



3ACASA

LUXURY APARTMENTS BY SIMCHAH

3ACASA

AT KOKAPET, THE HEART OF THE CITY





SIMCHAH : simkhaw'

Joy, mirth, gladness.

Inspired and raised by the influence of Design and Construction for over 30 years. Simchah Estates is a venture by new age developers with an ambition to bring freshness and innovation to the industry. We develop projects that are not only beautiful and functional, but also sustainable and conscious of their impact.

We at Simchah are committed to excellence. Come join us in our exciting journey and discover the joyous possibilities that lie ahead.

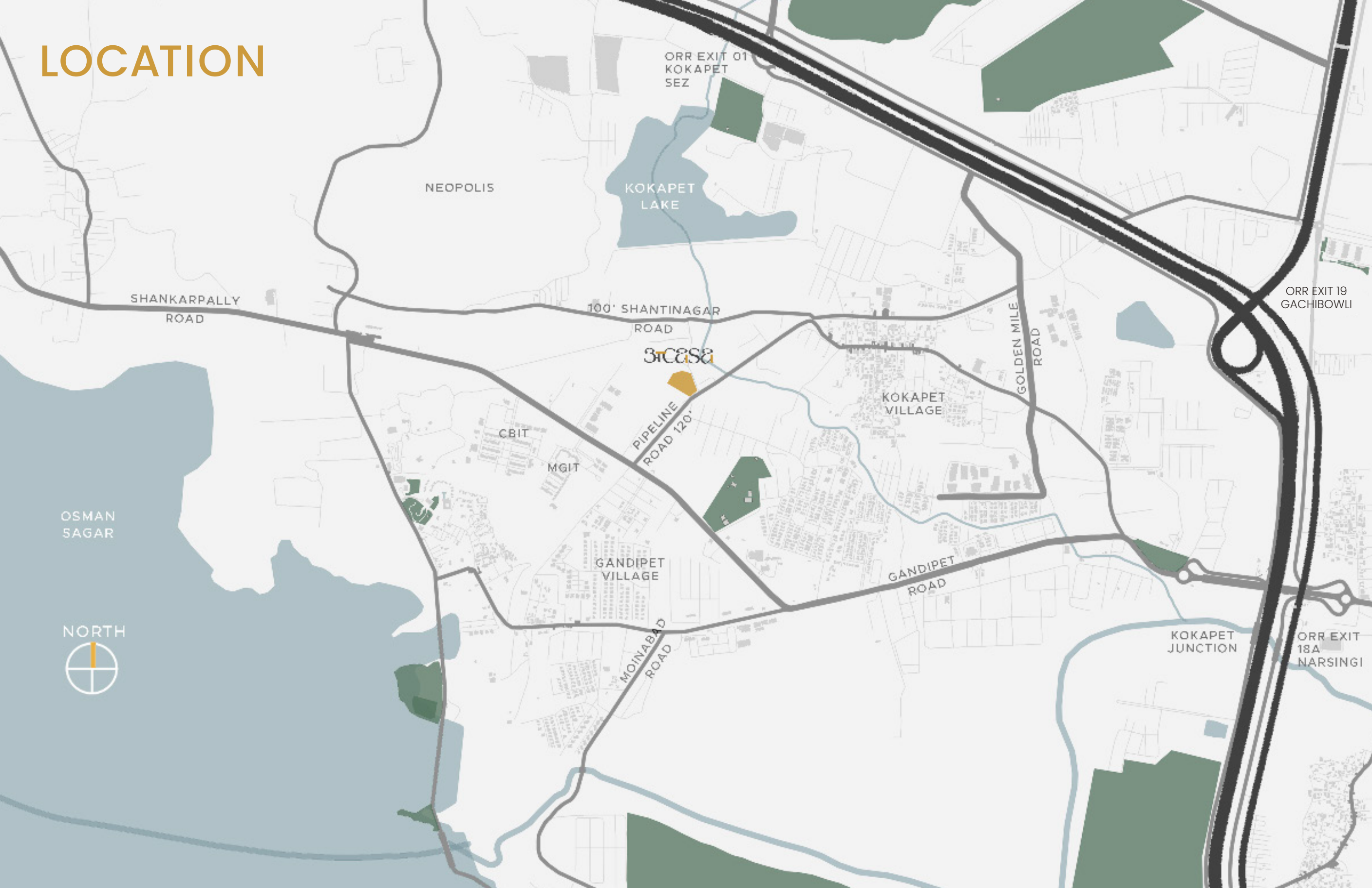




HOME IN THE SKY: THE ACASA STORY

Born from the pursuit of designing a home, where you are happy and where you feel you belong, Acasa is Home to the Soul - Homes where you feel comfortable with your family shrouded in positive vibrations and energies filled with love and life.

LOCATION



KOKAPET IS WHERE THE WORLD IS

As Hyderabad's fastest-growing area, Kokapet is the city's western bastion and the area everything new and bold calls home. Located on the historical Nizam-era pipeline road from Osman Sagar to Old City, Acasa is an address you can always be proud of.



FINANCIAL DIST.
10 MINS



INSTITUTIONS
10 MINS



ORR EXITS
12 MINS



LAKES
5 MINS



HOSPITAL
10 MINS



AIRPORT
30 MINS

LIFE AT ACASA



VENTILATION

A breath of fresh air, always.



LANDSCAPE

The shape of our identity.



SCIOGRAPHY

A play of light and shadow.



INNOVATION

Services that makes life easy.



MOVE TO WHAT MOVES YOU

Discover and embrace a life full of joy, harmony, and
endless possibilities at Acasa.

TRUE NORTH HOMES

Designed to the True North orientation, every Acasa home is aligned to the cosmic geometry which harnesses energies that bring you well-being and good fortune. Full of freshness of both air and energy, your living space in Acasa is a pure sanctuary tucked away from the noise of the city.



AS ONE, WITH THE COSMOS





HOME TO NATURE



HOME TO SOUL

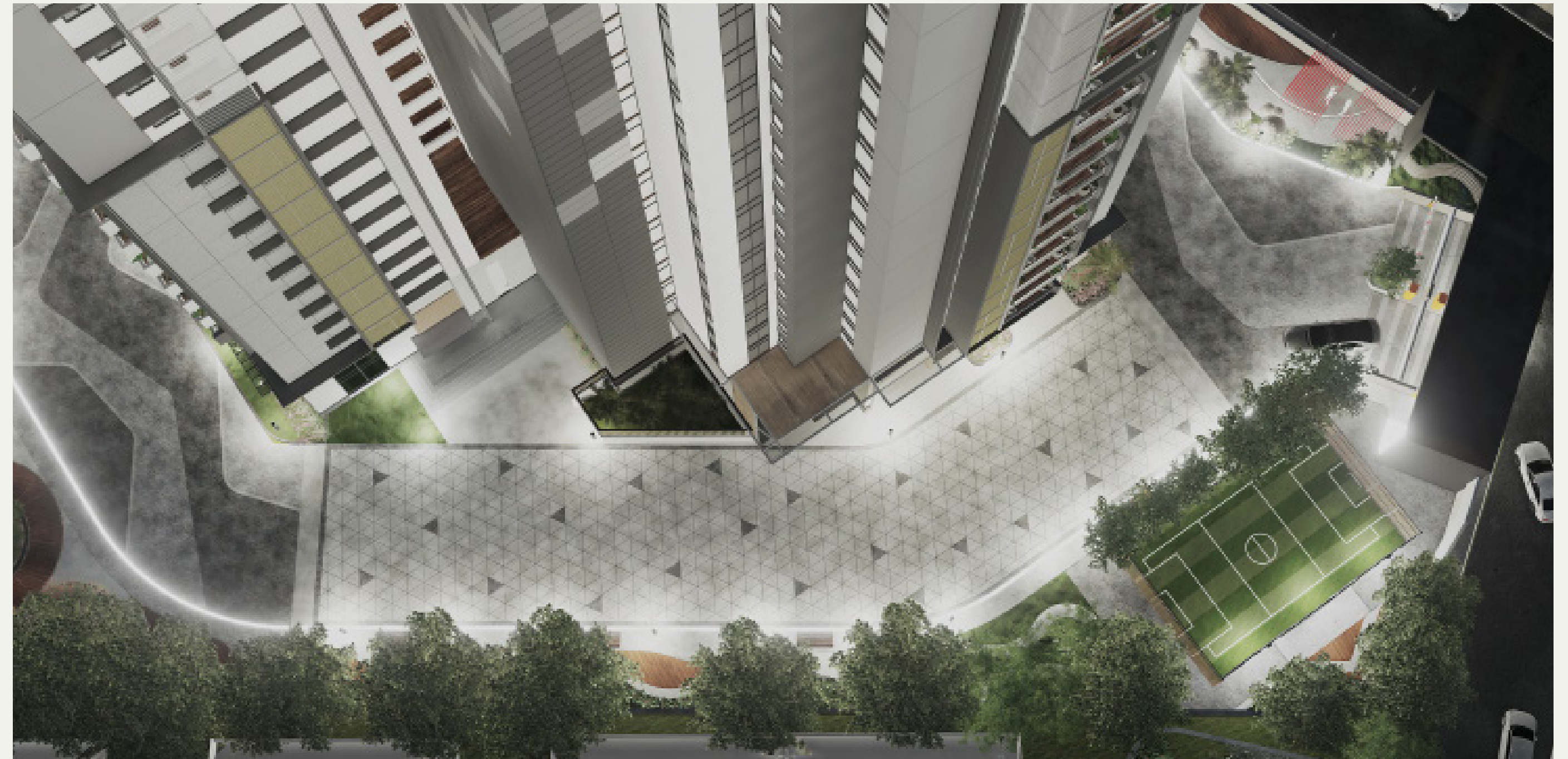


HOME TO JOY



HOME TO ONENESS

SURREAL OUTDOOR SPACES



What awaits you outside your home is just as important as what awaits you within. Designed to be surreal yet cosy, Acasa's outdoor spaces transport you to a world of comfort that effortlessly speaks to your senses.

A modern outdoor living space at night. On the left, a swimming pool is illuminated by string lights hanging from a pergola structure. The pergola has a green wall and is supported by wooden posts. A walkway leads from the pool towards the right, where more greenery and a lounge chair are visible. The overall atmosphere is serene and luxurious.

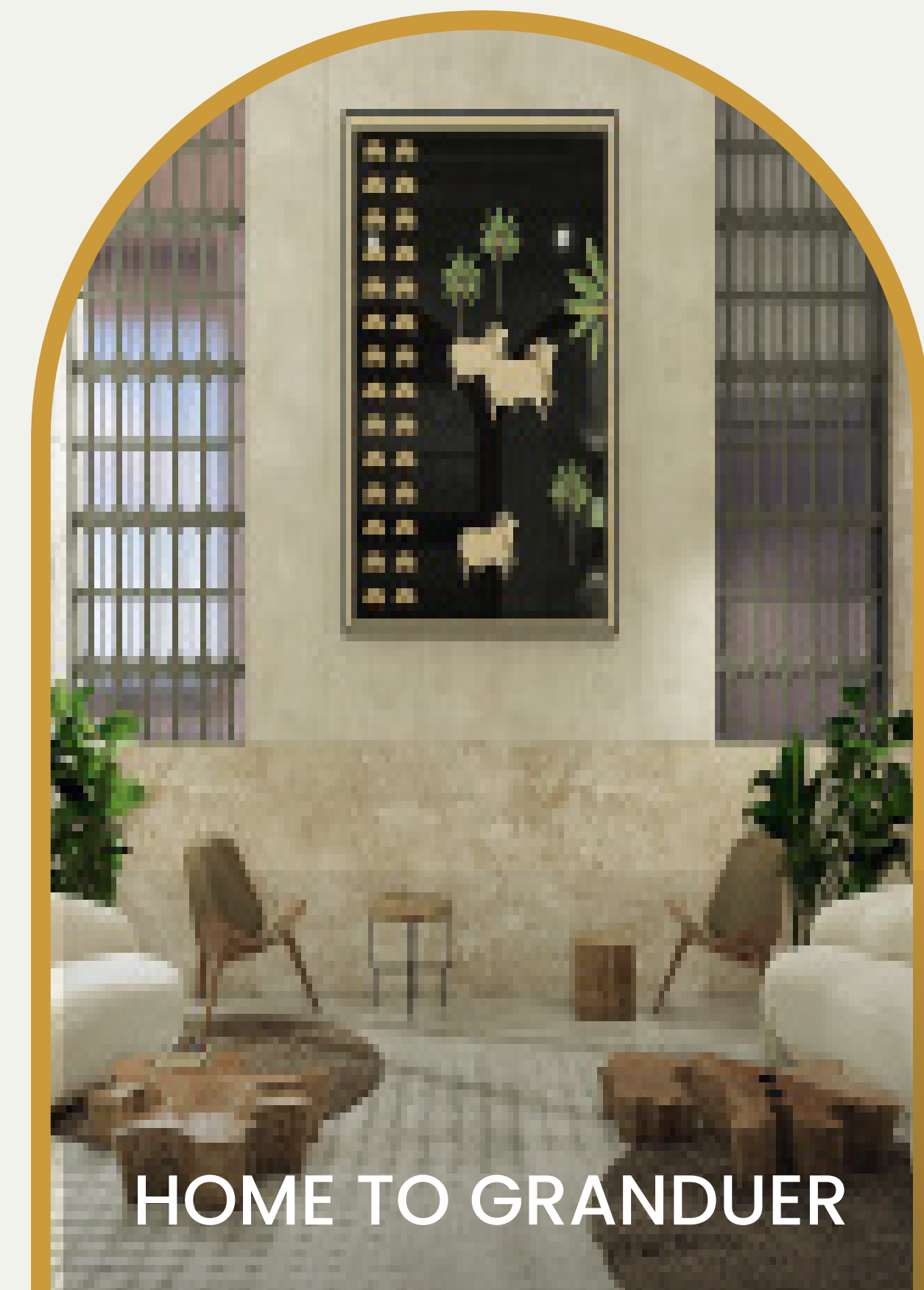
YOUR DREAM HOME AWAITS

PLAY IT UP

Unwind and let go in outdoor play areas that bring out the best in you. Built to recreational standards, our sporting amenities invite you to breach your limits and cultivate your love for sport with pure and unrestricted freedom.

- MULTI-PURPOSE COURT
- CHILDREN PLAY AREA
- JOGGING/WALKING TRACK
- OUTDOOR SITOUTS
- NATURAL CASCADE
- AMPHITHEATRE





HOME TO GRANDUER



HOME TO DESIGN



HOME TO LUXURY



HOME TO PEACE

3tCASA

The image shows a contemporary interior space, likely a lobby or reception area. In the center, a dark, polished marble reception desk sits on a wooden base. Behind the desk is a decorative metal screen with a repeating arched pattern. The '3tCASA' logo is illuminated in white on a dark rectangular panel within this screen. To the left, a wall is covered in a light-colored material with a repeating scalloped pattern. To the right, a wooden wall features three white bird-shaped wall sculptures. In the foreground, several potted plants, including a large green leafy plant and a palm-like plant, are arranged on a wooden surface. The floor is made of light-colored, polished tiles. In the background, an arched hallway leads to another level of the building.

WELCOME TO THE CLUBHOUSE

Spread over 17,000 sqft, Acasa's clubhouse is where many worlds meet. As the beating heart of the community, the clubhouse is designed for you to step into a world of boundless joy and enthusiasm to pursue your interests as well as to bring you together with friends—both old and new. This is where good things just happen.



LOUNGE AREA

Discover a new level of sophisticated living in our meticulously designed apartment building, offering unparalleled amenities and breathtaking views.





GYMNASIUM

PLAY IT MORE

World-class indoor sporting facilities allow you to exercise, pursue, and conquer the sport of your choice in any season and at any time. Rediscover an old favourite or discover a new one in our high-octane indoor sports arena.

- INDOOR MULTIPURPOSE COURT
- GYMNASIUM
- MULTIPURPOSE HALL
- BUSINESS CENTRE
- INDOOR GAMES
- INDOOR POOL
- TWO GUEST BEDROOMS
- YOGA STUDIO





INDOOR SWIMMING POOL



INDOOR GAMES



MULTI-PURPOSE COURT



DESIGN STORY

Aligned to True North, every Acasa home comes with a private veranda, help quarters and a balcony with uninterrupted views. Outfitted with every modern functionality, your home is designed to be your independent sanctuary of peace and happiness. Like a beacon of calm in Hyderabad's rapidly developing Kokapet, our homes invite you to live life the way it is meant to be.

Each home is designed with comfort, privacy and convenience. The 3.5 bedroom flats come with high ceilings, spacious rooms, 8 feet door/window heights, pooja with natural ventilation. The project is equipped with 4 passenger lifts and a service lift to avoid waiting time. Rediscover your lifestyle with us at Acasa.



A LIFE OF BLISS

PRIVATE VERANDA



POOJA ROOM



LIVING ROOM



BEDROOM

SITE PLAN

1. ENTRY
2. EXIT
3. WAITING DECK
4. JOGGING TRACK
5. LANDSCAPE SIT-OUT
6. WATERBODY
7. CHILDREN'S PLAY AREA
8. TRELIS WALKWAY
9. TREE SEATING
10. ELECTRICAL YARD
11. MULTI-PURPOSE COURT
12. SECURITY CABIN

NORTH



BLOCK PLAN

1. UNIT 1 - E 3520
2. UNIT 2 - W 3720
3. UNIT 3 - W 3750
4. LIFT
5. STAFF QUARTERS
6. STAIRCASE
7. SERVICES
8. GARBAGE SHAFT
9. SERVICE LIFT

* Disclaimer - The floor height of the 2nd and 3rd are 3M. Whereas the rest of the residential floors from 4th to 35th are 3.3M.

NORTH



UNIT 1 - EAST FACING 3520 SFT



- | | |
|--|---------------------------------|
| 1. ENTRY FOYER | 21. BALCONY - 11'9" X 4'6" |
| 2. DRAWING ROOM - 12'0" X 15'8" | 22. TOILET - 7'3" X 7'0" |
| 3. DINING ROOM - 17'3" X 18'8" | 23. SERVICE AREA |
| 4. LIVING ROOM - 9'10" X 12'2" | 24. STAFF QUARTER - 7'0" X 9'0" |
| 5. SITOUT - 9'0" X 12'3" | 25. TOILET - 7'0" X 4'0" |
| 6. MASTER BEDROOM - 16'0" X 14'0" | 26. SERVICE AREA |
| 7. DRESS - 8'0" X 6'6" | 27. LIFT SHAFT - 7'0" X 7'0" |
| 8. TOILET - 8'0" X 7'0" | 28. STAIRCASE |
| 9. KITCHEN - 10'0" X 14'0" | 29. SERVICE LIFT - 8'0" X 9'0" |
| 10. UTILITY - 6'0" X 14'0" | 30. LOBBY - 8'0" X 8'0" |
| 11. POOJA ROOM - 5'10" X 5'0" | |
| 12. LANDSCAPE - 4'6" X 5'0" | |
| 13. MULTI-PURPOSE HALL - 11'6" X 15'0" | |
| 14. BALCONY - 11'5" X 4'6" | |
| 15. BEDROOM 2 - 11'3" X 17'0" | |
| 16. BALCONY - 11'0" X 4'6" | |
| 17. TOILET - 5'6" X 8'6" | |
| 18. DRESS - 5'6" X 5'0" | |
| 19. POWDER ROOM - 5'6" X 5'0" | |
| 20. BEDROOM 3 - 11'9" X 16'0" | |

NORTH



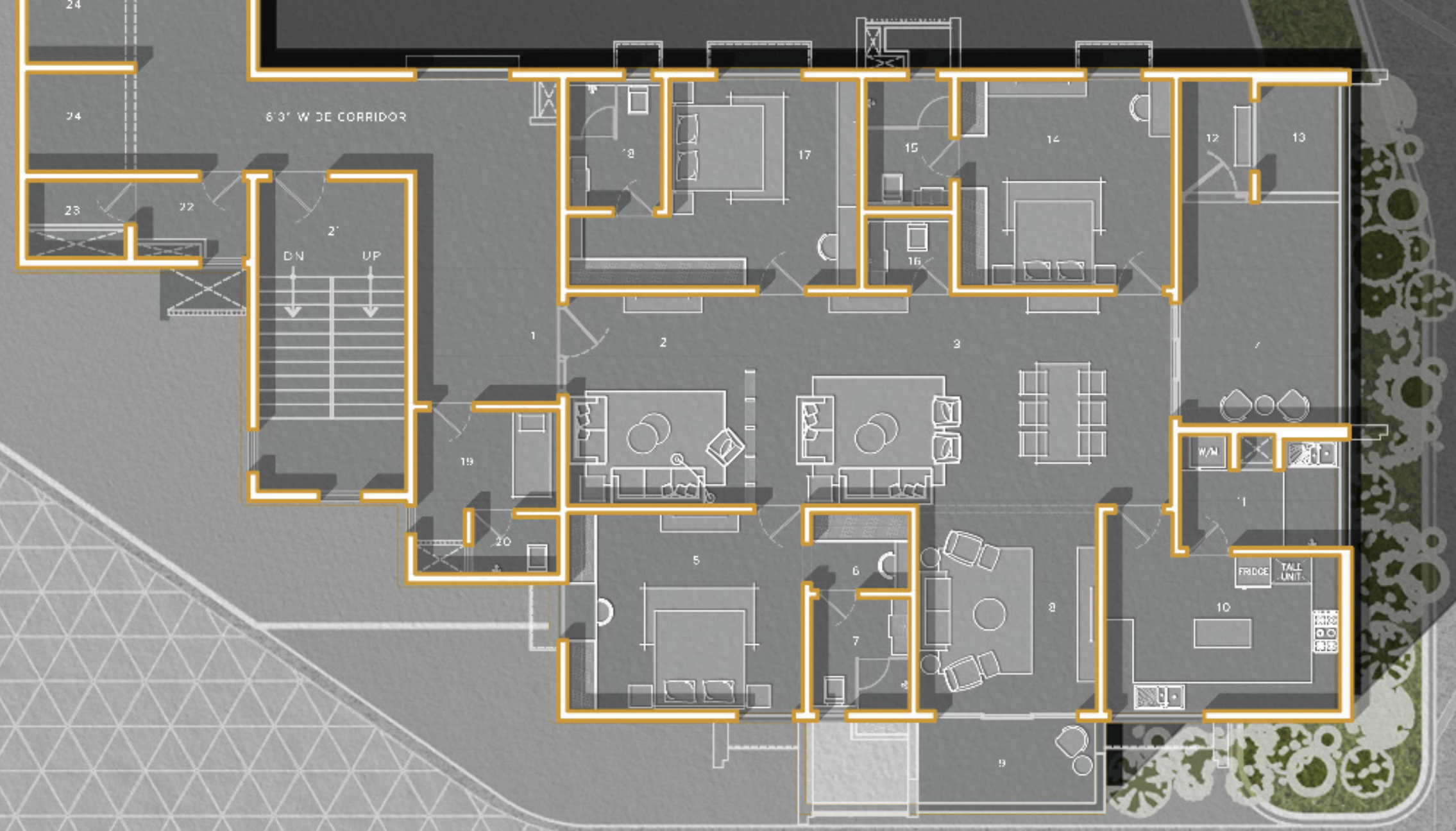


UNIT 2 - WEST FACING 3720 SFT

1. ENTRY FOYER
2. DRAWING ROOM - 16'0" X 13'6"
3. LIVING & DINING ROOM - 23'6" X 21'0"
4. SITOUT - 9'0" X 20'3"
5. MASTER BEDROOM - 15'5" X 15'0"
6. TOILET - 10'0" X 6'0"
7. MULTI-PURPOSE HALL - 13'0" X 14'6"
8. KITCHEN - 10'0" X 14'0"
9. UTILITY - 10'0" X 7'8"
10. POOJA ROOM - 9'0" X 5'0"
11. LANDSCAPE - 7'8" X 5'0"
12. BEDROOM 2 - 17'0" X 13'0"
13. BALCONY - 14'0" X 6'6"
14. TOILET - 6'6" X 9'0"
15. DRESS - 6'6" X 5'0"
16. BEDROOM 3 - 15'4" X 14'6"
17. BALCONY - 15'4" X 4'6"
18. TOILET - 9'0" X 5'6"
19. POWDER ROOM - 5'9" X 5'6"
20. SERVICE AREA
21. SERVICE LIFT - 8'0" X 9'0"
22. LOBBY - 8'0" X 8'0"
23. STAFF QUARTER - 7'0" X 7'9"
24. TOILET - 7'0" X 4'0"
25. SERVICE AREA
26. LIFT SHAFT - 7'0" X 7'0"

NORTH





UNIT 3 – WEST FACING 3750 SFT

1. ENTRY FOYER
2. DRAWING ROOM – 13'3" X 15'0"
3. LIVING & DINING – 29'6" X 15'0"
4. SITOUT – 12'0" X 16'2"
5. MASTER BEDROOM – 17'0" X 14'0"
6. DRESS – 7'0" X 5'6"
7. TOILET – 7'0" X 8'0"
8. MULTI-PURPOSE HALL – 12'8" X 14'6"
9. SITOUT – 12'6" X 6'6"
10. KITCHEN – 16'6" X 11'0"
11. UTILITY – 12'0" X 8'0"
12. POOJA ROOM – 5'0" X 8'0"
13. LANDSCAPE – 6'3" X 8'0"
14. BEDROOM 2 – 15'0" X 14'8"
15. TOILET – 6'0" X 9'3"
16. POWDER ROOM – 6'0" X 5'0"
17. BEDROOM 3 – 14'0" X 14'8"
18. TOILET – 6'0" X 9'3"
19. STAFF QUARTER – 10'0" X 7'0"
20. TOILET – 6'0" X 4'0"

21. STAIRCASE
22. SERVICE AREA
23. GARBAGE ROOM – 7'0" X 5'6"
24. LIFT SHAFT – 7'0" X 7'0"

NORTH



SPECIFICATIONS

| | |
|-------------------------------|--|
| Super Structure | R.C.C framed structure to withstand wind and seismic loads. Walls : Reinforced shear walls or cement concrete blocks. |
| Doors | Main Door and Internal Door : 8' Height Engineered hardwood frame finished with melamine spray on veneer flush shutters with reputed hardware. |
| Windows | 5' Height Aluminium frames with toughened glass panelled sliding/casemate with fly proof shutter with double glazed glass. |
| Wall Finishes | External Walls: Textured/ smooth finish with two coats of exterior emulsion paint of reputed make. Internal Walls: Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make, over a coat of primer. |
| Ceiling Finishes | Toilets: grid ceiling to cover service lines. |
| Flooring | Drawing, Living, Dining and Bedrooms: Large format vitrified tiles and laying with spacer and epoxy grout with 3" skirting. Toilets and powder room: Concept designer tiles for walls and floors. Balconies / kitchen: Anti- Skid vitrified tiles of reputed make. Utility: Glazed ceramic tiles. Staircases: Granite / Tandoor stone as per architect design. |
| Tile Cladding/ Dadoing | Dadoing: Dadoing up to lintel height in all toilets and powder room. Lift Cladding: Large format vitrified tiles. |
| Kitchen and Utility | Provision for Sink. Separate tap connection for municipal water and borewell water. Granite platforms will not be provided in the kitchen. Hot water connection to the sink in the kitchen. Utility: Granite counter for utility area with stainless steel sink. Two feet ceramic tile dado above granite counter in utility. |
| Bathrooms | Porcelain wash basins of reputed make. Overhead shower faucets of reputed make. Western style porcelain EWC of reputed make. Concealed dual flush valve of reputed make. A detachable stainless steel cockroach trap of reputed make in all bathrooms. Hot water connection to the shower and wash basin in each bathroom. Glass Cubicle to be provided in all bathrooms. |
| Electrical | Concealed internal wiring with fire retardant PVC insulated copper wires for all points. Good quality modular type switches and sockets. Adequate number of light/ fan points in every room. Adequate power points in the kitchen for grinders/ mixers/ cooking range/ exhaust chimney/ microwave oven etc and in the wash area for washing machines/ dryers/ dishwashers etc. Exhaust fans provision in toilets. Separate metering for each unit for normal supply and DG supply. Earthing for every unit as per standards. 3-Phase power connection of required load for each unit depending on size of apartment. |

| | |
|--|--|
| Air Conditioning | Electrical provision in all rooms for split Air-conditioners. No provision for window Air-conditioners. Concealed copper piping for Air-conditioning shall be done by the builder at extra cost |
| Telecom/Cable/ Internet | DTH provision in all bedrooms and living areas. Intercom Provision in drawing/living. Wired Internet provision in master bedroom, children's bedroom and drawing room. Standalone video door phone of reputed make. Wi-Fi internet in clubhouse. |
| Lifts | High - Speed automatic lifts of Mitsubishi/ Toshiba or equivalent made with group control and ARD V3F for energy efficiency. Service Lift: High Speed automatic lifts of reputed make with ARD with V3F for energy efficiency. |
| Wtp and Stp | Fully treated water made available through exclusive water softening and purification plants in case of borewell water. Sewage treatment plant of adequate capacity as per norms will be provided in the project. Treated sewage water will be used for landscaping and flushing purposes. Water metres for each unit shall be provided. |
| Security/Bms | Sophisticated round the clock security system. Surveillance cameras at the main security gate, passenger lifts and children's play area. Boom barriers at entry for vehicles with mechanical operation. Building management software for gas bank, generator, water metre and power connections. |
| Fire Safety | Fire Hydrant and fire sprinkler system in all floors and basements. Fire alarm and public address system in all floors and parking areas. Control panel will be kept at main security. |
| Landscape | Landscaping and water bodies in the setback areas wherever feasible and in Tot-Lot areas as per design of landscape consultant. |
| Waste Management and Rain- Water Harvesting | Separate bins to collect dry waste (paper, plastic, glass and metals) and wet waste (organic). Rain-water harvesting system in place to recharge wells onsite and to improve ground water level |
| Parking Management | Well-designed car parks , signage boards and equipment at strategic locations for the ease of driving. One EV Charge point for each flat shall be provided. Car wash facility provided for two cars. |
| LPG | Supply of gas from centralised gas bank to all individual flats with Pre-Paid gas metres shall be provided. |
| ClubHouse and Amenities | Well-designed clubhouse with facilities for Double Height Reception and Waiting, Gym, Multipurpose Hall, Multipurpose Courts (badminton/ half basketball), Guest Rooms, Swimming Pool with toddlers pool. Outdoor : Multi-purpose Court, Jogging track and Children's Play Area. |

* DISCLAIMER - THE SPECIFICATIONS MENTIONED ARE SUBJECT TO CHANGE WITH RESPECT TO EQUIVALENT MAKE



HOME TO THE SOUL

Experience life on a higher note at Acasa, where the worlds of design, luxury, and nature come together to create a residential community unlike any other in Hyderabad.

After all, Acasa is where you'll find a home for your soul. Start your journey with us today.



THE TEAM



CIVIL CONTRACTORS



PMC



PARKING AND TRAFFIC CONSULTANTS



MEP CONSULTANTS



STRATEGIC PARTNERS



STRUCTURAL CONSULTANTS



DESIGN CONSULTANT



ARCHITECTS




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LEGAL



BRANDING PARTNER



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