

ASBL  
**BROADWAY**  
THE PULSE OF LIFE

*WELCOME HOME*



# TABLE OF CONTENT



01

02

03

04

05

## LOCATION

FINANCIAL DISTRICT	03
HOTSPOTS	04
PROJECT OVERVIEW	05

## PLANS

MASTER PLAN	09
AMENITIES PLAN	10
TOWER PLAN	16

## UNIT PLANS

THE MASTERPIECE	18
THE CORNER COURTYARD	26
THE SUNLIT HAVEN	32
THE POWER PUNCH	38
THE MASTERPIECE	44
THE LIMITLESS LUXURY	52

## AMENITIES

LANDSCAPE AMENITIES	58
CLUBHOUSE	60
CLUBHOUSE PLANS	62
URBAN CORRIDOR	68
URBAN CORRIDOR PLANS	69

## GLOSSARY

SPECIFICATIONS	72
AREA STATEMENT	77
OTHER PROJECTS	78

# HYDERABAD

Financial District

## ASBL BROADWAY NEIGHBOURHOOD

05 MINS  
FROM  
ORR ROAD, ISB ROAD &  
WIPRO CIRCLE

15 MINS  
FROM  
RAIDURG METRO STATION

10 MINS  
FROM  
HITEC CITY

30 MINS  
FROM  
AIRPORT



# FINANCIAL DISTRICT

## THE MANHATTAN OF HYDERABAD

YOU  
ARE  
HERE



**G+5**  
FLOORS CLUBHOUSE

**75%**  
OPEN SPACE

TOTAL INDOOR AMENITIES  
~1,07,000 sft.

3 IDENTICAL TOWERS  
**G+50**  
FLOORS

ACRES  
~5.02

**3**<sub>BHKs</sub>



YOU'VE ARRIVED

WELCOME HOME



UNLOCK BROADWAY

# THE PULSE OF LIFE

Your story unfolding, fueled by Hyderabad's energy.

## 1. Downtown Energy

Sidewalks that never sleep, lights that never dim, experience Downtown Living at full volume.

## 2. The Fittest Address

Welcome to the fittest community in the Financial District.

## 3. Homes That Energize

Sunlit, airy, and bursting with positive vibes these aren't just homes, they're daily power-ups.

## 4. Skyline Soaring

Three towering icons on the horizon, our signature on Hyderabad's skyline.



# YOUR DREAM HOME PLANNED TO PERFECTION

Master Plan, Tower Plan, Unit Plan

# MASTERFUL MASTERPLAN

- 1. Pickup/Drop-off
- 2. Cascading Water Feature
- 3. Entry Plaza
- 4. Resident Entry/Exit
- 5. Open Lawn
- 6. Activity Lawn
- 7. Social Gathering Plaza
- 8. Seating Gallery
- 9. Outdoor Activity Area
- 10. Lounge Deck
- 11. Pickleball Courts
- 12. Kids' Play Area
- 13. Basketball Court
- 14. Senior Citizens' Garden
- 15. Outdoor Fitness Station
- 16. Cricket Nets
- 17. Multi-purpose Lawn
- 18. Garden Lounge Swings
- 19. Pet Zone
- 20. F&B Alfresco Area



# AMENITIES

1. CLUBHOUSE	URBAN CORRIDOR
A. F&B Spaces	2. Living Rooms
B. Banquet Hall	3. Party Lounge
C. Pre-Function Area	4. Tower Lobby
D. Indoor Badminton Courts	5. Co-working & Tuition Room
E. Swimming Pool	6. Spa & Salon
F. Kids' Swimming Pool	7. Security Lockers
G. Multipurpose Turf	8. Supermarket
H. Indoor Games Room	9. Creche
	10. Guest Rooms
	11. Indoor Gym
	12. Indoor Kids' Play Area
	13. Kids' Birthday Party Area
	14. Clinic & Physiotherapy Room



Amenities

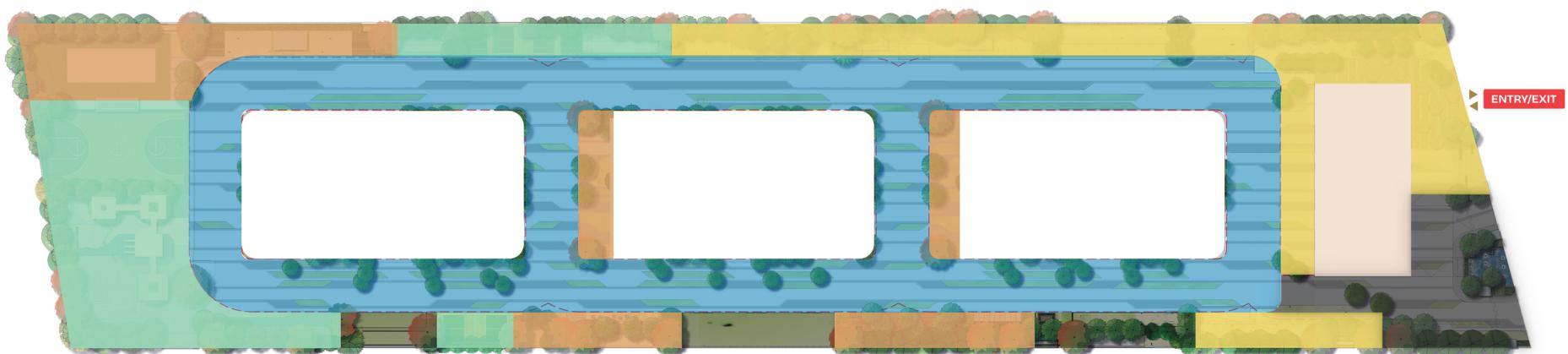
# AMENITIES ZONING

~600M

WALKING, JOGGING & CYCLING CIRCUIT



- Social Zone
- Tranquil Zone
- Fitness Zone
- Activity Circuit



# TOWER PLAN



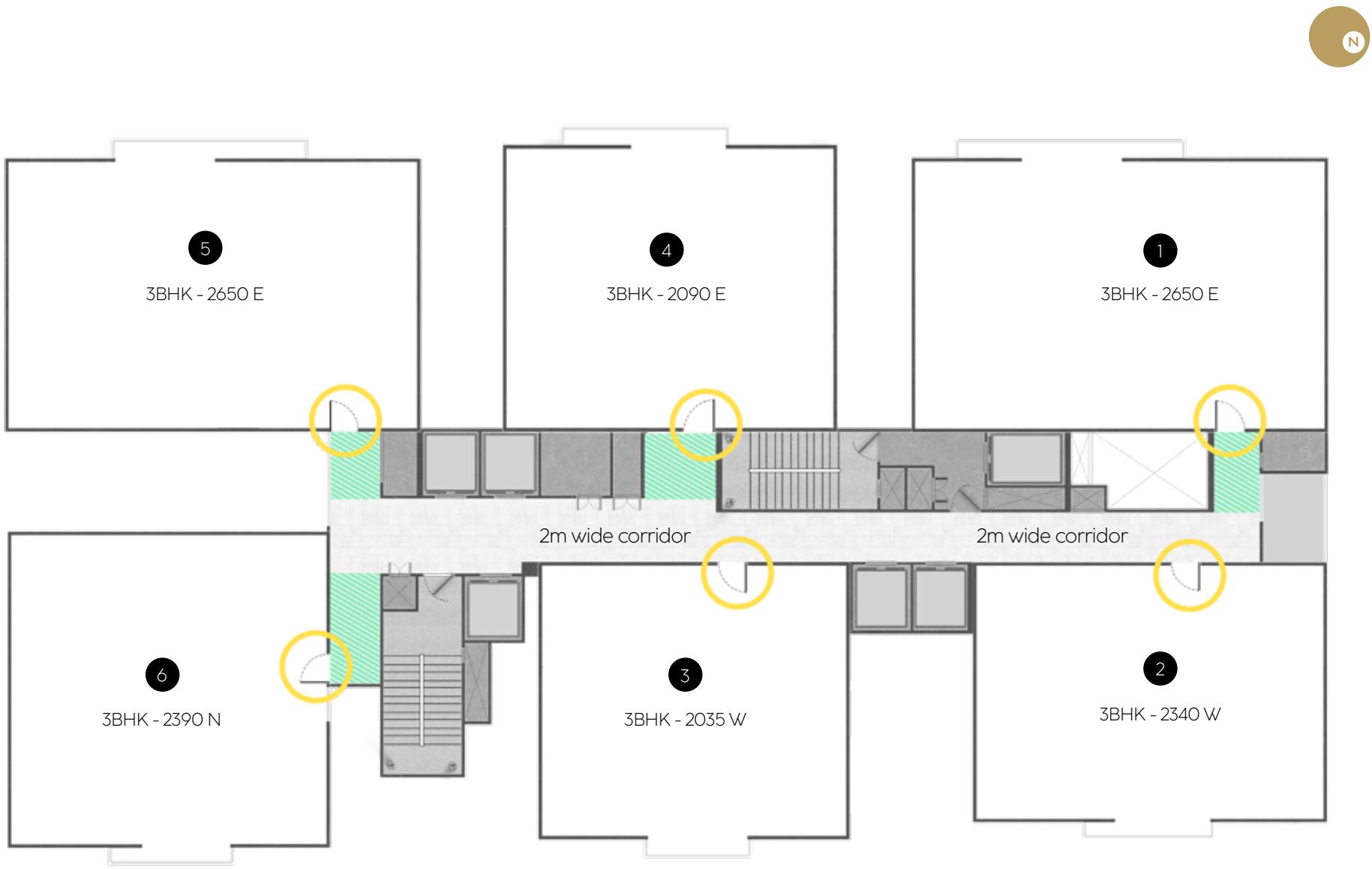
6

Apartments  
per floor

6

Lifts

# TOWER PLAN FEATURES



Private  
Foyer

No Opposite  
Main Doors



## OUTDOOR LIVING

THESE EXPANSIVE BALCONIES, FRAMED BY THREE-SIDED GLASS RAILINGS, OFFER UNINTERRUPTED VIEWS OF THE CITY WHILE CREATING THE PERFECT SPACE TO RELAX AND ENTERTAIN

A RARE URBAN SPACE THAT BLENDS INDOOR COMFORT WITH OUTDOOR FREEDOM



## CURTAIN WALLS

FULL FLOOR-TO-CEILING WINDOWS WITH OBSERVATORY-LIKE VIEWS OF THE FINANCIAL DISTRICT. THIS STUNNING FEATURE ADDS A SUBTLE TOUCH OF LUXURY WHILE ENHANCING THE SENSE OF SPACE.



EXTRA LIGHT.



EXTRA VIEWS.

5  
**3BHK  
2650 E**



6  
**3BHK  
2390 N**



4  
**3BHK  
2090E**



3  
**3BHK  
2035 W**



1  
**3BHK  
2650 E**

2  
**3BHK  
2340 W**



DISCOVER  
YOUR  
DREAM  
HOME



## UNIT PLAN

Comfort 3 BHK

2035 WEST

THE SUNLIT HAVEN

2090 EAST

THE POWERPUNCH

Premium 3 BHK

2340 WEST

THE CORNER  
COURTYARD

2390 NORTH

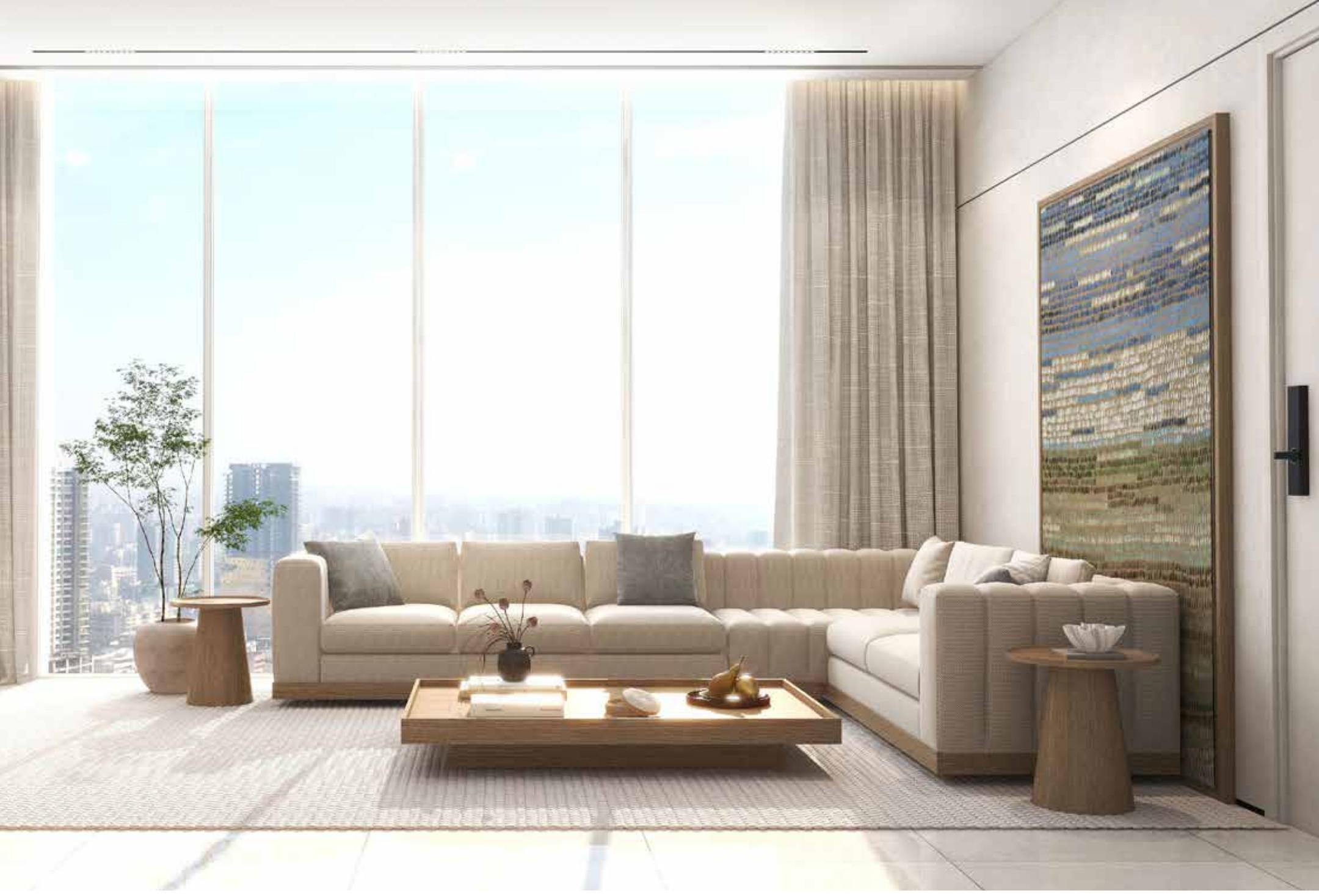
THE LIMITLESS  
LUXURY

Luxury 3 BHK

2650 EAST

THE MASTERPIECE

Experience the maximum carpet area in your homes, within this segment!



## THE MASTERPIECE

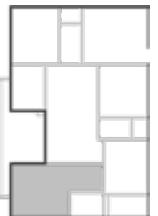
Unit 1 - 3BHK

**2650** SFT. (EAST)



## MASTER BEDROOM

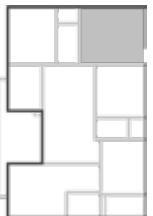
PRIVATE WALK-IN DRESS AREA





## CORNER FLAT

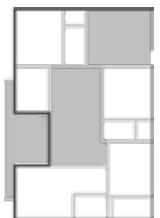
LUXURIOUS CITY WIDE VIEWS  
& CROSS VENTILATION





## DUALSYNC SPACES

SEGREGATED FORMAL AND  
INFORMAL SPACES





## PRIVATE FOYER ENTRY

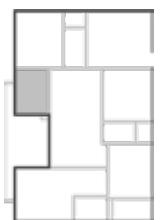
AN ELEGANT WELCOME  
BEGINS AT YOUR ENTRANCE

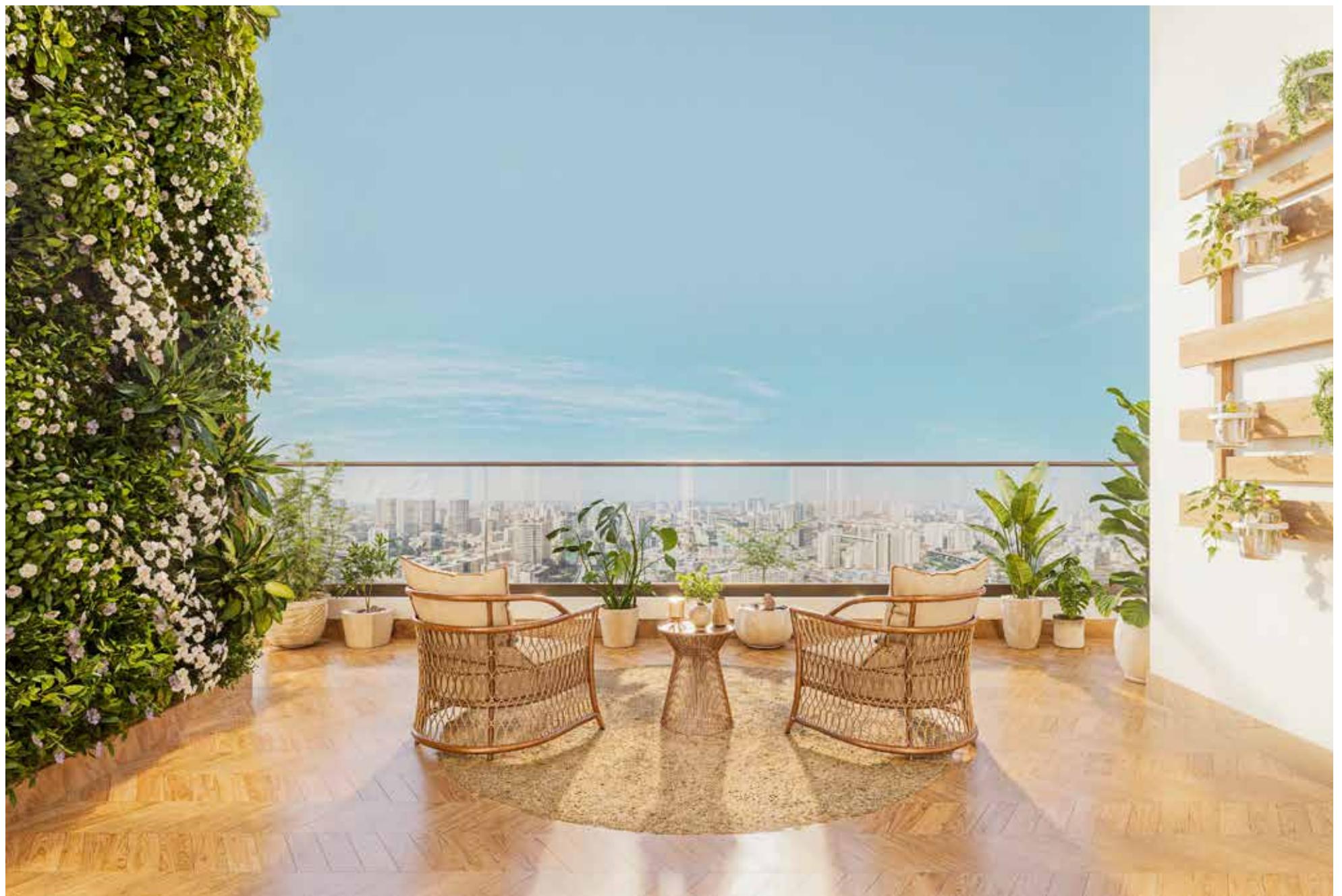




## KIDS' BEDROOM 2

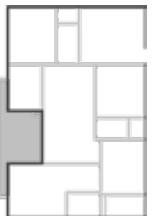
A VERSATILE SPACE FOR YOU  
TO GROW INTO





## OUTDOOR LIVING BALCONY

ROOM SIZED BALCONIES, 1.5X  
LARGER THAN COMPETITORS\*



3BHK

2650 SFT.(EAST)



## ROOM DIMENSIONS

Room	Size
Drawing Room	16'6" x 13'11"
Family Living & Dining	13'3" x 25'0"
Outdoor Living Balcony	10'8" x 13'2"
Master Bedroom	14'0" x 13'0"
Dress	8'6" x 6'10"
M. Toilet	7'10" x 5'10"
Kids' Bedroom 1	12'0" x 13'11"
Com. Toilet	5'2" x 10'5"
Guest Bedroom	12'0" x 13'1"
Toilet 3	8'1" x 5'2"
Kids' Bedroom 2	8'0" x 10'11"
Kitchen	11'5" x 13'9"
Utility	9'10" x 5'0"

## AREA STATEMENT

RERA Carpet Area	1667 sft.
Exclusive Balcony Area	149 sft.
External Wall & Internal Shaft Area	183 sft.
Common Area	651 sft.



## THE CORNER COURTYARD

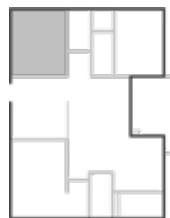
Unit 2 - 3 BHK

**2340** SFT. (WEST)



## CORNER FLAT

LUXURIOUS CITY WIDE VIEWS  
& CROSS VENTILATION



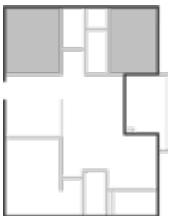


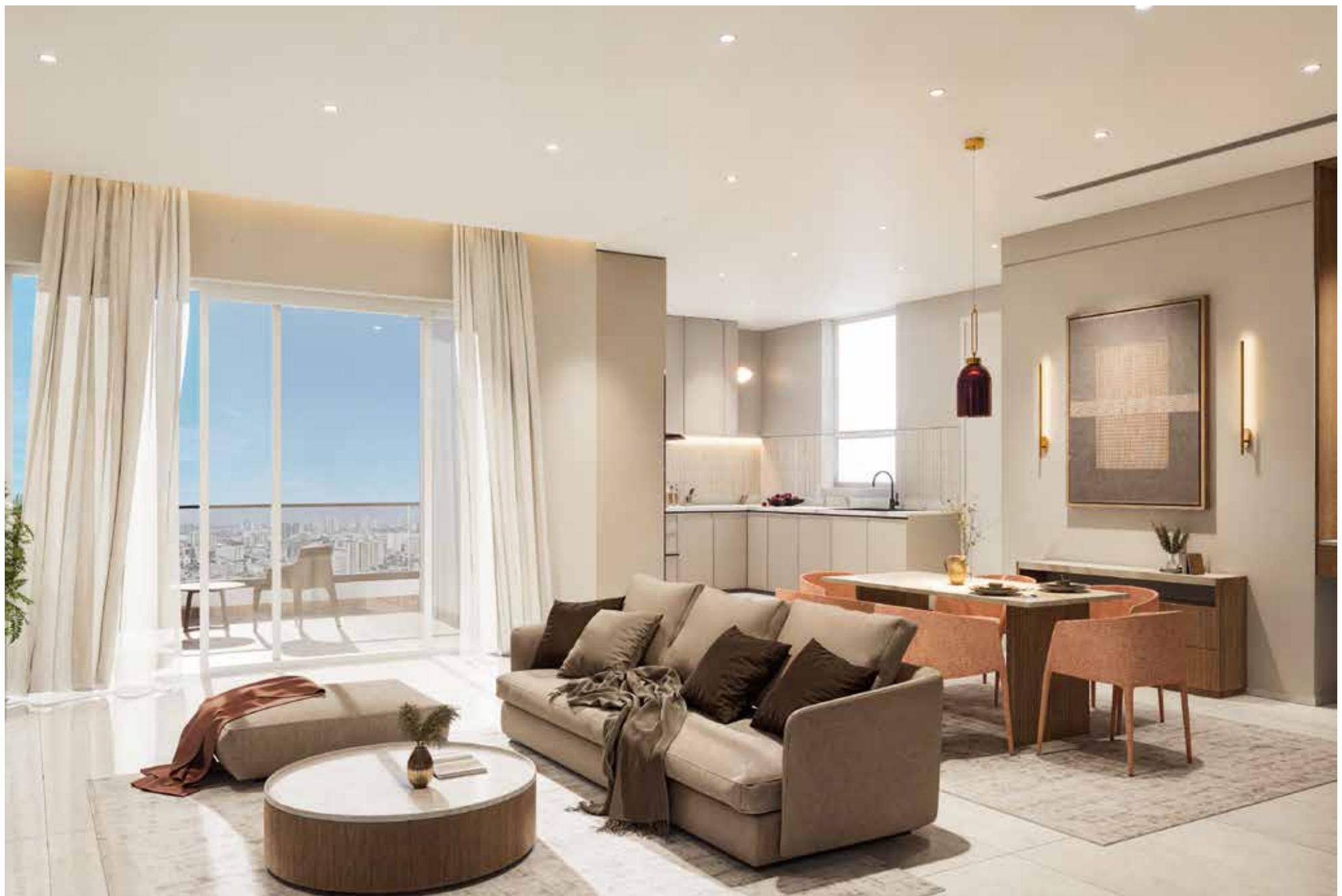
# CURTAIN WALL

KIDS' & GUEST  
BEDROOMS

 EXTRA LIGHT.

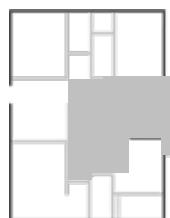
 EXTRA VIEWS.

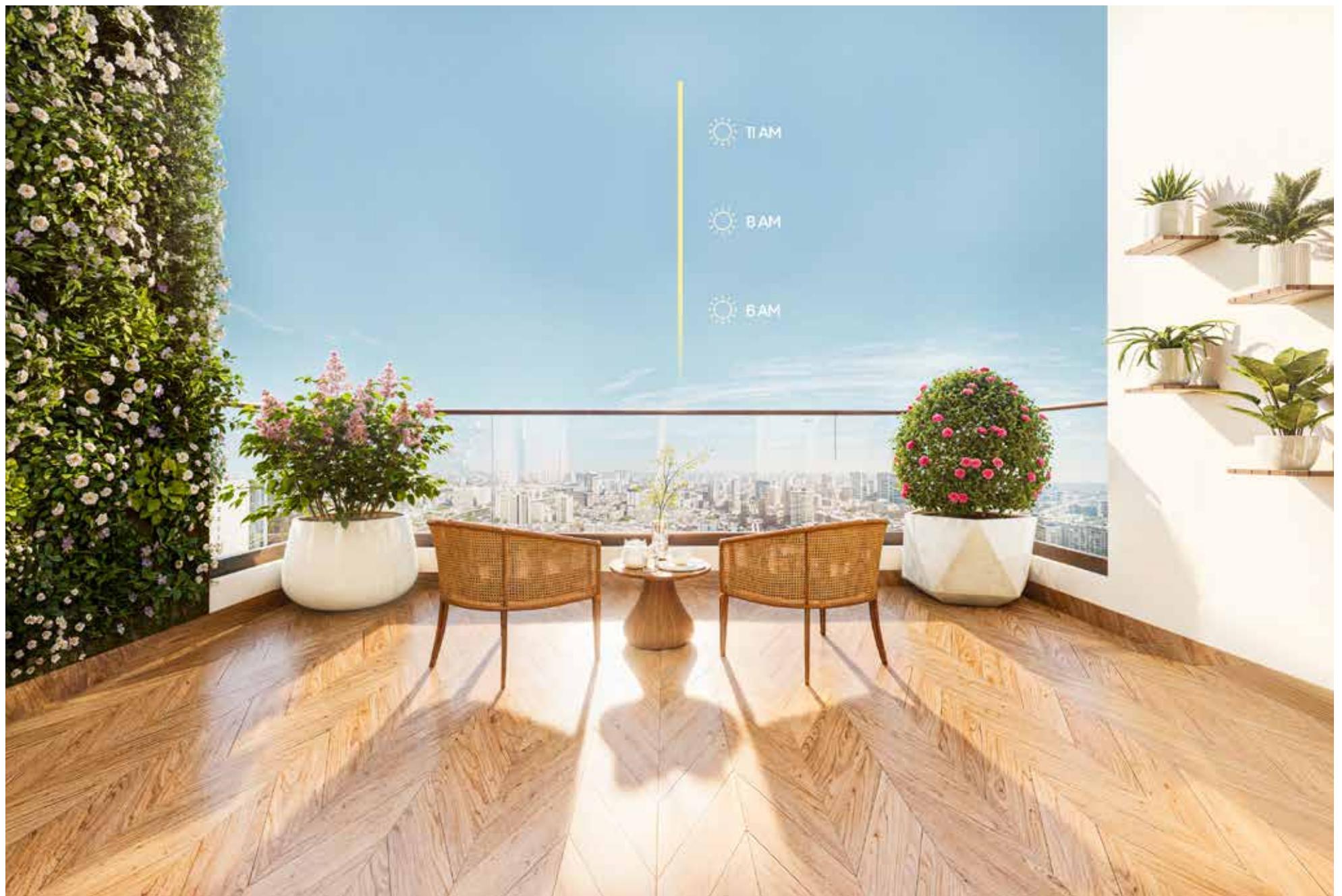




## EXCLUSIVE FAMILY LIVING AREA

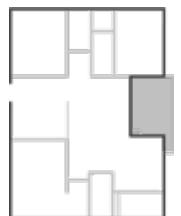
A WIDE, OPEN LAYOUT THAT BALANCES ELEGANCE, WARMTH, AND LIVABILITY.





## EAST-FACING BALCONY

ROOM SIZED OUTDOOR LIVING BALCONY  
FOR GREAT MORNING SUNLIGHT



3 BHK  
**2340** SFT. (WEST)



## ROOM DIMENSIONS

Room	Size
Drawing	13'4" x 13'2"
<b>Family Living &amp; Dining</b>	14'5" x 20'10"
<b>Outdoor Living Balcony</b>	9'8" x 12'5"
<b>Master Bedroom</b>	12'9" x 16'8"
<b>Dress</b>	4'8" x 7'4"
M. Toilet	5'2" x 9'0"
<b>Kids' Bedroom</b>	12'10" x 14'0"
Toilet 2	4'11" x 8'9"
<b>Guest Bedroom</b>	11'3" x 14'0"
Toilet 3	5'1" x 9'4"
Kitchen	11'5" x 11'7"
Utility	9'11" x 5'0"

## AREA STATEMENT

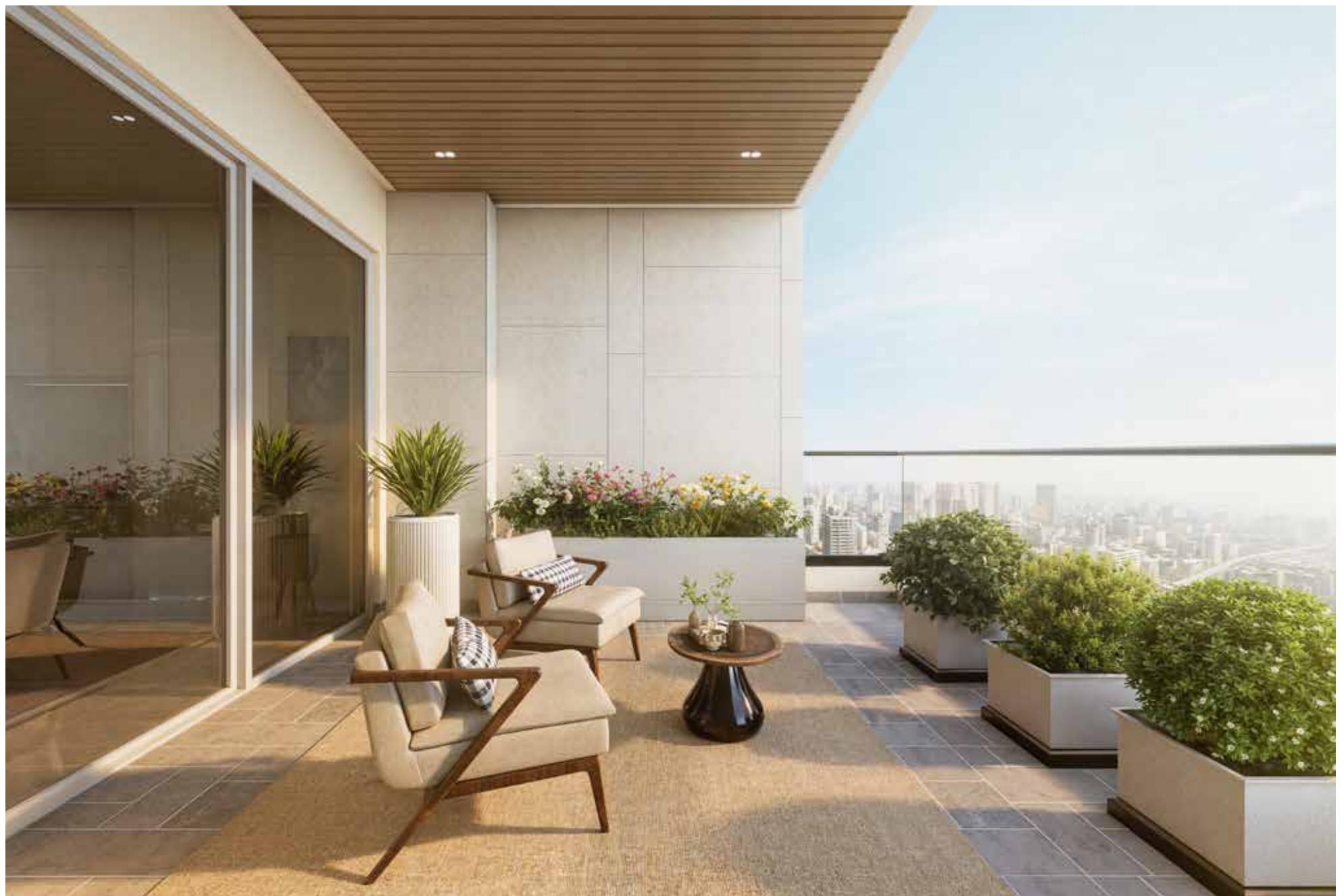
<b>RERA Carpet Area</b>	<b>1472 sft.</b>
Exclusive Balcony Area	127 sft.
External Wall & Internal Shaft Area	166 sft.
Common Area	575 sft.



## THE SUNLIT HAVEN

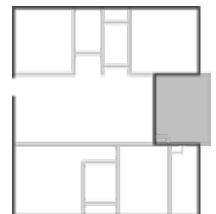
Unit 3 - 3 BHK

**2035** SFT. (WEST)



## EXCLUSIVE OUTDOOR LIVING BALCONY

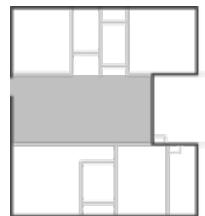
ROOM SIZED OUTDOOR LIVING BALCONY  
FOR GREAT MORNING SUNLIGHT

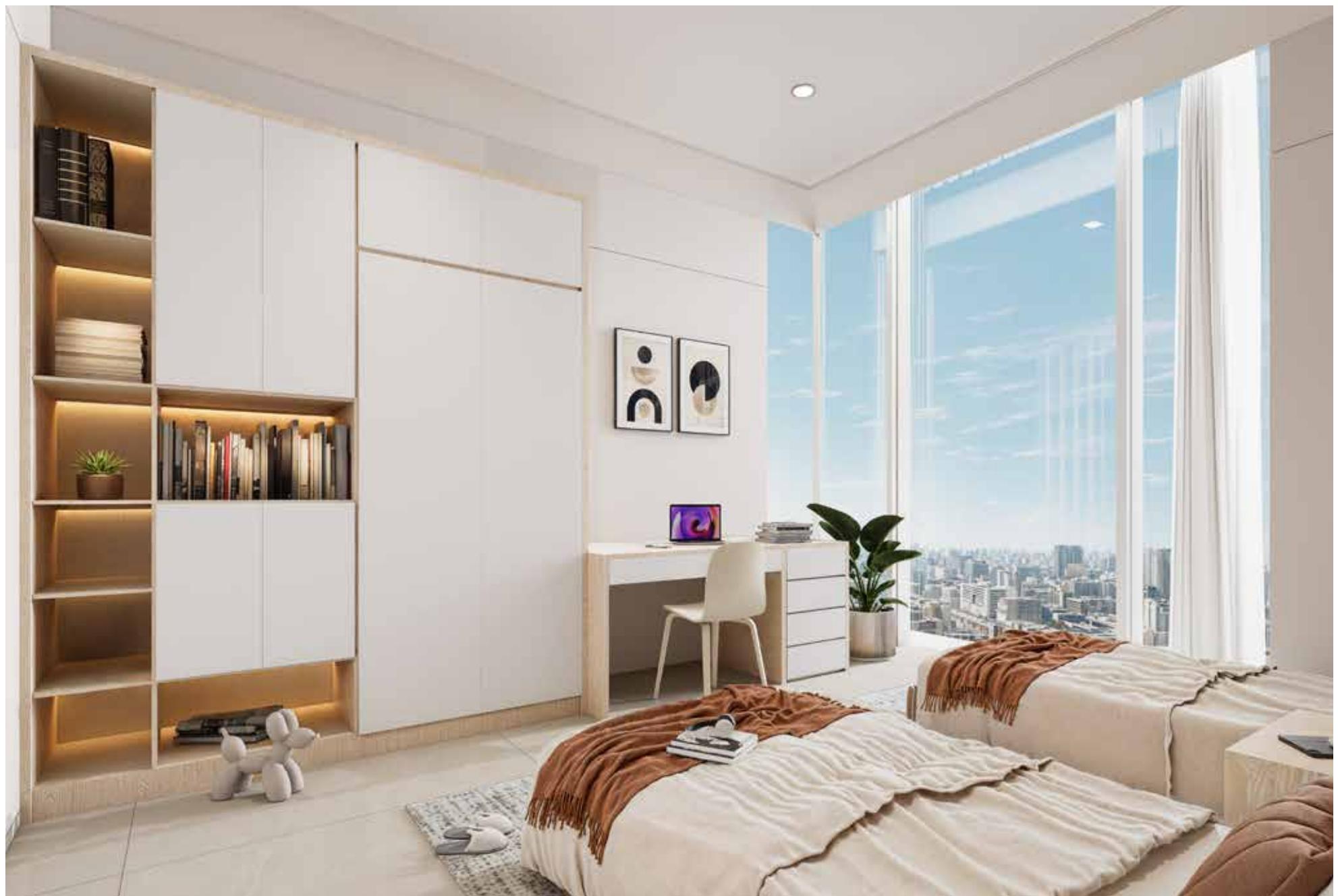




# A GRAND ARRIVAL

SEAMLESS VIEW FROM  
ENTRY TO BALCONY





# CURTAIN WALL

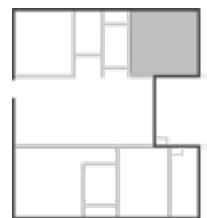
KIDS' BEDROOM



EXTRA LIGHT.



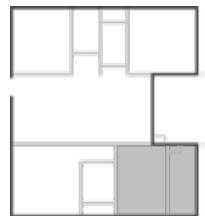
EXTRA VIEWS.





# SUNLIT KITCHEN & UTILITY

 DESIGNED WITH A FUNCTIONAL WORK  
TRIANGLE AND NATURAL LIGHT



3 BHK  
**2035** SFT. (WEST)



## ROOM DIMENSIONS

Room	Size
<b>Drawing &amp; Family Living</b>	14'11" x 12'11"
<b>Dining</b>	12'0" x 12'11"
<b>Outdoor Living Balcony</b>	10'4" x 12'10"
Master Bedroom	13'1" x 12'11"
M. Toilet	6'1" x 7'2"
<b>Kids' Bedroom</b>	12'11" x 11'10"
Toilet 2	5'1" x 8'2"
Guest Bedroom	11'2" x 12'0"
Toilet 3	5'1" x 8'2"
<b>Kitchen</b>	10'4" x 12'11"
<b>Utility</b>	4'10" x 12'11"

## AREA STATEMENT

<b>RERA Carpet Area</b>	1240 sft.
Exclusive Balcony Area	138 sft.
External Wall & Internal Shaft Area	157 sft.
Common Area	500 sft.



## THE POWER PUNCH

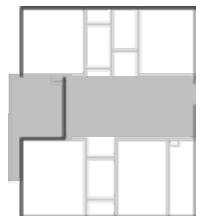
Unit 4 - 3 BHK

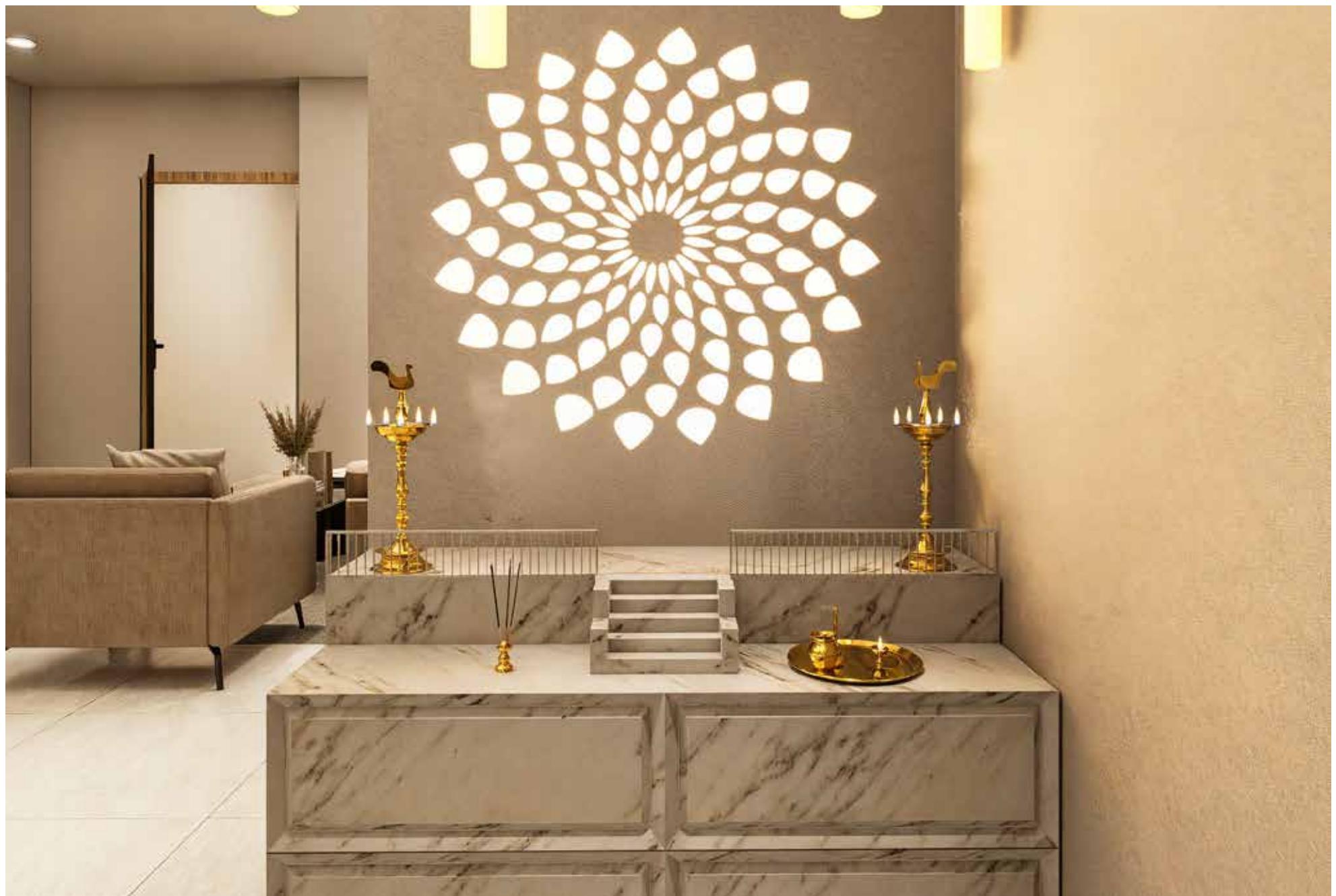
**2090** SFT. (WEST)



# A GRAND ARRIVAL

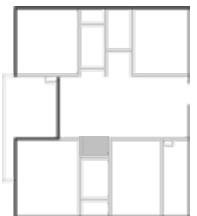
SEAMLESS VIEW FROM  
ENTRY TO BALCONY

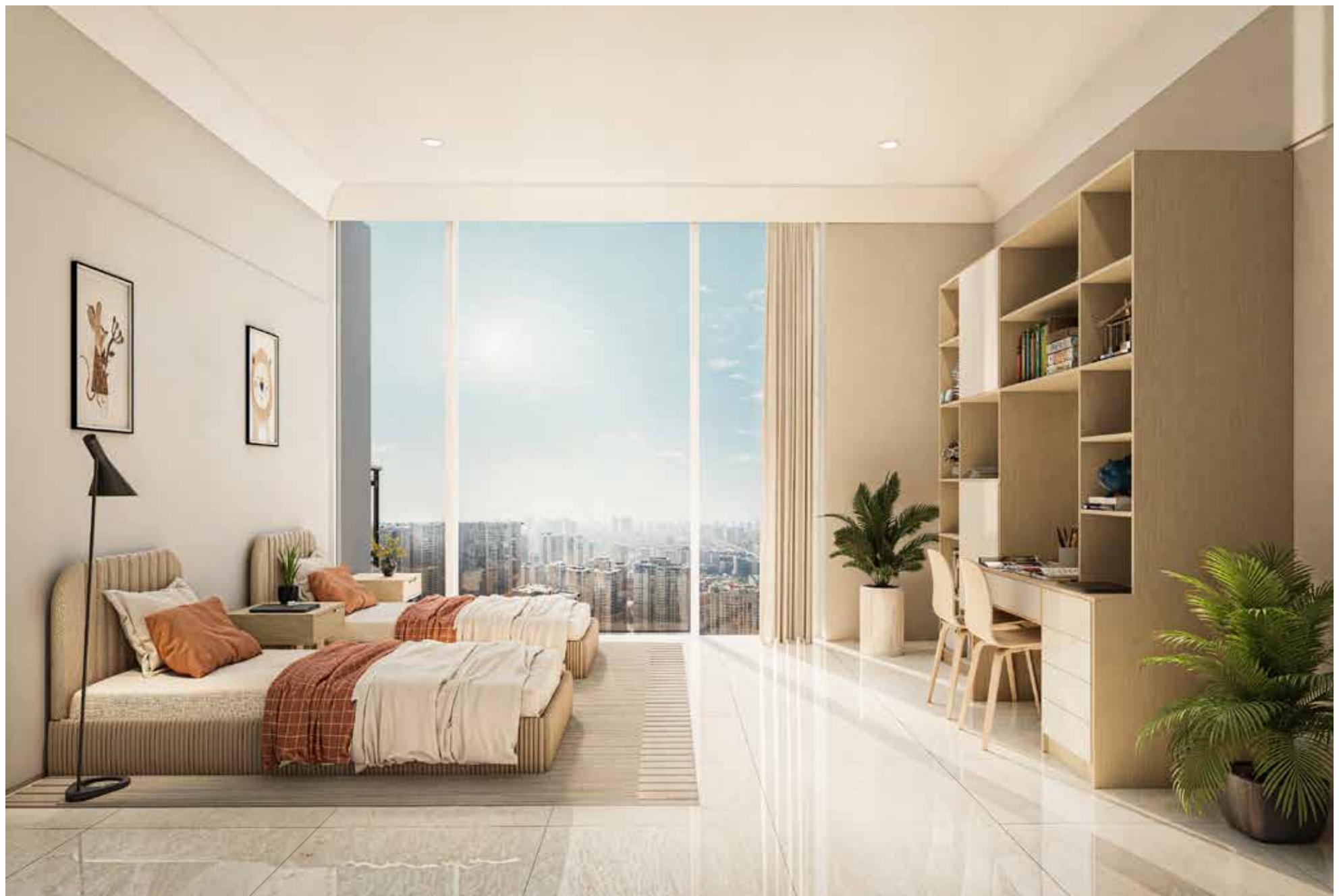




# DEDICATED POOJA SPACE

DESIGNED TO INSTILL  
SERENITY WITHIN THE HEART OF THE HOME



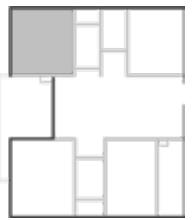


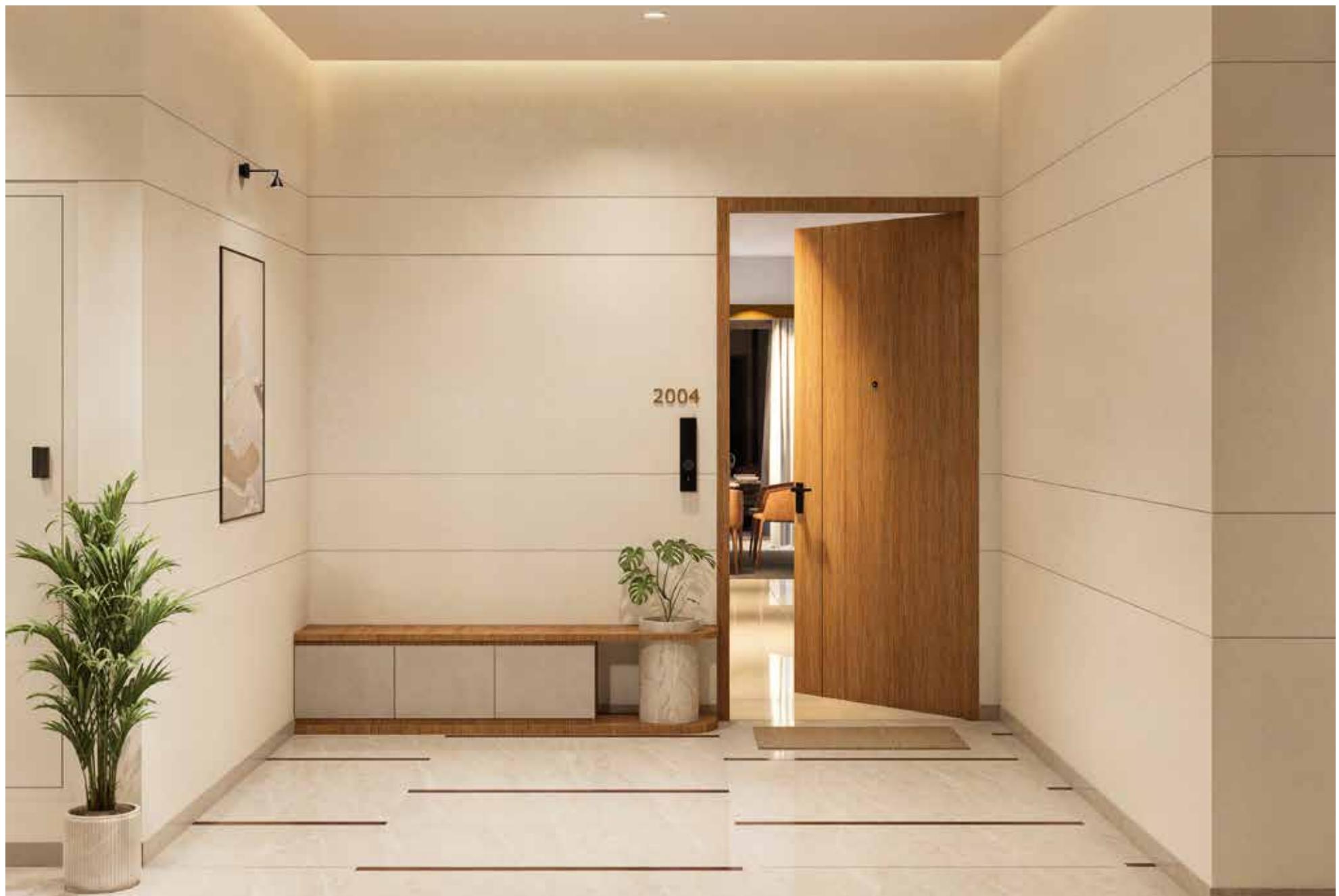
# CURTAIN WALL

KIDS' BEDROOM

 EXTRA LIGHT.

 EXTRA VIEWS.





## PRIVATE FOYER ENTRY

AN ELEGANT WELCOME BEGINS IN  
YOUR PRIVATE FOYER.



3 BHK  
**2090 SFT. (EAST)**



## ROOM DIMENSIONS

Room	Size
<b>Family Living</b>	15'6" x 12'2"
<b>Dining</b>	10'6" x 12'2"
Outdoor Living Balcony	10'5" x 12'0"
Master Bedroom	12'5" x 15'0"
M. Toilet	5'9" x 8'0"
<b>Kids' Bedroom</b>	12'2" x 13'0"
Toilet 2	5'2" x 8'4"
Guest Bedroom	11'0" x 13'2"
Toilet 3	4'11" x 8'2"
Kitchen	10'4" x 15'0"
Utility	4'10" x 15'0"

## AREA STATEMENT

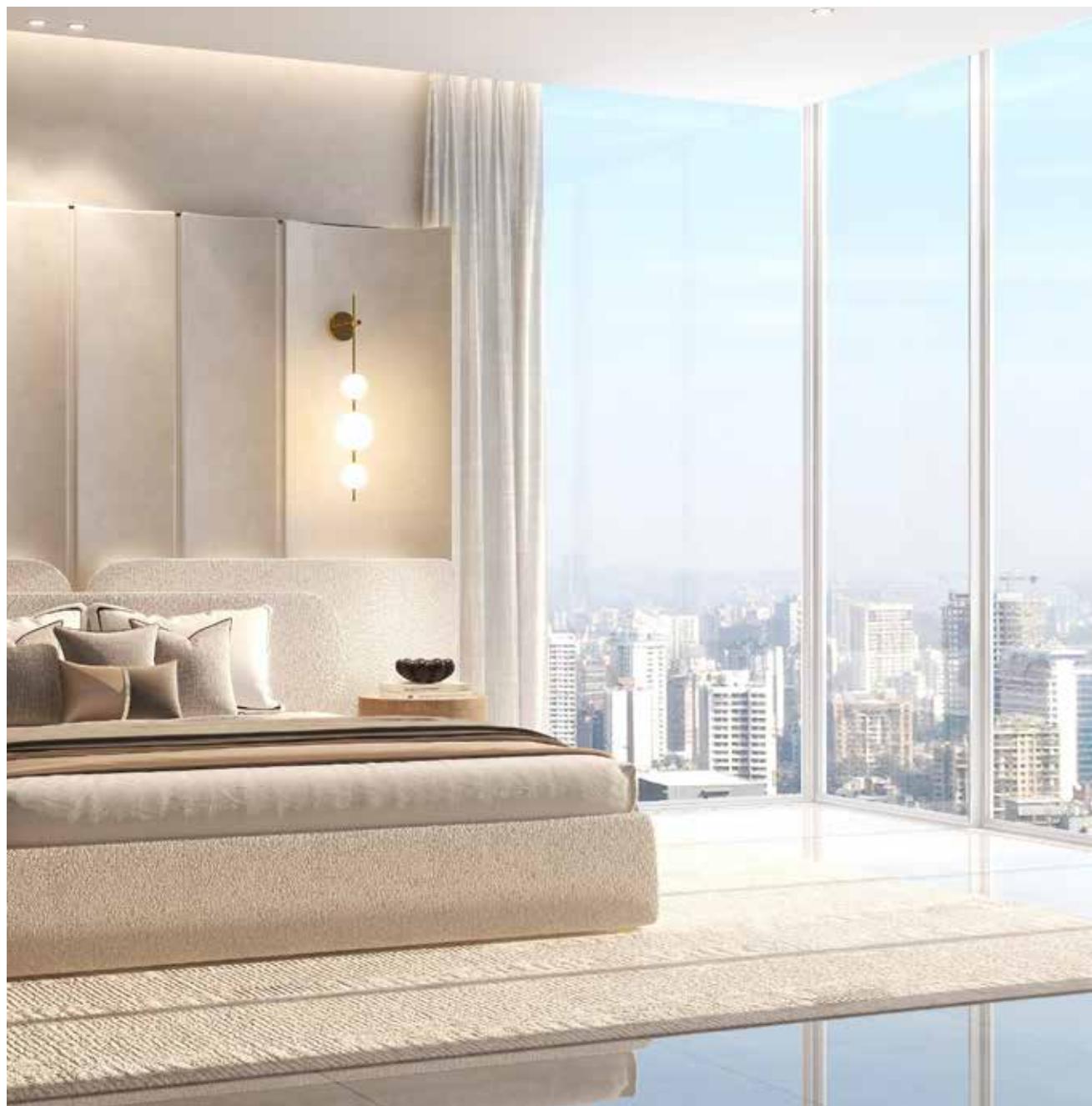
<b>RERA Carpet Area</b>	<b>1280 sft.</b>
Exclusive Balcony Area	132 sft.
External Wall & Internal Shaft Area	166 sft.
Common Area	512 sft.



## THE MASTERPIECE

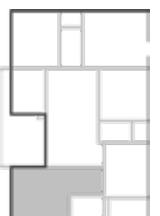
Unit 5 - 3BHK

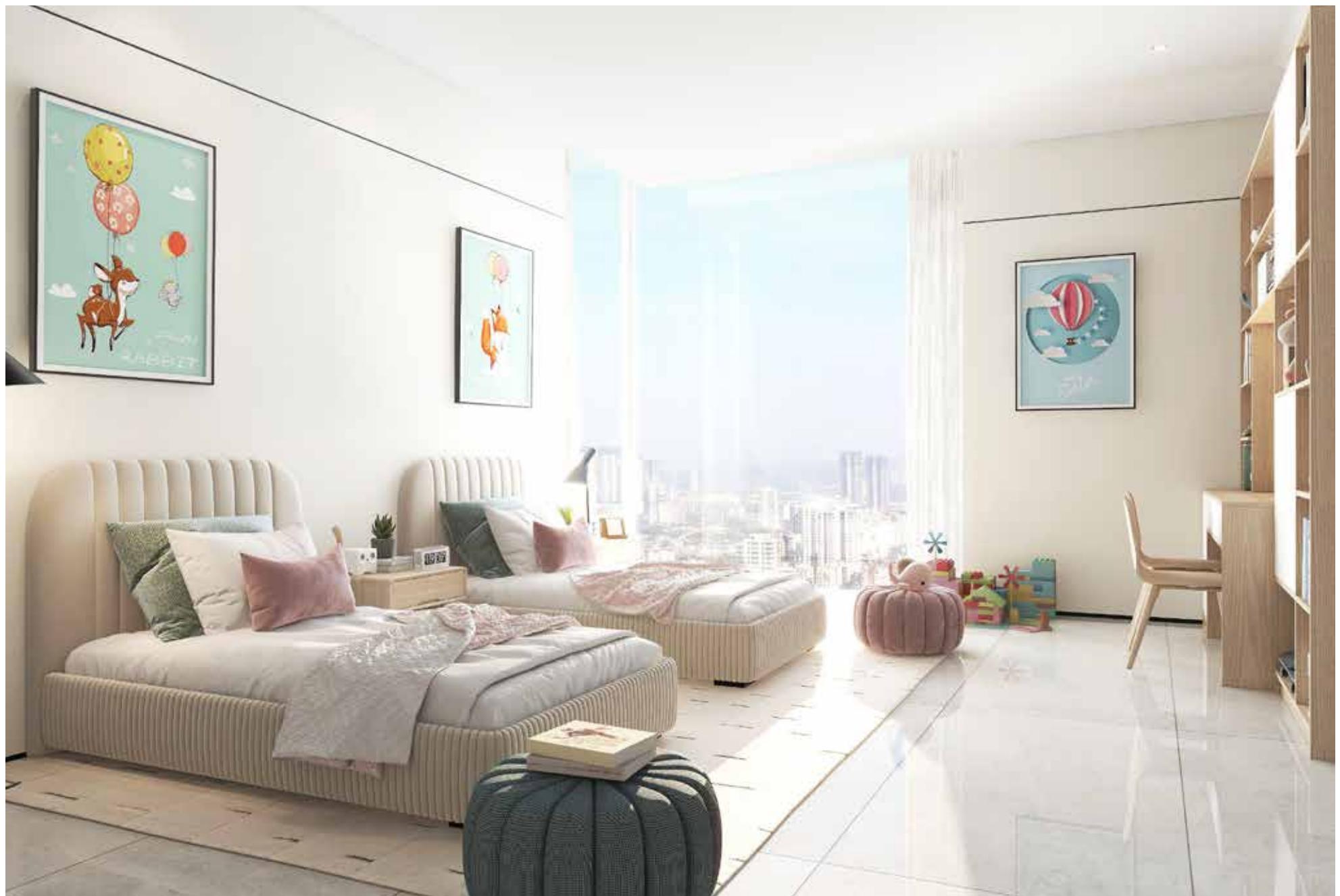
**2650** SFT. (EAST)



## MASTER BEDROOM

PRIVATE WALK-IN DRESS AREA



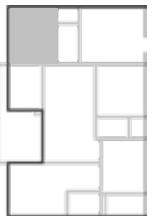


# CURTAIN WALL

KIDS' BEDROOM

 EXTRA LIGHT.

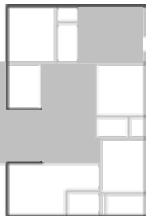
 EXTRA VIEWS.





## DUALSYNC SPACES

SEGREGATED FORMAL AND  
INFORMAL SPACES





## PRIVATE FOYER ENTRY

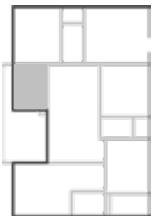
AN ELEGANT WELCOME  
BEGINS AT YOUR ENTRANCE

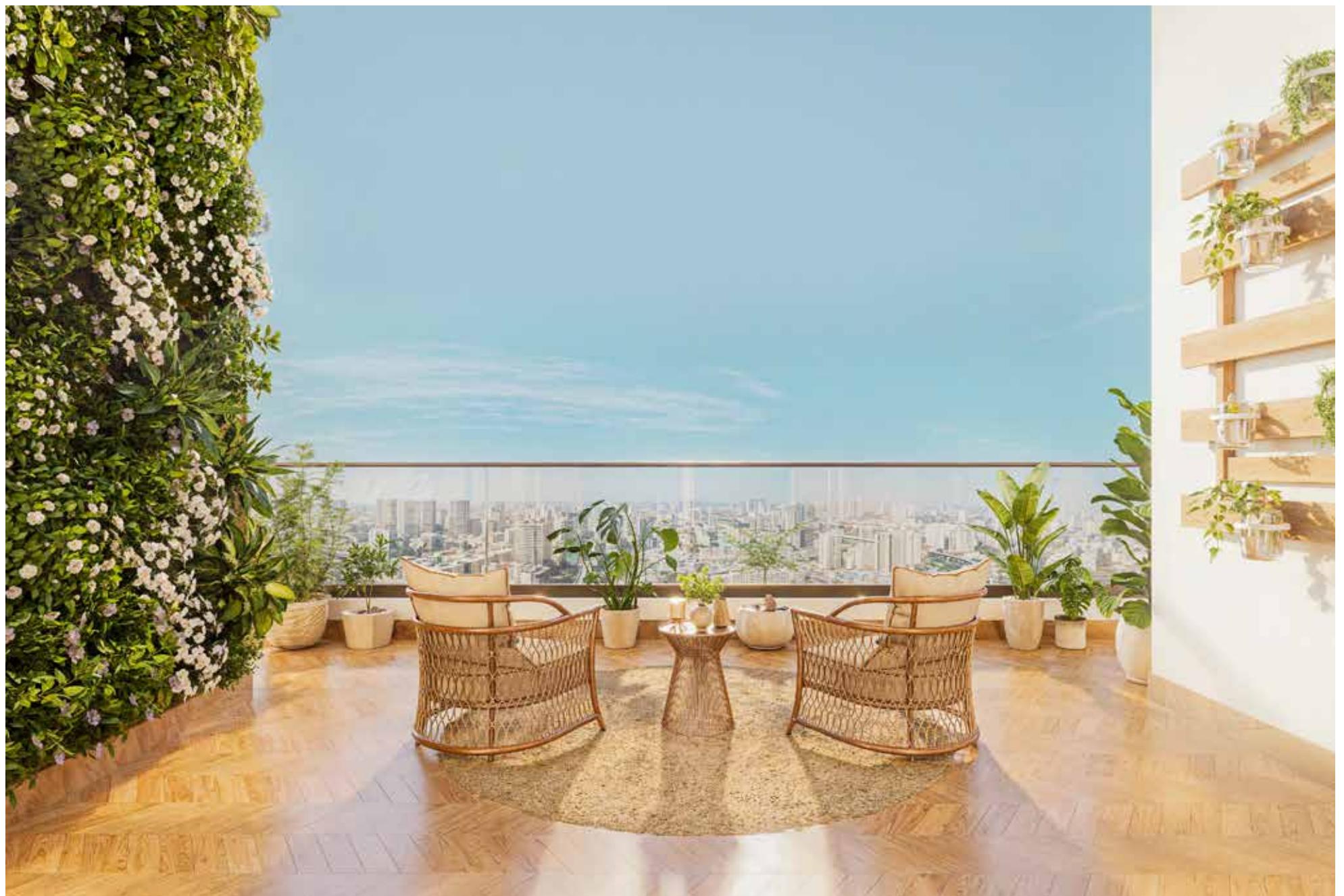




## KIDS' BEDROOM 2

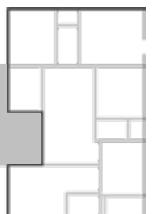
A VERSATILE SPACE FOR YOU  
TO GROW INTO





## OUTDOOR LIVING BALCONY

ROOM SIZED BALCONIES, 1.5X  
LARGER THAN COMPETITORS\*



3 BHK  
2650 SFT. (EAST)



## ROOM DIMENSIONS

Room	Size
<b>Drawing</b>	16'6" x 13'11"
Family Living & Dining	13'3" x 25'3"
<b>Outdoor Living Balcony</b>	10'6" x 13'2"
<b>Master Bedroom</b>	14'0" x 13'0"
<b>Dress</b>	8'6" x 6'10"
M. Toilet	8'2" x 5'10"
Kids' Bedroom 1	12'0" x 13'11"
Com. Toilet	5'2" x 10'2"
Guest Bedroom	12'0" x 13'3"
Toilet 3	8'0" x 5'3"
Kids' Bedroom 2	8'0" x 11'0"
<b>Kitchen</b>	11'5" x 13'9"
Utility	9'10" x 5'4"

## AREA STATEMENT

<b>RERA Carpet Area</b>	1668 sft.
Exclusive Balcony Area	146 sft.
External Wall & Internal Shaft Area	185 sft.
Common Area	651 sft.



## THE LIMITLESS LUXURY

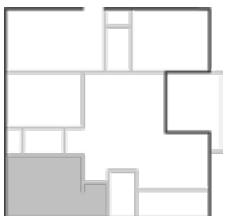
Unit 6 - 3BHK

**2390** SFT. (NORTH)



## MASTER BEDROOM SUITE

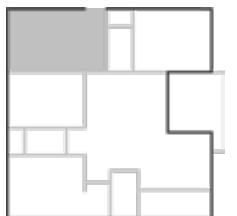
THE EPITOME OF LUXURY, VENTILATION, AND VIEWS WITH PRIVATE WALK-IN DRESS.





## LARGEST DRAWING ROOM SEGMENT

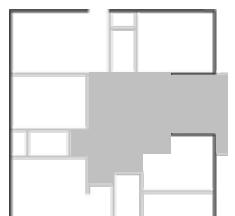
PERFECT FOR HOSTING GUESTS AND  
CREATING MEMORABLE GATHERINGS.





## COMBINED FAMILY LIVING SPACES

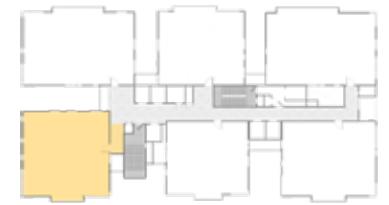
GENEROUS LIVING SPACES THAT BRING THE WHOLE FAMILY TOGETHER, WITHOUT FEELING CROWDED.





## PRIVATE FOYER ENTRY

AN ELEGANT WELCOME BEGINS  
IN YOUR PRIVATE FOYER



3 BHK  
2390 SFT.(NORTH)



## ROOM DIMENSIONS

Room	Size
<b>Drawing</b>	19'4" x 12'0"
<b>Family Living &amp; Dining</b>	16'3" x 18'9"
Outdoor Living Balcony	10'4" x 11'4"
<b>Master Bedroom</b>	14'9" x 12'0"
<b>Dress</b>	4'9" x 7'3"
M. Toilet	5'1" x 9'0"
Kids' Bedroom	14'11" x 12'0"
Toilet 2	5'0" x 8'9"
Guest Bedroom	14'9" x 10'7"
Toilet 3	8'4" x 4'8"
Kitchen	13'10" x 10'9"
Utility	12'3" x 5'2"

## AREA STATEMENT

<b>RERA Carpet Area</b>	1506 sft.
Exclusive Balcony Area	123 sft.
External Wall & Internal Shaft Area	175 sft.
Common Area	586 sft.

# LANDSCAPE AMENITIES



12,600 SFT.  
OUTDOOR KIDS PLAY AREA

# FITTEST COMMUNITY OF FINANCIAL DISTRICT



CRICKET NETS



PICKLEBALL COURTS



BASKETBALL COURT



INDOOR BADMINTON COURTS

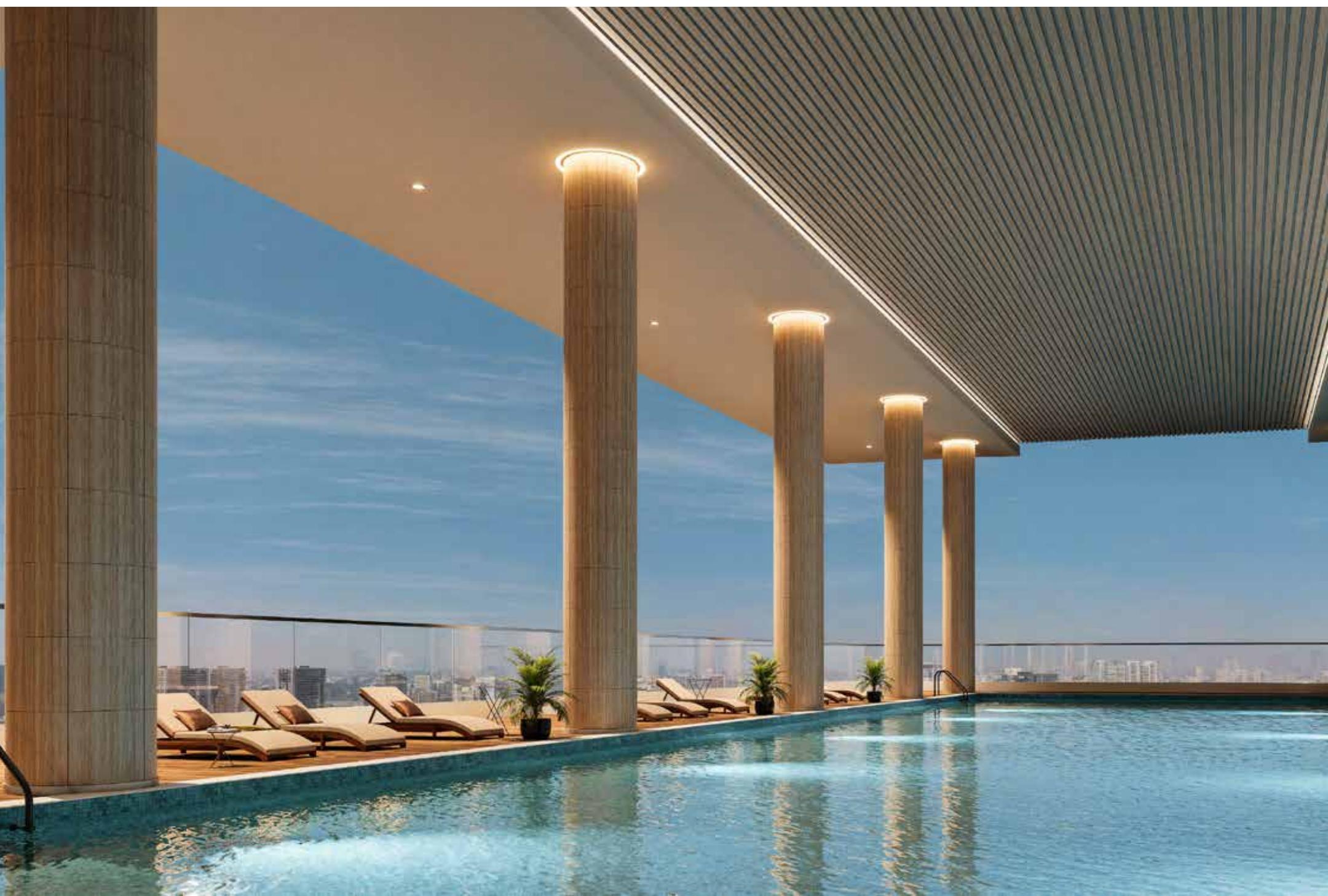
# THE CLUB

~52,000 SFT  
G+5 FLOORS



SWIMMING POOL

33 FT. WIDE & 100 FT. LONG



# GROUND FLOOR

- F&B SPACE
- ENTRY LOBBY
- ALFRESCO AREA



# FIRST FLOOR

BANQUET HALL  
PRE-FUNCTION



# THIRD FLOOR

- POOL
- KIDS' POOL
- POOL DECK



# FOURTH FLOOR

## BADMINTON COURTS



# FIFTH FLOOR

## INDOOR GAMES ROOM



# TERRACE FLOOR

MULTISPORTS TURF



A CORRIDOR OF  
CONVENIENCE

~ 55,000 SFT.

INDOOR GYM

SECURITY LOCKERS

SUPERMARKET

CLINIC & PHYSIOTHERAPY ROOM

GUEST ROOMS

CO-WORKING & TUITION ROOM

SPA & SALON

CRECHE

INDOOR KIDS' PLAY AREA

LIVING ROOM



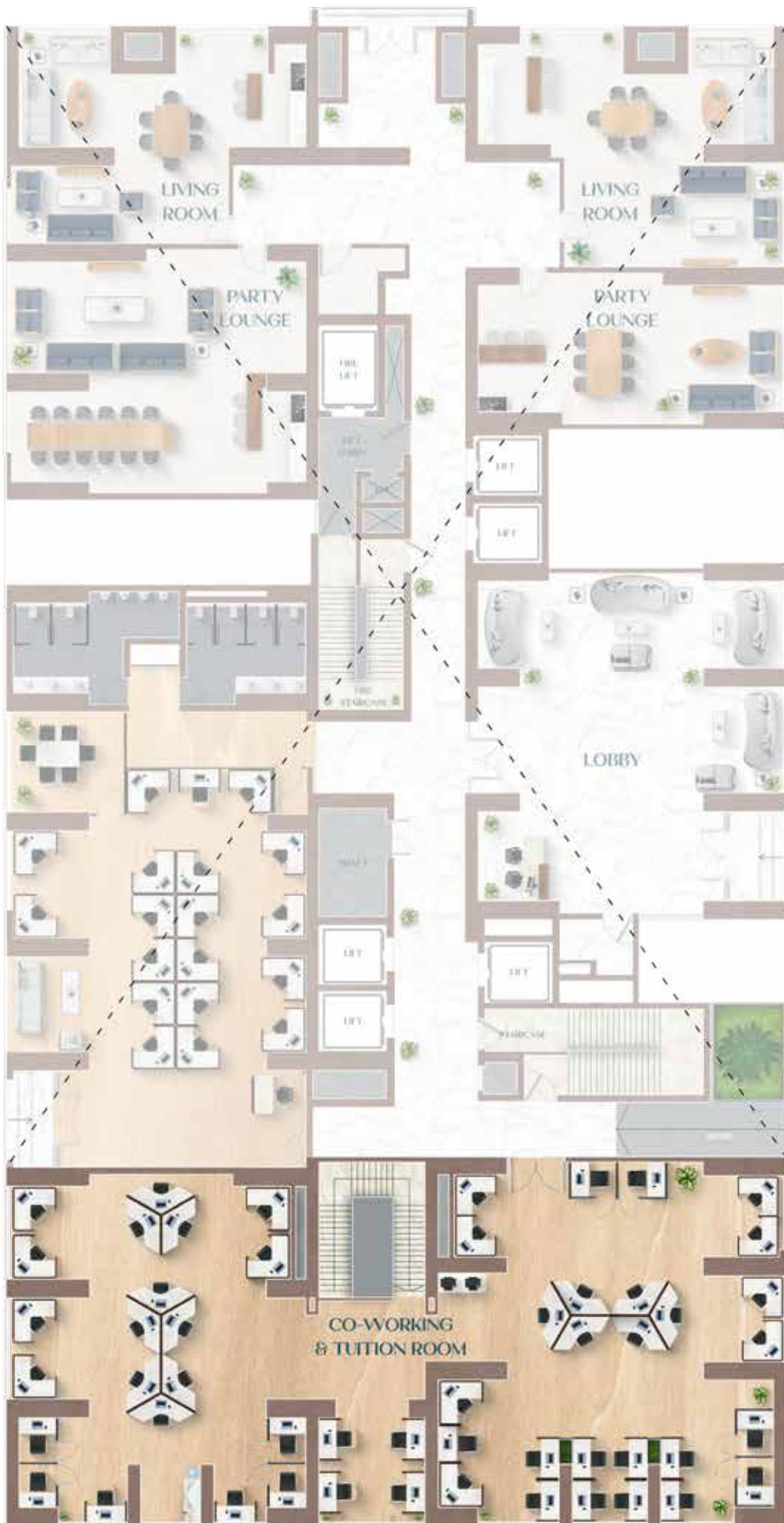


# TOWER A

— LIVING ROOM

— PARTY LOUNGE

— CO-WORKING & TUITION ROOM



## TOWER A MEZZANINE

— CO-WORKING &  
TUITION ROOM



# TOWER B

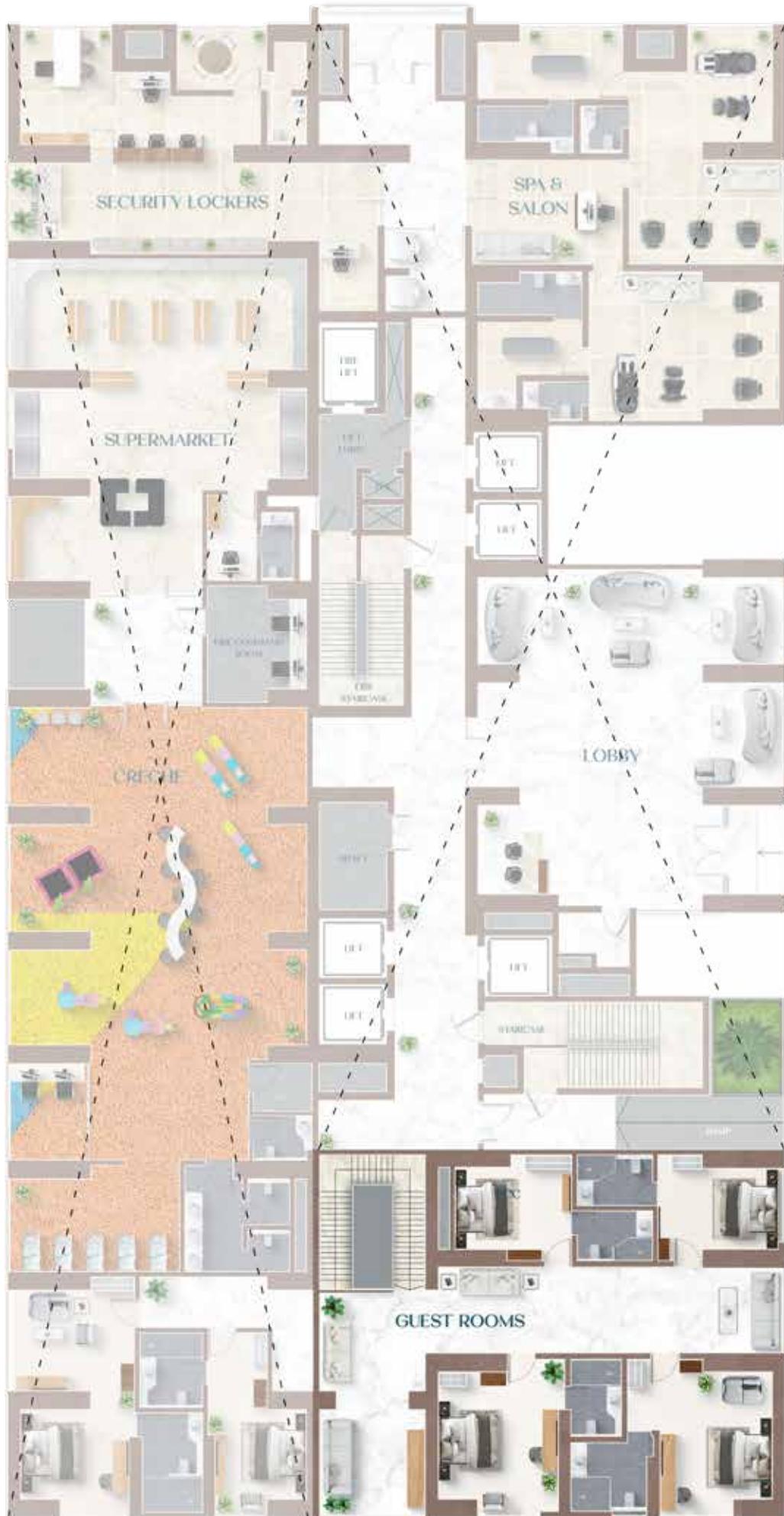
## SECURITY LOCKERS

## SPA & SALON

# SUPER MARKET

## CRECHE

# GUEST ROOMS



# TOWER B

## MEZZANINE

---

## GUEST ROOMS



# TOWER C

— INDOOR GYM

— INDOOR KIDS' PLAY AREA

— KIDS' BIRTHDAY PARTY AREA



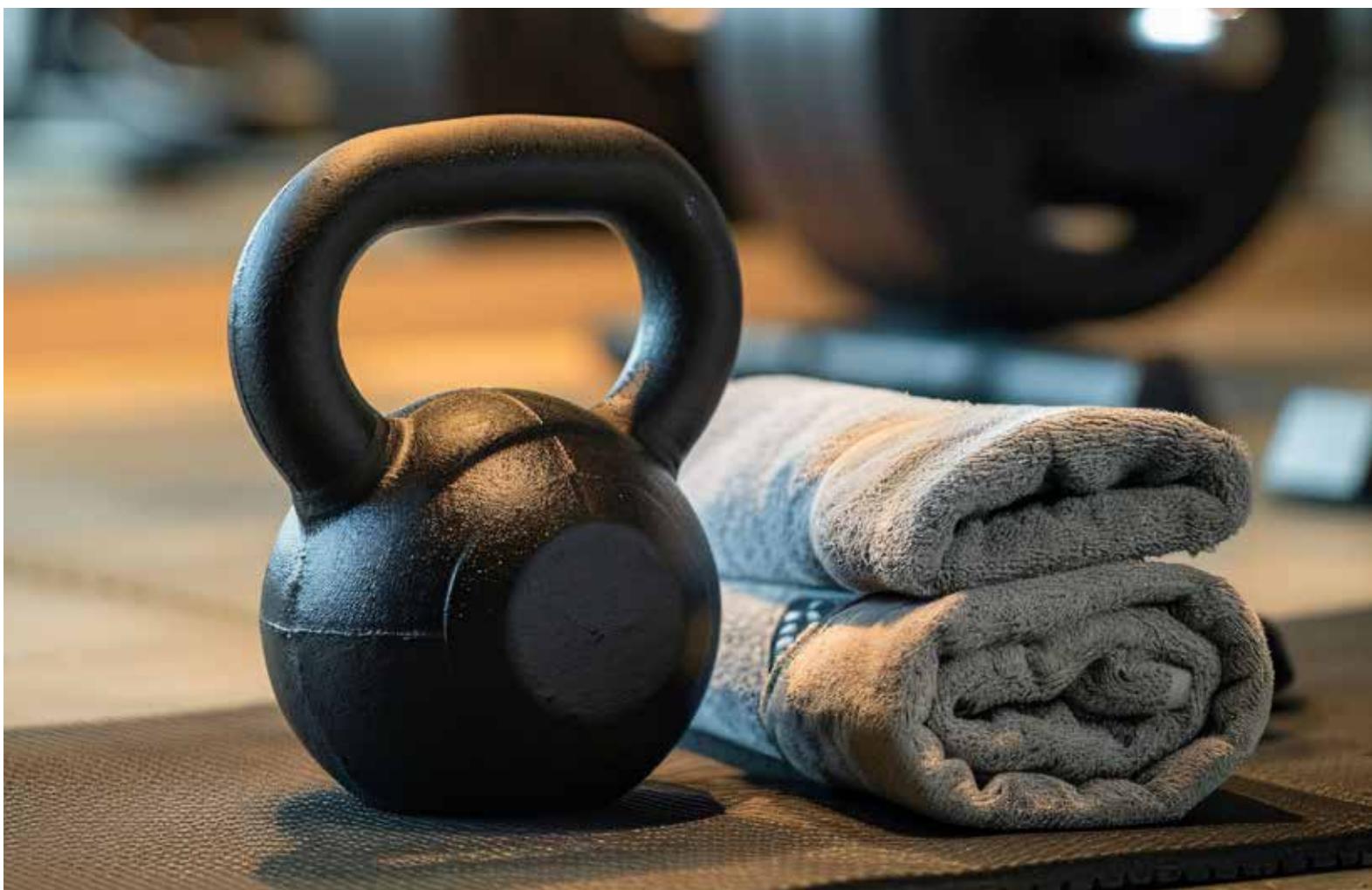
# TOWER C

## MEZZANINE

## INDOOR GYM

# CLINIC & PHYSIOTHERAPY ROOM

# URBAN AMENITIES



INDOOR GYM & PHYSIOTHERAPY



SECURITY LOCKERS



LIVING ROOM



CO-WORKING & TUITION ROOM



GUEST ROOMS



INDOOR KIDS' PLAY AREA



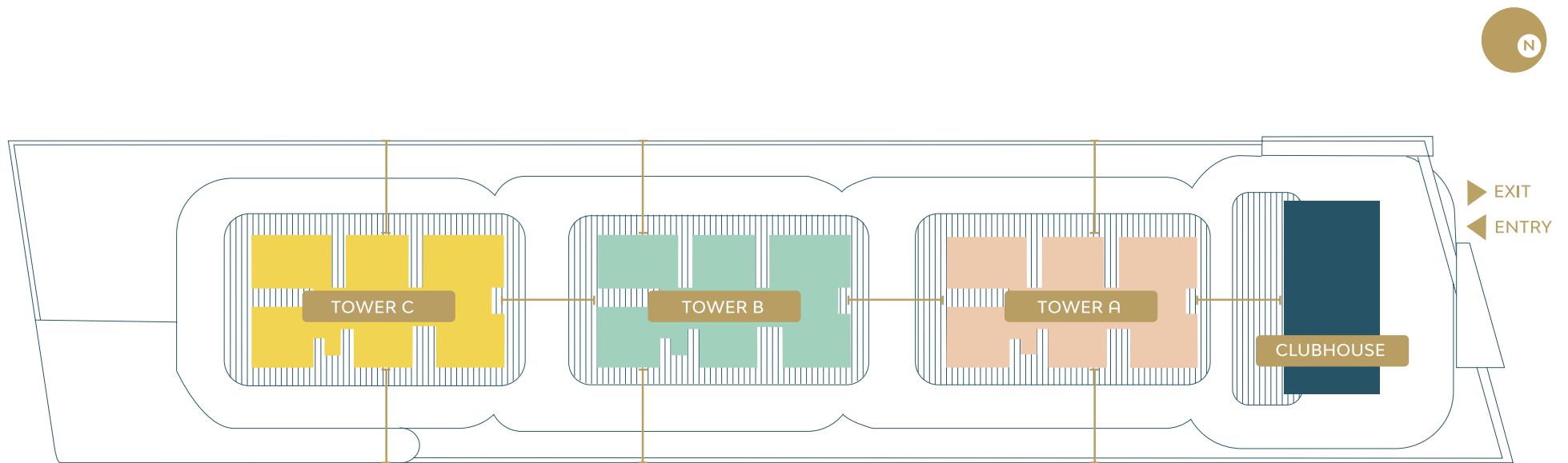
SPA & SALON



KIDS' BIRTHDAY PARTY AREA

## DISTANCES

65.6 FT.





## Foundation & Structural Frame

RCC shear wall structure to withstand wind and seismic loads (Zone-2)

## Walls

Internal Walls: 160 mm or 200 mm or 250 mm thick RCC walls

External Walls: 200 mm or 250 mm thick RCC walls

## Floor to Floor Height

3300 mm slab top to slab top level

## Joinery Works

### Main Door

Frame: 2400 mm x 1200 mm Hardwood frame finished with melamine spray polish

Shutters: Hardwood shutters finished with melamine spray polish and designer hardware

### Bathroom Doors

Frame: Granite frame

Shutters: Two sides laminated flush shutters with designer hardware

### Internal Doors

Frame: Hardwood frame finished with melamine spray polish

Shutters: Hardwood flush shutters with laminated finish and designer hardware

### Main Balcony

Shutters: uPVC glazed sliding door, with mosquito mesh provision

### Master Bedroom Balcony

Shutters: uPVC glazed sliding door, with mosquito mesh provision

### KBR 2 Balcony

Shutters: uPVC glazed sliding door, with mosquito mesh provision

## Windows

### Bedroom Windows

Frame: uPVC window of reputed profile sections

Shutters: Toughened/HS Glass with suitable finishes as per design with provision for mosquito mesh for all sliding windows

### Curtain Walls

Aluminium frame profile sections of reputed brand with toughened/HS glass with provision for mosquito mesh, fixed/sliding with glass railing as per design

### Kitchen Windows

Frame: uPVC window of reputed profile sections

Shutters: Toughened/HS Glass with suitable finishes as per design with provision for mosquito mesh for all sliding windows

### Bathroom Ventilators

Frame: uPVC window of reputed profile sections

Shutters: Toughened frosted glass with provision for exhaust fan

## Flooring & Cladding

### Common Spaces (Living, Dining, Drawing)

800mm x 800 mm vitrified tiles of reputed brand with spacer joints

### Inside Spaces (MBR, GBR, KBR, KBR 2, Kitchen)

800mm x 800 mm vitrified tiles of reputed brand with spacer joints

### Balcony

Flooring: 200 mm x 1200 mm Anti-skid vitrified tiles of reputed brand with spacer joints

### Bathrooms

MBR Bathroom Flooring: 600 mm x 1200 mm Anti-skid vitrified tiles of reputed brand with spacer joints

MBR Bathroom Cladding: 600 mm x 1200 mm GVT/Porcelain tiles cladding up to false ceiling height

Other Bathroom Flooring: 600 mm x 600 mm Anti-skid vitrified tiles of reputed brand with spacer joints

Other Bathroom Cladding: 600 mm x 600 mm GVT/Porcelain tiles cladding up to false ceiling height

### Utility

Flooring: 600 mm x 600 mm Anti-skid vitrified tiles of reputed brand with spacer joints

Cladding: 600 mm x 600 mm Porcelain/Ceramic tiles cladding up to 3 feet in height

# SPECIFICATIONS



## Plumbing & Fittings

### Bathroom Chrome Plated Fittings

Divertor for hot and cold water of reputed make

### Washbasin

Mixer for hot and cold water of reputed make with counter-top

### Bathroom Faucets

Health faucet for EWC of reputed make

### Sanitary

Wall-mounted EWC of reputed make

Washbasin of reputed make

### Kitchen & Utility

Washing machine: One inlet point for washing machine

Dishwasher: One inlet for dishwasher

Water purifier: One inlet point for water purifier

Sink: One inlet point for sink

## Electrical

### Wiring Make

Concealed PVC insulated copper wiring of reputed make

## Electrical Location-Wise Power Outlets

### Bedrooms & Living Area

Power outlets to be provided for light, fan, Air-Conditioners, TV, and charging points

### Bathrooms

Power outlet points to be provided for light, geyser, and vanity

### Main Balcony

Power outlets to be provided for light, fan, and charging point

## Kitchen

Power outlets to be provided for  
Light  
Chimney/Hob  
Refrigerator  
Microwave/Oven  
Mixer/Grinder  
Water Purifier

## Utility Room

Power outlets to be provided for light, washing machine, dishwasher, and dryer

## Railing

### Balcony Railing

Aesthetically designed laminated glass railing systems with high-quality handrails, cap rails, and railing base

## VRF

Space/provision allocated for a dedicated VRF unit for the flat. Please note that only the space/provision shall be provided by the Promoter/Developer and the VRF unit will need to be established/installed by the Purchaser/Allottee only at his/her cost.

## TV/Internet

Optic fibre cable to be provided for internet in the living area

Television (TV) or DTH points to be provided in Living, Drawing, MBR, & GBR

## Power Backup

100% power backup

DG set with enclosure

## LPG

Piped LPG gas connection will be supplied from centralized gas bank to all flats



## Billing

### Internal

Water, gas, and electricity meters will be provided for each flat

### External

Application based system will be provided for monitoring the domestic energy consumption and for billing

## Lifts

High-speed lifts from Kone or equivalent make

Passenger lifts: 5 per tower

Service lifts: 1 per tower

## Parking

### Markings

Designated markings for each flat and visitor parking signages at relevant points

### EV Charging point

Dedicated clusters of EV parking's shall be given

## Security

CCTV cameras at designated locations and dedicated surveillance room to be provided

## Fire & Safety

Fire equipment as per NBC regulations

Fire Alarms

Fire Hydrants

Fire Sprinkler System

Fire curtains will be provided as per the fire norms

## WTP & STP

Water treatment plant (WTP) for softening and treating of water

Sewage treatment plant (STP) of adequate capacity as per regulatory norms

Treated sewage water will be used for flushing and landscaping purposes

Water harvesting: Rainwater harvesting pits provided for recharging groundwater level

## Common Area Lighting

Power for common area lighting will be provided from solar, transformer, and DG

## Tower Entrance Lobby

Double-heighted entrance lobby

## Ground Floor Lift Lobby

Granite/Marble cladding for double-height lobby of around 15 feet

## Lift Lobby Flooring

Designer tiles/Granite cladding

## Corridors Flooring

Vitrified designer tiles of reputed make

## Staircase

Natural Stone/Granite



## Solar Power

Solar system will be provided on terrace with rating as per the norms

## Mechanical Ventilation

Mechanical ventilation system will be provided in the basements as per the NBC norms

## Paint

### Flat Walls

Smooth putty finish with two coats of cement/acrylic emulsion paint from Asian Paints or equivalent

### External Walls

Texture finish and two coats of exterior cement/acrylic emulsion paint from Asian Paints or equivalent

## Ceiling

### Flat Ceiling

Smooth putty finish with acrylic emulsion paint

### Bathroom Ceiling

Grid false ceiling to cover all service lines

### Utility Room Ceiling

Grid false ceiling to cover all service lines

### Balcony Ceiling

Smooth putty finish with acrylic/cement emulsion paint

## Landscape Amenities

Cascading Water Feature

Open Lawn

Activity Lawn

Social Gathering Plaza

Seating Gallery

Outdoor Activity Area

Lounge Deck

Pickleball Court

Kids' Play Area

Basketball Court

Senior Gathering Space

Outdoor Fitness Station

Cricket Net

Multi-purpose Lawn

Garden Lounge Swings

Pet Zone

## Tower A Amenities

Living Rooms

Party Lounge

Tower Lobby

Co-working & Tuition Room

## Tower B Amenities

Spa & Salon

Provision for Security Lockers

Supermarket

Creche

Guest Rooms



## Tower C Amenities

Indoor Gym  
Indoor Kids' Play Area  
Birthday Party Area  
Clinic & Physiotherapy Room

## Clubhouse Amenities

F&B Spaces  
Banquet Hall  
Indoor Badminton Courts  
Swimming Pool  
Multipurpose Court  
Indoor Games Room

# AREA STATEMENT

Unit No.	Flat Type	Saleable Area (in sft.)	Facing	RERA Carpet Area (a)	Exclusive Balcony Area (b)	External Wall and Internal Shaft Area (c)	a+b+c	Common Area (in sft.)
1	<i>2650 - E</i>	2650	EAST	1667	149	183	1999	651
2	<i>2340 - W</i>	2340	WEST	1472	127	166	1765	575
3	<i>2035 - W</i>	2035	WEST	1240	138	157	1535	500
4	<i>2090 - E</i>	2090	EAST	1280	132	166	1578	512
5	<i>2650 - E</i>	2650	EAST	1668	146	185	1999	651
6	<i>2390 - N</i>	2390	NORTH	1506	123	175	1804	586



## LAKESIDE

KHAJAGUDA

HANDED OVER 2020



## SPIRE

KOKAPET

HANDED OVER 2023



## SPECTRA

FINANCIAL DIST.

HANOVER 2025



## SPRINGS

POCHARAM, UPPAL

HANDED OVER 2025

## LOFT

FINANCIAL DIST.

HANOVER 2026

# OUR OTHER PROJECTS



# FROM THE HOUSE OF ASBL

At ASBL (Ashoka Builders India Pvt Ltd), we're redefining real estate by creating homes that blend innovation, quality, and contemporary living. Since our inception, we've carved a niche in construction technology, and people centric design.

With a vision to break away from traditional real estate, we're focused on building homes that inspire and elevate everyday life.

With ASBL Broadway, our vision was to bring the dynamic street energy of cities like Manhattan into the heart of Hyderabad's skyline. It's a celebration of downtown living spacious homes, a prime location, and next-gen amenities that blend practical luxury with active, modern lifestyles.

I believe the glass facades will reflect not just sunlight, but the vibrant spirit of our city, while the green, stacked clubhouse creates a welcoming space for a forward-thinking, connected community

AJITESH KORUPOLU

FOUNDER & CEO





# The Manhattan Series

MADE FOR INDIA

Connect with us:  
+91 928 958 9630

[asbl.in/broadway](http://asbl.in/broadway)

TG RERA: P02400009684

Building Permit No: 002916/BP/HMDA/0847/SKP/2025

**DISCLAIMER:** Design, specifications, floor plans, brochures and plans etc., are subject to change without prior notice. Computer-generated images, walkthroughs and render Images are the artist's impression and are mere Indications of the actual designs for reference purposes only. Nothing Included hereunder shall be deemed to be a legal offering for Sale/Agreement.

Area calculated under Technical Details section is given for reference purpose only, and the summation of individual room areas may not be equal to any of the respective RERA Carpet, Balcony, External Wall & Shaft areas reflected in the brochure since the same does not include areas such as internal wall areas, areas for certain niches etc.