceiling. Exterior finish as per architectural specifications of premium brand.



## WATERPROOFING

Floor surface waterproofing in all wet areas with epoxy grout filling on floor and wall tile surface spaces.



## DTH PORT

One port each in living area and master bedroom.



## INTERNET POINT

One port near communication junction box.



NEARBY LOCATION HIGHLIGHTS



EDUCATION

- Delhi Public School
- Ambitus World School
- The Creek Planet School
- Oakridge International School
- Silver Oaks International School
- Unicent School
- Sri Chaitanya Jr. College
- VNRVJIT
- KL University
- DRK Engg. College



HOSPITALS

- Mamatha Academy of Medical Sciences
- SLG Hospital
- Relief Hospital



CONNECTIVITY

- ORR Exit 5
- Miyapur X Roads
- Miyapur Metro Station
- JNTU Metro Station
- HITEC City & Madhapur
- Rajiv Gandhi International Airport



(Not to scale)