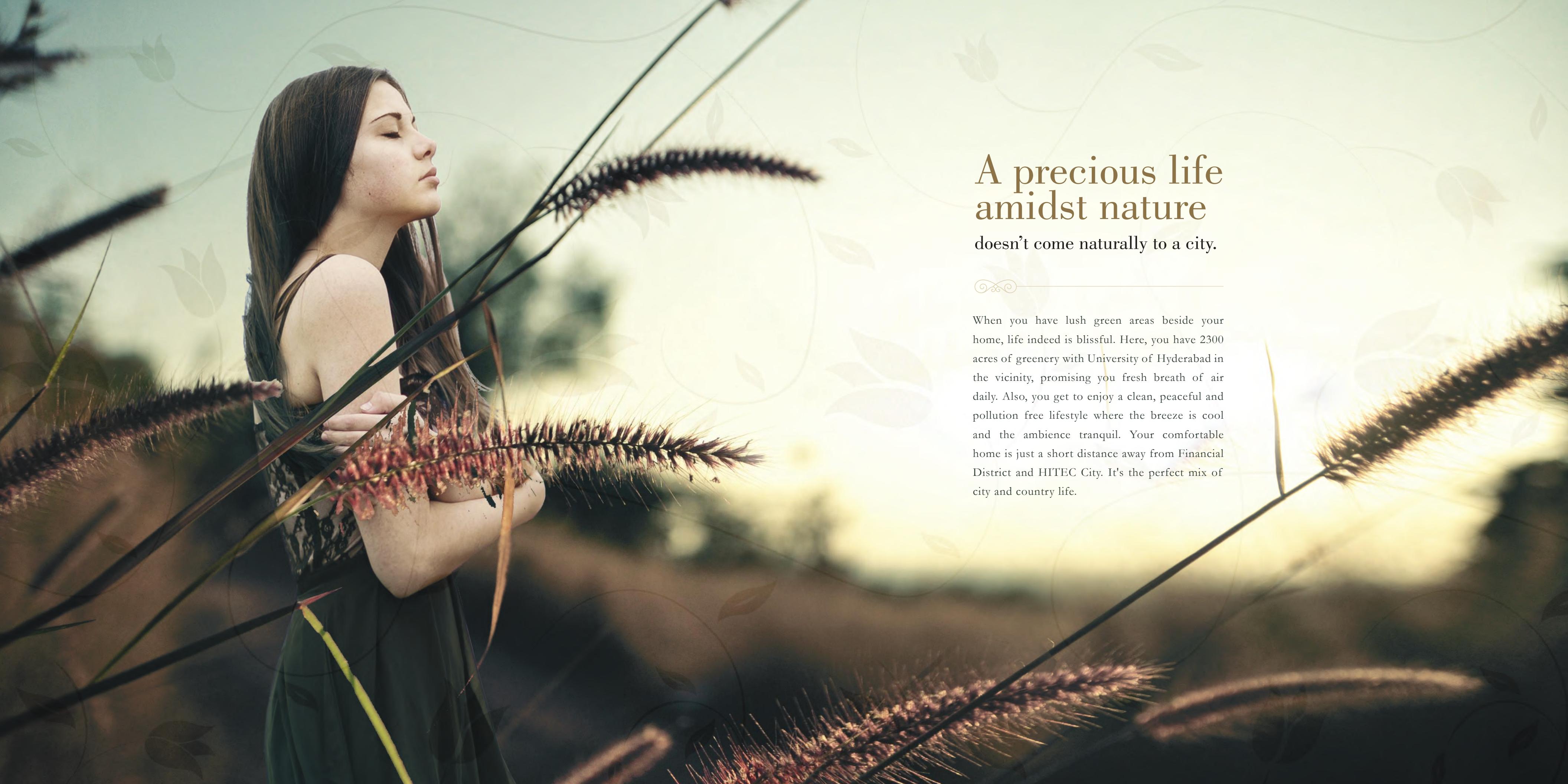




THE REGENT

BY AUROBINDO REALTY



A precious life amidst nature

doesn't come naturally to a city.



When you have lush green areas beside your home, life indeed is blissful. Here, you have 2300 acres of greenery with University of Hyderabad in the vicinity, promising you fresh breath of air daily. Also, you get to enjoy a clean, peaceful and pollution free lifestyle where the breeze is cool and the ambience tranquil. Your comfortable home is just a short distance away from Financial District and HITEC City. It's the perfect mix of city and country life.



Step out into the welcoming lap of a tranquil lake

Welcome to your home on the lakeside where you wake up every day with the breath-taking view of an enormous 52 acre deep blue Gopi Cheruvu (Lake) which places itself outside of your home, inviting you for your daily relaxing walks by its shore, waiting to offer you utmost leisure and tranquillity. Explore the deepest of your desires that brings peace to your mind, body and life.

A haven of sheer grandeur

crafted to elevate the luxury



Life is rather ideal when you are offered a magnificent Clubhouse for your leisure. A unique, first-of-its-kind Clubhouse in Hyderabad that serves you a plethora of plush amenities that complement your lavish lifestyle. Living here is ought to be exemplary! Switch according to your mood, explore the depths of leisure granted by select amenities that serve both your indoor and outdoor needs. Refresh your mornings with a fresh dive into the swimming pool, or unwind your busy day with a wholesome game of chess with your friend. Here, you have a wide-spectrum of facilities that range from your recreation to your convenience from Gymnasium, Library, Squash Court, Wellness Spa, Multipurpose Hall to Supermarket, Pharmacy and Clinic.



Leisure flows freely, in the open air of affluence



When you have a lifestyle that presents you with a rare luxury of open and abundant spaces to explore the many relaxing activities in your spare time, your life is graced. Here, serenity knows no bounds as the cool breeze of the lake surrounds your every moment outdoors. Your mindful times are accompanied with not only a gorgeous lakeside view, but copious amounts of freshness the lake-winds carry with them. Be it your morning jogs, evening walks or just your casual strolls; every second spent outside offers you a lifetime worth of peace.



Come, Experience

The Countryside living in the city

P R E S E N T I N G



6 Glorious residential
towers in Phase 1 & 2 spread
across 12 acres of land



39 Floors of plush 3 BHK
spacious residences



Scenic Views of the magnificent
Gopi Cheruvu (Lake) graced with
crisp and refreshing winds blowing
all day long



A majestic clubhouse of 50,000
sq.ft with over 32 lifestyle-
enhancing amenities



2300 Acres of open and lush
green spaces of University of
Hyderabad that invite fresh
breeze and serenity



Only high-rise development in
the entire neighbourhood

Joys, essentials & fundamentals

at a pleasurable distance.

A grand establishment that stretches to 25.16 acres of open and lush lands invites you to join its higher levels of bliss. With a perfectly designed structure that incorporates the finest of luxuries and close accessibility to Gopi Cheruvu (Lake), it's the home desired by many but reserved for few. Here, you can indulge in the many colours of leisure to both relax and rejuvenate or charge up your sportsmanship, with an array of plush amenities. More so, you shall never have to dabble in the hassles of the city crowd, as your prime location places you in the vicinity of every key destination.



*Map not to the scale

Hospitals

- Citizens Speciality Hospital - 5.2 KMS
- Vanaja Maternity Hospital - 5.3 KMS
- KIMS Hospitals - 5.5 KMS
- AIG Hospitals - 7 KMS

Connectivity

- Lingampalli Railway Station - 3 KMS
- Gachibowli ORR - 5.6 KMS
- Raidurg Metro Station - 7.3 KMS
- GSM Mall - 7 KMS
- Inorbit Mall - 8.5 KMS

Entertainment

- Sarah City Capital Mall - 5.3 KMS
- SLN Terminus - 6 KMS
- GSM Mall - 7 KMS
- Inorbit Mall - 8.5 KMS

IT/Corporates

- TCS Synergy park - 4 KMS
- DLF - 4.7 KMS
- Google - 5.6 KMS
- Deloitte - 6.3 KMS
- Microsoft - 6.4 KMS
- ICICI - 7.9 KMS
- IBM - 8.5 KMS

Education

- Chirec International School - 0.6 KMS
- Hyderabad Central University - 2 KMS
- EuroKids Preschool - 3.2 KMS
- IIT, Gachibowli - 4.5 KMS
- ISB Hyderabad - 5.4 KMS
- World One School - 6.5 KMS
- Meru International School - 8 KMS



WELCOME TO THE CITY'S NEWEST LAKESIDE RETREAT







The sky-high levels
of limitless grandeur

Luxuriant lakeside township



The gateway
resounding with
elegance

Grand entrance gates

The echoing
vibrations of the
artful designs

Double height
entrance lobby





The clubhouse of boundless levels of euphoria

Clubhouse Amenities

A Clubhouse designed to perfection, with every square inch of the vast total area of 50,000 square feet, speaks the language of high leisure. Here, your respite has more than one way to be enjoyed, owing to an expansive collection of the city's finest amenities. Leave your worries behind, as there's a lot for you to rejoice in.



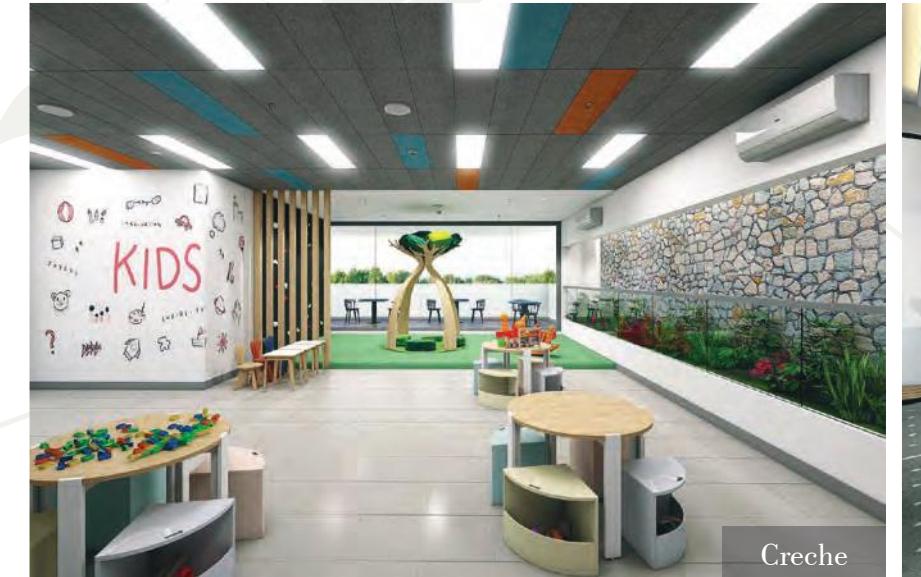
Clubhouse Lobby



Wi-Fi Cabin



Meeting Room



Creche

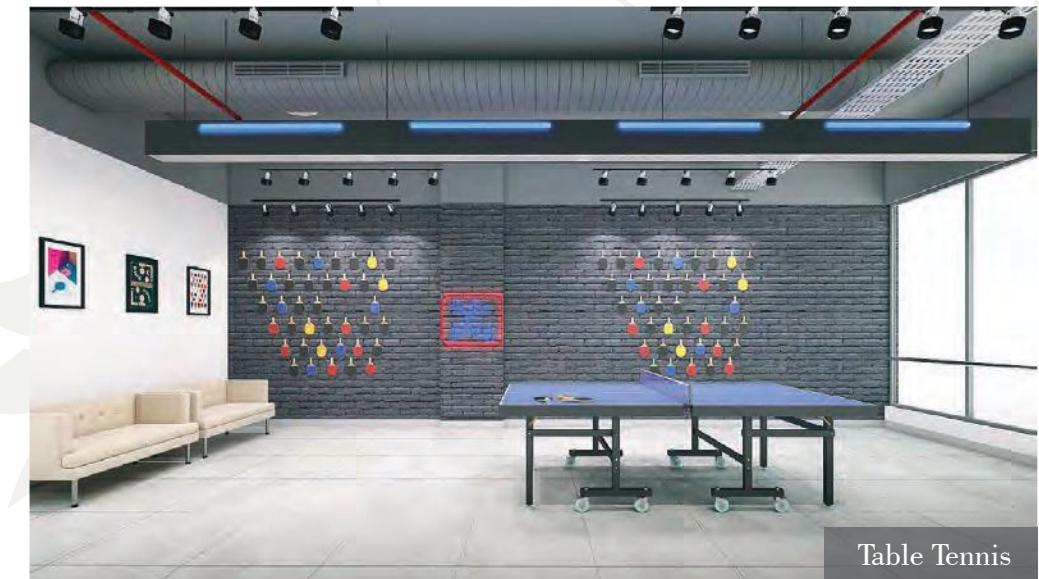
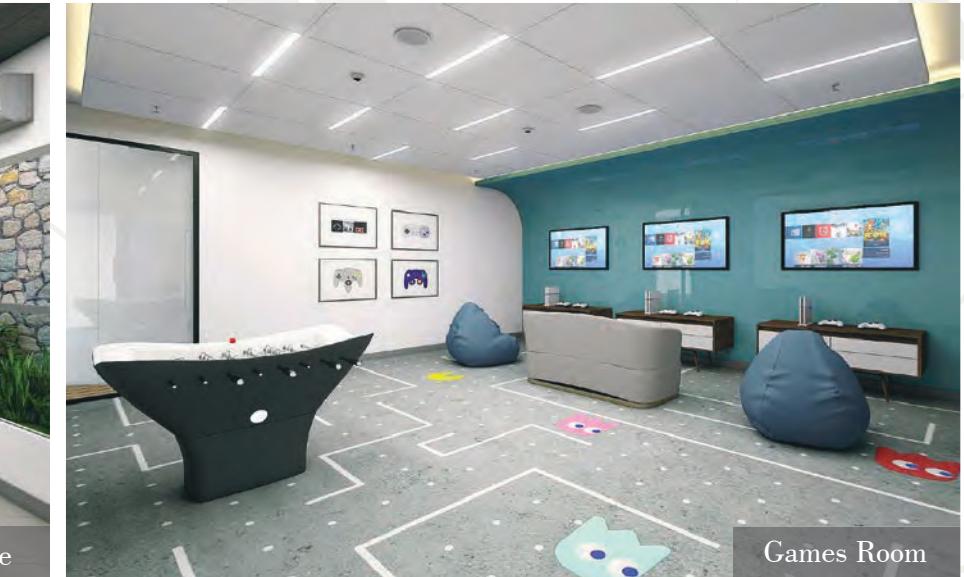


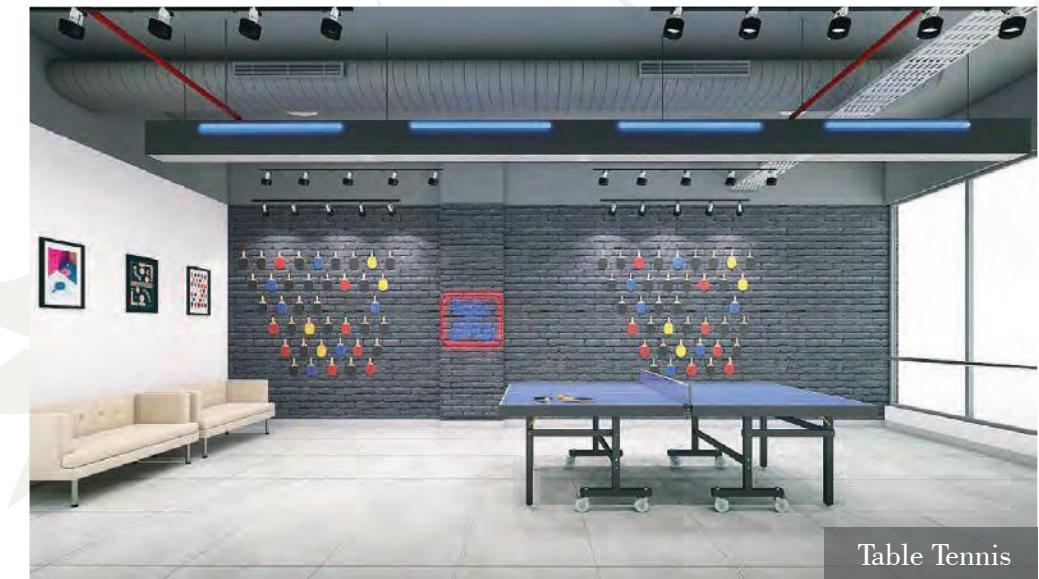
Table Tennis



Badminton Court



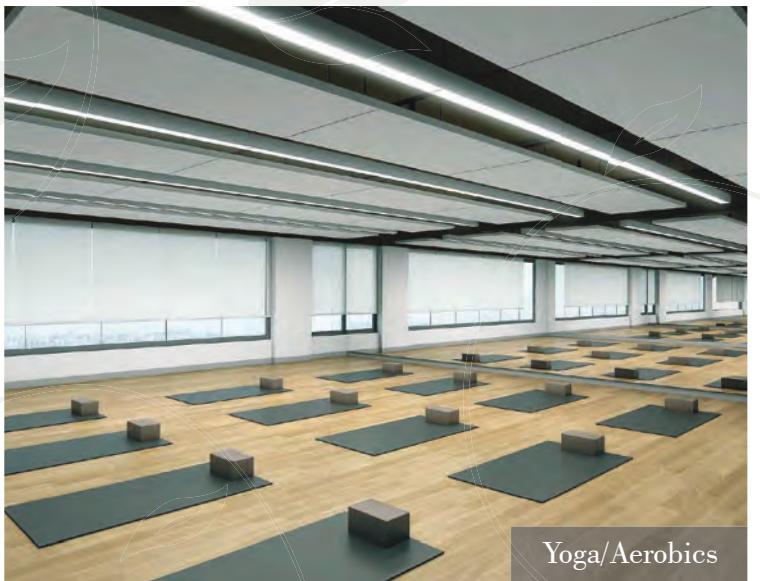
Games Room



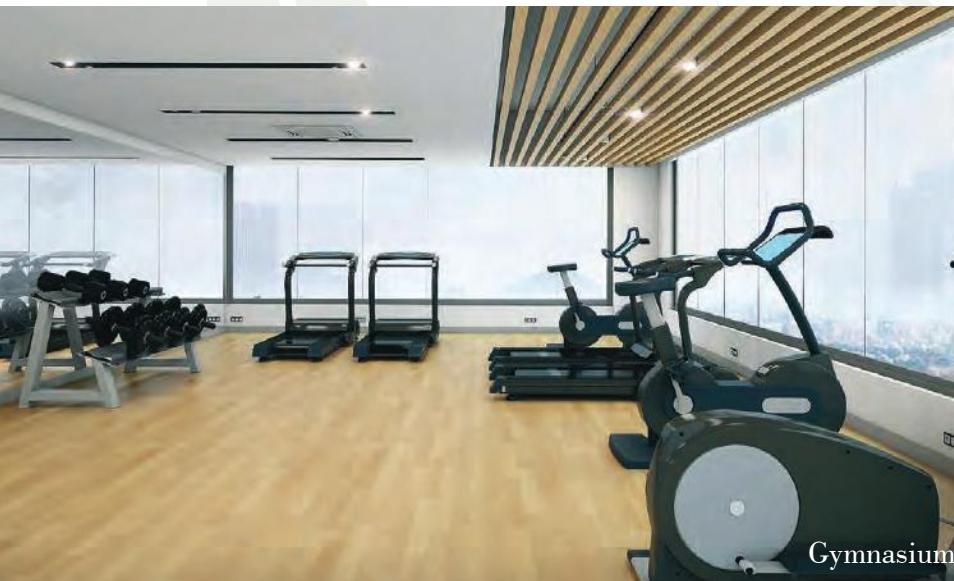
Air Hockey



Squash Court



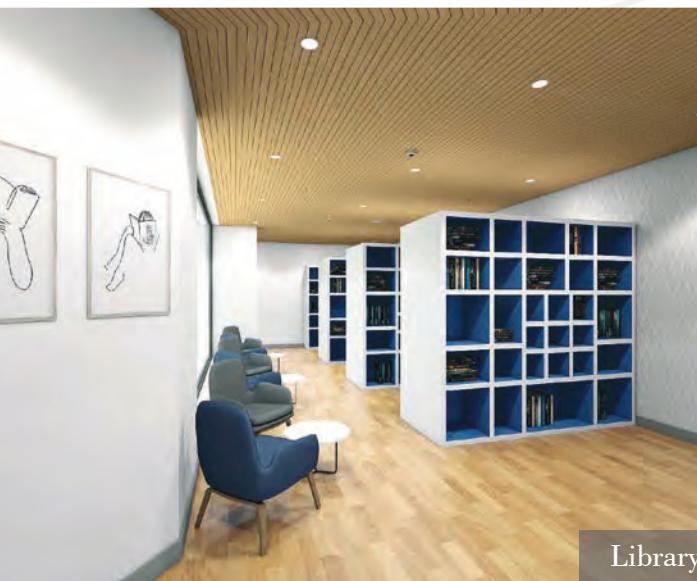
Yoga/Aerobics



Gymnasium



Wellness Spa



Library



Snooker Table



Chess, Cards & Carrom Room



Convenience Store



Multipurpose Hall



Cafeteria



Pharmacy & Clinic



Mini Theatre



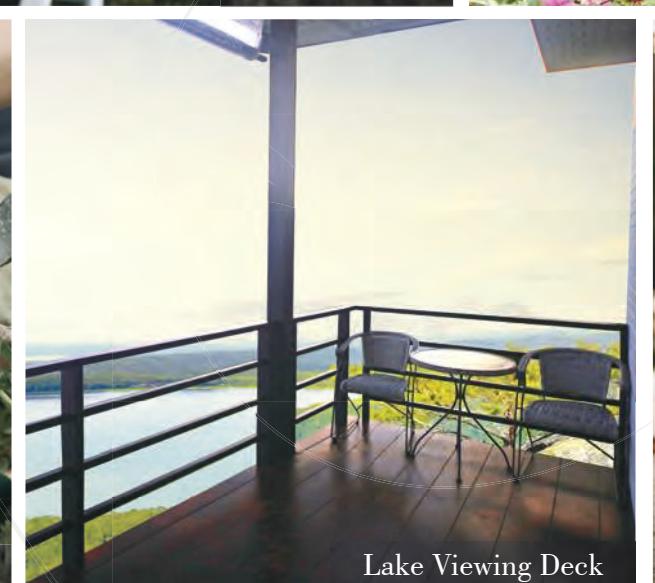
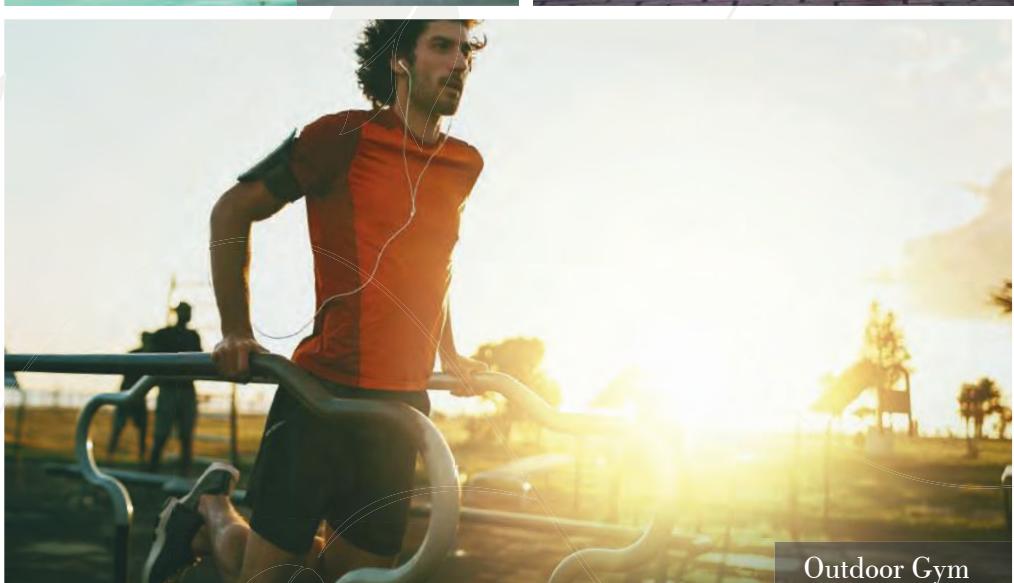
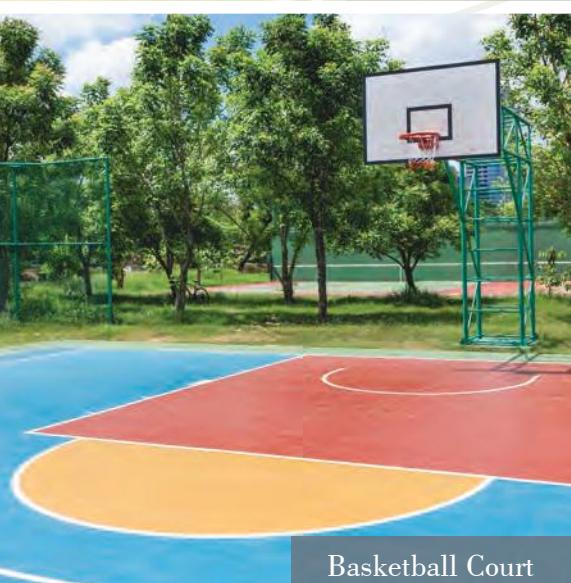
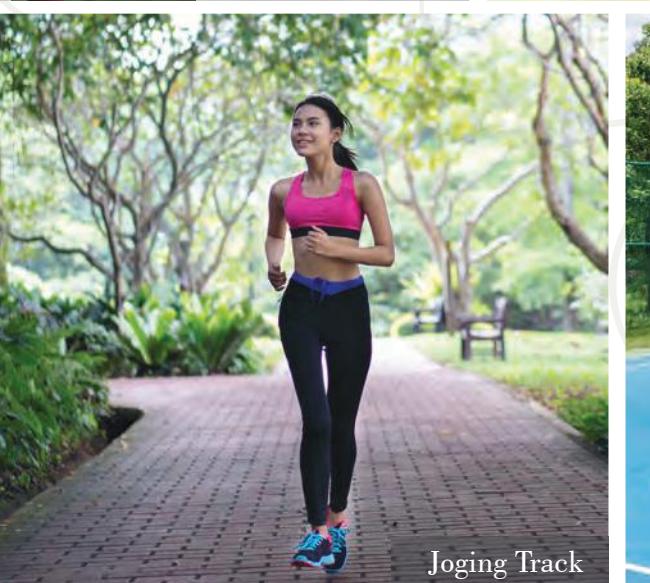
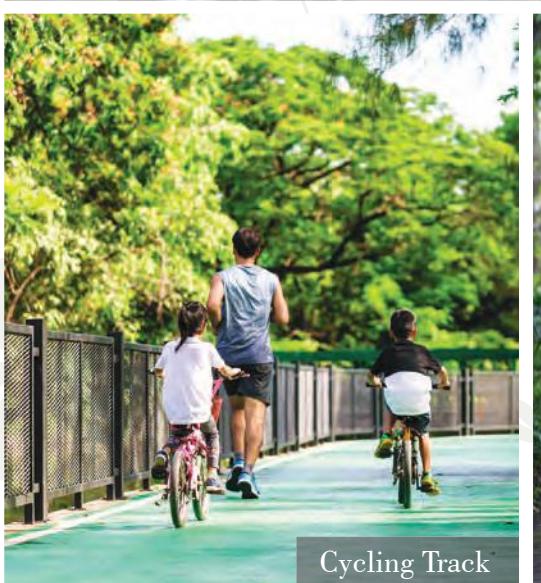
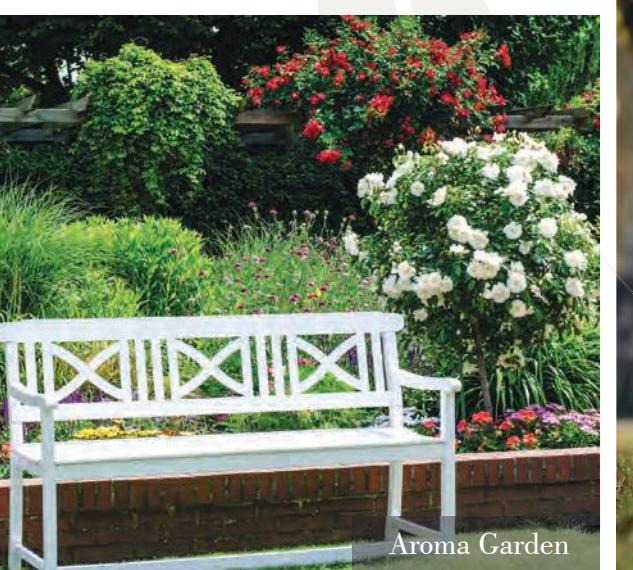
Guest Rooms



Alluring blue hues of deep opulence

Outdoor Amenities

Dive in to the depths of pure euphoria, with a refreshing dip to start the morning or a relaxing immersion to end the day. There are more than 50+ amenities for you to relish, and more than one way to enjoy each of them.





The natural hues
of open and
expansive living

3 BHK Premium Residences

The Regent's spacious 3 BHK Residences invite you to relish the higher leisures in life. These spacious homes have walls that extend up to your imagination, and you have more than enough space to luxuriate blissfully. Here, you are free to indulge in the pure delight of having the splendid views of Gopi Cheruvu (lake), which diffuses freshness all day round. Your home is crafted with utmost adherence to space, lavishness and comfort, infusing the open and vast characteristics of nature itself.

Lavish abodes with three times the grandiose - 3 BHK Residences



Elegant Living Room



Exclusive Master Bedroom



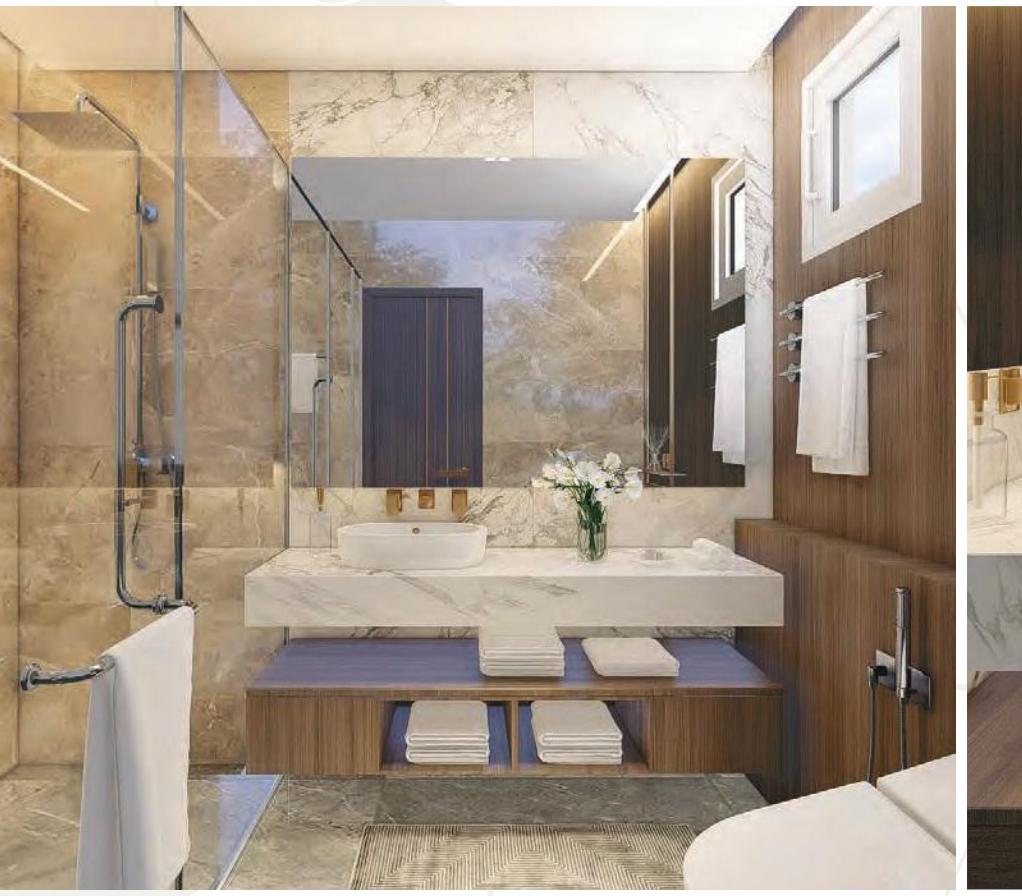
Artful Dining Room



Spacious Guest Room



Well-Designed Kid's Room



Modern Bathroom



Fine Kitchen Space



Spacious Balcony



A measure of the scenic
scapes, contained in
the spacious walls

Cluster plans

TOWER SERENE

CLUSTER PLAN

Premium 3BHK Residences



3 BHK
EAST FACING
UNIT - 1
1893 SQ. FT.



3 BHK
EAST FACING
UNIT - 8
1950 SQ. FT.

3 BHK
EAST FACING
UNIT - 2
1498 SQ. FT.



3 BHK
NORTH FACING
UNIT - 7
1646 SQ. FT.

3 BHK
WEST FACING
UNIT - 3
1585 SQ. FT.



3 BHK
NORTH FACING
UNIT - 6
1636 SQ. FT.

3 BHK
WEST FACING
UNIT - 4
1663 SQ. FT.



3 BHK
NORTH FACING
UNIT - 5
1686 SQ. FT.

KEY PLAN
PHASE 01



Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TOWER SERENE

3 BHK

UNIT 1
EAST FACING



SALEABLE AREA: 1893 SQ. FT. | CARPET AREA: 1230 SQ. FT. | UTILITY + BALCONY: 103 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TOWER SERENE

3 BHK

UNIT 2
EAST FACING



SALEABLE AREA: 1498 SQ. FT. | CARPET AREA: 980 SQ. FT. | UTILITY + BALCONY: 75 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TOWER SERENE

3 BHK

UNIT 3

WEST FACING



SALEABLE AREA: 1585 SQ. FT. | CARPET AREA: 1025 SQ. FT. | UTILITY + BALCONY: 91 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variance



TOWER SERENE

3 BHK

UNIT 4

WEST FACING



SALEABLE AREA: 1663 SQ. FT. | CARPET AREA: 1067 SQ. FT. | UTILITY + BALCONY: 104 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.



TOWER SERENE

3 BHK

UNIT 5
NORTH FACING



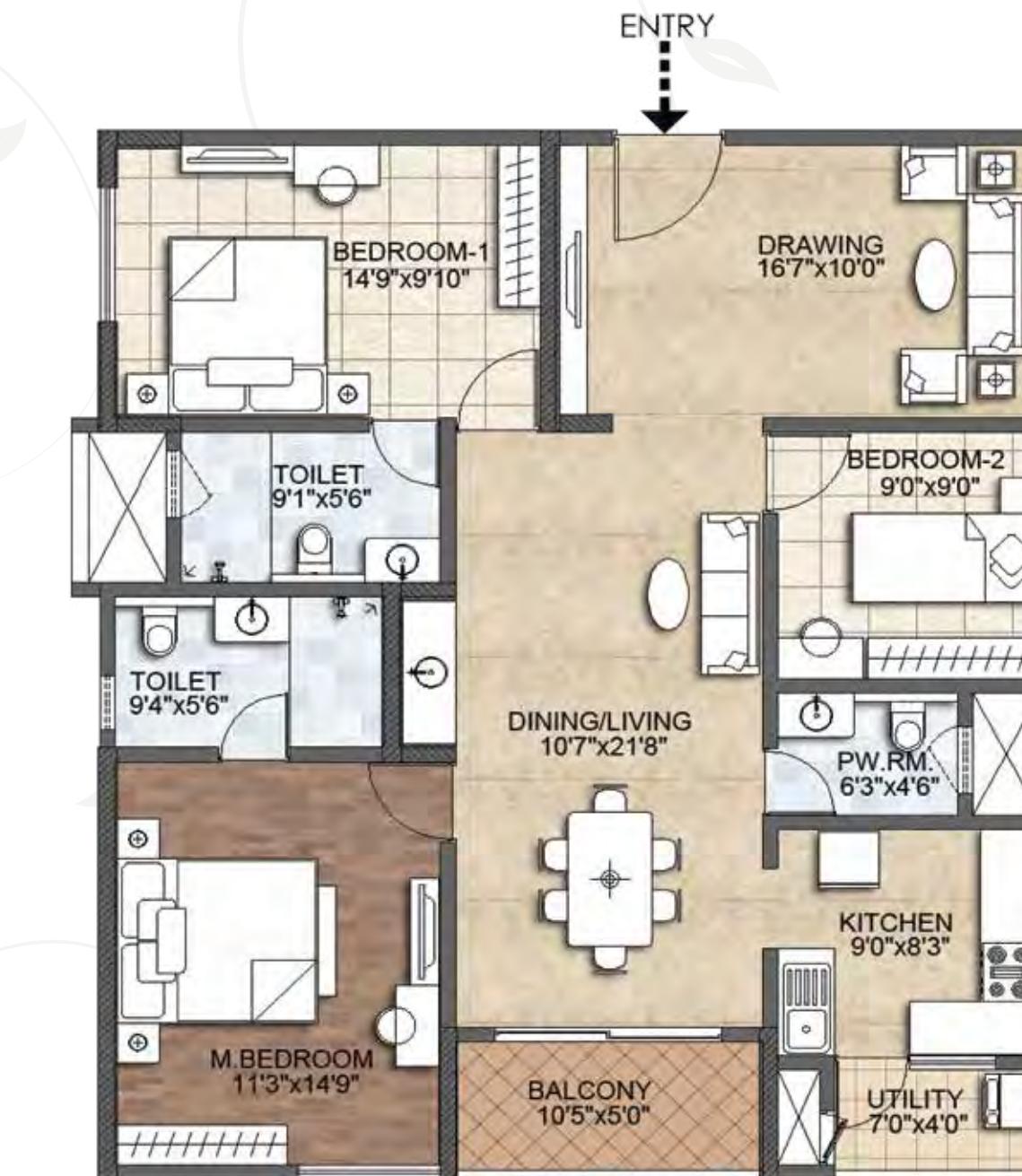
SALEABLE AREA: 1686 SQ. FT. | CARPET AREA: 1104 SQ. FT. | UTILITY + BALCONY: 83 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TOWER SERENE

3 BHK

UNIT 6
NORTH FACING



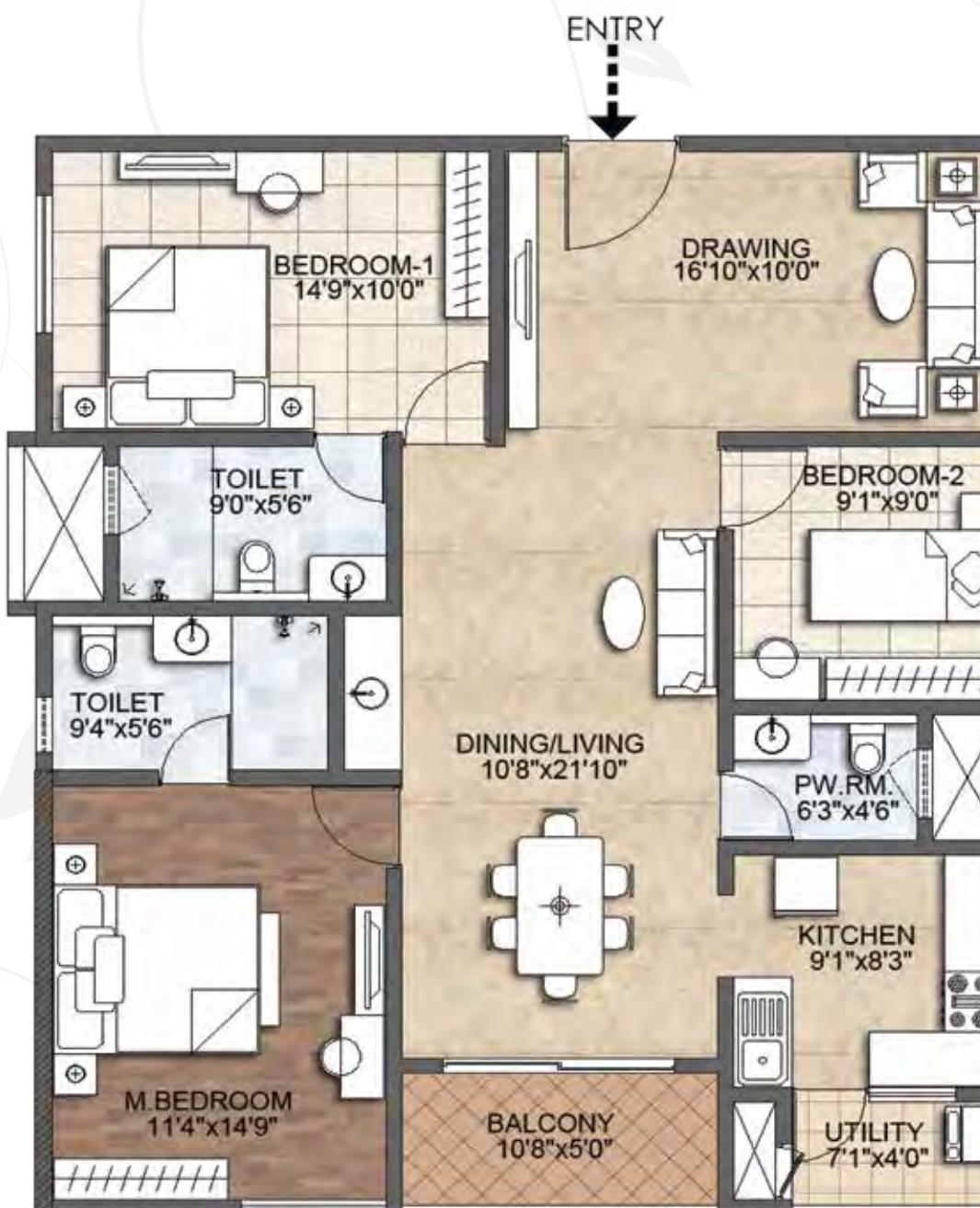
SALEABLE AREA: 1636 SQ. FT. | CARPET AREA: 1072 SQ. FT. | UTILITY + BALCONY: 80 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TOWER SERENE

3 BHK

UNIT 7
NORTH FACING



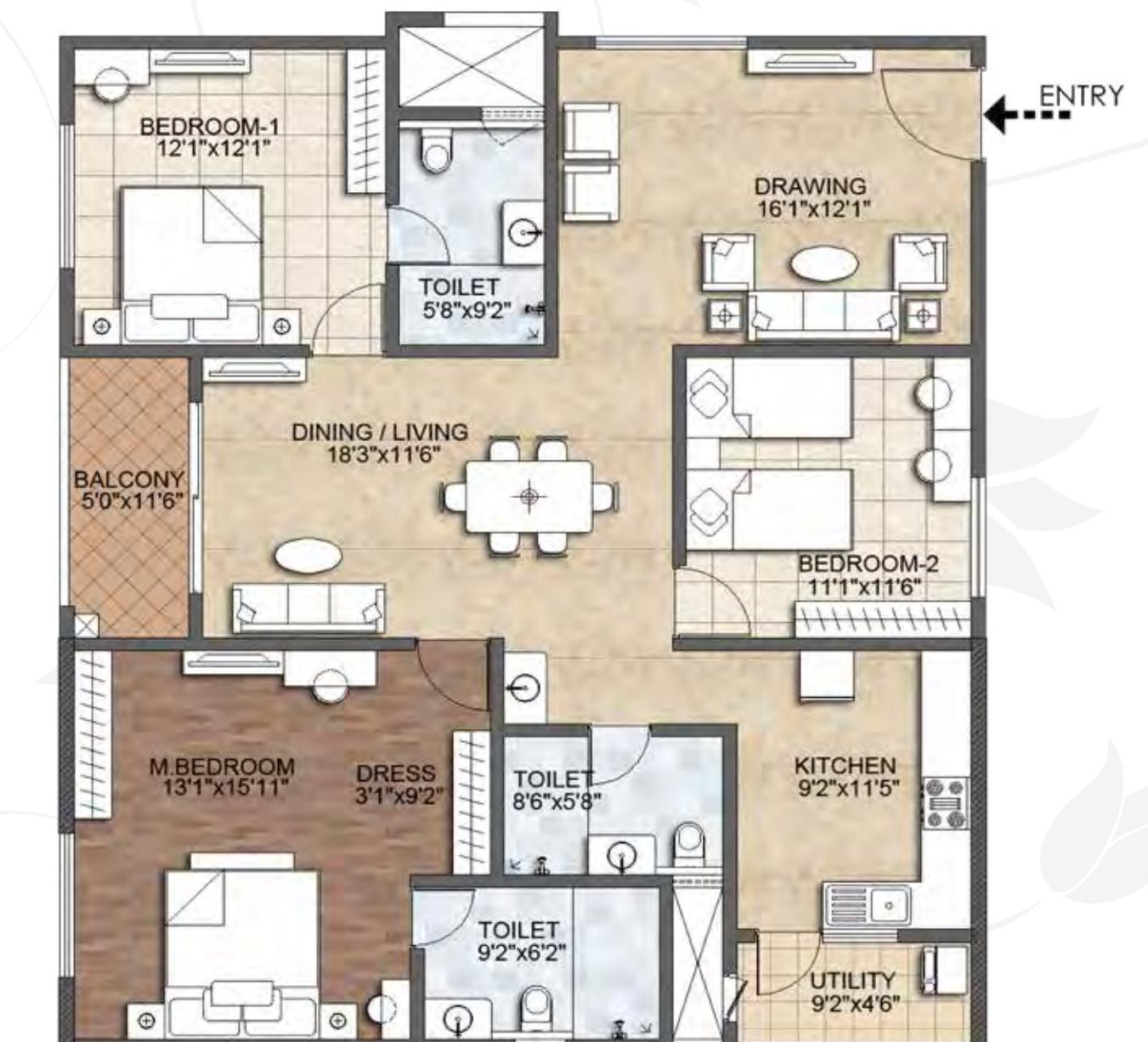
SALEABLE AREA: 1646 SQ. FT. | CARPET AREA: 1077 SQ. FT. | UTILITY + BALCONY: 82 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TOWER SERENE

3 BHK

UNIT 8
EAST FACING



SALEABLE AREA: 1950 SQ. FT. | CARPET AREA: 1276 SQ. FT. | UTILITY + BALCONY: 97 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.



TOWER ESTEEM

CLUSTER PLAN

Premium 3BHK Residences



3 BHK
EAST FACING
UNIT - 1
1893 SQ. FT.



3 BHK
EAST FACING
UNIT - 2
1498 SQ. FT.



3 BHK
EAST FACING
UNIT - 8
1950 SQ. FT.

3 BHK
WEST FACING
UNIT - 3
1585 SQ. FT.



3 BHK
NORTH FACING
UNIT - 7
1502 SQ. FT.

3 BHK
WEST FACING
UNIT - 4
1663 SQ. FT.



3 BHK
NORTH FACING
UNIT - 6
1497 SQ. FT.

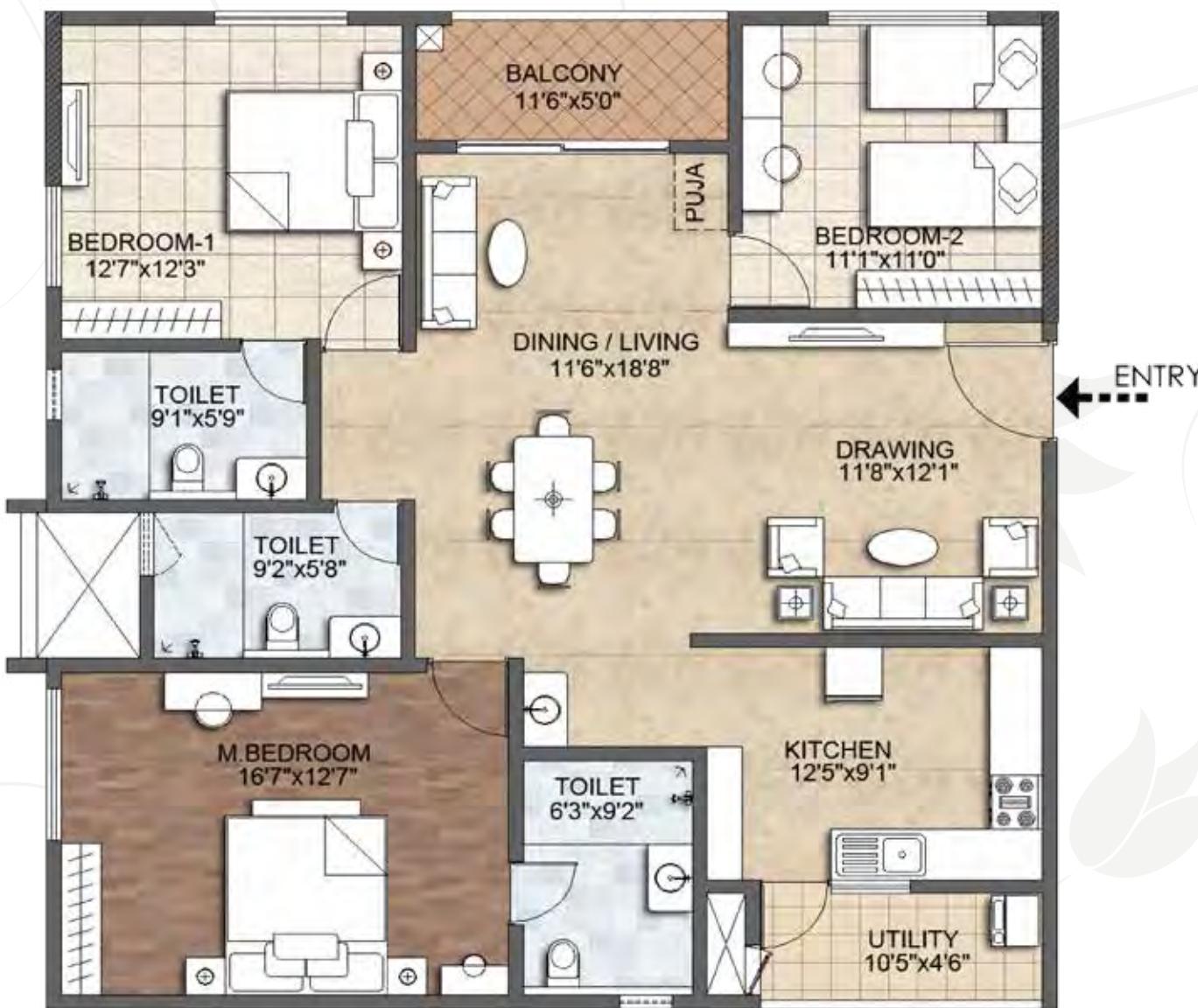


KEY PLAN
PHASE 01

TOWER ESTEEM

3 BHK

UNIT 1 EAST FACING



SALEABLE AREA: 1893 SQ. FT. | CARPET AREA: 1230 SQ. FT. | UTILITY + BALCONY: 103 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TOWER ESTEEM

3 BHK

UNIT 2 EAST FACING



SALEABLE AREA: 1498 SQ. FT. | CARPET AREA: 980 SQ. FT. | UTILITY + BALCONY: 75 SQ. FT.

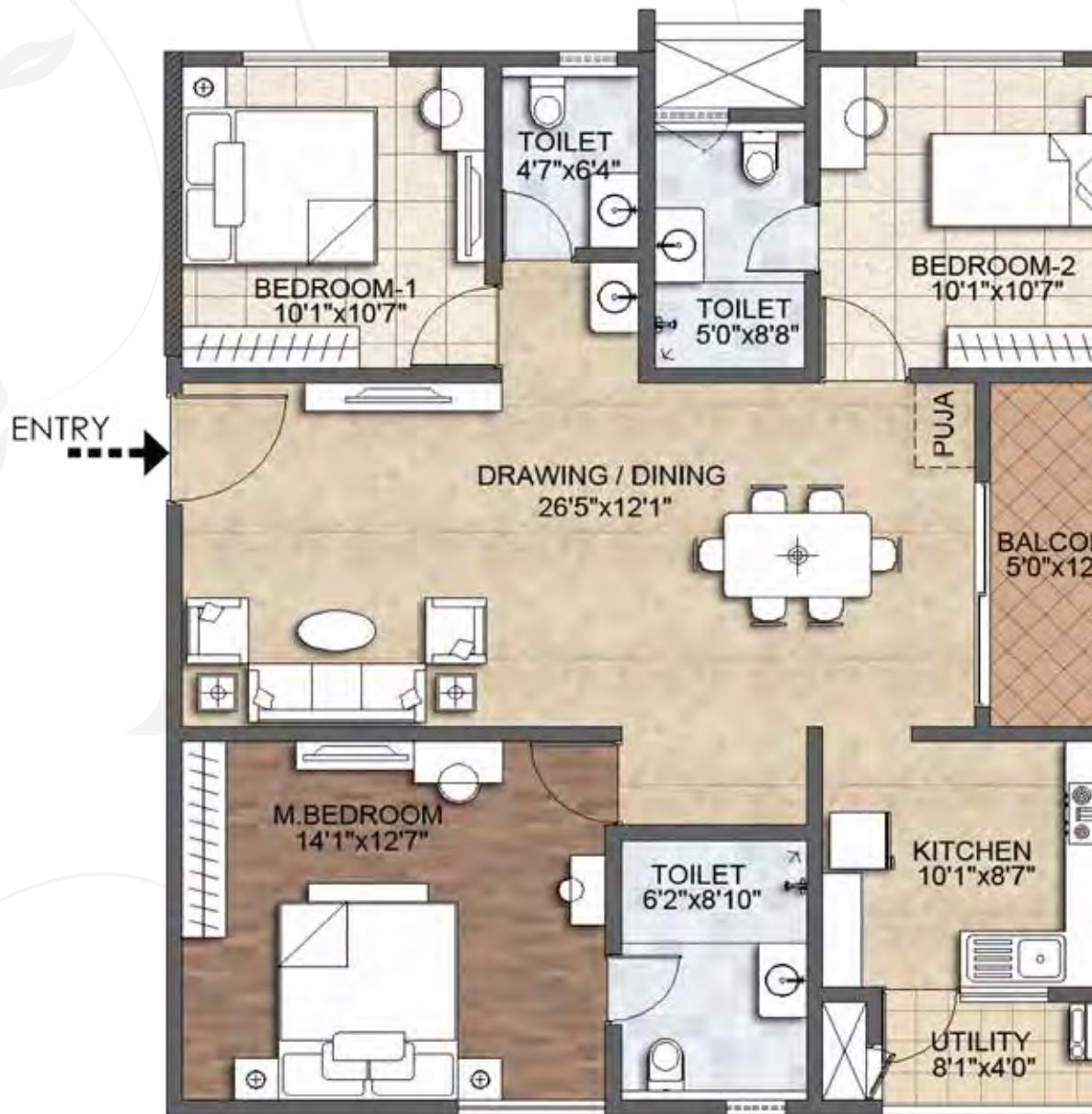
Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TOWER ESTEEM

3 BHK

UNIT 3

WEST FACING



SALEABLE AREA: 1585 SQ. FT. | CARPET AREA: 1025 SQ. FT. | UTILITY + BALCONY: 91 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TOWER ESTEEM

3 BHK

UNIT 4

WEST FACING



SALEABLE AREA: 1663 SQ. FT. | CARPET AREA: 1067 SQ. FT. | UTILITY + BALCONY: 104 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TOWER ESTEEM

3 BHK

UNIT 5

NORTH FACING



SALEABLE AREA: 1686 SQ. FT. | CARPET AREA: 1104 SQ. FT. | UTILITY + BALCONY: 83 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TOWER ESTEEM

3 BHK

UNIT 6

NORTH FACING



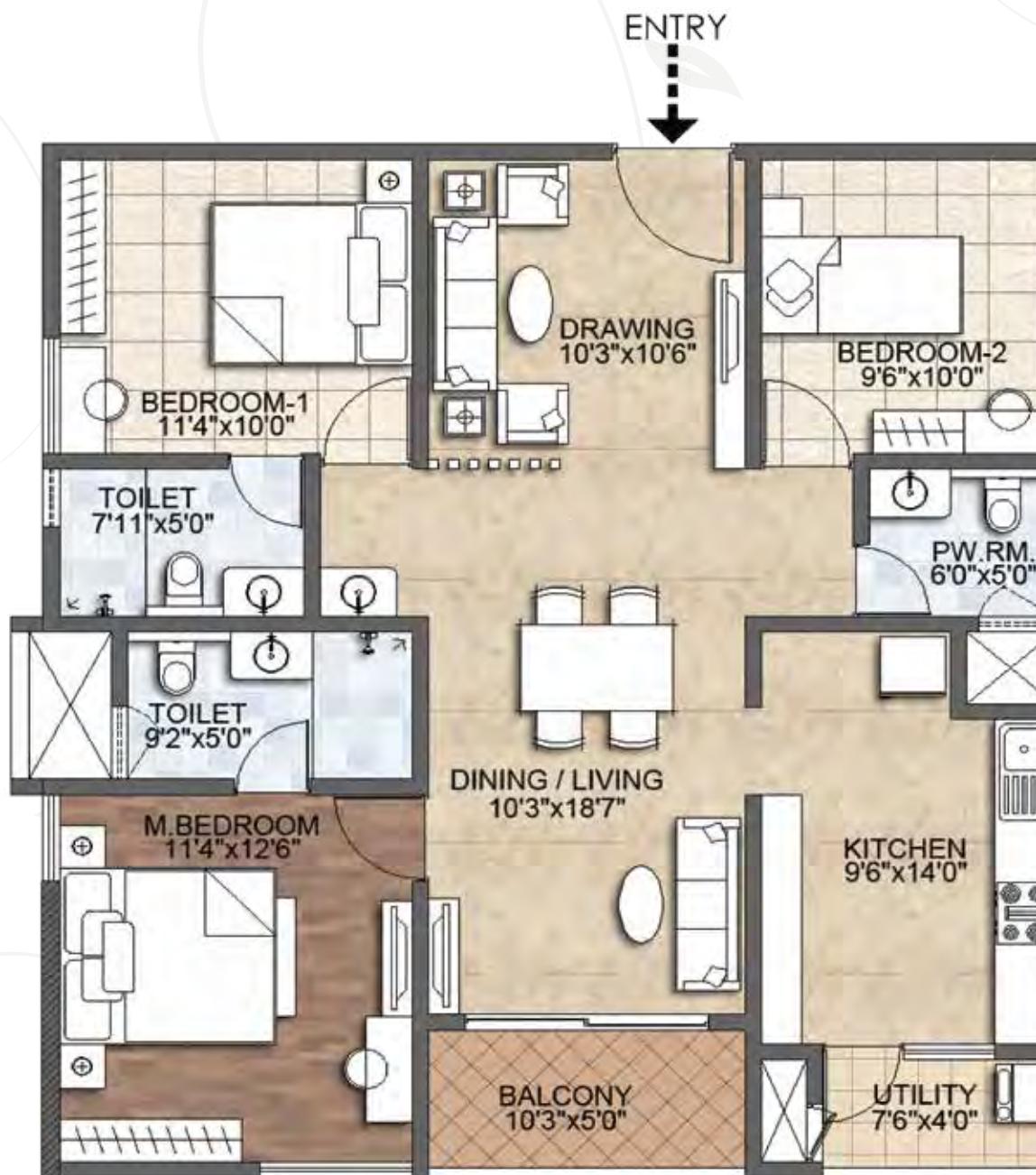
SALEABLE AREA: 1497 SQ. FT. | CARPET AREA: 974 SQ. FT. | UTILITY + BALCONY: 80 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TOWER ESTEEM

3 BHK

UNIT 7
NORTH FACING



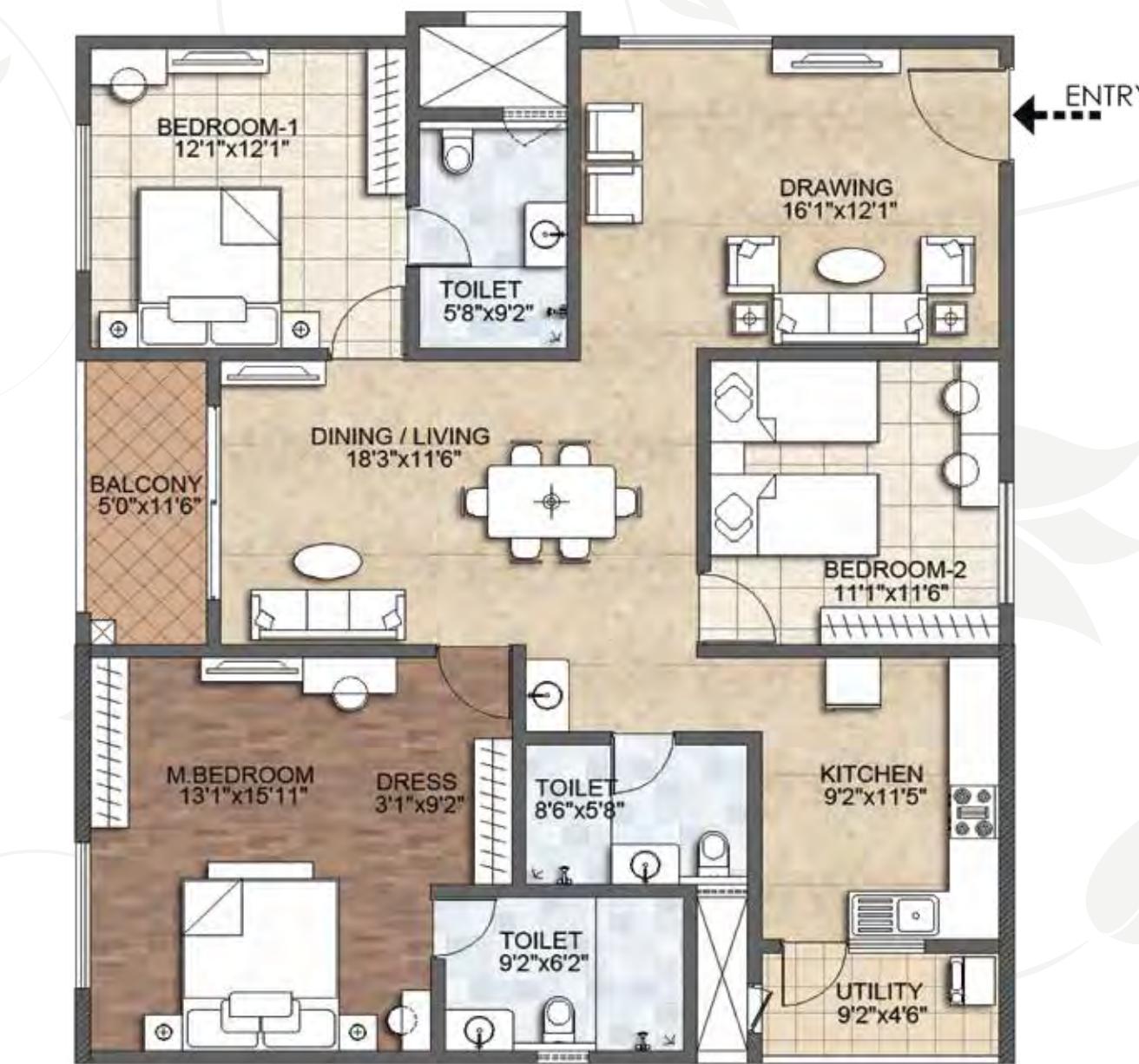
SALEABLE AREA: 1502 SQ. FT. | CARPET AREA: 977 SQ. FT. | UTILITY + BALCONY: 81 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TOWER ESTEEM

3 BHK

UNIT 8
EAST FACING



SALEABLE AREA: 1950 SQ. FT. | CARPET AREA: 1276 SQ. FT. | UTILITY + BALCONY: 97 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TOWER PRISTINE

CLUSTER PLAN

Premium 3BHK Residences



3 BHK
EAST FACING
UNIT - 1
1893 SQ. FT.



3 BHK
EAST FACING
UNIT - 8
1950 SQ. FT.



3 BHK
EAST FACING
UNIT - 2
1893 SQ. FT.



3 BHK
NORTH FACING
UNIT - 7
1857 SQ. FT.



3 BHK
WEST FACING
UNIT - 3
1891 SQ. FT.



3 BHK
EAST FACING
UNIT - 6
1864 SQ. FT.



3 BHK
WEST FACING
UNIT - 4
1891 SQ. FT.



3 BHK
NORTH FACING
UNIT - 5
1887 SQ. FT.

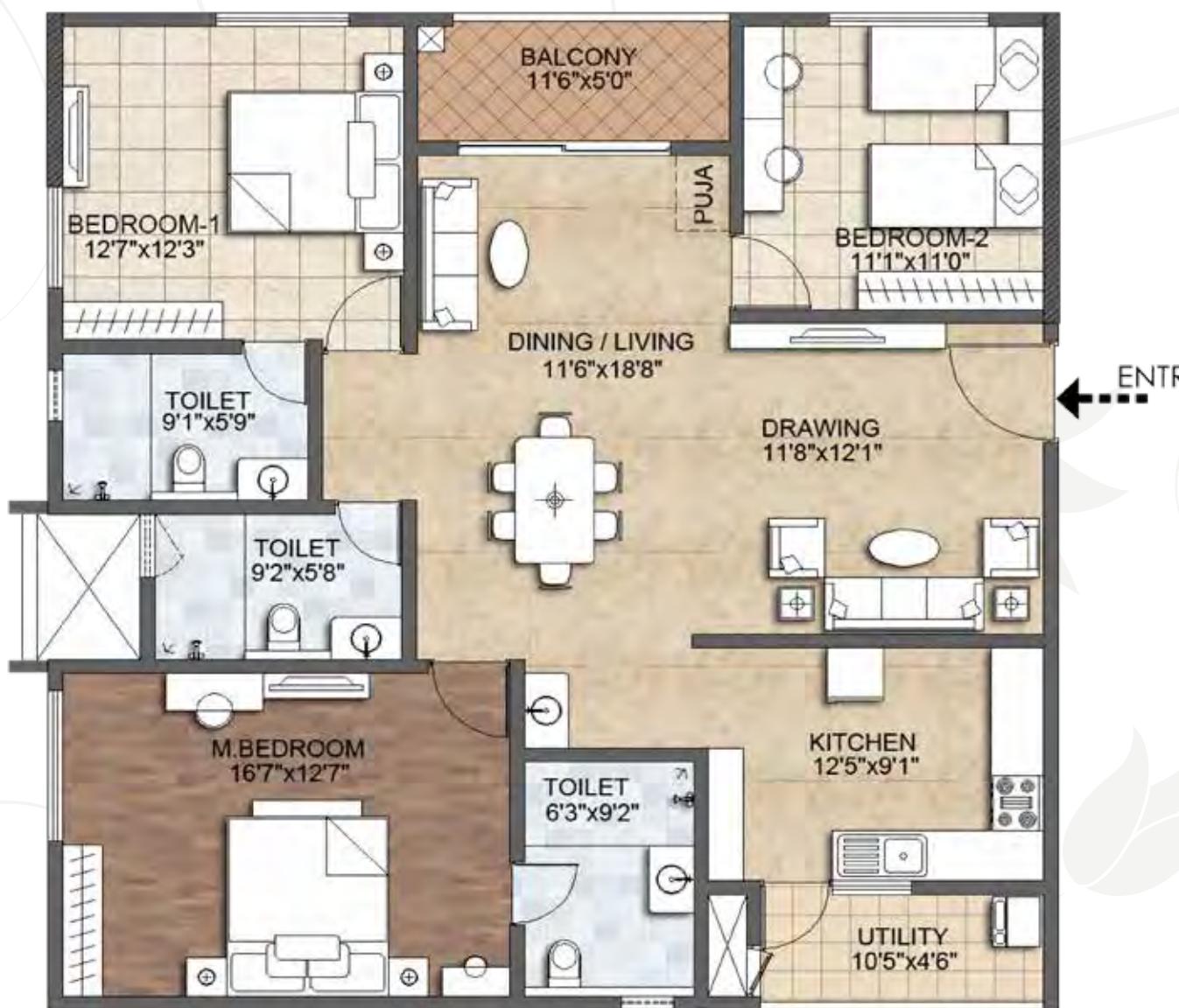


KEY PLAN
PHASE 01

TOWER PRISTINE

3 BHK

UNIT 1 & 2
EAST FACING



SALEABLE AREA: 1893 SQ. FT. | CARPET AREA: 1230 SQ. FT. | UTILITY + BALCONY: 103 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TOWER PRISTINE

3 BHK

UNIT 3 & 4
WEST FACING



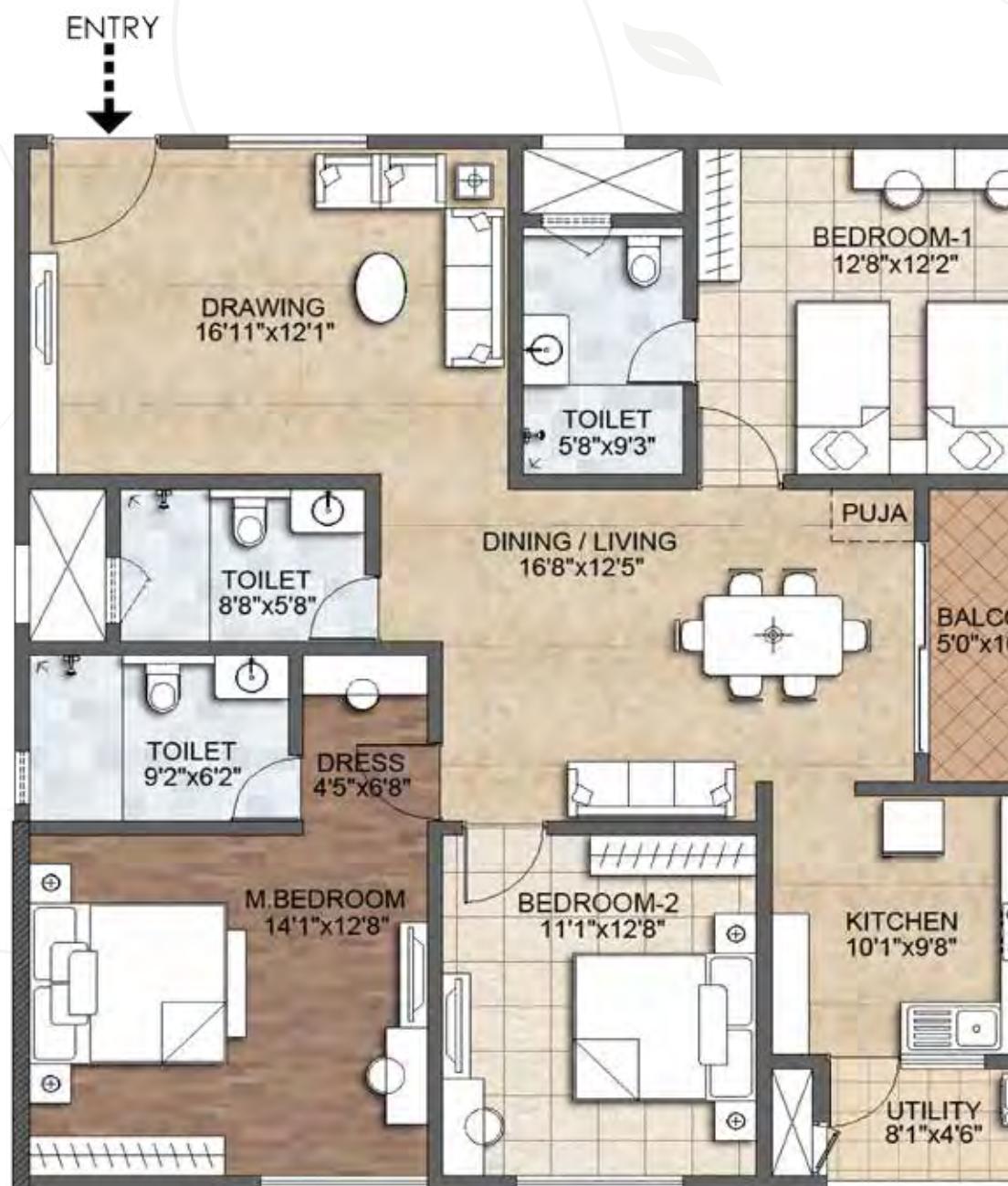
SALEABLE AREA: 1891 SQ. FT. | CARPET AREA: 1242 SQ. FT. | UTILITY + BALCONY: 90 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TOWER PRISTINE

3 BHK

UNIT 5
NORTH FACING



SALEABLE AREA: 1887 SQ. FT. | CARPET AREA: 1240 SQ. FT. | UTILITY + BALCONY: 89 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TOWER PRISTINE

3 BHK

UNIT 6
EAST FACING



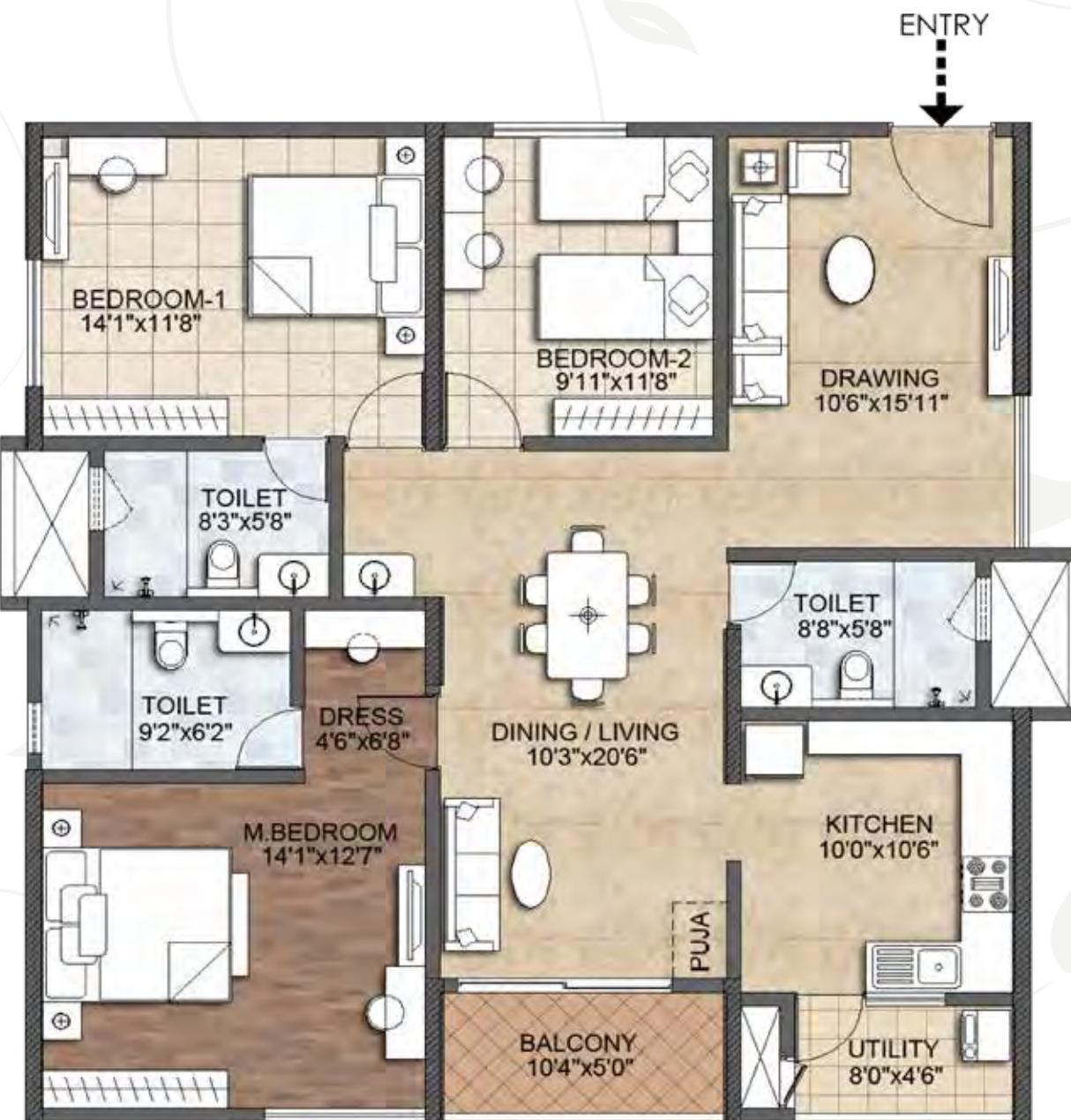
SALEABLE AREA: 1864 SQ. FT. | CARPET AREA: 1224 SQ. FT. | UTILITY + BALCONY: 89 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TOWER PRISTINE

3 BHK

UNIT 7
NORTH FACING



SALEABLE AREA: 1857 SQ. FT. | CARPET AREA: 1221 SQ. FT. | UTILITY + BALCONY: 87 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TOWER PRISTINE

3 BHK

UNIT 8
EAST FACING



SALEABLE AREA: 1950 SQ. FT. | CARPET AREA: 1276 SQ. FT. | UTILITY + BALCONY: 97 SQ. FT.

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

The grand display of opulence, welcomes you

Aurobindo Realty, beckons you to experience the lavishness of your future home, at The Regent's experience centre. Here, the double-heighted entrance lobby extends elegantly to give you a welcome you deserve; while you are offered a wholesome experience of our premium 3BHK premium residences. Every detail is top-notch, from the grand reception area to hygiene; every inch is creatively crafted and carefully cleaned to perfection. An AV room & scale model are dedicated to give you an in-depth feel of the apartment and a Scale of the project respectively. So, come and see the highest forms of luxury come true, right in front of your eyes.



Reception View





AT A GLANCE

STRUCTURE

- R.C.C. Shear wall framed Super Structure
- Cement Concrete Blocks for Non-structural Members (Wherever needed)

ENTRANCE LOBBIES

- Elegant and Double Height Entrance Lobby in each tower

FLOORING

- MASTER BEDROOM: Wooden Flooring of Superior Quality
- OTHER BEDROOMS, DRAWING, LIVING, DINING & KITCHEN: Vitrified floor tiles of Superior Quality
- BATHROOMS: Anti-skid Vitrified/Ceramic floor tiles of Superior Quality
- ALL BALCONIES: Anti-Skid Vitrified/Ceramic floor tiles of Superior Quality
- CORRIDORS: Vitrified/Ceramic floor tiles of Superior Quality
- STAIRCASE: Vitrified/Cement floor tiles of Superior Quality
- LIFT LOBBY AREA: Vitrified tile of Superior Quality

TILE CLADDING

- KITCHEN: Vitrified/Ceramic tiles up to 600mm high above kitchen platform of Superior quality
- BATHROOMS: Vitrified tiles up to lintel height of Superior quality
- UTILITIES: Vitrified/Ceramic tiles up to sill height of Superior quality
- LIFT LOBBY AREA: Granite/Marble/Vitrified tile cladding of Superior Quality

DOORS & WINDOWS

- MAIN DOOR: Teak wood/Engineered wood frame and Shutter finished with Melamine polish and fixed with reputed make hardware
- INTERNAL DOORS: Manufactured Hard Wood Door Frame & Laminate Shutter and Hardware of Reputed Make
- UTILITY DOORS: UPVC/Aluminium alloy Door Framed system with toughened glass
- SLIDING DOORS/FRENCH DOORS: UPVC/Aluminium alloy Door framed glass sliding door
- WINDOW: UPVC/Aluminium alloy framed window system with toughened glass and provision for mosquito mesh track

- BALCONY RAILINGS: Aesthetically Designed Glass Railing in all floors

WALL FINISHES

- INTERNAL WALLS/CEILING: Smooth putty finish with two coats of Premium Acrylic Emulsion Paint of Reputed make, over a Coat of Primer
- EXTERNAL WALLS: Textured/Smooth finish with two Coats of Exterior Emulsion Paint of Reputed Make

KITCHEN

- Granite platform with Stainless Steel Sink of Superior Quality
- 5 power points in kitchen with multi-pin 6/16A sockets (Chimney, Refrigerator, Micro wave, Mixer /grinder, and water purifier)

BATHROOMS

- Under Counter washbasins/Counter Top Washbasins of reputed make
- EWC with a concealed cistern of reputed make
- Single lever wall mixer and shower of reputed make
- C.P fittings of reputed make
- Grid Ceiling to cover Service Lines

ELECTRICAL

- “3 Phase” power supply for each unit with individual meter boards
- Concealed copper wiring of reputed make with Sufficient Power Outlets and Light Points
- Miniature Circuit Breakers (MCB) of reputed make for distribution boards
- Lightning arrester for the tower & aviation lamp
- Provision for Installation of Spilt AC's in the living room and all bedrooms
- Modular Switches of reputed make

CABLE TV

- Provision for cable connection in master bedroom and living/ drawing area

TELEPHONE/DATA CONNECTIONS:

- Telephone Point in drawing / living & Master bedroom
- Provision for internet connection in drawing/living & Master bedroom

LIFTS

- Automatic Passenger Lifts of reputed make with rescue device and V3F for energy efficiency
- One Automatic Service lift of reputed make with rescue device and V3F for energy efficiency

POWER BACKUP

- 100% generator power back up for all the flats

WATER TREATMENT PLANT

- Treated Water made available through an exclusive Water Softening Plant
- Water Meters for each unit
- Rainwater Harvesting as per local regulation

SEWAGE TREATMENT PLANT

- Sewage Treatment plant of adequate capacity will be provided
- Treated Sewage Water will be used for Landscaping /Gardening and WC flushing

SECURITY

- Surveillance cameras at the main security, the entrance of each block and at strategic locations
- Panic button and intercom is provided in the elevators, which is connected to the security

PARKING MANAGEMENT

- Parking is optimally designed to suit the ease of parking. Parking signages are positioned at Strategic places to provide ease of manoeuvring and parking

GAS SUPPLY

- Provision for Piped Gas supply to individual flats

FIRE & SAFETY

- Fire Water Tank and Fire Pumps located at Basement
- Fire Detection Alarm system and Public-Address System
- Fire Hydrant & fire sprinkler system at basement, lobby and apartments
- Portable Fire Extinguishers in the common areas

Designing a dynamic future

25 MILLION SQ.FT. | 7 PROPOSED PROJECTS | 700+ EMPLOYEES

We intend on bringing dreams of our customers to life that stretch beyond imagination, where every square foot is measured and treasured with bespoke comfort. The mission of Aurobindo Realty is carried out by a team of highly skilled professionals who have unified to achieve newer heights and set an indelible benchmark on the skyline of Hyderabad.

The proposed projects are exemplary of utmost brilliance and artistry, that are established at the most desired location of the city and are decked with the best of amenities. Our edifices are sculpted using the avant-garde technology where every space is thoughtfully composed to cater to every kind of requisite for a remarkable experience.

ONGOING RESIDENTIAL PROJECTS



COMPLETED COMMERCIAL PROJECT

Tallest commercial building built with precast technology

GALAXY - HITEC CITY



Actual Image

ONGOING COMMERCIAL PROJECT

The next commercial hotspot for major futuristic advancements





Mahira Ventures Private Limited, GALAXY, 21st Floor, Wing A, Plot No.1, Sy No.83/1, Opp IKEA, Hyderabad Knowledge City, Hyderabad, Telangana - 500081.

Site Address: The Regent, Survey No.82(p), 83(p) & 84(p), Opp Serilingampally Municipal Office, Old Mumbai Highway,
Serilingampally, Ranga Reddy District, Telangana - 500019 | Tel: +91 80 5006 8004 | www.aurobindorealty.com

TS RERA No. P02500003587

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