



ONE

by **MSN**

ONE OF A KIND
EXPANSIVE 4 BHK RESIDENCES

@NEOPOLIS, HYDERABAD

THE ONE & THE ONLY PLACE TO BE

7.7
ACRES

5
TOWERS

55
FLOORS

655
RESIDENCES



4
BHK

5,250 – 7,460 SFT
EXPANSIVE RESIDENCES

12 FT.
CEILING TO CEILING HEIGHT

1,80,000 SFT
CLUBHOUSE, SKY PARK
& AMENITIES



PODIUM AMENITIES

SWIMMING POOL



HALF BASKETBALL COURT



TENNIS/PICKLE BALL/PADDLE BALL

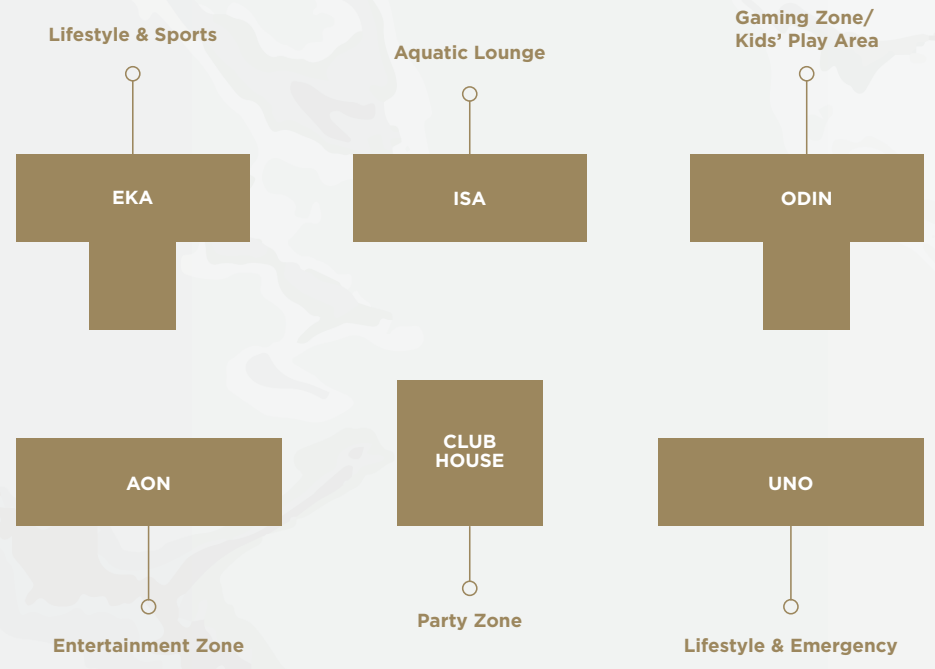


CRICKET NETS





TOWER-WISE AMENITIES



TOWER AON

- Soccer Pool
- Dart Room
- Art Studio
- Pottery Studio
- Dance Room
- Music Room
- Multipurpose Room
- Coffee Lounge
- Working Pod
- Recording Room
- Entertainment Lounge
- Banquet Hall with Kitchen
- Chess Lounge
- Conference Room

TOWER ISA

- Football Simulator
- Convenience Store
- ATM
- Dart Room
- Pool Table
- Senior Citizen Lounge
- Aqua Gym
- Temperature Controlled Pool
- Lounge
- Lobby
- Pool & Deck Area/Jacuzzi
- Coffee Lounge
- Chess Zone
- Pool Table

TOWER UNO

- Napping Pod
- Video Games Arcade
- Science Lab
- Board Room
- Meeting Rooms
- Co-working station
- Working Lounge
- Air Hockey & Foosball
- Pool Table
- Play Zone
- Ball Pit & Slide
- Table Tennis
- Trampoline
- Rock Climbing

TOWER EKA

- 2 Squash Courts
- Art Gallery
- Golf Simulator
- Waiting Lounge
- Viewing Gallery & Lounge
- Indoor Play Zone
- Cricket Simulator

TOWER ODIN

- Mini-Theatre
- VR Room
- Bowling
- Dance Floor With Light
- Creche
- Kids' Learning Centre

TOWER UNO

- Banquet Hall with Kitchen
- Library
- Story Nook
- Pharmacy
- Co-working Space
- Working Pods
- Multipurpose Room
- Clinic With Emergency Room

FOOTBALL SIMULATOR



POOL TABLE



GOLF SIMULATOR



BOWLING ALLEY



AQUA GYM



CLUBHOUSE AMENITIES



- ✿ Aerobics
- ✿ Banquet with Kitchen
- ✿ Boxing
- ✿ Badminton Courts
- ✿ Ace Lounge
- ✿ Guest Rooms
- ✿ Indoor Gym
- ✿ Jacuzzi
- ✿ Luxury Waiting Lounges
- ✿ Party Hall
- ✿ Pantry & Store
- ✿ Pilates Studio
- ✿ Queen's Lounge
- ✿ Reception Lounge
- ✿ Spa, Salon & Sauna
- ✿ Sports Lounge
- ✿ Terrace Party Zone
- ✿ TRX Training
- ✿ Viewing Gallery
- ✿ Yoga
- ✿ Zumba





SKY PARK AMENITIES

Unwind at 2597 ft. above mean sea level, amidst the clouds, at the one-of-a-kind Sky Park - with a refreshing dip, your favorite flick, or a captivating read.



Sky Infinity Pool



Sky Yoga



Sky Gym



Sky Party Lounge



Sky Cinema



Sky Library



Sky Walk



Sky Garden



Sky Stargazing Deck





OSMAN SAGAR VIEWS



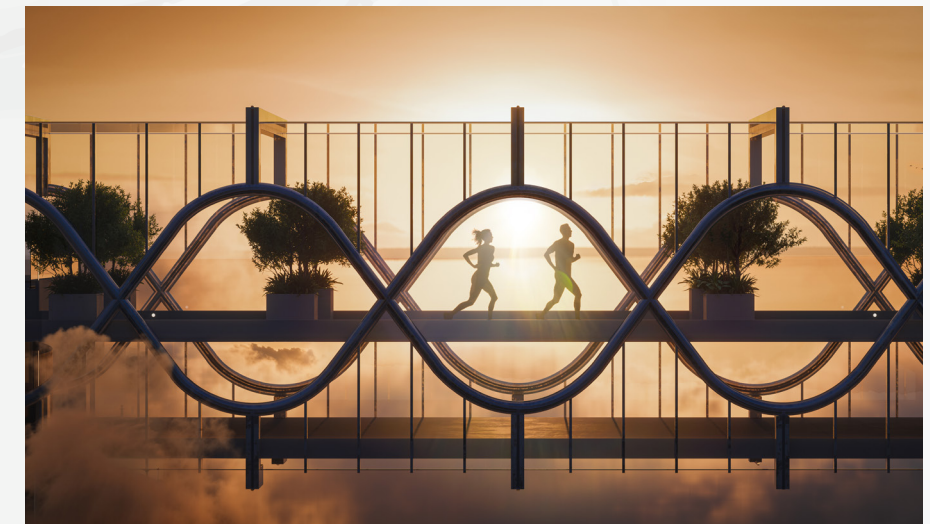
SKY INFINITY POOL



SKY YOGA



SKY WALK



BLUEPRINTS BASED ON
EXTRAVAGANCE



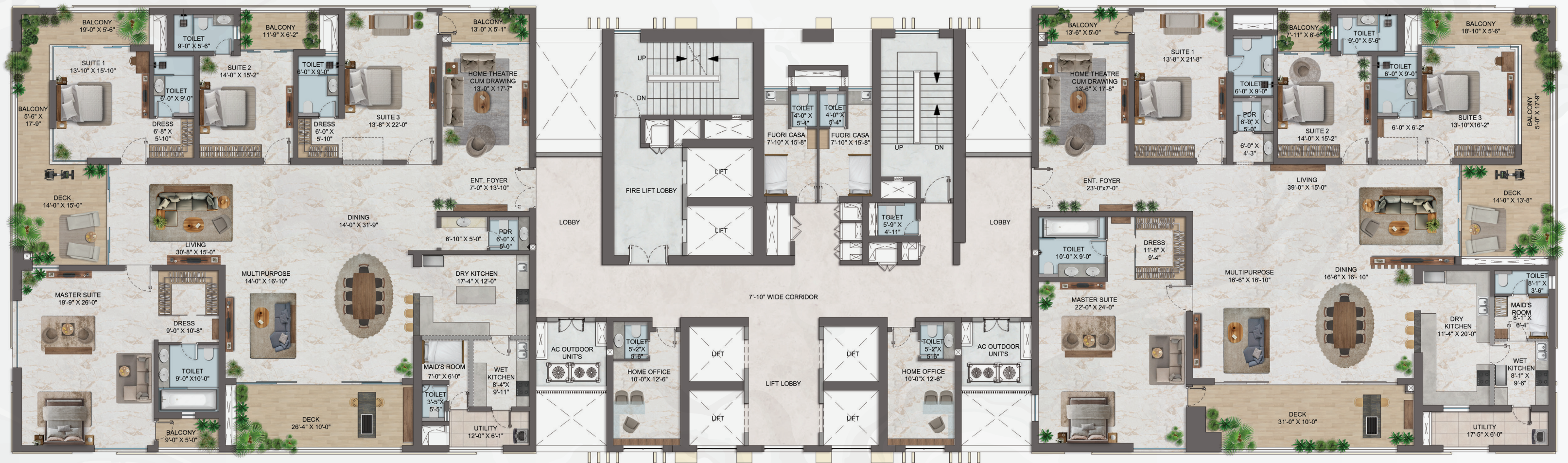
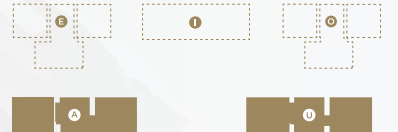
TOWER AON & UNO

TOTAL AREA : 7,460 SFT.

AREA STATEMENT

Unit Size (Sft.)	Facing	Salable Area (Sft.)	Carpet Area (Sft.)	Balcony Area (Sft.)	Common Area (Sft.)
7460	East	7460	4201	909	2350
7460	West	7460	4204	893	2363

KEY PLAN



7460 SQFT | 4 BHK+M+HO | EAST

7460 SQFT | 4 BHK+M+HO | WEST

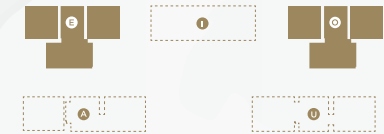
TOWER EKA & ODIN

TOTAL AREA : 5,250/5,510 SFT.

AREA STATEMENT

Unit Size (Sft.)	Facing	Salable Area (Sft.)	Carpet Area (Sft.)	Balcony Area (Sft.)	Common Area (Sft.)
5250	East	5250	3074	555	1621
5250	West	5250	3064	571	1615
5510	North	5510	3188	637	1684

KEY PLAN



5250 SQFT | 4BHK+M | EAST



5250 SQFT | 4BHK+M | WEST



5510 SQFT | 4BHK+M | NORTH

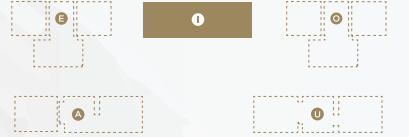
TOWER ISA

TOTAL AREA : 6,465 SFT.

AREA STATEMENT

Unit Size (Sft.)	Facing	Salable Area (Sft.)	Carpet Area (Sft.)	Balcony Area (Sft.)	Common Area (Sft.)
6465	East	6465	3734	654	2077
6465	West	6465	3714	666	2085

KEY PLAN



6465 SQFT | 4 BHK+M+HO | EAST

6465 SQFT | 4 BHK+M+HO | WEST

ONE-OF-A-KIND Detailing SPECIFICATIONS

STRUCTURE

Super Structure: RCC Shear Wall Structure System, designed to withstand wind and seismic loads as per relevant IS Codes.

RCC Non-Structural Walls / Block Masonry as per design.

Floor Height: 3.60M (from FFL to FFL).

JOINERY

Main Door:

- 90° height Factory made Solid/Engineered wood frame and flush door shutter with Veneer on both sides finished with polish as per design intent.

- Designer Hardware of reputed make.

- Biometric Lock for the main door of Yale/Hafele/Hormann or equivalent make.

Internal Doors: 8' Factory made Solid/Engineered wood frame and flush door shutter with Veneer on both sides finished with polish as per design intent.

Toilet Doors: Factory made Solid/Engineered wood frame and flush door shutter with Veneer on one side and laminate on other side with polish as per design intent.

Sit out /Balcony Door: Aluminium Glazed Sliding Doors with performance glass designed as per relevant IS code/Wind tunnel analysis with premium hardware with insect screen provision.

Utility Door: Factory made Solid/Engineered wood frame and flush door shutter with Laminate on both sides/UPVC as per design.

Windows: Aluminium Glazed Sliding Doors with performance glass designed as per relevant IS code/Wind tunnel analysis with premium hardware with insect screen provision.

Ventilators: Aluminium ventilators with Frosted glass with premium hardware.

Maid Room/Toilet Door: Masonite / WPC doors with paint finish.

MASTER BEDROOM & CLOSET

Floor: Imported Marble Flooring/Skirting as per Design intent.

Walls: Smooth finish with putty + Primer + 2 Coats of Paint.

Ceiling: Smooth finish with putty + Primer + 2 Coats of Paint.

MASTER TOILET

Floor: Premium tiles of reputed make as per design intent.

Wall: Premium tiles of reputed make as per design intent.

Ceiling: PVC coated grid ceiling as per Design intent.

Plumbing fixtures:

- Fixtures shall be single lever with integrated thermostat high capacity mixer.

- Luxury Collection Plumbing Fixtures from premium makes (Villeroy & Boch/TOTO or equivalent make).

Sanitaryware: Wall hung WC with concealed flush valve of reputed brands.

Bath & Shower:

- Shower cubicle with openable / sliding doors.
- Rain shower and Single Lever Diverter.

Washbasin: Counter top Washbasin and Fixtures shall be single lever basin mixer of reputed make.

BEDROOM TOILET

Floor: Premium Tiles of reputed make as per design intent.

Wall: Premium Tiles of reputed make as per design intent.

Ceiling: PVC coated grid ceiling as per design intent.

Plumbing fixtures:

- Fixtures shall be single lever with integrated thermostat high capacity mixer.

- Luxury Collection Plumbing Fixtures from premium makes (Villeroy & Boch/ TOTO or equivalent make).

Sanitaryware: Wall hung WC with concealed flush Valve of reputed brands.

Bath & Shower: Overhead Shower and Single Lever Diverter

Washbasin:

- Counter top washbasin.
- Fixtures shall be single lever basin mixer of reputed make as per design intent.

Floor: Vitrified Tiles as per design intent.

BALCONY & SIT-OUTS

Wall /Ceiling: Exterior grade paint as per Elevation.

Railing: Laminated Glass Railing designed as per relevant IS codes.

Flooring: Wooden pattern tiles as per design.

- Provision for Washbasin

- Provision for BBQ equipment with additional power outlets.

OTHER BEDROOMS

Floor: Imported Marble Flooring/Skirting as per design intent.

Walls: Smooth finish with putty + Primer + 2 Coats of Paint.

Ceiling: Smooth finish with putty + Primer + 2 Coats of Paint.

POWDER ROOM

Floor: Premium vitrified tiles of reputed make as per design intent.

Walls: Premium vitrified tiles of reputed make as per design intent.

Ceiling: PVC coated grid ceiling as per design.

Plumbing Fixtures:

- Fixtures shall be single lever basin mixer.

- Luxury Collection Plumbing Fixtures from premium makes (Villeroy & Boch/TOTO or equivalent make).

Sanitaryware: Wall hung WC with concealed flush valve of reputed brands.

Washbasin:

- Counter top Washbasin.

- Fixtures shall be single lever basin mixer of reputed make as per design.

DRY KITCHEN

Designed to accommodate modular kitchen with all necessary services provisions.

Floor: Imported Marble Flooring & Skirting as per Design Intent.

Walls: Smooth finish with putty + Primer + 2 Coats of Paint.

Ceiling: Smooth finish with putty + Primer + 2 Coats of Paint.

Plumbing: Provision for Sink, Faucet and water purifier point as per design.

Appliances: Provision of Electrical Sockets for Hob, Chimney, Micro Oven, Mixer, RO and additional two points.

WET KITCHEN

Designed to accommodate modular kitchen with all necessary services provisions.

Floor: Imported Marble Flooring & Skirting as per design intent.

Walls: Smooth finish with putty + Primer + 2 Coats of Paint.

Ceiling: Smooth finish with putty + Primer + 2 Coats of Paint.

Plumbing: Provision for Sink, Faucet and water purifier point as per design.

Exhaust: Provision for chimney exhaust.

Appliances: Provision of Electrical Sockets for Hob, Chimney, Micro Oven, Mixer, RO and additional two points.



UTILITY

Floor: Vitrified Tile Flooring as per Design.

Walls: Wall Cladding up to 1m height with glazed tiles as per design.

Plumbing: Provision for Dish Washer, Washing Machine/ Dryer.



MEP PROVISIONS

Electrical:

• Power outlets for air conditioners in living and bedrooms.

• Power socket for Hob, Chimney, Refrigerator, Microwave Oven, Mixer in kitchen, Washing Machine /Dishwasher in utility area.

• Three phase supply for each unit and individual prepaid metres.

• Miniature Circuit Breakers (MCB) for each distribution board of reputed make.

• Modular switches of reputed make. (Schneider/ Legrand or Equivalent make).

• Provision of Electrical Sockets in Common Areas as per Electrical Design Intent.

HVAC: VRV air conditioning system with required power outlets.

Telecom:

• Telephone points in living room and all bedroom.

• Intercom facility in living room connecting Security and Neighbourhood.

Cable TV: Provision for cable connection in living room and all bedrooms.

Internet: Provision for internet connection in living room and all bedrooms.

LPG/ PNG: Provision for Supply of LPG/PNG with piped gas system.

Power Backup: 100% Power Backup using D.G Sets with acoustic enclosure.

Facilities for Physically Challenged: Access ramps at all block entrances shall be provided for differently abled.

PHE:

• Gravity System with treated water.

• Individual water metering for units.

STP:

• Sewage Treatment Plant of adequate capacity as per norms is provided.

• Treated water from STP will be used for landscaping and flushing purpose.

Access Control:

• Main Gate & Basement Entry integrated with Smart & Interactive Security Systems including Boom Barriers as per design.

• Surveillance Cameras covering all common areas wherever required.

BMS: Centralised BMS controls for common MEP services.

Vertical Transportation: Energy Efficient High-Speed Automatic Passenger Elevators with emergency rescue system of reputed make.

FAS / FPS:

• Equipped with sensors to detect Heat and Smoke as per required norms.

• Sprinklers, Hydrants are installed as per Fire Regulations.

• Fire Command Centre is provided for every building as per regulations.

Water Softener: Central Water Softener Plant.

Car Wash: Car Wash facility is provided in basement.

Billing System: Automated Billing System for Water, Power & LPG/CNG Supply.



DRAWING/LIVING/DINING/ TV LOUNGE/POOJA

Floor: Imported Marble Flooring/Skirting as per Design.

Walls: Smooth finish with putty + Primer + 2 Coats of Paint.

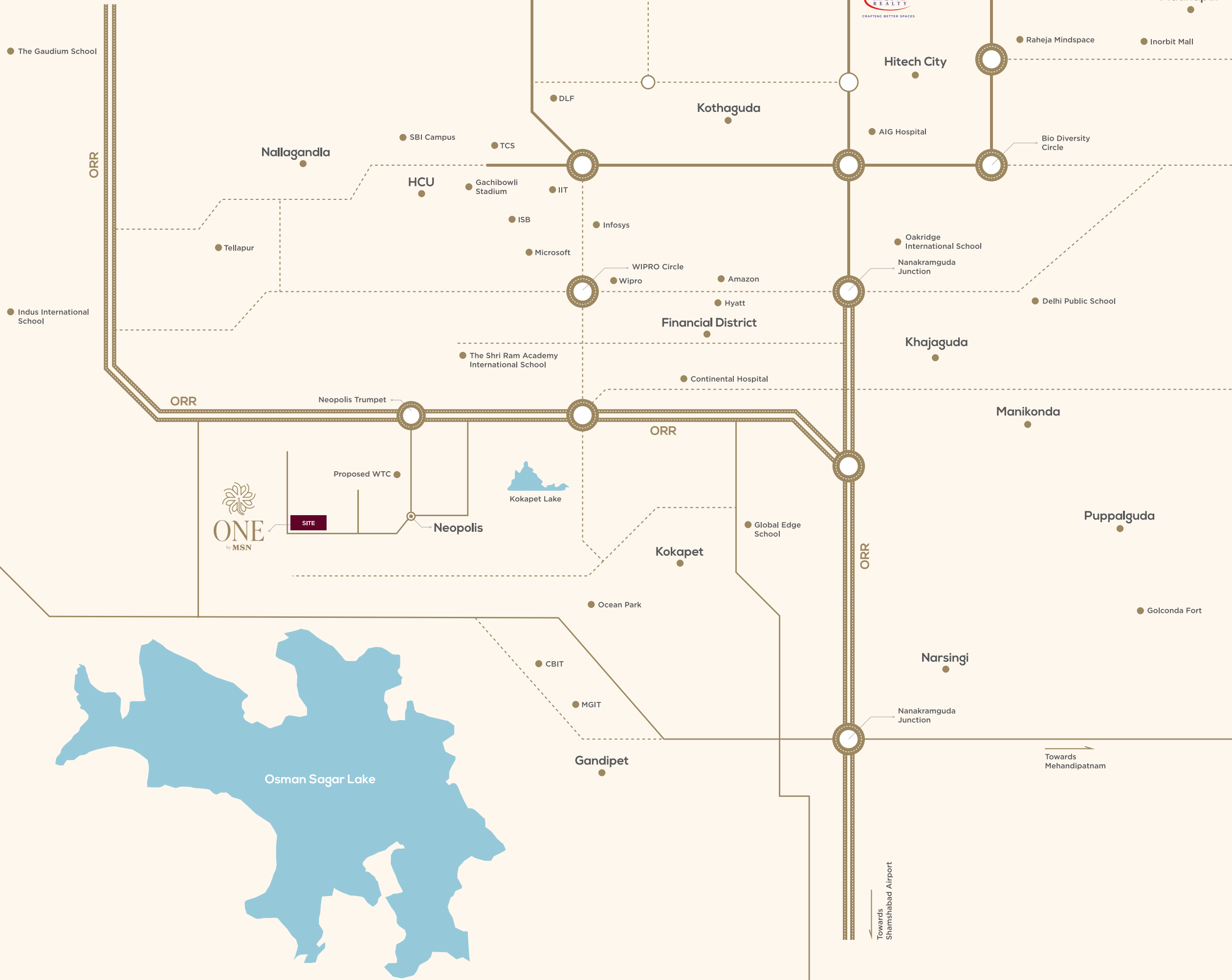
Ceiling: Smooth finish with putty + Primer + 2 Coats of Paint.

DESIGNED FOR THOSE UNWILLING
TO COMPROMISE ON TRUE LUXURY



Location Map

Not to Scale



THE FUTURE IS YOUR PRESENT

EDUCATION

The Gaudium School	10 MIN
Oakridge International School	15 MIN
Indus International School	15 MIN

HOSPITALS

Star Hospitals	15 MIN
Rainbow Children's Hospital	15 MIN
Apollo Hospitals	15 MIN

SHOPPING/ENTERTAINMENT

Proposed Luxury Mall & Hotel	02 MIN
Inorbit Mall	25 MIN
Sarath City Mall	25 MIN

IT/CORPORATES

Proposed WTC	02 MIN
Financial District	10 MIN
Hitech City	20 MIN

CONNECTIVITY

ORR	02 MIN
Proposed Metro Station	02 MIN
Airport	30 MIN



TG RERA NO: P02400009393



CRAFTING BETTER SPACES

CORPORATE OFFICE

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TO RESERVE

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