

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.



3
TOWERS

60
FLOORS

5.7
ACRES

A FAÇADE
THAT DARES
THE SKYLINE.

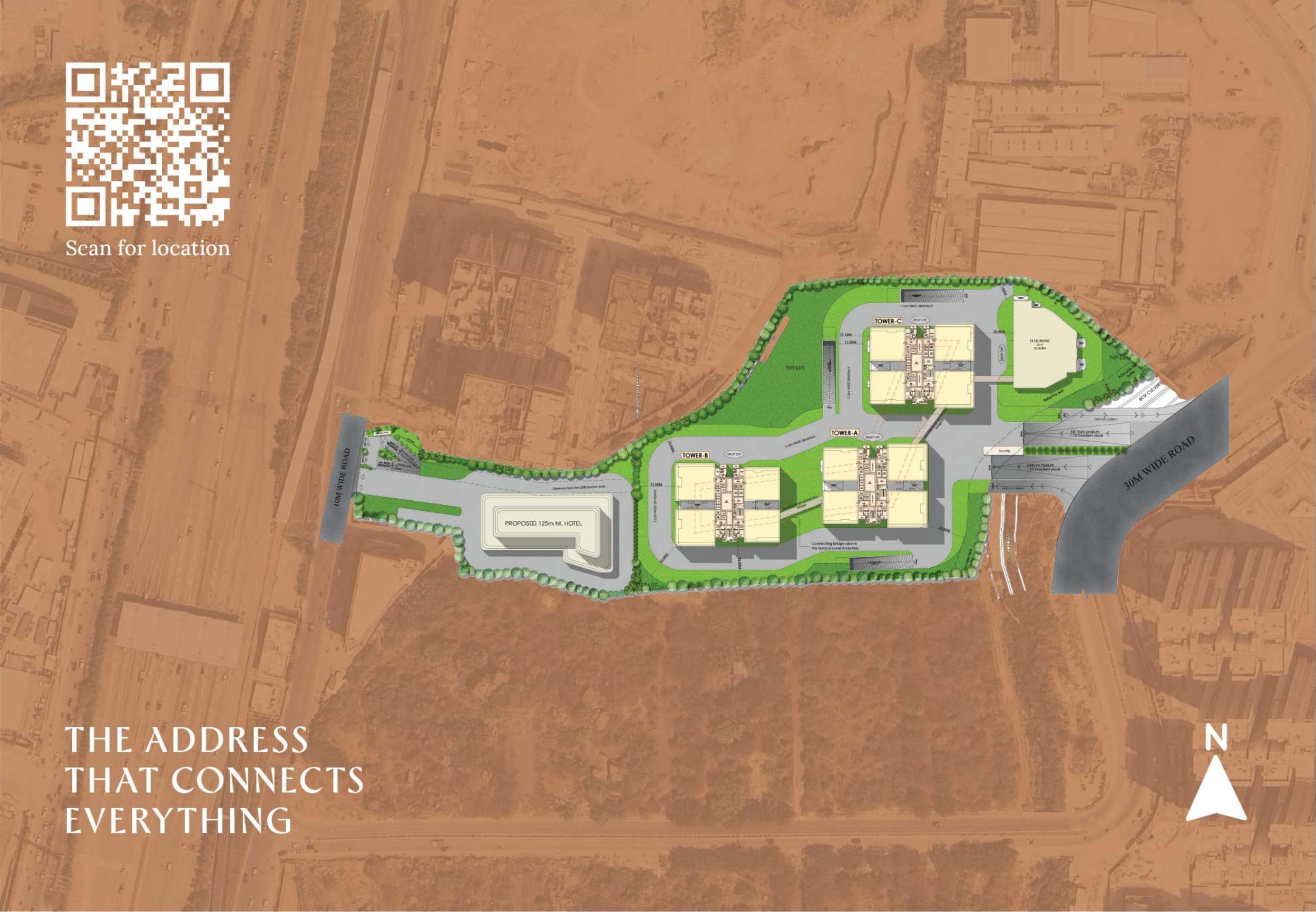


LANSUM MMK
ENCANTO
BOLD LINES. SHARP EDGES.
UNMISTAKABLY ICONIC.



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 Medicover Hospitals
15 min to PACE Hospitals

Education

5 min to Future Kids School
7 min to The Gaudium School
7 min to Continental Schools
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 IIIT 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 vaastu-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 landscaped 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. TEMPEL
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



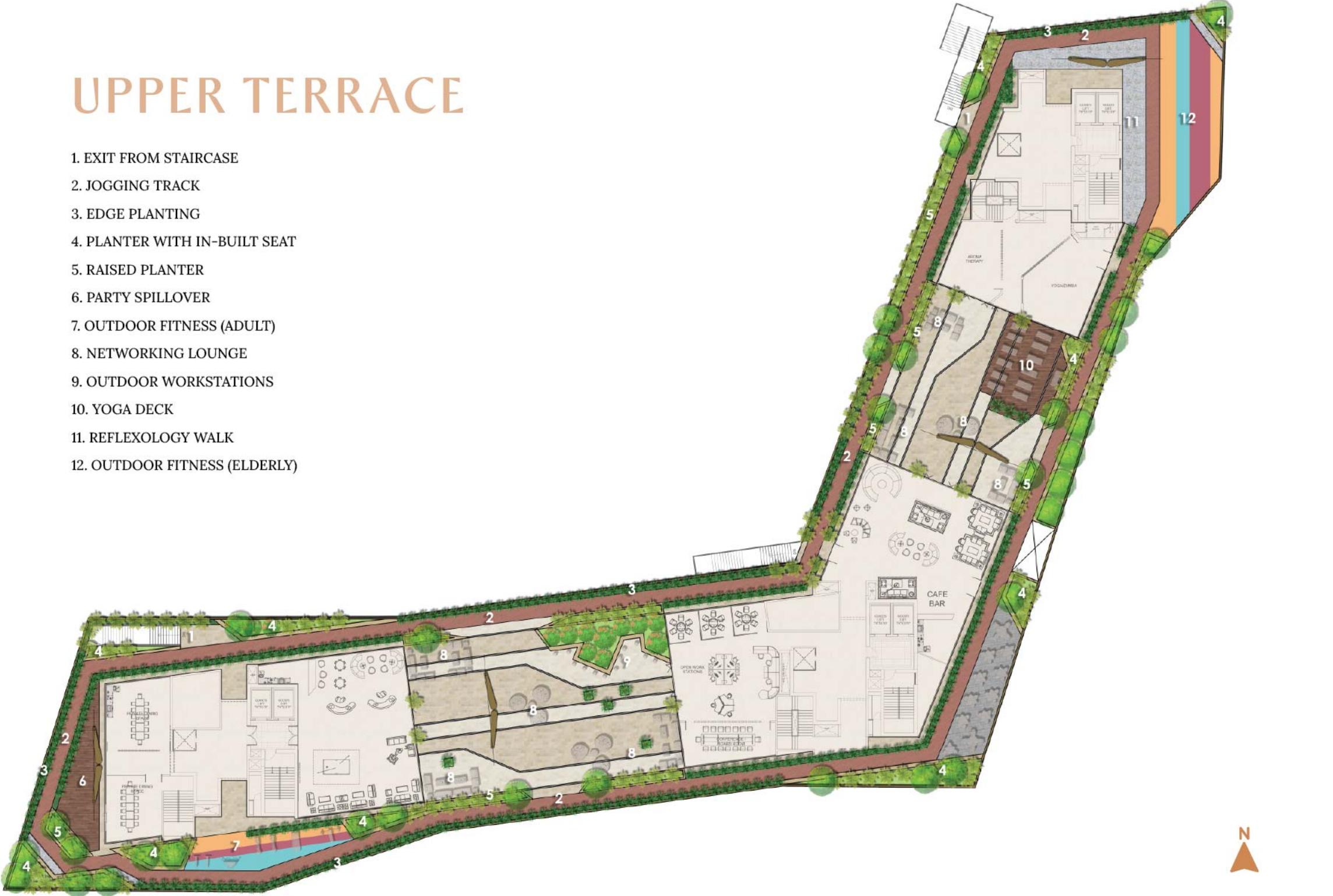
LOWER TERRACE

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



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

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

Terrace

- Swimming Pool
- Party Terrace



A canvas for the moments that shape a lifetime



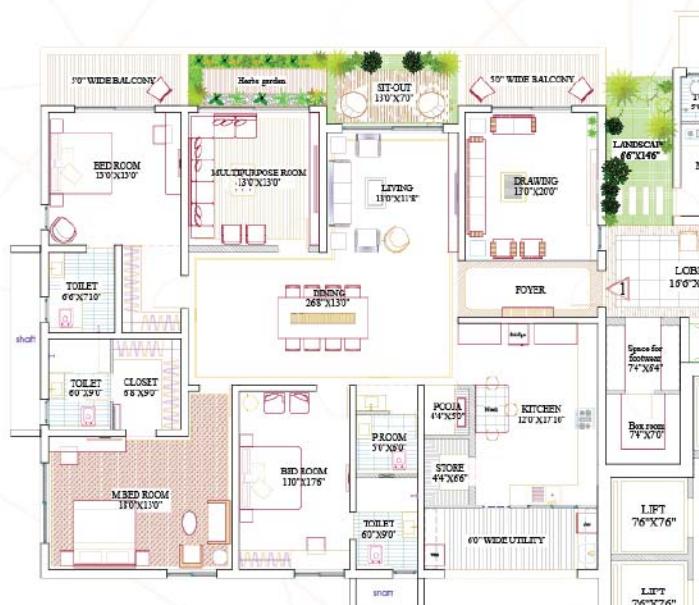
Because together is how life feels full

TOWER A & C LAYOUT

KEY PLAN



LAT 01 | EAST FACING - 4130 SQ.
3BHK + MULTI-PURPOSE ROOM + MAID R.



LAT 04 | EAST FACING - 4170 SQ.
3BHK + MULTI-PURPOSE ROOM + MAID RO

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

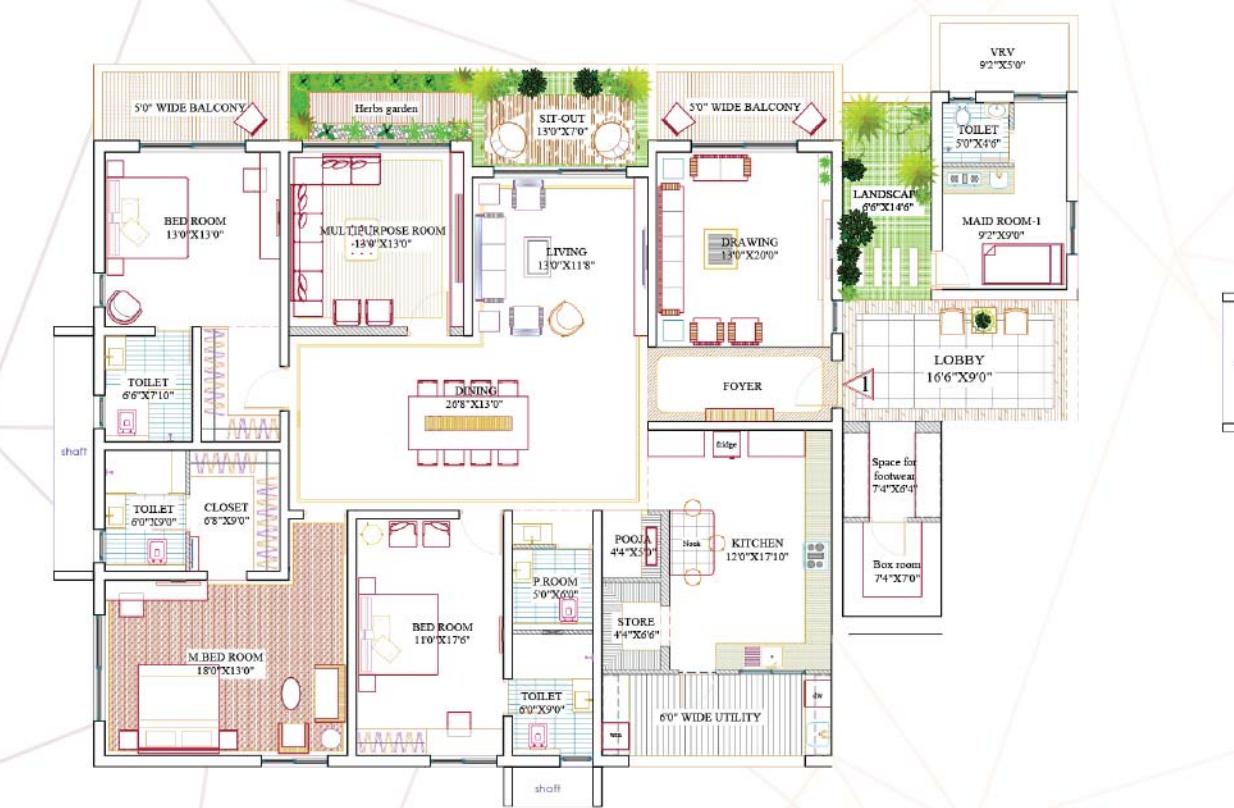


Architectural Floor Plan Description:

- Bed Room:** 13'0" x 15'0" (2 rooms)
- Toilet:** 6'4" x 3'0" (2 rooms)
- Shafft:** 6'6" x 3'3"
- Bed Room:** 12'6" x 15'0"
- Drawing:** 11'0" x 20'0"
- Storage:** 7'4" x 7'0"
- Bed Room:** 13'0" x 15'0"
- Toilet:** 6'0" x 3'0"
- Closet:** 8'8" x 3'0"
- Shafft:** 6'0" x 3'0"
- Dining:** 10'8" x 4'0"
- Pocia:** 9'7" x 4'0"
- Store:** 8'7" x 4'0"
- Foyer:** 4'0"
- Kitchen:** 13'0" x 13'0"
- Living:** 13'0" x 13'7"
- Multipurpose Room:** 12'0" x 14'6"
- Utility:** 12'0" x 6'0"
- 5' Wide Utility:** 5'0" x 16'0"
- 5' Wide Balcony:** 5'0" x 16'0"
- Hoist garden:** 10'0" x 16'0"
- Set-out:** 11'0" x 7'0"
- Landscaping:** 6'6" x 13'8"
- VRU:** 10'0" x 3'0"
- LOBE:** 16'6" x 16'0"
- Specs for staircase:** 7'4" x 6'4"
- STAIR:** 7'4" x 7'0"
- LIFT:** 7'0" x 7'0"

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

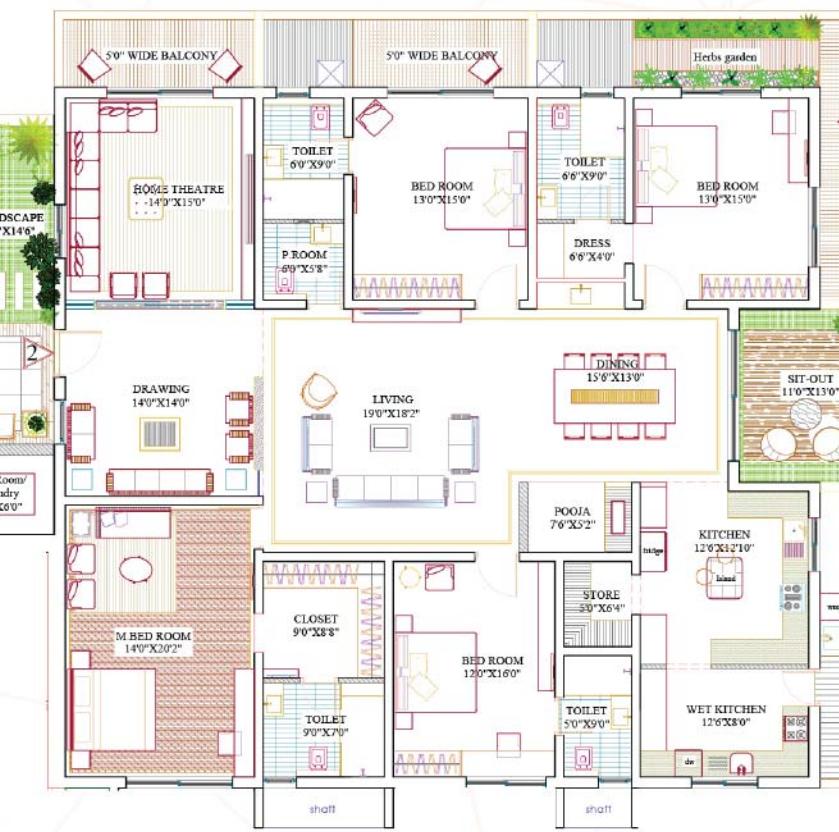
TOWER A & C FLOOR PLANS



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



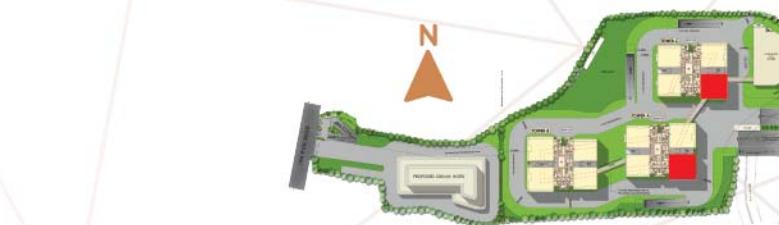
**ST FACING - 4170 SQ. FT.
-PURPOSE ROOM + MAID ROOM**



02 | WEST FACING - 4980 SQ.
+ MULTI-PURPOSE ROOM + MAID ROOM

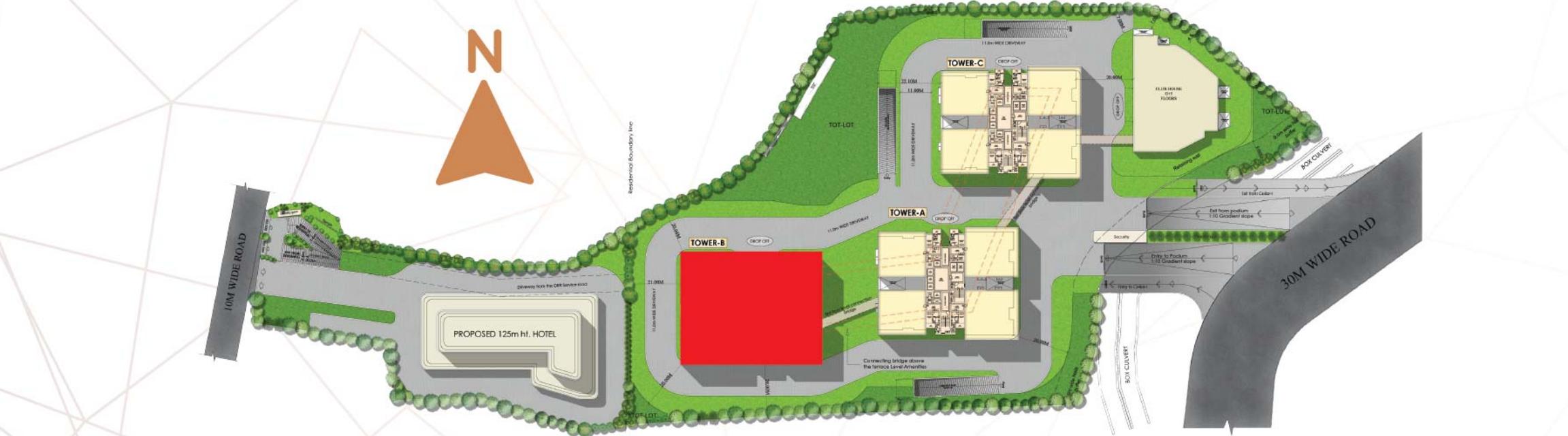


**FLAT 03 | WEST FACING - 4955 SQ. FT
4BHK + MULTI-PURPOSE ROOM + MAID ROOM**

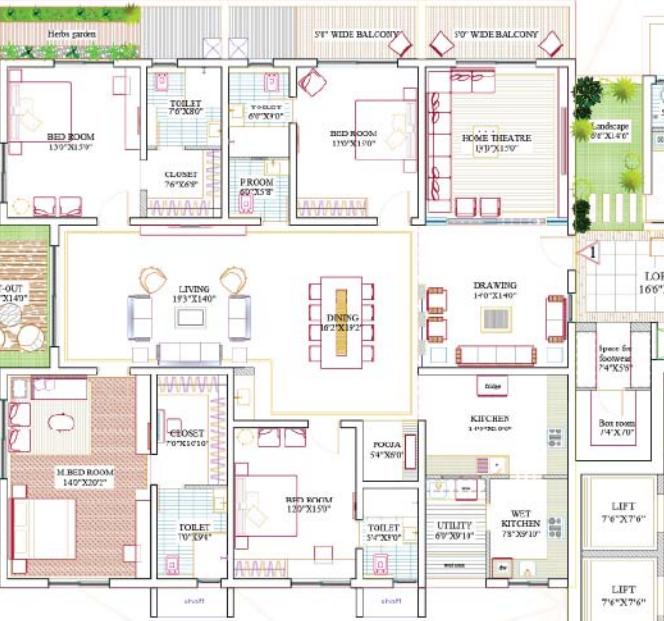


TOWER B LAYOUT

KEY PLAN



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



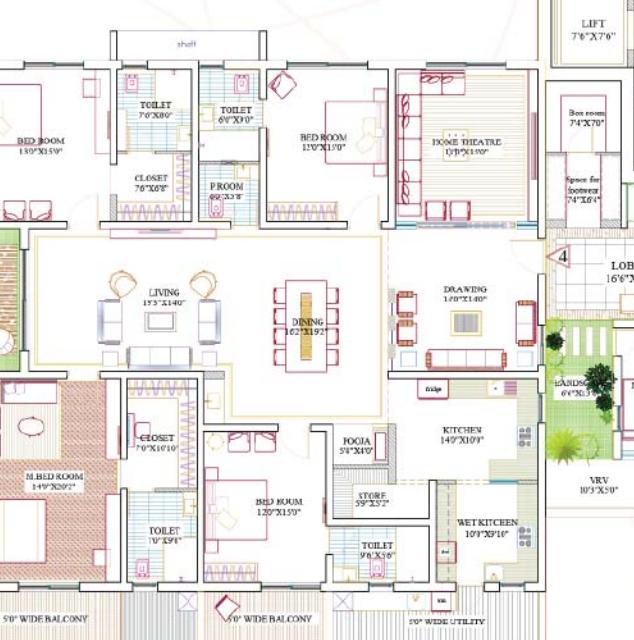
**FLAT 02 | WEST FACING - 4065 SQ. FT.
3BHK + MULTI-PURPOSE ROOM + MAID ROOM**



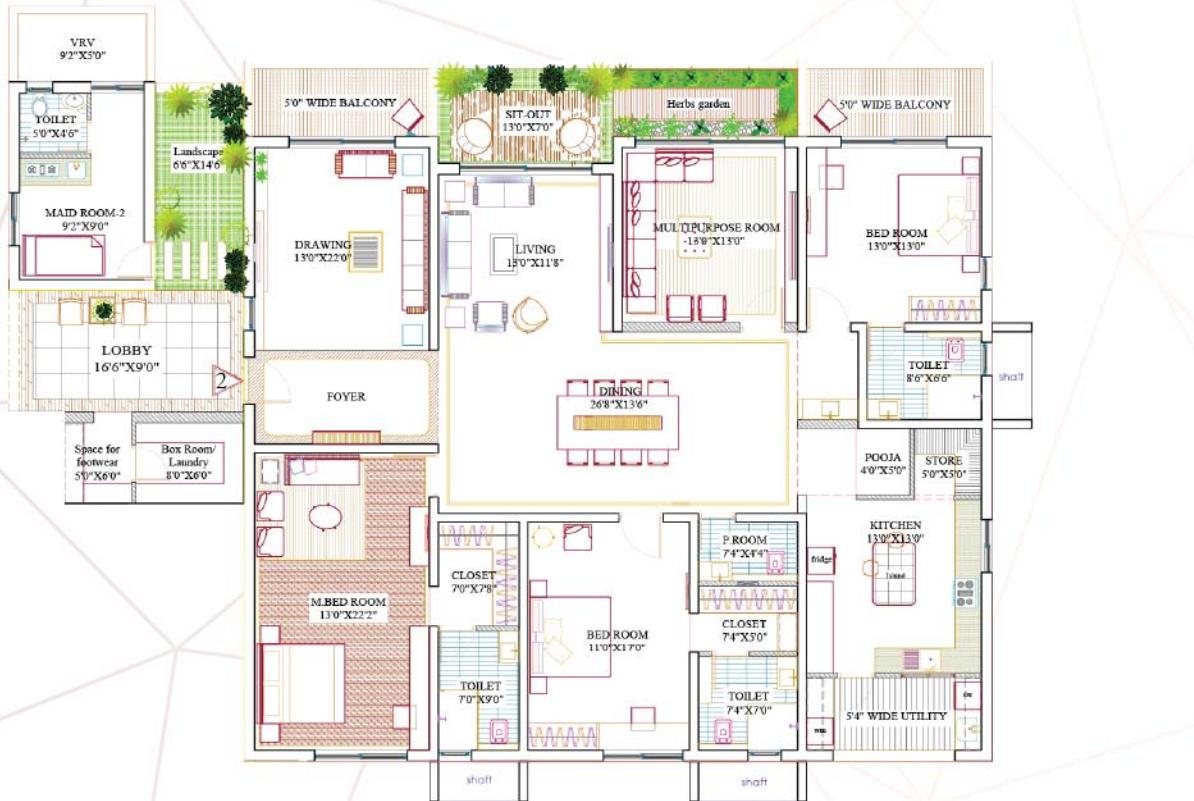
**FLAT 04 | EAST FACING - 5045 SQ. FT.
4BHK + MULTI-PURPOSE ROOM + MAID ROOM**



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



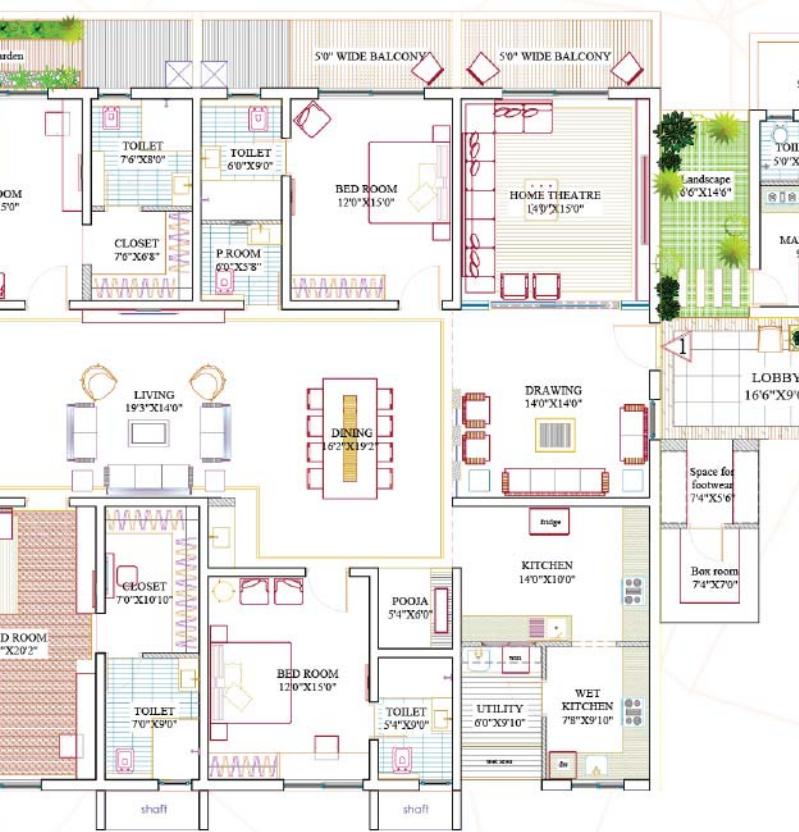
TOWER B FLOOR PLANS



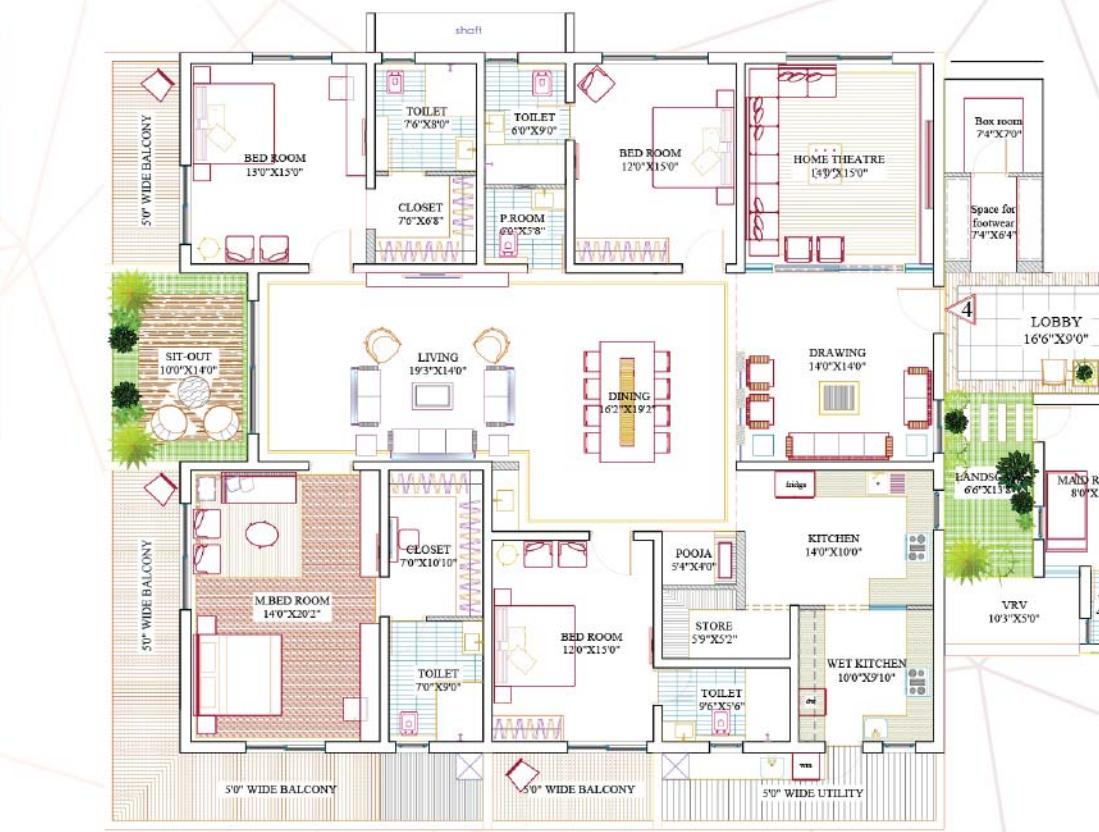
FLAT 02 | WEST FACING - 4065 SQ. FT.
3BHK + MULTI-PURPOSE ROOM + MAID ROOM



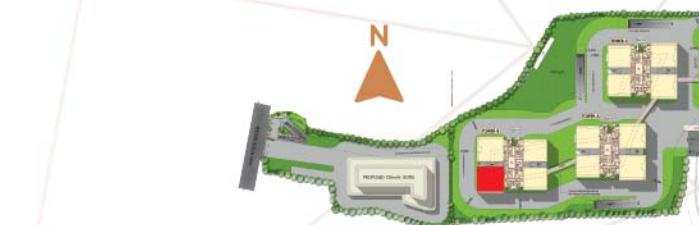
FLAT 03 | WEST FACING - 4055 SQ. FT.
3BHK + MULTI-PURPOSE ROOM + MAID ROOM



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/STIMPOLO/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

French doors

- 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

Utilities/Wash

Bathrooms

Electrical

WTP & STP

Car Wash Facility

Facilities for Physically Challenged

- 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

LPG

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

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 hall, 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 cars 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



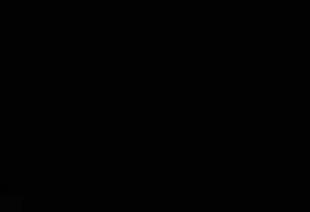
CONSULTANTS



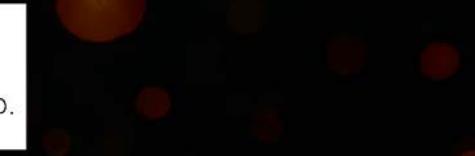
Principal Architect



Landscape



MEP



Structural

ENCANTO INSPIRES EVERYTHING NEXT



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www.theencanto.com

Disclaimer: This brochure is purely a conceptual presentation and not a legal offering.
The promoters reserve the right to make changes in elevation, specifications, plans and amenities as deemed fit according to the design intent.