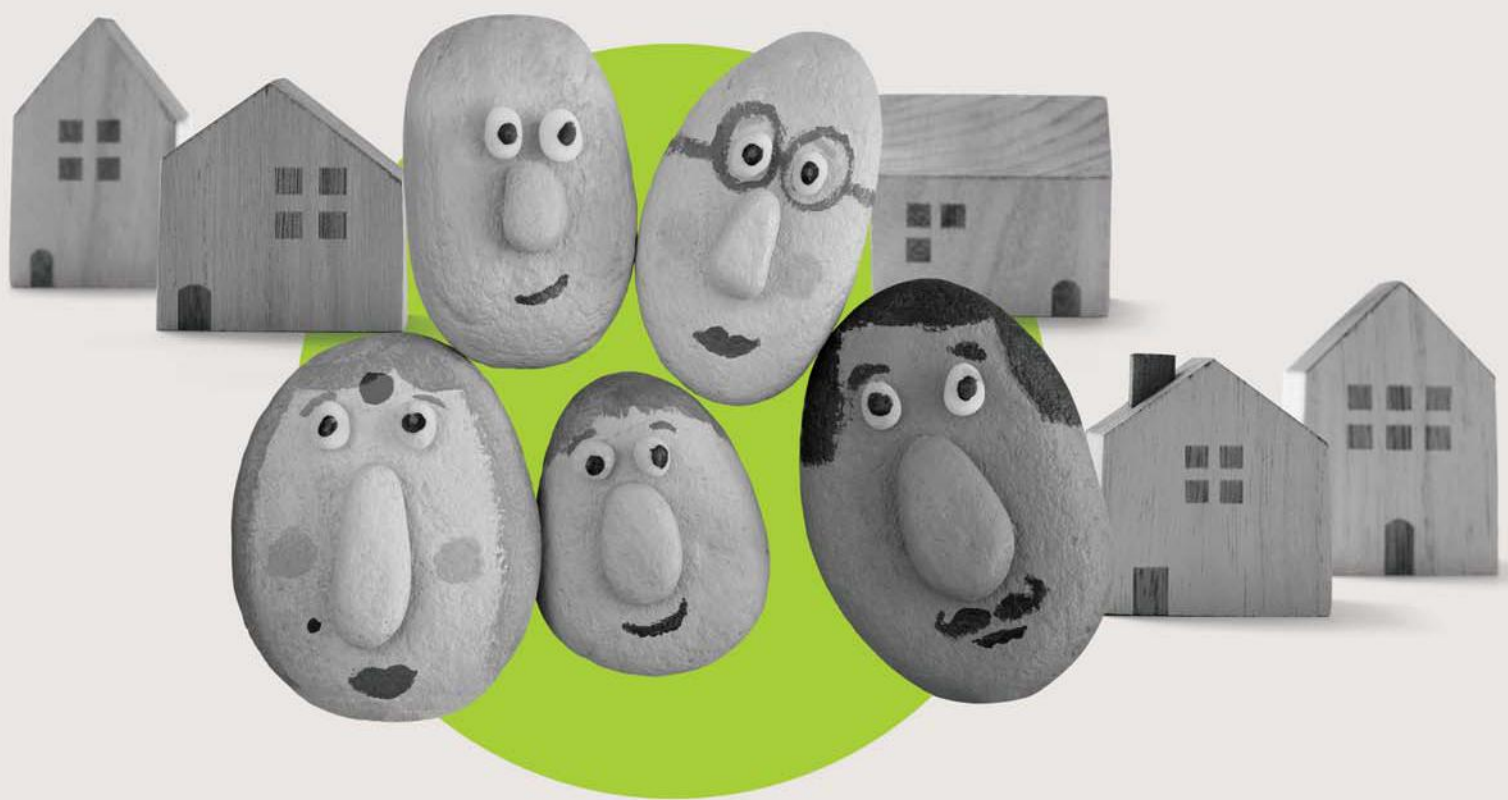


A good
neighbourhood
increases the
value of your
property...





The place, the people and their penchant for quality lifestyle makes Vicinia the most sought-after project in the most promising and progressing neighbourhood. Vicinia by Hallmark, will be truly a hallmark in construction of a residential community.

Vicinia has gone a step beyond building your home, by weaving your neighbourhood for you. It bridges the gap between high expectations, aspirations and ground reality. It is designed specifically to meet the wants in your dream.





Hyderabad is the most happening city in terms of development and opportunities. ITIR-1 in Cyberabad is the most coveted locality, that has changed the skyline with many IT and ITES groups and many prestigious projects sprouting in the vicinity. Vicinia is set to be a part of this emerging neighbourhood with its own stamp of class and a signature style of construction.



Proposed Radial Road No. 5



The Outer Ring Road (ORR), a jewel of the Pearl City is flanked by a plethora of urban structures. They are gradually filling the canvas. Vicinia is coming up strategically off Radial Road No. 5, connecting the Outer Ring Road with Jubilee Hills. It is surrounded by all key amenities that any resident would dream of.



Hallmark has intentionally opted for a G+12 storied mid high-rise towers, in order to complete the project in a short span of time. This makes Vicinia a premium luxury residential project set to be completed with minimum gestation period, focussing on the elegance, needs of the customers without compromising on the aesthetic value.



Vicinia being built on the mouth of the Radial Road No. 5, welded to the Outer Ring Road conjoins Manikonda to the IT district. The imposing and alluring structure in its magnificence would be a prized possession that swells the heart of the dwellers with pride.



As you enter the project, two things attract your attention: elegantly crafted structures and its opulence. Vicinia has been designed to reflect the exquisite style and substance that it symbolises and which its residents truly deserve.

Need and utility
forms the fulcrum of
design and
functionality.
The focus is
therefore designing
the structure that
balances it perfectly
and aesthetically.





The exteriors of Vicinia are enchanting, the layout design demonstrates the mix of utility and open areas elevate the beauty with verdure landscape. This is the result of a well-coordinated team work by the architects, engineers and landscape designers, et al.

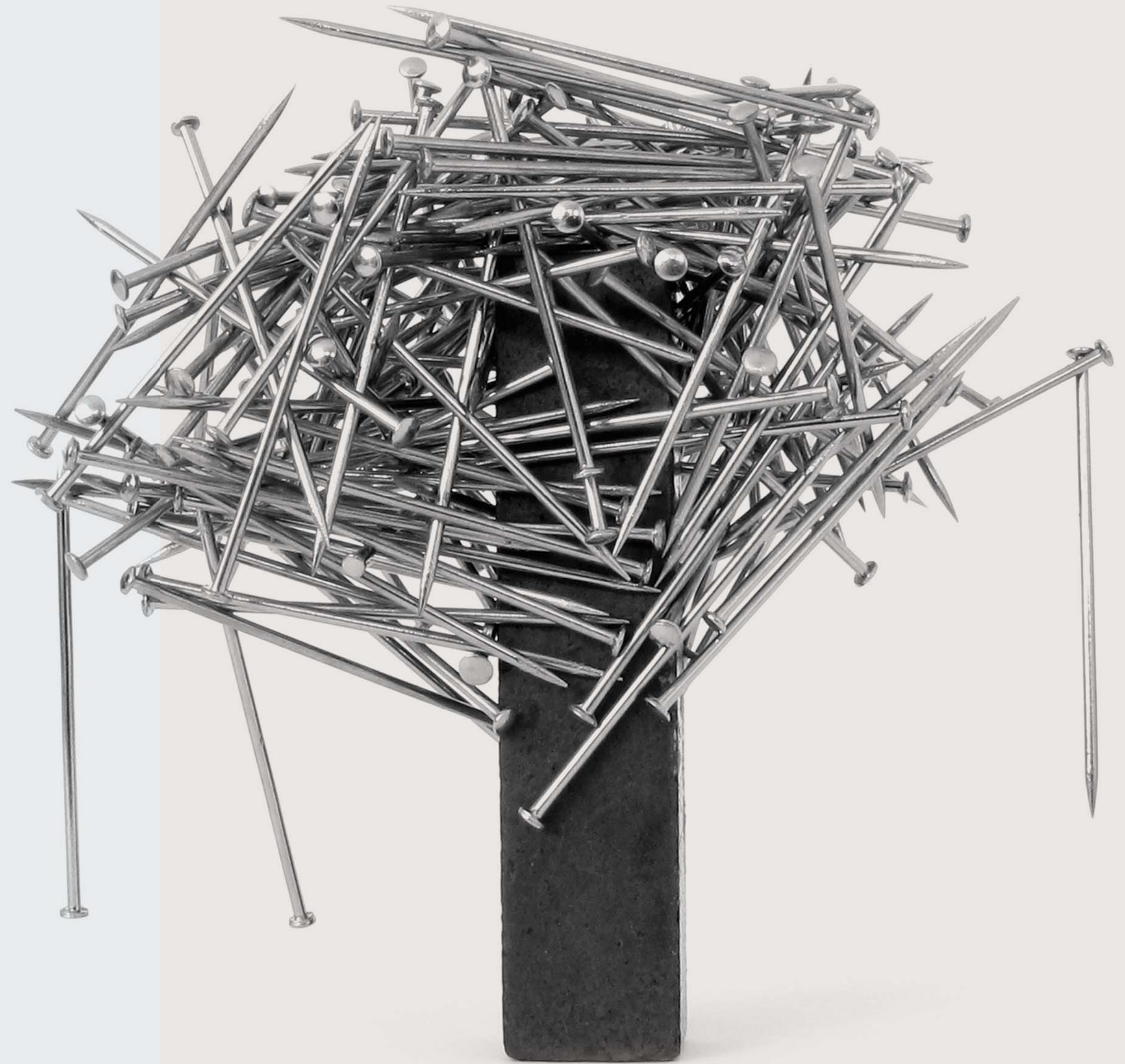


As one admires the elegant beauty of the imposing structure of Vicinia, one is actually appreciating its admirable architecture that is simple yet contemporary and resident-centric. This fusion based architecture with adequate greenery blending with concrete structures is a testimony of eco-friendly construction by Hallmark.



Vicinia has a menu of 3 BHK, 2.5 BHK and 2 BHK designed-to-vaastu-units in several sizes ranging from 1155 sft. to 2205 sft. Thus, delivering the freedom of space and dimension to envisage interiors and execute design of your choice.

Cohesion has a strong power of attraction. It not only draws the class to invest and dwell, but also attracts others through induction.





Hallmark mesmerizes you with this creatively designed architecture. The protruding balconies gives you a feeling of being suspended in the air, bringing natural freshness, open-to-sky space that one only finds in the villas. The 'openness' is accentuated through its lavish space between each unit and the two blocks.

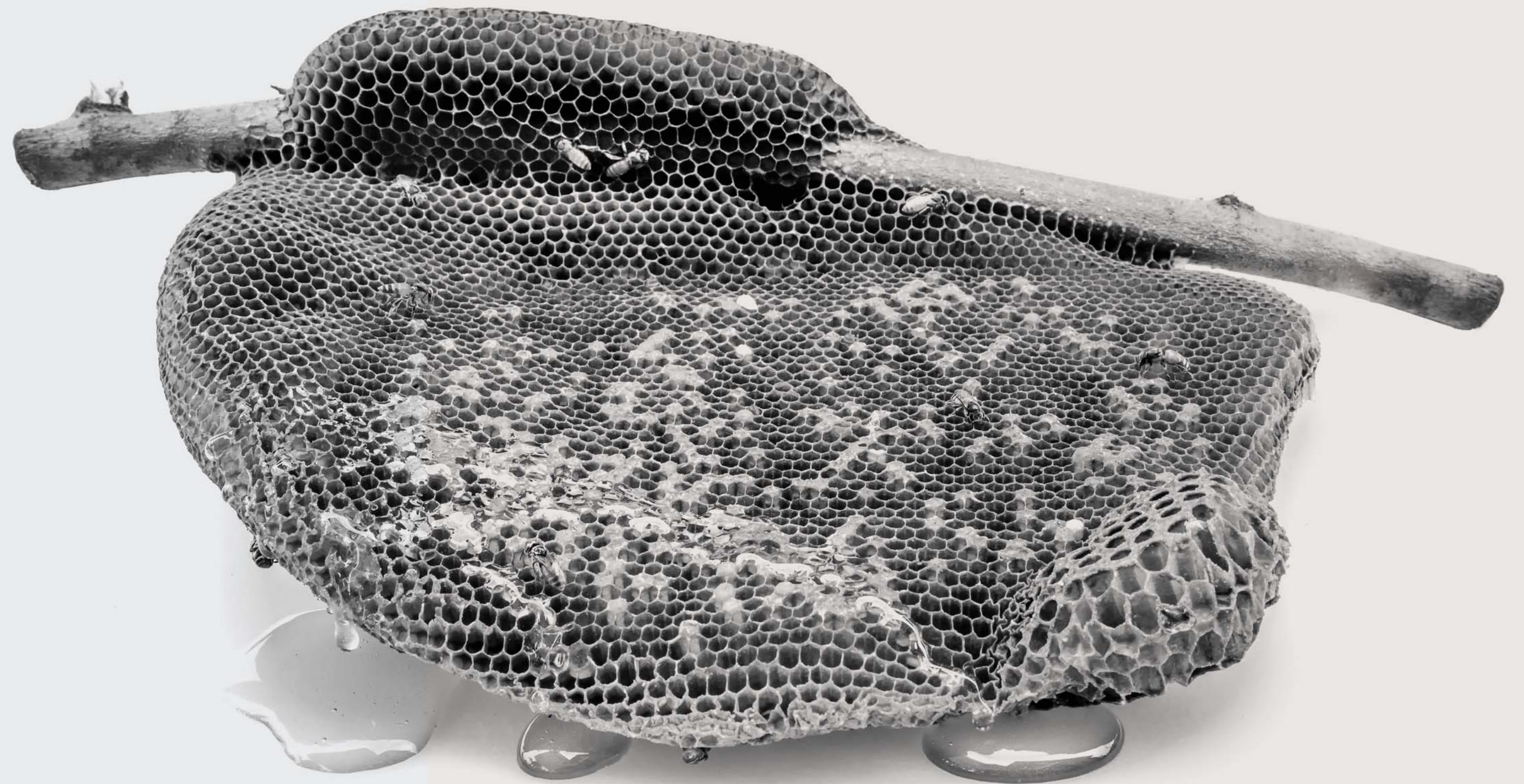
A lot of ideation, planning and science have gone into the designing of the interior layout. The enterprise has been to make good use of the natural light and fresh air by providing for proper ventilation that lets nature seep through French windows and scatter its natural beauty.





Vicinia brings out the romantic in you. The evenings will let you sip your beverage gazing at the evening skies as it changes its hues from orange to blue and then the stars light up the sky. The beautifully designed open-to-sky balconies make these precious moments of family gathering adorable and memorable.

An ebullient community is one that oozes happiness, joy, social and cultural nectar, day in and day out. The natural surroundings tranquil settings and vibrant atmosphere is simply irresistible.





A cursory look at Vicinia makes one feel that the project is built around greenery with exotic plants and seducing landscapes. The reputed landscape designer's team have put in their imaginative best to make this possible. The entire design has been conceived with a lot of application to bring about this hardscapes, because, we value the taste of customers.



The open areas left in and around the blocks have a utilitarian role to play, while oozing luxury and class. They have been designed as play area with allocated areas for various games. Kids and youngsters can spend their evenings playing a game or two of basketball or badminton.



Vicinia is a wonderful community that has something for all age groups. The middle aged can enjoy their brisk walking, while the elderly a leisurely stroll. You can smell the fragrance of the flowers or just warm the benches, while inhaling fresh natural air and a visual treat of the adjacent water body.



Vicinia is set amidst peaceful environs, which makes it a right setting 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.



When amenities,
needs and
convenience come to
you and are within
reach, then the mode
of communting
becomes redundant.



Vicinia's Clubhouse is one of the best that you could find in top residential community projects. It goes without saying that the amenities are by far the best and an ideal recharging zone, where one can socialise, unwind, gossip or simply relax and enjoy the ambience.



As you enter the club house, the imaginatively designed lounge and the atrium invite you and prepare for what is in store. You can entertain your guest, have tête a tête in the cosy settings over a cup of coffee from the cafeteria, host a small gathering and even provide accommodation to your guest at the guest rooms.



The all-covered swimming pool is like an oasis overlooking a carpet of greenery. The deck by the poolside is ideal for poolside parties and fun galore. The cool clean waters of the swimming pool make ripples with the swaying breeze, while creating waves of excitement among the kids and adults for its aesthetic design and utility.



The multi-purpose clubhouse is bound to be the fun zone of Vicinia for a lifetime. This four level recreation zone is equipped with the all the amenities and facilities for the modern dweller and fitness freaks.

Ultra-Modern Amenities:

- Grand Entrance Lobby • Restaurant • Supermarket
- Preview Theatre • Library • Saloon • Creche • Coffee Shop
- Multipurpose Hall • AV Room/Home Theatre • Guest Rooms
- Clubhouse has attached Party Lawn and Open-air Amphitheatre

Indoor and Outdoor Sports Facilities:

- Outdoor Badminton Court • Half-Basket Ball Court • Skating Ring
- Children Rock Climbing • Swimming Pool with Change Rooms
- Kids Pool • Yoga/Meditation Room • Carom Room
- Table Tennis and Snooker Zone • Gym • Spa

Materials are the medium, but ideas are the resources that converge and channelise into a community that is integrated luxurious and premium throughout.



A transverse section of a unit at Vicinia reveals the impeccable planning, optimum space utility and well demarcated areas with elegant finish to give that classic look. The set of value-added features provided in the project makes it an elite residential community.

Building Management System (BMS)

A computerized BMS system is installed to control and effectively monitor the centralized electrical, gas and water equipment. Thus, reducing the wastage of natural resources and providing a healthier living.

RFID Vehicle Management System

RFID Vehicle Management System provides accurate and reliable information to manage and control the movement of vehicles.

Home Automation

The automated system provides homeowners the flexibility to connect the electrical systems in their house, and also customize them with their handheld personal devices.

SIP Video Door Phone

A two-way communication system allows residents to enjoy one-to-one video conversations and get extensive, easily accessible information from central security management hub.

FTTP - Fiber to the Premises

The fiber connectivity technology provides fixed access platform to deliver the speed broadband, IPTV with contents like HDTV and future-coming 3D TV and range of voice telephony services.

Squash Court

As a part of multi-sport promotion, the club facility has a professional squash court to learn and play this elite sport. The spectator colonnade is an added feature.

Lighting Management System (LMS)

An energy efficient mechanism that gives an option to control the entire lighting through central control hub in all the utility and common areas of the project.

24x7 Security Surveillance

A well-integrated fiber connectivity with individual units and CCTVs in the corridors and landscape areas to the central security hub, makes this project a high security campus.

Indoor Badminton Court and Basketball Hangout

The indoor badminton court and basketball turf is professionally designed by exponents in the industry and is operated as a club.

Preview Theatre

A grandeur state-of-the-art audio-visual facility designed to give the best screening experience to guests, and home-comfort to make their presence enjoyable and memorable.



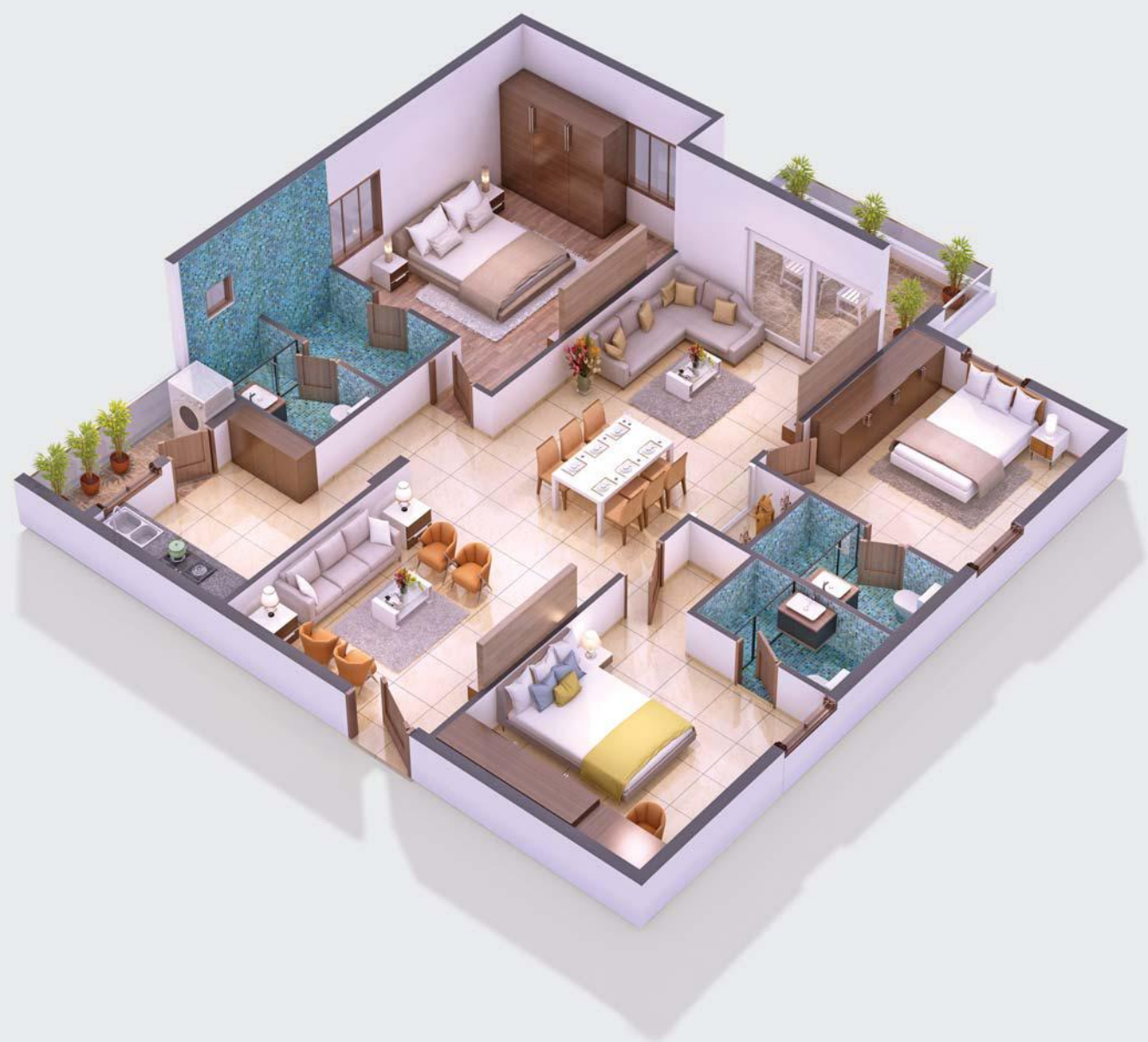
Hallmark has adopted new and innovative technology that simplifies the living of the residents in Vicinia. The new-age Building Management System with remote electronic meters proposed in the project automatically collects the consumption of water, gas and electricity used by individual unit and transfers the data to a central database for billing, troubleshooting, and analyzing.

The key advantages of Building Management Systems

- Contactless Prepaid Energy Meter for consumer to monitor the usage/recharging
- Digital monitors provides the live balances
- Eradicates the undue wastage of natural resources
- Remotely senses the failure/repair of any equipment
- Notify residents update usage
- Help residents plan their budgets
- An integrated Gas, Water and Electrical metering system help save the natural energy
- Stores the usage history to retrieve and analyse
- Regulates, monitors and measures the direct current up to 60A
- Accurate billing avoiding any discrepancies



Vicina is a project that has standards as its bottomline. This claim is reinforced by the fact that the material that has gone into the shaping of this project has the stamp of quality of the reputed brands.



What you see before you, when you are in a Vicinia unit is like the tip of the iceberg. What you don't see but, is more important, the concealed vital components that make your home a paradise. The emphasis therefore will be made on employing the materials of leading brands and executed by experienced and professional team.

Structure

R.C.C. framed structure to withstand wind and seismic loads

Super Structure

8" thick CC Blocks for external walls and 4" thick CC Blocks for internal walls

Plastering

INTERNAL: 1 coat of plastering in CM for walls

EXTERNAL: 2 coats of plastering in CM for External walls

PARKING AREA: 1 coat of plastering in CM for Columns and Beams

Doors and Windows

MAIN DOOR: Teakwood frame and designer veneered shutter with reputed hardware fittings with both sides PU polish finishing

INTERNAL DOORS: Hard wood frame and designer veneered shutter with reputed hardware fittings with both sides PU polish finishing

FRENCH DOORS: UPVC Door frames with tinted glass with provision for mosquito mesh

WINDOWS : UPVC Windows with provision for mosquito mesh (APARNA / WINTECH or Equivalent)

Flooring

LIVING, DINING & DRAWING : Premium vitrified tiles of 800 x 800mm with 4" wide skirting

MASTER BEDROOM: Laminated wooden flooring

BEDROOM & KITCHEN: Premium vitrified tiles of 800 x 800mm with 4" wide skirting

BALCONIES: Premium vitrified tiles of reputed make with matt finish

BATHROOMS: Acid-resistant, anti-skid vitrified tiles of reputed make

CORRIDORS: Combination of double charged vitrified tiles, marble and granite as per architect design

STAIR CASE: As per architect design

Tile Cladding

DADOING IN KITCHEN: Glazed ceramic Tiles Dado up to 2-0" height above kitchen platform

BATHROOMS: Glazed Ceramic Tile Dado upto 7-0" height in all bathrooms

UTILITIES: Ceramic tile of reputed make up to balcony height

Bathrooms

- Wall-mounted EWC in all bathrooms

- Wash basins in dining/balcony area, master and children's toilets ROCA / DURAVIT or equivalent)

- Single lever diverter with shower of reputed make(DELTA/GROHE or equivalent)

- All C.P. fittings of reputed make

- 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 specs

Kitchen

- Granite platform with stainless steel sink

- Clean and purified water supplied through softener plant

- Provision for fixing water purifier, exhaust fan and chimney

Waterproofing

For all toilets and wash areas

Electrical

- Concealed copper wires of best brands

- Power outlets for geysers and exhaust fans in all bathrooms

- Power plug for cooking range, chimney, refrigerator, micro wave ovens, mixer / grinders in kitchen

- Plug points for refrigerator and T. V. where ever 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)

- Power outlets for air-conditioners in living and all bedrooms

Telecom

- Telephone point in living and Master bedroom

- Intercom facility connecting to all the units and security

Cable T.V.

Provision for cable connection in master bedroom, children bedroom and living room

Internet

Provision for Internet connection in living room

Lifts

10-passengers automated lift of Johnson or equivalent make with front granite/marble cladding

Power Back-up

100% DG backup for common areas and inside flat, excluding ACs, geysers and 15 Amp sockets

Fire and Safety

Fire systems will be provided as per fire department norms

LPG Connections for Kitchen

Provision for supply of gas from centralised gas bank to all individual flats in kitchen with gas meters

Landscaping

Landscaping in the setback areas wherever feasible and in tot lot areas with aesthetically designed landscape

External Lighting

Light posts with lamp fittings, at setback and landscape areas and lights in staircase and corridor areas

Compound Wall

Compound wall shall be constructed all around the plot with solar fencing

The completed residential unit in all its splendour looks captivating. Hallmark beckons you to set up your private world with your loved ones and make it your Eden, the garden of love for a lifetime.





Hallmark has been digging out gems in construction one after the other. The latest jewel in the crown is Vicinia that has catapulted Hallmark into a bigger league. Hallmark is gearing up to construct 5 million sq.ft. of mixed use spaces as well as villas projects by the year 2020.



Proposing new-generation Sky Villas soon @ Manchirevula
G+7 Floors - 384 2BHK / 3BHK Flats

This beautiful venture is spread over 6.5 acres of land located on the bank of the water body flowing down from the Gandipet reservoir along the well-demarcated green corridor zone. The G+7 designed project is a symbol of ultra-modern living.



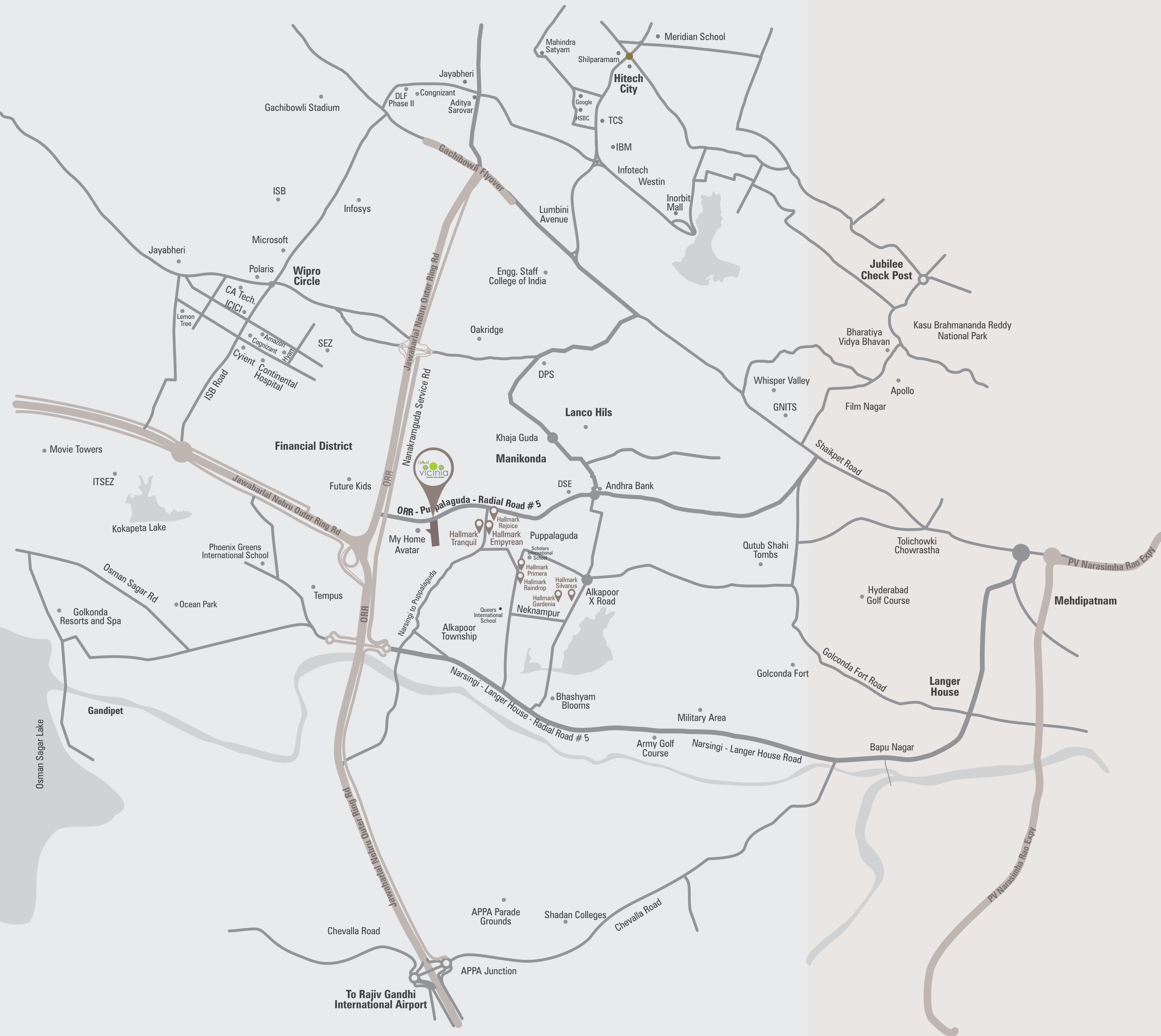
Unveiling Commercial and Mid high-rise towers soon @ Narsingi
G+12 Floors - 234 2BHK / 3BHK Flats

Another feather in the cap of Hallmark, 4 Drive is coming up at Narsingi, very close to the roundabout on Radial Road No-5, connecting Kokapet IT corridor to Hyderabad. This G+12, mixed use project is set to be a landmark in that area.

Hallmark's Completed/ Ongoing Projects

When we make a commitment, we adhere to it. Fulfilling a promise and maintaining timelines is the Hallmark of Hallmark. The rapid pace of completion of our projects and ensuring customer happiness has earned us immense customer loyalty the true 'medal of honour' that we cherish.

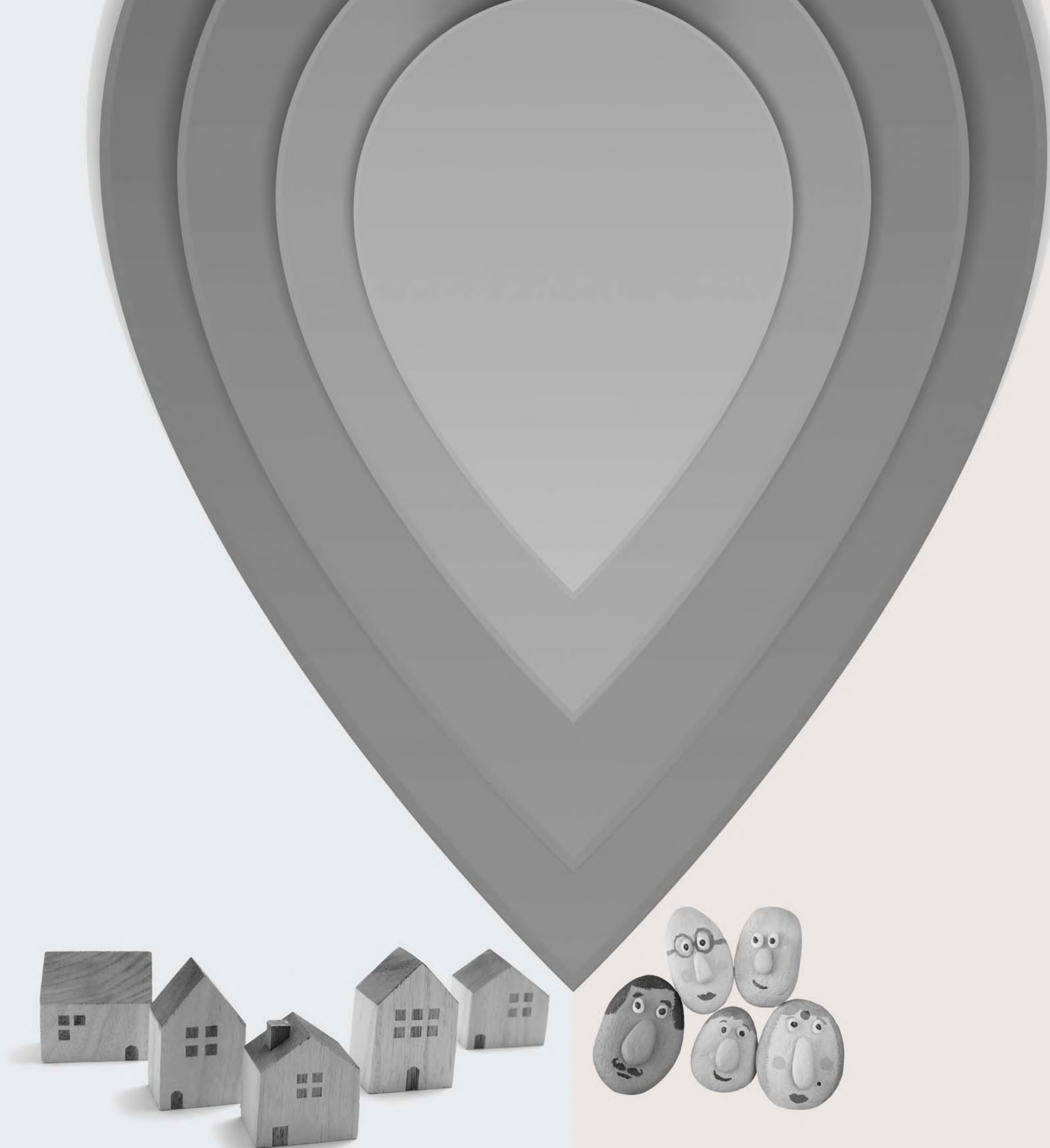




A bird's eye view of the locality and location of the Hallmark projects depicted in dots stand testimony to the selection of sites, location and make Hallmark projects a landmark. Vicinia is prominent in its presence and has enhanced Hallmark's credentials manifold through its design, appearance and acceptance.

Ease of Accessibility

HITEC City	15 min.
Gachibowli	10 min.
Wipro Circle	10 min.
Jubilee Hills	20 min.
Airport	25 min.



So, you have travelled through the dream, you've walked through your home and the neighbourhood. You are witnessing the dream transform into reality and the location radiate with Vicinia. There is however, just one tiny gap to be filled; your name in the dotted line to make it your dream world.

www.hallmarkbuilders.in



Hallmark Builders

Sales Office: 5th Floor, Above South India Shopping Mall, Vamshiram Builders Building, Near Flyover, Gachibowli, Hyderabad - 500 032. M: 99050 99999, 8297 887 887.

Site Location: Hallmark Vicinia, Beside My Home Avatar, Gachibowli Extension, Narsingi.

www.hallmarkbuilders.in

Member



www.credai.org



Architects



www.instonearchitects.com



www.designhorizon.net

Structural



zakiassociates@gmail.com

MEP Consultant



www.synergyinfra.com

Landscape



www.conifer.co.in

BMS & HA



www.vectorsystems.in



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