



*Your  
bliss is  
waiting...*



**BricMor**

Building a Better Tomorrow



living  
the best  
of nature



  
westpines

independent villa homes



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Building a Better Tomorrow







# westpines

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In your hands right now, within these few leaves of paper, we disclose to you the hidden secrets of Bricmor's Westpines. Here is where the harmonic elements for a blissful life reign supreme. And soon, it can be yours.

Bestowed with the knowledge of how certain elements in nature can heighten every experience, we have created a habitat of refuge where you can be one with the environment, where poetic eco-living is at its finest.

Your home in Bricmor's Westpines binds together these essential elements, harnessing their energies to create a harmonious balance, for a life embraced in fullness and purpose.

That joyous place which you have been seeking your entire life, has finally been found.

Welcome to Westpines.



### Supercharged Ambience

- ⊗ Picturesque layout on 25+ acres of land
- ⊗ 165+ independent villas of high standards
- ⊗ Choice of Premium villas on 400 square yards
- ⊗ Built up areas of 2741 sft and 2742 sft
- ⊗ Housing layout approved by HMDA
- ⊗ Planned and designed as per Vaastu
- ⊗ All features/ facilities as per HMDA norms
- ⊗ Gated community with professional 24/7 security

### Beauty Meets Brilliance

- ⊗ Lush landscaping to soothe the senses
- ⊗ Solid inner roads made of cement/ pattern tiles
- ⊗ Water softener system
- ⊗ Waste water recycling system
- ⊗ Recycled water for gardening
- ⊗ High compound wall with solar security fence
- ⊗ Contemporary transformer for quality power supply
- ⊗ Sufficient parking area reserved for visitors

### Future is linked here

- ⊗ Optical Fiber Cable connectivity for all voice, video and data communication
- ⊗ Wi-Fi enabled community



### Amenities

- ⊗ Office work space
- ⊗ Fully developed children's play area
- ⊗ Amphitheater
- ⊗ Public address system
- ⊗ Provision for cafeteria
- ⊗ Yoga/ meditation hall
- ⊗ Solar powered lighting in amenities area
- ⊗ Rain water harvesting pits
- ⊗ 24/7 security, video surveillance facility
- ⊗ 60 ft main road with landscaped median
- ⊗ 40 ft internal roads
- ⊗ 100% acoustic enclosed D.G. backup for common amenities and lighting





## East Facing Villa

Plot Area : 400 sq. yards  
 Ground Floor : 1415 sft  
 First Floor : 1327 sft  
 Total Area : 2742 sft



Parking : 12'9"x12'  
 Drawing : 12'x10'  
 Puja : 5'x6'  
 Kitchen : 12'x13'4½"  
 Store : 5'x6'  
 Dining : 19'x13'6"  
 G. Bedroom : 12'x15'  
 Toilet : 5'x9'  
 Dress : 5'x5'7½"  
 Living : 12'x15'  
 Deck : 12'9"x5'



M. Bedroom : 18'x15'  
 Toilet : 6'x9'  
 Dress : 6'5"x7½"  
 Balcony : 15'9"x5'9"  
 Ch. Bedroom : 13'x13'  
 Toilet : 9'x4'9"  
 Home Theatre : 16'4½"x12'4½"  
 Sit-out : 17'1½"x10'

## West Facing Villa

Plot Area : 400 sq. yards  
 Ground Floor : 1396 sft  
 First Floor : 1345 sft  
 Total Area : 2741 sft



Parking : 12'9"x12'  
 Drawing : 12'x10'  
 G. Bedroom : 16'x14'7½"  
 Dress : 4'7½"x5'  
 Toilet : 7'x5'  
 Dining : 17'3"x14'  
 Puja : 4'7½"x4'7½"  
 Kitchen : 11'x12'  
 Store : 4'7½"x7"  
 Living : 12'x16'  
 Deck : 12'9"x5'



M. Bedroom : 16'x14'7½"  
 Toilet : 7'x7'  
 Dress : 4'7½"x7'  
 Home Theatre : 12'x16'  
 Sit-Out : 12'9"x8'  
 Ch. Bedroom : 15'4½"x12'  
 Toilet : 5'x8'  
 Balcony : 8'x16'9"



The attractive recreational and commune facilities give you the freedom to rest and relax, or spend your free time just the way you like to. The whole set up has been designed to be a tranquil territory where strains of everyday living dissolve as the cares of the world quietly drift away like fragmented clouds on a clear sky. All you need to do is succumb to your choice of leisurely pastime and let the world go by.

*A positive sense of exhilaration for a lifetime*

### Club House Features

- ⊗ Swimming Pool
- ⊗ Air Conditioned Gymnasium
- ⊗ Games Room (Carrom/ Chess/ Cards)
- ⊗ Integrated Library and Study Lounge
- ⊗ Pool Table
- ⊗ Table Tennis Room
- ⊗ Wi-Fi Enabled Amenities
- ⊗ Party Hall
- ⊗ Spa / Sauna facility
- ⊗ Meditation Hall

### Outdoor Activities

- ⊗ Shuttle Court
- ⊗ Basketball Court
- ⊗ Tennis Court
- ⊗ Beach Volleyball Court
- ⊗ Well-Equipped Children's Play Area







*Class and craftsmanship,  
the cornerstones of Westpines villas'  
signature experiences*

## Specifications

<b>STRUCTURE</b>	: RCC frame
<b>WALLS</b>	: Eco-friendly cement bricks and mortar
<b>EXTERIOR</b>	
Plaster	: Sand-faced
Surface Treatment	: Exterior-grade paint in combination as per design
<b>CAR PORCH</b>	
Feature Wall	: As per the architect's design with exterior-grade paint
<b>LOBBY</b>	
Floor	: Vitrified tiles - Kajaria/ Nitco/ RAK or equivalent
<b>STAIRCASE</b>	: Treads & risers - Granite
<b>BALCONY</b>	: Wooden shaded vitrified tiles - Kajaria/ Nitco/ RAK or equivalent
<b>LIVING/ DINING ROOM</b>	
Floor	: Vitrified tiles - Kajaria/ RAK or equivalent
Wall Surfacing	: Plaster with waterproof putty base
Wall Coating	: Acrylic emulsion
<b>BED ROOM</b>	
Floor	: Laminated wooden flooring (Master bedroom and home theatre) Vitrified tiles - Kajaria/ RAK or equivalent (for other bedrooms)
Wall Surfacing	: Plaster with waterproof putty base
Wall Coating	: Acrylic emulsion
<b>KITCHEN</b>	
Floor	: Vitrified tiles - Kajaria/ RAK or equivalent
Interior	: Wall tiles - Asian/ Somany or equivalent. Granite platform and wall dado-tiles up to 2 ft height for modular kitchen.
Fixtures	: SS double bowl sink - Nirali or equivalent

<b>TOILETS</b>	
Floor	: Vitrified tile - anti skid - Asian/ Somany/ Kajaria or equivalent
Interior	: Vitrified tiles Dado - Asian/ Somany/ Kajaria or equivalent make upto 7' high
<b>MAIN DOOR</b>	: Frame/ Door - Best Indian Teak wood designer door
<b>INTERNAL DOORS</b>	: Frame/ Door - Teak wood
<b>BATHROOM DOORS</b>	: Frame - Teak wood, Shutter - Flush Shutter with Lamination on internal face and veneer on external face
<b>WINDOWS</b>	: Shutter - UPVC – Wintech/ Kommerling/ Fenesta or equivalent Provision for mosquito mesh
<b>BATHROOM</b>	
Fittings	: Sanitary - Duravit/ Aqua-do/ ROCA or equivalent CP Fittings - Grohe/ Jaquar or equivalent
<b>ELECTRICAL</b>	: Cabling - copper concealed PVC Conduit - Finolex/ Anchor/ Havells or equivalent Switches/ MCBs - Crabtree/ Legrand/ Havells or equivalent Provision for UPS and solar power Provision for solar water heater
<b>AC</b>	: Facilities - Provision of conduits for split AC units in living & bedrooms
<b>WATER SUPPLY</b>	: CPVC pipes and fittings Sewerage lines - SWR piping
<b>COMMUNICATION</b>	: Provision for dish connectivity in all rooms Provision for internet connectivity in living area



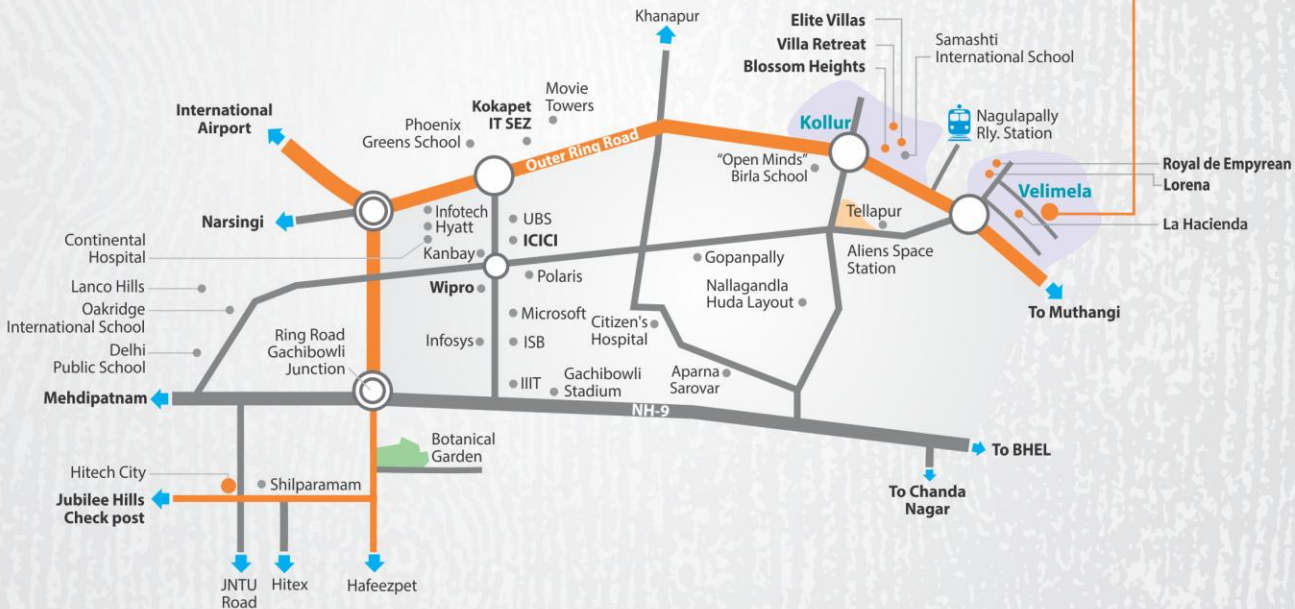


*Amidst upscale enclaves and a short leap away from IT Hubs*



## Location Map

(not to scale)



### REGISTERED OFFICE

Plot no. 293, Road no. 7,  
Telecom Nagar, Gachibowli,  
Hyderabad - 500 032.  
Tel: +91 40 6410 2099,  
E-mail: info@bricmor.com  
www.bricmor.com

### SALES OFFICE

# 104, South Block, Jayabheri Whistling Court,  
Jayabheri Pine Valley,  
Beside Cyberabad Police Commissionerate  
Gachibowli, Hyderabad - 500 032.  
Mobile : +91 7799793314, 7799793315  
E-mail : sales@westpines.in

Note: The areas and elevations provided in the brochure are representative and might be subject to change in future for ease of development & construction.

