



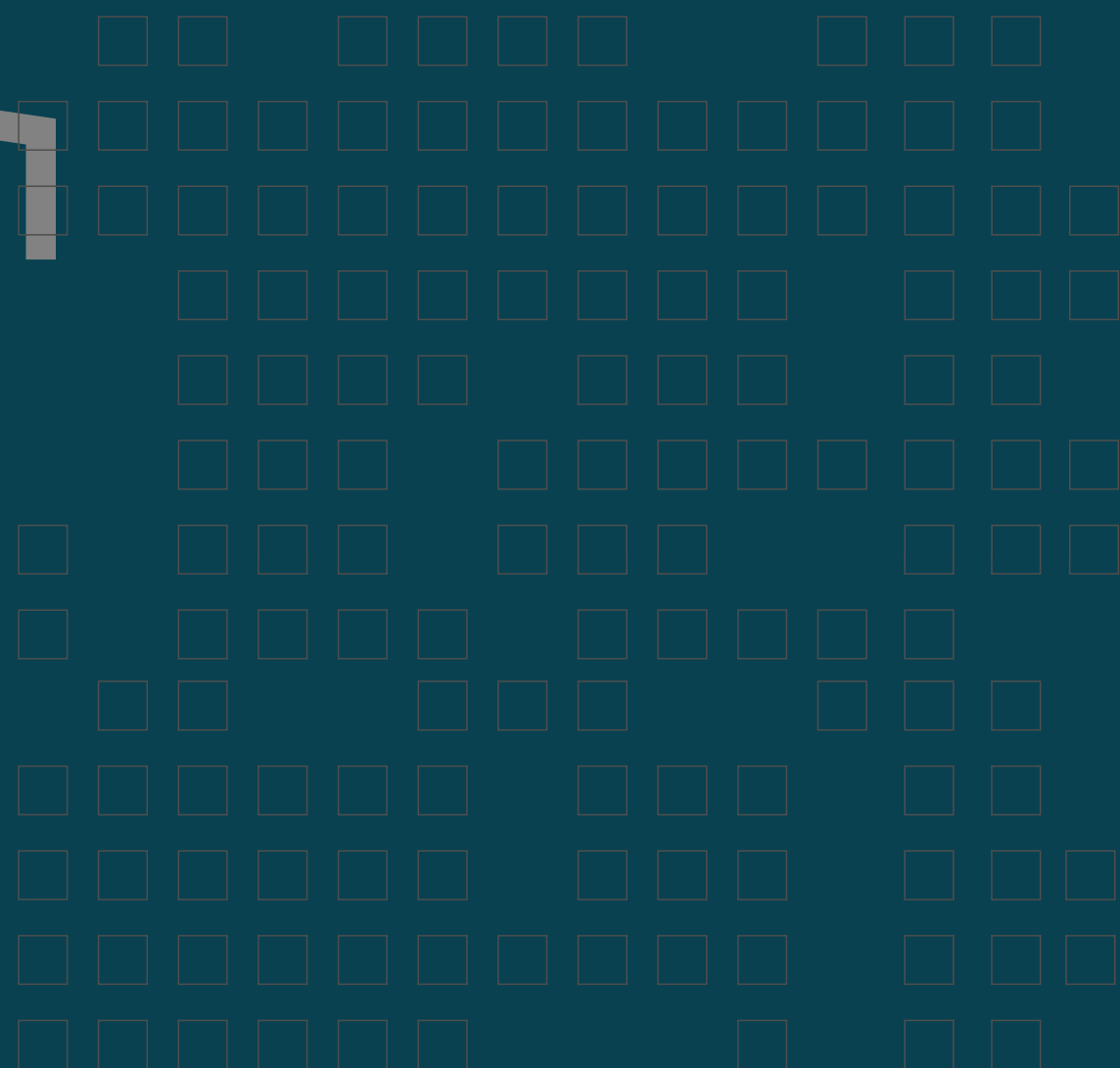
TERRASA
THE WINDS OF CHANGE



LIFE ON THE TERRACE

The universe is talking to you. It is telling you to pause, put the gizmos away and connect with nature. It is bringing in colours and fragrances, laughter and love right into your home. Life is breezing into your home through the balcony.





We have always considered the balcony to be the crowning glory of a home! To create openness and a seamless integration of the indoors and outdoors, we created balconies that are seemingly endless. The space is your personal garden, private auditorium, exclusive party zone, yoga centre or bird-watchers club.

It's your first connection with nature, from the comfort of your home. You can be whatever you wish to – this is your canvas. So wake up and smell the coffee!

UNVIEL LIFE ON A BIGGER BALCONY





TERRASA
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Terrasa is a home that you can have conversations in. This boutique apartment cluster is like a strand of pearls strung together in a jewel of a location. It's where you can dream with your eyes open. Upscale, quirky yet so very cosy, Terrasa is a visual narrative you can call your own. While every apartment is exquisite in design and space planning, it is the vastness of the balconies that'll take your breath away. Sit-outs so luxe, you can clutch at a twinkling star!

**COME OUT WITH ME
TO WATCH THE STARS**



THE
GRASS
IS **TRULY**
GREENER
THIS SIDE

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Beautifully located by the lakeside, and landscaped with undulating green space and manicured lawns, Terrasa is like a painting. The grounds are secure and peaceful, letting you catch up on a novel as the children play in the park. There are shaded seats and quiet pathways, to let your soul roam free.

A couple is shown in profile, embracing and looking out over a city from a modern balcony. The balcony is furnished with a round glass table, modern chairs, and a hanging chair. It is surrounded by various potted plants and a vertical garden. The sky is blue with some clouds.

MY SPACE
MY CONNECT

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IT'S TIME TO SEE DAHLIAS BLOOM

Are you ready to indulge your green finger? We've planned the balcony as an extravagant space for planters. Watch your dahlias bloom, create a filigree of money plant or just indulge in those pink roses you love. Touch the soil, and see it come alive.

DISCOVER
HOME
FULL OF
HAPPINESS.

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TOGATHERNESS

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WHEN WAS THE LAST TIME WE MADE MUSIC **TOGETHER**?

The attached balconies are large enough to accommodate your most far-fetched desires. Call your friends over, and spread the durries for an impromptu barbeque party. And go, play your guitar to pair with an unfolding melody. It's been a while, hasn't it?

UP TO
14
FLOORS

1
BLOCK

227
APARTMENTS

1
CLUBHOUSE

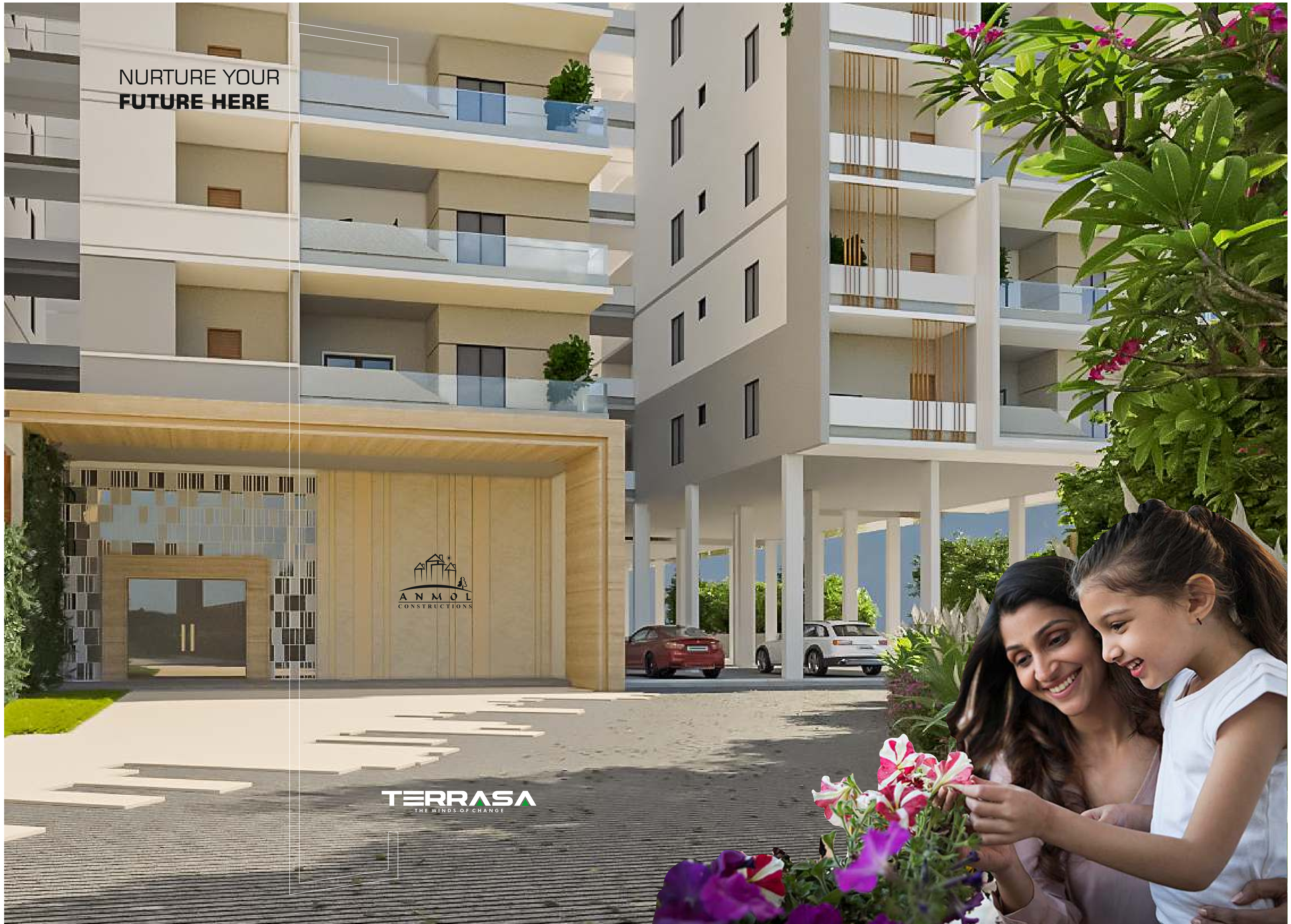
1175 to
2405 sft



NURTURE YOUR
FUTURE HERE



TERRASA
THE WINDS OF CHANGE



A BEAUTIFUL LIFE BEGINS HERE

It has never been this
easy to choose your
Apartment or even a
Sky Villa, bordered by a
lush expanse of exquisite,
landscaped greens,
secure and secluded, not
too far from your office,
yet very comfortably
close to all the other
important things in life.

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SIT BACK IN THE ARMCHAIR AND
TRAVEL THE WORLD

Think about it. A mellow wintry morning filling up with sunshine, and Papa at the balcony with the day's news at his fingertips. Along comes the teapot and chocolate cookies, accompanied by large servings of laughter! That's the essence of good living. That's what your sit-out is all about.

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WHEN THE
INDOORS
ARE SO **JOYFUL**,
YOU DON'T NEED A
VACATION

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SPRAWLING SPACES FOR JOYS AND

Clean lines, smart sun-kissed rooms, personal nooks and together spaces are all in harmony like a bohemian rhapsody. There are generous lobby areas to induce privacy, yet give you a feeling of companionship. These are apartments that are sensitive to your needs and bring ultimate luxury into daily living.



TERRASA
THE WINDS OF CHANGE

EMBRACE
HAPPINESS.
**EACH
MOMENT
HERE**

100% vastu and ventilation
Key location access
Private society Lavish balconies
in all flats with views
Lake view, Double height Stilt
Double height lobby
Roof top garden

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YOUR KIND
OF TERRACE



YOUR KIND OF
GROUND

TERRASA
THE WINDS OF CHANGE





GLIMPSES OF TERRACE

TERRASA
THE WINDS OF CHANGE



A man and a woman are dancing in a swimming pool. The woman is wearing a purple sequined dress and the man is wearing a light-colored shirt. They are both smiling and looking at each other. The water is clear and blue.

HAVE YOU EVER **FELT LIKE** YOU'RE THE KING OF THE WORLD?

The super-expansive Clubhouse is designed to pamper your every whim and fancy. The sheer opulence takes your breath away - right from the swimming pool to the indoor gym, the reception lounge and indoor games zone, the party lawns and banquet hall - and so much more.

CLUB
TERRA

TERRASA
THE WINDS OF CHANGE



TERRASA

THE WINDS OF CHANGE

The stunning facade and endless amenities within make the Clubhouse at Terrasa the hot spot you can hit whenever the heart desires. Ask and it will be there!

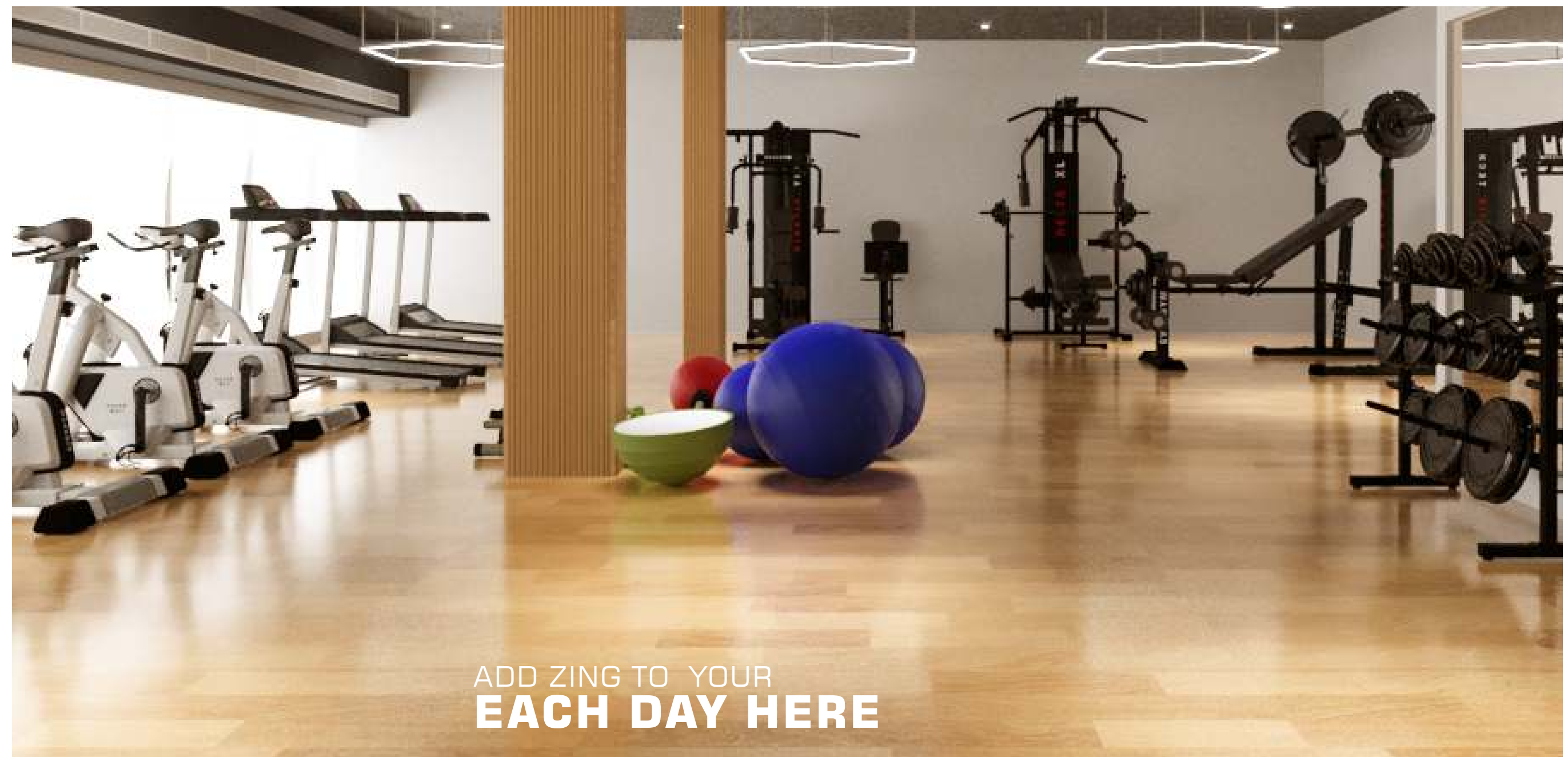
by Getty Images



TERRASA
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Club House
Business Centre
Conference Room
Jacuzzi
Multipurpose Hall
Swimming Pool
Badminton Court
Gym & Yoga
Basketball Court
Indoor Games

ELEVATE
**YOUR
HAPPINESS**
QUOTIENT

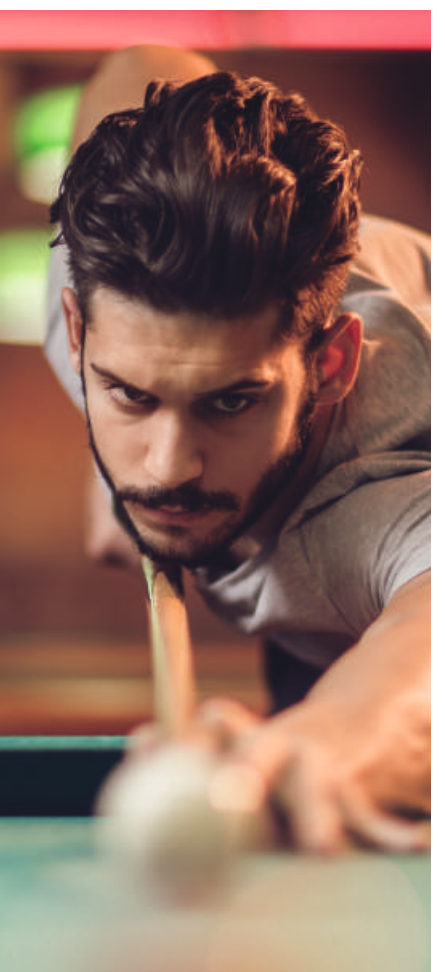


ADD ZING TO YOUR
EACH DAY HERE





No matter how fascinating the home may be, you need to stay physically active and give your family a wholesome sports arena to hone their fitness and sporting talent. And because different folks have different strokes, Terrasa provides demarcated cricket nets, half basketball courts, football field as well as cycling tracks within its enclosed grounds. It's the perfect balance of body and spirit, strength and skill, aiming and achieving.



TERRASA
THE WINDS OF CHANGE

**SPORTS
ARENA.**

**PLAY
ZONES.**

**ACTIVITY
ZONES.**

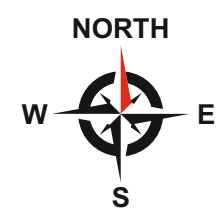


LIFE BEAUTIFUL

TERRASA
THE WINDS OF CHANGE

Be spoiled by comforts, in the lap of luxury,
surrounded by amenities that sustain, enrich, and
add meaning to your life. Be happy.





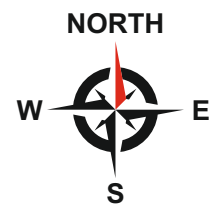
SITE LAYOUT

TERRASA
THE WINDS OF CHANGE





TYPICAL FLOOR PLAN



Elevation Effected Units at 2,6,10 & 14 Floors

FLAT NO @ FLOOR	TYPE	NO. OF FLATS	PLINTH AREA (in Sq.ft.)	SBUA (in Sq.ft.)
1 (6,10&14)	3 BHK	3	1655	2120
2 (6,10&14)	3 BHK	3	1655	2120
11 (2,6,10&14)	3 BHK	4	1683	2155
12 (2,6,10&14)	3 BHK	4	1478	1890



KEY PLAN



AREA STATEMENT

FLAT NO	TYPE	FACING	PLINTH AREA (in Sq.ft.)	SBUA (in Sq.ft.)
1	3 BHK	WEST	1695	2170
2	3 BHK	WEST	1695	2170
3	2.5 BHK	WEST	1172	1500
4	2 BHK	EAST	1064	1365
5	2.5 BHK	EAST	1172	1500
6	2 BHK	EAST	1064	1365
7	2 BHK	WEST	918	1175
8	2 BHK	WEST	1064	1365
9	3 BHK	EAST	1456	1865
10	3 BHK	EAST	1745	2235
11	3 BHK	WEST	1720	2200
12	3 BHK	WEST	1515	1665
13	2.5 BHK	EAST	1305	1665
14	2.5 BHK	WEST	1305	1665
15	2.5 BHK	WEST	1330	1705
16	3 BHK	EAST	1720	2200
17	3.5 BHK	EAST	1880	2405

BLOCK
1175
TO
2405
SFT

INDIVIDUAL FLOOR PLANS

1

WEST FACING
3 BHK
SBUA - 2170 SQ.FT



2

WEST FACING
3 BHK
SBUA - 2170 SQ.FT



KEY PLAN



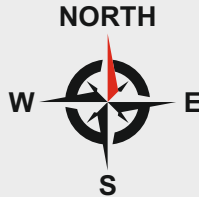
3

WEST FACING
2.5 BHK
SBUA - 1500 SQ.FT



4

EAST FACING
2 BHK
SBUA - 1365 SQ.FT



INDIVIDUAL
FLOOR
PLANS

5

EAST FACING
2.5 BHK
SBUA - 1500 SQ.FT



6

EAST FACING
2 BHK
SBUA - 1365 SQ.FT



KEY PLAN



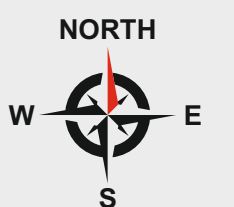
7

WEST FACING
2 BHK
SBUA - 1175 SQ.FT



8

WEST FACING
2 BHK
SBUA - 1365 SQ.FT



INDIVIDUAL
FLOOR
PLANS

9

EAST FACING
3 BHK
SBUA - 1865 SQ.FT



10

EAST FACING
3 BHK
SBUA - 2235 SQ.FT



KEY PLAN



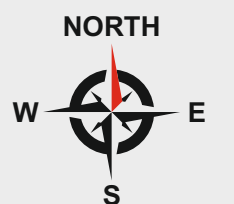
11

WEST FACING
3 BHK
SBUA - 2200 SQ.FT



12

WEST FACING
3 BHK
SBUA - 1940 SQ.FT



INDIVIDUAL
FLOOR
PLANS

13

EAST FACING
2.5 BHK
SBUA - 1665 SQ.FT



14

WEST FACING
2.5 BHK
SBUA - 1665 SQ.FT



KEY PLAN



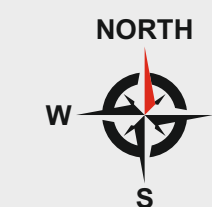
15

WEST FACING
2.5 BHK
SBUA - 1705 SQ.FT



16

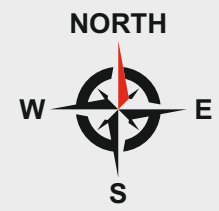
EAST FACING
3 BHK
SBUA - 2200 SQ.FT



INDIVIDUAL FLOOR PLANS

17

EAST FACING
3.5 BHK
SBUA - 2405 SQ.FT



KEY PLAN



A WELL DEVELOPED FAST APPRECIATING
NEIGHBOURHOOD IS HERE



1
mins
Miyapur Crossroads

4
mins
Miyapur Metro Station

7
mins
Landmark
Multi-Speciality Hospitals

11
mins
Mamatha Hospitals
INOX Cinemas
KPHB Forum Mall

13
mins
JNTU University

15
mins
Kondapur

18
mins
Hitec City
Usha Mullapudi Hospital

20
mins
Financial District

SPECIFICATIONS



STRUCTURE:

RCC framed structure to withstand wind & seismic loads as per IS Code with RCC walls (Shear wall technology)



DOORS

MAIN DOORS: Engineered/Hardwood frame finished with melamine spray, teak veneered flush shutters with reputed hardware

INTERNAL TOILET & UTILITY DOORS: Engineered/Hardwood door frames and laminate shutters and hardware of reputed make

FRENCH DOORS(for balconies): UPVC door frames with float glass panelled sliding shutters with provision for mosquito mesh track

WINDOWS: UPVC window glazing system with sliding/casement shutters with provision for mosquito mesh track



PAINTING

EXTERNAL: Textured/smooth finish & two coats of exterior emulsion paint.

INTERNAL: Smooth putty finish with two coats of premium emulsion paint.



FLOORING

LIVING, DINING, BEDROOMS & KITCHEN: Double charged vitrified tiles with spacer joint.

MASTER BEDROOMS: Laminated wooden flooring.

BATHROOM: Anti-skid/Satin finish ceramic tiles

ALL BALCONIES: Matt/Anti-skid ceramic tiles with spacer



TILE CLADDING

BATHROOMS: Glazed ceramic tile dado up to door level

UTILITY: Glazed ceramic tile dado up to 3 feet height



BATH ROOMS

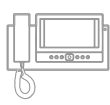
SANITARY FITTINGS:

- Premium quality ceramic wash basins of best brand
- Premium quality wall mounted EWC of best brand
- Premium quality concealed flush tank of best brand
- Premium quality single lever C.P Fittings of best brand
- Provision for geysers in all bathrooms
- Metered water supply to all apartments



ELECTRICAL

- Power outlets for air conditioners in living and bedrooms
- Power outlet for geysers in all bathrooms
- Power Plug for bob, chimney, water purifier, exhaust fan, refrigerator
- Microwave oven, mixer/grinder in kitchen
- Washing machine/dishwasher in utility area
- Three phase supply for each and individual prepaid metres
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make
- Modular switches of reputed make



TELECOM/ INTERNET/CABLE TV

Provision for internet, DTH, telephone & intercom

PLUMBING LINES

Drainage/Sewage: PVC pipes & fittings

Water supply: Internal and external CPVC or UPVC pipes and fittings



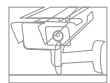
LIFTS

- Latest state-of-art high speed passenger lifts for ultimate end user comfort incorporating all the best practices
- Jump lifts are provided to enhance end user efficiency and safe access to the apartment floors
- Large service lifts provided for comfortably carrying large goods as well as during medical emergencies to accommodate stretcher



WATER SUPPLY SYSTEM/ SEWAGE TREATMENT PLANT

- Water Softener Plant of adequate capacity will be provided to soften the all the domestic water
- A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping & toilet flushing purpose



SECURITY/BMS

- Round the-clock security system
- Intercom facility to all apartments connecting to security rooms
- Surveillance cameras at the main security, entrance of each block and clubhouse
- Panic button and intercom is provided in the lifts



PARKING MANAGEMENT

- Entire parking is well designed to suit the number of car parks required
- Parking signage's and equipment at required place to improve driving comfort.
- Provision for car charging will be provided.



FIRE & SAFETY

- Fire Sprinkler System in all flats
- Fire Hydrant & Fire Sprinkler System in all corridors, basements & public address system



LPG

Supply of LPG/PNG with piped gas system

BILLING SYSTEM

Automated Billing System for DG Power and EV



GENERATOR

100% DG backup with Acoustic enclosure

EXPECT THE BEST FROM THE ANMOL GROUP

A B O U T C O M P A N Y

The finest locations. The highest construction standards. The best design and landscaping. The most competitive prices and timelines. And above all, a sound vision for the future. It all adds up to the life spaces created for the city by Anmol Group.

With an illustrious track record of building iconic abodes across 20 years, the Anmol Group is steered by people who understand the needs of the customers and keep an eye on global standards of living. Livana is yet another example of their passion for excellence.



ALPINE SQUARE

Total land: 4 Acres
Total Buildup area: 3,85,000 SFT
No flats: 385
Total blocks : 6
Permission no: 1/C22/00175/2020
RERA: P01100002110



ALPINE VISTAS

Total land: 11 Acres
No Villas: 168
Permission no: 000093/LO/Plg/HMDA/2021
RERA no: P01100002659



ANMOL (Bachupally)

Total land: 6050 Square yards
No flats: 102
Built-up area: 1,56,000 set
Permission no: 036096/MED/R1/U6/HMDA/30052020
RERA no: P02200003561



K V Towers 2nd floor,
Plot 78, Jubilee Enclave,
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Hyderabad - 500081.
Telangana
+91-9590 216 216
sales@anmolconstructions.com
www.anmolconstructions.com

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