



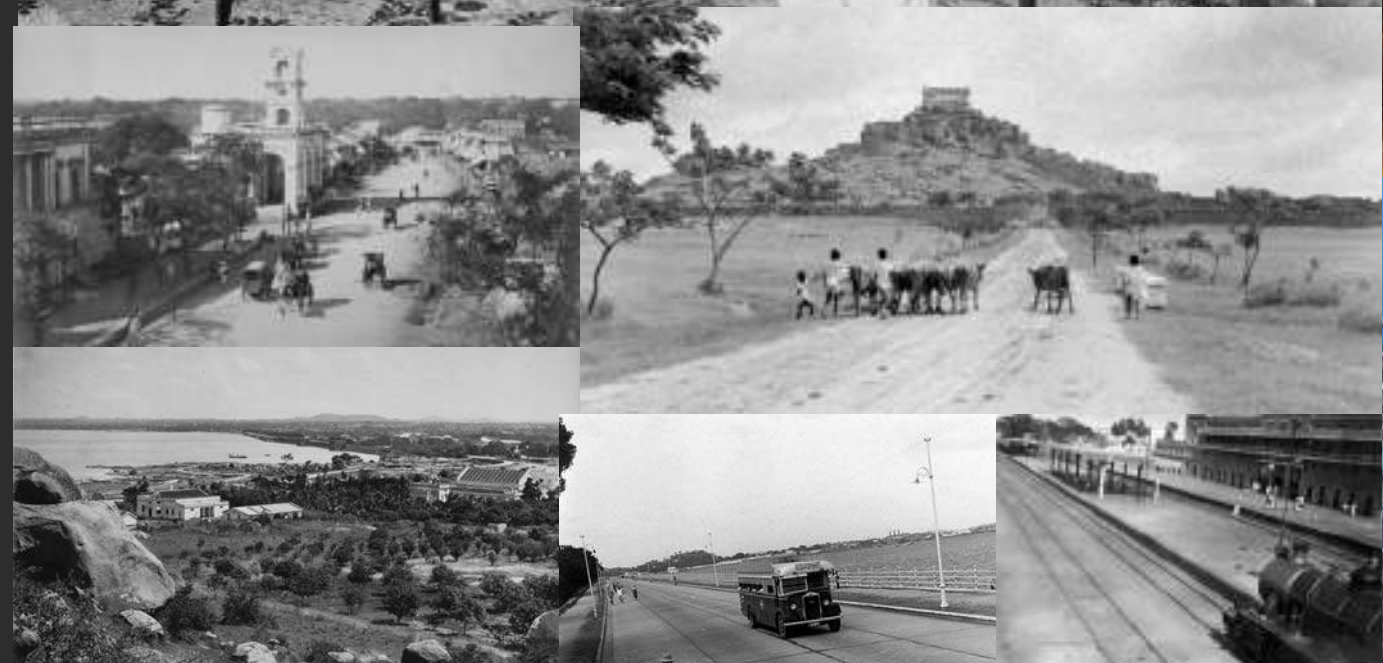
Silvanus, in Roman mythology, is the God of Forests; the protector of woods and plantations.

Hallmark Silvanus is our reverence to this God and our way to complement the desires of those looking to live away from greys and high-rises, to belong to a home that is generously enveloped by greens.

The letter 'S' of Silvanus is a coming together of two leaves - one inverted and the other regular. The resulting circular motif forms the complete motif, balanced on the Silvanus wordmark.



The city of pearls and pride,
Where the old and new reside.
A city with many flavours and tastes,
Always in an easy calm, never in haste.



Hyderabad may be a city which the world knows for its history of over 400 years. But then, it has welcomed change with elan. While it hasn't ever given up on the volumes of tradition and culture it owns, it is constantly giving way to technology. And Silvanus is set on the prime zone of ITIR, the geography of new-age living.



Nurtured amidst nature,
Silvanus is set on a generous
3.5 acre land with over
4 lakh square feet
distributed among 3 BHK
and 2 BHK format homes.
This residential graces itself
in the prime area spanning
the 120-acre Alkapoor
Township in Neknampur.

Handcrafted
Silvanus
Love your living

Handcrafted
Silvanus
Love your living



HAPPY OUTDOORS

Who wants to live life amidst walls, when here's a community that brings warm, verdant environs, the delights of living amidst soothing vegetation and has an array of facilities like an ultra-modern clubhouse that makes a lifetime here more than just fine. So people, welcome to happy outdoors, where every time you set your foot, you'll want to set yourself free in air, that's clean and bountiful.





Hallmark 
Silvanus
Love your living

Behold in sweet delight,
Admire it's every side.
It's not just design but even craft.
Where life's every moment will seem like a draft.



EXPERIENCE HARMONY



Silvanus is set amidst peaceful environs, which makes it just the kind of location for a perfect home. It's a highly secluded place for every member in a family - whether it's the school-going kids who need an active everyday life, or elders who seek peace, calm and comfort for the rest of their lives. Here's a place created for harmony to live together with you.



Where shades all around you are of green,
The life and air and the mood all so clean.
Where the drapes open to let in fragrance,
And sunlight showers in all its abundance.



REDISCOVER BONDS

In life, there are times when you just want to sit back with those who mean the most to you – whether it's family or friends - and just spend time doing nothing, but just talking the blues away, or just sharing things you've always wanted to. Silvanus has several corners for many conversations. Perch on gardens chairs, or just drag your feet getting it caressed by the grass beneath - just revel in life.





Every day of life brings up new surprises,
Among them are endearing rewards and prizes.
All we need is a home to treasure 'em all,
Where resides with you, spaces big and small.



CRAFT DREAMS



Silvanus is a menu of 3 BHK and 2 BHK designed-to-vaastu-homes in several sizes ranging from 1149 sft to 2627 sft. Which means, you have the freedom of space and dimension to envisage interiors and execute design of your choice. Designs that are in synchronization with your imagination of that 'dream home'. Come, make a home at Hallmark Silvanus yours, and craft your dreams to your liking.



The world is full of narrow minds and lanes,
But here's a home with far off window panes.
With every block at a distance from the other,
So they keep friends, family and bonds even closer.



INSPIRING VIEWS



Windows are our view to the world. Windows, they play myriad roles depending on the mood and frame-of-mind we are in. They become a theater screen when we want to do nothing. Open them up, and they become our interface with nature. Just pick up a book and sit by them, and they'll give you company for endless hours, even inspiring you. And at Silvanus, every home has large windows to let natural light and plenty of air right into your home.





S
The Shade
Club

Step out for fitness or for a whole lot of fun,
Here, there's so much to put you on the run.
It's not just a clubhouse for merely a lifestyle,
But a destination with no equal up to many a mile.



KEEP CLUBBING



The thinking at Hallmark is that the dwellings we make shouldn't just be homes. They should offer a lot more facilities and purpose. Which is why we have gone all the way and created a span of ultra-modern amenities, including a vast lobby that doubles up as a meeting zone either to host a quick office talk with a colleague or meet folks who you wouldn't want coming beyond the lobby area. And yes, there are also lavish guest rooms, just in case you need.



Luxury rises to the Terrace Level in here,
With a unique infinity pool that's quite rare.
Overlooking majestically the city's history,
Whether it's a dip or hosting a barbeque party.



LIFE'S COMPLETE

The clubhouse of Silvanus is not just another clubhouse you'll come across in the twin-cities, but a collection of facilities, amenities and superior conveniences spread across multiple floors. Step inside, and you'll discover everything from guest rooms, gym, coffee shop, pool and snooker to a cafeteria. Step out, and there's a lot for kids to indulge in playtime and fun activities. It's the kind of place you've most likely imagined of.



The Shade, the well-designed clubhouse is designed exclusively for you with:

- Ultra-Modern Amenities:**
- Grand Entrance Lobby • Guest Rooms • Library • Coffee Shop
 - Multipurpose Hall • AV Room/Home Theatre
 - Clubhouse has attached Party Lawn and Open air Amphitheatre

- Indoor and Outdoor Sports Facilities:**
- Spa • Gym • Swimming Pool with change rooms • Yoga/Meditation Room
 - Poker and Carom Room • Table Tennis and Snooker Zone • Cricket Net





A residence that's both amazing and towering,
All ready to arise with grace that shall keep it shining.
It has hallmarks to talk about that are so many,
But the one that takes the crown is its quality.



APPRECIATIVE LOCATION

Hallmark Silvanus is located in the strategically prime location of the 120-acre Alkapoor Township, Nekkampur. It's one of the most buzzing and aggressively appreciating locations of twin-cities, especially this side of Hyderabad. This location will put you right in the middle of many of Hyderabad's glorious landmarks, while keeping you closely connected to areas like Jubilee Hills, Banjara Hills, Gachibowli, Nanakramguda and many other such locations.



Golkonda Resorts - 15 min



Cyber Towers - 15 min



Continental Hospital - 10 min



Mehdipatnam - 15 min



Phoenix Green International School - 15 min



Shilparamam - 15 min



JRC Convention Hall - 15 min

LIVE CONNECTED

Silvanus is well-enveloped by many a landmark, thanks to the location it is set in. Its strategic location of Alkapur Township bestows it the advantages of being in real nearness to everything from places of national significance to places of local conveniences. Most destinations that matter to you will never be too far from here. That includes everything from Rajiv International Airport to hospitals, supermarkets and many more.



Financial District - 10 min



Golkonda Fort - 20 min



Inorbit Mall - 15 min



Rajiv Gandhi International Airport - 20 min



Heritage Fresh - 5 min



Apollo Hospital - 20 min



Delhi Public School - 10 min



Oakridge International School - 10 min

SURPASSING BENCHMARKS

At Hallmark, we've set out to create homes of brilliant stature. Homes, which will be looked up to with admiration even after several decades from now. Which is why we've ensured that Silvanus is a creation made of materials, fixtures and support of the most superior quality only. Here's to discovering them better.

Structure

R.C.C. framed with earthquake-resistant loads.

Super Structure

9" external walls and 4½" internal walls with Red Bricks.

Doors and Windows

- Teak wood frame with designer shutter for main door.
- Teak wood frames with designer flush shutters for bedroom.
- UPVC windows with mesh (Aparna/Wintech or equivalent).

Flooring and Dado

- Granite flooring in corridors and lobbies.
- Wooden flooring in master bedroom.
- 800×800 double-charged vitrified tiles in hall, dining and remaining bedrooms (Rak/Varmora or equivalent).
- Rustic ceramic tiles in balconies.
- Glazed ceramic tile dado upto 7-0" height in all bathrooms (Rak/Varmora or equivalent).

Plumbing and Sanitary

- EWC with flush tank (Grohe/Jaquar or equivalent).
- Wash basins in dining/balcony area, master and children toilets (American Standard/Jaquar or equivalent).
- Single lever fixtures with wall mixer cum shower (Grohe/Kohler or equivalent).
- CPVC pipes for plumbing of premium make (Ashirvad or equivalent).
- Provision for geysers and exhaust fans in all bathrooms.

Painting

- Premium emulsion with luppum finish for interior walls and ceiling (Asian/Dulux or equivalent).
- Premium emulsion or emulsion with lupus or textured finish for exterior as per architectural specifications.
- Polish for main door and enamel paint for all other doors.

Kitchen

- Granite platform with stainless steel sink with provision for both municipal and bore water connection, with provision for fixing water-purifier.
- Ceramic tile dado upto 2 feet height above kitchen granite platform.
- Provision for fixing exhaust fan and chimney.

Waterproofing

For all toilets and wash areas.

Electrical

- PVC Insulated wires of premium make (Finolex/Polycab or equivalent).
- Power outlets for geysers in all bathrooms.
- Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer/grinders in kitchen.
- Plug points for refrigerator and T.V. wherever necessary. 3 Phase supply for each unit and individual meter boards.
- Distribution boards and MCBs of premium make (Legrand or equivalent).
- Modular electrical switches of premium make (Legrand/Polycab or equivalent).
- Provision for split AC in all bedrooms.

Telecom

Telephone point in living area.

Cable T.V.

Provision for cable connection in master bedroom and living room.

Internet

Provision for Internet connection in living room.

Lifts

8-passenger automated lift of Kone or equivalent make with front marble cladding.

Power Back-up

100% DG backup for common areas and inside flats excluding ACs, geysers and 15 amp sockets.

Landscapes and Hardscapes

Beautifully designed landscapes and hardscapes designed along with Walk Path, Activity Zones, Children's Play Areas etc. Exclusive lighting is provided for safe community living.

Solar Power Fencing

Solar power fencing all round the compound.

WSP & STP for Water recycling

A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for landscaping purpose.

LPG Connections for Kitchen

LPG Gas to all individual flat needs supplied from Centralised Gas Bank with independent gas meters.



Hallmark's Completed/
Ongoing Projects

Raintree



Glenridge



Ruby



Rain Valley



Gardenia



The Crest

Tranquil

PROVEN LEGACY

Some build homes to create shelters. But at Hallmark, we build homes that go on to become life's most significant achievement. We build homes with care, passion and a lot of purpose. We look to ensure that every square foot we create can be utilized for a practical reason. Proof to this is the bouquet of our projects across the twin cities of Hyderabad and Secunderabad. We have come to establish ourselves as a name that is known to be creating legacies.

84 Luxury Flats @ Alkapoor Township

Hallmark Primera is a spacious integrated commercial and residential project coming up on the 100 Feet Road, Alkapoor Township. It is designed to have a limited flats across the project with modern community living.



245 Luxury Flats @ Puppalaguda

Hallmark Empyrean is an integrated commercial and residential project coming up on a 4.5 acre area in Puppalaguda off the 150 Feet Radial Road #5. It will host luxury apartments and will have features for contemporary living.





The vast land, the gentle greens, the lovely space,
Good things are awaiting you so you come and grace.
Come make Hallmark Silvanus your home forever,
For a life with moments and experiences sweeter.



Hallmark Builders

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Disclaimer: This brochure is not a legal document. It describes the conceptual ideas and the intent and purpose of Hallmark Silvanus. The images are imaginary and the specifications and details mentioned in the brochure are tentative and are subject to change at the sole discretion of the company.



LIFE IS
AMIDST
THE GREENS



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