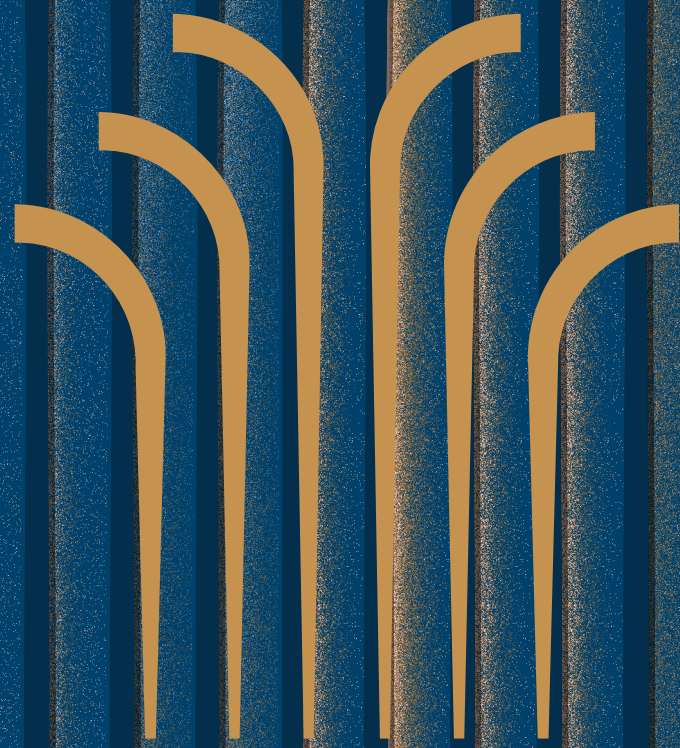


RERA NO.: P02400009538



THE  
CASCADDES  
NEOPOLIS



KOKAPET, HYDERABAD

LIFE

APPRECIATES

HERE





# The greatest asset of your life,



## That's why we designed The Cascades Neopolis.

A space which promises fine living along with the finer things your life needs to flourish. Here your physical, mental, social, environmental, spiritual and emotional well-being, co-exist harmoniously in the arms of luxurious living.

With such a detailed approach to your wellness coupled with sustainability and smart living, what you get is an incomparable lifestyle and the comfort in knowing that life appreciates here.

# is your life itself.



# First impressions last forever.

## THE CASCADES NEOPOLIS

**We believe where you live impacts how you live. That's why we embedded wellness into every aspect of our design.**

5 luxurious towers of 63 floors each, spread across 7.34 acres, carefully balances home, work and luxury hospitality, and has been designed in accordance with Vastu principles. The apartments are spacious and inviting and you can look forward to 1189 intelligently planned 3 & 4 BHK's and 10 exclusive triplex penthouses with private pools, alongside

a club house, under tower amenities, podium landscape, tower lounges, sky lounge, sky garden and 2 helipads. And for those who aspire for the heights of luxury, the sky lounge accessible via exclusive lifts with views of the city, promise an unmatched experience.

Beyond the magnificence of its luxurious design, these living spaces with their WELL and IGBC Pre-Certification drive wellness, sustainability and smart living with utmost sincerity ensuring a holistic, healthy life.

05  
TOWERS

63  
FLOORS

7.34  
ACRES



Artistic Impression



# A MASTERPIECE FOR THE ART OF LIFE.

TOTAL AREA

7.34  
*acres*

TOTAL UNITS

1199  
*1189* 3 & 4 BHKS  
*10* TRIPLEX  
PENTHOUSES

TOWERS

05

3 BHK UNIT AREA

2560-3390  
*sq ft*

CLUBHOUSE AREA

50,000+  
*sq ft*  
*08* FLOORS

FLOORS

63  
*07* PARKING  
*01* PODIUM AMENITY  
*54* RESIDENTIAL  
INCLUDING 5 REFUGE  
*01* ROOFTOP AMENITY

4 BHK UNIT AREA

3895-4825  
*sq ft*

AMENITY AREA

2,00,000+  
*sq ft*  
*07* LEVELS

PARKING FLOORS

07  
*02* BASEMENTS  
*05* STILT PARKING

HELIPADS

02





Sustainability  
IGBC PRE-CERTIFICATION

Wellness  
WELL PRE-CERTIFICATION

International  
Concierge  
QUINTESSENTIALLY



Everything  
you need to  
live better,  
is right here.



Smart Home Automation  
COMPATIBLE WITH ALEXA AND GOOGLE

International  
Consultants  
UHA LONDON,  
COOPERS HILL,  
& STUDIO HBA





# A marriage of timeless architecture with the beauty of nature.

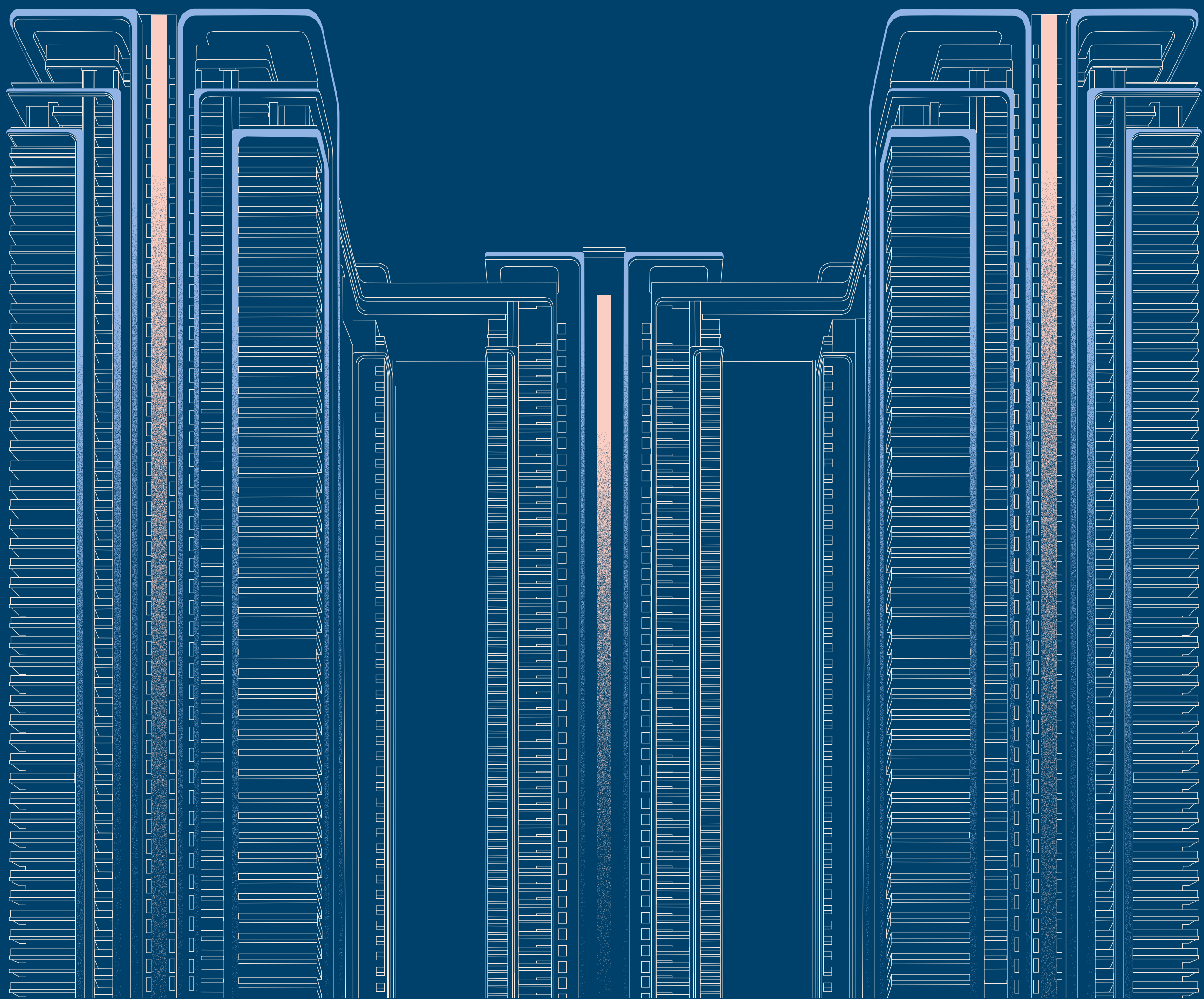
Conceived to be aesthetically relevant through the ages, the striking look of The Cascades Neopolis meshes the elegance of iconic structures like The Empire State Building and The Rockefeller Center, with the majestic beauty of waterfalls like Iguazu Falls in Argentina and Iceland’s Seljalandsfoss.

The crown of the buildings mimic water falling over the edge of a cliff, while the white vertical ribbons that descend to the bottom represent the linear trajectory of this glorious body. Separate layers of crowns enhance the illusion of a pulsating waterfall and the bronze accents

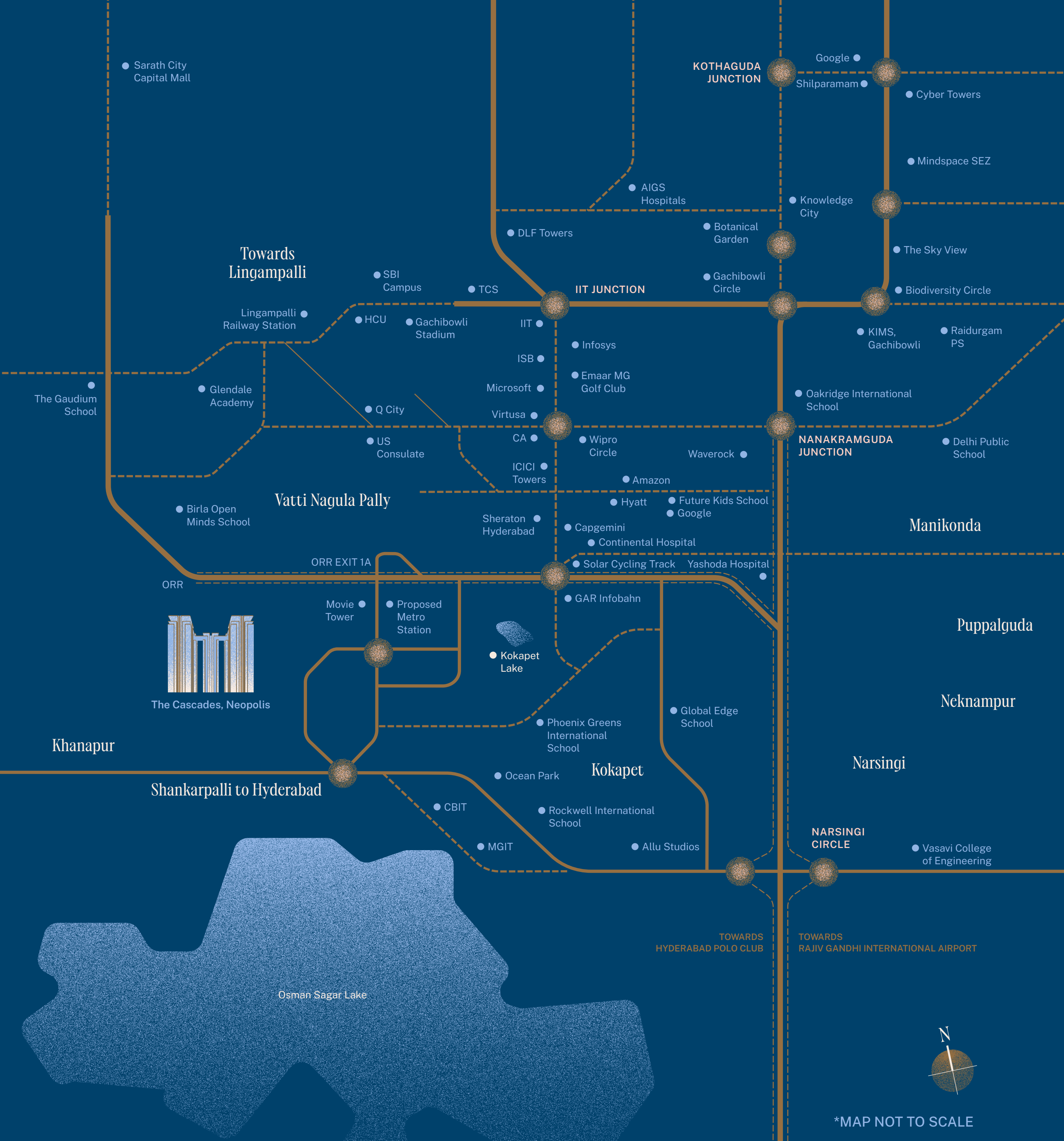
that run alongside the white ribbons imitate the effect of the blazing sun kissing the surface of the water. At night, the light accents along the ribbons create a stunning visual effect.

The anchor of the towers is the podium which employs horizontal bands closely resembling heavy rock formations common to waterfalls. This combined with the horizontal planters ape a lush mountain atop which the towers rest.

All these come together to make the five towers appear like a series of massive waterfalls nestled in a haven amid nature.







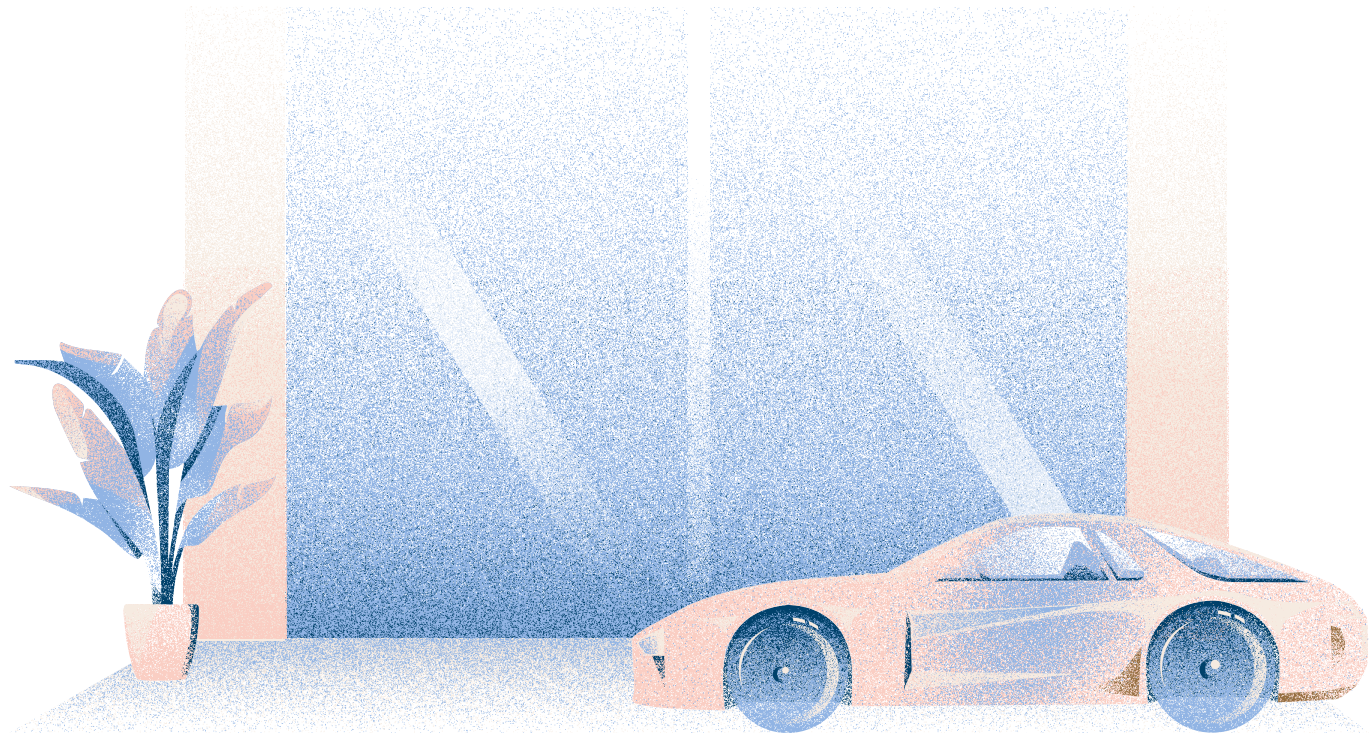
CONNECTIVITY

You're never too far from where you want to be.

Situated at Neopolis in Kokapet, Hyderabad, this architectural marvel is a fine example of urban living merging with the tranquillity of nature. Tucked away in a peaceful world, its strategic position allows you to connect easily to vibrant city life as and when you crave it. Where else could enjoy the best of both worlds.

ORR Exit 1A Neopolis	5 mins
Neopolis Metro Station (Proposed)	5 mins
Rajiv Gandhi International Airport (RGIA)	25 mins
Lingampalli Railway Station	30 mins





# Going anywhere feels like a breeze.

## HOSPITALITY

*Inter-Continental Hotel	5 mins
Sheraton Hyderabad Hotel	12 mins
Hyatt Gachibowli	13 mins
Radisson Collection	24 mins
Inorbit Mall	25 mins
ITC Kohenur	28 mins

## SOCIAL & ENTERTAINMENT

*Orion Mall	5 mins
Solar Cycling Track	15 mins
Emaar Golf Course	20 mins
Hyderabad Polo Club	20 mins
Sarath City Mall	24 mins
Hyderabad Golf Club	34 mins

## SCHOOLS

*VARSITY Educational Institute	1 min
Rockwell International School	10 mins
Birla Open Minds School	20 mins
Oakridge International School	20 mins
The Glendale Academy	25 mins
The Gaudium School	26 mins

## HOSPITALS

*Yashoda Hospital, Puppalguda	10 mins
Apollo Hospital	15 mins
Continental Hospitals, Gachibowli	15 mins
AIG Hospitals, Gachibowli	20 mins
KIMS Hospitals	30 mins

## CORPORATES & SEZS

*Grava Business Park	5 mins
Google Campus	12 mins
Amazon India Campus	15 mins
Microsoft Campus	18 mins
Mindspace SEZ	30 mins
Knowledge City	35 mins

\* UPCOMING DEVELOPMENTS

\* TIMINGS AS PER GOOGLE MAPS IN IDEAL TRAFFIC CONDITIONS



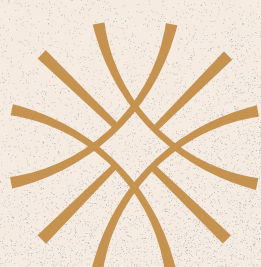
# EXPLORE A WORLD OF AMENITIES AT DIFFERENT HEIGHTS.



## Sky Garden

Exclusive spaces with a view, designed for relaxation and high-end entertainment.

INFINITY LAP POOL — TEMPERATURE CONTROLLED | YOGA DECK  
OUTDOOR GYM | OUTDOOR SEATING | AMPHITHEATRE



## Sky Lounge

Shared amenities at the central tower hub.

INDOOR SKY POOL | STUDIO GYM | HAMMAM & SAUNA  
BUSINESS LOUNGE



## Tower Lounge

Exclusive amenities with breathtaking views at the top of every tower.

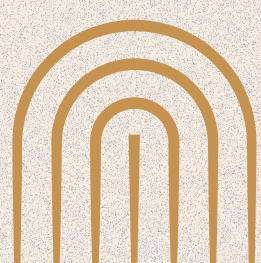
TV LOUNGE | PRIVATE DINING | CARD ROOM | LIBRARY



## Clubhouse

A grand 8-floor world for socializing, exercising and relaxation.

CAFÉ & DINING | SPORTS LOUNGE & GAMES | MINI THEATRE  
MULTI-PURPOSE HALL | SPA | GYM | PILATES/YOGA STUDIO  
SQUASH COURT | BADMINTON COURT | OUTDOOR PADDLE  
TENNIS COURT



## Under Tower

Easy to access facilities below each tower.

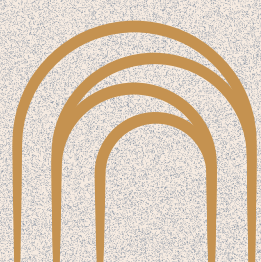
GUEST LOUNGE & LIBRARY | GAMING ZONE/LOUNGE  
KIDS PLAY AREA | CRÈCHE | INDOOR GAMES | ART / POTTERY  
STUDIO | MULTI-PURPOSE ROOM | COWORKING SPACE  
GUEST ROOMS | OUTDOOR GYM | OUTDOOR MINI GOLF



## Podium

Open and sheltered spaces designed for you to unwind.

LAGOON SWIMMING POOL | KIDS WADING POOL | LANDSCAPED  
GARDENS | MULTI-PURPOSE LAWN | KIDS PLAY AREA  
AMPHITHEATRE | WALKING TRAIL | CRICKET PRACTICE NET  
BASKETBALL PRACTICE COURT | PICKLEBALL COURT



## Groundscape

A warm welcome right at the entrance.

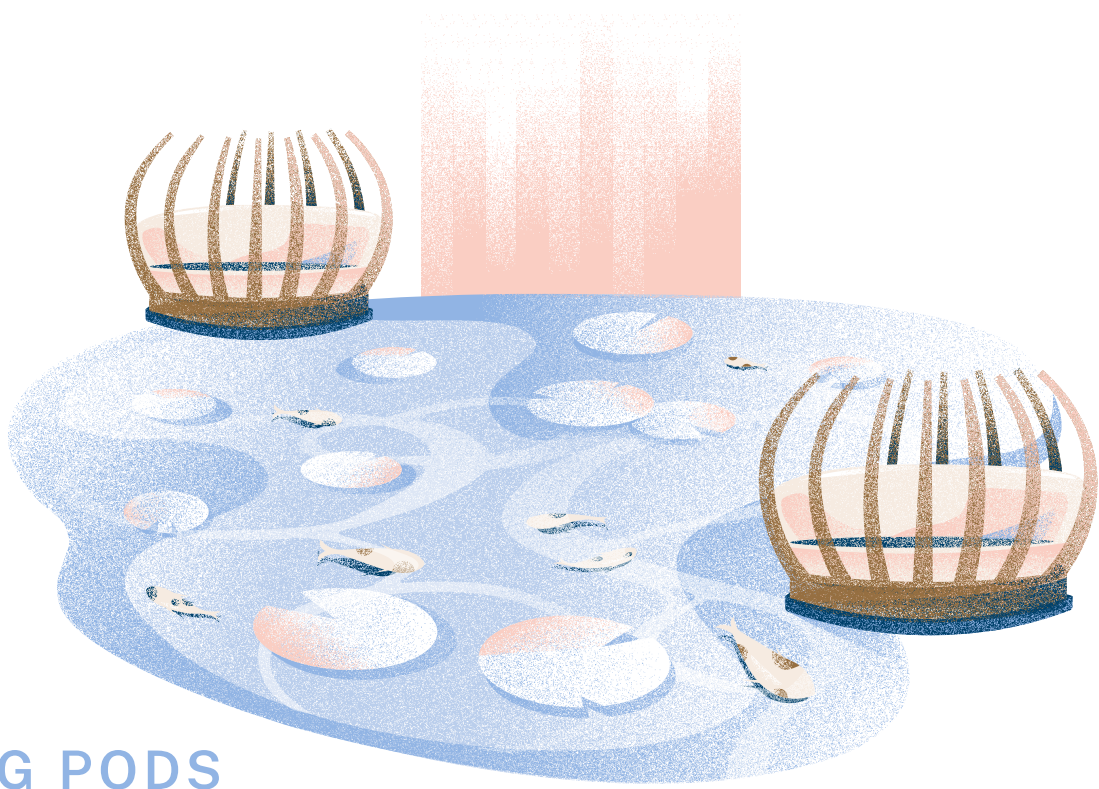
GRAND ENTRANCE | WATER FEATURE | GRAND LOBBY  
BICYCLE LOOP | PET CORNER



PODIUM

# Dive right into bliss.

Located at the heart of the property, this large resort style swimming pool surrounded by greenery serves as a cocoon for exercise and relaxation. Replete with lap pools, jacuzzi pools, floating daybeds, cabanas and interactive water play areas, and green-roofed poolside pavilions, the pool area also includes a kid’s pool where children can enjoy a swim safely.



KOI POND & FLOATING PODS



RESORT STYLE  
SWIMMING & FLOATING  
DECK | 35M LAP POOL



KIDS POOL, WET PLAY AREA & POOL DECK







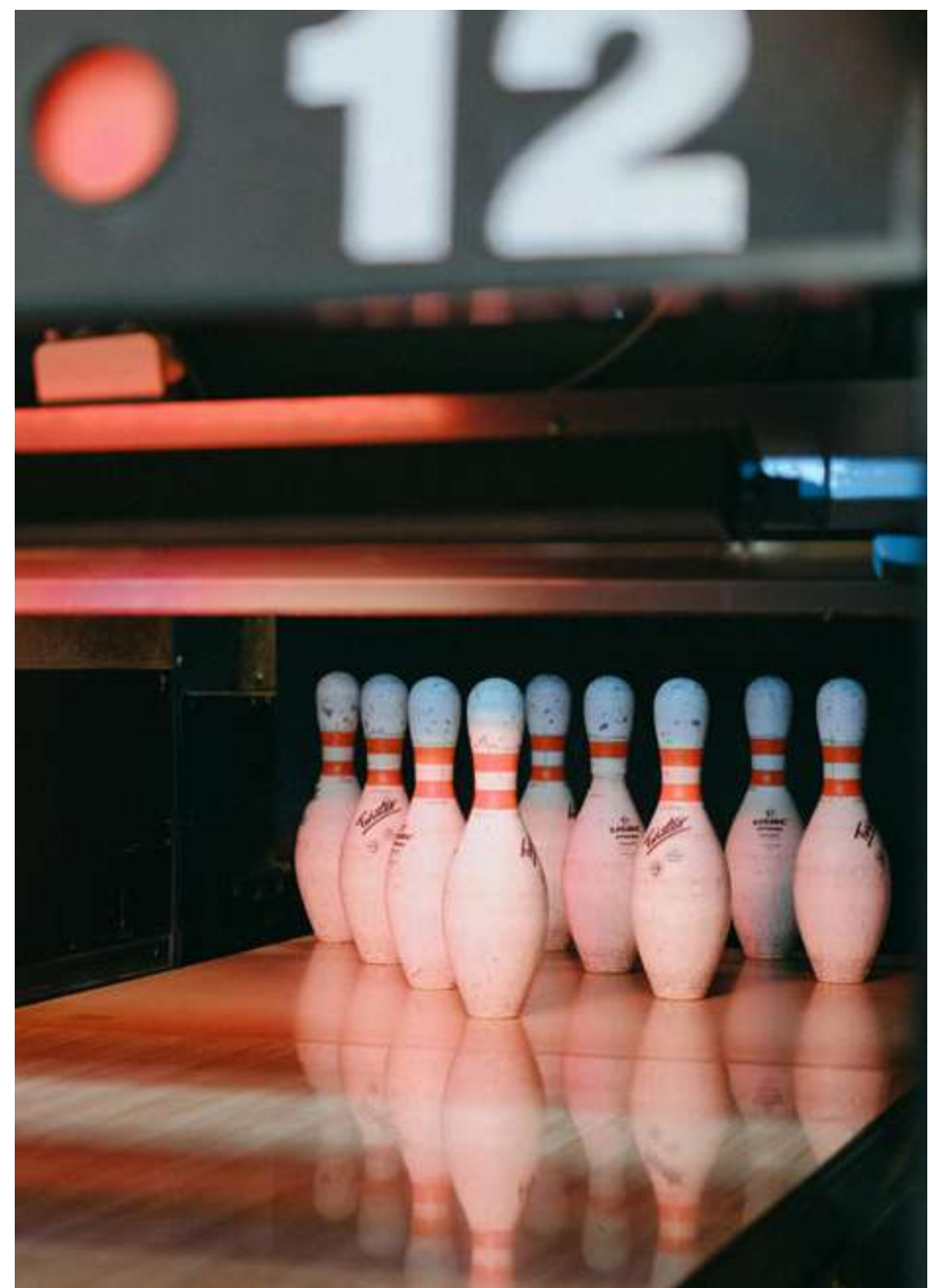
UNDER TOWER AMENITIES

# Engaging ways to spend your time.

## CHILDREN'S ACTIVITY ROOMS



## BOWLING ALLEY



## OUTDOOR MINI GOLF



## READING CORNER

For Illustrative Purposes Only



# BODY,

THE CLUBHOUSE



# MIND, AND SOUL



Artistic Impression

# IN PERFECT HARMONY.



# UNMISSABLE ELEGANCE



# IN A POOL OF BEAUTY.

Spread across eight floors, a grand 50,000 sq ft activity centre gloriously adorns the heart of the development. Here you can engage in an extensive range of activities spanning recreation, fitness and wellness.



# Experiences born

Artistic Impression



# in the sky



Artistic Impression



EXCLUSIVE  
Tower Lounge



Sky Bridge



TWO EXCLUSIVE  
Glass Elevators



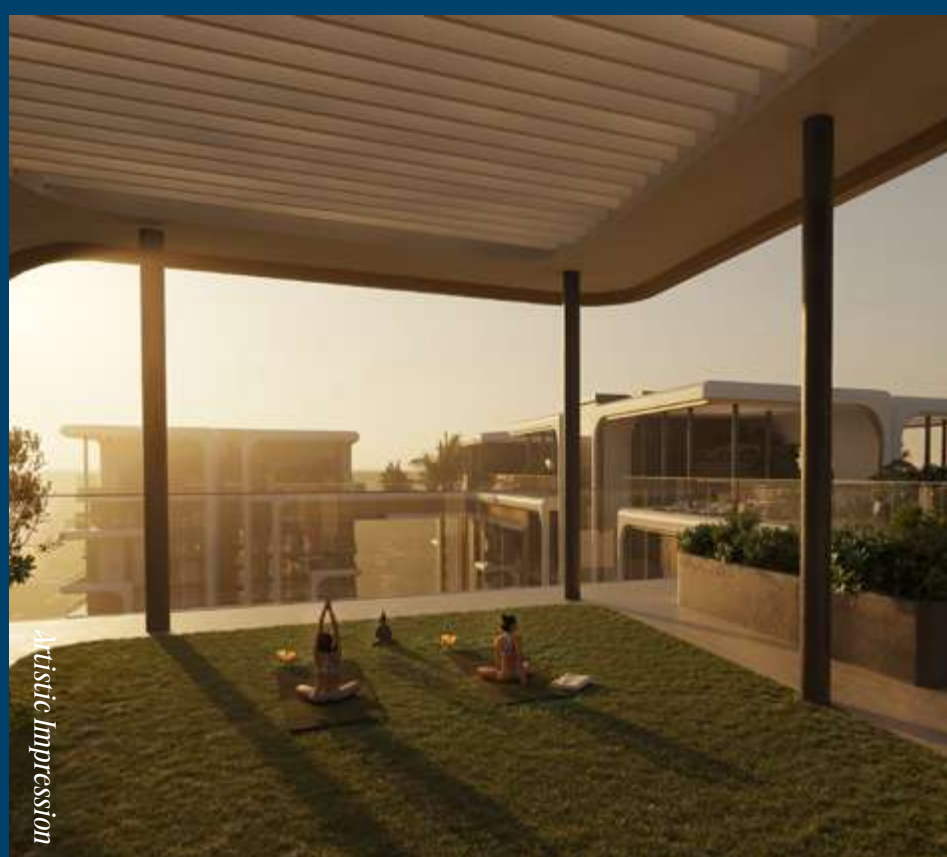
Sky Lounge



Sky Garden



TWO  
Helipads



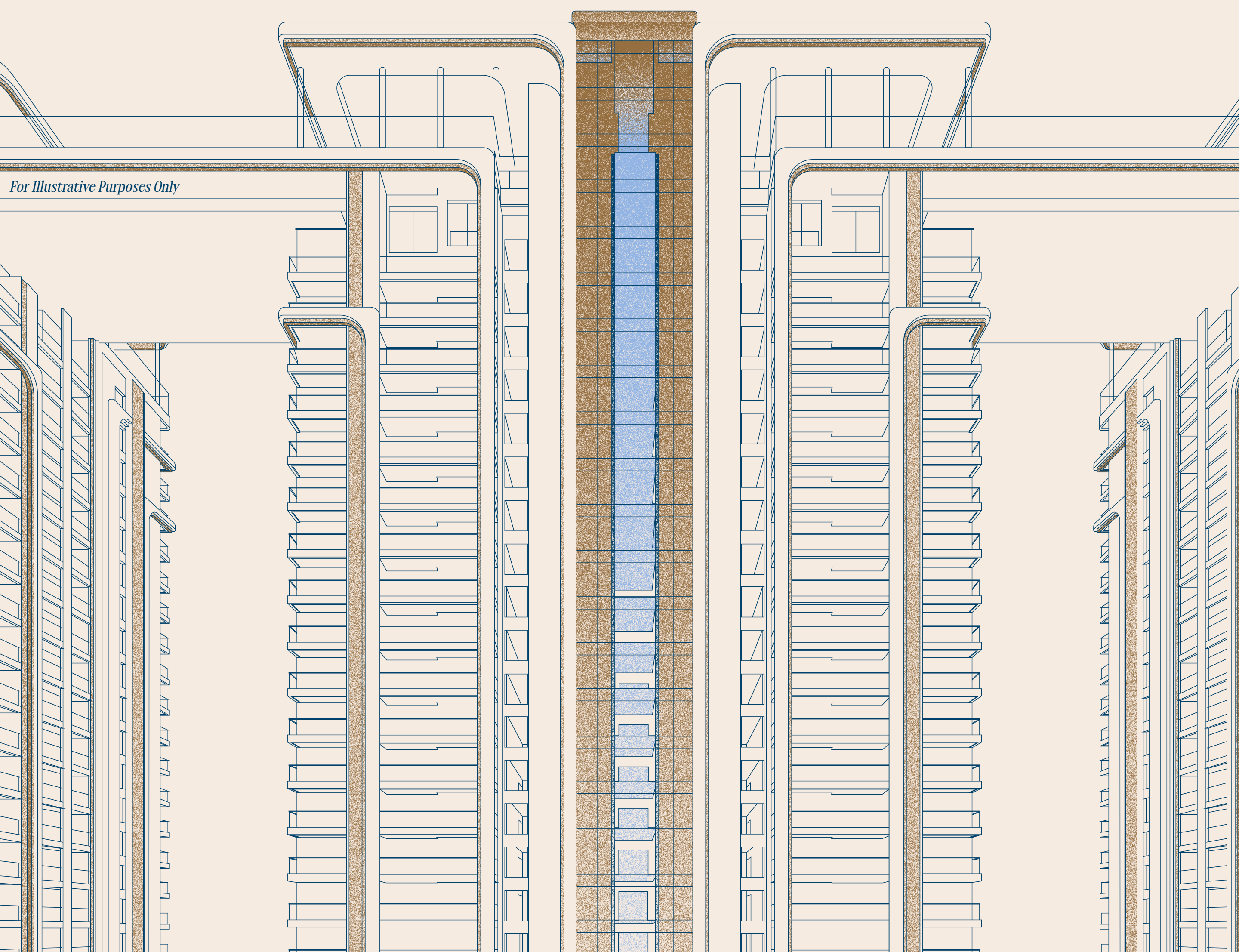
Artistic Impression



# Journeys that elevate the extraordinary.

## TWO EXCLUSIVE GLASS ELEVATORS TO THE SKY LOUNGE & GARDEN

Accessing the Sky Lounge is a luxurious experience in these immersive, scenic glass lifts that provide breath-taking views of the city, while transporting you directly from the ground and podium levels, into the skies.



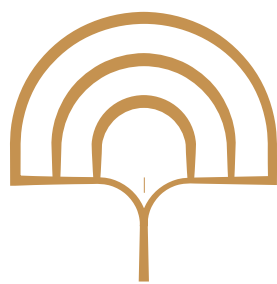
*For Illustrative Purposes Only*



SKY GARDEN

# Fading boundaries that take you further.

Plunging into waters that stretch towards the horizon, takes pool time to a whole new level.



ROOFTOP INFINITY POOL

FLOATING CABANAS

SUNKEN SEATING

JACUZZI





# A gateway to



Artistic Impression

# the heavens.

## TWO HELIPADS

Give flight to your dreams while you enjoy the convenience of 2 helipads.



THE  
MINDS  
BEHIND

THE  
MASTER  
PIECE



# A powerful trio unite.

GHR Infra, Lakshmi Infratech and Urbanblocks Realty come together with invaluable expertise, credible track records and visionary outlook to create this architectural marvel.



GHR INFRA is an emerging real estate developer established in 2019, based in Hyderabad, India, with an impressive track record in developing residential apartments, villas, and commercial projects.

Together, the founders, V. Shyam Sunder Reddy and M. Karteesh Reddy, bring a combined experience of over 35 years in the real estate sector. It is this deep industry understanding that drives strong execution capabilities to deliver outstanding projects.

With the vision to become the first choice among realty brands in Hyderabad within a decade and a core mission of constructing premium properties using state-of-the-art technology while maintaining a firm commitment to environmental responsibility, GHR INFRA dedicates itself to responsible building, harnessing technology, and promoting sustainability. This commitment positions GHR INFRA to shape the future of real estate in Hyderabad, offering premium properties and an ecosystem that promotes sustainable living.



Lakshmi Infratech India Private Limited was founded as a civil construction and real estate development company in 2007, to capture the opportunity offered by the growing real estate markets in India. Today it is among the fastest growing real estate development companies.

The team at Lakshmi Infratech has been at the forefront with a mission of building quality residential & commercial projects. With the motto of “Turning Dreams Into Realty” and their aptitude in the field of construction, they have directed the company towards the juncture where some of the leading infrastructure companies compete to clutch the tribute of being a front runner.



The journey of Urbanblocks Realty is rooted in a bold vision, timeless values, and a relentless pursuit of transformation. What began in 1980 as Sigma Real Estate soon became a catalyst in shaping Hyderabad’s emerging neighbourhoods — most notably, Kondapur. Early milestones like Gautami Enclave, Rajarajeshwari Nagar, etc., weren’t just real estate projects but were the blueprints for new communities.

The turning point came with the foresight of Mr. Sharat, the founder of Urbanblocks Realty. Backed by a strong technical foundation and a deep-rooted real estate legacy inherited from his father, Sri V.V. Rao, Mr. Sharat transitioned Sigma Real Estate to establish Urbanblocks Realty — a brand envisioned to redefine modern living and commercial excellence.

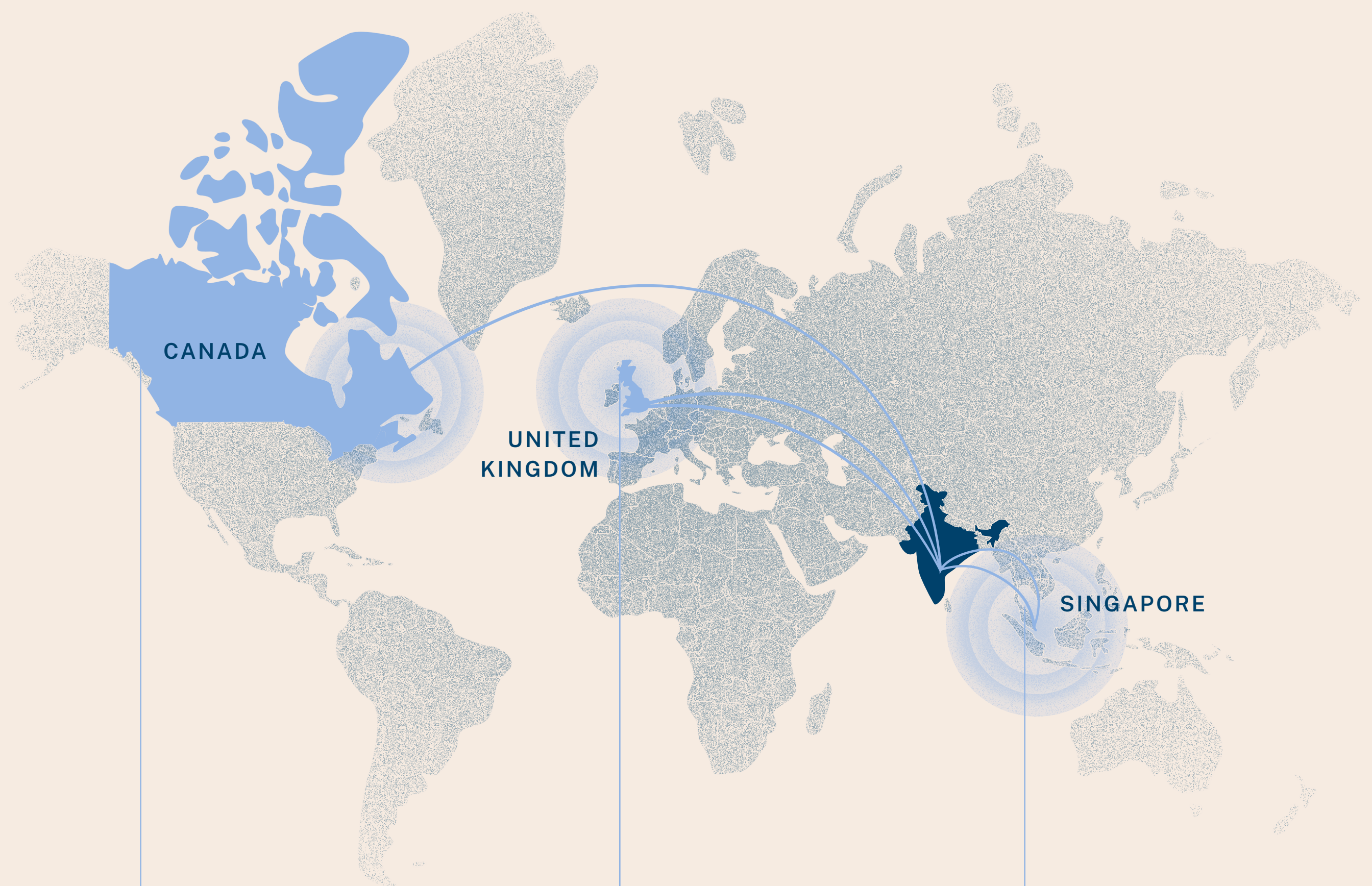
With clarity of purpose, passion, and prudent leadership, Mr. Sharat, recognizing the immense potential of West Hyderabad, began Urbanblocks Realty’s humble journey with projects like Urbanblocks Pinnacle and Urbanblocks Summit—developments that symbolize the company’s embrace of new-age concepts, contemporary and disruptive designs, laying the groundwork for its evolving architectural identity and execution excellence.

Currently, Urbanblocks Realty is gearing up to develop over 4 million SFT in West Hyderabad.



# The world's best – cascade into Hyderabad to shape life's best.

Drawing inspiration from the cascading of waterfalls, global titans, grounded in years of expertise and visionary thinking, join forces to create a masterpiece you can call home.



CANADA

UNITED  
KINGDOM

SINGAPORE

uha

CONCEPT ARCHITECT

studioHBA

INTERIOR DESIGN



WIND ENGINEERING

**BURO HAPPOLD**

STRUCTURAL ENGINEERING



COOPERS HILL

LANDSCAPE ARCHITECT



# Diverse thinking unites with one vision.

A host of consultants come together to  
leverage their years of expertise and bring  
The Cascades Neopolis to life.



FACADE (DESIGN & LIGHTING)

Sahvia



HOME AUTOMATION

Edomotics



PROJECT ARCHITECT

Studio Infinite



SUSTAINABILITY (WELL & IGBC)

Conserve



MEEP

Aeon Integrated  
Building Design  
Consultants LLP



PMC & BIM

TQ Cert Services  
Private Limited



PEER REVIEW – STRUCTURAL

Mahimtura Consultants



VERTICAL TRANSPORTATION

L'Avenir



PARKING

Central Mobility  
Design Services



A PROJECT BY



## THE CASCADES NEOPOLIS

Plot No. 14, Sy. No. 239 & 240 Neopolis Layout II  
Kokapet, Hyderabad 500075  
+91 97741 41414 | [hello@thecascades.in](mailto:hello@thecascades.in)  
[thecascades.in](http://thecascades.in)

Building Permission No.: 003505/BP/HMDA/0728/SKP/2024  
TG RERA Registration No.: P02400009538  
Website: <https://rera.telangana.gov.in>

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All Project and building elevation and related features are solely conceptual in nature and may undergo further changes: (a) on the basis of architect's and landscape designer's inputs from time to time; (b) to address architectural / engineering requirements from time to time; and/or (c) to factor in natural aspects like wind, rain, sunlight etc. The same may not form part of the final product that shall be constructed and delivered. Additionally, some of the conceptual renders shown as part of the Project's landscaping and vegetation include fully grown trees with canopies / branches / flowers / creepers etc. which would typically be realised as set out in the renders in a period of 3-4 years after plantation, subject to consistent care and attention being provided. Given the unpredictable and variable nature of such plantation and vegetation, the Developer disclaims entirely the availability or the delivery of such vegetation or plantations as part of the final product / Project.



