

**LANSUM | MMK**  
**ENCANTO**

AT PUPPALAGUDA, FINANCIAL DISTRICT

**LANSUM** & **MMK**

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**ENCANTO**

Some homes rise above the city. Others, above convention. Encanto is both, a place where design, scale, and thoughtfulness converge at every level. To live here is to choose elevation, not just in meters, but in meaning.



An aerial night photograph of a city, likely New York City, with a prominent vertical beam of light shining down on the city. The beam is positioned between the '360' and '5.7' text. The city lights are visible in the foreground and background, creating a dark, textured landscape.

3

TOWERS

600

FLOORS

5.7

ACRES





A FAÇADE  
THAT DARES  
THE SKYLINE.

LANSUM | MMK  
ENCANTO

BOLD LINES. SHARP EDGES.  
UNMISTAKABLY ICONIC.





Scan for location



THE ADDRESS  
THAT CONNECTS  
EVERYTHING







## AT THE CITY'S POWER CORRIDOR, WHERE MOVEMENT MEETS MOMENTUM.

### Healthcare

5 min to Apollo Hospitals  
7 min to KIMS Hospitals  
7 min to Continental Hospitals  
10 min to CARE Hospitals  
10 min to AIG Hospitals  
15 min to Medicovert Hospitals  
15 min to PACE Hospitals

### Education

5 min to Future Kids School  
7 min to The Gaudium School  
10 min to Oakridge International School  
10 min to Delhi Public School  
10 min to CBIT  
15 min to Indian School of Business  
20 min to IIT Hyderabad

### Work

7 min to Waverock  
10 min to Wipro Circle  
10 min to NEOPOLIS  
15 min to Knowledge City  
15 min to Mindspace  
15 min to DLF Cybercity  
20 min to Cyber Towers

### Connectivity

2 min to Nehru ORR  
5 min to Kokapet  
5 min to Gandipet  
5 min to Gachibowli  
10 min to Raidurg  
15 min to Durgam Cheruvu  
25 min to International Airport



4055 - 5045 SQ. FT.  
UNIT SIZES

3.45 MTS. 9 FT.  
CEILING HEIGHT MAIN DOOR HEIGHT

BOX ROOM

PRIVATE FOYER

OUTDOOR MAID ROOM

## HOMES THAT RISE WITH PURPOSE

Encanto stands among the tallest residential towers in West Hyderabad, offering large-format 3 & 4 BHK homes ranging from 4,055 to 5,045 sq. ft. with a special multi-purpose room for hobby/home office/kids play/home theatre, etc. Every home is thoughtfully designed with vastu-compliant east and west facing layouts, 5 ft. - 11 ft. wrap around balconies, private entry foyers with landscape deck, outdoor maid and box rooms. Skybridges at the stilt-mezzanine level and rooftop interconnect the towers, while five layers of landscape design in podium, stilt, clubhouse, terrace and individual flats, ensure greenery flows through every level and corner of the community. With direct basement access, essential and unique amenities, convenience is built in. The highest rooftop amenities in the city, including a jogging track, infinity pool, terrace coworking, and entertainment areas, complete the picture of elevated living.





DIRECT ACCESS TO BASEMENTS FOR A VEHICLE-FREE PODIUM





THE BEGINNING THAT SETS THE BAR FOR EVERYTHING AFTER







# DESIGNED OUTSIDE-IN. EXPERIENCED INSIDE-OUT.

At Encanto, the landscape is not just an aesthetic overlay, it is the primary language of experience, movement, and memory. Spread across 5.7 acres with over 80% dedicated to open space, the landscape has been designed to seamlessly extend the architectural intent of the project: angular, minimal, user-centric, and emotionally resonant. The site is divided into immersive zones that cater to various age groups and user needs. Each zone is anchored around core themes: Social, Sports, Wellness and Play.

Designed with a clear "inside-to-outside" philosophy, Encanto's landscape transforms open space into a living extension of the home.

## LANDSCAPING & AMENITIES GROUND FLOOR

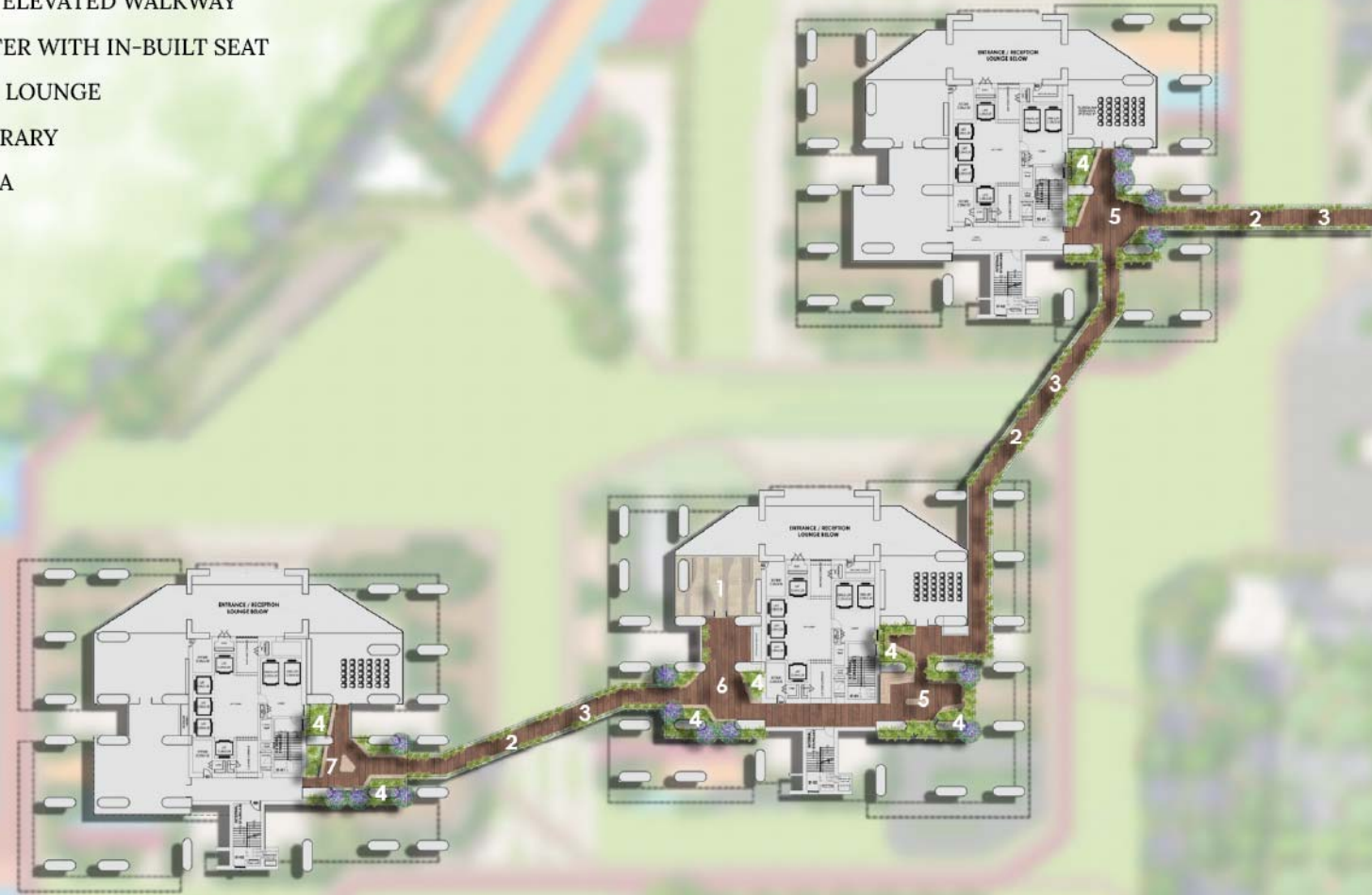
- |                            |                                  |                                  |                        |
|----------------------------|----------------------------------|----------------------------------|------------------------|
| 1. ENTRY RAMP TO PODIUM    | 18. OUTDOOR LIBRARY              | 35. FESTIVAL LAWN                | 52. WAITING ZONE       |
| 2. EXIT RAMP FROM PODIUM   | 19. KIOSK/WORKING ENCLAVE        | 36. CONSTELLATION PLAZA          | 53. BUS BAY            |
| 3. ENTRY RAMP TO BASEMENT  | 20. ELDERLY SITOUT               | 37. CELEBRATION LAWN             | 54. LOBBY EXIT FEATURE |
| 4. EXIT RAMP FROM BASEMENT | 21. MINIATURE KIDS TRACK         | 38. AMPHITHEATER                 | 55. EDGE PLANTATION    |
| 5. MEDIAN PLANTING         | 22. KIDS PLAY AREA (UNDER STILT) | 39. SUNKEN ELDERLY SITOUT        | 56. TEMPLE             |
| 6. GUARD ROOM              | 23. REFLEXOLOGY WALK             | 40. KIDS PLAY INTERACTIVE ZONE   |                        |
| 7. CLUBHOUSE DROP-OFF      | 24. TOPIARY GARDEN               | 41. ADVENTURE PLAY               |                        |
| 8. PATHWAY                 | 25. GAZEBO                       | 42. TODDLERS PLAY AREA (OUTDOOR) |                        |
| 9. CLUB ARRIVAL PLAZA      | 26. STEPPED SITOUT               | 43. TREE HOUSE                   |                        |
| 10. CLUB EXIT COURT        | 27. ADULT PLAYGROUND             | 44. SANDPIT                      |                        |
| 11. STAGE FOR EVENT        | 28. NETWORKING LOUNGE            | 45. WAITING SITOUT               |                        |
| 12. PARTY LAWN             | 29. PICKLEBALL COURT             | 46. MEDITATION LAWN              |                        |
| 13. FLOATING CABANA        | 30. TENNIS COURT                 | 47. DIALOGUE COURT               |                        |
| 14. WATER FEATURE          | 31. HALF BASKETBALL COURT        | 48. JOGGING TRACK                |                        |
| 15. TODDLERS PLAY AREA     | 32. SKATING RINK                 | 49. EVENT LAWN                   |                        |
| 16. SOCIAL COURT           | 33. CRICKET PRACTICE NET         | 50. MIYAWAKI FOREST              |                        |
| 17. YOGA DECK              | 34. CHESS COURT                  | 51. PET PARK                     |                        |





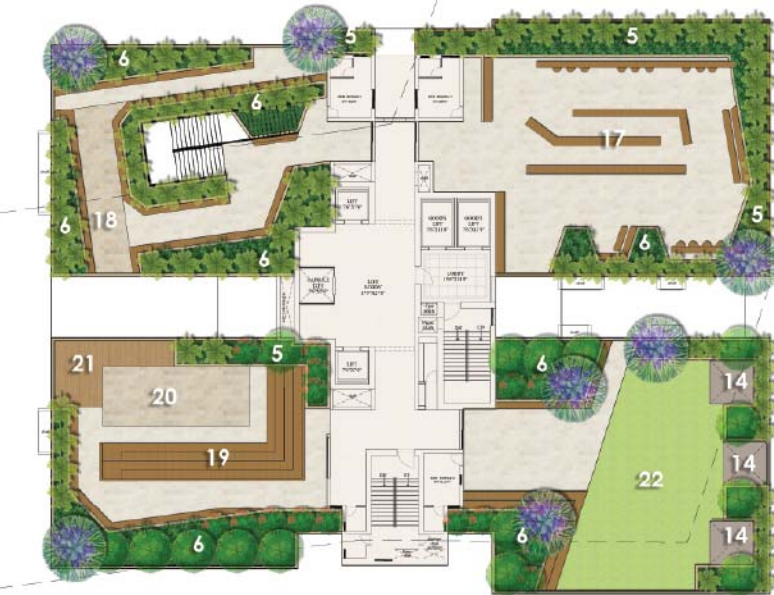
# FIRST FLOOR

1. PARTY DECK SPACE
2. POTTED PLANTS
3. CONNECTING ELEVATED WALKWAY
4. RAISED PLANTER WITH IN-BUILT SEAT
5. NETWORKING LOUNGE
6. OUTDOOR LIBRARY
7. ELDERLY PLAZA



# LOWER TERRACE

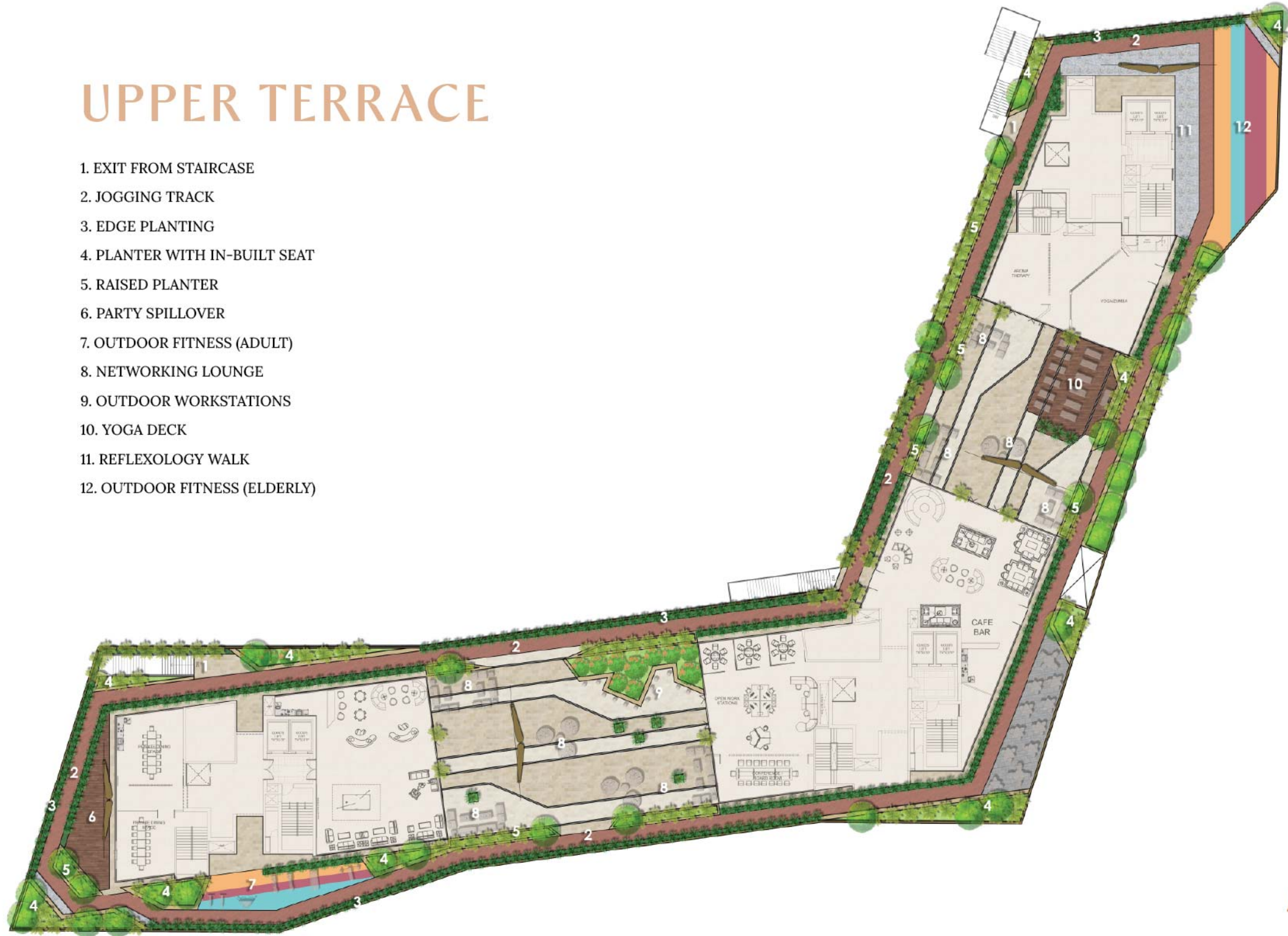
- |                               |                       |                        |
|-------------------------------|-----------------------|------------------------|
| 1. STEPS TO DECK              | 14. GAZEBO            | 27. LAWN GAMES         |
| 2. POOL DECK                  | 15. CAFE DINING SPACE | 28. PALM COURT         |
| 3. LOUNGERS                   | 16. CAFE              | 29. HAMMOCK GARDEN     |
| 4. CABANAS                    | 17. READING NOOK      | 30. BONFIRE PIT        |
| 5. RAISED PLANTER             | 18. INNOVATION PARK   | 31. FOOD COUNTER SPACE |
| 6. PLANTER WITH IN-BUILT SEAT | 19. STEPPED SITOUT    |                        |
| 7. JACUZZI                    | 20. STAGE             |                        |
| 8. SWIMMING POOL              | 21. VIEW DECK         |                        |
| 9. INFINITY EDGE              | 22. LOUNGE SEATING    |                        |
| 10. MEDITATION DECK           | 23. PARTY DECK        |                        |
| 11. YOGA INSTRUCTOR STAGE     | 24. CHIT-CHAT NOOK    |                        |
| 12. DESIGN INSTALLATION       | 25. DIALOGUE COURT    |                        |
| 13. PARTY LAWN                | 26. FUNKY SITOUT      |                        |





# UPPER TERRACE

- 1. EXIT FROM STAIRCASE
- 2. JOGGING TRACK
- 3. EDGE PLANTING
- 4. PLANTER WITH IN-BUILT SEAT
- 5. RAISED PLANTER
- 6. PARTY SPILLOVER
- 7. OUTDOOR FITNESS (ADULT)
- 8. NETWORKING LOUNGE
- 9. OUTDOOR WORKSTATIONS
- 10. YOGA DECK
- 11. REFLEXOLOGY WALK
- 12. OUTDOOR FITNESS (ELDERLY)



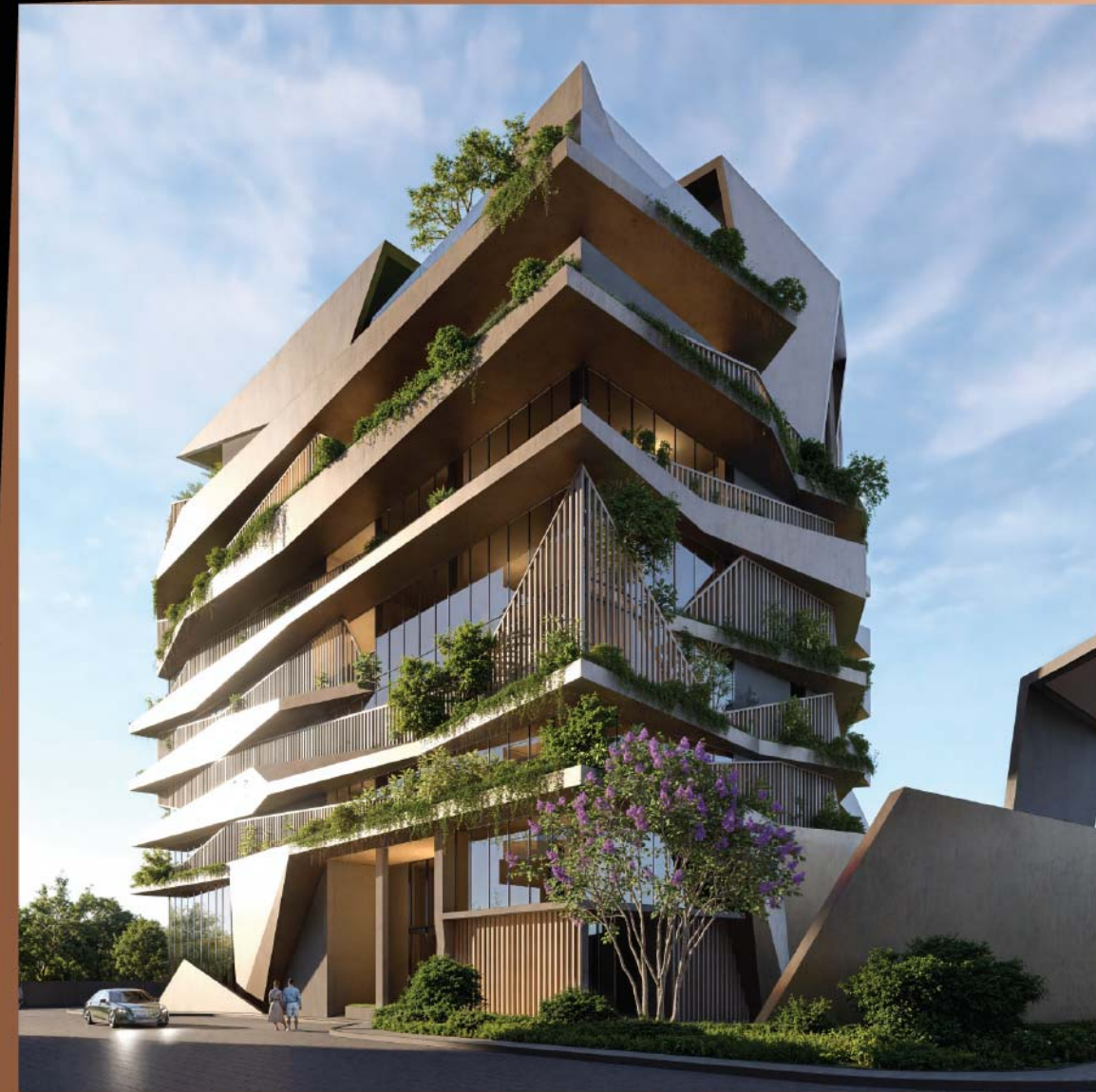
# CLUBHOUSE

- 1. LOBBY EXIT CORRIDOR
- 2. POOL DECK
- 3. LOUNGERS
- 4. POOL STEPS
- 5. CABANAS
- 6. SHALLOW POOL LOUNGERS
- 7. DESIGN INSTALLATION
- 8. RAISED PLANTER
- 9. PLANTER WITH IN-BUILT SEAT
- 10. KIDS POOL
- 11. BACK CURRENT POOL
- 12. SWIMMING POOL
- 13. INFINITY EDGE
- 14. BARBEQUE COURT
- 15. POOL SIDE PARTY SPACE
- 16. EVENT STAGE
- 17. COVERED FOOD COUNTER SPACE





ENCANTO'S CLUBHOUSE IS A VERTICAL, BIOPHILIC EXPERIENCE IN LEISURE



EIGHT STOREYS  
OF SCULPTURAL  
GEOMETRY AND  
SOPHISTICATION







# CLUBHOUSE AMENITIES

## Ground Floor

- Grand Entrance Lobby
- Guest Waiting Area
- Banquet Hall
- Grocery Store
- Pharmacy
- Pet Club
- Supermarket
- ATM

## First Floor

- Falaknuma-Style Premium Dining Hall
- Community Kitchen
- Primary Healthcare Center

## Second Floor

- Storytelling Cove
- Kids' DIY Art Corner
- Toddler Sensory Garden
- Child Discovery Den
- Kids' Play Zone
- Barbie House - Pretend Play Arena

## Third Floor

- Guest Suites
- Business Lounge
- Exhibition Gallery
- Sip & Paint Studio

## Fourth Floor

- High-End Gymnasium
- Aerobics Hall
- Yoga Hall

## Fifth Floor

- Badminton Courts
- Squash Court
- Billiards Lounge
- Table Tennis Room
- Indoor Games Room

## Sixth Floor

- Spa
- Salon
- Outdoor Wellness Treatment Deck

## Seventh Floor

- Preview Theatre
- Senior Citizen Lounge
- Mini Party Hall
- Reading Lounge

## Terrace

- Swimming Pool
- Party Terrace





A canvas for the moments that shape a lifetime

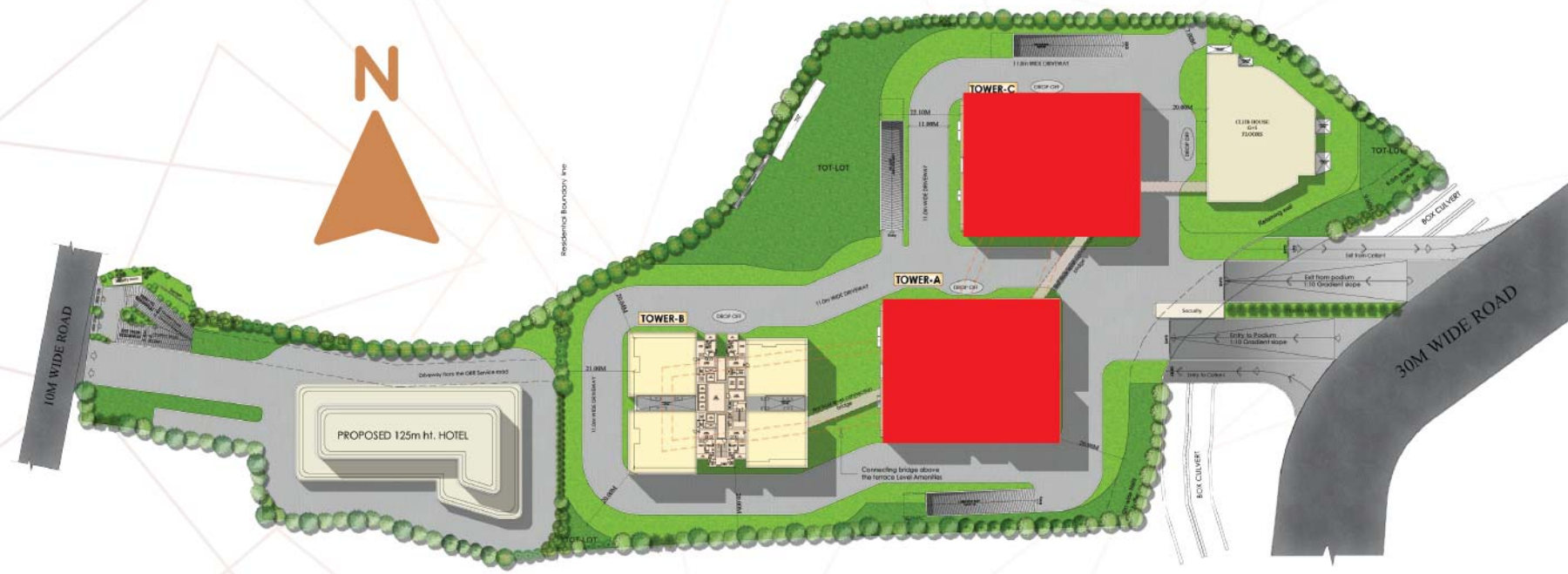


Because together is how life feels full

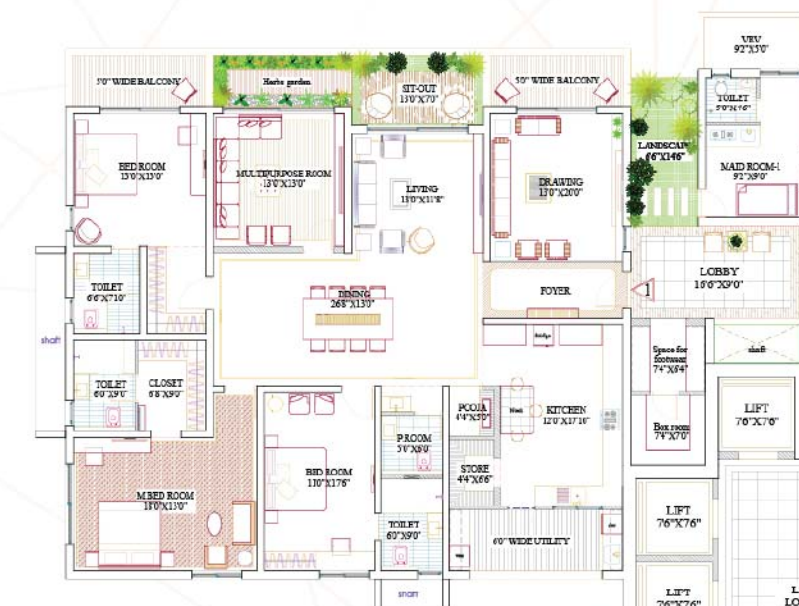


# TOWER A & C LAYOUT

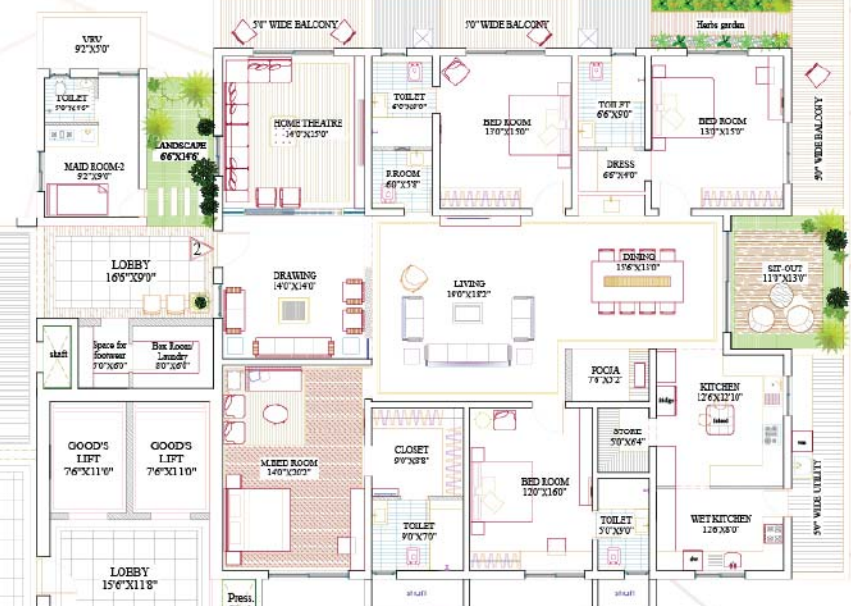
## KEY PLAN



**FLAT 01 | EAST FACING - 4130 SQ. FT.**  
3BHK + MULTI-PURPOSE ROOM + MAID ROOM



**FLAT 02 | WEST FACING - 4980 SQ. FT.**  
4BHK + MULTI-PURPOSE ROOM + MAID ROOM



**FLAT 04 | EAST FACING - 4170 SQ. FT.**  
3BHK + MULTI-PURPOSE ROOM + MAID ROOM



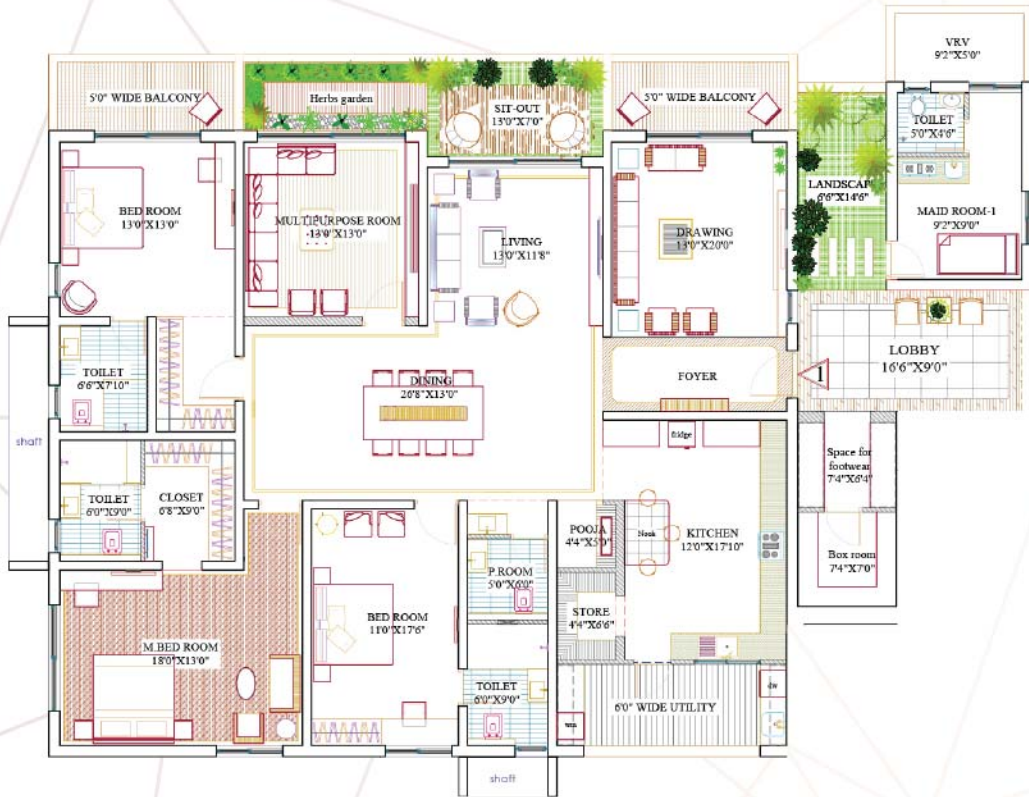
**FLAT 03 | WEST FACING - 4955 SQ. FT.**  
4BHK + MULTI-PURPOSE ROOM + MAID ROOM



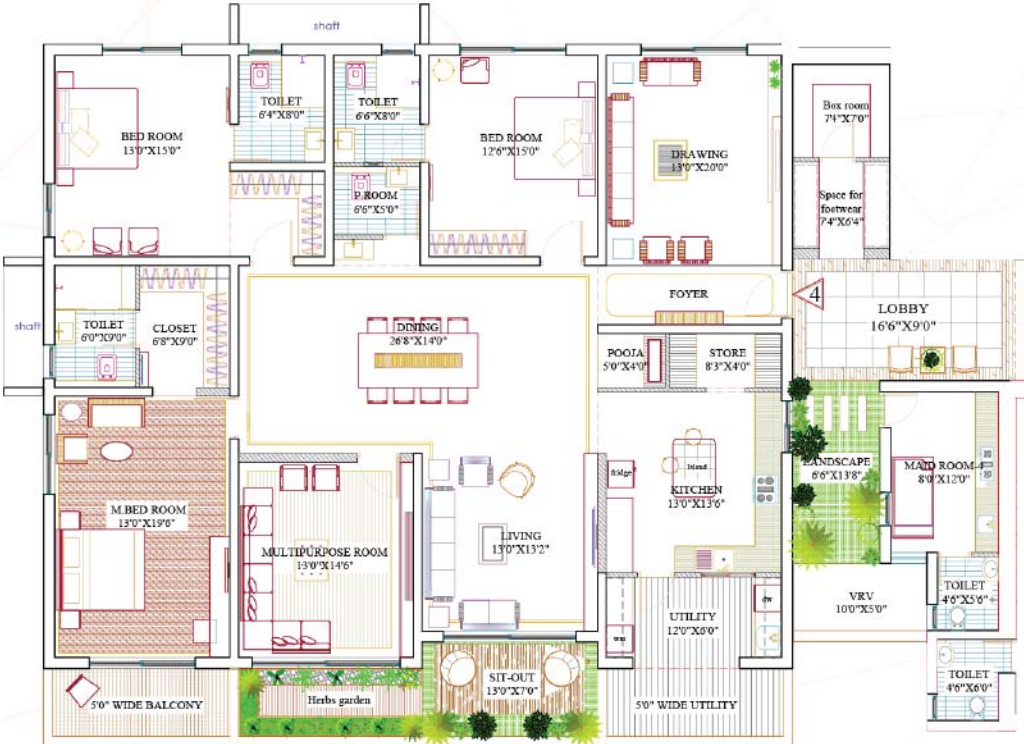


# TOWER A & C

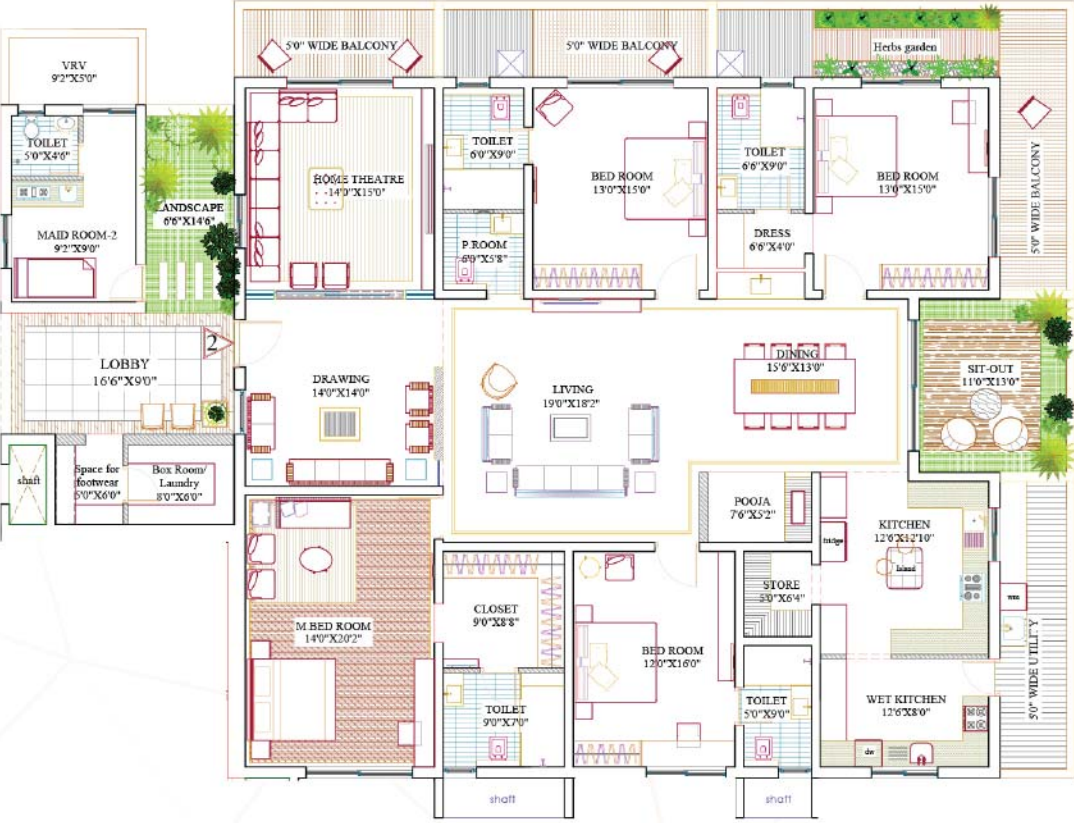
## FLOOR PLANS



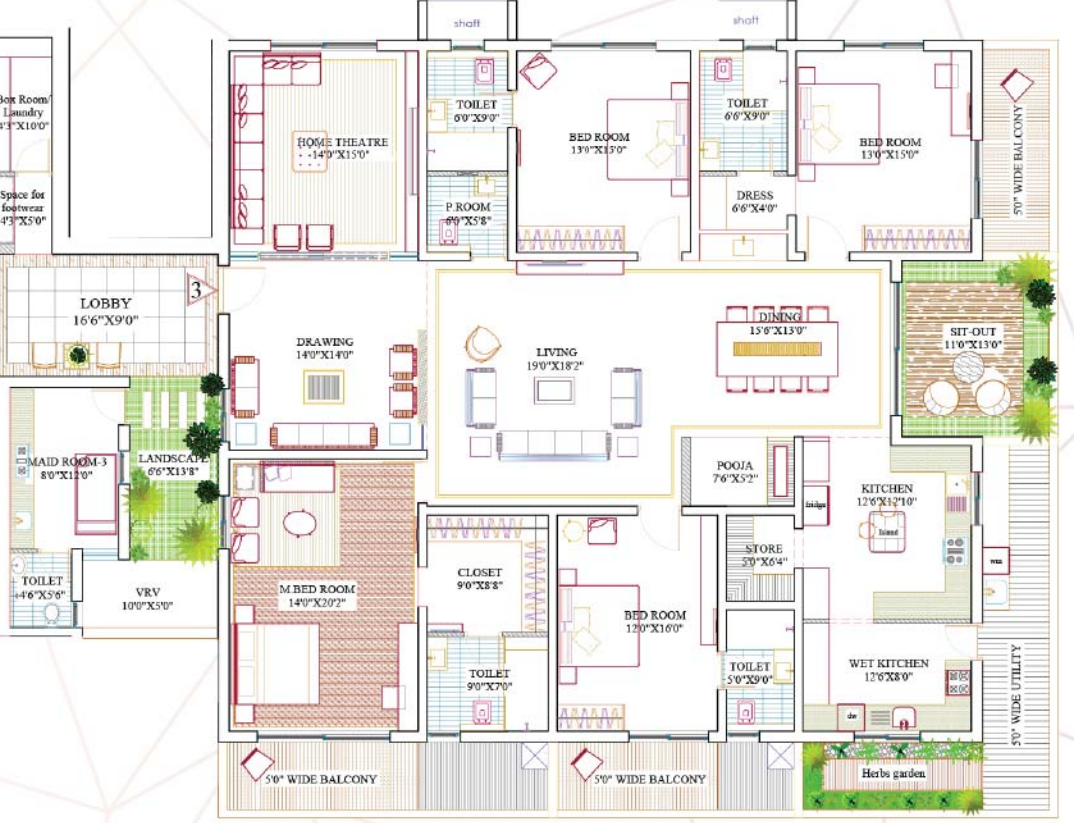
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3BHK + MULTI-PURPOSE ROOM + MAID ROOM



**FLAT 04 | EAST FACING - 4170 SQ. FT.**  
3BHK + MULTI-PURPOSE ROOM + MAID ROOM



**FLAT 02 | WEST FACING - 4980 SQ. FT.**  
4BHK + MULTI-PURPOSE ROOM + MAID ROOM



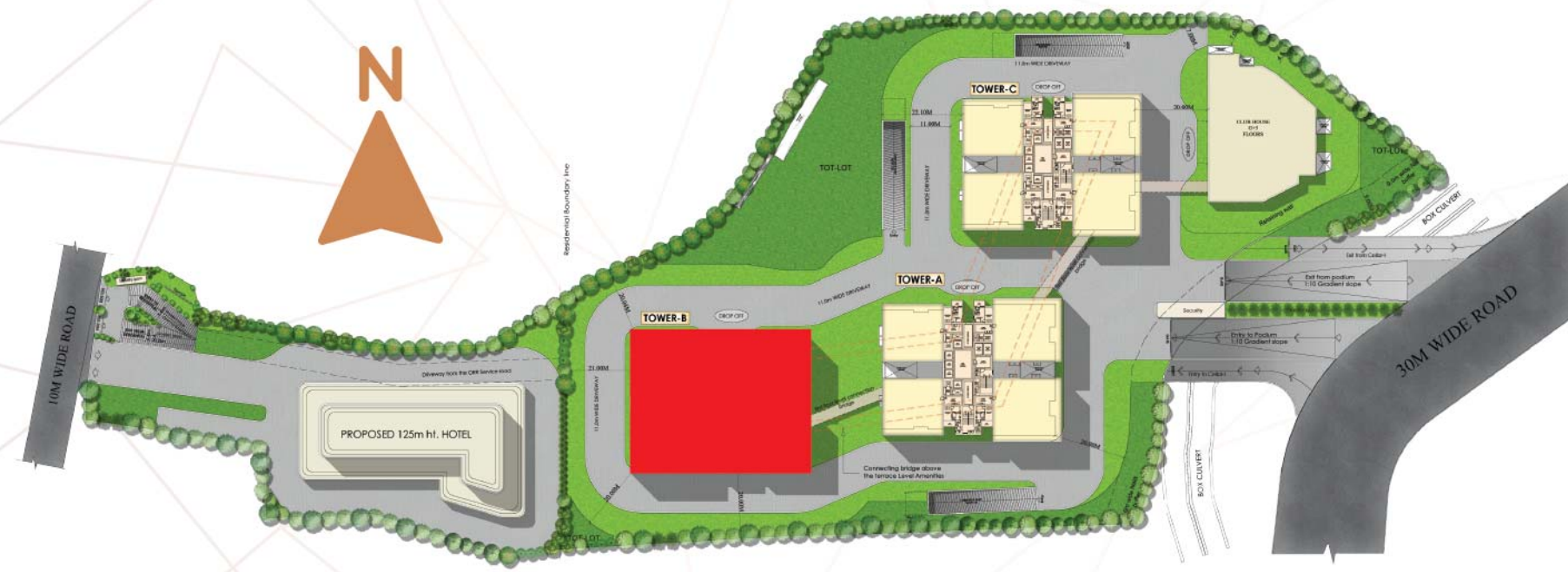
**FLAT 03 | WEST FACING - 4955 SQ. FT.**  
4BHK + MULTI-PURPOSE ROOM + MAID ROOM



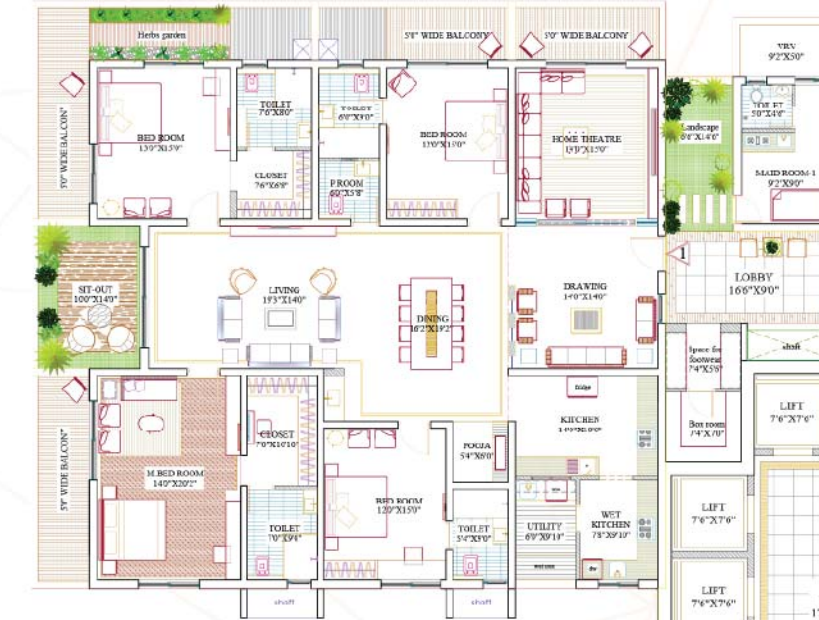


# TOWER B LAYOUT

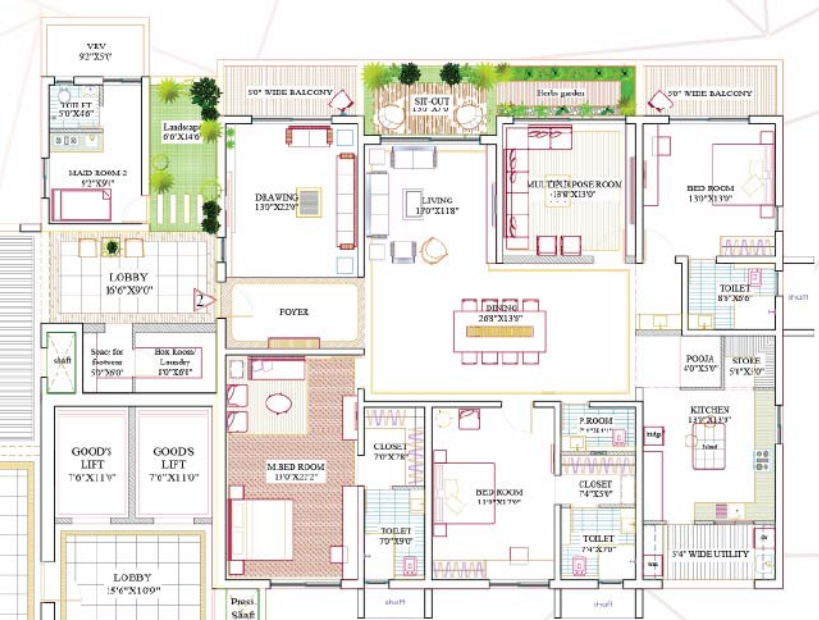
## KEY PLAN



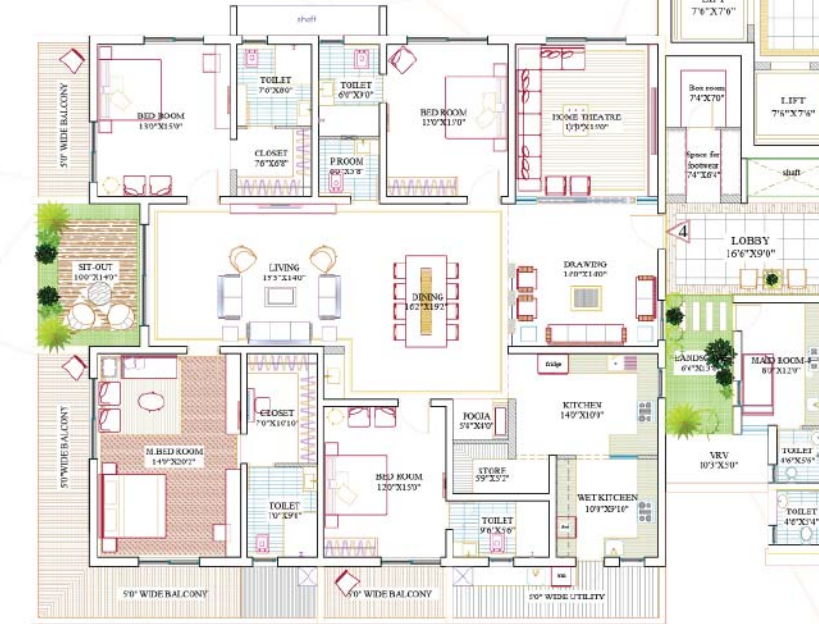
**FLAT 01 | EAST FACING - 5015 SQ. FT.**  
4BHK + MULTI-PURPOSE ROOM + MAID ROOM



**FLAT 02 | WEST FACING - 4065 SQ. FT.**  
3BHK + MULTI-PURPOSE ROOM + MAID ROOM



**FLAT 04 | EAST FACING - 5045 SQ. FT.**  
4BHK + MULTI-PURPOSE ROOM + MAID ROOM



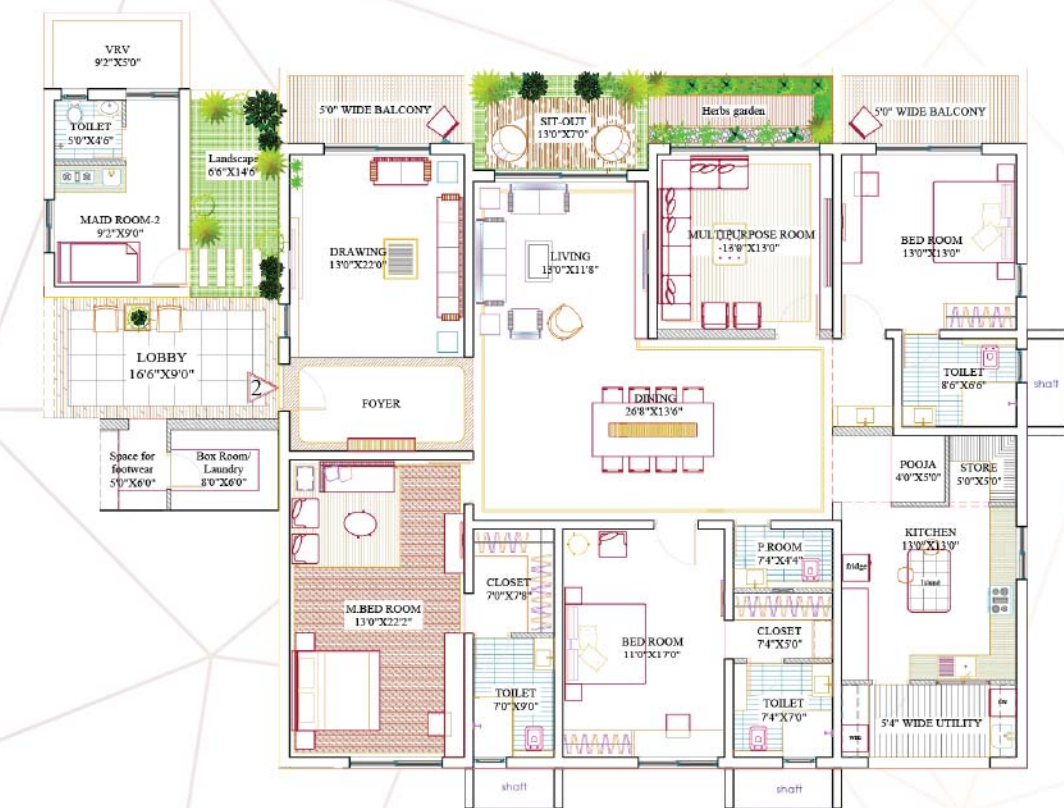
**FLAT 03 | WEST FACING - 4055 SQ. FT.**  
3BHK + MULTI-PURPOSE ROOM + MAID ROOM





# TOWER B

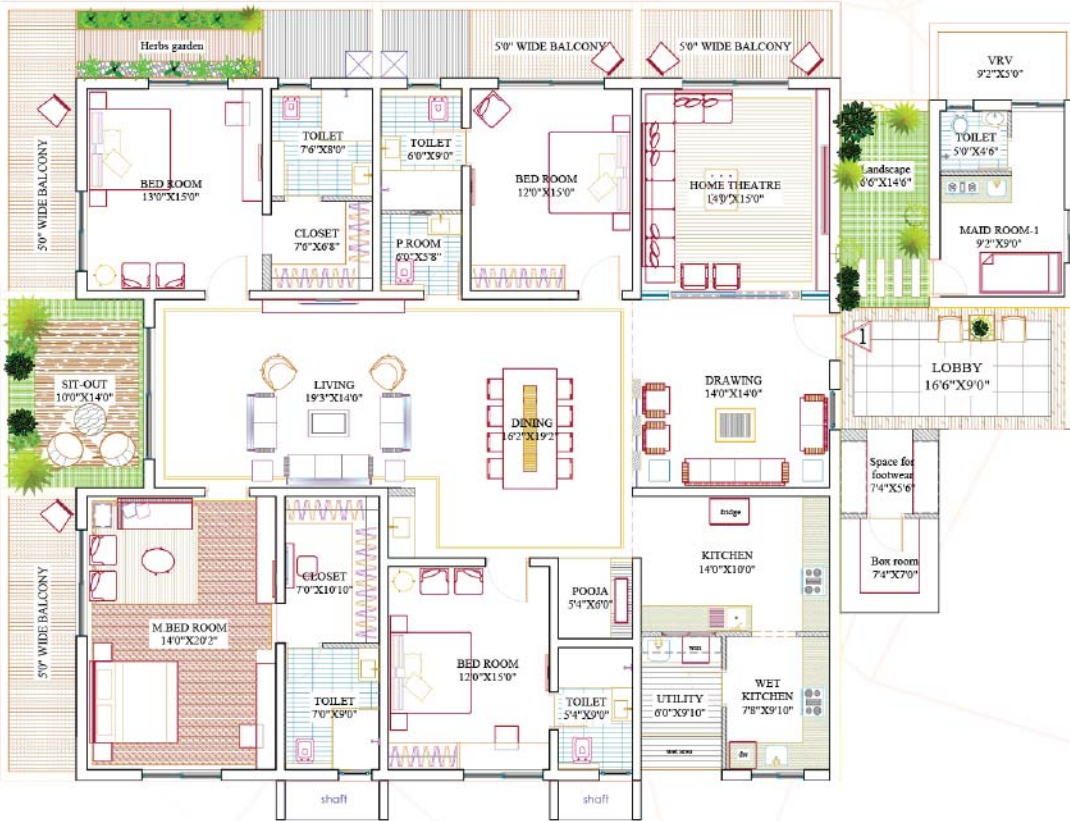
## FLOOR PLANS



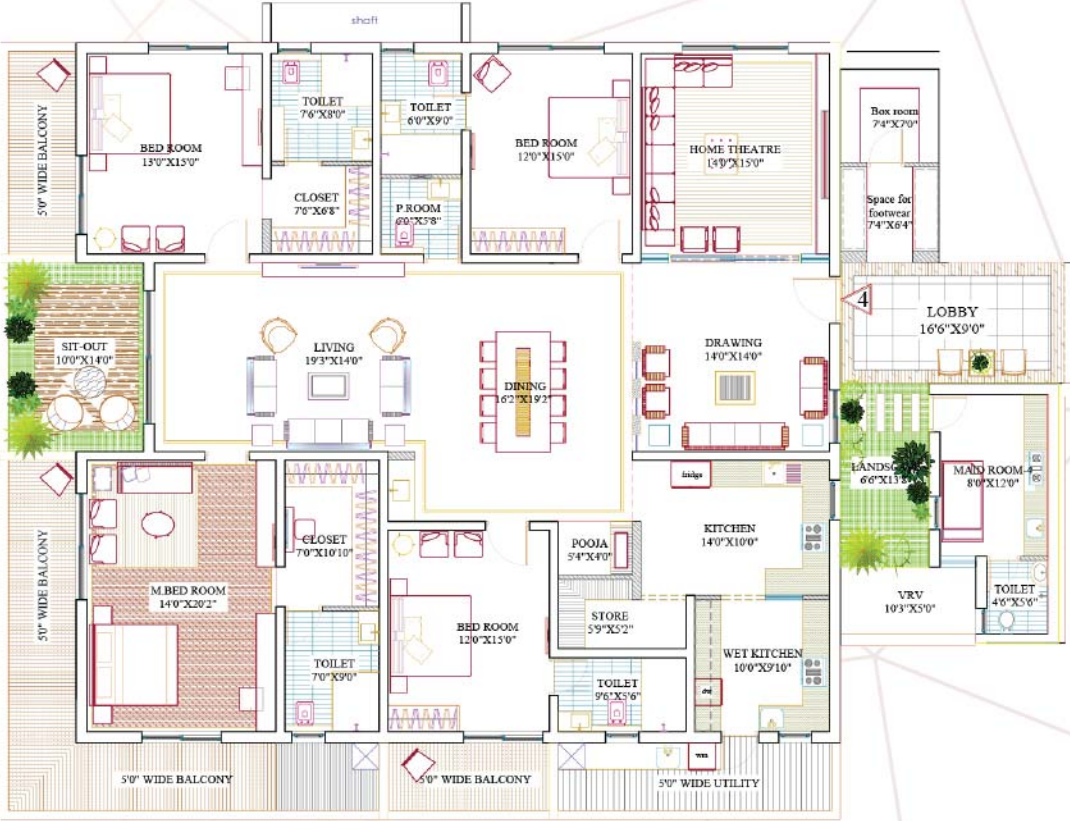
FLAT 02 | WEST FACING - 4065 SQ. FT.  
3BHK + MULTI-PURPOSE ROOM + MAID ROOM



FLAT 03 | WEST FACING - 4055 SQ. FT.  
3BHK + MULTI-PURPOSE ROOM + MAID ROOM



FLAT 01 | EAST FACING - 5015 SQ. FT.  
4BHK + MULTI-PURPOSE ROOM + MAID ROOM



FLAT 04 | EAST FACING - 5045 SQ. FT.  
4BHK + MULTI-PURPOSE ROOM + MAID ROOM





HYDERABAD LOOKS UP.  
ENCANTO HAS ARRIVED.





# SPECIFICATIONS

## Structure

- R.C.C. framed structure
- R.C.C. shear wall framed structure to withstand wind & seismic loads as per existing IS codes
- Concrete blocks for non-structural members

## Painting

- Internal
- 2 coats of good quality emulsion paint over putty finished surface/primer coat

- External
- Texture finish and 2 coats of weather proof emulsion paint or any other finish as per architect's design

## Flooring

- Living, drawing & dining, all bedrooms & kitchen
- Large format, premium designer tiles of SIMPOLO/VITERO/KAJARIA/RAK or equivalent brand

- Bathrooms
- Acid resistant, anti-skid ceramic tiles of VITERO/RAK/STMPOLO/KAJARIA or equivalent brand

- All balconies
- Rustic ceramic tiles of RAK/SIMPOLO or equivalent brand

- Corridors
- Vitrified tiles of RAK/SIMPOLO/KAJARIA/VITERO or equivalent brand

## Dadoing

- Kitchen
- Kitchen platform (Shall be provided at extra cost)
- Glazed ceramic tile dado up to 2'0" above kitchen platform (Shall be provided at extra cost)

- Bathrooms
- Glazed ceramic tile dado of RAK/SIMPOLO/KAJARIA/VITERO or equivalent brand up to 7'0" height

- Utilities
- Glazed ceramic tiles dado up to 3'0" Height in utility wash areas

## Doors

- Main door
- Teak veneered door frames & designer shutter with premium hardware

- Internal doors
- Manufactured hardwood door frames & laminated shutter, and hardware of reputed brand

- French doors
- Double glazed aluminium door frames of APARNA/FENESTA/VEKA or equivalent brand with 3-track and float glass paneled sliding shutters
- Mosquito mesh (Shall be provided at extra cost)

## Windows

- Double glazed aluminium windows of APARNA/FENESTA/VEKA or equivalent brand with 3-track and float glass paneled sliding shutters
- Mosquito mesh (Shall be provided at extra cost)

## Kitchen

- Granite platform and stainless steel sink (Shall be provided at extra cost)
- Provision for municipal and bore water connection, water purifier, chimney

## Utilities/Wash

- Provision for washing machine, dish washer

## Bathrooms

- Wash basins of reputed brand
- Premium quality EWC of reputed brand
- Premium quality concealed cistern of reputed brand
- Premium quality single lever CP fittings of reputed brand
- Provision for fixing geysers 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 no. of light/fan points in every room
- Adequate power points in kitchen for grinders/mixers/hob/exhaust chimney/microwave, etc. and in wash area for washing machine/dish washer

- Exhaust fans provision in toilets
- Electrical provision in all bedrooms for split/cassette air conditioners
- AC copper piping is mandatory (Charged extra)
- Separate metering for each unit
- 3 phase power connection of required load for each unit depending on size of apartment as recommended by the consultant

## Telecom/Internet/Cable TV

- Telephone point in living room
- Intercom facility to all the units connecting security and neighbours
- Provision for cable connection in drawing room, living room and all bedrooms
- Provision for internet connection in the living room

## Lifts

- Reputed and standard make automatic lift

## Generator

- 100% DG set backup with acoustic enclosure and AMF

## Grills

- Aesthetically designed, mild steel (MS) grills with enamel paint finish (Shall be provided at extra cost)

## WTP & STP

- Domestic water made available through an exclusive water softening plant (Not RO plant)
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project and treated sewage water will be used for landscaping and flushing purpose

## Car Wash Facility

- Provision will be made on chargeable basis

## Facilities for Physically Challenged

- Access ramps at all entrances shall be provided for physically challenged

## Security/BMS

- Solar powered security fence for total compound
- BMS for electricity consumption with pre-paid card system
- Panic buttons and intercom are provided in the lifts and connected to main security
- Round the clock security
- Surveillance cameras at the main security and entrance of each block

## Clubhouse & Amenities

- Well-designed clubhouse with facilities for indoor games, badminton courts, children's play areas, gym, spa, yoga, aerobics, senior citizen lounge, library, conference room, multipurpose hall, creche, party lawn, guest suites, preview theatre, etc.
- Swimming pool with toddler's pool & changing rooms on terrace

## Parking Management

- Entire parking is well designed to suit the number of car parks required, provided parking signages and equipment at required places to ease driving

## 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 (basements)
- Control panel will be kept at main security

## LPG

- Supply of gas - subject to feasibility from centralized gas bank to all individual flats with prepaid gas meters





ENCANTO

ENCANTO

ENCANTO CLUB





# CONSULTANTS



Principal Architect



Landscape



MEP



Structural

## ENCANTO INSPIRES EVERYTHING NEXT





**LANSUM | MMK**  
**ENCANTO**

Contact:

**+91 90 90 70 20 66**

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

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