



Code Name
Elite

Modern Homes
Rooted in Tradition

For decades, our philosophy has remained unwavering - to craft spaces where architecture breathes with nature, and modern life finds its calm.

This thoughtfully conceived masterplan redefines contemporary living by placing landscape at its very heart - creating a lush, immersive environment where every path, every view, and every silence is shaped by nature itself.

Built on the belief that people belong to open skies more than crowded streets, the design places life above movement, and experience above convenience - minimizing surface parking to preserve, protect, and amplify the greens that define us.

A LEGACY NOT BUILT IN
HASTE, BUT GROWN IN
HARMONY - WITH TIME,
TERRAIN, AND THE QUIET
LUXURY OF SPACE.



A MODERN POEM IN BRICK, LIGHT, AND GREEN

Textures of terracotta, timber, and concrete come together in a palette that feels warm and enduring. The entry opens to greens and still water, setting a serene tone the moment you arrive. Every material is chosen to age gracefully and welcome natural light.



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WHERE LIGHT FINDS ITS WAY HOME

Homes open to airy balconies and soft sunlight that moves through generous spaces. Interiors feel connected to the outdoors, giving each room a sense of openness and calm. Every detail is crafted to bring warmth and rhythm into everyday living.





A WORLD YOU STAY IN CRAFTED TO ENDURE. DESIGNED TO INSPIRE.

The exterior stands with quiet confidence, blending modern geometry with timeless accents. Natural materials bring honesty and depth to the facade, allowing the structure to feel both contemporary and lasting. It's a place that invites you to slow down and stay.

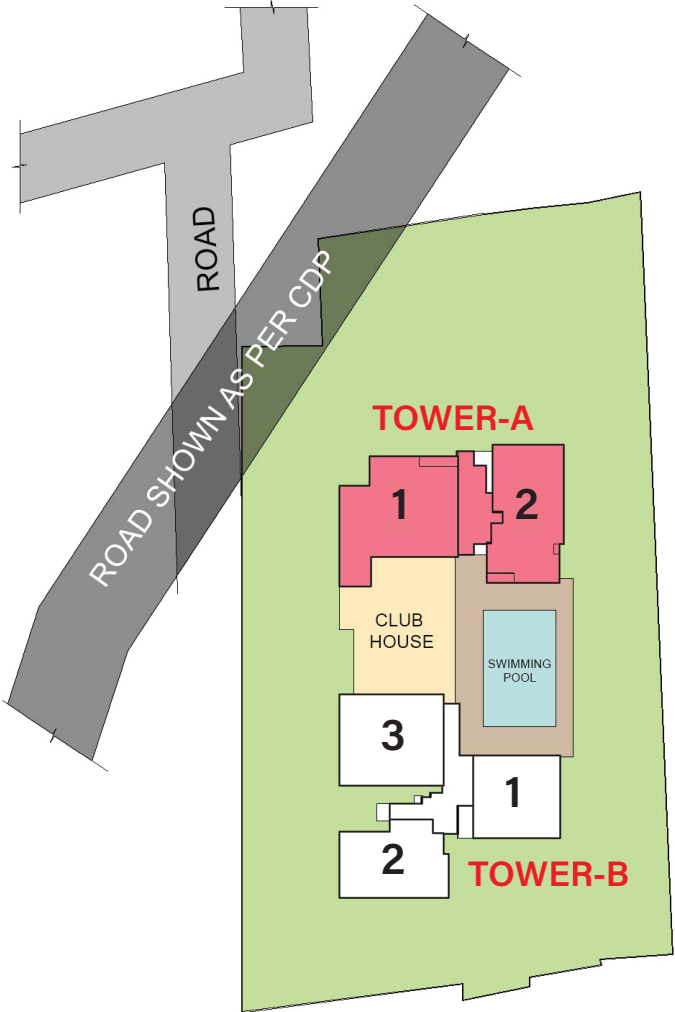
TOWER A

TYPICAL FLOOR PLAN

Bespoke 5BHK
= 5510 Sft



Bespoke 5BHK
= 4550 Sft



KEY PLAN

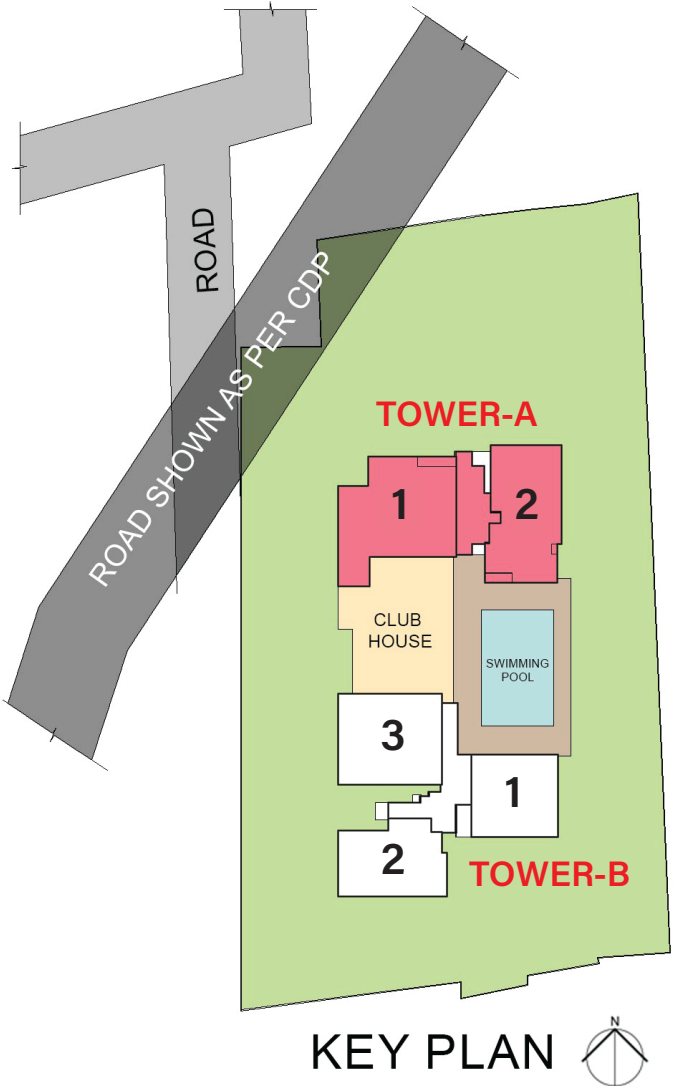
TOWER A

FIRST FLOOR PLAN

Bespoke 5BHK
= 5510 Sft



Bespoke 5BHK
= 4550 Sft



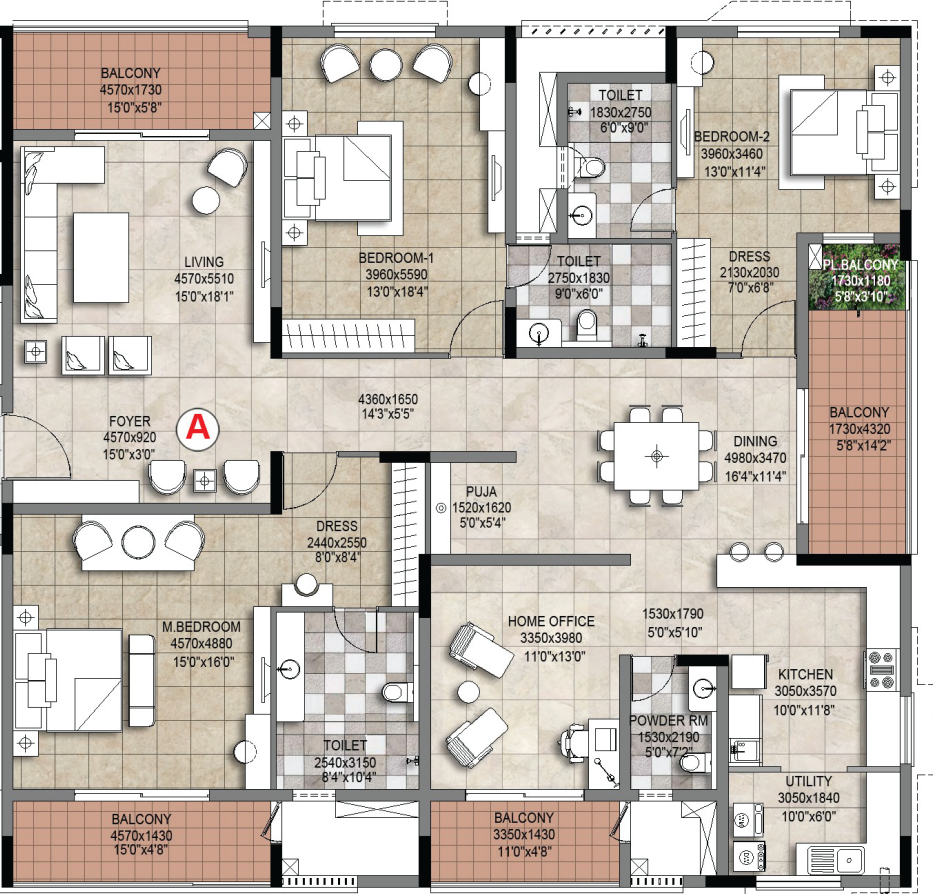
TOWER B

TYPICAL FLOOR PLAN

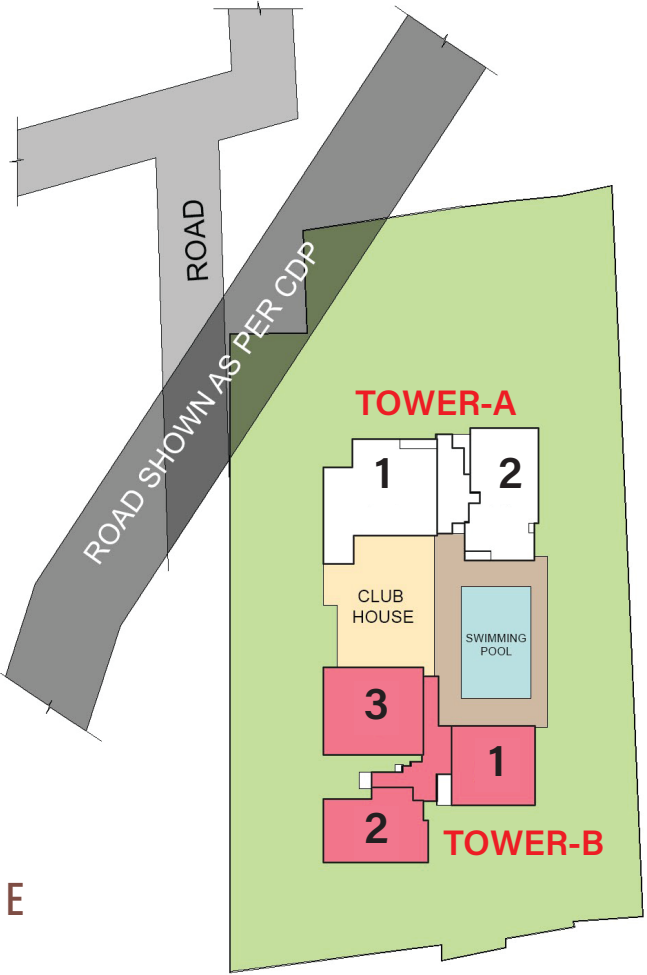
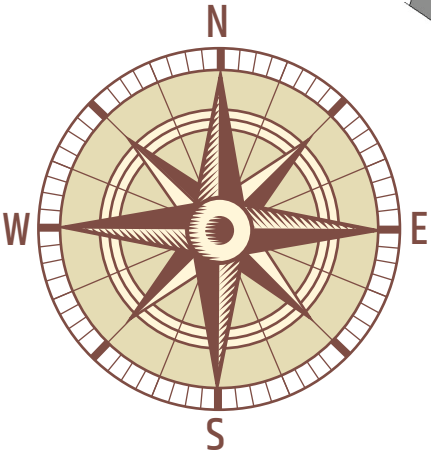
Bespoke 4BHK
= 4395 Sft



Bespoke 4BHK
= 3365 Sft



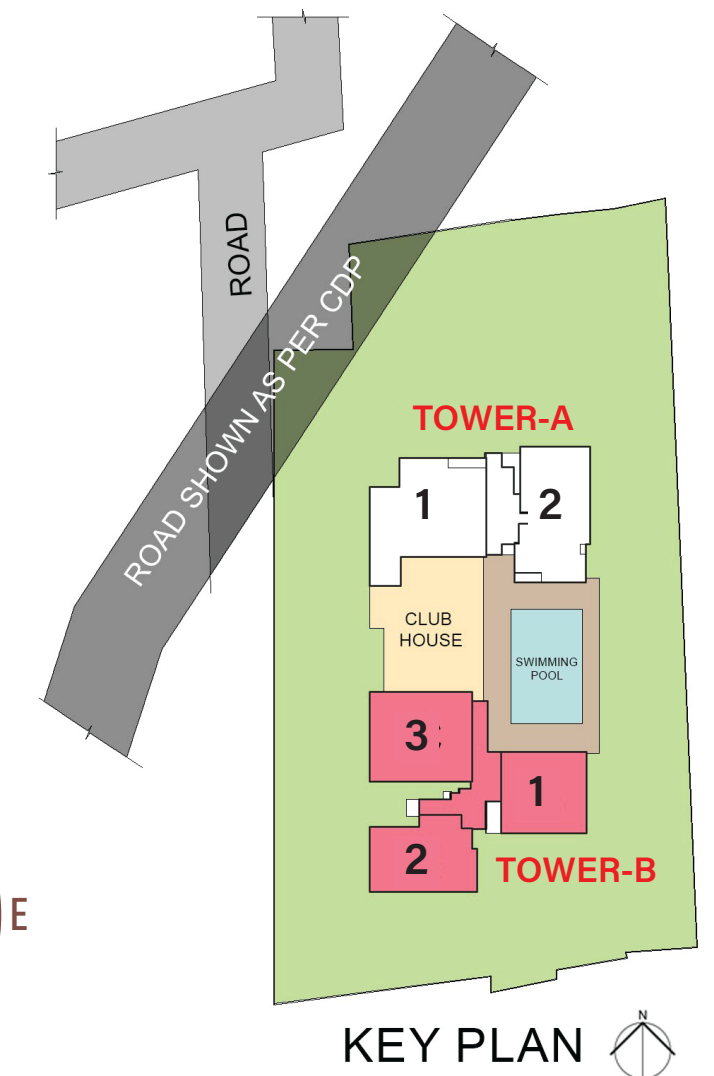
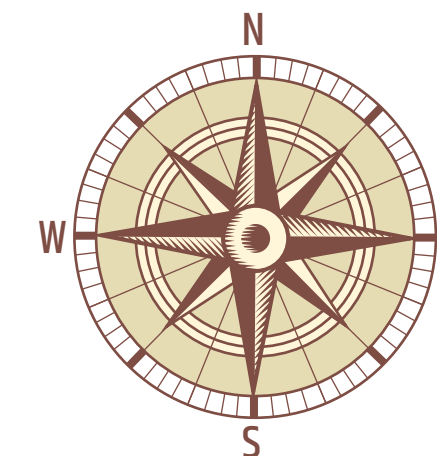
Bespoke 4BHK
= 3535 Sft



KEY PLAN

**Bespoke 4BHK
= 3365 Sft**

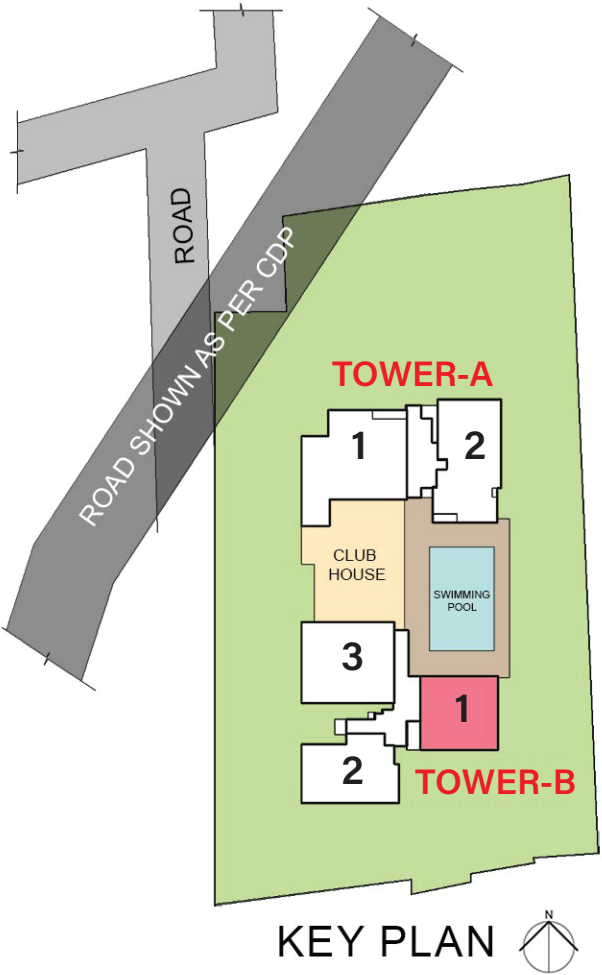
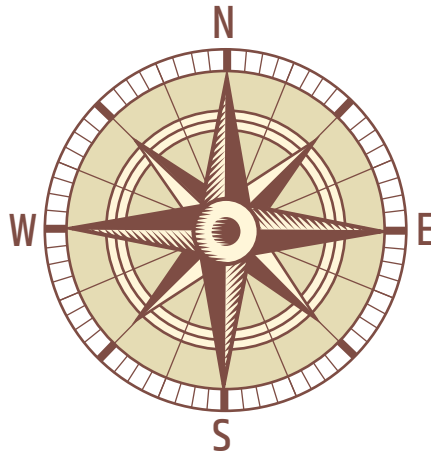
**Bespoke 4BHK
= 3535 Sft**



UNIT - 01

TOWER B

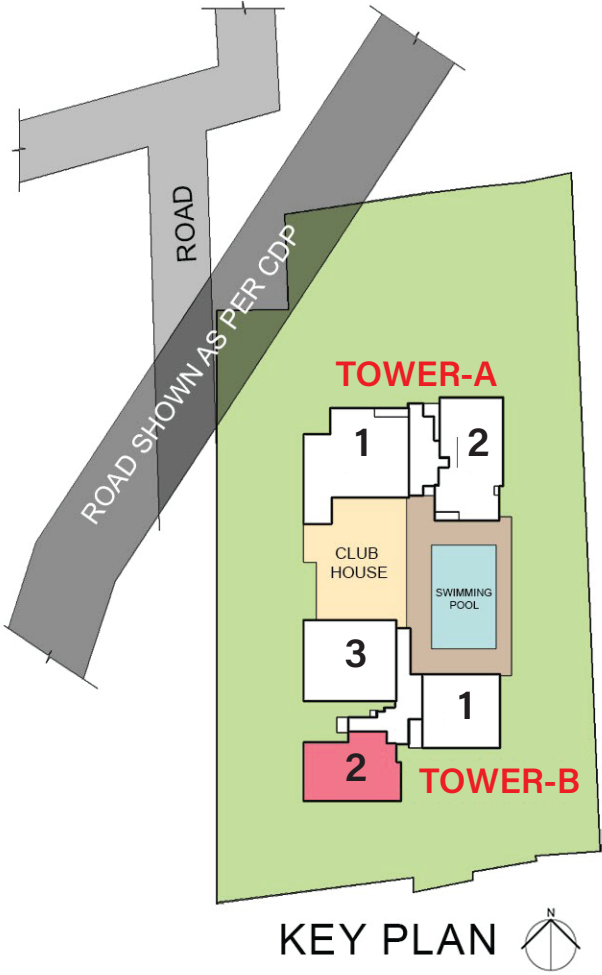
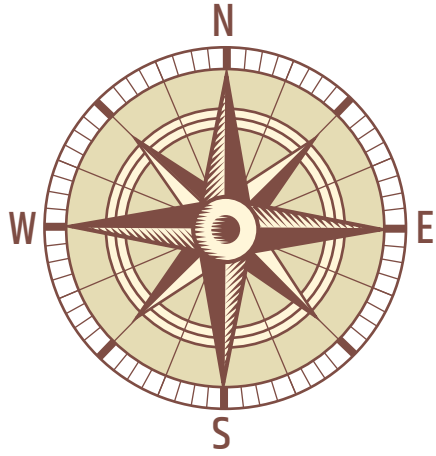
Bespoke 4BHK
= 3365 Sft



UNIT - 02

TOWER B

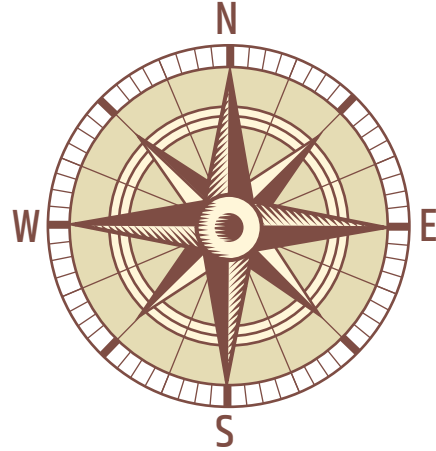
Bespoke 4BHK
= 3535 Sft



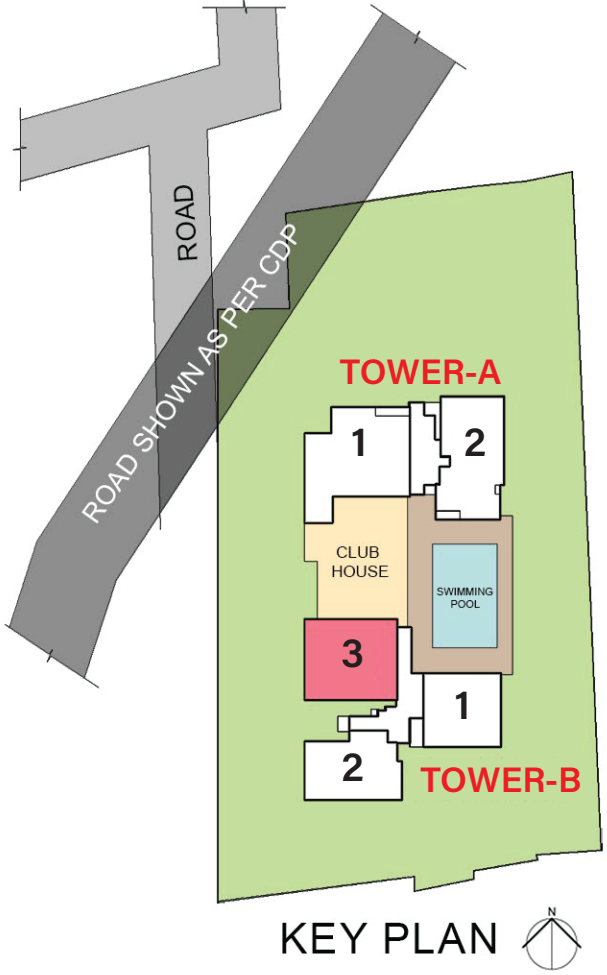
UNIT - 03

TOWER B

Bespoke 4BHK
= 4395 Sft



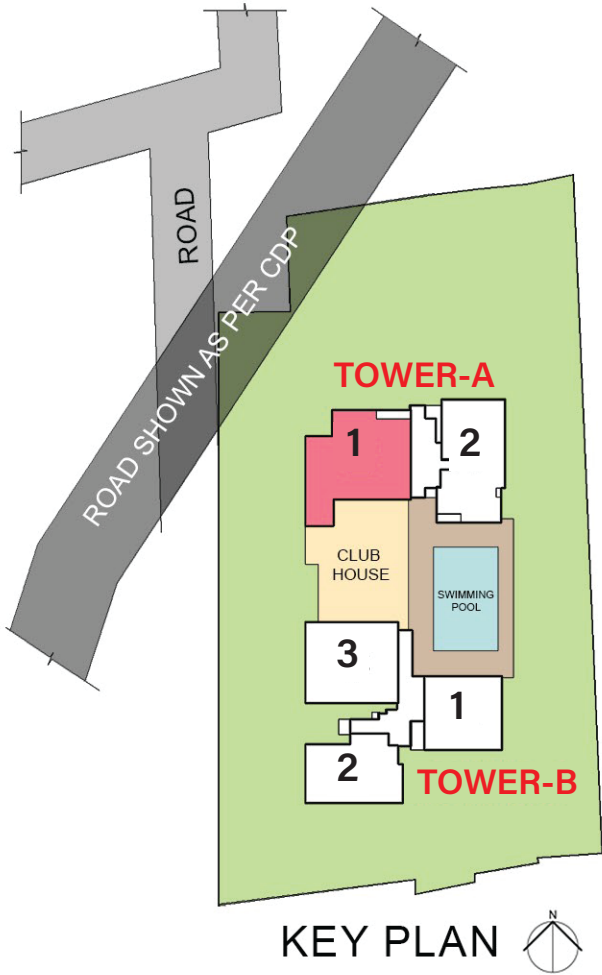
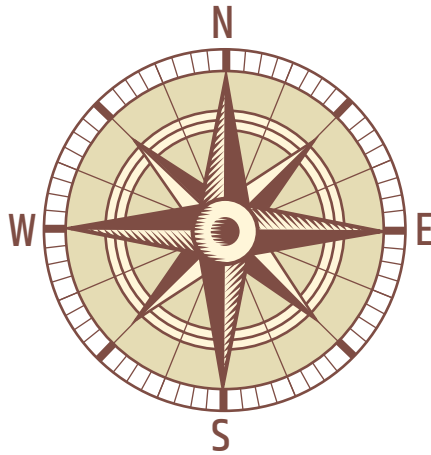
ENTRY



Bespoke 5BHK
= 5510 Sft

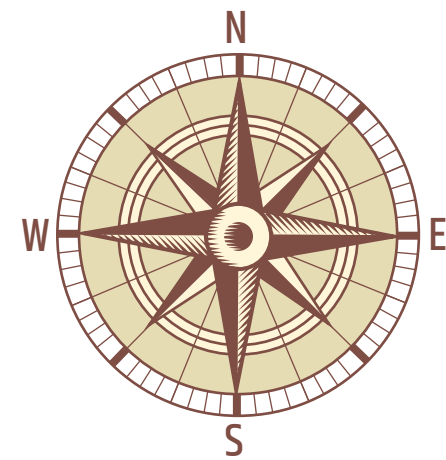
UNIT - 01

TOWER A



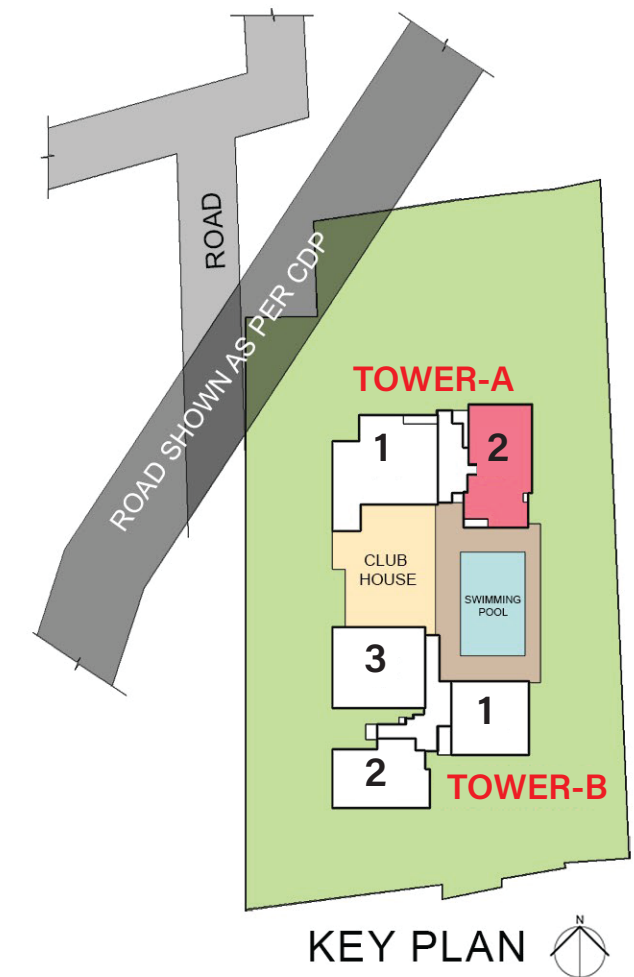
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**Bespoke 5BHK
= 4550 Sft**



UNIT - 02

TOWER A



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LUXURY IN EVERY LAYER

Inside, craftsmanship speaks through marble, wood, and curated finishes. Each space feels refined without being loud, shaped for comfort and long-term elegance. Details enhance the home's character, creating an atmosphere that feels complete and considered.



TECHNICAL SPECIFICATIONS

STRUCTURE



Foundation & Super structure	RCC framed structure, Seismic zone II Compliant
Internal Walls	Solid concrete blocks
External Walls	RCC /Solid concrete blocks
Roof slab	Reinforced Cement Concrete slab with waterproofing
Plastering	Internal - smoothly plastered with lime rendering. External - with sponge finish

FLOORING FINISHES



Living, Dining, Foyer, Kitchen And Bedrooms	Italian Marble Flooring With Skirting
Wet Kitchen (If demarked)	Imported Vitrified Tile
Master Bedrooms	Engineered Wooden Flooring
Toilets	Designer Tiles
Balconies	Matt Finish Designer Tiles
Lobbies	Combination Of Vitrified Tiles And Granite
Staircases	Granite

DADOING



Toilets	Italian Marble in MBR /Designer Make Finish Vitrified Tiles In Other Bathrooms
Kitchen & Utility	Imported Designer Tiles for 2’ Above Counter

JOINERY



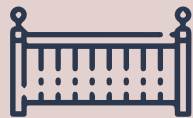
DOORS	
Entrance Door/ Main Door	8’ feet high Teak wood frame with Teak wood Flush Shutters
Internal doors	8’ Hard wood frame with solid core Flush Shutters
Balcony	UPVC sliding doors with Plain Glass with mosquito mesh
Toilet Doors	8’ Hard Wood frame with solid core flush door With water resistant laminate / PU Coating

WINDOWS AND VENTILATORS

All Windows & Ventilators	UPVC sliding windows with Clear Glass and mosquito Mesh
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TECHNICAL SPECIFICATIONS

RAILINGS



Balcony

Glass with SS Hand Rail

Staircase

S.S Railing From basement to first floor. Ms railing above first floor to terrace with Matt finish enamel paint

PAINTING



Interior walls & ceilings

Acrylic Emulsion paint with putty etc.,

Exterior walls

Weather proof paint with texture finish

SANITARY & BATHROOM FIXTURES



White colored wall mounted sanitary ware in all toilets of

Kohler or equivalent make

Counter top in MBR toilets

Glass Shower partitions in toilets

ELECTRICAL WORKS



A/C - power points in living room & all the bed rooms

Copper & drain pipe will be provided for internal flat air conditioner

Modular switches and socket (Legrand / Anchor or equivalent)

Provision for data & TV point in each living room & all the bed rooms

Provision for Video door phone

Provision for water purifier, microwave, chimney, fridge, dishwasher & washing machine

Fire resistant electrical wires of Anchor/Polycab/Finolex/KEI or equivalent

Earth Leakage Circuit Breaker (ELCB)

3 Phase meters with power connections for all types of unit-Tower I-12kw & Tower II-10kw

100% Backup power from DG for all types of units

SMART CAMPUS FEATURES



Gate management with RFID access

Intercom at Home, Club house, FM office, Association office & security

Multi DTH, Internet services, FTTH in all units and common areas

Provision for CCTV Monitoring of critical areas such as kids play area,

Main Lobby Basement & Exit, etc

Lift RFID access for all units in Tower A

ELEVATORS



Suitable capacity high speed Automatic passenger elevators with SS car (OTIS Or Equivalent)

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EVERYDAY RITUALS, THOUGHTFULLY COMPOSED

Within 85% open greens, life moves from meditation lawns to butterfly gardens, from youth corners to quiet reading nooks.

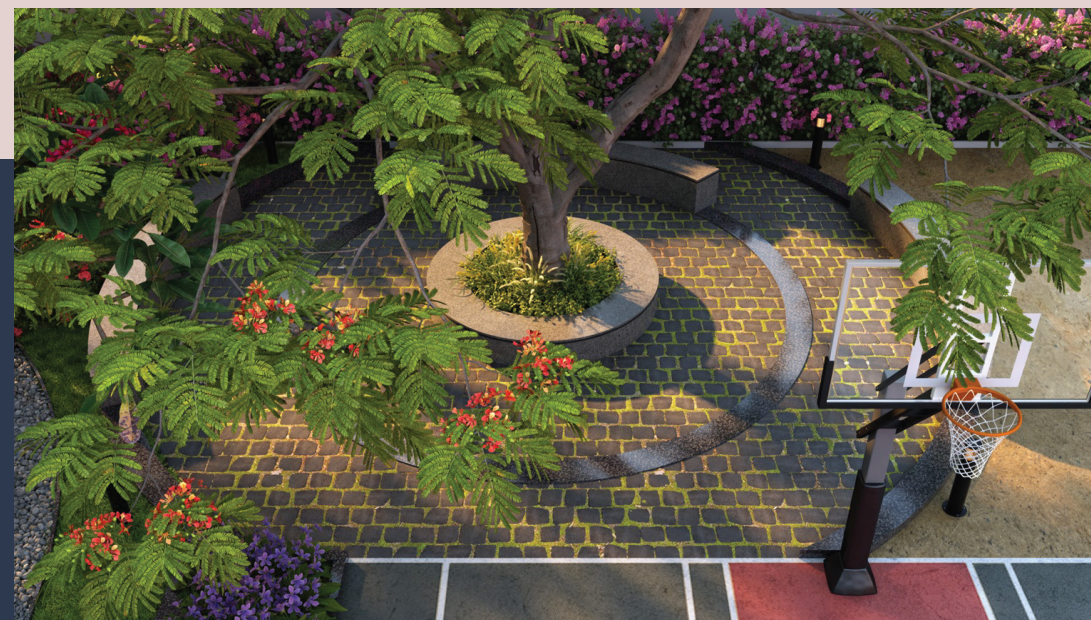
Water body
with sculpture



Senior Citizen
Park



Pergola with
seating



Tree with
Seater around

Tennis and Pickle
ball court



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EVERYDAY RITUALS, THOUGHTFULLY COMPOSED

The clubhouse, poised at the heart of the community, is not an amenity - but a destination.

Swim. Unwind. Gather. Reflect.

Spaces for solitude. Spaces for celebration. Spaces that breathe with you.



Children's Play Area
& Garden Area

Club
House
Terrace



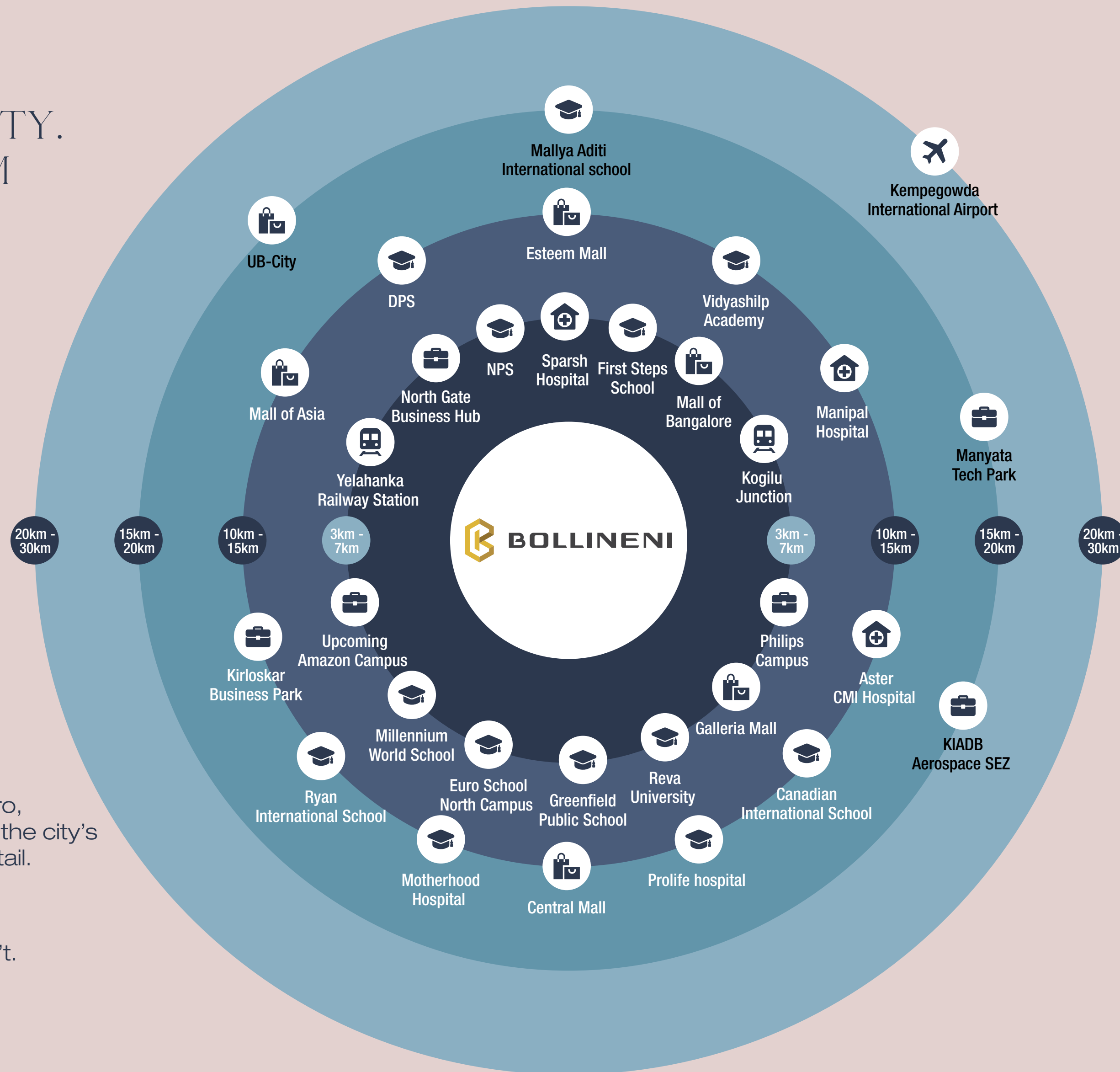
Informal
Seating



Swimming
Pool

Youth corner and
Butterfly Garden





Close to everything you need,
yet far from everything you don't.



A LIFE IMAGINED. A LIFE REALIZED.

Here, every morning begins with light, every evening ends in stillness,
and every day feels distinctly your own.

Bollineni Luxury Appartment isn't just where you live - it's where you arrive.



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Disclaimer :

This is only conceptual presentation of project and not a legal offering.
The promoters reserve the right to make changes in elevation, plans and specifications as deemed fit.
