

he fascinating richness of greenery With dense vegetation and 1000+ trees.

The inspiring idea of sanctified living.

The epitome of sustainable lifestyle.

The supreme means of ensuring wellness.

The ineffable feeling of being reassured across critical needs.

The inimitable expressions of farsightedness. The personification of trailblazing spirit.

The matchless blend of city and country.

The lasting sense of privilege.

Presenting the 360LIFE magic woods at Hi-tech city, Hyderabad. Uber-premium vertical garden apartments far superior in multiple ways to villas. It is genuine respect for life eloquently reflected. A unique residential address that is timeless in value from a slew of perspectives, and eternally enviable.

Make a choice of a home that is nothing less than a revolution.



# 01 NATURE



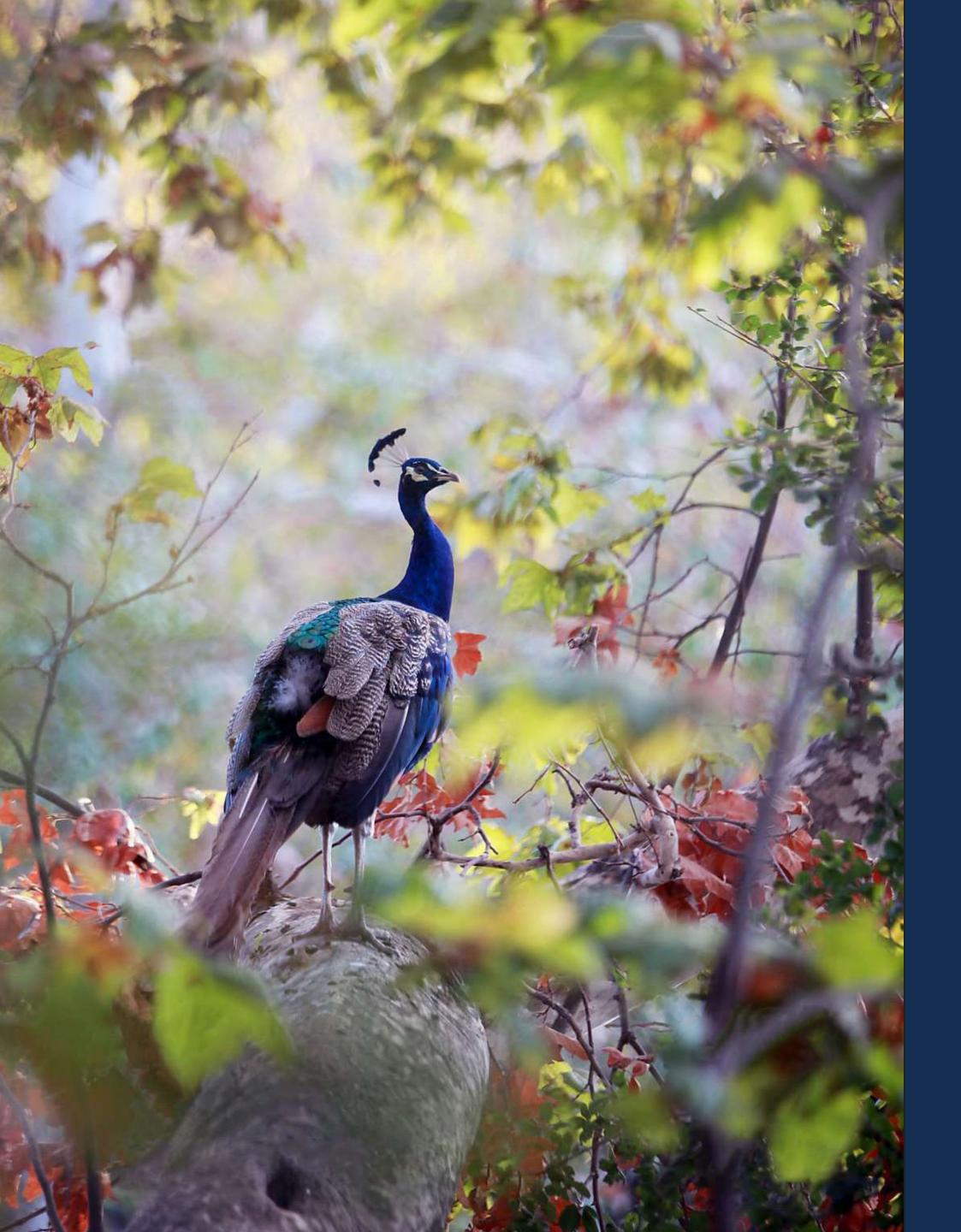
# 1000+ WOODEN PILLARS UPHOLDING TRULY HEALTHY LIVING.

/36 EX6 ....

1000+ diverse and stately trees including mango, sapota, neem, ashoka,These great friends to live with are a significant part of your exalted address forming a mini forest, making a riveting scenery, creating an orchestra of tweets, and surrounding the magnificent 30-storeyed **360LIFE** Magic woods Vertical garden apartments @ Hitec City. Spread over 3.5 acres they yield that exquisite comfort of

airiness and the priceless fruit of robust health



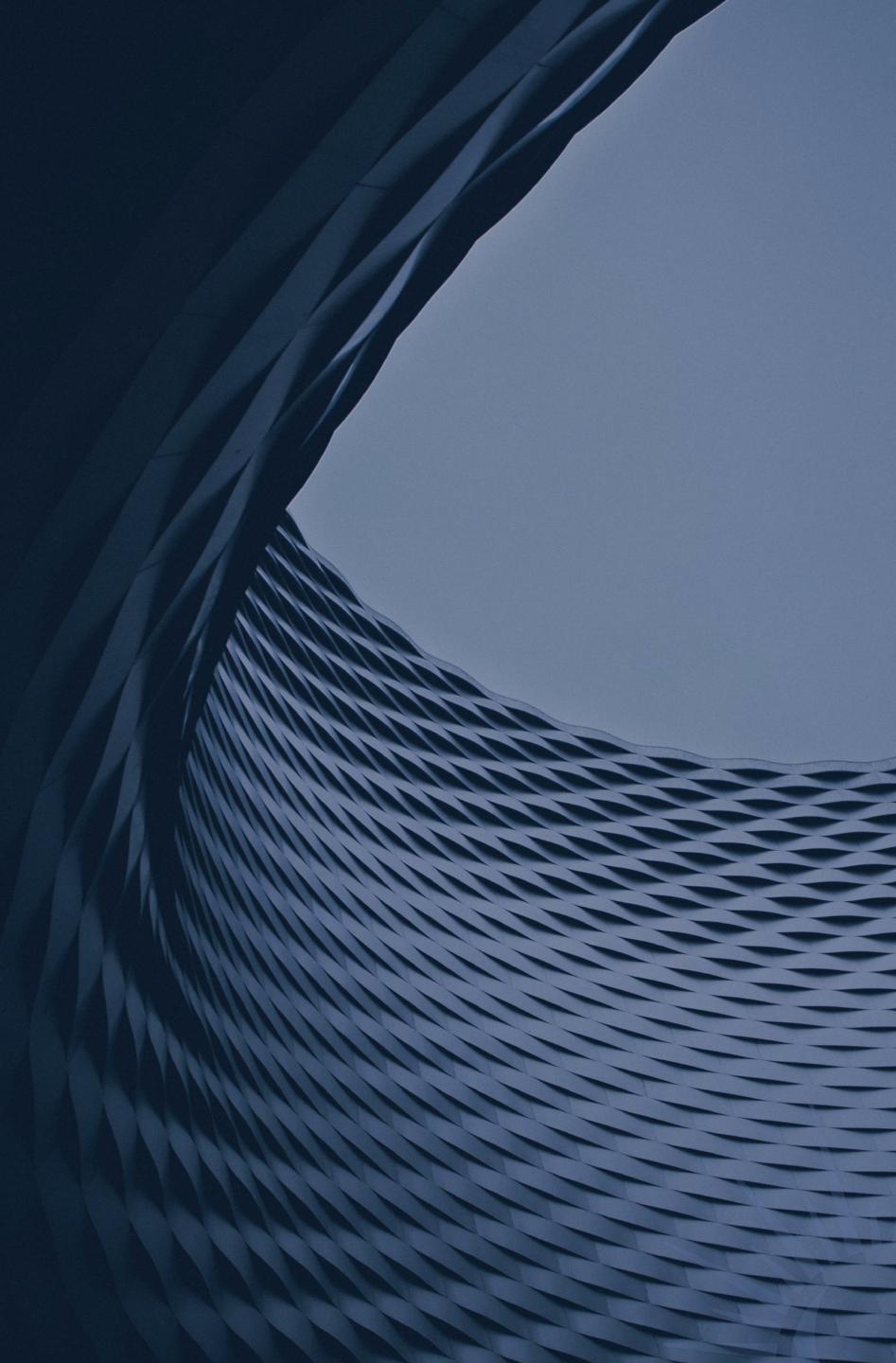


## A BIODIVERSE SETTING IN A CITY IS NOT A FANTASY. IT IS YOUR RESIDENTIAL ADDRESS.

When you choose **360LIFE** Magic woods you don't just get a home. You revel in a veritable world that will be effusively talked about. A world that is biodiverse, fascinatingly colourful and an exemplary stress buster. There is a lot that is relaxing and riveting to behold. There are many ineffable feelings to be had. The high wall between fantasy and reality lies collapsed.

Peacocks, squirrels, rabbits, multifarious birds, micro ponds, etc., make your home a sheer magic. Life goes like a dream.

# 02 FORM



# FIRST IN INDIA AND SECOND IN ASIA: A HOME WITH A VERTICAL GARDEN TO GROW A GREATLY SENSIBLE LIFE.

At **360LIFE** Magic Woods you reap a unique feel of life with a home of wellregulated vegetation that is along the façade. Between the outer wall and the living wall is a waterproof barrier making seepage absolutely impossible. The various plants aren't just an immensely pleasing aesthetic feature but also contribute enormously to healthy living by being a fresh air source and a barrier against dust.

Looking great. Working great. That is your home.



## BEAUTY AND CHARACTER IN A VIBRANT MARRIAGE.

Uber aesthetics. Breezy setting. Exceptional air quality. Enchanting views all around. Serenity at its peak. The property is of 3.5 acres of land & 288 flats with 60% as open sylvan and vegetated area.





30 FLOORS.

5 floors for parking Total built-up area: 1 million sq.ft

## 288 APARTMENTS

12 apartments on each floor

**4 BHK** 3575-4850 sq.ft

## 3 BHK

2475 -3300 sq.ft **360LIFE** Magic woods @Hitec City, Hyderabad.

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## AN APARTMENT THAT ACCOMMODATES SOMETHING EXTREMELY SURPRISING: A SKY VILLA.

It is an apartment. But only seemingly. In character it represents everything endearing about a villa and all the well regarded conveniences of an apartment.

Privacy is a prized need. So no two apartments face each other and a distance of 60 feet between any two opposite apartments separates them. Each flat boasts upto 3 balconies and a private elevator for 3000+ sq.ft. flats. The first 5 floors from the basement comprises parking. The 25 floors upwards of them spell a feel of being in the sky.





## EVERYTHING ABOUT YOUR HOME IS TOO SPECIAL. BALCONIES ARE NO EXCEPTION.

The 3 balconies of your home are larger than usual bringing to you that thrill of feeling high up in the air. Each is vested with a very sensible green touch. The hall balcony may have fruit bearing variants while may be aromatic plants for the bedroom one. And the kitchen balcony, yes, you guessed it, may have vegetable plants, predominantly the leafies. All the green life of the balconies are fed by an intelligent irrigation system.



## YOUR BREATH-TAKING HOME IS ALSO ONE THAT BREATHES.

Your home boasts the cutting-edge way of air management that ensures an adequate and uniform distribution of fresh invigorating air all over the property. Stale air gets expelled automatically facilitated by advanced air quality monitoring systems, while fresh air is admitted. Simply put, it is exhalation and inhalation.

Outer walls of your home have glass more then usual, helping keep the temperature low together with the dense woods that form a core part of the property and also lets you be well insulated against the City's noise.

A life of serenity lived with an air of confidence. That is about it.



## ENJOY THE BIGGEST EVER LUXURY OF LIFE: DIVINELY PURE WATER.

Pure air is ensured by the awesomely extensive green cover of the property. But absolutely pure water that is a profoundly crucial need is elusive for most of the world. At **360LIFE** Magic Woods a genuinely scientific approach to water purification is adopted to enable water that is filled with life. Water is passed through a series of copper plates & further treated with natural ingredients to get energized alkaline water.

## YOUR GREAT CHEMISTRY WITH LIFE IS ENSURED BY THE ROBUST BUILDING BIOLOGY.

Yes, if you haven't known it already there is this concept of building biology the knowledge of which is widely and rapidly spreading but very sadly the practical use of it remains scarce. Needless to say, your life-honouring 360 Life Magic Woods home reflects a sharp focus on it.

According to the International Institute of Building Biology and Ecology(IBE), the core aspects of building biology are building materials and processes, electromagnetic fields (EMFs), electromagnetic radiation (EMR) and indoor air quality (IAQ). An extensive list of principles evolved by IBE to realise buildings that are healthy and exemplify environmental sustainability has been fully adhered to by the scientific form and proportion driven **360LIFE** Magic Woods to spell a multitude of wholesome benefits including effective resistance to pollutants, allergens, dust, and harmful micro-organisms; negation of electromagnetic and radio frequency radiation; abundant natural lighting and purified air; balance of thermal insulation and heat retention; optimised room acoustics, etc.

Respecting your life in detail. That is the building biology of **360LIFE** Magic Woods.





## HEAT BANGS ITS HEAD IN FRUSTRATION ON THE WALLS OF YOUR HOME.

The creator of your home is also the creator of the bricks used for it. The bricks are not bought from what is commonly available and not made the standard way as is the norm. They are uniquely and scientifically created to ensure heat tastes abject defeat in its bid to enter your home. The heat-resistant walls are another green aspect of your home that is an outstanding example of sustainable development with an energy saving prowess that is quite incomparable.

Be extremely cool from knowing that your home is about the best of everything, and represents a profound sense of environmental responsibility as you do.

# 03 LUXURY









## THAT YOUR HOME WORSHIPS YOU IS SHOWN BY THE USE OF ANCIENT TEMPLE STONES.

Ancient temples of India are constituted of stones scientifically considered to be powered to influence certain significant dimensions of life. The great deal of science characterising these sacred buildings spanned the planning, design, and choice of construction materials, especially stones. There was also an interesting recognition of a gender division between stones. The arrangement of males and females followed a scientifically-determined pattern to yield oodles of positivity, harmony and productive energy to the person experiencing the environment. Your strongly well-being centric home employs the said stones in traditionally prescribed ways in some of its common areas such as the lobby, corridor, atrium, etc. The feeling from it is distinct. And the feeling that your home is so worshipful of you certainly happens.

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A life of serenity lived with an air of confidence. That is about it.



## CENTRAL AIR-CONDITIONING. BECAUSE YOU KNOW IT IS A HOT IDEA.

Your home is highly energy conserving with hardly any need to use fans or air-conditioners. The caressing by the breeze, afforded by the multitude of trees is something you can't have enough of. But, nevertheless, you are served with world class central air-conditioning, so your home is high on green credentials with a great deal of energy efficiency and much less pollutants release into the atmosphere. And, yes, you are also free from the annoying noise of the AC external units and the eyesore of their presence on the exterior walls.



## JUST AS YOUR HOME COMES STRAIGHT FROM THE HEART, THE ELEVATOR GOES STRAIGHT UP TO YOUR HOME, AND DOWN TO YOUR PARKING SLOT.

The point your home makes is straight and simple: convenience of living at **360LIFE** Magic Woods is as high as it can ever get. Among the abundance of examples is the high speed swanky private lift that takes you straight and almost instantly into your home from your car's parking slot. So, virtually, stepping into the lift is stepping into your home or your car.

Talk about your accelerated life having a welloiled engine that is your thoughtful home.



## YOUR LIFE HERE IS A BEAUTIFULLY SCRIPTED STORY. A HOME CINEMA IS THEREFORE ONLY TO BE EXPECTED.

The plush home cinema is a thrilling experience with a giant screen that absorbs you totally. Setting out with family to catch a flick will seem too dated.



# THE CURTAINS PART BY THEMSELVES AS THE SUN SAYS GOOD MORNING. THE MUCH SUNNIER SIDE OF AUTOMATED LIVING IS HERE.

The overwhelming pool of winsome natural features apart, the sunnier living at **360LIFE** Magic Woods is also driven by cutting-edge Artificial Intelligence that makes your home human-like.

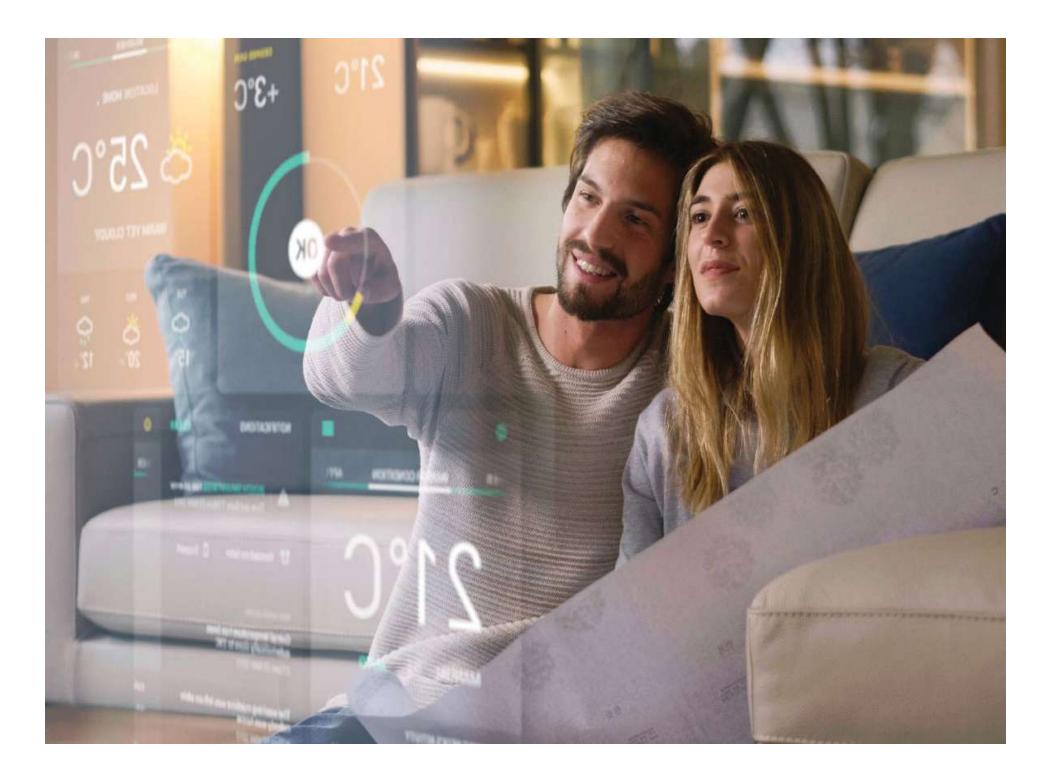
## SENSOR WINDOW CURTAINS

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The day begins on a cheerful note with your smart home suffused with sunlight by all window curtains parting automatically on touch by sunlight.



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## CONSTANT AND REMO TECHILD MONITORING

You can observe your child's activities indoors or outdoors constantly and remotely on your mobile phone wherever you are. Your child can be tracked all the way to and from school.



## DETAILED SURVEILLANCE

Every part, every corner, every nook of the building is under hi-tech surveillance. No outsider like the delivery boy is allowed to linger around for longer than usual.



## **BIOMETRIC ACCESS FOR DOMESTIC STAFF**

You can feel extremely secure with a robust anti-intrusion system that involves biometrics. So only people employed by you or the building will have access to specified parts of it. Your maid's activity can be tracked too.



## **PROVISIONS AND LAUNDRY ALERT**

Your busy life may not alert you to the fact of your provisions running out. But your home will never fail to. So food and drink stocks can be replenished with no delay. Same with laundry too as you will be informed when it is time to do it.

Multi-layered. Farsighted. Hassle-free. Cutting-edge. The most reassuring ever in the matter of home security. To sum up it is of the kind airports employ. Because being at peace is being in complete charge of your life.

## AIRPORT-LEVEL SECURITY. BECAUSE PEACE OF MIND IS OF SKY-HIGH VALUE.

Baggage check. Vehicle check. Facial recognition. Biometric access. Metal frame detector. And the ultimate class of everything else that is standard.

For instance, each corridor is to be biometrically accessed. Access cards for non-guest visitors like delivery boys will ensure that their presence in the building is only for a stipulated time and not a minute longer. Such visitors are constantly tracked all through their period of presence. Any possible delay of their exit is promptly addressed. Your maid is monitored across her work hours.



## ULTRA-PLUSH GUEST SUITES - AND WE ARE NOT TALKING OF AN ICONIC INTERNATIONAL HOTEL.

Your home accords you and your guests the status of a king just as it does to the natural environment. You are a solicitous host. Perfection is your calling card. You will want the coveted joy of your path-breaking home that affords nothing less than the sheer taste of royalty to be shared often with relatives and friends you cherish. A truly great home is one you don't or very seldom look beyond of for a holiday. A truly dream host you will easily be for sure.

Opulent and mesmerising 5-star guest suites. Chaffeur driven vehicles for you and your guests. Concierge service. In short, wallow in non-pareil luxury of every kind with your **360LIFE** Magic Woods home where the pleasure of being a perfect host, and the contentment of being a resident are simply stratospheric.



WITH THE TREES YOU WILL FIND A LOT OF BIRDS FLYING AROUND. WITH THE RECRATIONAL AMENITIES TIME TOO WILL FLY

You have it all at **360LIFE** @Hitec City. There is something to look forward to. There is something to be enjoyed at different times of the day. There is a sense of contentment awaiting you.



## YOU DESERVE TO BE HAPPY, JOYFUL & NURTURED. WE MAY THINK WE ARE NURTURING OUR GARDEN BUT OF COURSE IT'S OUR GARDEN THAT IS NURTURING US.

At **360LIFE** magic woods, the terrace garden comprises everything that can be done on a roof and beyond. be it yoga area, childrens play area, party garden and much more. while solar panels do their noble work Generating electricity, the fruiting and veggie creepers under them allow you to experience the true nature.



## SOLAR ROOF



## AROMA GARDEN

# YOGA LAWN





## PARTY LAWN

CHILDREN'S PLAY PARK

## STATE OF THE ART MODERN AMENITIES:







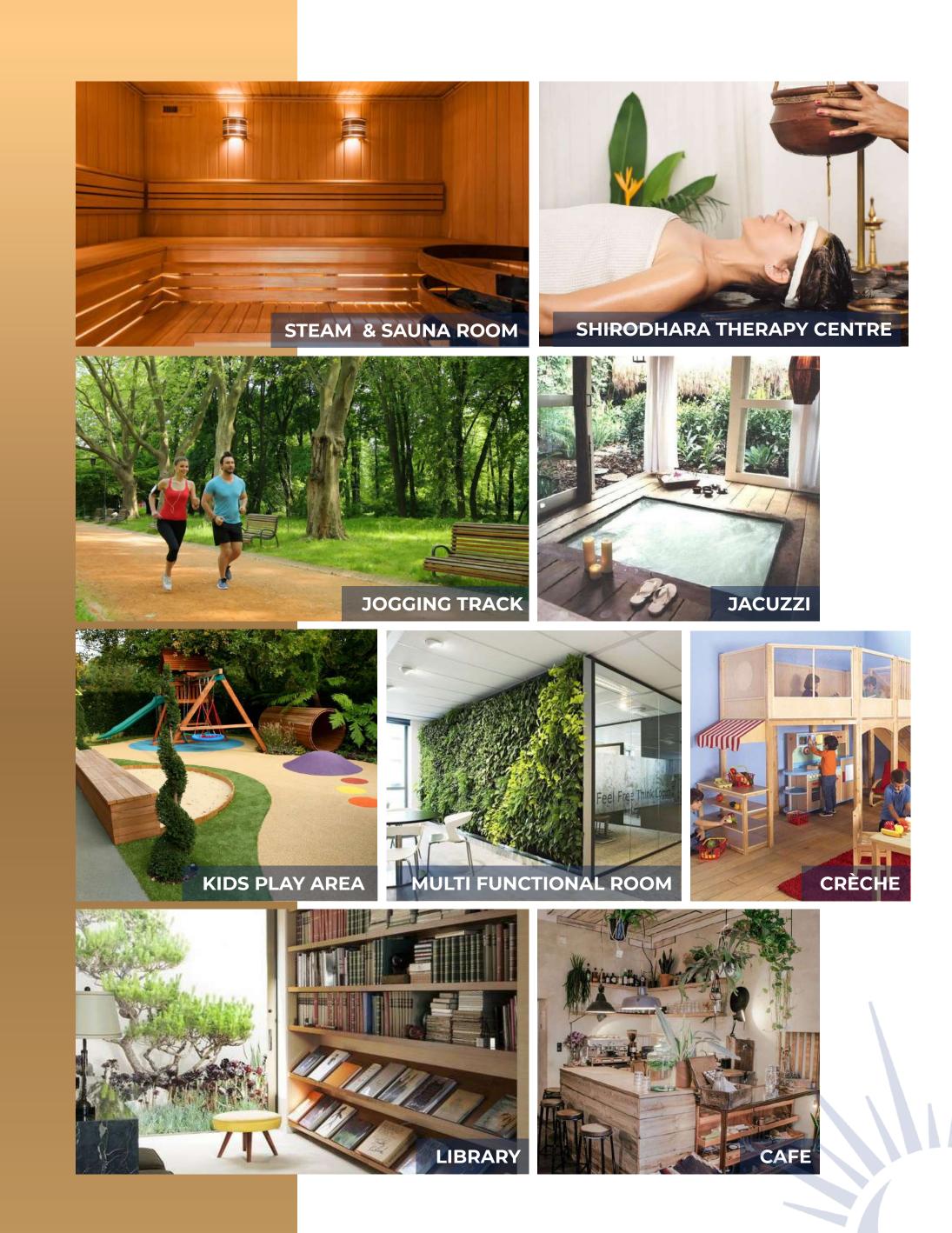














## THE GREAT IDEA OF SUSTAINABILITY HAS A GREATER EMPHASIS HERE.

Everything the future demands as extremely essential is well in place at **360LIFE** Magic Woods. To be assured of an adequate supply of water and energy in store infuses your life with a feeling that is rare to have in this time and age, and helps makes the flow of life as smooth as possible.

#### SEWAGE TREATMENT PLANTS

Sewage treatment plants are of a capacity much higher than usual for residential needs, and operate on dual mode with membrane-based and resin-based bio reactors as input for alkaline energised water.

## RAIN WATER HARVESTING

A unique technology of rain water harvesting is employed that makes the conventional system seem superficial and enables harvesting of 95% of Available rainwater. The harvesting pits are several hundreds of feet in depth, and the recharge pits are numerous and well distributed. Seeming like mini ponds they add greatly to the scenery.

Marten

## SOLAR ENERGY

While your home facilitates enormous power savings by way of its technological and natural features, the solar panels subtly placed atop the terrace reduce the property's energy foot print by generating between 100-250 KW of electricity.

# ALRIGHT, YOU NOW HAVE A HOME THAT FEEDS YOUR PRIDE. BUT WHAT ABOUT THE FOOD TO FEED YOU?

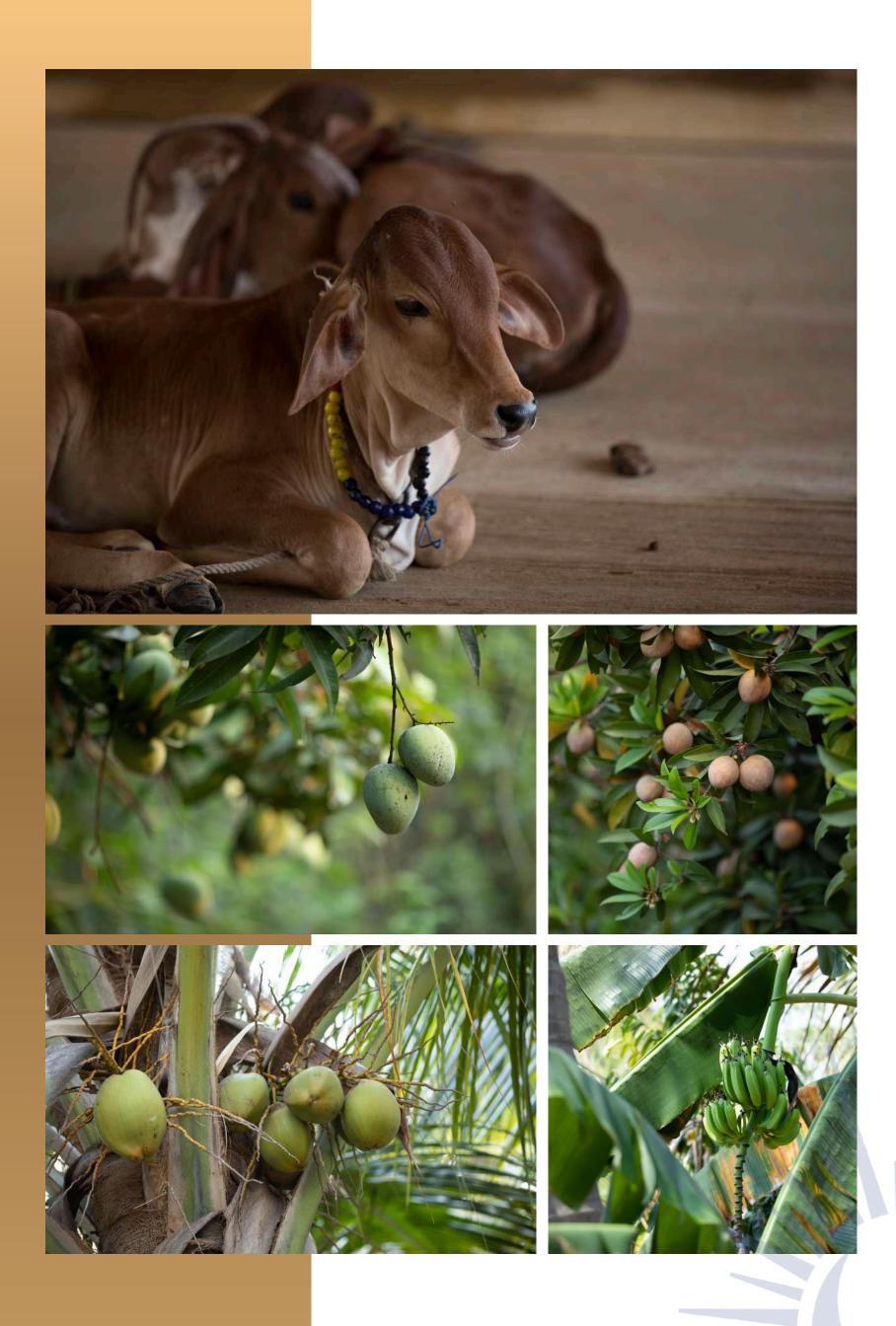
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All the big money you earn means a big nothing if it fails to ensure that you live the way you are meant to as a human. Commonly, the food that is available today is grown the easy and fast chemical way that poses grave risks to your health in the long run, You work hard. Your achievements are to be cherished very deep into the future. Your family is to live reassured of good health all the way. Pesticides in greens, harmful chemicals in fruits, lead in fish, antibiotics in chicken and red meat, colorants, carcinogenic and acidic preservatives in everything packed, dont you deserve an offering that is guaranteed healthy for you & your family?

**360 LIFE ENLIGHTENED ORGANICS** cares for you to the hilt by providing you cereals, pulses, spices, vegetables, milk, dairy products and more produced exclusively for its residents in the genuinely natural farming way at select farms.

Remember ever that there is food, and then there is food that respects you. Something to chew on, right?



# THE CENTRAL KITCHEN MAKES A WONDERFUL TASTE OF CONVENIENCE FOR THE BUSY LIFE YOU LEAD.

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KICHA

VEG

KITCHEN

The residents of **360LIFE** Magic Woods can avail of an ardently sought ingredient for modern city living: freedom from cooking at the end of a rushed and tiring day at work or for whatever other reasons. Eating bought junk or reheated food is not something you must condemn yourself to either. So like manna from heaven is the comprehensively equipped and ultra-modern central kitchen that uses only naturally grown vegetables and meat to dish out an excitingly wide range of multicuisine food with world class hygiene standards. Food at anytime of your choice is prepared on order and served at your home. At times, your recipe advisory of cooking is allowed for the food to confirm to your sharply specific needs. The central kitchen facility also allows multi-resident participatory events in cooking towards fostering community bonding.







#### NEAREST SCHOOLS

World One School – 3 km Oakridge School – 7.1 km ISH – 13.1 Km Gaudium School – 26.4 km Aga Khan Academy – 42.8 km Delhi Public School – 7.6 km Chirec International School – 4.5 km

#### NEAREST MALLS / STORES

Galleria Mall - 3 km Sarat City Capitol Mall - 2.3 km Pvr Icon - 2.5 km Q Mart - 2.8 km Inorbit mall - 5 Km

#### NEAREST HOTELS

Novotel: 950 m Trident – 4 km ITC Kohenuer - 6.1 km

NEAREST IT PARKS Tata Tesco Star Hyper market - 4.7km Westin raheja mindspace - 4 km Amazon development centre 4 km

#### NEAREST PARKS:

Durgam Cheruvu -7 km Botanical Garden - 2.2 km Flipside Adventure Park - 9.6 km Gandipet Lake- 15.3 km KBR park 11.5 km

#### NEAREST HOSPITALS:

Apollo Medical Center - 1.5km AIG Hospital - 3.6 km

#### NEAREST RAIILWAY STATIONS:

Hitech City Metro - 3 km Secunderabad Railway Station - 21 km

NEAREST AIRPORT: RGIA - 32.3 km

NEAREST RECREATIONAL CENTRE: Isha yoga center - 5.2 km 360LIFE is located towards west of Hyderabad city, between Mumbai Highway (NH-65) and Gachibowli , an established IT/ITES and residential hub of Hyderabad.



2km to shilparamam (4 min)



8km to avasa hotel (7 min)



2km Sarath city Mall (7 min)



4.4 km to raheja mindspace (10 min)



1.6 km to hitex exhibition centre (3 min)



2.5 km to KIMS hospital (7 min)

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TYPE -A FLOOR NO:3,7,8,12,13,17,18,22,23,26





TYPE -C



# UNIT PLANS















(5)

WEST FACING 4 BHK

BUA 3700 SFT



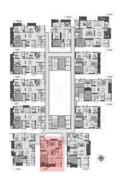


































# **360LIFE FEATURES & SPECIFICATIONS**



Residence Type SKY VILLAS



#### Club house

(40,000 SFT SPREAD OVER 2 FLOORS WITH LUSH GREENERY)

- Grand entrance lobby with waiting lounge.
- The Daily Grind coffee bar
- Central Kitchen
- Gymnasium
- Pool deck and food court
- Pool with shower rooms
- Food for soul restaurant.
- Life spa and saloon with jacuzzi
- Steam and sauna
- The Granny creche
- Atidhi suites
- Multifunction Room/Mini theater
- Library
- Sports & Indoor games arena
- Convenience store
- Theatre cum banquet hall
- Business center
- Yoga & Meditation hall



**Total number of Units** 288 NUMBER OF SKY VILLAS



#### Parking

SPREAD OVER 5 FLOORS INCLUDING TWO BASEMENT & 3 STILTS.

- Motorcycle and Bicycle parking Lots.
- Dedicated Electric car charging spots.
- Exclusive guest car parking lots :- (100)
- Restrooms for drivers and service personnel.
- 2 car parking spaces for each home.



#### Roof top

- Solar Panels for energy efficiency
- Terrace landscaping with easy sit outs



The life of this project

- Herb & spice garden in every sky villa
- kitchen garden with fruits/ greens
- Balcony vegetation
- Appropriately matured tree in every balcony





brands.

## Painting

- INTERNAL Smooth putty finish with two coats of Compound (VOC) paints are used for internal coatings and sealants to ensure a healthy indoor
- premium acrylic emulsion, Low Volatile Organic



## Plastering

- Internal Two coats of plastering in CM 1:6 ratio for
- External Two coats of plastering in CM 1:6 for
  - external wall.



## Windows

Energy efficient UPVC/Aluminium door frames, double glazed double pane with tinted float glass paneled shutters and designer hardware of best

EXTERNAL – Textured finish and/or two coats of exterior emulsion paint of best brands.

environment.



## Super structure

Fly ash/Hydraulic pressed cement block/ Thermal insulated masonry in brick /

cement mortar for external walls.

Fly ash/First class table moulded lightweight brick masonry in cement mortar for internal walls.



## Doors

- MAIN DOOR Teak wood / engineered wooden door and shutters with reputed hardware fittings with PU/low VOC polish.
- INTERNAL DOORS Teak wood / granite door frame with manufactured Teak veneered shutter with reputed hardware fittings with melamine polish.
- FRENCH DOORS Energy efficient UPVC/ Aluminium door frames, double glazed double pane with tinted float glass paneled shutters and designer hardware of best brands.



## Flooring

- 💧 Living, Drawing , Dining, Kitchen imported marble / imarble.
- All Bed rooms and home theater wooden flooring.



#### Tile cladding & dadoing

- Toilets Imported/engineered marble or tile cladding up to false ceiling.
- Utility/Wash Glazed ceramic tiles dado up to 3'0" height.



#### Toilets

- Master Bedroom: Natural marble / imarble flooring and cladding up to false ceiling. Other bedroom toilets : Combination of natural
- marble and vitrified tile.

Wall hung EWC in all toilets of Porcelanosa Group or equivalent make.

Wash basin with counter top: Wash basin of

- Porcelanosa Group or equivalent make. Shower cubicle: Glass partition provided in all
- toilets.

Hot and cold water mixer: Mixer of Porcelanosa

Group or equivalent make.

Health Faucet: Faucet in all toilets of Porcelanosa

Group /equivalent make.



Utilities & wash.

Provision for dishwasher and washing

machine in utility area.

Domestic Help Area with Water closet/wash basin/CP 🌻 24-hr Water supply.

fittings- Porcelanosa Group or equivalent.



#### Kitchen

- Granite platform with stainless steel sink.
- Separate Municipal tap (Manjeera or any other water provided by GHMC along with bore well water).
- Provision for fixing of water purifier, exhaust fan and chimney.
- Provision for geyser near the sink.



#### Common area Washbasin

- Porcelanosa Group or equivalent as per design. CP Fittings Porcelanosa Group or equivalent as
- per design.



Air-conditioning Centralized A/c



Water supply

- Treated energized water supply for entire building with provision for individual under counter RO system BIS-certified/ DIN standard.



- tems (additional charges applicable)









Biometric security system: All passenger lifts will be equipped with biometric systems.

#### **Electrical Installations**

- Legrand premium modular switches and sockets or equivalent with fire retardant
  - cable.
- True AI enabled Home automation:
  - Full-fledged home automation system
  - integrating all entertainment, media and switches in
  - the house, including security and burglar alarm sys-
  - Internet, TV and telephone outlets are
- provided in all rooms.



- Airport grade security system
- Separate water meters
- Separate prepaid meter boxes for gas pipes
- Wi-fi access points for seamless connectivity
- Prepaid Electricity Meters
- 100% power back-up



Fourteen automatic lifts of Mitsubishi/Otis or equivalent make including private lifts



#### Security Systems

- Security personnel: Trained security personnel will patrol the project round the clock. Video phones: Video phones will be
- provided inside each apartment to screen the visitors from the Ground floor lobby/entrance gate. CCTV Camera: Complete coverage by CCTV cameras will be provided in the outdoor areas, basement,
- security gate, common areas. Access Control Doors: Entry to the building will be restricted with biometric system in the ground floor
- lobby. Vehicle entry exit: Entry of Vehicles to the project
- will be controlled with boom
- barriers and security screening for maids & visitors.



#### False Ceiling

Gypsum/ POP boards

#### DISCLAIMER

The information containted in this brochure is subject to change as maybe required by the authorities, architects and consultants & cannot form part of the offer of contract. While reasonable care has been taken in providing this information, the owner/the developer cannot be held responsible for any inaccuracies. limited changes in the specifications, design & /or layout of the apartments & other facilities maybe made in larger overall interest or due to unavoidable reasons





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