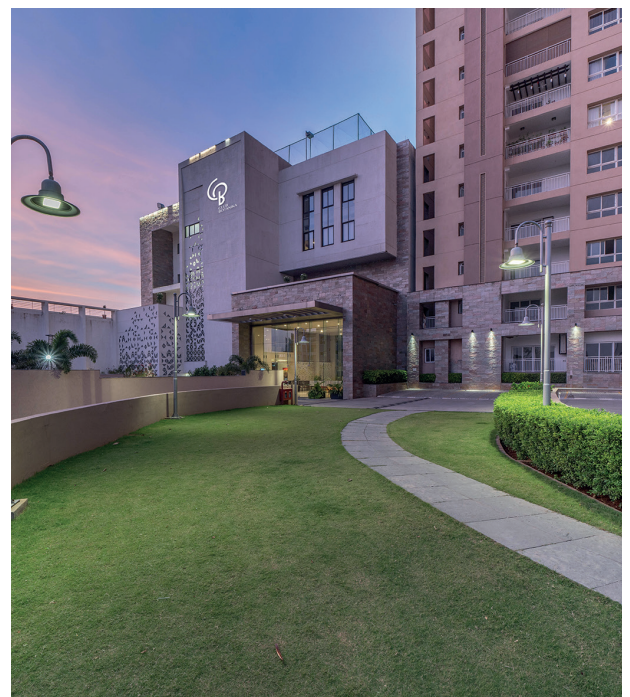


FLOOR PLANS
DESIGNED FOR BLISSFUL LIVING



THE BOTANIKA

Immaculately designed, spacious and overlooking 200-acres of Botanical Gardens. Welcome to a home that'll truly introduce you to bliss, The Botanika. It brings together goodness, nature and quality living, at the very heart of new Hyderabad, in Gachibowli.



LOCATION, THE FIRST LUXURY.

Each month, it seems, there is a new flyover. And every flyover leads to the same destination. The Botanika. No matter where you are, it never takes long to get here. Or to get there from here. And best part is, everything you need, is right around the corner. Everything.



A WORLD WITHIN. A WORLD OF GREATER LIVING.

Whether it's the luxury of a prime location, or that of a warm and vibrant community, The Botanika has everything for the perfect life. Be it a meal with your friends at the exquisite fine-dining restaurant CuisineKraft, or a mini-vacation over the weekend at the 40,000 sq. ft. Club Botanika, there's a whole world within Club Botanika. A world made to help you grow as a being, to keep your mind at peace, and your body active. To nurture your interests, and to give all that you need, under one roof. There's everything you can think of, and then some more.



AMENITIES AT CLUB BOTANIKA

- Fine-Dining Restaurant
- The Café
- Spa
- Jacuzzi
- Swimming Pool
- Kids Pool
- Banquet Hall with Terrace
- 32-seat Mini Theatre
- Business Centre
- Yoga Room
- Gymnasium
- Games Room
- Squash & Shuttle Courts
- Sports Arena

AMENITIES AT THE PODIUM LEVEL OF PHASE II

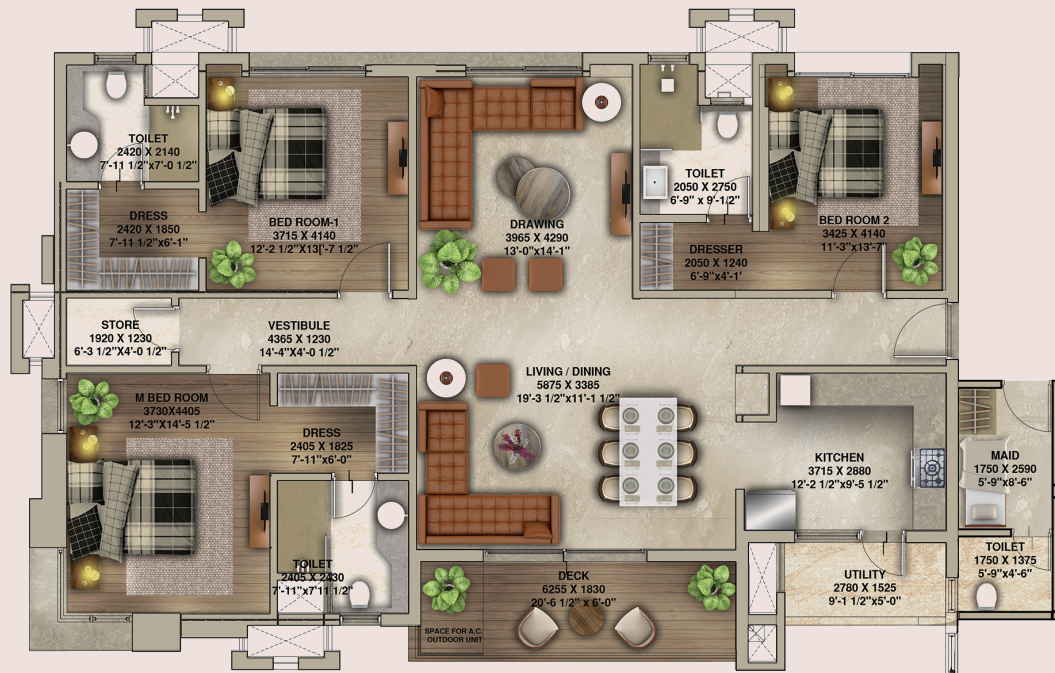
- Stepped Planters
- Viewing Deck
- Cantilevered Pavillion
- Café
- Senior Citizens Lounge
- Skating Rink
- Play Area
- Hopscotch
- Climbing Cargo Net
- Croquet Play
- Swimming Pool
- Kids Pool
- Jacuzzi
- Outdoor Shower
- Water Cascade
- Pool Deck
- Party Area
- Amphitheatre
- Outdoor Gym
- Yoga, Meditation

TOWER A

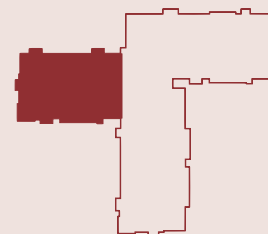
ALPINE

EAST FACING

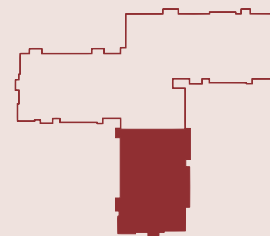
3 BHK T1A



Apartment Area	2018 sq.ft.
SBUA [33.61% Loading]	2696 sq.ft.
Carpet Area	1648 sq.ft.
Balcony / Area	164 sq.ft.

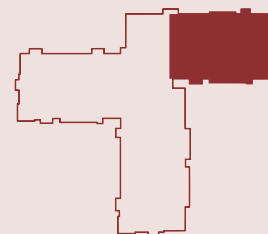
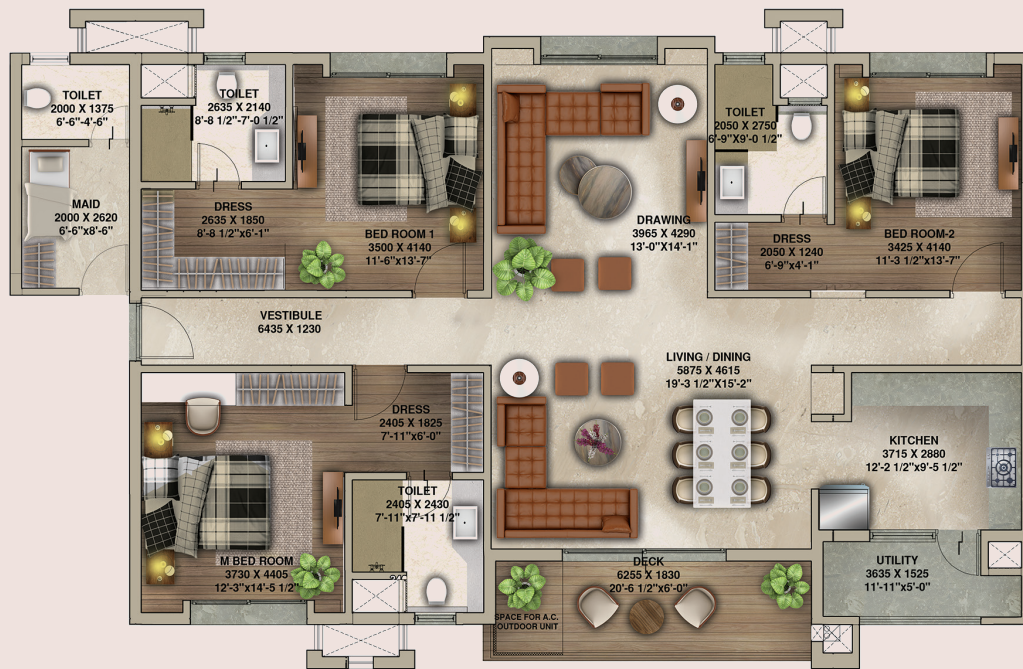


NORTH FACING 3 BHK T2A



Apartment Area	2021 sq.ft.
SBUA [33.61% Loading]	2701 sq.ft.
Carpet Area	1649 sq.ft.
Balcony / Area	172 sq.ft.

WEST FACING
3 BHK T3A



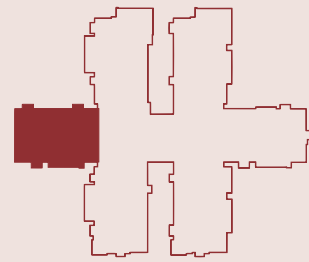
Apartment Area	2034 sq.ft.
SBUA [33.61% Loading]	2717 sq.ft.
Carpet Area	1671 sq.ft.
Balcony / Area	168 sq.ft.

TOWER B

ASTER

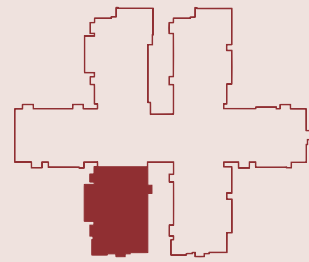
EAST FACING

3 BHK T1B



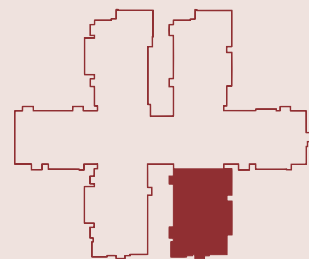
Apartment Area	1688 sq.ft.
SBUA [33.61% Loading]	2255 sq.ft.
Carpet Area	1373 sq.ft.
Balcony / Area	145 sq.ft.

NORTH FACING
3 BHK T2B



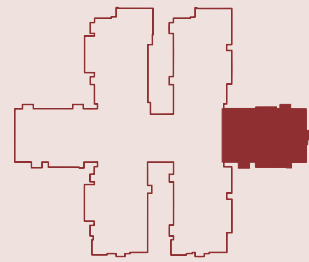
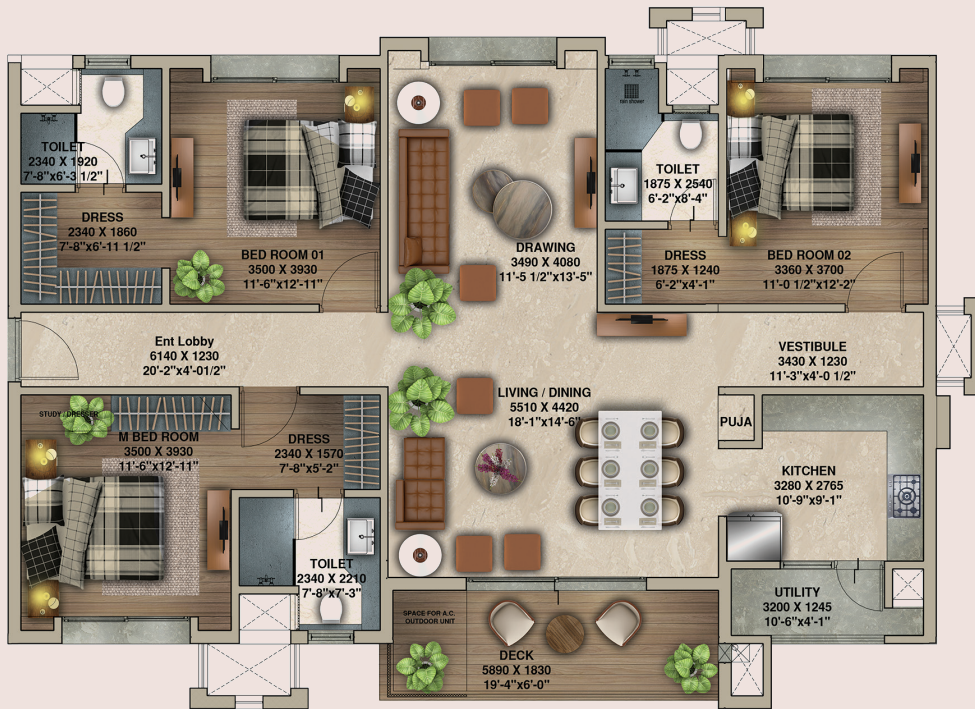
Apartment Area	1813 sq.ft.
SBUA [33.61% Loading]	2422 sq.ft.
Carpet Area	1452 sq.ft.
Balcony / Area	178 sq.ft.

NORTH FACING
3 BHK T3B



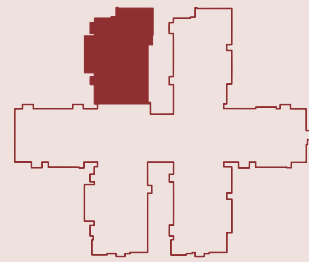
Apartment Area	1738 sq.ft.
SBUA [33.61% Loading]	2322 sq.ft.
Carpet Area	1396 sq.ft.
Balcony / Area	163 sq.ft.

WEST FACING
3 BHK T4B



Apartment Area	1700 sq.ft.
SBUA [33.61% Loading]	2272 sq.ft.
Carpet Area	1386 sq.ft.
Balcony / Area	145 sq.ft.

SOUTH FACING
3 BHK T6B



Apartment Area	1950 sq.ft.
SBUA [33.61% Loading]	2605 sq.ft.
Carpet Area	1451 sq.ft.
Balcony / Area	287 sq.ft.

SPECIFICATIONS

INTERNAL SPECIFICATIONS

Living/Drawing/Dining	:	Marble
Bedrooms	:	Laminated wooden flooring
Balconies	:	Anti-skid vitrified tiles
Utility Areas	:	Anti-skid ceramic tiles
Toilets	:	Vitrified tiles
Kitchen	:	Vitrified tiles
Servant's Room & Toilet	:	Anti-skid ceramic tiles

DOORS/WINDOWS

Window	:	UPVC
Doors	:	Flush doors with teakwood veneer finish

FALSE CEILING

False ceiling in POP
(only in the common area and cornice in the bedroom corners)

TOILET

Sanitaryware & CP	:	Kohler/Grohe/Equivalent make
Wall Cladding & Ceiling	:	Granite/Anti-skid vitrified tiles & false ceiling

WATER SUPPLY

24 hours water supply

WALL FINISH

Smooth wall finish with acrylic emulsion paint

HOME AUTOMATION SYSTEM

Smart home automation

AIR-CONDITIONING

VRF energy efficient air-conditioning system

ELECTRICALS

Concealed wiring with copper/aluminium wires with switches by Legrand/Schneider/equivalent make

POWER BACK-UP

100% power back-up



The 
Botanikā
Blissful Living

The Botanika, Behind The Platina, Gachibowli, Hyderabad 500 032.
Call: **1800 102 0293** | botanika.in

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