

**LANSUM EL
PALACIO**



LANSUM



AN OASIS



LANSUM **EL**
PALACIO

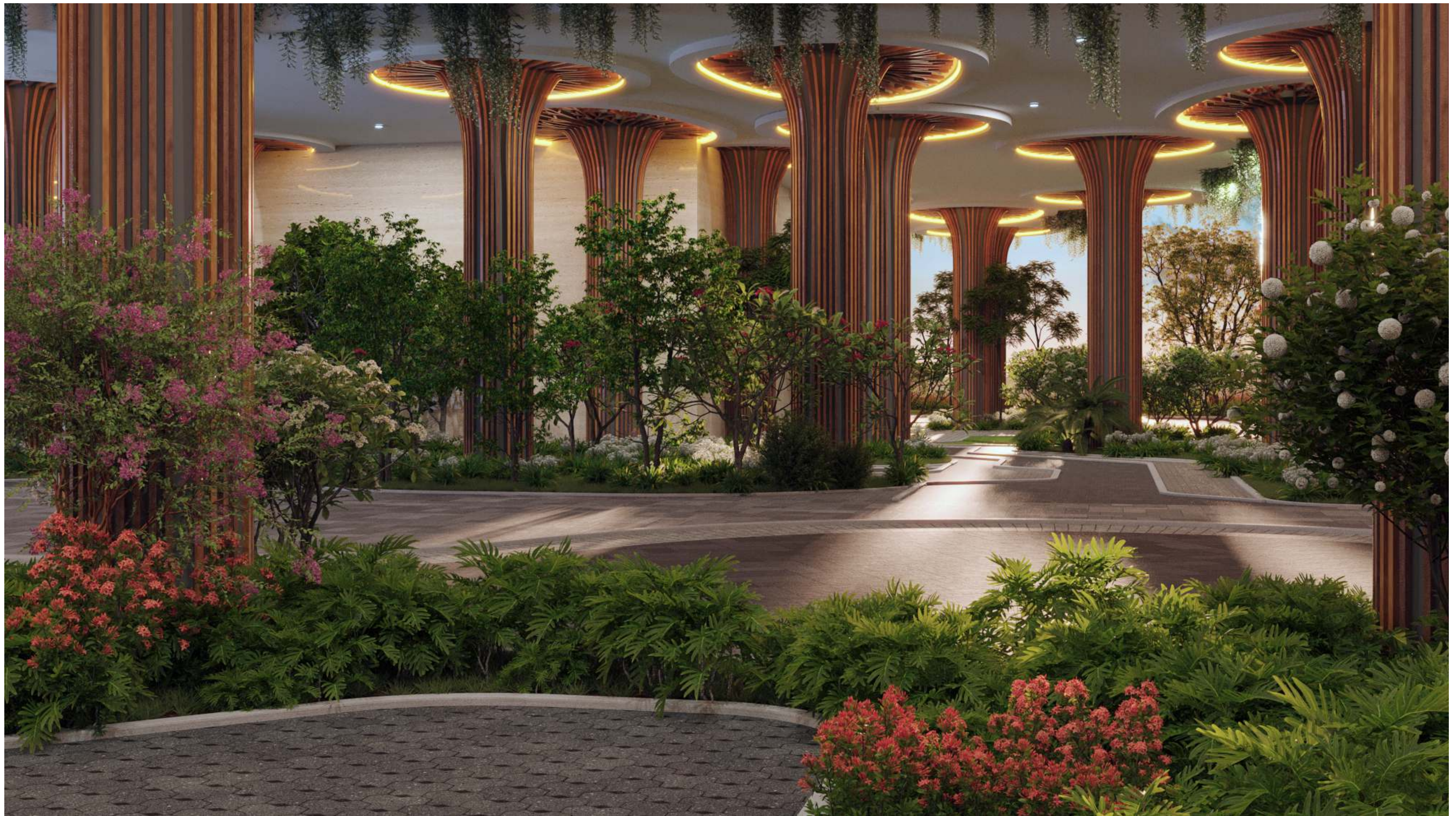


YOUR URBAN PALACE



Elevate your lifestyle to the next
level of luxury at Manikonda.

LANSUM **EL**
PALACIO



THE GRAND AMBIENCE

Pamper your inner royal as you move up to El Palacio. A place where urban sophistication blends with a royal touch.

LANSUM **EL
PALACIO**

WHERE EVEN
THE PILLARS
EXUDE ROYALTY.

INSPIRED BY THE ROYAL VIEWS

LANSUM **EL
PALACIO**



El Palacio is a tale of happy beginnings,
sunrise, cosy corners and gorgeous views.
El Palacio understands your aspirations and
invites you to a home curated for you.

COUNT
THE
STARS

LANSUM **EL
PALACIO**



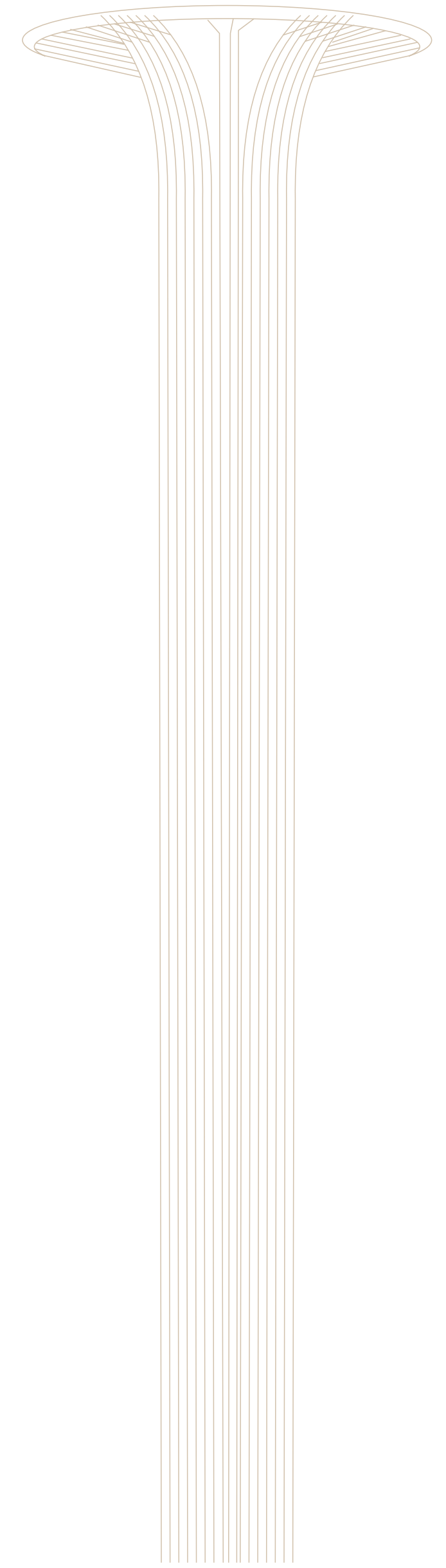
36
FLOORS

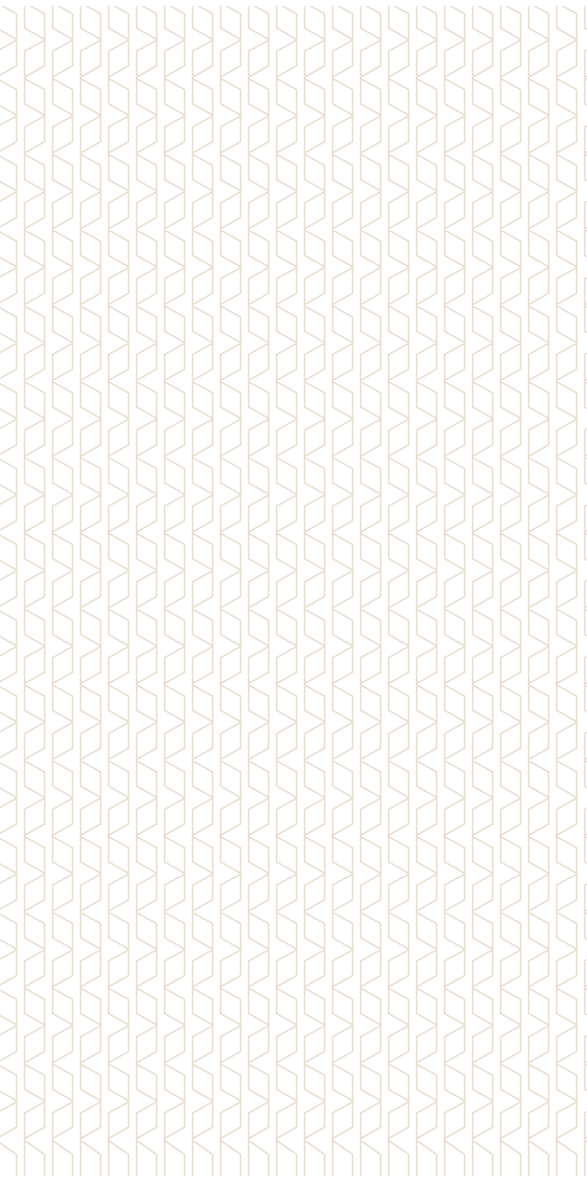
“If you expect more from
life, change the way you live”

Inspired by the architecture
of royal homes, the pillars
add old-world aristocracy
and grace to the twin towers.
The architecture of the 36-
storey twin towers speaks for
itself. The understated
elegance of the interiors and
the seamless blend of indoors
and outdoors lend a lovely
texture to daily living.

LANSUM **EL
PALACIO**

Look at the world beyond you, and feel the magic! An exquisite gated community of lavish apartments in the city's finest locale - El Palacio is the brand new address for a new 'you'.





Blurring the lines between indoor and outdoor living, this spacious apartment is a tribute to nature. The design narrative weaves in a tapestry of green, giving you breathtaking views of lush foliage as far as the eyes can see. Feast your senses!

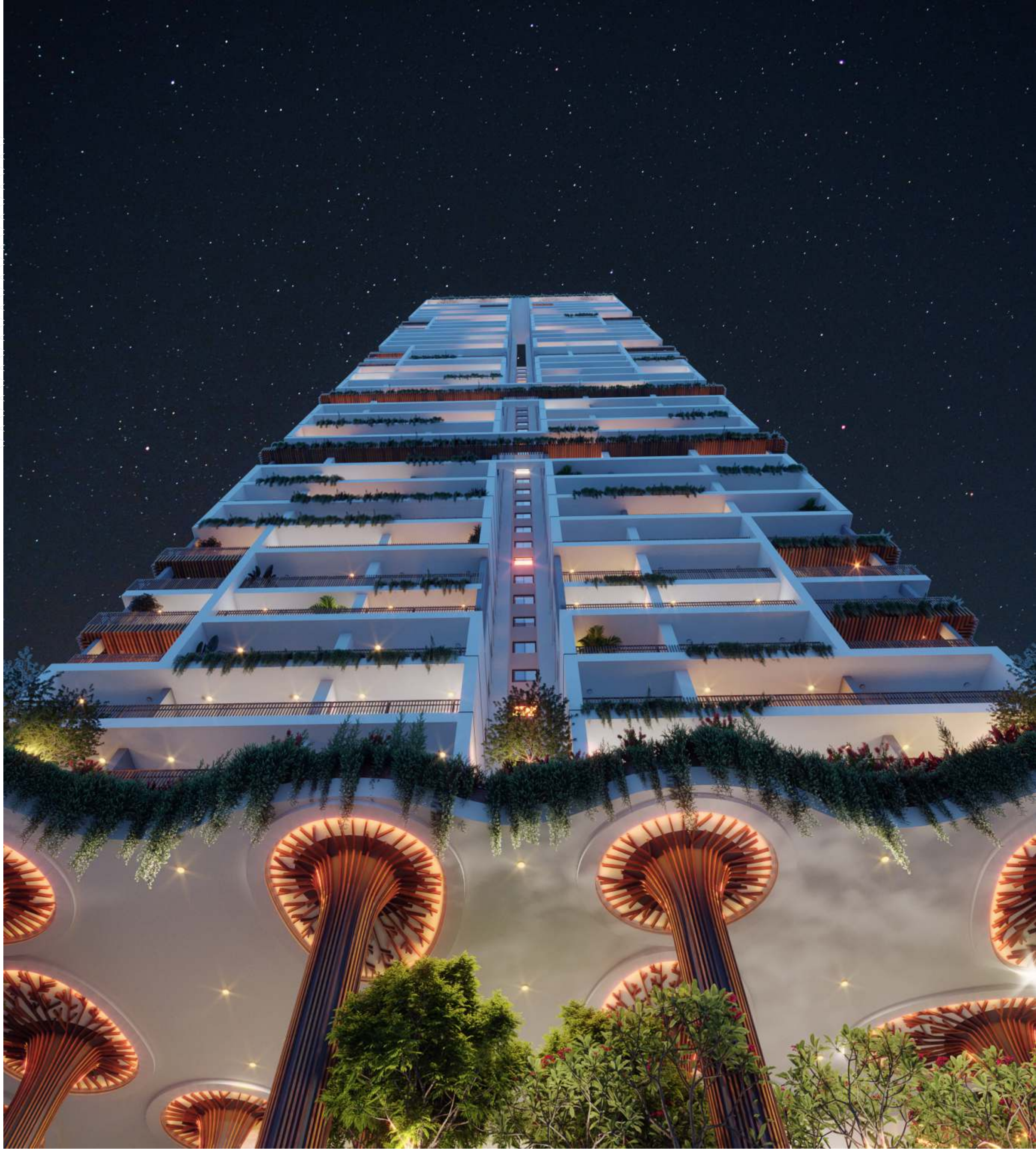
LANSUM EL PALACIO
7.6M Palatial Stilt Entrances & Lounges



LANSUM **EL**
PALACIO

VIBRATIONS OF LIFE

Experience the majestic energy
of urban elegance at your very
own urban palace.



COUNT THE STARS



The captivating
façade, the
enthralling interiors and
the landscaped
outdoor features are
simply world-class.
This is your kingdom!

LANSUM **EL**
PALACIO



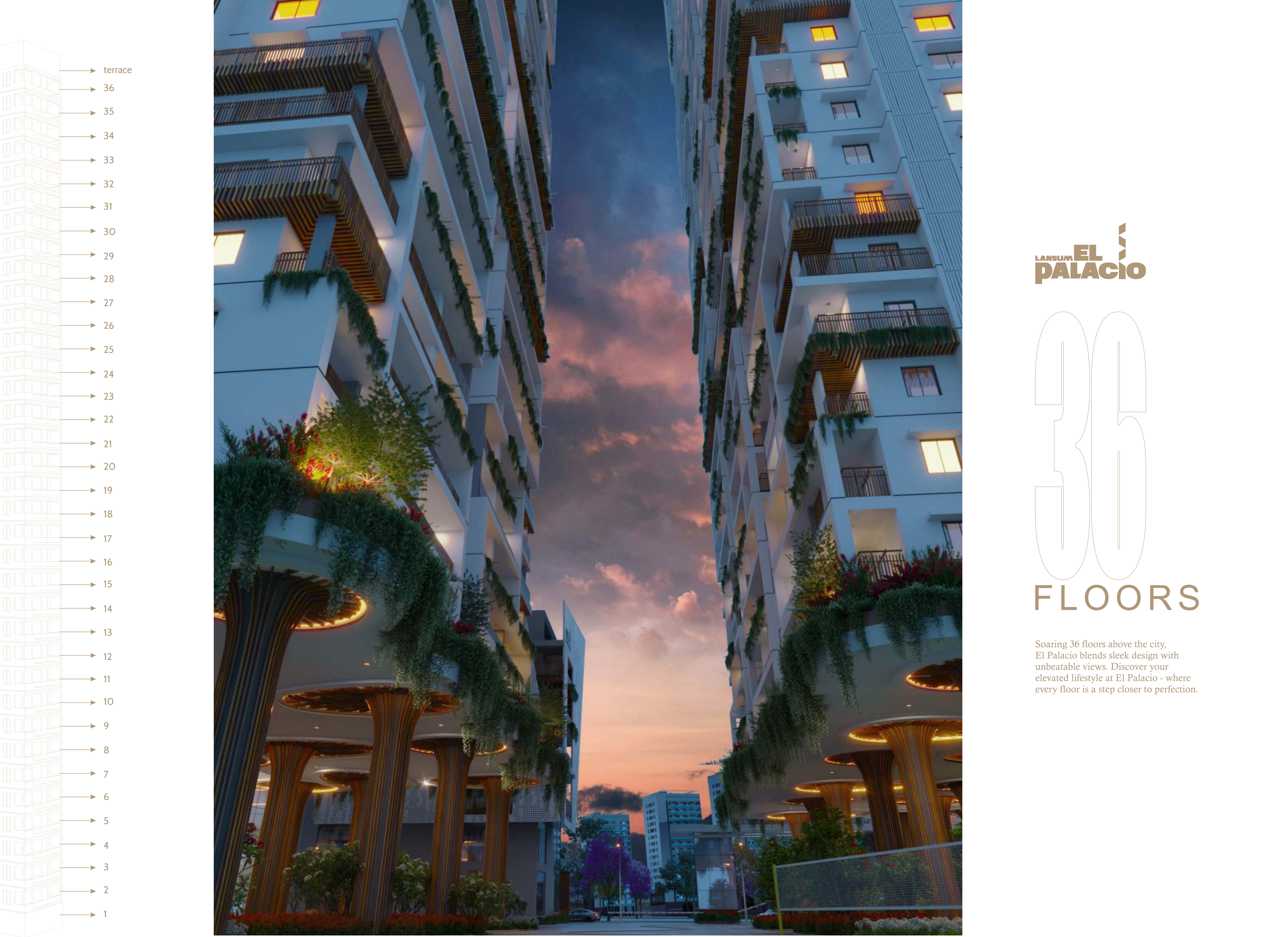
LIVE
HEADS

UP



The contemporary touch comes from
a splash of green. Pause and Admire!





36 FLOORS

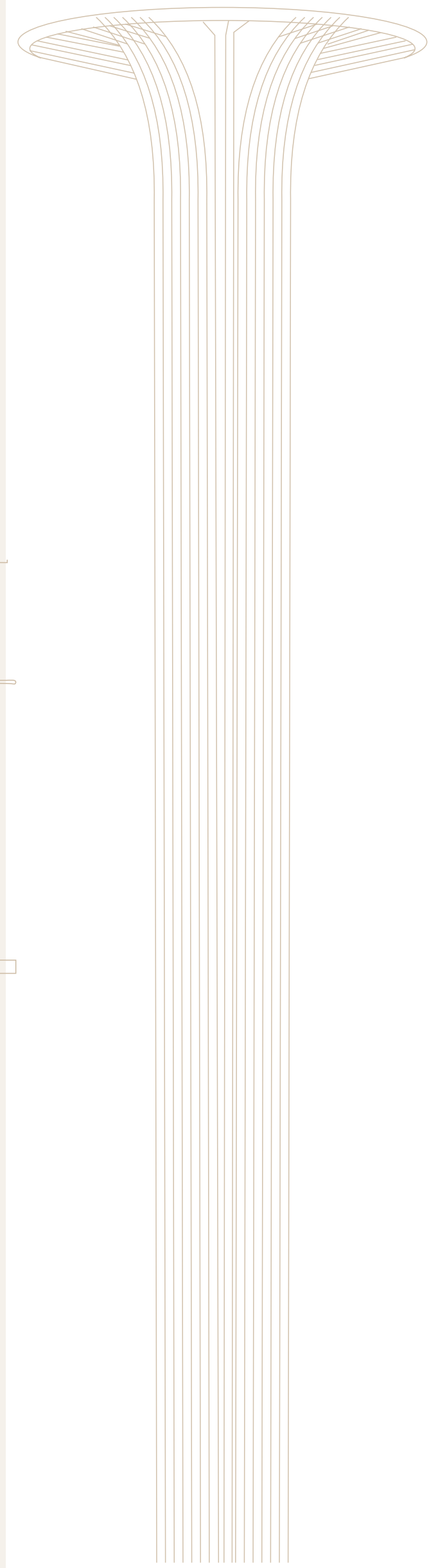
Soaring 36 floors above the city, El Palacio blends sleek design with unbeatable views. Discover your elevated lifestyle at El Palacio - where every floor is a step closer to perfection.

LANSUM **EL**
PALACIO

CELEBRATING
OUTDOORS

Imagine strolling along the serene walkways of your urban palatial home, where every step is a testament to refined elegance and tranquil beauty.

The architecture, a seamless blend of classical grandeur and modern sophistication, offers glimpses of towering columns and intricately carved details that speak of a rich heritage.





 As you stroll through the meticulously landscaped grounds, adorned with verdant gardens, towering trees, and aromatic blooms, you'll feel transported to a happy oasis.

LANSUM **EL
PALACIO**



Royal architecture and cascading pathways invite residents and visitors to explore and unwind. Whether lounging in the shade of ancient trees or enjoying a moment of reflection by the sparkling pools, every corner of the community offers a retreat where urban living harmonizes beautifully with nature.

LANSUM **EL**
PALACIO

The architecture, inspired by regal palaces of old, blends seamlessly with modern design to create a unique fusion of heritage and contemporary allure.

LANSUM **EL**
PALACIO





“Let’s go up to the terrace, shall we?”

Step into the landscaped terrace on the 37th floor of the twin towers, and be prepared to be blown away!



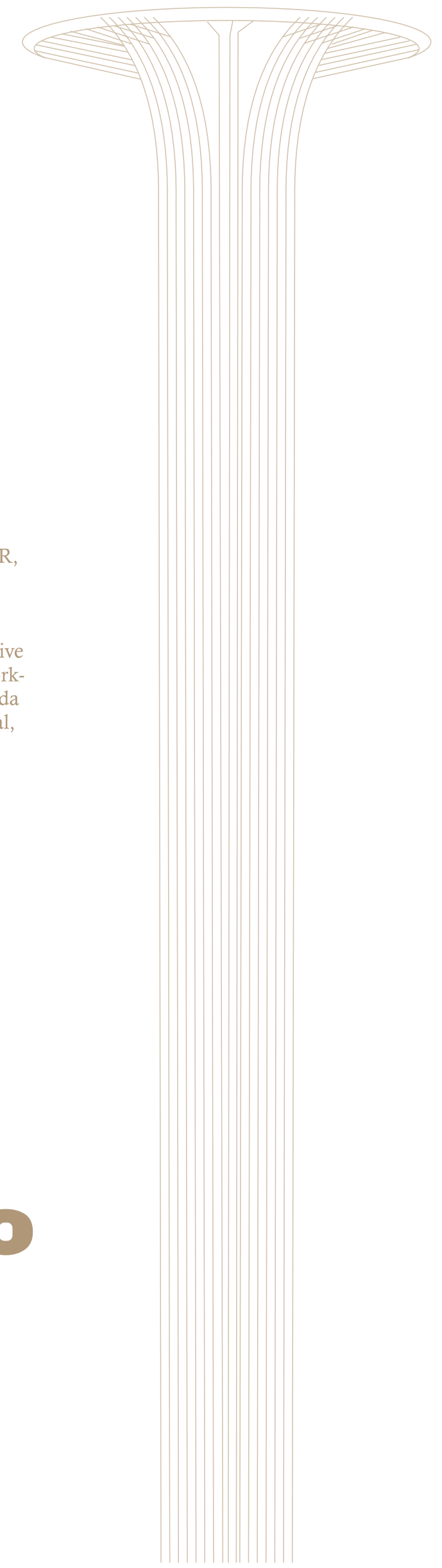
RELAX ON THE TERRACE





It is minutes away from the ORR, making the neighbourhood incredibly convenient for daily commutes. The IT corridor and financial district are a breezy drive away, so you have a brilliant work-life balance. Living in Manikonda means a future of great potential, and a present of many joys!

LANSUM **EL PALACIO**

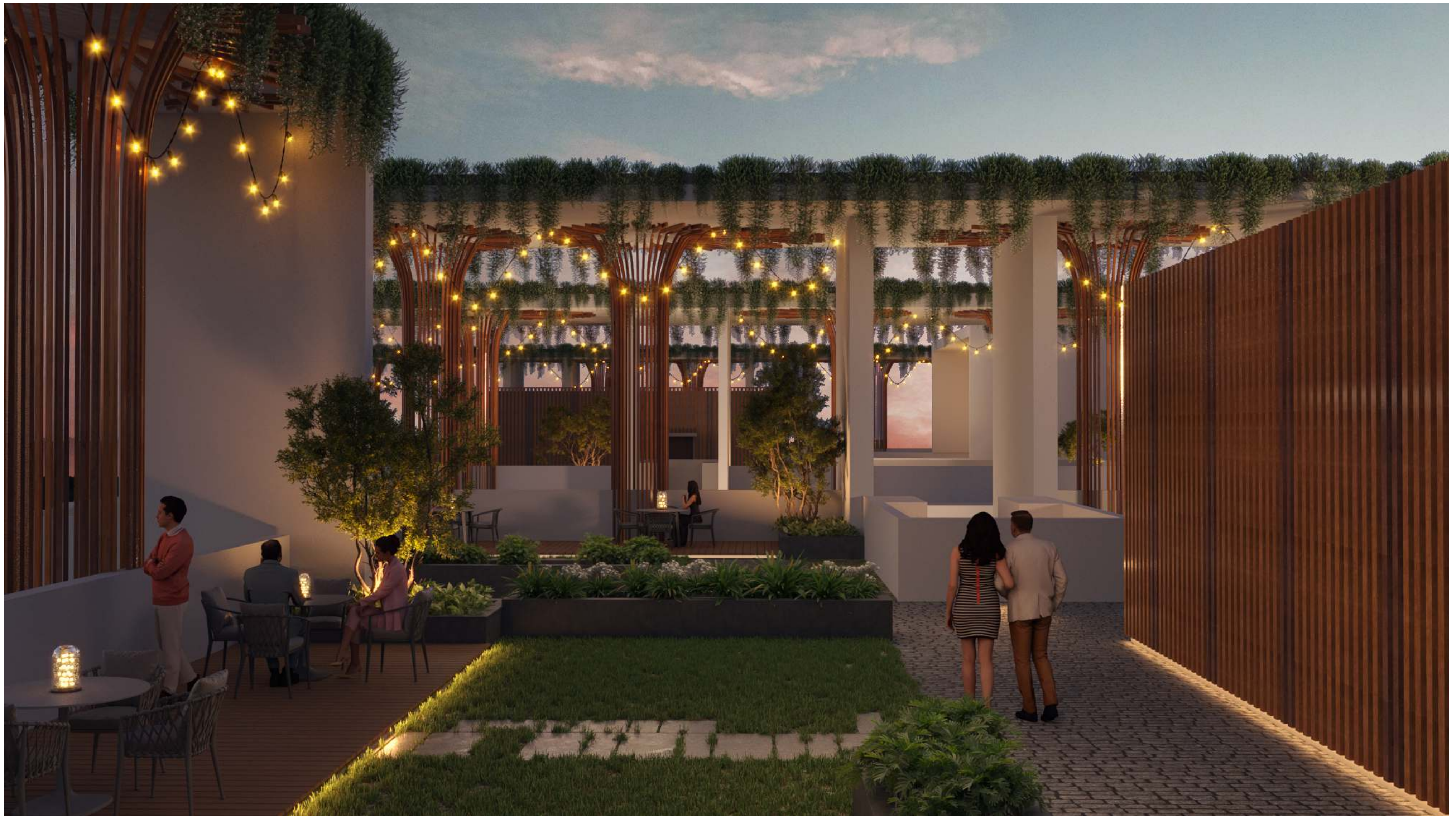




WALK ON THE TERRACE

Imagine the fun! A fascinating
getaway is right over your
home, all at the touch of a
button on the elevator.

LANSUM **EL**
PALACIO



SKY & STARS



Done up in pretty shrubs and tropical greens, the terrace has canopied seating areas and coffee nooks, star jazing points and cozy work spaces. Come on up, and ride the clouds!

Prefer some peace and quiet? Spread a mat for yoga in the open, followed by a calm meditation session. Or spend the night counting the stars!

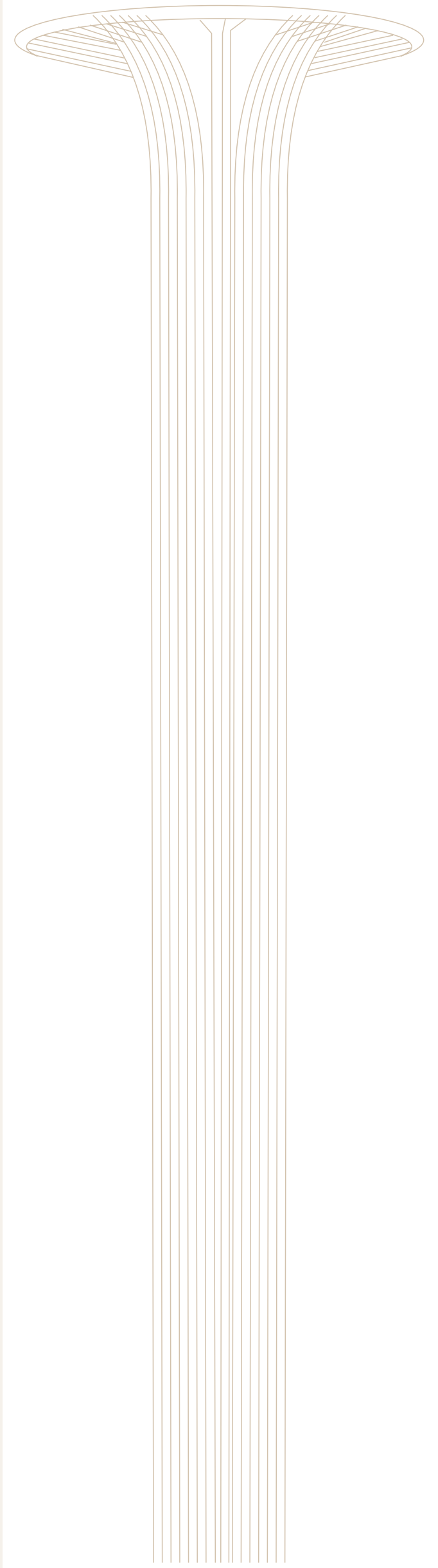
LANSUM **EL**
PALACIO

Got a budding champion at home? Or maybe you left playing a favourite sport after school and would love to be in the fray again? The kids' park is full of adventure and bonhomie. The grounds are a magical arena for a run, cycling, skating and plenty of serious sports activities.

LANSUM **EL PALACIO**



LIVE IT UP
ACROSS
40,000 SQFT
OF FUN
AND FIZZ





It's a haven where greenery enhances the royal experience, making every day a celebration of luxurious living."

LANSUM **EL**
PALACIO



40,000
SQFT

Too lazy to go into the city but not
in the mood to stay indoors either?
The lavish multi-level clubhouse has
royal joys within your reach.

LANSUM EL
PALACIO



AMENITIES

Preview Theatre	Indoor Games	Senior Citizen Lounge
Squash Court	Multipurpose Hall	Grocery Store
Hobby Rooms	Conference Room	FCC Room
Aerobics	Infinity Swimming Pool	Pantry
Business Lounge	Kids' Pool	Outdoor Deck
Guest Rooms	Cafe/ Reading Lounge	Coffee Deck
Badminton Court	Indoor Games	
Gym	Board Games	

7 LEVEL
CLUBHOUSE

"Unwind in style at our sophisticated retreat."
Make a splash in the swimming pool, work out at the gym or have fun at the indoor games area. With cafes and party lawns thrown in, the clubhouse in El Palacio is your go-to comfort zone, any time of the day!

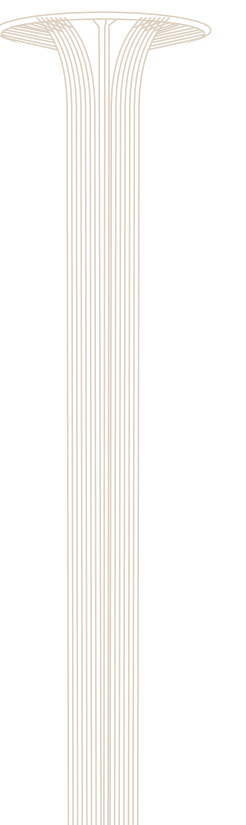




SPACIOUS LUXURIOUS

The understated elegance of the interiors and the seamless blend of indoors and outdoors lend a lovely texture to daily living. From the extra tall doors to the stylish fittings, from the awesome bedroom windows to the amazing flooring - everything speaks of luxury.

LANSUM **EL
PALACIO**





Every experience within our urban palace home is enriched by the timeless beauty and grandeur of these magnificent pillars. Designed to evoke a sense of royalty and refinement, El Palacio is a truly exceptional place to call home.

LANSUM **EL**
PALACIO

SITE LAYOUT



LEGEND

- 1 ENTRANCE & EXIT
- 2 PLANTER BOX WITH SCULPTURE
- 3 CLUBHOUSE ENTRANCE WATER BODY AROUND PLANTATION
- 4 DRIVEWAY PAVING PATTERN
- 5 JOGGING/WALKING TRACK
- 6 MOUND WITH SPECIMEN TREE
- 7 REFLEXOLOGY PATHWAY
- 8 LAWN WITH BENCH SEATING
- 9 PERGOLA SEATING
- 10 KIDS' PLAY AREA
- 11 OUTDOOR FITNESS AREA
- 12 PERGOLA SEATING DECK
- 13 CRICKET NET PRACTICE
- 14 TENNIS COURT WITH RETRACTABLE TENNIS NET
- 15 HALF BASKETBALL COURT
- 16 AMPHITHEATRE AREA WITH STAGE
- 17 ROCK GARDEN SEATING
- 18 VEHICULAR SERVICE WAY
- 19 CONNECTING PATHWAY
- 20 CLUBHOUSE ENTRANCE PAVED AREA
- 21 GRASS PAVERS WITH PAVERS AND STONE BANDS
- 22 TEMPLE

BLOCK AREA

- 23 PLANTER BOX
- 24 LAWN WITH SCULPTURE
- 25 LAWN
- 26 SUNKEN SEATING
- 27 ZEN GARDEN
- 28 INDOOR PLAY AREA
- 29 INDOOR KIDS PLAY AREA
- 30 SEATING DECK
- 31 PAVED SEATING AREA
- 32 PATHWAY
- 33 BAR COUNTER



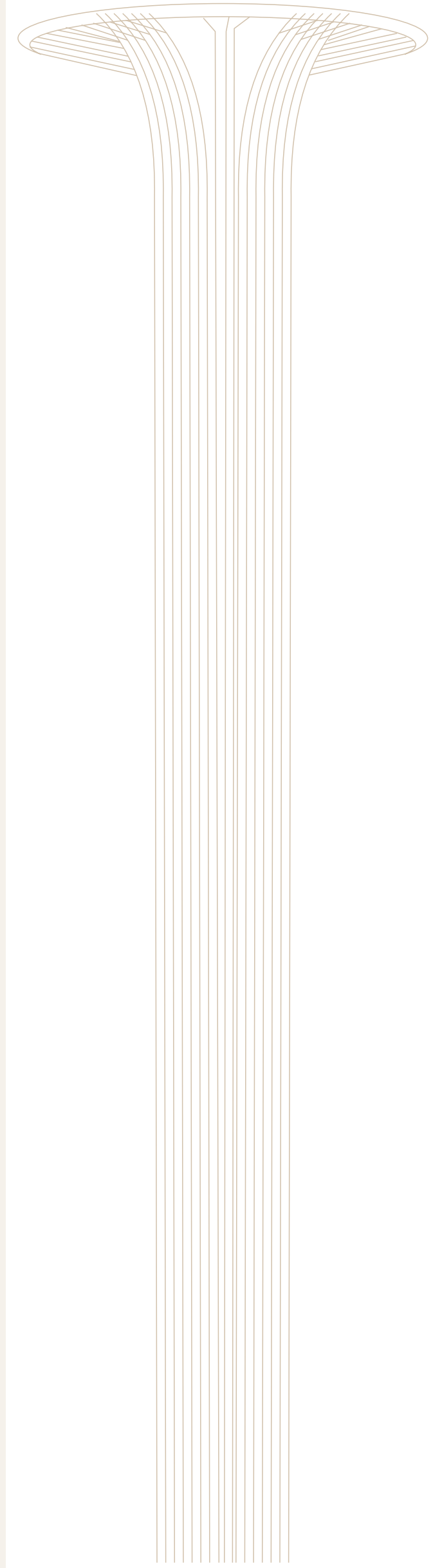
Unlock the
doors of your
kingdom.
Let the
celebrations
begin

LANSUM **EL
PALACIO**



LIVING PLANS

& LOCATON
SPECIFICATIONS



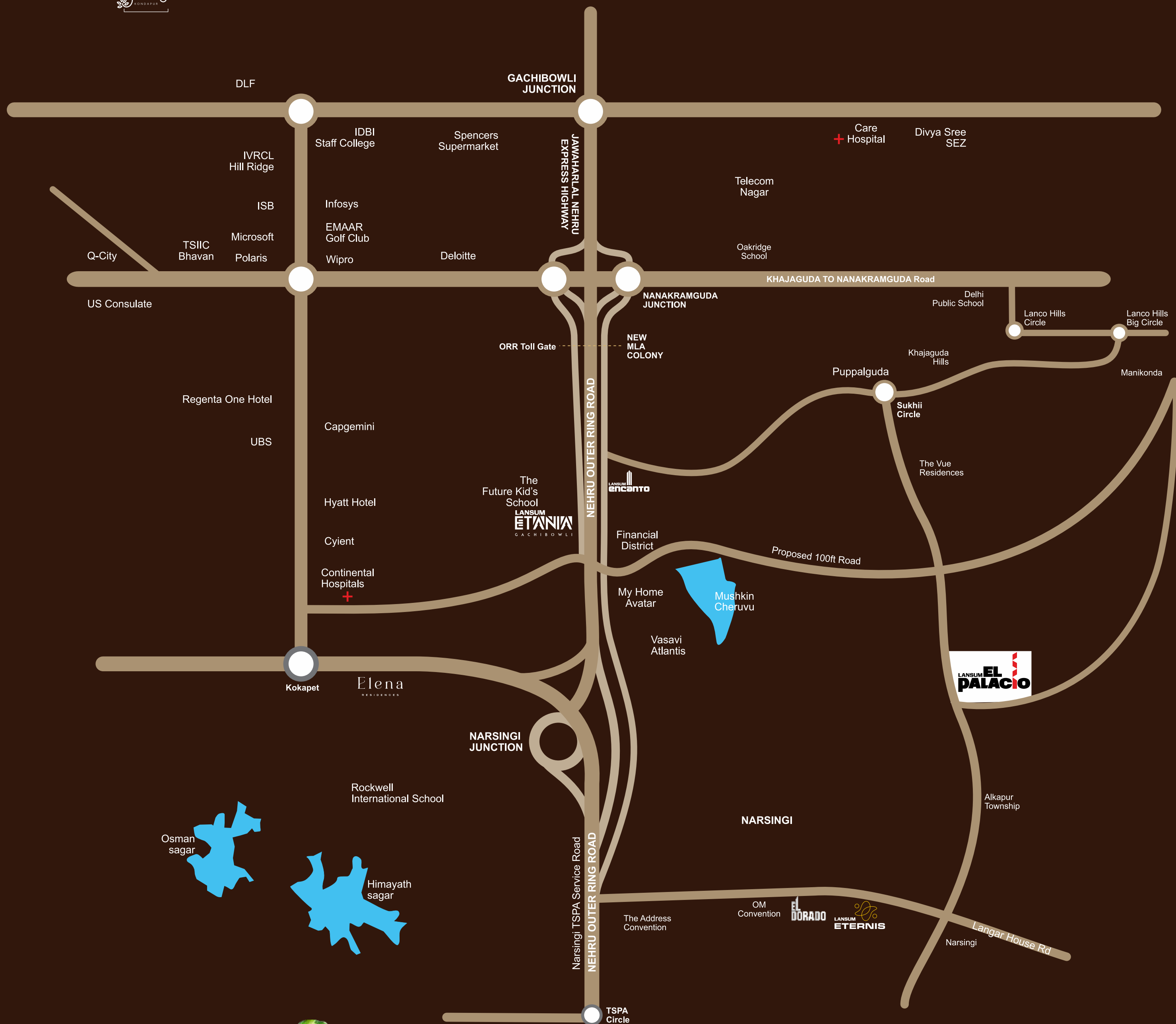


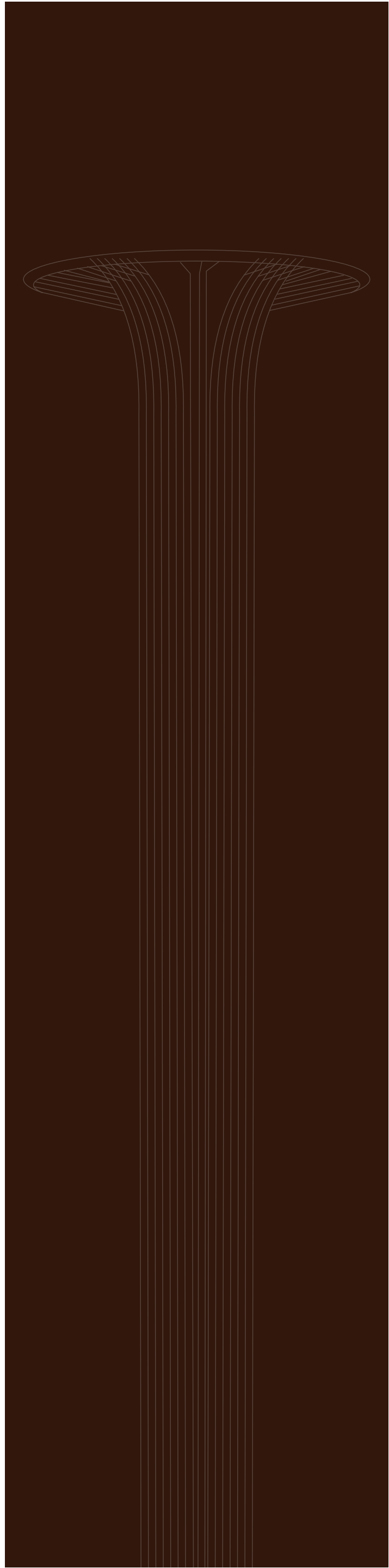
TYPICAL FLOOR PLAN BLOCK A&B

FLAT NO	01	02	03	04	05	06	07
BHK	3	3	3	3	3	3	3
FACING	EAST	WEST	WEST	WEST	NORTH	EAST	EAST
SALEABLE AREA (SFT)	2210SFT	2055SFT	1715SFT	2095SFT	2210SFT	2320SFT	2320SFT



LANSUM EL PALACIO





SPECIFICATIONS

STRUCTURE

R.C.C. framed structure to withstand wind & seismic loads.

Super Structure

- All internal & external walls are RCC Shear Walls.
- Cement Block masonry walls for Non-structural walls (wherever required).
- Floor to Floor Height: 3.3 Meters (FFL to FFL).

PLASTERING / PAINTING / FINISHING – WALL & CEILING

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

External: Texture finish and 2 coats of weatherproof emulsion paint or any other finish as per Architect design.

FLOORING

Entrance Lounge & Entrance Common Lobby: Imported Marble / Large format tiles.

Drawing, Living, Dining, Pooja, Kitchen & Bedrooms: Large format double charged vitrified tiles of 2'x4' & 2½'x5' with PVC Spacer and Epoxy Grouting 3" skirting.

Bathrooms: Acid Resistant, Anti-skid Vitrified Tiles of the VITERO/ QUTONE / SIMPOLO / KAJARIA or equivalent brand with PVC Spacers and Epoxy Grouting as per standard specification.

Living Balconies: Anti-Skid Tiles of the VITERO/ QUTONE / SIMPOLO or equivalent brand with PVC Spacers and Epoxy Grouting as per standard specification.

Utility: Anti-Skid tiles for wash area.

Service Staircase: Granite flooring up to 1st floor & remaining Tandoor or Kota stone.

Fire Staircase: Tandoor stone flooring.

CLADDING & DADOING

Kitchen: 600*600 GVT tile dado up to 2'0" above kitchen platform (Shall be provided at extra cost).

Bathrooms: 600*600 GVT tile dado of QUTONE / SIMPOLO / KAJARIA / VITERO or equivalent brand up to grid ceiling height.

Utilities: 600*600 GVT tiles Dado up to 3' Height in utility wash areas.

Maid Toilets: 600*600 GVT up to 6'.

DOORS & WINDOWS

Main Door: 8 feet Manufactured Teakwood frame with designer veneered flush shutter, finished with PU polish with premium hardware.

Internal Doors: 8 feet Manufactured Hardwood frame with designer laminate flush shutter with premium hardware.

Utility Door: UPVC door.

Sliding Door: Aluminium alloy door frame with clear float glass panelled sliding shutters, and hardware of reputed make.

Windows: Aluminium alloy window system with clear float glass and suitable finishes as per design, and mosquito mesh track and hardware of reputed make.

KITCHEN

- Granite platform with Stainless Steel sink at extra cost.
- Provision for both municipal and bore water connection & provision for Water purifier, provision for Chimney.

UTILITY/WASH AREA

- Provision for washing machine, dishwasher & wet area for washing utensils, etc.

BATHROOMS

- Countertop washbasin (vanity type) with single lever mixer.
- EWC with flush valve of reputed brand.
- Single-lever wall mixer with bath spout and shower of premium brand.
- Provision for geyser in all bathrooms.
- Chrome-plated faucets of premium brand.
- UPVC/Aluminium glazed ventilators with standard hardware.

ELECTRICAL

- Concealed internal wiring with fire retardant.
- PVC insulated copper wires for all points.
- Modular switches of reputed make.
- Power outlet for AC in Living, Dining & Bedrooms.
- Power outlet for geysers in all bathrooms.
- Power plug for hob, chimney, water purifier, exhaust fan, fridge, microwave oven, mixed/grinder in kitchen, washing machine/dishwasher in Utility area as per the architect's design.
- Exhaust fan provision in toilets.
- Three phase supply for each unit & individual prepaid metres.
- MCB for each distribution board of reputed make.
- Designated space is provided for VRV outdoor unit for every apartment.
- Copper piping for A/C's and gas pipeline will be charged extra.

INTERNET / CABLETV

- Provision for cable connection in living room and in all bedrooms.
- Provision for high-speed internet connection in living room & master/all bedrooms.

LPG/PNG

- Piped LPG gas connection with gas meter.

GENERATOR

- 100% D.G Set backup with acoustic enclosure and AMF.

PARKING MANAGEMENT

- Entire parking is well designed to suit the number of car parks provided. Parking signages and equipment at required places to ease the driving.
- Car wash facility will be provided, and service shall be on chargeable basis.
- Facilities for physically challenged.
- Access ramps at all block entrances for differently abled.

SECURITY/ BMS (Building Management Software)

- BMS for electricity consumption with prepaid card

system.

- Sophisticated round-the-clock security/Surveillance System.
- Surveillance cameras at the main security and entrance of each block, Lifts and Clubhouse to monitor and CCTV camera inside the lifts.
- Panic button and intercom facility in the lifts connected to the security room.
- Solar power fencing around the compound.
- Gas-leak detector with shut-off valve.

LIFTS

- High-speed automatic passenger lifts with rescue device and V3F.
- Granite/marble/GVT cladding entrance.
- One service lift, with V3F for each tower.

WTP & STP

- Treated water will be made available through an exclusive water softening plant (Not RO Plant).
- Hydro-pneumatic system for even pressure water supply at all floors.
- Sewage Treatment plant of adequate capacity inside the project, treated sewage water will be used for the landscaping and flushing purpose.
- Rainwater harvesting pits at regular intervals as per approved plan.

WASTE MANAGEMENT

- Garbage chute at every floor level.

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.

SOLAR POWER

- Solar Power utilization will be considered as per the required norms.

BILLING SYSTEM

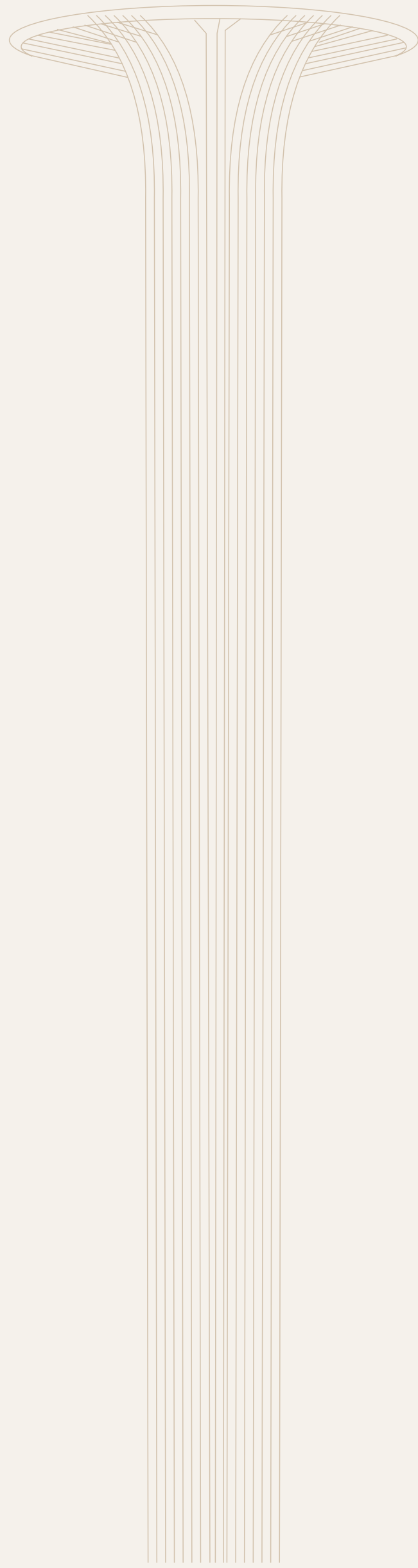
- Automated billing system for water, power, gas, DG, and maintenance.

GENERAL

- Plumbing provision for hot water in Kitchen.
- EV Charging points will be provided at extra cost.

CLUBHOUSE & AMENITIES

- Well-designed clubhouse with facilities for indoor games.
- Gym with Cross Fit, Yoga Room/ Aerobics, Library, Multipurpose Hall, Guest Rooms, Swimming Pool.
- Provision for Pharmacy, Bank Lockers & Grocery Store.
- Space for SPA/ Salon, Café Lounge, Creche, Banquet Hall, Clinic. Multiple Badminton Courts. Preview Theatre, Squash Court.



ARCHITECTS



LANDSCAPE ARCHITECTS



MEP CONSULTANTS



STRUCTURAL CONSULTANTS



“ENJOY THE PERKS OF LIVING IN MANIKONDA”

Once known for being the venue of some of Hyderabad’s most prestigious schools, Manikonda has come a long way. Today, it is one of the most coveted locations in Hyderabad with an infrastructure and connectivity par excellence.

LOCATION HIGHLIGHTS

5 Mins from major Schools & Hospitals

5 Mins from ORR

5 Mins from office districts of Kokapet, Narsingi & Financial District

Part of the largest residential micro-market of Manikonda, Puppalaguda & Alkapur

Access to site from multiple roads from Narsingi, Manikonda & Financial District



LANSUM

Corporate Office

Plot No lansum house,
283, Rd Number 78
Jubilee Hills, Hyderabad

Phone

040 2312 22666/2312 5666

Regional Head Office

D. No. 50-40-17/C, TPT
Colony, Seethamadhara,
Visakhapatnam

Phone

0891 2555 769/2722 768



Location

