

Where you live says a lot about you.

But, to some, what's far more significant is how they live.

About what surrounds them.

What rouses them and inspires them.

About things that soften eyes, and light that ever-so-subtle twinkle in them.

A home is about pride and warmth and joy.

But it is also about elegance.

A sophistication that is well earned, and well deserved.

A delicate balance of form, function, and aesthetic.

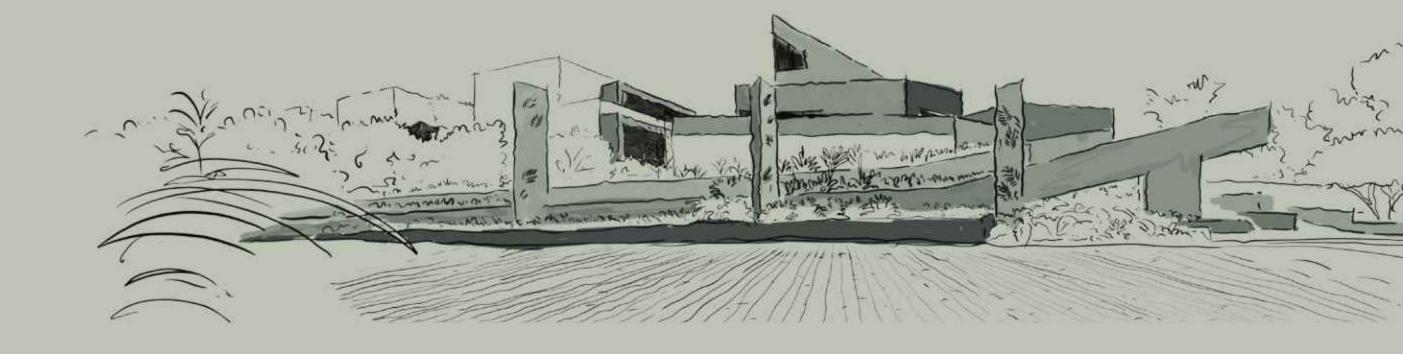
It is a conservatory of experiences across times, and across borders.

A home you appreciate cannot just be built.

It needs to be curated. And we've done just that.

Welcome to The Promenade.

Rarely made this way. Never made here.





It is a canvas of 14 acres, and, rather than be qualified as a project of villas, The Promenade stands as a work of contemporary design. Be it the clean, Scandinavian lines of the clubhouse. The lush, tropical landscapes at every tilt of your gaze. The crisscrossing avenues that just entice the next step. Or the minimal, avant-garde inclinations of the 121 villas themselves. The Promenade is curated exceptionally.



Navigate to the interesting to spoil you an address good experience of the spoil of

Location, they say, is the new luxury. The Promenade is located well enough to spoil you. Minutes from what matters, and miles from the noise, it gives you an address good enough to flaunt.







Airport 35 mins



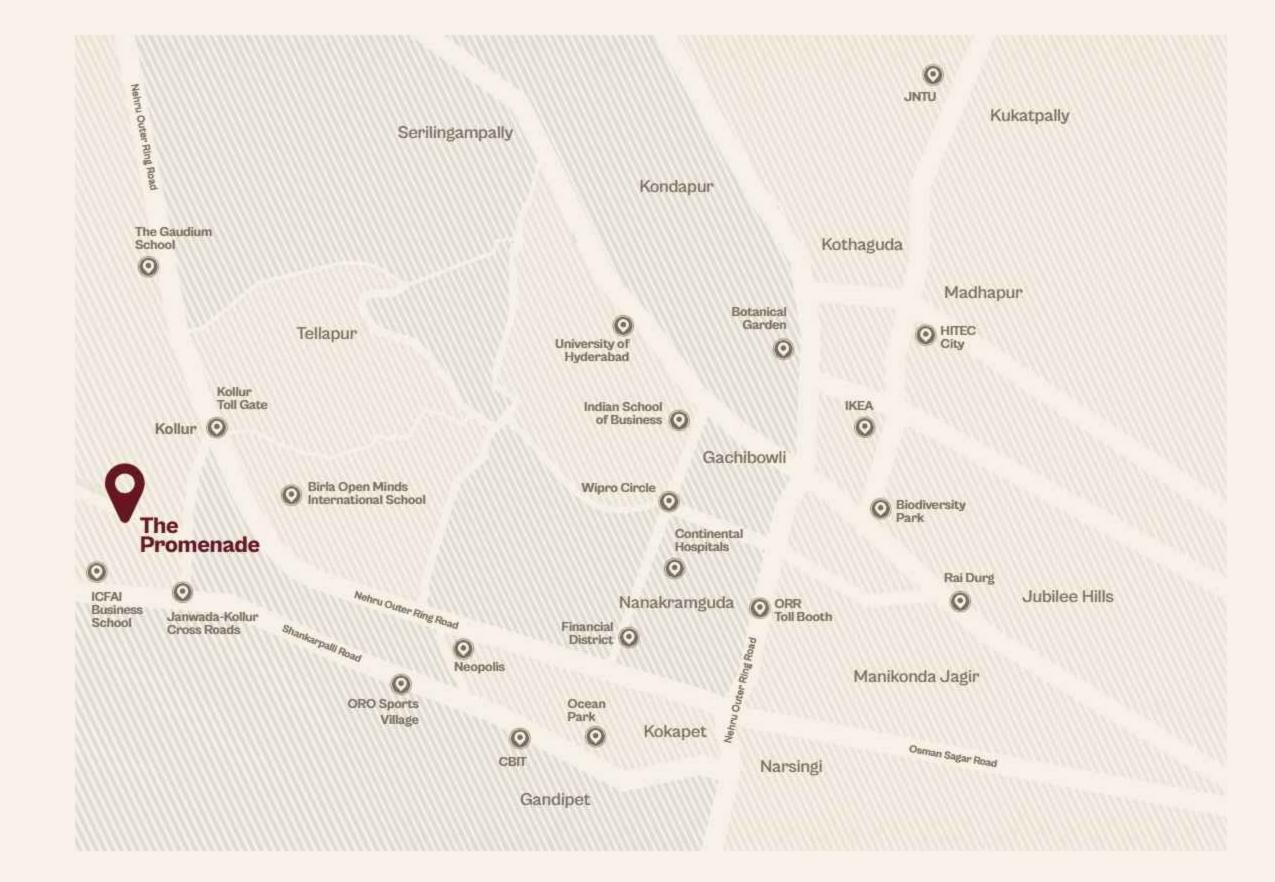
Financial Dist. 20 mins



The Gaudium School 10 mins



Continental Hospitals 20 mins



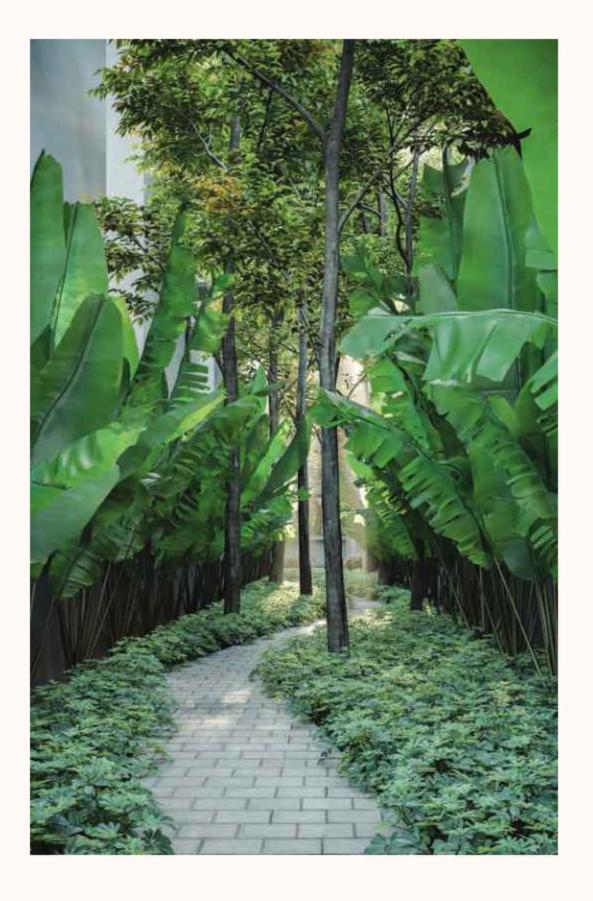






Charmat the very heart of it.

It runs across the beating heart of the project, connecting all the avenues. And connecting its people. A walk, a conversation, a meeting of minds, it inspires them all by design. And of course, gives the project its name!

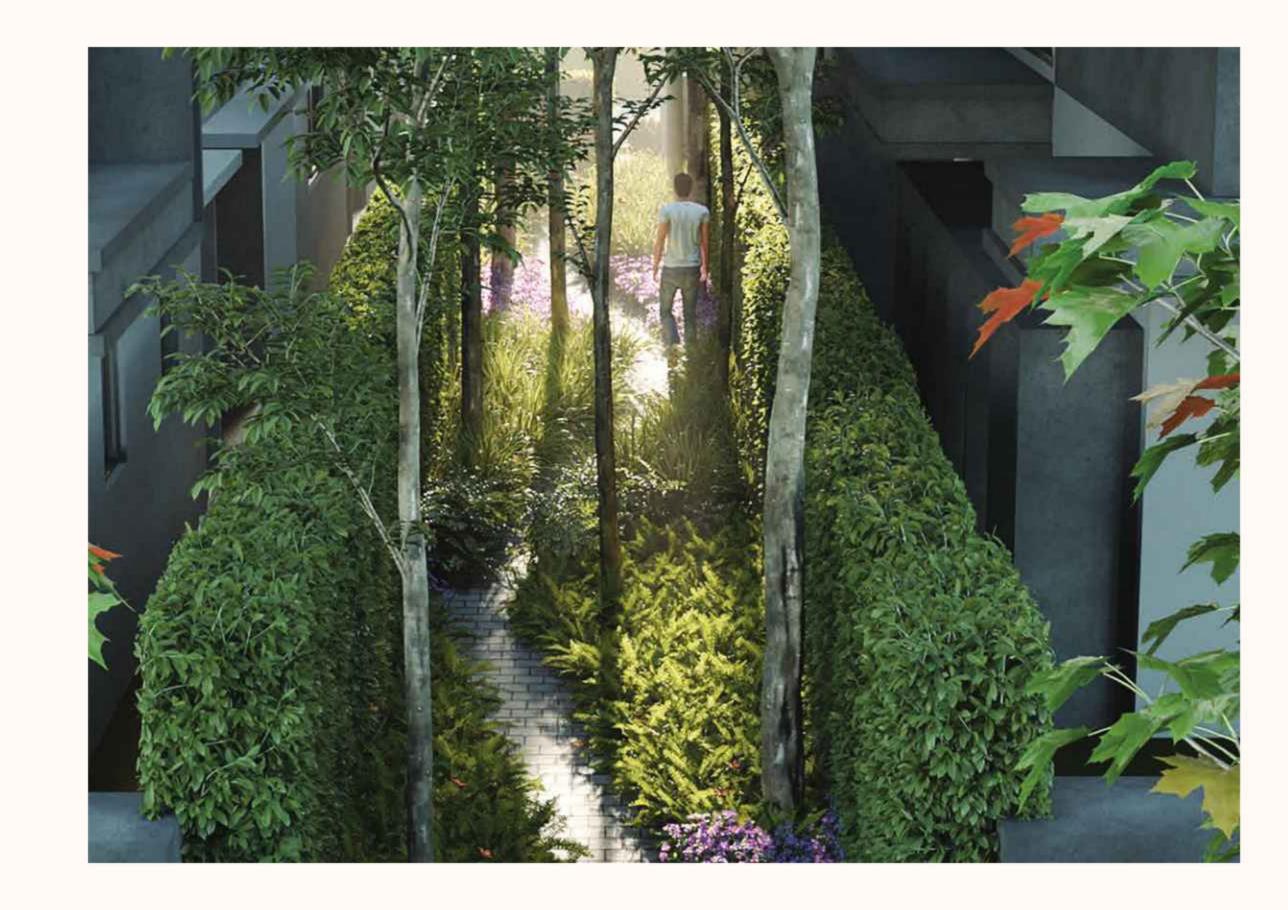


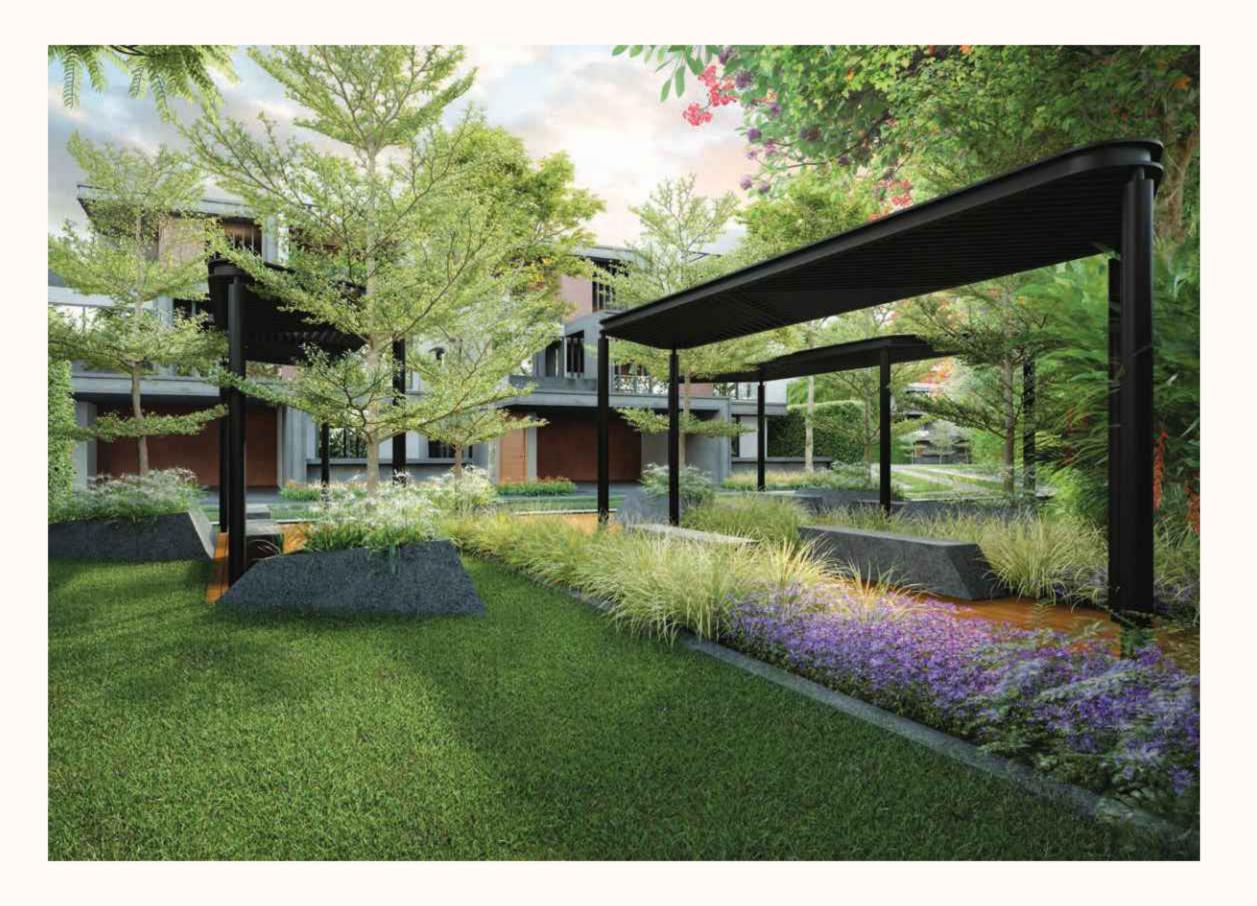


Tucked away, a world unto themselves.

The Promenade is full of surprises. Surprisingly pleasant ones.

And one of those is the walkways. Nestled between rows
of villas, they're strips of green heaven, made for you to walk,
made to transport you. So take a step, and lose yourself.





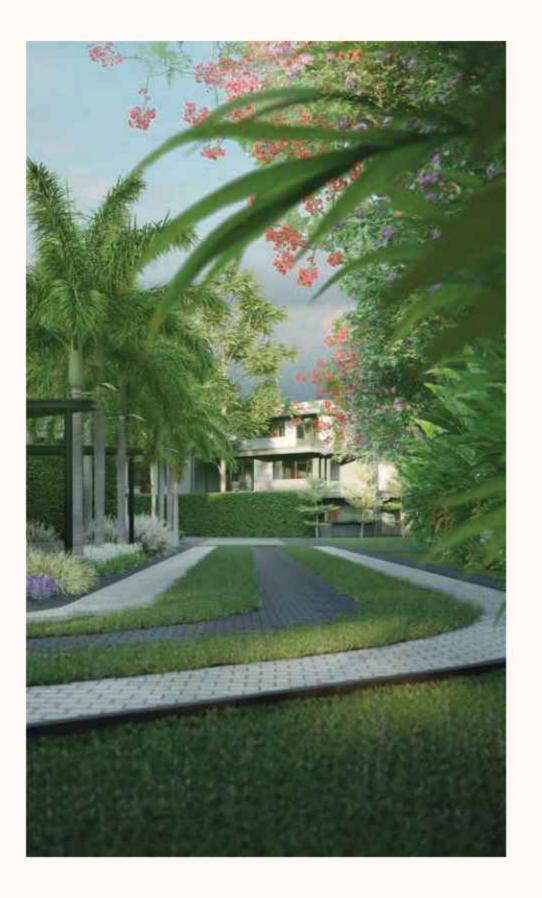


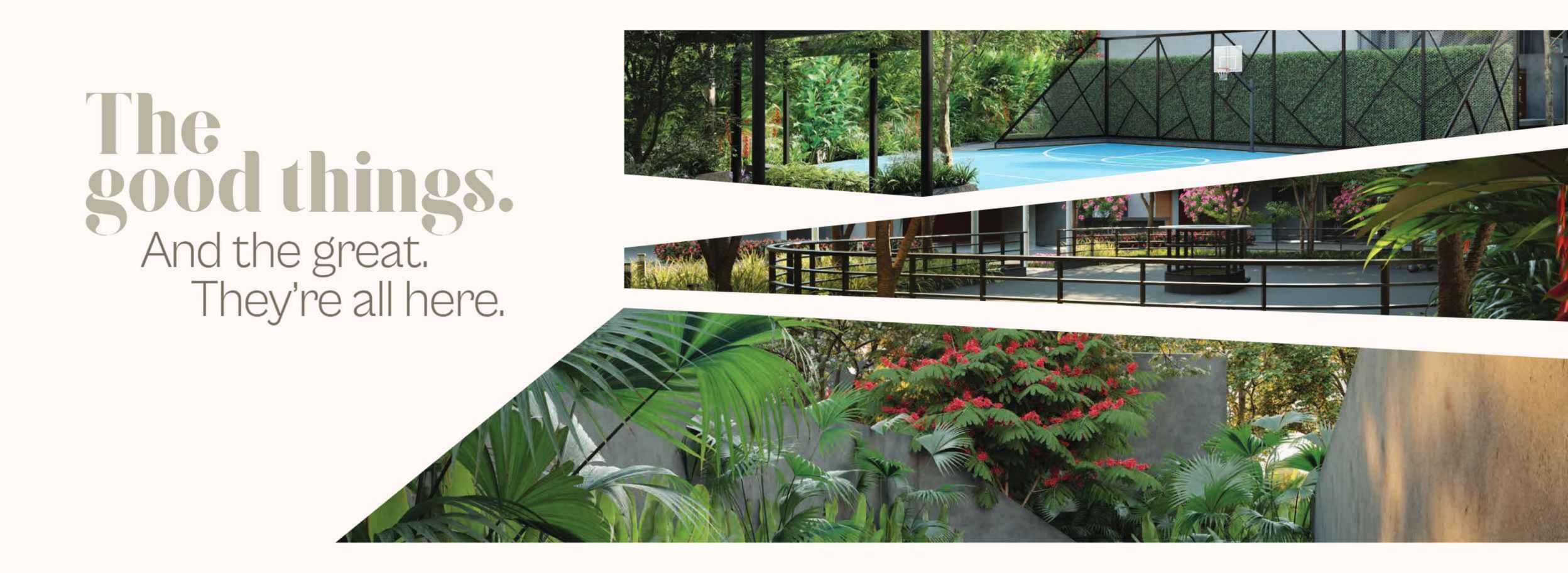
Intoxicating. Every time you step into the open.

For once, you'll be torn between staying in, or stepping out.

It's the breeze that comes wafting over the undulating, meticulously designed landscapes. And all its vagaries.

The scents, and the stories it carries. Calling you to have a seat and find yourself, every day.







Inspired design. Designed to inspire.

It rises like shards into the sky. The 15,000 sft. clubhouse comes straight out of an architecture magazine.

And within those walls, are the good, and so much of the great.

Your pursuits, your inclinations, they're all in here.



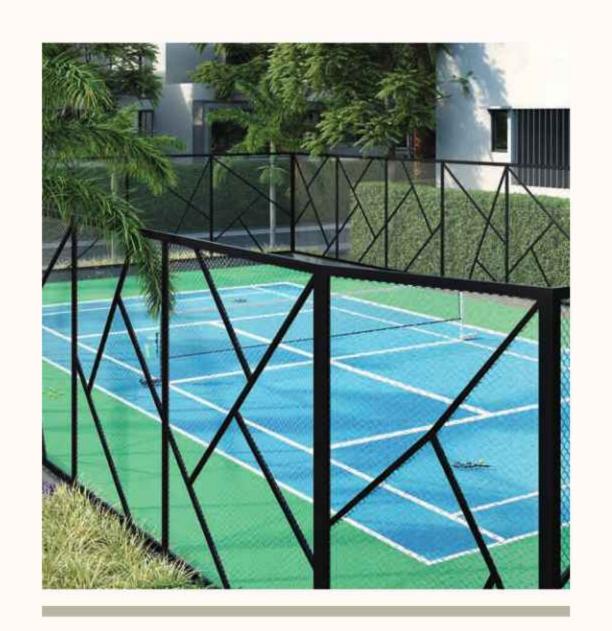






So much So much to make you feel great.

Party Hall | Swimming Pool | Party Lawn | Gym Indoor Games | Co-working Space | Conference Room Tennis Court | Badminton Court | Children's Play Area Volleyball Court | Elders Corner | Pet Park



Tennis Court



Gym



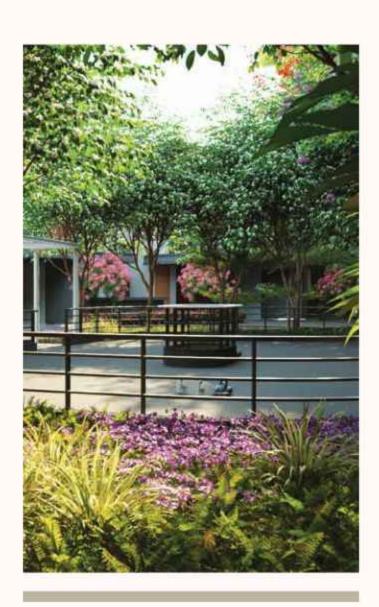
Swimming Pool



Volleyball Court



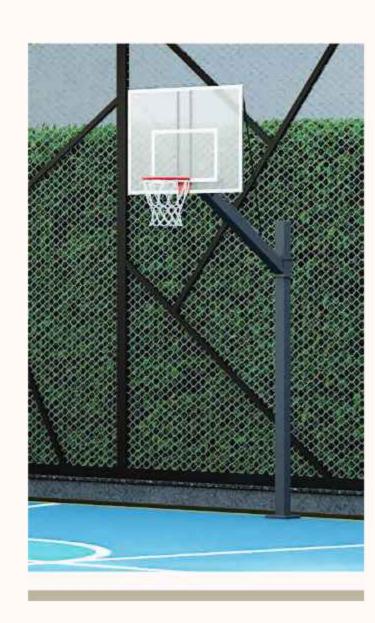
Indoor Games



Skating Rink



Children's Play Arca



Basketball Court





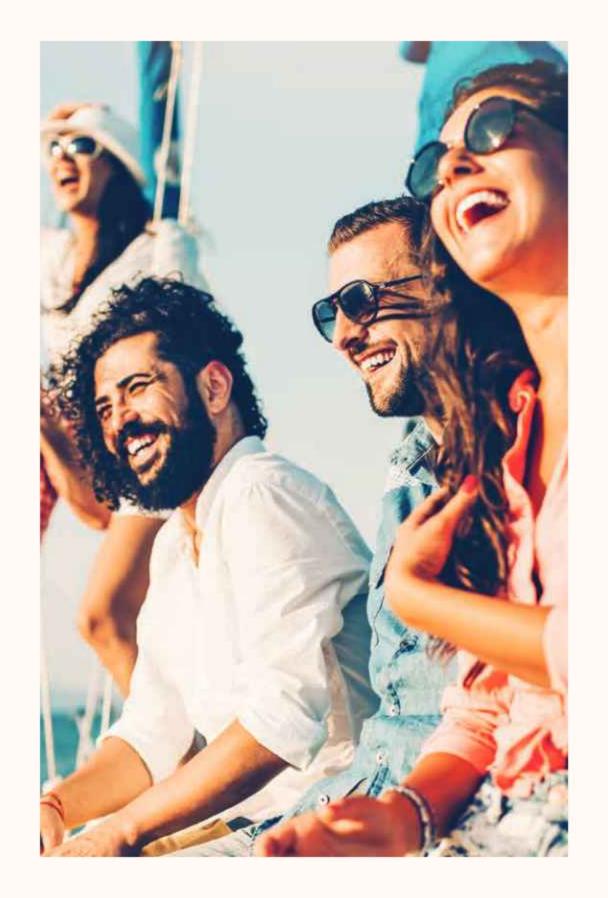
Bringing people together.

together. Bringing the right people together.

There are few like you. Discerning, driven, with tastes that run into the eclectic, people you can relate to, have an evening with, have experiences with. Several of them will be on the same avenue as yours at The Promenade,

It's not just the people, The Promenade builds in opportunities as well.

The spaces, the activities, the nooks. They're all designed to foster a community. A community you'd want to belong to.







Your center.

The center of goodness.

From the design, the plans, materials used, down to the very way they're built. Every home at The Promenade is cultivated, and on the very edge of design. Just the way you'd appreciate.

Villas here come in two flavors.

Terrace Homes, and Court Homes.

In the pages that follow, we'll introduce them to you.

One amazing facet at a time.

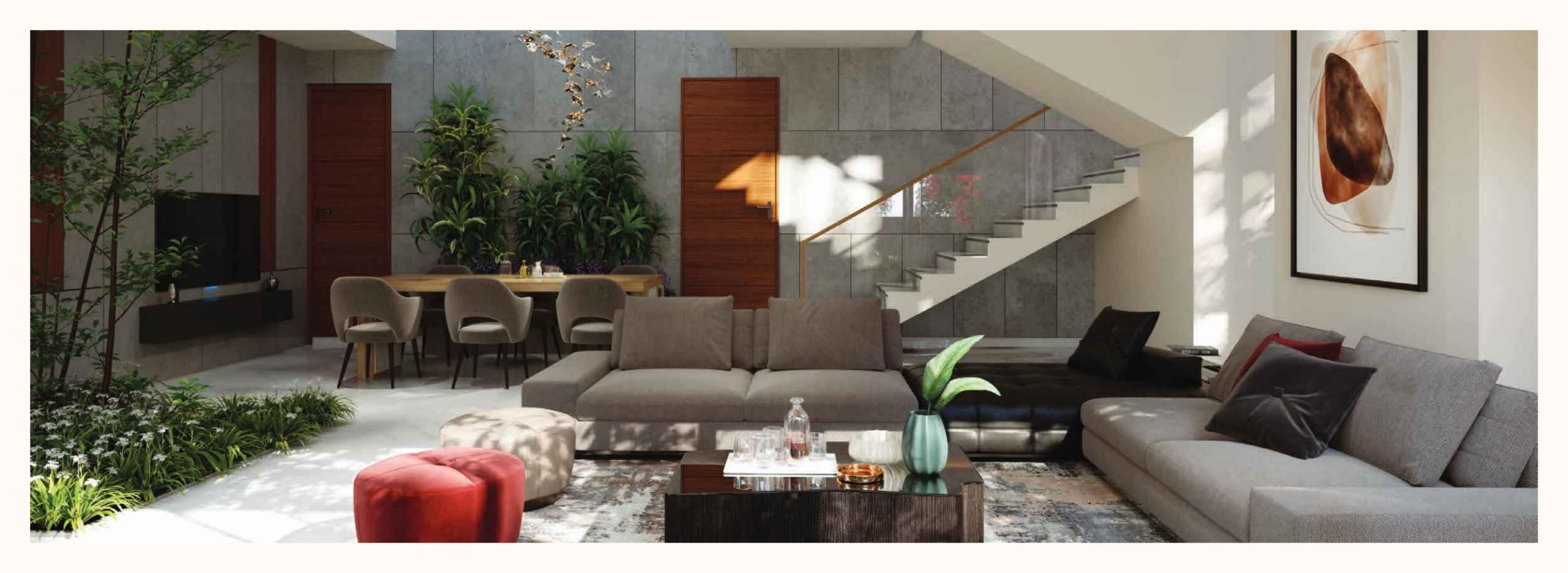


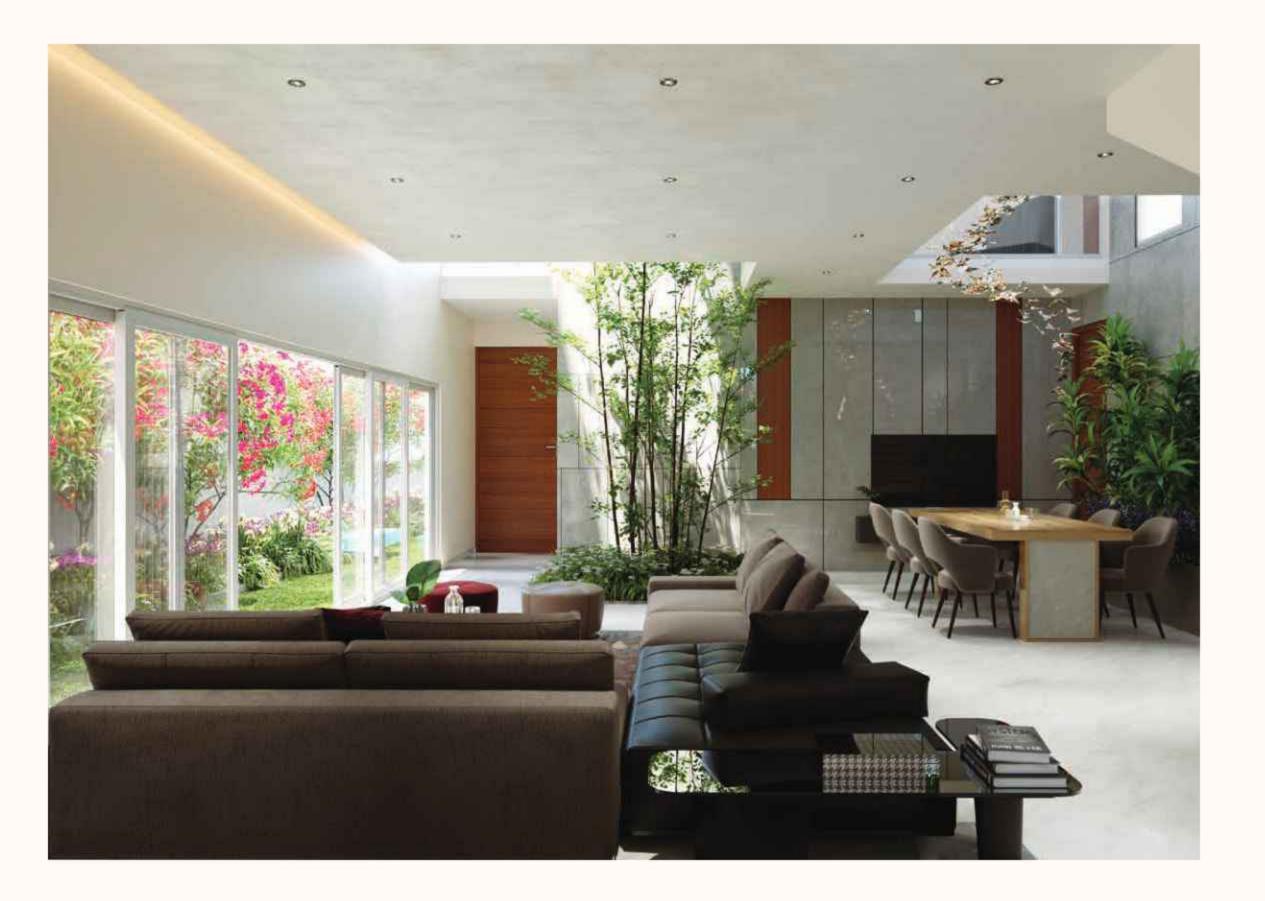


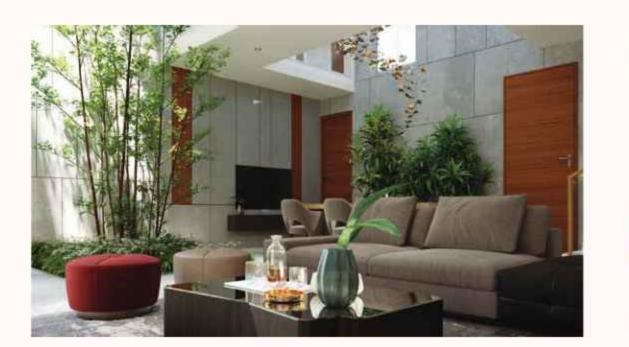
TERRACE HOMES

Layered. Magical. With all the sky to lose yourself to.

Terrace Homes, like the name suggests, have carefully crafted terraces. Rising up, one layer after the next. They lead you into a home that's a journey in itself. Along three masterfully laid floors that build into a crescendo of space, ideas and experiences.

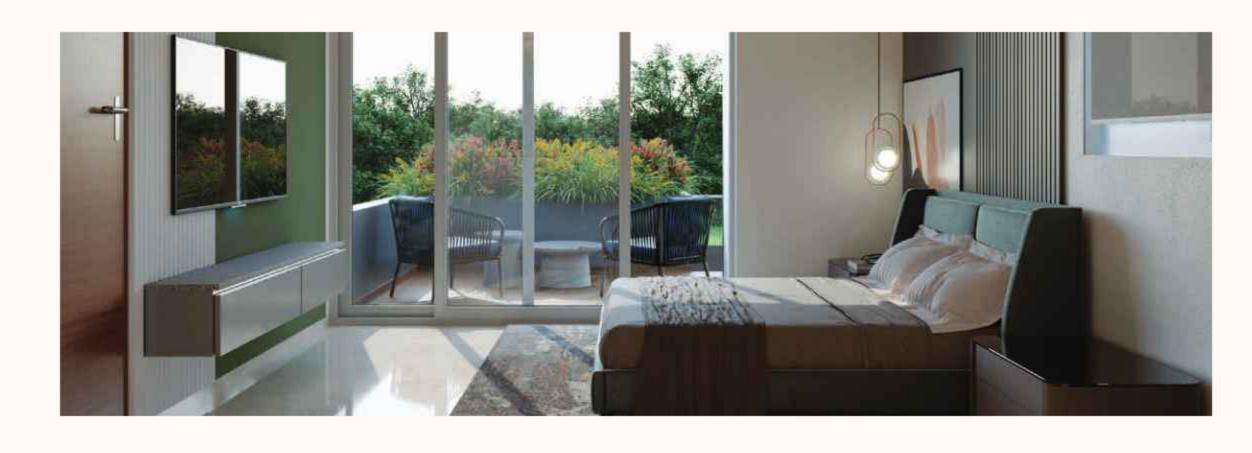




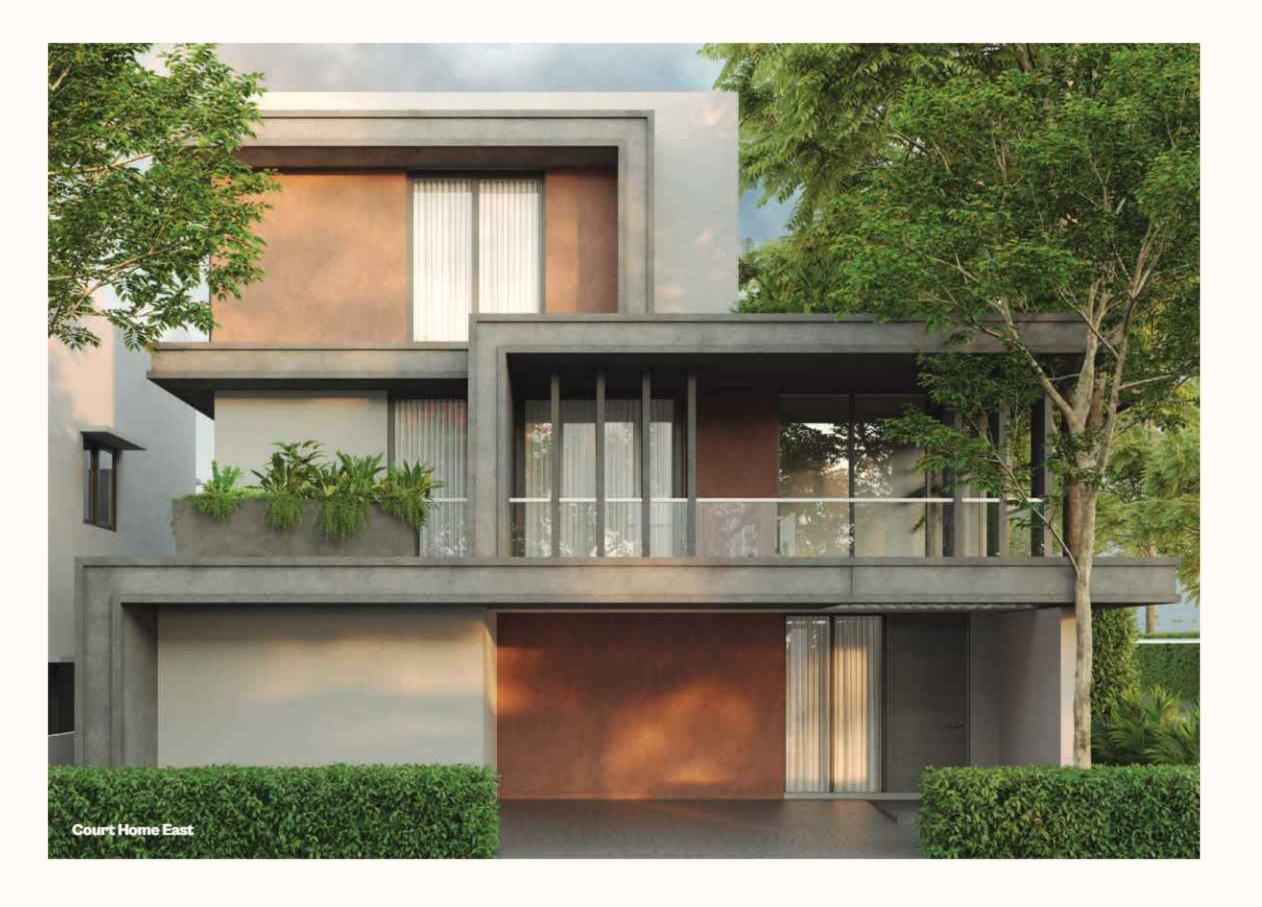












COURT

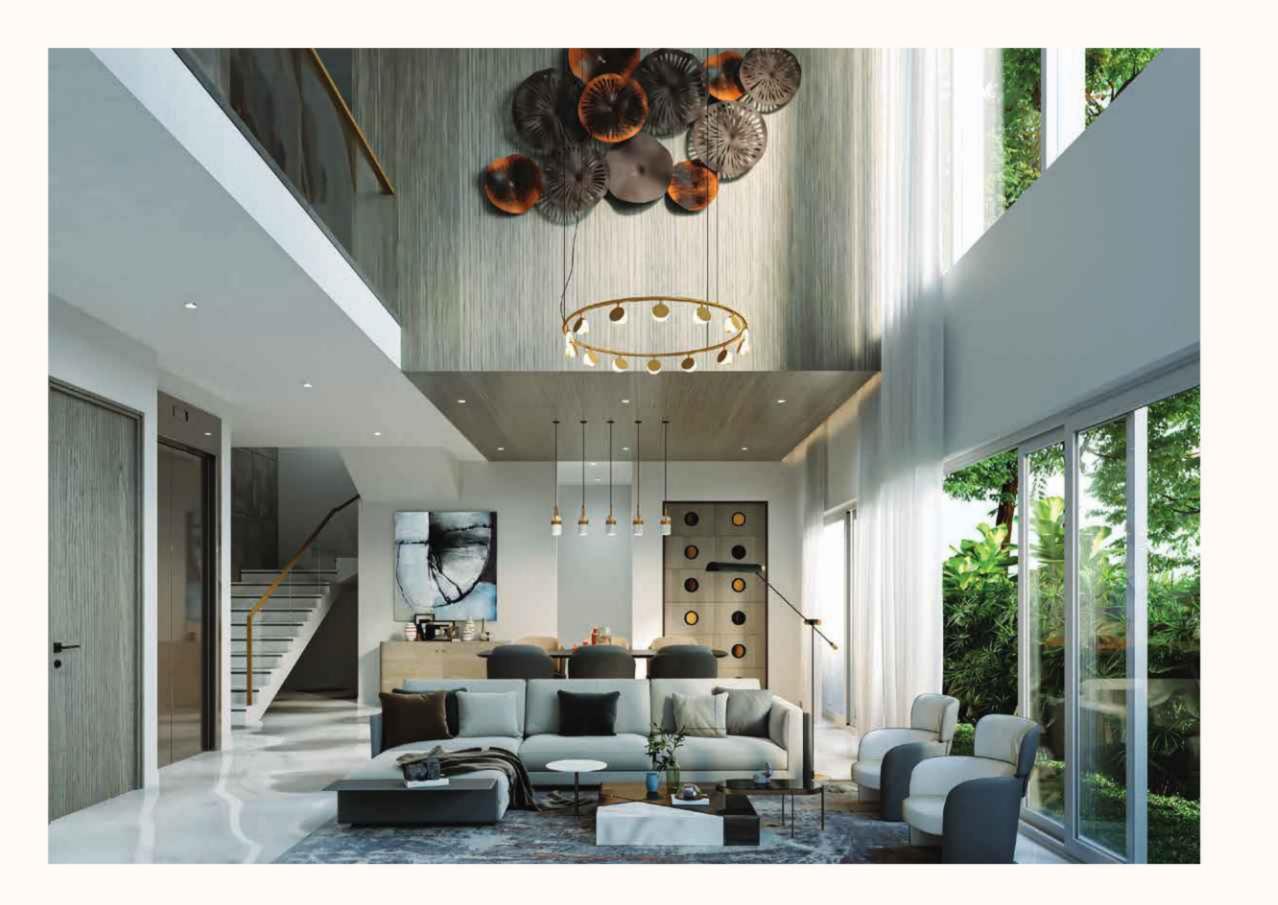
Roomy. Airy. And all the green in the world.

Court Homes take inspiration from the traditional Indian courtyards.

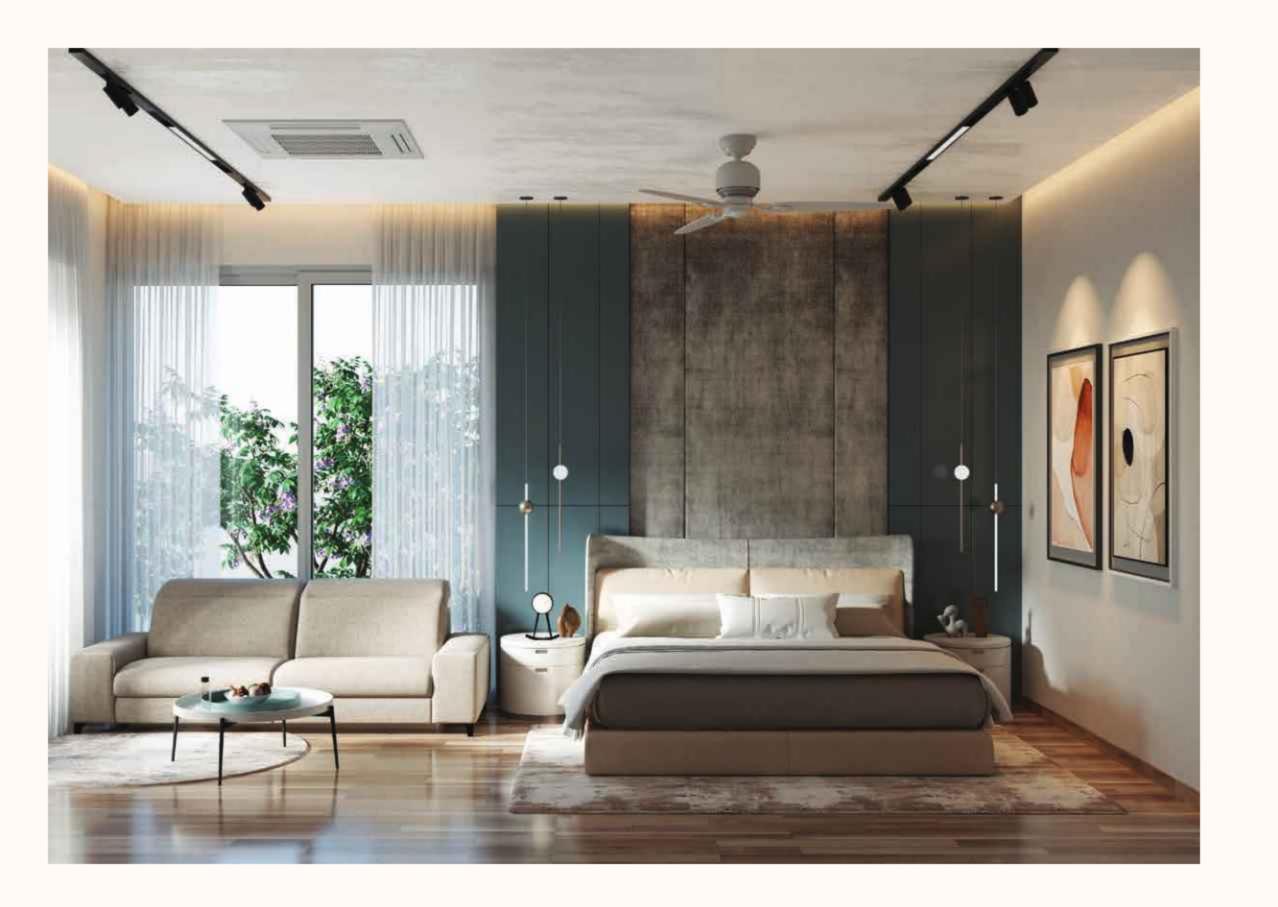
Built around a voluminous, double height living space, they are stunning and luxurious homes.

All the spaces are built to effortlessly blend into the greenery all around. Making it lush. And luxe.

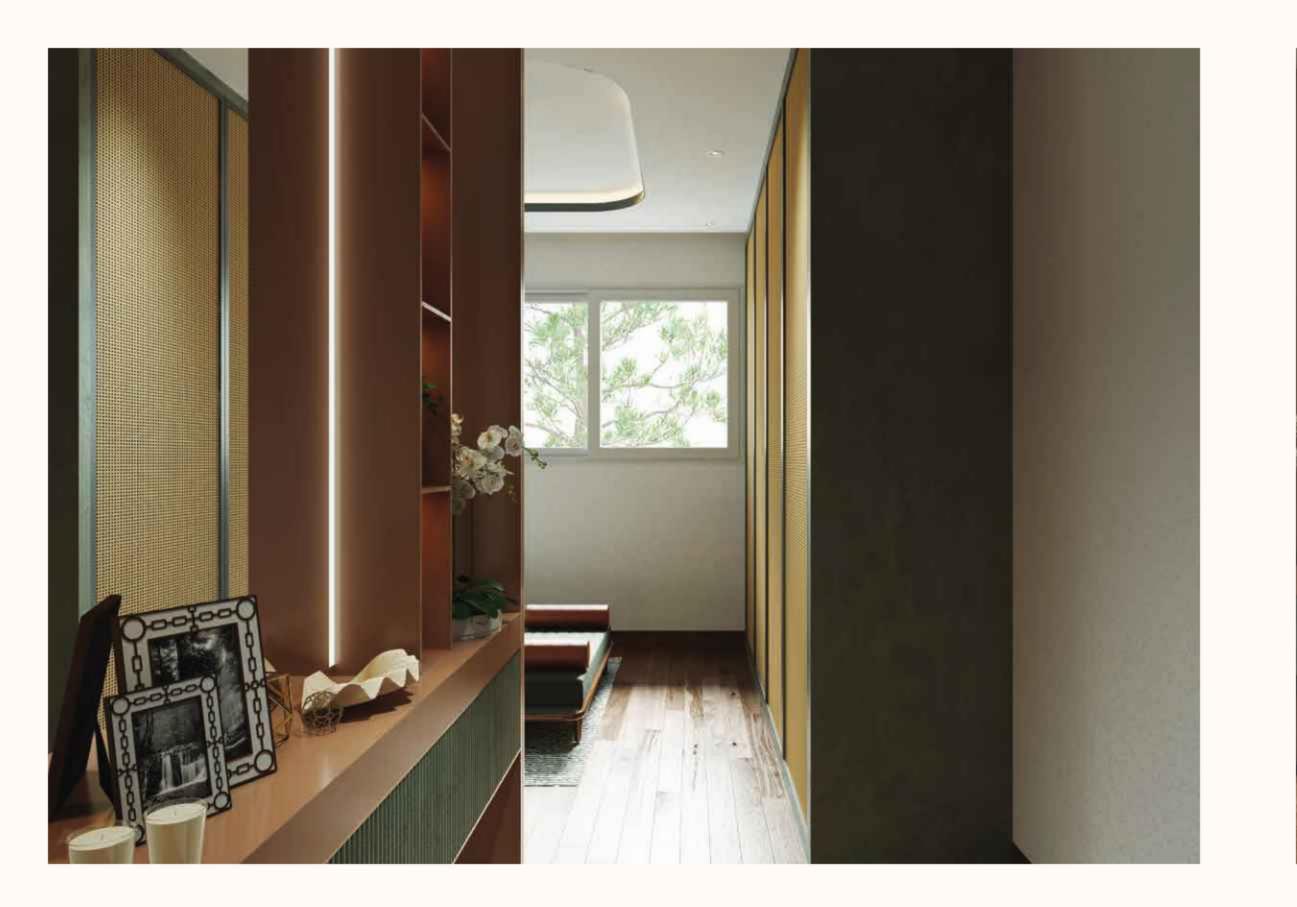


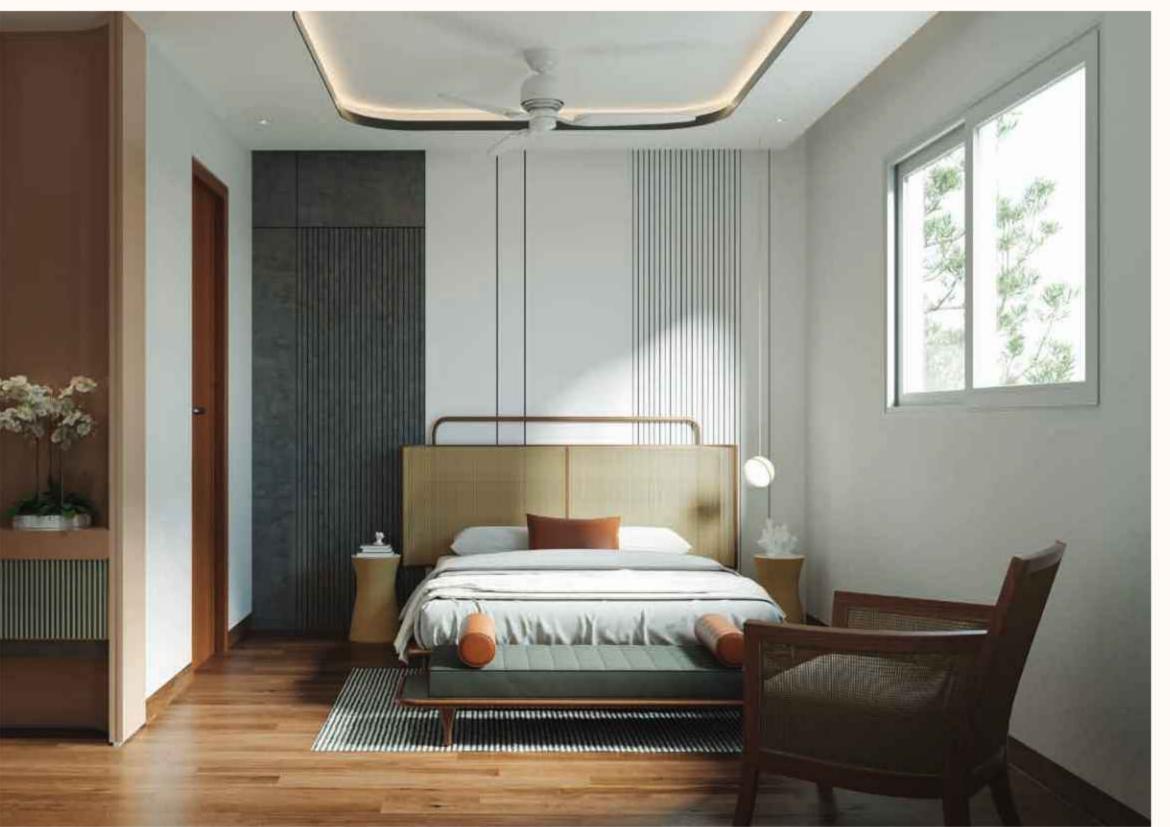


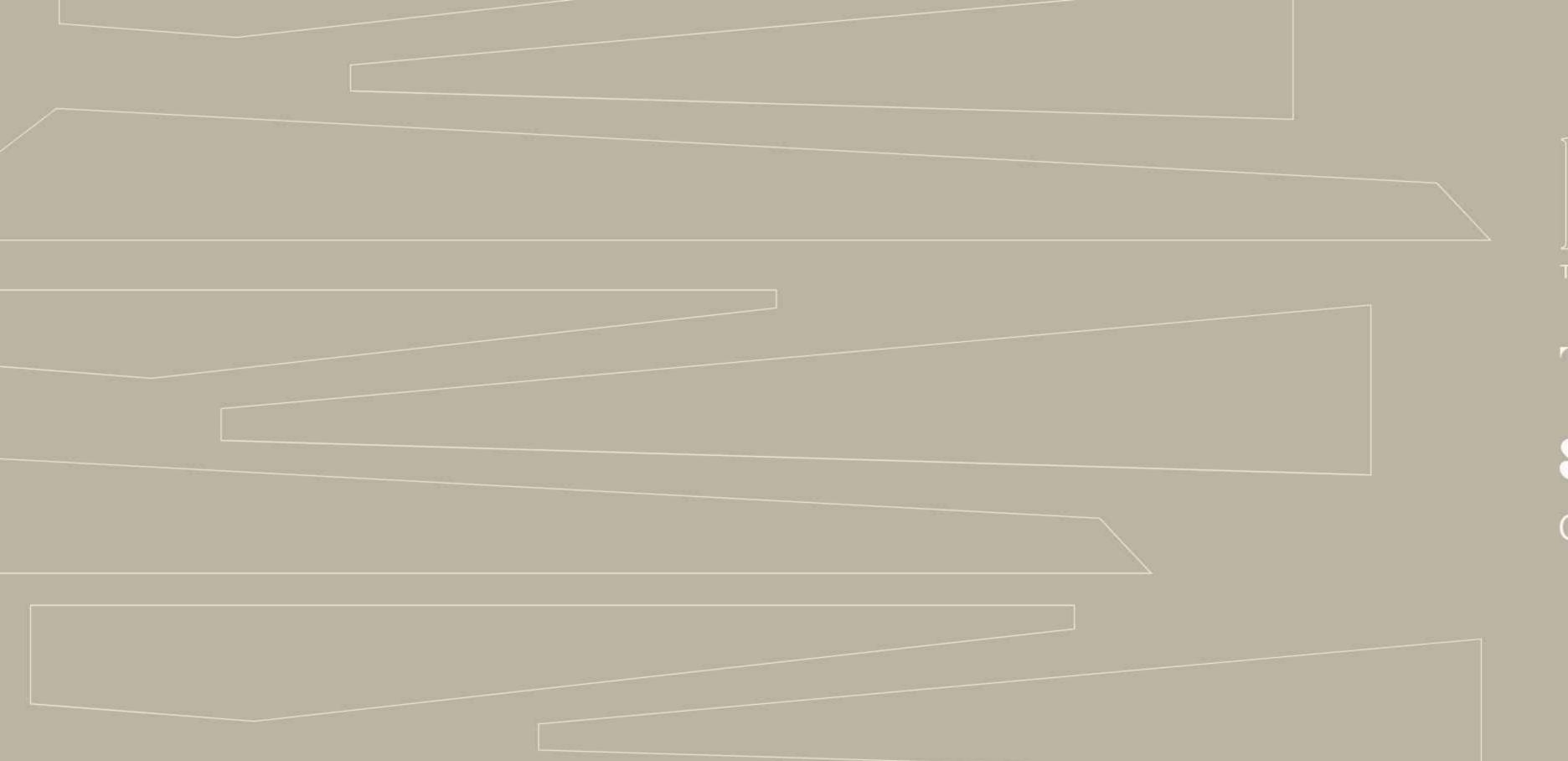






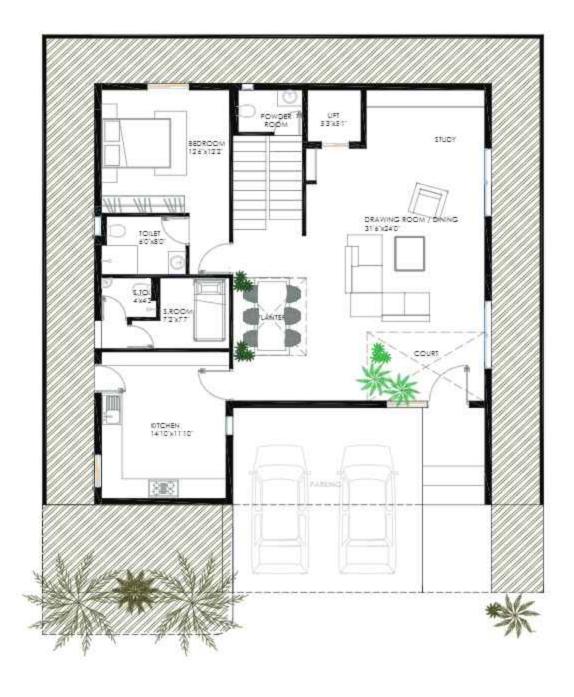








The shape of things to come.



EAST







295 SQ. YARDS 3996 SFT. PLOT







ROOM



FORLIFT

2 FLOORS AND TERRACE





DOUBLE HEIGHT PARKING FOR SPACE 2 CARS









▲ Second Floor





WEST







4 BEDROOM HOMES





SERVANT

ROOM



2 FLOORS AND TERRACE

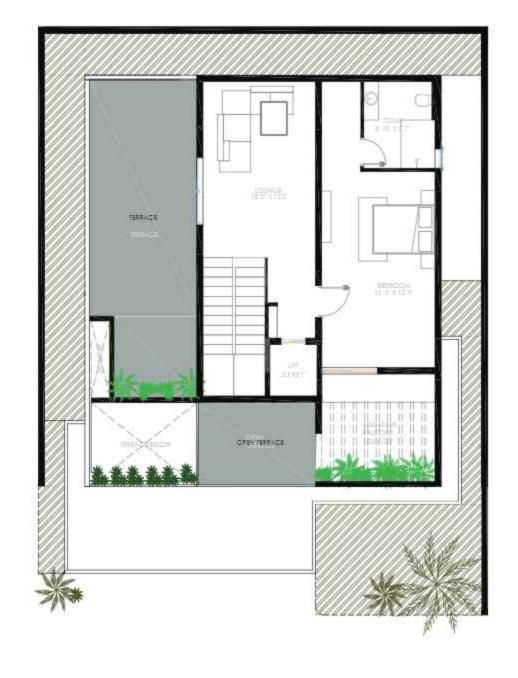




PROVISON

FORLIFT





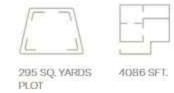


A First Floor

▲ Second Floor



EAST









4 BEDROOM HOMES







TERRACE



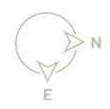








PARKING FOR 2 CARS









▲ Second Floor



Ground Floor



WEST







4 BEDROOM HOMES









PROVISON







SERVANT

ROOM

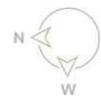


FORLIFT













A First Floor

▲ Second Floor









All the little things that make a big impression.

STRUCTURE

· R.C.C. framed structure with solid cement block masonry work.

PLASTERING

- · One coat of internal plastering.
- · Two coats of external plastering.

DOORS AND WINDOWS

· Main Door Frame & Shutter

Designer main door frame & shutters with premium designer hardware fittings - 8 ft. height.

· Internal Door Frame & Shutters

Designer door frame & shutters with premium designer hardware fittings - 8 ft. height.

- · Windows & French Door Frame & Shutters
- uPVC/Aluminium powder coated frame for French doors with provision for mosquito mesh.
- uPVC/Aluminium powder coated frame windows with provision for mosquito mesh.

PAINTING AND CLADDING

External

As per design with two coats of exterior grade premium paint.

Internal

Two coats of premium acrylic emulsion paint over a coat of primer/wall putty.

FLOORING

Living Areas

Large format premium tiles of reputed make/upgradable to marble at buyer's cost.

· All Toilets

GVT vitrified tiles.

· All Balconies

Premium quality antiskid vitrified tiles.

 Wash Area/Utilities/Servant Room & Servant Toilet Vitrified tiles.

KITCHEN

 Bare shell kitchen with provision for fixing water purifier, chimney, taps and adequate power points.

UTILITIES/WASH AREA

Dishwasher & washing machine provision in utility area.

BATHROOMS

- · Wash basin with granite/marble countertop.
- · Wall-mounted EWC with concealed flush tanks.
- · All sanitary fixtures of TOTO/Kohler/Roca or equivalent make.

ELECTRICALS

- Concealed copper wiring fire retardant low smoke wires of Havels/ Finolex/Polycab or equivalent make.
- · Power outlets for geysers and exhaust fans in all bathrooms.
- Elegant modular electrical switches of Legrand/Schneider or equivalent make.

COMMUNICATION SYSTEMS

- Cable TV Provision for cable connection in all bedrooms and living room.
- · Internet Internet provision in each villa.

LIFTS

Provision for lift in every villa.

OUR PARTNERS







WTP & STP

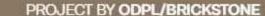
- Bore water fully treated made available through an exclusive water softening and purification plant of reputed make.
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project.

UTILITIES & SERVICES

- 100% D.G. backup with acoustic enclosure & A.M.F.
- Rainwater harvesting facilities.
- · Sewage treatment plant for reuse of water for landscaping needs.
- PNG connections to each villa.
- · Hydro pneumatic water supply for the entire project.

SECURITY

- · Round-the-clock security/surveillance system.
- · Solar power fencing/barbed wire all around the compound wall.
- Security cameras in identified common areas and clubhouse with monitoring and recording from security office.
- Video door phone for each villa.





Site Address:

The Promenade Villas, Next to RR Kollur County, Kollur Village, Tellapur Municipality, Hyderabad – 502300.

Corporate Address:

ODPL (One Developers Pvt. Ltd.), 274, 4th Floor, Kavuri Hills, Opp. Mahavir Mercedes Benz, Madhapur, Hyderabad - 500081.

Project Approved By:

CANARA BANK HDFC BANK ICICI BANK

Disclaimer. This brochure is purely a conceptual presentation and not a legal offering. The developers reserve the right to change, sitze, add or delete any specifications and other details mentioned herein without prior permission or notice.