



love nature
live nature




Blue lotus
VILLA COMMUNITY

live by nature's nest-bhanur



LOTUS BLUE
INFRA PROJECTS PVT. LTD.,



Blue lotus is
on a lush barrier, a life without boundaries



Blue Lotus is a luxurious Villa Gated Community, located on the green neighbourhood of Bhanoor, Hyderabad. Surrounded by flourishing communities and global schools, more than 100 beautifully appointed villas are encompassed in 9 acres. The project is being developed in 6 acres as the part of phase 1. Villas are uniquely designed with contemporary flair, overlooking tranquil verdant.

Complementing such a beautiful neighbourhood, the community's facilities are designed with luxurious indulgence in mind. Each villa finished to the highest specifications, offer designer interiors, generous storage & living space commanding breathtaking views of surroundings coupled by stunning architecture and designer landscapes.





Blue lotus

VILLA COMMUNITY

Community Features



- Spacious design to provide natural light and scenic views of the Blue Lotus
- Barbeque area
- Designed to enjoy the community greenery
- Street Lighting
- Lavish Gardens
- Internal Cables for Electricity, Telephone & Internet
- Water supply (Hydro-Pneumatic system) with Power backup



- Well designed landscaped roads, tree lined avenues and broad walkways amenities
- Avenue Tree plantation
- Beautifully landscaped, the community is encircled with greenery for a rich experience of jogging and cycling track
- Rain Harvesting

6
acres

40%
Open Space


3BHK
Duplex Villas


Designer
Landscape


Excellent
Connectivity





WEST FACING VILLA



area statement

plot sizes - 220/210
sq.yds

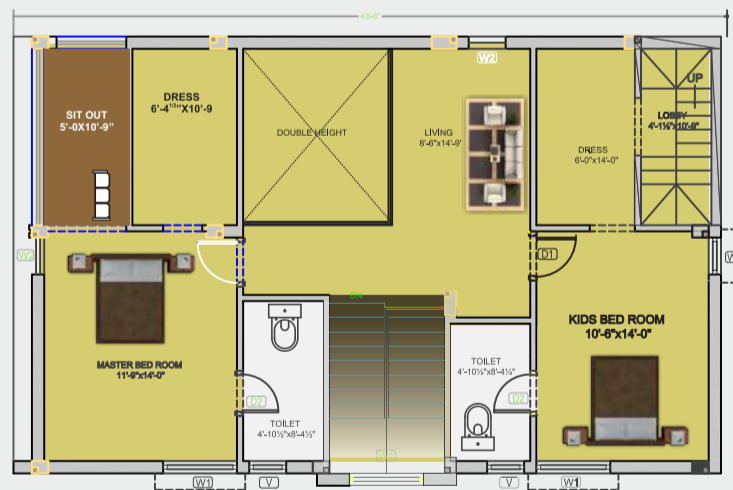
ground flor - 1223 sft
first floor - 1223 sft
total built-up - 2446 sft

210 sq.yds - 50'x37.9" | 220 sq.yds - 55'36'



- Guest Bedroom - 11'9" X 14'
- Dress - 4'10½" X 5'3"
- Toilet - 4'10½" X 8'4½"
- Living Room - 18'2" X 10'9"
- Dining - 10'8½" X 10'9"
- Puja - 3'9" X 3'4½"
- Wet Kitchen - 7'1½" X 10'3"
- Dry Kitchen - 7'10½" X 10'7½"
- Utility - 6'4½" X 14'6"
- P.Room - 3'1½" X 9'6"
- Parking - 17'9" X 10'9"

Ground Floor Plan



- Master Bedroom - 11'9" X 14'
- Toilet - 4'10½" X 8'4½"
- Dress - 6'4½" X 10'9"
- Sit out - 5'0" X 10'9"
- Living Room - 8'6" X 14'9"
- Children Bedroom - 10'6" X 14'
- Toilet - 4'10½" X 8'4½"
- Dress - 6'0" X 14'0"
- Lobby - 4'1½" X 10'9"

First Floor Plan



Floor Plans
Vasthu Complaint

EAST FACING VILLA



area statement

plot sizes - 220/210
sq.yds

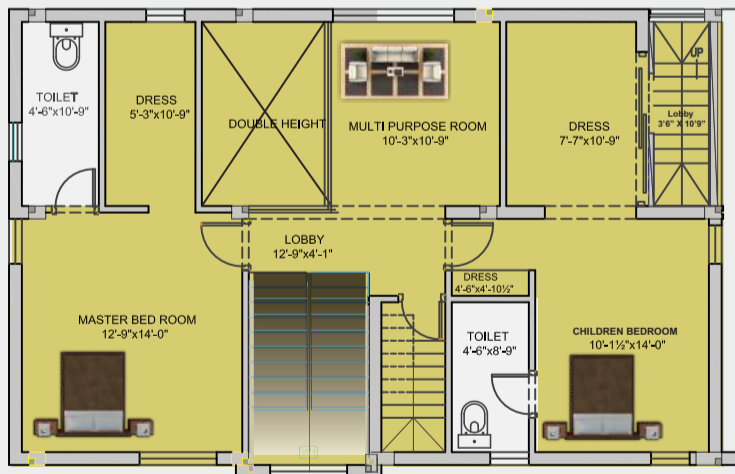
ground floor - 1231 sft
first floor - 1231 sft
total built-up - 2462 sft

210 sq.yds - 50'x37.9" | 220 sq.yds - 55'36"



Ground Floor Plan

Guest Bedroom - 11'9" X 14'
Dress - 7'0" X 5'3"
Toilet - 7'0" X 5'1 1/2"
Living Room - 18'3" X 10'9"
Dining - 10'10 1/2" X 14'0"
Puja - 3'0" X 4'0"
Kitchen - 9'4 1/2" X 14'4 1/2"
Utility - 9'0" X 4'7 1/2"
P.Room - 3'0" X 9'0"
Parking - 14'6" X 10'9"



First Floor Plan

Master Bedroom - 12'9" X 14'
Dress - 5'3" X 10'9"
Toilet - 4'6" X 10'9"
Lobby - 12'9" X 4'1"
Multipurpose Room - 10'3" X 10'9"
Children Bedroom - 10'1 1/2" X 14'
Dress - 4'6" X 4'10 1/2"
Toilet - 4'6" X 8'9"
Lobby - 3'6" X 10'9"

What you want,
What you need and
everything you deserve

Dynamic yet subtle, Blue Lotus Villas bring life into a new area of contemporary luxury. Within this portrait of idyllic beauty, you'll find a myriad of facilities offering you a complete lifestyle that's both stimulating and carefree. Featuring a full-equipped clubhouse hall for celebrating life, kids play area and other thoughtful amenities, there's something for everyone.



Blue Lotus home features



STRUCTURE

- RCC framed structure designed as per ISI Standards.
- Anti-Termite Treatment Carried out as per ISI Standards.

SUPER STRUCTURE

- 9" thick Brick masonry for external walls.
- 4'5" thick Brick masonry for external walls.

PLASTERING

- Internal walls shall have sponge finish.
- External walls shall have sponge finish and cladding as per elevation drawings.

DOOR

- Main door in teak frame with engineered wooden door shutters.
- Internal door in non - teak wood frames with flushed shutters.

WINDOWS

UPVC Windows system with glass as per design.

MOSQUITO MESH

Provision for mosquito net.

PAINTING

- External walls with two coats exterior Acrylic Emulsion paint of Asian/ICI or equivalent make over one coat primer.
- Internal walls with smooth finish with wall punning and Acrylic Emulsion paint of Asian/ICI or equivalent make over a coat of primer.

FLOORING

- In Living, Dining, Bedrooms and Kitchen : 2'x2' Vitrified tiles.
- **Toilet and Utility** : Acid Resistant, Anti - skid Ceramic Tiles.

DADOING

- 2' height ceramic tiles dado above kitchen platform and 7' height dado in toilets of Johnson/Bell/Kharia or equivalent make.
- Utility/ Wash : Glazed Ceramic tile
- Dado up to 4' height of Johnson or equivalent.

KITCHEN

Granite platform with stainless steel sink, with water connection and provision for a) Water purifier b) Exhaust c) Chimney

WASH AREA : Provision for washing machine and wet areas for washing utensils etc...,

BATHROOMS

- Well-planned toilets layout with wet and dry areas.
- CP fitting shall be Grohe or equivalent make.
- Sanitary fitting shall be Grohe or equivalent make.

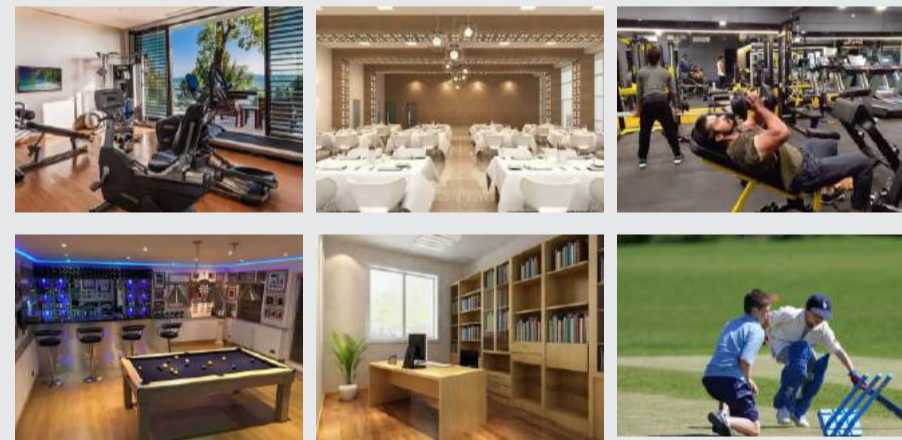
ELECTRICAL

- Concealed piping with copper wires, of Polycab of Havels or Finecab with adequate points for power and lighting.
- Switch Boards : Modular switches and sockets.
- Power supply for each unit with Individual meters.
- TV and Telephone points to be provided in the living & all bedrooms.

COMMUNICATION AND SECURITY

- Telephone points to be provided in the living room, dining and all bedrooms.
- One internet points shall be provided.
- Intercom facility to all the units including security and activity center.
- Provision for cable connection in master bedroom and living room.

The Blue Lotus Clubhouse is what you want, what you need and everything you deserve



Leisure Features

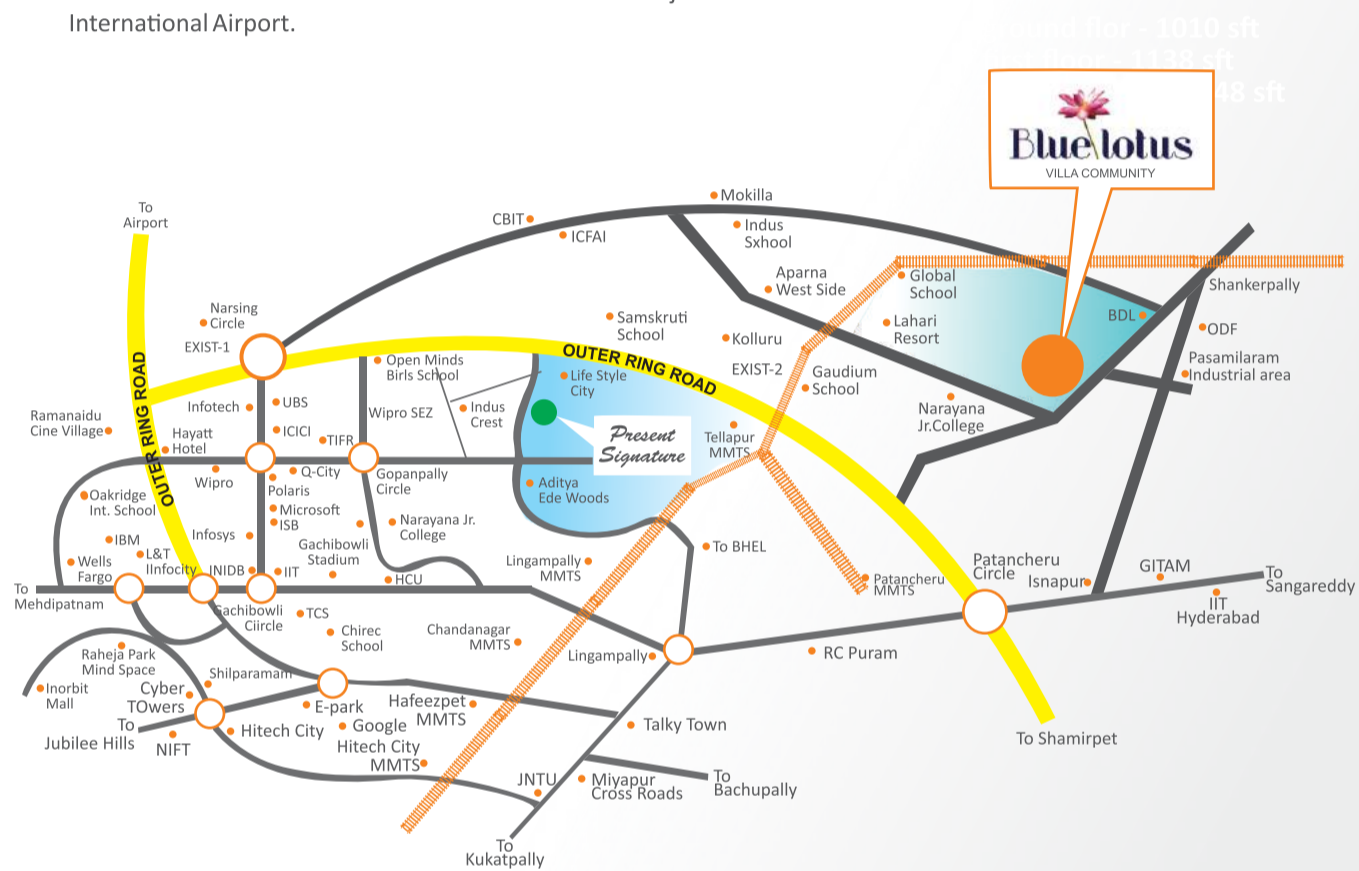
- Fitness Center
- Games Room
- Multipurpose Hall
- Multipurpose Outdoor Court
- Kids Play Area
- Walking Track
- Meditation Room / Reading Room



Location Map (not to scale)

Blue Lotus well connected

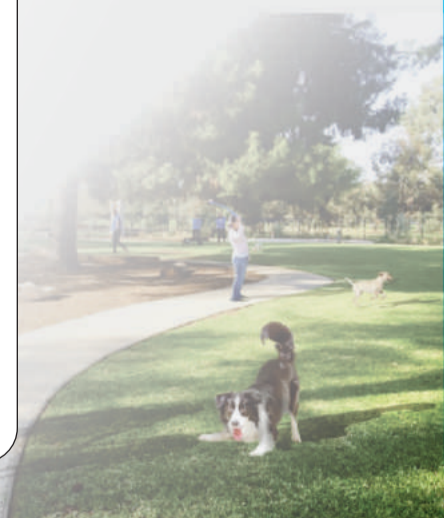
Discover an environment where your life and your family's can blossom. Whether it is work, education, leisure or an impressive host of business hubs, school and retail amenities, this flourishing neighbourhood is minutes' drive away. It is an important destination adjacent to the ORR; just 20 kms from Hyderabad's busy central hub of Jubilee Hills and 45 Min from Rajiv Gandhi International Airport.



Location Highlights

- The site falls within 15 to 20 Km radius from the Gachibowli IT & district hubs and Kokapet's prestigious 100 acres Golden mile project & new IT SEZ sanctioned Kokapet
- The Fully functional Wipro Phase II is just 30 minutes drive away
- Site nearer to prominent business management schools, renowned Engineering colleges, and well reputed international schools
- International IT companies such as Microsoft, Polaris, Infosys, Infotech, Wipro, Honeywell, Kanbay and World leading Financial institutions like Franklin Templeton, CA, UBS fall within 15 to 20 Km radius
- Surrounded by educational institutions such as Samasthi International School, Birla School, Indus International School, Delhi Public School, Oakridge International School, ISB, ICAI, IIIT, GITAM Engineering Colleges like CBIT, MGIT and others assure quality education
- Hyderabad International Airport within 45 minutes drive from the site

A perfect blend of leisure, pleasure & treasure... and that's especially true because as you enjoy every moment with your family at your investment, your investment is multiplying for you





Blue Lotus is developed by Lotus Blue Project Pvt Ltd. The Project is one of the most picturesque the city of Hyderabad with avenue plantation and water bodies.

Lotus Blue Infra Project Pvt. Ltd.

Bhanur (V), Patancheru (M)
Sangareddy District,
Telangana.

Call : +91 73373 66444 | 73375 66444
Email : infra.bluelotus@gmail.com

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

crafted by **Nektrix**