

CANDEUR

40

NEW HEIGH FOR URBANITES LIFESTYLE





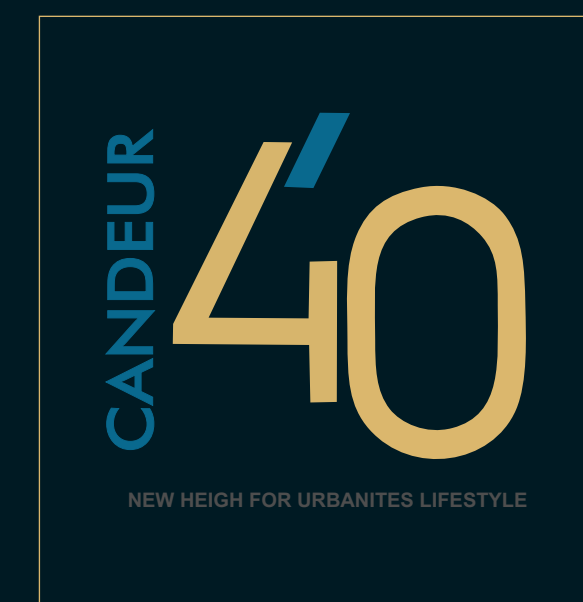
Through years, Candeur has built you exclusive homes, villas, commercial & office spaces and residential complexes. Through all this, we have been building Trust, Loyalty, and impeccable Service Ethics with our growing clientele. We go beyond creating real estate and changing lives with meticulous planning and quality craftsmanship. We provide for Tomorrow's needs Today.

The greatest luxury  
is being free

**Candeur 40** proudly sports a First in many dimensions:  
A first as the Tallest Towers ever in Hyderabad,  
Our First project in the happening City of Hyderabad  
within the most bold and vivid settings and locations.  
The Exclusive Towers are envisioned for  
luxury and repose yet cushioned in the bustle of the City.

3 Towers | 959 Units | 40 Storeyed

80% Green Area



44,000 SFT. Clubhouse



# The Fitness Universe...

- Open to sky Swimming Pool (Adults and toddler pool)
- Departmental Stores
- Multipurpose Hall
- Amphitheater
- Two Multipurpose Courts (Basket Ball & Tennis courts)
- Children's Play Areas
- Senior Citizens Sit Outs
- Net Practicing Cricket Pitch
- Joggers Track
- Meditation and Yoga Halls
- Skating Ring
- Open Air Theatre
- Adventure Climbing
- Open Air Exercise Lawn
- Open Air Projection





# Amenities



Gym



Spa



Children's Play Area



Laundry



Cricket Practice Net With Bowling Machine



Digital Games



Swimming Pool



Games Zone



Food Court



Mini Theatre



2 Badminton Courts



Indoor Games



6 Guest Rooms



Conference Hall



Multipurpose Hall



Co-working space



Crèche



Yoga



Terrace Party Area



Stores

The clubhouse itself is amply equipped and developed for your health and leisure, socializing and partying.

# Layout Details

## Legend

1. Main Entrance Arch
2. Security Cabin
3. Entry Ramp
4. Exit Ramp
5. Jogging Track
6. Mural
7. Water Body
8. Amphitheatre
9. 37.6 ft Drive-Way
10. Multi-Purpose Court
11. Tower Entrance Lobbies
12. Drive-Way Pattern
13. Outdoor Seating Area
14. Outdoor Party Lawn
15. Club House
16. Swimming Pool
17. Driveway Pattern
18. Canopy For Entrance
19. Outdoor Movie/Party Lawn
20. Sandpit
21. Children's Play Area
22. Screen
23. Senior Citizen Garden
24. Yoga Mediation Area I
25. Gazebo
26. Multipurpose Court-2
27. Outdoor Exercise Lawn
28. Rock Garden
29. Flower Garden
30. Adventure Climbing
31. Central Setting
32. Skating Ring
33. Cricket Net Practice Pitch
34. Transformer Area



Extent of land  
4.33 Guntas

Distanc between Tower  
100 ft.

Open area vs Built-up area  
20:80

Abutting road  
Current 120 ft. Proposed 180ft.

## Clouds find newer contenders in the Skies

The three towers of Candeur will shape a new skyline yet blend with the nature's tones. The project sprawls out in an area of 4.3 Guntas. While 80% of this land is assigned for the greens and chirps to thrive, mere 20% is allotted for the soaring towers. The Abutting roads are 120 ft wide and proposed for further widening. The inlay passages and side walks provide room and seamless movement of vehicles, pedestrians, elderly walkers, and children alike.

# The Crown

180 feet main road facing

Floors : G+39

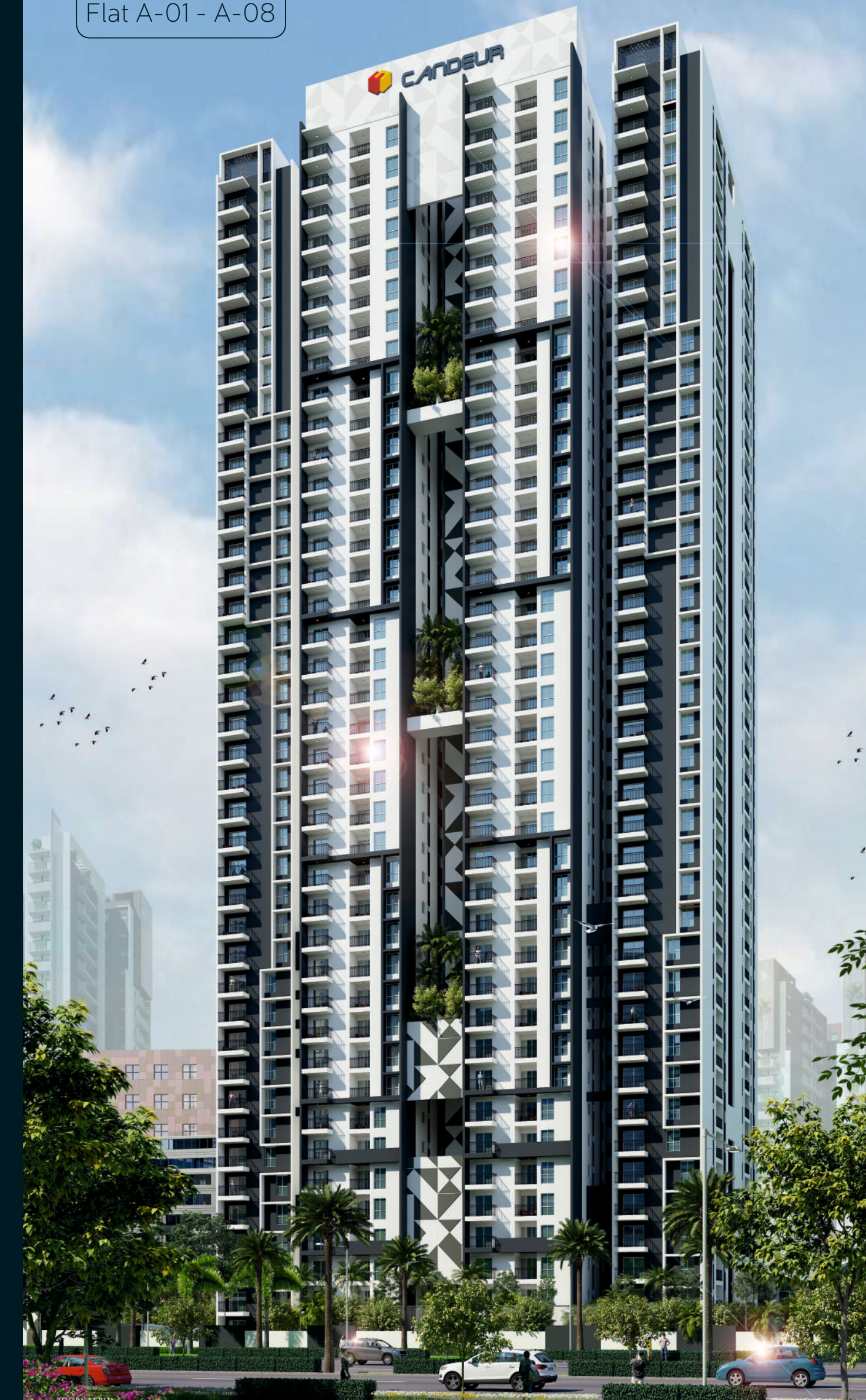
Total Units : 319

Variants : 2 BHK - 1225-1256 Sft.  
2.5 BHK - 1406-1501 Sft.  
3 BHK - 1588 Sft.



The Crown

Flat A-01 - A-08



# 3 BHK West Facing

## The Crown Flat A-01

- A** Living  
12.11" x 11.5"
- B** Dining  
12.0" x 12.9"
- C** M Bedroom  
15.1" x 10.11"
- D** Bath  
8.0" x 4.11"
- E** Pooja  
4.5" x 3.11"
- F** Balcony  
4.5" x 8.4"
- G** Bath  
8.0" x 4.11"
- H** Bedroom  
11.5" x 10.11"
- I** Toilet  
8.0" x 4.11"
- J** Bedroom  
11.11" x 11.11"
- K** Kitchen  
11.10" x 8.6"
- L** Utility  
3.9" x 8.6"
- M** Balcony  
8.10" x 3.11"

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
82.24	1063.04	105.16	1250.44	1588

# 2 BHK East Facing

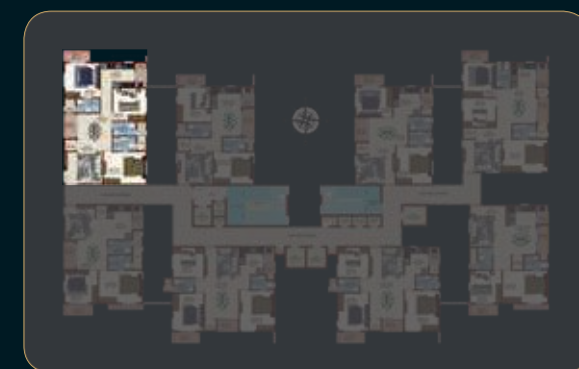
## The Crown Flat A-02

- B** Living  
10.6" x 11.9"
- B** Pooja  
3.11" x 4.3"
- C** Kitchen  
8.2" x 11.7"
- D** Utility  
3.1" x 8.4"
- E** Balcony  
4.3" x 10'
- F** Dining  
10.6" x 10.6"
- G** Toilet  
8.2" x 4.11"
- H** Bath  
8.2" x 4.11"
- I** Bedroom  
11.5" x 10.11"
- J** M Bedroom  
15.1" x 10.11"
- K** Balcony  
9.10" x 3.11"

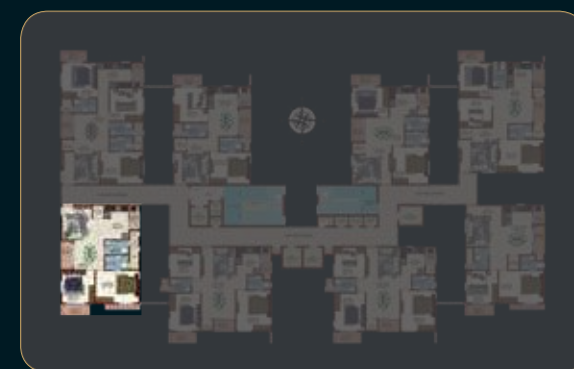
Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
74.59	784.58	109.79	968.97	1231



TA-FLAT-201



TA-FLAT-202





# 2 BHK West Facing

- A** Living  
  
 12.1" x 11.3"
- B** M Bedroom  
  
 13.11" x 10.11"
- C** Bath  
  
 8.2" x 4.11"
- D** Pooja  
  
 4.5" x 4.5"
- E** Toilet  
  
 8.2" x 4.11"
- F** Kitchen  
  
 10.4" x 16.10"
- G** Bedroom  
  
 11.3" x 12.1"
- H** Utility  
  
 3.9" x 6.10"
- I** Balcony  
  
 4.3" x 9.5"
- J** Balcony  
  
 9.10" x 3.11"

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
78.79	785.87	99.89	964.55	1225

## The Crown Flat A-03

# 2.5 BHK East Facing

- A** Bedroom  
  
 10.8" x 12.11"
- B** Pooja  
  
 3.9" x 4.3"
- C** Balcony  
  
 7.7" x 4.3"
- D** M Bedroom  
  
 11.9" x 13.11"
- E** Bath  
  
 8.0" x 4.11"
- F** Utility  
  
 3.5" x 9.4"
- G** Kitchen  
  
 8.0" x 9.4"
- H** Living  
  
 11.7" x 24.7"
- I** Bedroom  
  
 10.8" x 10.4"
- J** Toilet  
  
 7.4" x 4.11"
- K** Balcony  
  
 9.4" x 3.11"

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
76.10	933.98	102.36	1112.45	1413

## The Crown Flat A-04



TA-FLAT-203



TA-FLAT-204



# 2 BHK West Facing

- A** Living  
 13:7" x 13:3"
- B** Pooja  
 4:5" x 3:11"
- C** M Bedroom  
 12:3" x 12:9"
- D** Balcony  
 4:5" x 8:4"
- E** Dining  
 13:7" x 9:10"
- F** Bath  
 8:0" x 4:11"
- G** Toilet  
 8:0" x 4:11"
- H** Bedroom  
 12:5" x 9:11"
- I** Kitchen  
 9:4" x 9:7"
- J** Utility  
 3:9" x 6:10"
- K** Balcony  
 9:10" x 3:11"

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
72.12	804.28	103.33	979.73	1244



TA-FLAT-205



## The Crown Flat A-05

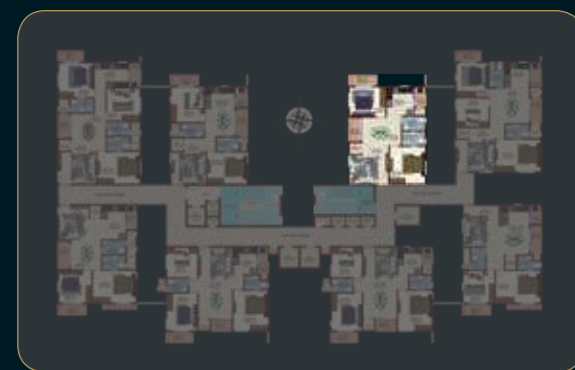
# 2.5 BHK East Facing

- A** Living  
 11:7" x 24:7"
- B** Bedroom  
 10:8" x 10:4"
- C** Bath  
 7:4" x 4:11"
- D** Bedroom  
 10:8" x 12:11"
- E** Pooja  
 3:9" x 4:3"
- F** Balcony  
 7:7" x 4:3"
- G** M Bedroom  
 11:9" x 13:11"
- H** Bath  
 8:0" x 4:11"
- I** Kitchen  
 8:0" x 9:4"
- J** Utility  
 3:5" x 6:4"
- K** Balcony  
 9:4" x 3:11"

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
75.02	939.80	92.35	1101.17	1406













TA-FLAT-206



## The Crown Flat A-06

# 2.5 BHK West Facing

## The Crown Flat A-07

- (A) Living**  
  
 13'.3" x 15'.3"
- (B) Pooja**  
  
 4'.5" x 3'.9"
- (C) M Bedroom**  
  
 15'.6" x 10'.11"
- (D) Bath**  
  
 8'.2" x 4'.11"
- (E) Dining**  
  
 13'.9" x 12'.2"
- (F) Bedroom**  
  
 11'.1" x 9'.10"
- (G) Balcony**  
  
 3'.11" x 9'.2"
- (H) Bedroom**  
  
 11'.1" x 11'.9"
- (I) Toilet**  
  
 4'.11" x 8'.6"
- (J) Kitchen**  
  
 8'.6" x 8'.10"
- (K) Utility**  
  
 3'.5" x 8'.2"
- (L) Balcony**  
  
 8'.10" x 3'.11"

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
81.59	999.43	100.97	1181.98	1501













FLAT A-07

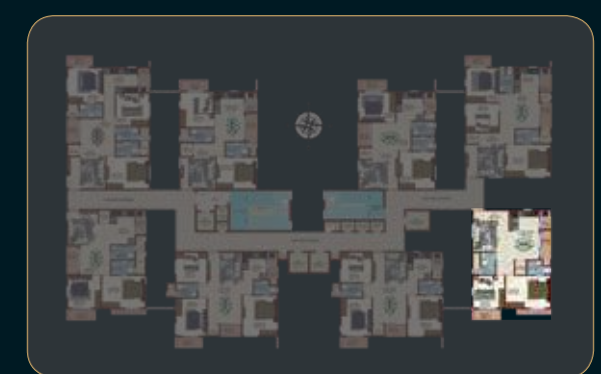


# 2 BHK East Facing

## The Crown Flat A-08

- (A) Living**  
  
 13'.3" x 14'.0"
- (B) Kitchen**  
  
 9'.4" x 16'.10"
- (C) Utility**  
  
 3'.5" x 6'.4"
- (D) Balcony**  
  
 3'.11" x 10'.2"
- (E) Toilet**  
  
 5'.1" x 7'.9"
- (F) Pooja**  
  
 3'.9" x 5'.5"
- (G) Bath**  
  
 8'.2" x 4'.11"
- (H) Bedroom**  
  
 10'.11" x 10'.11"
- (I) M Bedroom**  
  
 15'.7" x 11'.1"
- (J) M Balcony**  
  
 9'.10" x 3'.11"

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
71.15	815.37	102.47	988.99	1256



# The Central

Club house / Landscaping facing

Floors : G+39

Total Units : 320

Variants : 2 BHK - 1170 - 1259 Sft.  
2.5 BHK - 1490 - 1500 Sft.  
3 BHK - 1572 - 1610 Sft.



The Central

Flat B-01 - B-08



# 3 BHK West Facing

- A** Bedroom  
  
 11'1" x 10'8"
- B** Bath  
  
 4'11" x 8'0"
- C** Living  
  
 10'8" x 10'11"
- D** M Bedroom  
  
 13'5" x 12'11"
- E** Bath  
  
 8'2" x 4'11"
- F** Utility  
  
 3'11" x 8'4"
- G** Kitchen  
  
 9'8" x 8'4"
- H** Dining  
  
 16'4" x 11'1"
- I** Balcony  
  
 10'8" x 4'11"
- J** Pooja  
  
 4'11" x 4'11"
- K** Bedroom  
  
 11'1" x 10'10"
- L** Toilet  
  
 7'8" x 4'11"
- M** Balcony  
  
 3'11" x 10'10"
- N** Balcony  
  
 3'11" x 10'8"

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
86.97	1012.99	167.49	1267.45	1610

## The Central Flat B-01

# 2 BHK North Facing

- A** Living  
  
 14'9" x 11'9"
- B** Bedroom  
  
 10'11" x 10'8"
- C** Balcony  
  
 10'11" x 4'1"
- D** Pooja  
  
 3'11" x 4'2"
- E** Balcony  
  
 6'10" x 4'1"
- F** Kitchen  
  
 7'7" x 9'2"
- G** Utility  
  
 3'1" x 9'2"
- H** Dining  
  
 11'10" x 10'4"
- I** Bath  
  
 8'0" x 4'11"
- J** M Bedroom  
  
 13'9" x 12'1"
- K** Toilet  
  
 4'11" x 8'0"

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
100.10	780.92	75.56	956.59	1215

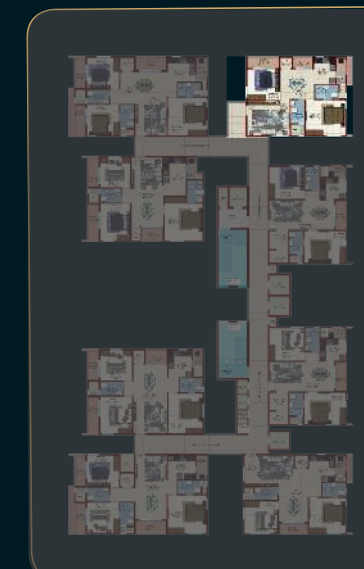
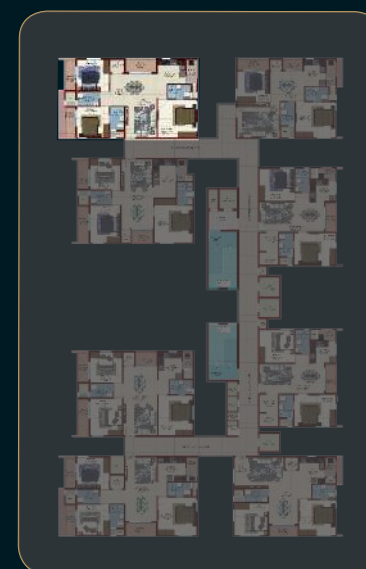
## The Central Flat B-02



TYPICAL FLAT -TB-206



FLAT-TB-202



# 2 BHK North Facing

## The Central Flat B-03

- A** Pooja  
6'6" x 4'5"
- B** Study  
6'6" x 6'0"
- C** Bath  
4'11" x 8'0"
- D** M Bedroom  
14'3" x 10'9"
- E** Living  
22'5" x 10'4"
- F** Balcony  
3'11" x 10'2"
- G** Bedroom  
12'1" x 11'3"
- H** Toilet  
4'11" x 8'0"
- I** Kitchen  
8'6" x 7'7"
- J** Utility  
6'2" x 3'5"

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
71.69T	786.30	63.08	921.07	1170



TYPICAL FLAT -203,205



# 2.5 BHK East Facing

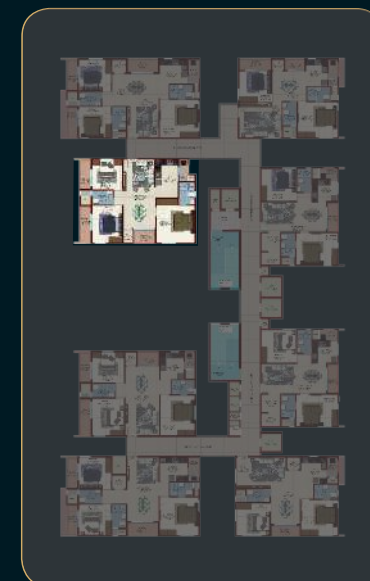
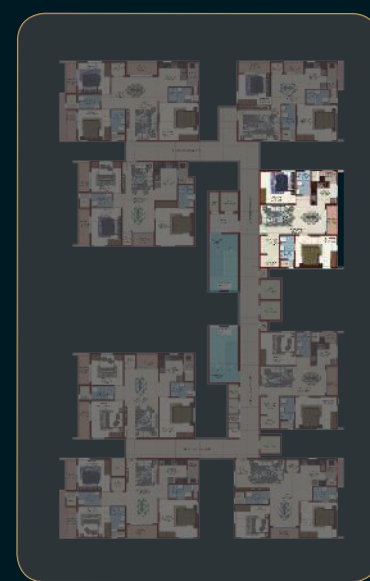
## The Central Flat B-04

- A** Bedroom  
10'6" x 12'9"
- B** Pooja  
3'1" x 4'11"
- C** Balcony  
7'5" x 4'11"
- D** M Bedroom  
13'3" x 15'1"
- E** Bath  
5'5" x 7'9"
- F** Utility  
2'11" x 7'8"
- G** Kitchen  
7'4" x 13'5"
- H** Dining  
10'10" x 23'11"
- I** Bedroom  
10'6" x 10'6"
- J** Toilet  
7'2" x 4'11"
- K** Balcony  
3'11" x 10'6"
- L** Balcony  
3'11" x 12'9"

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
87.08	935.71	150.80	1173.59	1490



TYPICAL FLAT -TB-204



## 2 BHK North Facing

- A** Pooja  
  
 6'6" x 4'5"
- B** Study  
  
 6'6" x 6'0"
- C** Bath  
  
 4'11" x 8'0"
- D** M Bedroom  
  
 14'3" x 10'9"
- E** Living  
  
 22'5" x 10'4"
- F** Balcony  
  
 3'11" x 10'2"
- G** Bedroom  
  
 12'1" x 11'3"
- H** Toilet  
  
 4'11" x 8'0"
- I** Utility  
  
 6'2" x 3'5"
- J** Kitchen  
  
 8'6" x 7'7"

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
71.69	786.30	63.08	921.07	1170

### The Central Flat B-05

## 2.5 BHK West Facing

- A** Bedroom  
  
 11'1" x 12'9"
- B** Dining  
  
 11'7" x 23'11"
- C** M Bedroom  
  
 11'9" x 13'11"
- D** Bath  
  
 8'0" x 4'11"
- E** Utility  
  
 3'5" x 6'5"
- F** Kitchen  
  
 8'0" x 9'4"
- G** Balcony  
  
 7'7" x 4'11"
- H** Pooja  
  
 3'9" x 4'1"
- I** Bedroom  
  
 11'1" x 10'8"
- J** Toilet  
  
 7'10" x 4'11"
- K** Balcony  
  
 3'11" x 10'6"
- L** Balcony  
  
 3'11" x 12'9"

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
83.64	948.30	149.30	1181.23	1500

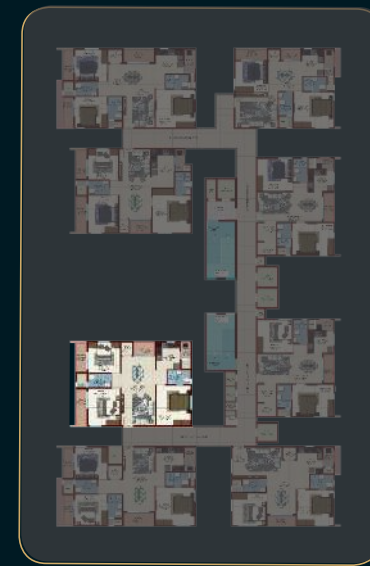
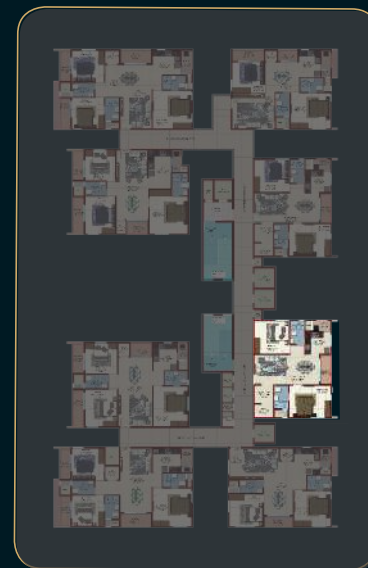
### The Central Flat B-06













TYPICAL FLAT -203,205



TYPICAL FLAT -TB-204



## 2 BHK East Facing

- A** Bedroom  
  
 11.5" x 10.11"
- B** Bath  
  
 8.0" x 4.7"
- C** Dining  
  
 10.2" x 12.5"
- D** Balcony  
  
 10.5" x 3.11"
- E** M Bedroom  
  
 12.5" x 12.1"
- F** Bath  
  
 8.0" x 4.11"
- G** Living  
  
 7.2" x 10.8"
- H** Pooja  
  
 4.7" x 4.3"
- I** Kitchen  
  
 8.10" x 9.2"
- J** Utility  
  
 3.5" x 6.10"

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
71.58	845.12	65.77	991.46	1259

### The Central Flat B-07

## 3 BHK East Facing

- A** Bedroom  
  
 11.1" x 10.5"
- B** Bath  
  
 4.1" x 8.0"
- C** Balcony  
  
 10.9" x 4.11"
- D** M Bedroom  
  
 13.3" x 13.1"
- E** Bath  
  
 8.0" x 4.11"
- F** Kitchen  
  
 9.6" x 8.4"
- G** Utility  
  
 3.11" x 8.4"
- H** Dining  
  
 10.10" x 22.1"
- I** Pooja  
  
 4.11" x 4.11"
- J** Bedroom  
  
 11.1" x 10.10"
- K** Toilet  
  
 7.8" x 4.11"
- L** Balcony  
  
 3.11" x 10.10"
- M** Balcony  
  
 3.11" x 10.8"

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
14790	974.56	115.07	1237.53	1572

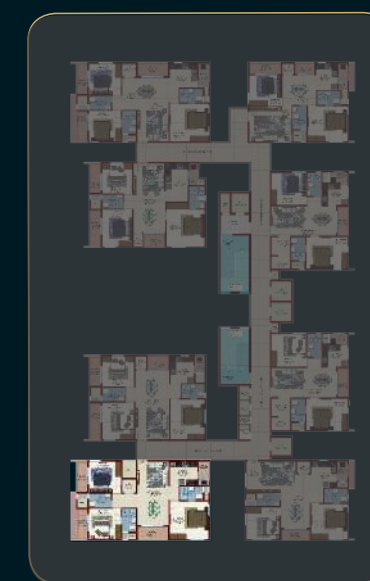
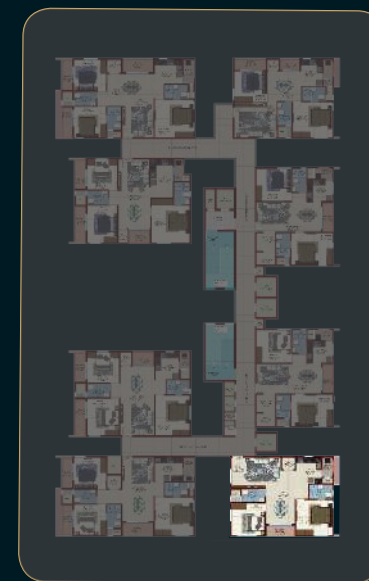
### The Central Flat B-08



TYPICAL FLAT -TB-207



TYPICAL FLAT-TB-208





# The Empire

Club house view

Floors : G+39

Total Units : 320

Variants : 2 BHK- 1180 -1244 Sft.  
3 BHK - 1588 - 1604 Sft.














The Empire

Flat C-01 - C-08



## 2 BHK West Facing

- A** Living  
  
 13.7" x 13.3"
- B** Pooja  
  
 4.5" x 3.11"
- C** M Bedroom  
  
 12.3" x 12.9"
- D** Bath  
  
 8.0" x 4.11"
- E** Toilet  
  
 8.0" x 4.11"
- F** Kitchen  
  
 9.2" x 9.7"
- G** Utility  
  
 3.9" x 6.10"
- H** Dining  
  
 13.7" x 9.8"
- I** Bedroom  
  
 12.7" x 10.2"
- J** Balcony  
  
 4.5" x 8.2"
- K** Balcony  
  
 9.10" x 3.11"

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
72.55	805.03	102.26	979.84	1244



## The Empire Flat C-01

## 3 BHK East Facing

- A** Living  
  
 16.2" x 14.0"
- B** Pooja  
  
 4.3" x 4.7"
- C** Kitchen  
  
 8.0" x 8.11"
- D** Utility  
  
 3.5" x 8.11"
- E** Bedroom  
  
 11.7" x 10.6"
- F** Dining  
  
 11.9" x 11.2"
- G** Balcony  
  
 4.5" x 10.6"
- H** Bath  
  
 7.10" x 4.11"
- I** Bath  
  
 8.0" x 4.11"
- J** Toilet  
  
 8.0" x 4.11"
- K** M Bedroom  
  
 12.11" x 10.11"
- L** Balcony  
  
 15.1" x 10.11"
- M** Balcony  
  
 9.10" x 3.11"

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
83.31	1061.21	118.73	1263.25	1604



TYPICAL FLAT-TC-202



## 2 BHK West Facing

- (A) Living  
18'10" x 10'5"
- (B) Pooja  
4'3" x 4'5"
- (C) M Bedroom  
13'9" x 11'7"
- (D) Bath  
8'0" x 4'11"
- (E) Utility  
3'5" x 6'8"
- (F) Kitchen  
8'0" x 9'2"
- (G) Dining  
12'5" x 10'0"
- (H) Balcony  
8'6" x 4'5"
- (I) Bedroom  
11'9" x 10'4"
- (J) Toilet  
8'2" x 4'11"
- (K) Balcony  
8'4" x 3'11"

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
71.80	784.90	95.26	951.96	1209

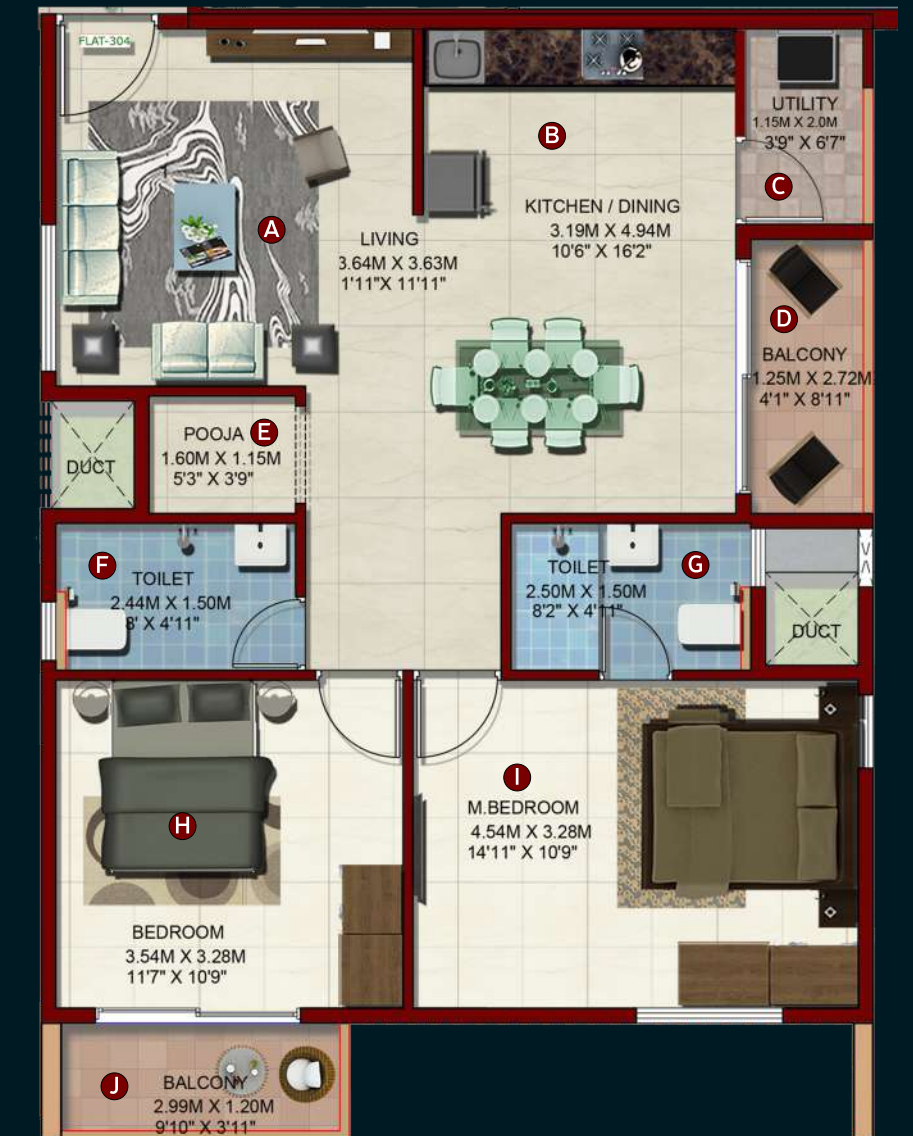
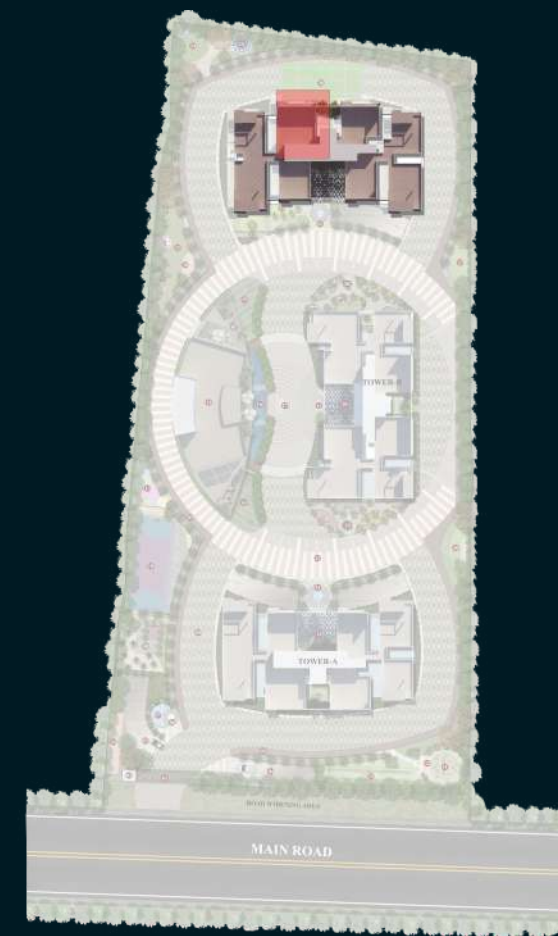
### The Empire Flat C-03

## 2 BHK East Facing

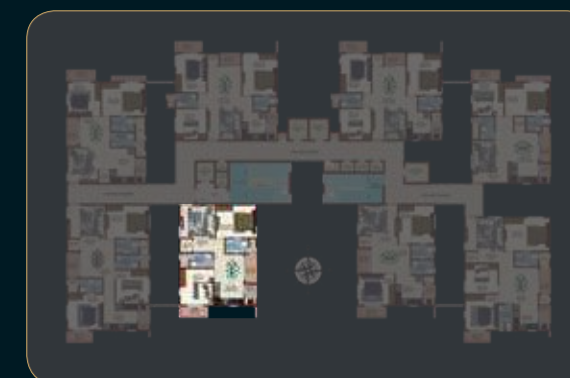
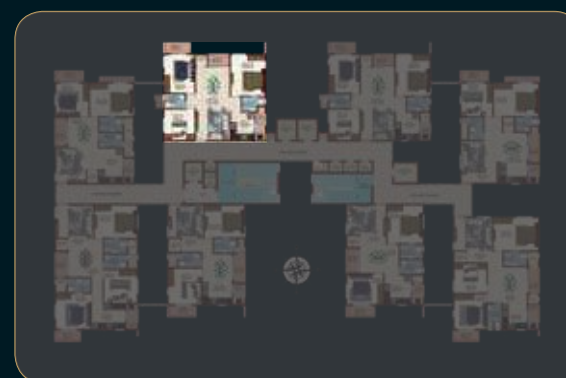
- (A) Living  
11'11" x 11'11"
- (B) Kitchen  
10'6" x 16'2"
- (C) Utility  
3'9" x 6'7"
- (D) Balcony  
4'1" x 8'11"
- (E) Pooja  
5'3" x 3'9"
- (F) Toilet  
8'0" x 4'11"
- (G) Bath  
8'2" x 4'11"
- (H) Bedroom  
11'7" x 10'9"
- (I) M Bedroom  
14'11" x 10'9"
- (J) Balcony  
9'10" x 3'11"

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
70.07	785.98	102.04	958.09	1217











### The Empire Flat C-04



TYPICAL FLAT-TC-204














# 2 BHK West Facing

- A** Living  
  
 18'10" x 10'5"
- B** Pooja  
  
 4'3" x 4'5"
- C** M Bedroom  
  
 13'9" x 11'7"
- D** Bath  
  
 8'0" x 4'11"
- E** Dining  
  
 12'5" x 10'0"
- F** Utility  
  
 3'5" x 6'8"
- G** Kitchen  
  
 8'0" x 9'2"
- H** Balcony  
  
 8'6" x 4'5"
- I** Bedroom  
  
 11'9" x 10'4"
- J** Toilet  
  
 8'2" x 4'11"

## The Empire Flat C-05

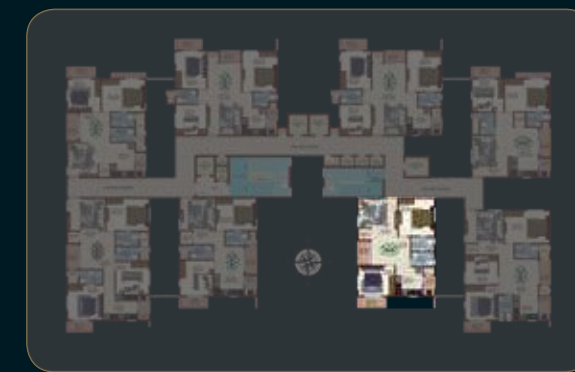
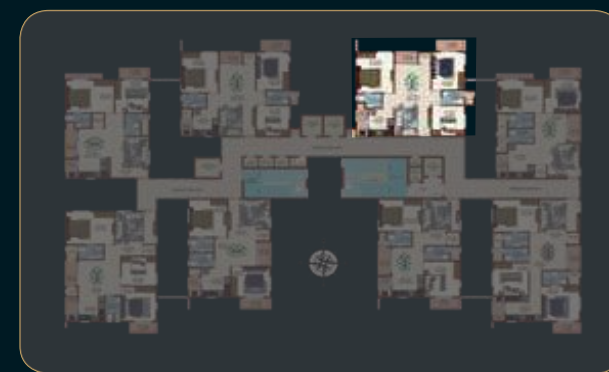
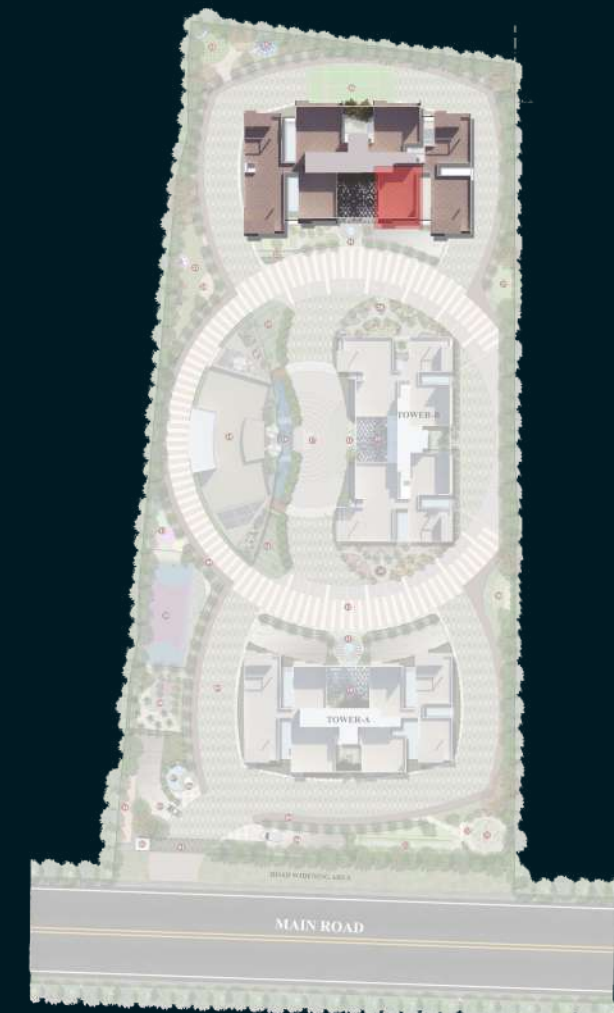
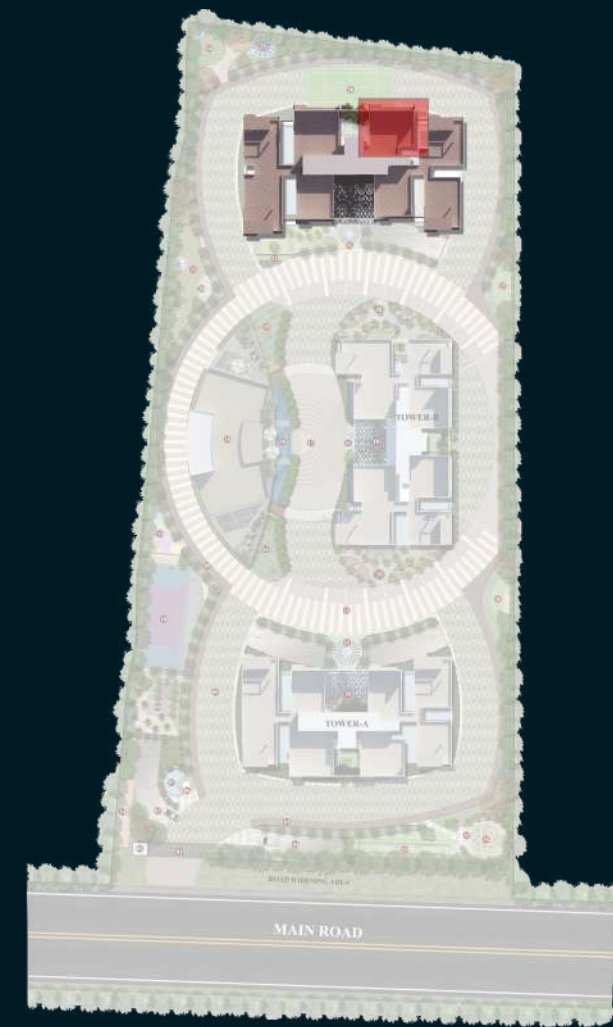
# 2.BHK East Facing

- A** Living  
  
 14'9" x 10'11"
- B** Kitchen  
  
 7'10" x 10'11"
- C** Utility  
  
 3'9" x 7'7"
- D** Pooja  
  
 3'5" x 3'4"
- E** Toilet  
  
 7'10" x 4'11"
- F** Bath  
  
 7'10" x 4'11"
- G** Dining  
  
 10'4" x 10'6"
- H** Balcony  
  
 4'5" x 10'0"
- I** Bedroom  
  
 11'5" x 10'9"
- J** M Bedroom  
  
 15'1" x 10'9"
- K** Balcony  
  
 9'10" x 3'11"

## The Empire Flat C-06

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
71.80	784.90	95.26	951.96	1209

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
73.95	756.70	109.58	940.23	1194



TYPICAL FLAT -TC-206

# 2 BHK North Facing

- A** Living  
 11.7" x 15.6"
- B** Pooja  
 4.5" x 4.1"
- C** M Bedroom  
 13.7" x 10.11"
- D** Bath  
 8.0" x 4.11"
- E** Toilet  
 8.2" x 4.11"
- F** Bedroom  
 10.8" x 11.7"
- G** Kitchen & Dining  
 10.7" x 16.2"
- H** Utility  
 3.7" x 6.6"
- I** Balcony  
 3.11" x 9.2"
- J** Balcony  
 9.10" x 3.11"

The Empire  
Flat C-07

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
68.35	760.36	100.10	928.82	1180

# 3 BHK East Facing

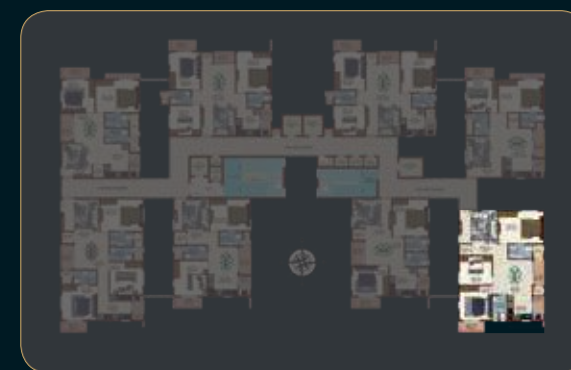
- A** Living  
 15.9" x 14.0"
- B** Pooja  
 3.7" x 4.3"
- C** Kitchen & Dining  
 8.6", 11.11" x 20.0"
- D** Utility  
 4.4" x 6.4"
- E** Balcony  
 4.1" x 10.0"
- F** Bedroom  
 11.9" x 10.6"
- G** Bath  
 7.10" x 4.11"
- H** Toilet  
 7.9" x 4.11"
- I** Bath  
 7.9" x 4.11"
- J** Bedroom  
 12.11" x 10.11"
- K** M Bedroom  
 9.10" x 3.11"
- L** Balcony  
 4.1" x 10.0"

The Empire  
Flat C-08

Wall Area (Sqft.)	Carpet Area (Sqft.)	Bal/Utility Area (Sqft.)	Built up Area (Sqft.)	Saleable Area (Sqft.)
83.20	1061.00	106.35	1250.55	1588



TYPICAL FLAT -TC-207



TYPICAL FLAT -TC-208



# Location Map



## EDUCATIONAL INSTITUTES

Sentia Global school	2 KM
Kennedy Global School	4 KM
Silver Oaks	5 KM
Creek International School	5 KM
Ganges Valley School	5 KM
Oakridge	10 KM
Delhi Public School	10 KM



## HOSPITALS

Rainbow Childrens Hospital	3 KM
Landmark Hospital	3 KM
Sri Sri Holistic	4 KM
Mamata Hospitals	4 KM
SLG Hospital	4 KM



## SHOPPING MALLS

Asian GPR Mall	3 KM
Manjeera Mall	5 KM
Srujana Mall	5 KM
AMB Mall	7 KM



## COLLEGES

Gokaraju ranga raju college	5 KM
BVRIET Womes College	5 KM
VNR Vignana Jyothi	6 KM
DRK institute of Science	8 KM
Mamata Medical College	4 KM



## NEAR BY

D-Mart	100 mtr.
Miyapur X Roads	700 mtr.
ORR	8 KM
Miyapur Metro Station	2 KM
JNTU	5 KM
Hitech City	10 KM

# Proximity

All that you desire find a precise space around you

Experience a life of taste and luxury where anything of essential or vital is only at the tip of your gaze. Candeur towers standing high and lofty in the skies are so conveniently located to have the best shopping arenas, markets, hospitals, schools & workspaces in closest proximity yet providing the privacy and peace that you have so avidly earned.



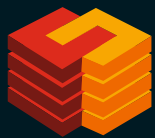
# Project Specifications in Brief

<b>RCC Framed Structure</b>	R.C.C. AL-Shear wall framed structure to withstand Wind & Seismic loads.	<b>AC</b>	Provision of Split AC system without copper piping in all Bed Rooms and Living areas / Provision for Split AC system along with drain for Drawing, Living and all Bed rooms .
<b>Doors</b>	<b>Main Door Frames :</b> Teak Wood frame with flush shutter with polish fixed with reputed hardware make. <b>Internal Doors :</b> Engineered Hard Wood frame with flush shutter with laminate finish on both sides fixed with reputed hardware make. <b>Toilet Doors :</b> Engineered Hard Wood frame with flush shutter and Laminated finish on both sides and reputed hardware make. <b>Utility Doors :</b> UPVC Casement doors . <b>French Doors :</b> UPVC Door frame of reputed profile section with combination of toughened glass panelled shutter and designer hardware reputed make with provision for mosquito mesh track. <b>Windows :</b> UPVC Windows with provision for mosquito mesh track.	<b>Lifts</b>	High speed automatic passenger lifts with Emergency rescue device with energy efficiency of reputed make, Entrance with Granite/Tile cladding.
<b>Painting</b>	<b>Internal :</b> Smooth putty finish with 2 Coats of Emulsion paint of reputed make over a coat of primer. <b>External :</b> Textured finish and Two coats of Exterior paint of reputed make.	<b>Security, Surveillance and BMS</b>	Solar Powered Security Fence around the Compound wall Sophisticated round-the-clock Security/Surveillance system. Surveillance cameras at Strategic locations for monitoring. Boom Barrier at the Entrance Intercom is provided in the lifts connected to the security room. BMS for Electricity, water, gas with prepaid card system will be provided.
<b>Flooring</b>	<b>Living / dining :</b> For Living, Dining, other Bedrooms, Kitchen areas 800X800 mm size Vitrified tiles of reputed make. <b>Other Bed rooms :</b> For Living, Dining, other Bedrooms, Kitchen areas 800X800 mm size Vitrified tiles of reputed make. <b>Kitchen :</b> For Living, Dining, other Bedrooms, Kitchen areas 800X800 mm size Vitrified tiles of reputed make. <b>Staircase :</b> Kota / Tandoor stone or precast staircase tiles. <b>Balcolony :</b> Anti skid Ceramic tiles of reputed brand. <b>Toilets :</b> Anti Skid Ceramic tiles of reputed brand <b>Utility area :</b> Anti Skid Ceramic tiles of reputed brand	<b>WTP &amp; STP</b>	<b>WTP :</b> Domestic water made available through an exclusive water softing plant (Not RO plant) <b>STP :</b> A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.
<b>Kitchen</b>	<b>Modular Kitchen :</b> Granite platform with Stainless steel sink shall be provided at Extra cost. RO and Dishwasher provision will be provided <b>Utility area :</b> Washing machine provision in the utility area.	<b>Generator</b>	100% D.G Set backup is provided
<b>Bath Rooms</b>	Wash basin EWC with concealed flush tank of Reputed Make Single lever fixtures with wall mixer cum shower. Provision for Geysers in all Bathrooms. All CP and sanitary fittings of Reputed make like Jaquar (ESSCO) or equivalent	<b>Parking</b>	Each apartment will have a mandate of one car parking per unit. Extra car parking shall be at extra cost subject to availability
<b>Electrical</b>	Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, Washing machine in Utility Area. 3 phase supply for each unit with dual source meter with rising mains. Miniature Circuit breakers (MCB) for each distribution boards of reputed make. Elegant designer Modular Electrical switches. LED light fixtures for common areas in towers	<b>Fire Safety</b>	Fire hydrant system ( F.H.S ) & Fire Sprinkler in all floors and Basement Control panel will be kept at the designated and designed locations Fire Alarm and public address system shall be provided as per norms
<b>Dadoing</b>	<b>Toilets :</b> All Toilets designed with designer Tiles, up to false ceiling height. <b>Utility :</b> Glazed Designer ceramic tiles up to 3'-0" near the wash area	<b>LPG Reticulation *</b>	Providing Piped gas from centralised Gas bank to all individual flats with Prepaid gas meters.
<b>Telecom / I-Net / Cable Tv</b>	FTH with Wi-Fi internet DTH, Telephone & Intercom in Living / Drawing TV provision in Master Bedroom, Drawing room	<b>Water Supply *</b>	Hydro-Pneumatic & Gravity System with 100% treated water to the Kitchen and other areas of the flats
		<b>Waste Management*</b>	Dedicated Garbage Chutes will be provided for every tower with a wet and dry disposal provision at each floor level and is centrally collected at the basement in the Garbage Room.
		<b>Car Wash Facility *</b>	Car Wash facility will be provided in the parking floor level at designated area.
		<b>Club Amenities</b>	<ul style="list-style-type: none"><li>• Aerobics Out door Open Terrace</li><li>• Badminton Courts (02 Nos.)</li><li>• Coffee Lounge / Barbeque Terrace Party Area</li><li>• Children 's Play areas</li><li>• Conference / Board Rooms</li><li>• Crèche</li><li>• GYM</li><li>• Guest Rooms</li><li>• Indoor Games<ul style="list-style-type: none"><li>Billiards</li><li>Cricket Practice net with bowling machine</li><li>Table Tennis</li><li>Carroms</li><li>Chess</li></ul></li><li>• Kitchen for Restaurant (Dry kitchen)</li><li>• Library</li><li>• Multipurpose Hall</li><li>• Meditation Area</li><li>• Meditation Hall</li><li>• Office Cabins (Indoor and outdoor Co-working space)</li><li>• Outdoor party lawn</li><li>• Pantry at Multipurpose hall area</li><li>• Preview Theatre</li><li>• Restaurant with indoor and outdoor seating</li><li>• SPA and Salon</li><li>• Swimming Pool with Kids Pool</li><li>• Super Market / General Store</li><li>• Yoga Outdoor Open Terrace</li></ul>

# Artistic impression of Candeur 40







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