

EXPERIENCE LIFE AMIDST NATURE



HALLMARK
IMPERIA

OSMAN NAGAR, GOPANPALLY



HALLMARK
INFRACON
— SIGNATURE OF QUALITY —



LIFE INTEGRATED
WITH OUTDOORS
LACED WITH
GREEN-ESCAPES
SEATINGS
AND ABUNDANT
JOYS TO EXPLORE



EAST FACING VILLA



HALLMARK
IMPERIA

OSMAN NAGAR, GOPANPALLY



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



EAST FACING VILLA

East Facing Villa: 427.75 sq.yds

Built-up Area - 5255 sft

Ground Floor - 2030 sft

First Floor - 1985 sft

Second Floor - 1240 sft

HALLMARK
IMPERIA

OSMAN NAGAR, GOPANPALLY

WELCOME TO
BEAUTIFUL
LANDSCAPES,
CASCADING
GREENS,
PERGOLAS AND
LIFE IMPERIAL





WEST FACING VILLA



HALLMARK
IMPERIA

OSMAN NAGAR, GOPANPALLY



GROUND FLOOR PLAN



FIRST FLOOR PLAN

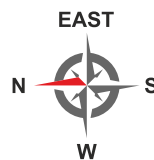


SECOND FLOOR PLAN



WEST FACING VILLA

- West Facing Villa: 427.75 sq.yds
- Built-up Area - 5255 sft
- Ground Floor - 2030 sft
- First Floor - 1985 sft
- Second Floor - 1240 sft





20 ACRES

130 VILLAS



LEGEND

1. Entrance & exit
2. Main entrance road paving
3. Club house drop off area
4. Pedestrian pathway
5. Open space entrance deck under pergola
6. Pathway / jogging track
7. Seating deck / seating area
8. Lawn
9. Road / junction paving
10. Sculptures
11. Visitor's parking
12. Open space entrance deck with water body
13. Connecting pathway
14. Party lawn
15. Grid plantation
16. Seating deck under pergola
17. Children's play area
18. Stage under pergola
19. Amphitheatre
20. Tennis court
21. Half basket ball court
22. Pool deck
23. Water feature with trickle fall
24. Lap pool
25. Kids pool
26. Jacuzzi
27. Fitness station
28. Street ends
29. Street ends





HALLMARK IMPERIA

OSMAN NAGAR, GOPANPALLY



RERA No.P0240003577

An architectural rendering of a modern building with a swimming pool. The building features large glass windows and vertical wooden slats. Several tall palm trees are planted along the poolside. The pool is filled with clear blue water. The sky is a mix of blue and white clouds, with birds flying in the distance. The overall scene is bright and sunny.

OUTDOOR AMENITIES

- Swimming Pool
- Tennis cum Basketball Court
- Cricket Practice Net
- Yoga and Meditation Deck
- Children's Play Area
- Elderly Seating Areas
- Open Air Amphitheatre

CLUBHOUSE

- A/C Gym, Aerobics
- Multi-purpose Hall
- Indoor Badminton Court
- Library
- Home Theatre
- Billiards & Table Tennis
- Board Games
- Guest Rooms
- Provision for Barbeque
- Reception Lobby

EXPERIENCE
THE IMPERIAL
RETREAT TO
TREAT YOUR
SENSES LIKE
NEVER BEFORE

CLUB IMPERIA
27,000 SFT.



STRUCTURE

Framed Structure

RCC framed structure resistant to wind and earthquake (Zone-2)

Super Structure

Solid Cement Concrete Blocks for External and Internal walls

PLASTERING

Internal: Gypsum/Cement sand plaster for walls and ceilings

External: Double coat plaster for RCC and masonry surfaces

DOORS AND WINDOWS

Main Door

Frames: Teak wood with melamine polish

Shutter: Flush shutter with veneer on both sides with melamine polish

Internal Doors

Frames: Engineered wood

Shutter: Flush shutter with veneer on both sides with melamine polish

Hardware

Hardware of reputed make

FRENCH DOORS

Aluminum/UPVC sliding window with clear glass and provision for mosquito mesh

Windows

Aluminum/UPVC sliding door with clear glass and with mosquito mesh for sliding Windows

FLOORING

Drawing/Living/Dining/Family Lounge/AllBedrooms/Kitchen and Home

Theatre: 800 X 1600 mm Vetrified Tiles of reputed make

Bathrooms: Anti-skid Vetrified Tiles of reputed make

Terrace: Anti-skid Vetrified Tiles of reputed make

Parking Area: Full body Vetrified Tiles of reputed make

Staircase: Granite or equivalent make

DADO

Bathrooms: Polished Glazed Vetrified Tiles (PGVT) / Glazed Vetrified Tiles (GVT) of reputed make upto lintel level

Utility/Wash Area: Polished Glazed Vetrified Tiles (PGVT) / Glazed Vetrified Tiles (GVT) of reputed make upto sill level

RAILING

Staircase & Balconies: Internal staircase railing will be of SS and First floorfront side elevation balcony railing will be of Glass and the remainingbalconies with glass

KITCHEN

- Kitchen ready to receive Modular Unit
- Counter, Dado, Sink and Taps are not included in the scope of work
- Provision for electrical and plumbing points for sink and water purifier
- Power Plug for Chimney, Refrigerator, Micro Oven/Mixer/Grinder and Cooking Range/Rice Cooker

PAINTING

External: Texture/smooth paint with two coats of weather shield exterior emulsion. Tile cladding as per facade detail



LIFT

Structural provision will be provided (Purchase of Lift, earth pit, cladding etc., is at Client scope only).



PLUMBING AND SANITARY

All Bathrooms

- Polished Chrome (CP) and sanitaryware fixtures of Villeroy & Boch or Vitra make
- Vanity Type Wash Basin with Hot & Cold mixer
- Shower - single lever diverter with Spout & Overhead Shower



ELECTRICAL

- Concealed copper wiring of reputed make
- Power Socket for ACs in the villa
- Heat Pump shall be provided with hot water connection in Four / Five Bedroom Washrooms
- Power socket for cooking range, chimney/exhaust fan, refrigerator, microwave oven, mixer/grinder & water purifier in kitchen
- Power socket for washing machine in utility area
- Three-phase supply for each unit with individual dual source energy meter
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make
- Modular switch boards of reputed make



TV/TELEPHONE

- Fibre-to-the-home for Internet, telephone & Intercom
- Provision for DTH & TV services in all Bedrooms, living room, family lounge & multipurpose hall
- Provision for Telephone in Drawing Room



WATER PROOFING

Toilets and Open Terrace



BACK-UP FOR POWER

DG Back up for the common services and for each villa upto 8KVA load



BILLING SYSTEM

Prepaid Billing System for electricity, DG, Water & Maintenance



SECURITY SYSTEM

- Sophisticated Round the Clock Security System
- Solar fencing through out the boundary
- Intercom facility to all the units connecting to main security



WATER SUPPLY

Centralised water distribution by hydro-pneumatic system for all villas with individual water meters for each villa



WTP & STP

- Water Treatment Plant only for bore-well water supply
- Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping purpose
- Rainwater harvesting provided for recharging ground water levels

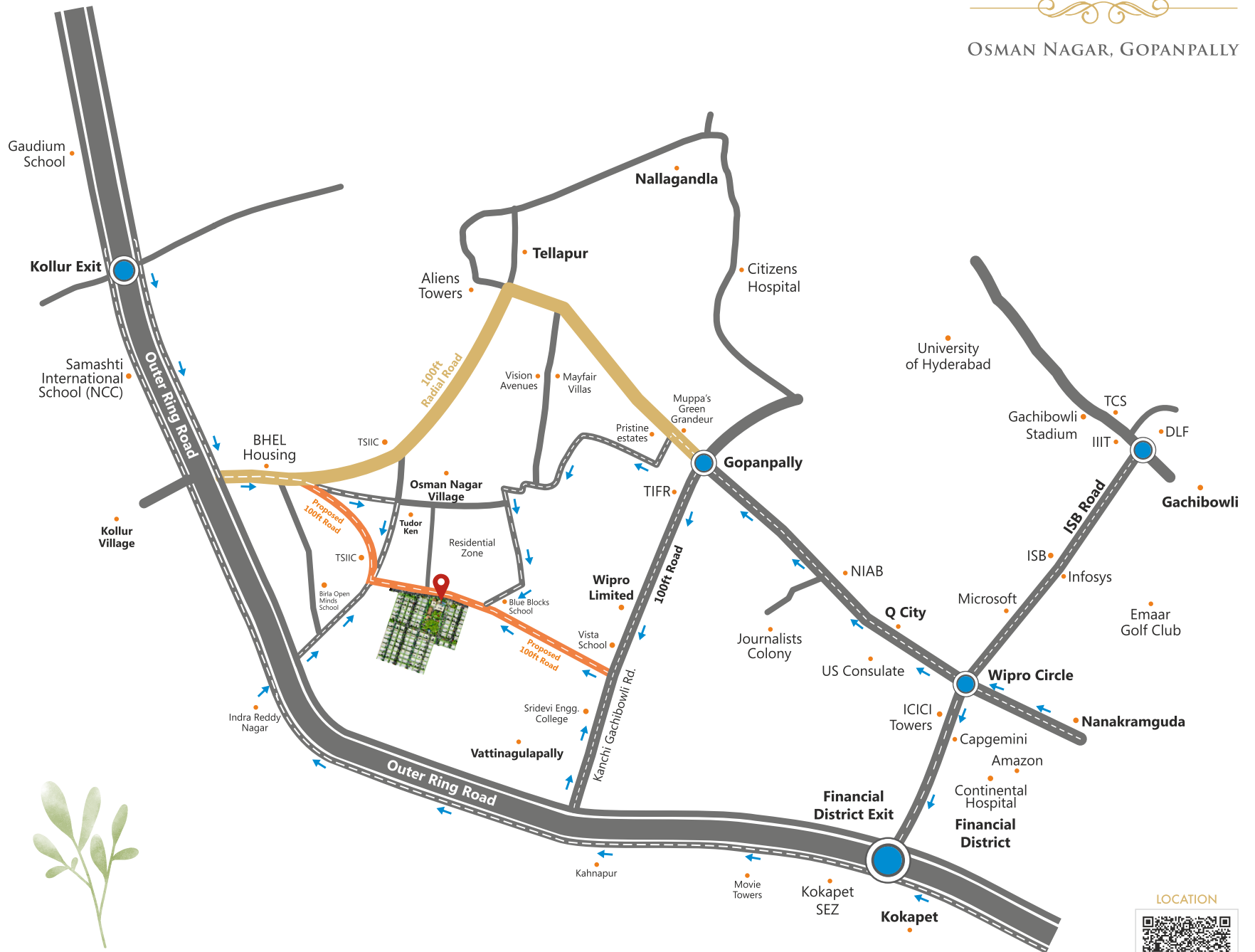


ABSOLUTELY CENTRAL



HALLMARK IMPERIA

OSMAN NAGAR, GOPANPALLY



LOCATION MAP





GET TO KNOW US



HALLMARK INFRACON

— SIGNATURE OF QUALITY —

Hallmark Infra-con (India) Pvt. Ltd.

Unit No.213, 2nd Floor, Hallmark Hub
Pipeline Road, Manikonda,
Hyderabad - 500089.

Email: sales@hallmarkinfracon.in

Website: www.hallmarkinfracon.in

Call: +91 800 800 4755, 9111 74 6666



ARCHITECT

Genesis Planners Pvt. Ltd.

STRUCTURE

Zaki Associates

MEP CONSULTANT

ESVE Design Solutions Pvt. Ltd.

LANDSCAPING

Naveen Associates



IGBC

IGBC Pre-Certified Gold Project
Registration No. GH2300252



Project financed by and mortgaged to
Bajaj Housing Finance Ltd.

Note: This brochure is a conceptual presentation of the project and is not a legal offering. The promoters reserve the right to make changes in design, elevations, plans, facilities and specifications as deemed fit.