

A Passionate offering by



TS RERA NUMBER P02400003072

THE
OLYMPUS
LIVE EXCEPTIONALLY



When YOU set exceptional standards of perfection that are demanding, we are inspired to go beyond and reach for the skies.

The Olympus is your turf.

YOU MAKE IT SPECIAL.

LIVE EXCEPTIONALLY

THE
OLYMPUS

A MOTIVATION
CALLED SKY

It's time to ride the clouds.
Take in the clean, fragrant breeze.
Fill the home with laughter.
As you look up at the sky above,
remember to make the most of
every moment.

Live the sky in

YOU



LIVE THE YOU

The Olympus is one of Hyderabad's tallest towers in the making at the city's most happening locale, "Financial District".

These are ultra-luxe apartments that carry your aura.

Subtle yet sparkling. Just like the finest moments of your life.

THE
OLYMPUS



IT'S
ALL
ABOUT
YOU

A STYLE CALLED LIFE,
A STATEMENT CALLED YOU

You are somebody who's in charge of your tomorrow.
Someone who sets the trend for your peers and friends, your
family and your colleagues. Your persona inspires them.

Your address is an extension of your persona.
FLAUNT IT!

YOU

STAND TALL ABOVE THE REST

Naturally, every element is in sync with the connoisseur in you. The 44-storey twin towers are comparable in design to the best in the world. And while they are enchanting from the outside, the interiors are equally well crafted with precision and magnificence.

THE
OLYMPUS





AN ADDRESS. AN IDENTITY

The Olympus is only TWO minutes away from the iconic WIPRO JUNCTION, GACHIBOWLI, in the future-perfect neighbourhood of Kokapet. So very connected. So very upscale. So very gorgeous. Drive into the doors that is the iconic address of the elite.

THE
OLYMPUS



AN ABODE OF LEISURE AND RELAXATION

Living in The Olympus is like being on top of the world. The finest architects have designed the sleek lines, minimalist sophistication and comfort levels of the twin towers. Every apartment has a view of the open greens, and the uber-chic clubhouse redefines your leisure times. With the entire IT sector at your fingertips, your work-life balance is a matter of envy!

THE
OLYMPUS



GREEN SCAPES

YOU



OPEN UP
TO THE
INVITING
LIFE



LIFE SCAPES

The Olympus is a positive place with happy vibes. Step out to the nature, ensconced in a play of vividity of greenery and the flora. Experience an outdoor as exciting as the cozy world of indoors and let life happen engulfed in the splendor of nature's colors. Let the excitement spill over inside-out.

YOU



L A N D S C A P E S





F U N S C A P E S





SKY
ABOVE
THE
GREENS
BELOW

CENTRE SCAPES

Look up to the unending skies and
look below to the endless greens.
The open-ness will overwhelm you,
setting you free.

The bounty of the greens,
is an answer to those
beautiful dreams that have been
accumulated over the years.

This is a little life's reward
that you truly deserve.



BREAK
FREE
FROM
1 TO 44



SKY SCAPES

When you live in a place that's an aspiration for the most, you will become an icon.

Break free with breathtaking views of a glittering skyline.

Enrich this iconic life with exclusivity of a towering home commanding great views, overlooking the hub that is home to major MNC and global brands.

YOU

VISTA
FROM
VIEW
PAVILION
(Refugee Area)

Take a view of Hyderabad's global skyline. The View Pavilion is beautifully laid out with seasonal blooms, fairy lights and charming seating area. Whether you look up to the blue or look down upon the green, the luxury of your home is enhanced by the bounty of nature.





BEST
TIME
FAMILY
TIME

LIVE BEAUTIFUL

Live a life that creates room for cozy and comfortable living. Leave traffic jams and urban chaos behind. You don't need to worry about security and maintenance, you are not meant for the mundane. Make this suave, contemporary and classy world your own.



THE **Z E U S** CLUB

MEETING
GROUNDS
FOR
THE ELITE



CLUBHOUSE
AMENITIES

Anchor Store

Multipurpose Halls

Co-working Spaces

Sports Bar

Mini Theatre

Art Studio / Gallery

Café & Library

Crèche

Medical Room

Guest Rooms

BBQ Terrace

YOU

The Clubhouse at Olympus, is the house of life and laughter. Conceived by renowned architects and designers as a holiday retreat, the clubhouse is featured by its three wings of designated activities connected by a common core that encourage interactions, family and social bondings and yet have adequate privacy for all.

REFUEL
RECHARGE
AND
REVIVE



YOU



P A M P E R





REJUVENATE

That's the Clubhouse we're talking about!
 One look at the facade and you can expect the most
 upscale features inside. From an oh-so-stylish lounge to the
 sparkling blue pool, from the well-equipped gym to the
 premium spa, from indoor games to outdoor sports...
 the Zeus club is a blend of style and substance.
 See you there!



RELAX

Gym

Crossfit

Squash Court

Air Hockey

Badminton Court

Billiards

Table Tennis

Foosball

Video and Board Games

Card Room

YOU



STRETCH, FLOW, RISE

Spa & Salon

Meditation

Exercise Decks

Yoga

Aerobics



IT'S
TIME
TO
BE
FIT

YOU



TERRACE
SWIMMING POOL



- Outdoor fitness station
- Cricket Pitch with Net
- Half Basketball Court
- Senior Gathering Area
- Walking / Jogging Trail
- Children Play Area

DIVE
IN
AIM
UP

YOU



IT'S JUST FOR YOU

SUMADHURA
ACROPOLIS

MINUTES TO EVERYTHING



5
(MIN)

- Apple India
- Shri Ram Intl. School
- Wipro
- Capgemini
- Ratnadeep
- Continental Hospitals



10
(MIN)

- Oakridge School
- Indian School of Business
- Microsoft India
- Delhi Public School
- Infosys



15
(MIN)

- Spencer's Super Market
- Future Kids School
- Himagiri Hospitals
- Ambicare Hospitals
- Deloitte



20
(MIN)

- Orion Villas
- Rockwell Intl. School
- Inorbit Mall

DISTANCES FROM SITE



OFFICES

- Accenture - 50 Mtrs
- Apple India - 50 Mtrs
- Amazon - 100 Mtrs
- Google - 100 Mtrs
- Deloitte Towers - 400 Mtrs
- Sohini Techpark - 450 Mtrs
- Wipro - 800 Mtrs
- Nvidia - 800 Mtrs
- Capgemini - 1 Km
- Cyient - 1 Km
- Honeywell - 1 Km
- CA Technologies - 1.5 Kms
- Microsoft India - 1.5 Kms
- Infosys - 1.5 Kms



SCHOOLS

- Sri Ram Universal School - 200 Mtrs
- Oakridge School - 1.9 Kms
- Future Kids School - 2 Kms
- Delhi Public School - 2.5 Kms
- Indian School of Business - 2.6 Kms
- IIT Hyderabad - 4 Kms
- Rockwell International School - 7.3 Kms



BANKS

- ICICI Bank - 400 Mtrs
- SBI Bank - 400 Mtrs
- HDFC Bank - 1.5 Kms
- Axis Bank - 1.5 Kms
- Kotak Bank - 1.5 Kms



SHOPPING MALLS

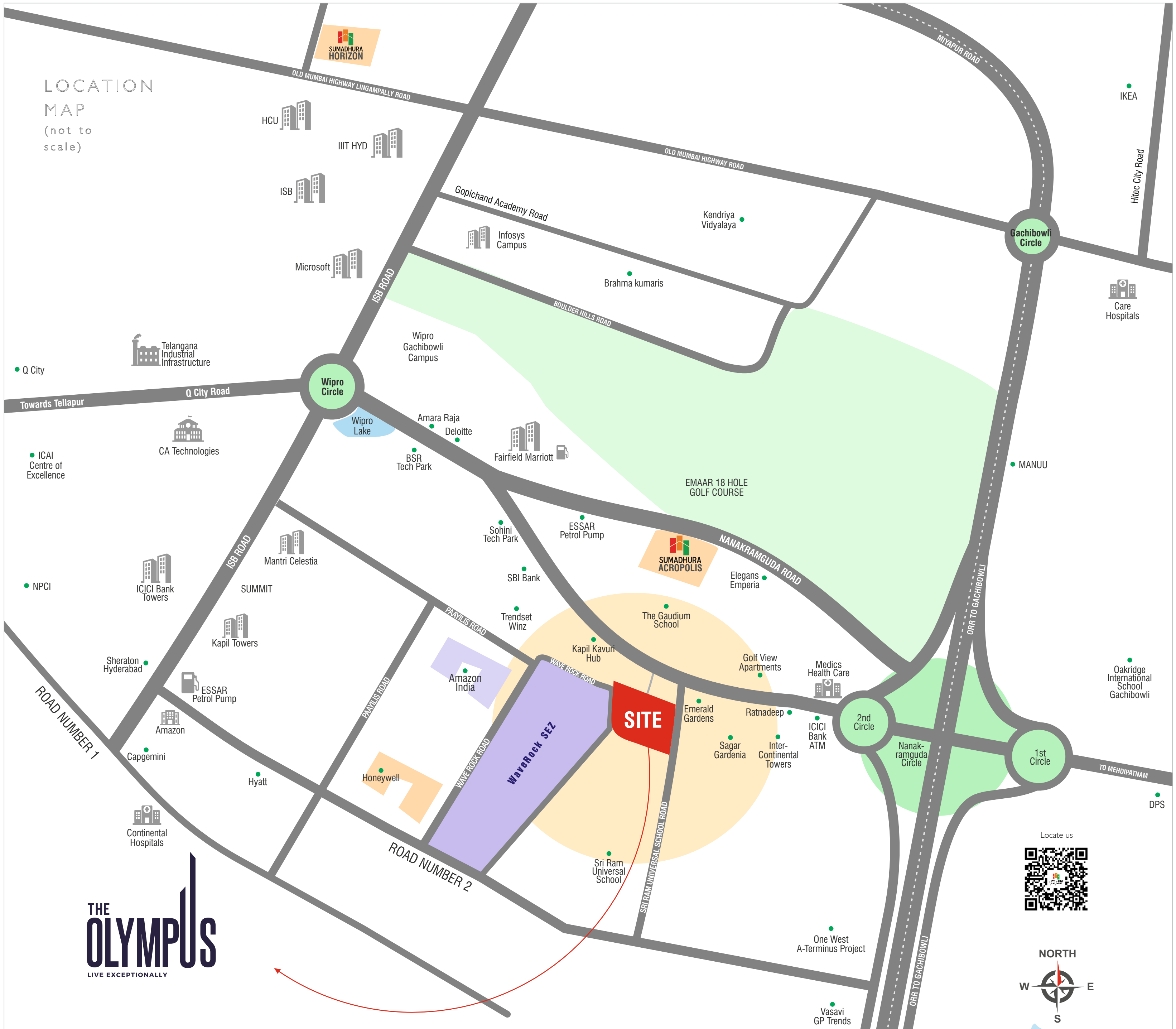
- Orion Villas - 4 Kms
- Spencer's Super Market - 4.6 Kms
- IKEA - 6 Kms
- Inorbit Mall - 7.3 Kms



HOSPITALS

- Continental Hospitals - 1.9 Kms
- Care Hospitals - 3.9 Kms
- Himagiri Hospitals - 4.6 Kms
- AIG Hospitals - 4.7 Kms
- KIMS Kondapur - 8 Kms
- Apollo Hospitals - 8 Kms

LOCATION
MAP
(not to
scale)



THE OLYMPUS
LIVE EXCEPTIONALLY





COME
HOME
TO
OLYMPUS

2
TOWERS

44
FLOORS

5.06
ACRES

854
UNITS

LIVE THE YOU





SITE
LAYOUT
TOP
VIEW

GATE ONE

GATE TWO

TOWER - A

TOWER - B

CLUB ZEUS

THE
OLYMPUS





FACILITIES OVERVIEW



LEGEND

- 01 Entry / Exit Portal 1
- 02 Entry Focal Element
- 03 Ramp from Basement 1 to Stilt
- 04 Ramp from Stilt to Basement 1
- 05 Busbay
- 06 Seating Alcove
- 07 Party Lawn / Event Field
- 08 Clubhouse
- 09 Clubhouse Spill-Over Lawn
- 10 Broadwalk
- 11 Amphitheater Stage
- 12 Amphitheater
- 13 Open Lawn
- 14 Raised Deck
- 15 Cascading Water Feature
- 16 Drop-Off Area
- 17 Round-About Island
- 18 Planting
- 19 Cricket Pitch
- 20 Grass Paved Area
- 21 Cycle Parking
- 22 Jogging Track
- 23 Entry / Exit Portal 2
- 24 Pedestrian Walkway / Adventure Trail
- 25 Sand Pit
- 26 Kid's Play Area 1
- 27 Kid's Play Area 2
- 28 Sit-Out Court
- 29 Skating Rink
- 30 Half Basketball Court
- 31 Pet's Park
- 32 Taxi Bay
- 33 Seniors Gathering Area
- 34 Tower-A Entrance Lobby
- 35 Tower-B Entrance Lobby



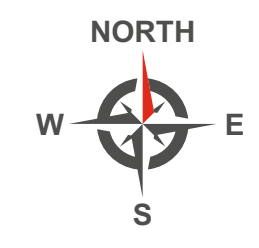
AMENITIES IN STILT AREA

- 01 Youth Corner
- 02 Outdoor Fitness Station
- 03 Kids Library
- 04 Indoor Kids Play Area



SERVICES

- 01 Vent Cut-Outs
- 02 Transformer Yard
- 03 OWC (Within Basement 1)
- 04 Transformer Yard/OWC

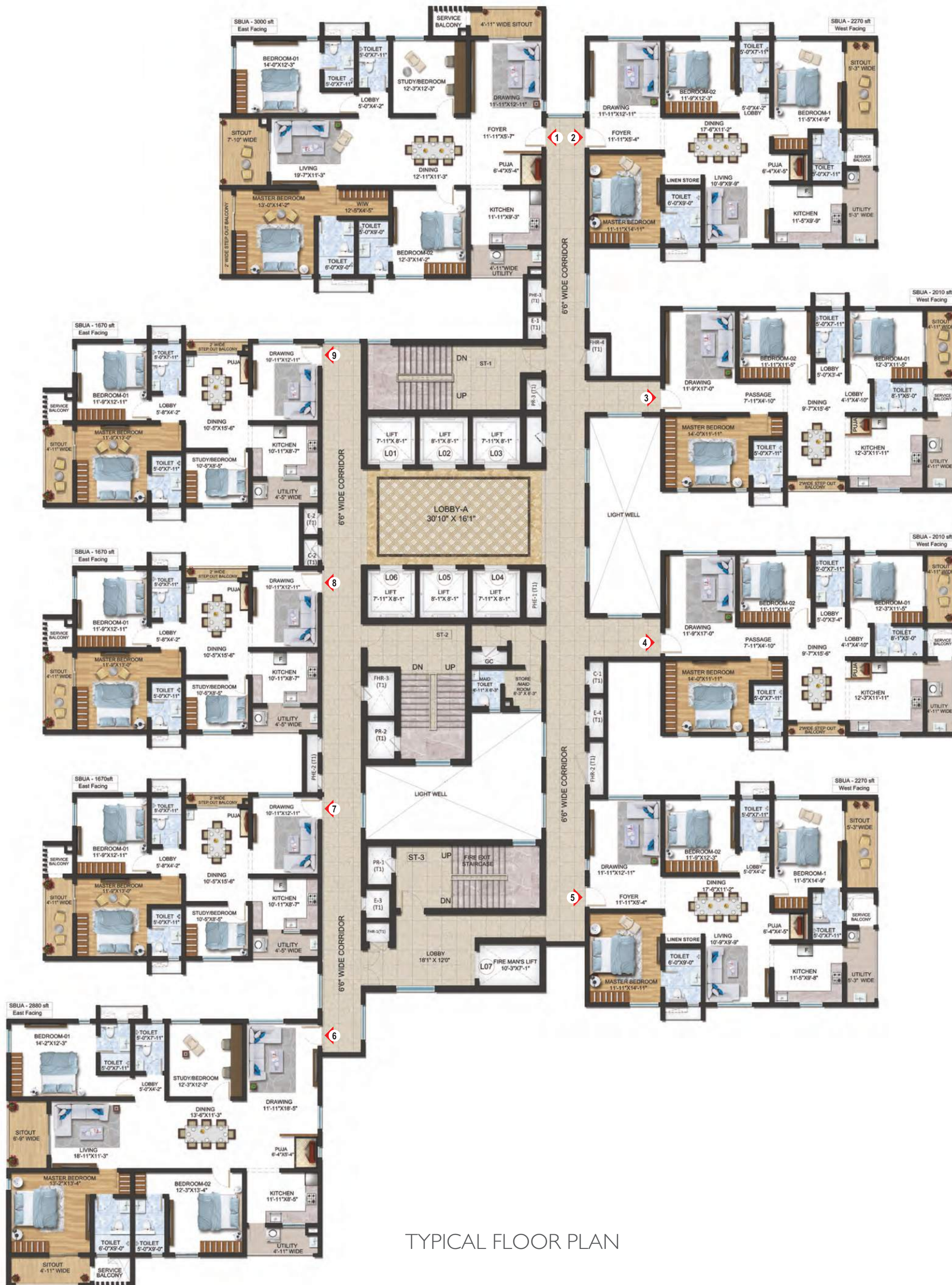


A TOWER

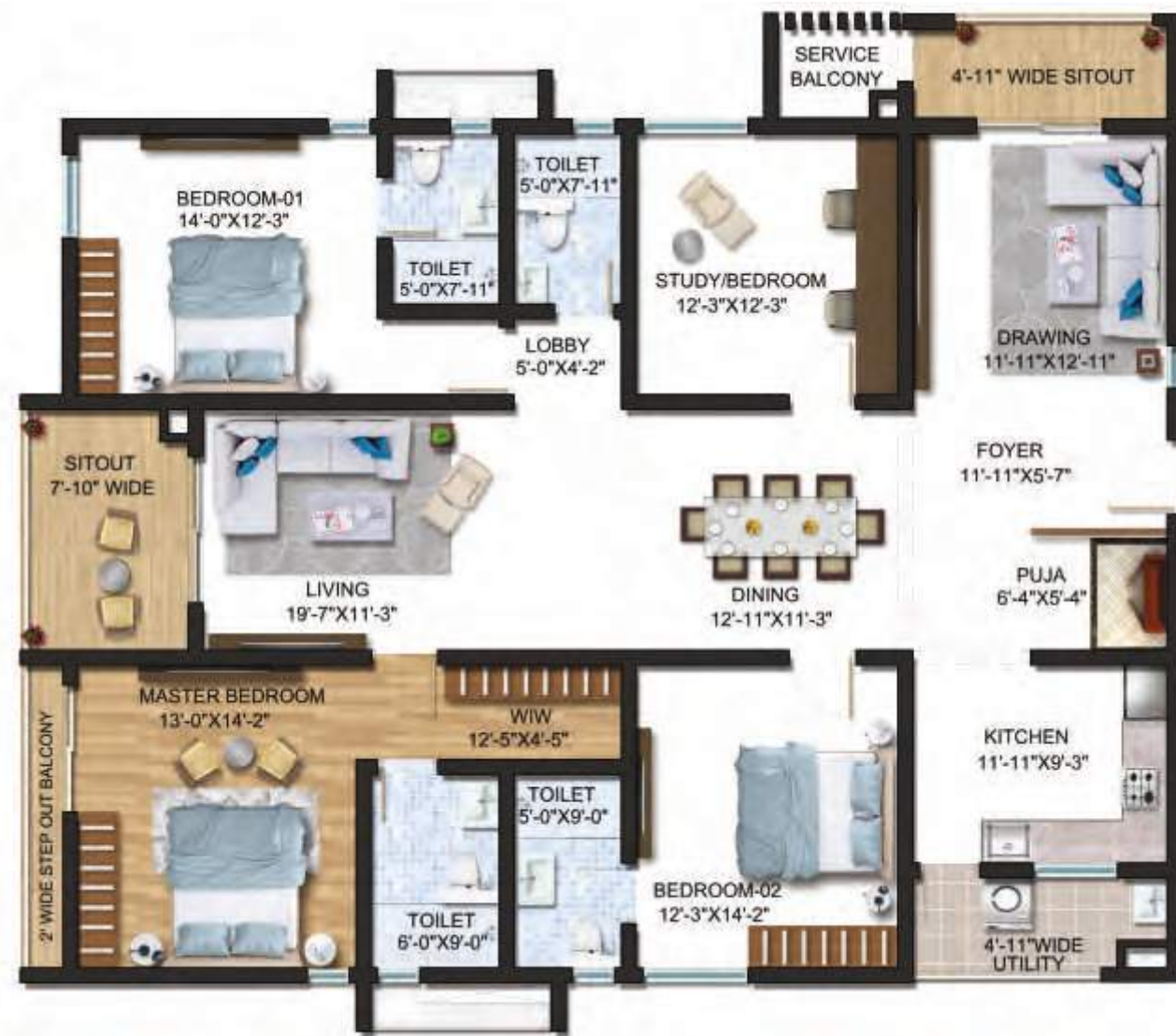
1670 TO 3000 SFT

AREA STATEMENT

FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SBUA (in Sq.ft.)
1 - 3.5 BHK	EAST	2135	3000
2 - 3 BHK	WEST	1595	2270
3 - 3BHK	WEST	1411	2010
4 - 3BHK	WEST	1411	2010
5 - 3 BHK	WEST	1595	2270
6 - 3.5 BHK	EAST	2045	2880
7 - 3 BHK	EAST	1160	1670
8 - 3 BHK	EAST	1160	1670
9 - 3 BHK	EAST	1160	1670

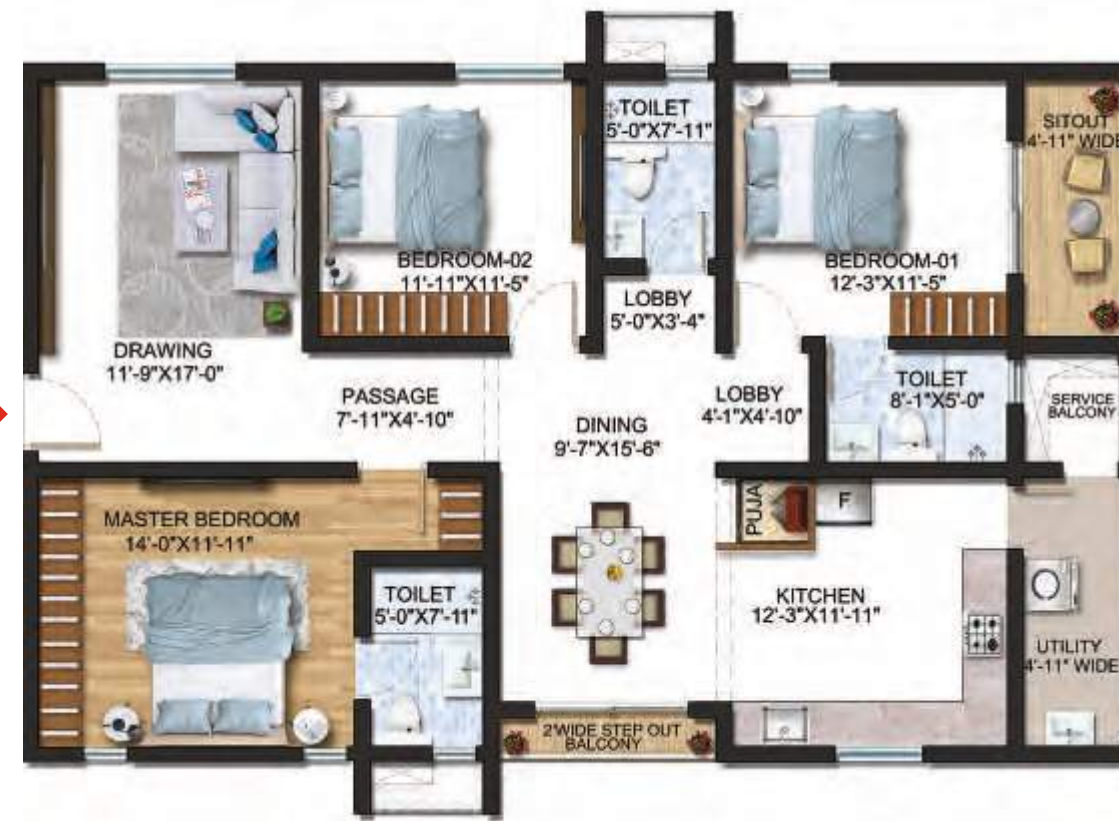


TYPICAL FLOOR PLAN



FLAT NO. 1

EAST FACING | 3.5 BHK | SBUA - 3000 SQ.FT



FLAT No. 3 & 4

WEST FACING | 3 BHK | SBUA - 2010 SQ.FT



FLAT No. 2 & 5

WEST FACING | 3 BHK | SBUA - 2270 SQ.FT



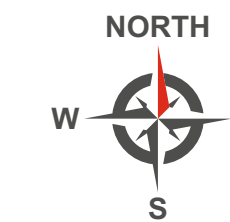
FLAT No. 6

EAST FACING | 3.5 BHK | SBUA - 2880 SQ.FT



FLAT No. 7, 8 & 9

EAST FACING | 3 BHK | SBUA - 1670 SQ.FT



A

TOWER

UNIT FLOOR PLANS



GRAND LOBBIES



THE OLYMPUS



TYPICAL FLOOR PLAN

B TOWER

1670 TO 3000 SFT

AREA STATEMENT

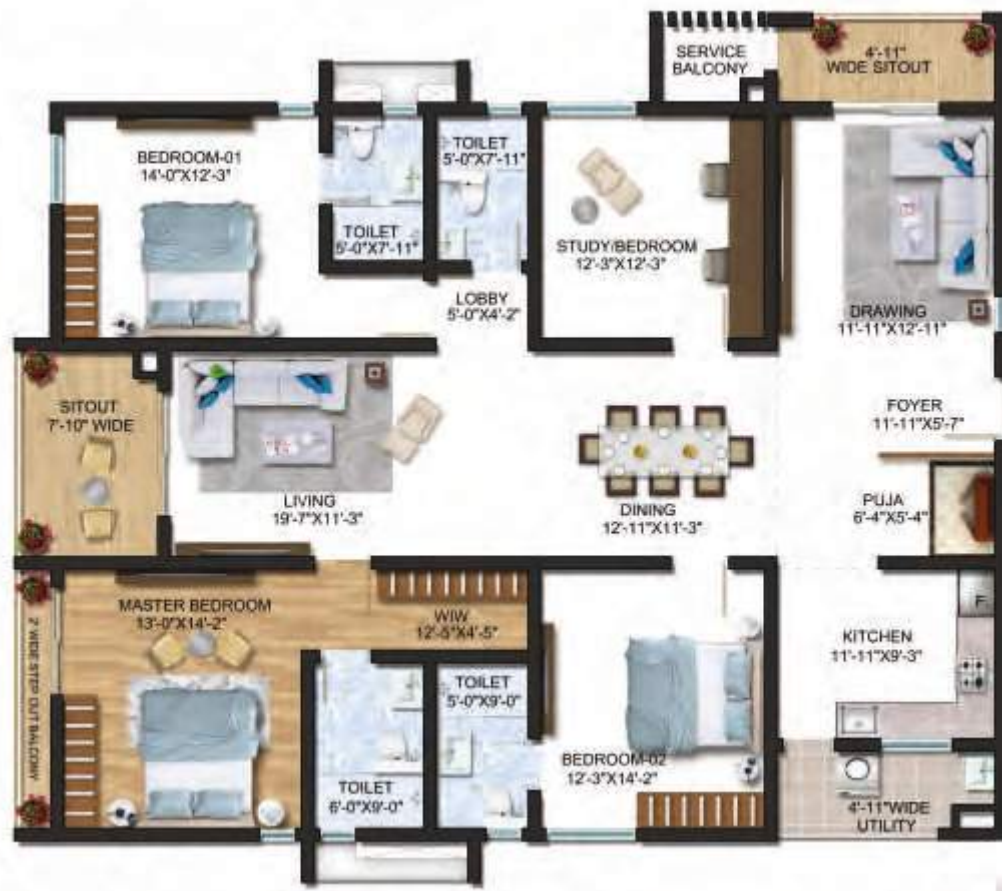
FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SBUA (in Sq.ft.)
1 - 3.5 BHK	EAST	2135	3000
2 - 3 BHK	WEST	1595	2270
3 - 3 BHK	WEST	1411	2010
4 - 3 BHK	WEST	1411	2010
5 - 3 BHK	WEST	1595	2270
6 - 3.5 BHK	WEST	2045	2880
7 - 3 BHK	NORTH	1421	2020
8 - 3 BHK	EAST	1635	2320
9 - 3 BHK	EAST	1160	1670
10 - 3 BHK	EAST	1595	2270
11 - 3 BHK	EAST	1595	2270



B

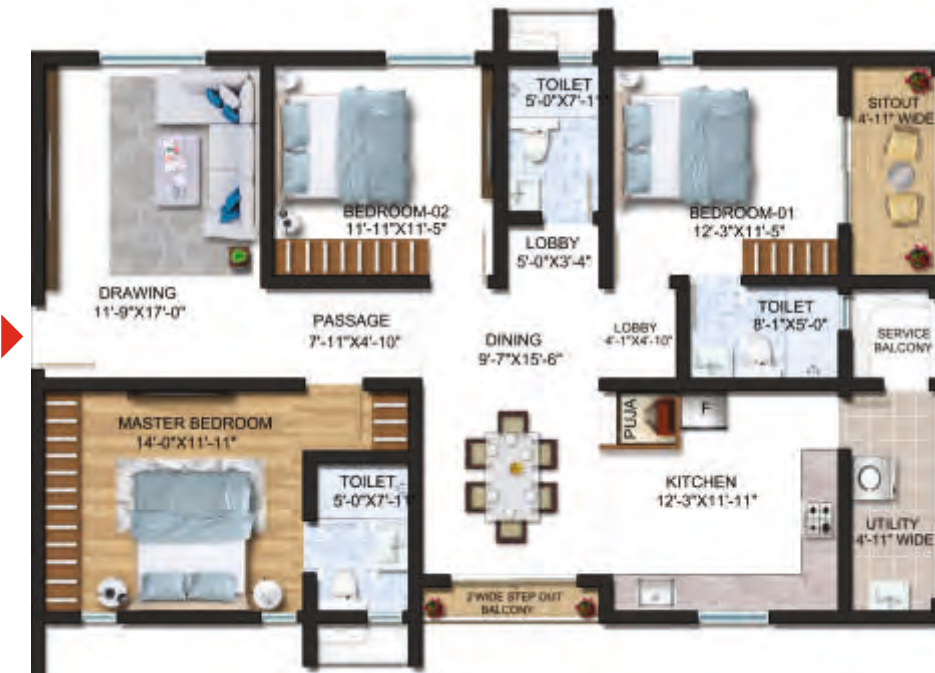
TOWER

UNIT
FLOOR PLANS



FLAT No. 1

EAST FACING | 3.5 BHK | SBUA - 3000 SQ.FT



FLAT No. 3 & 4

WEST FACING | 3 BHK | SBUA - 2010 SQ.FT



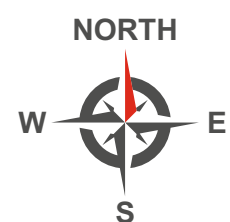
FLAT No. 2 & 5

WEST FACING | 3 BHK | SBUA - 2270 SQ.FT



FLAT No. 6

WEST FACING | 3 BHK | SBUA - 2880 SQ.FT



B

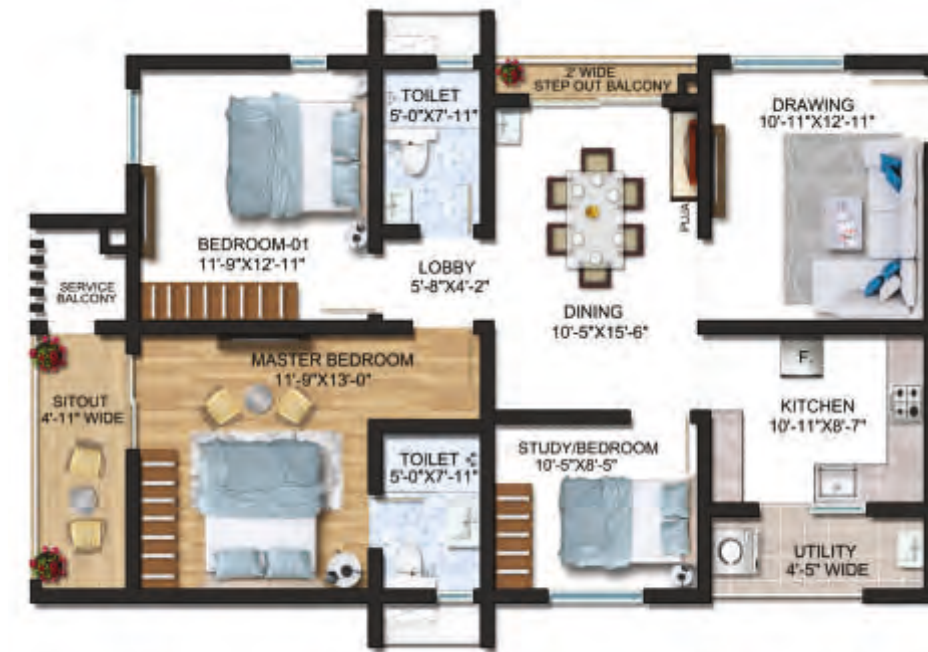
TOWER

UNIT
FLOOR PLANS



FLAT No. 7

NORTH FACING | 3 BHK | SBUA - 2020 SQ.FT



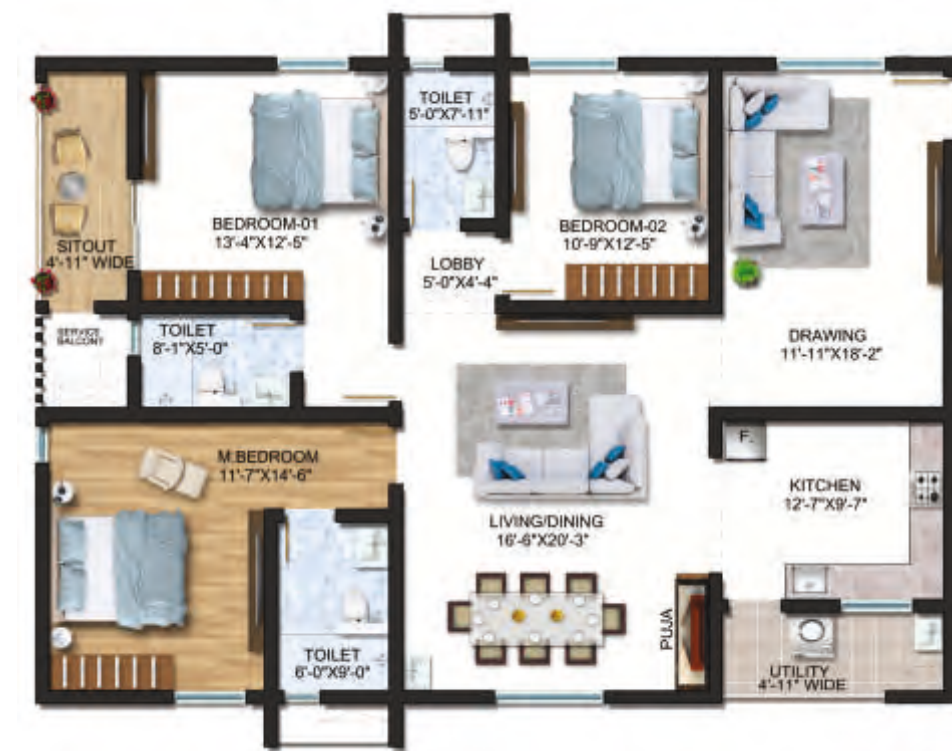
FLAT No. 9

EAST FACING | 2.5 BHK | SBUA - 1670 SQ.FT



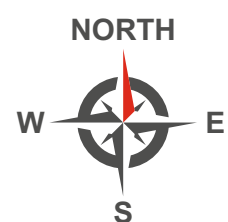
FLAT No. 8

EAST FACING | 3 BHK | SBUA - 2320 SQ.FT



FLAT No. 10 & 11

EAST FACING | 3 BHK | SBUA - 2270 SQ.FT





FOUNDATION & STRUCTURAL FRAME

- RCC foundation & RCC framed structure.



SUPERSTRUCTURE

- Aluminium form work & Shear Wall technology.



PLASTERING INTERNAL

- Internal Walls: Gypsum plastering to smooth finish for internal walls.



JOINERY WORKS

MAIN DOOR

- Main Door Frame: Best quality Teak wood frame with polish.
- Main Door Shutter: 38 mm to 40 mm both side Teak veneer shutter with polish finish.
- Bedroom / Toilet Doors
 - Door Frame: Best quality engineered hardwood door frame.
 - Doors Shutter: One side laminated and other side veneer with polish.
- Sliding Doors
 - Balconies: UPVC door frames with performance glass shutters, provision for mosquito mesh track.
 - Utility: UPVC door.



WINDOWS

- Windows: UPVC window system with safety MS grills and provision for mosquito mesh track.



PAINTING

- EXTERNAL - Textured / Smooth finish & two coats of exterior emulsion paint with Architectural features.
- INTERNAL - Smooth Gypsum finish with one coat of putty, one coat primer and two coats of premium Acrylic emulsion paint of best brands.



FLOORING

- ROOMS
 - Living, Dining & Kitchen: 1000x1000 mm Double charged vitrified tiles.
 - Bed Rooms 800x800 mm Double charged vitrified tiles.
 - Master bed room laminated wooden flooring.
- TOILETS - Anti-skid ceramic tiles for flooring
- CORRIDORS - GVT (Vitrified tiles).
- LIVING BALCONIES - Matt / Anti-skid ceramic tiles.
- COMMON LOBBIES - Granite / Marble / Vitrified tiles combination flooring as per design.
- LIFT LOBBY - Granite / Vitrified tiles combination flooring as per design.
- STAIRCASE - Up to 3 floors Granite and balance Anti-skid tiles.



TILE CLADDING

- KITCHEN - Dadoing in Kitchen: Glazed ceramic tiles dado up to 2' height above kitchen platform.
- TOILETS - Glazed ceramic tile dado up to door / lintel height.
- UTILITY & WASH - Tile dado up to 3' height.
- LIFT LOBBY - Granite / Vitrified tiles combination flooring as per design.



KITCHEN/UTILITY

- WATER CONNECTIONS - Separate Municipal tap (Manjeera or any other water provided by GHMC along with bore well water). Provision for fixing of water RO system.
- EXHAUSTS - Provision for chimney.
- UTILITY / WASH - Washing machine provision in Utility area.



TOILETS

- Sanitary / CP Fittings.
- Sanitary: TOTO or Jaquar or Cera.
- CP Fittings: Grohe or Jaquar or Hindware.
- Wash Basin in all Bed room toilets.
- Wall Mounted EWC with Concealed flush tank/valve.
- Single Lever fixtures with Wall mixer cum shower.
- Provision for geyser and exhaust fans in all bathrooms.



INTERNET / Cable Tv / Telecom

- Provision for Internet / Telephone / Intercom.



LIFTS

High speed automatic passenger lifts with Rescue device with V3F for energy efficiency & One service lift in each tower (make of Toshiba / Schindler / Mitsubishi).



WATER SUPPLY SYSTEM / SEWAGE TREATMENT PLANT

- Treated water will be made available through exclusive water softening for domestic purpose in all units.
- 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 & flushing purpose.
- Rain water from the Terrace will be collected in storage tanks and used for domestic purposes. Excess rain water & Open areas water will be collected through rain water pipes, which will be discharged in the rain water harvesting pits to recharge the ground water.



GENERATOR POWER BACK UP

- 100% DG Set Backup.

BILLING SYSTEM

- Dual source prepaid energy meter for DG power and EB power billing system.

FACILITIES FOR PHYSICALLY CHALLENGED

- Access ramps at all entrance shall be provided for the physically challenged.



SECURITY/BMS

- Sophisticated round - the-clock security system.
- Surveillance cameras at the main security, entrance of each block and Clubhouse.



PARKING MANAGEMENT

- Entire parking is well designed to suit the number of car parks required. Parking signage and equipment at required places to improve driving comfort.
- Dedicated space for car charging and car washing will be provided.



CLUBHOUSE & AMENITIES

Well designed Clubhouse with:

- Reception, Lobby, Cafeteria, Multi Purpose Hall, Gym with equipments, Indoor games like chess, carom, Air hockey, cards table, Table Tennis, Yoga/aerobics, badminton court, squash court, billiards room, mini theatre, swimming pool & Guest rooms.
- Space for Facilities like crèche, space for Spa & saloon, space for laundry facility, space for clinic, space for departmental store, conference room, manager's cabin & co-working office Space.



OPEN AREA AMENITIES

- Kids play area, Open lawn, Amphitheatre, cricket practice net, Half Basket ball court, skating rink, Jogging track, Pet's park, Indoor kids play area, Senior's gathering area, Taxi bay, grass paved area, walkway, party lawn, Sand pit, Out door fitness station & youth activity area.



Hand Railing

- Balcony: MS railing / Glass railing as per the elevation.



FIRE & SAFETY

- Fire hydrant & fire sprinkler system in all flats, corridor & basements.
- Fire alarms & Public address system.



LPG

- Pipe line gas / PNG supply to all individual apartments with pre-paid gas meters.



HVAC

- Centralized VRF A/C system will be provided for each flat.



ELECTRICAL

- Cables: Concealed copper wiring of Havells / Polycab.
- Modular Switches: Norisys / Schneider make.



PLUMBING LINES

- Drainage / Sewage: PVC pipes & PVC fittings.
- Water Supply Lines: Internal and external CPVC or UPVC pipes & fittings.



Creating landmarks across the skyline of Bengaluru and Hyderabad, the teams at Sumadhura Infracon Pvt. Ltd are happy to be "home makers" to more than 5000 families in premier properties. For over 25 years Sumadhura's signature of success is centered around these core values: The ability to deliver luxurious housing projects on-time, across hand-picked locations, at honest prices while ensuring that the quality of construction is impeccable. Our expertise in the acquisition of land, innovative architecture, carefully curated premium brands, tastefully appointed interiors and after sales service has been instrumental in earning a reputation of being forerunners in real estate development.

7 MILLION SFT
COMPLETED

5 MILLION SFT
ONGOING

8 MILLION SFT
PLANNING

We are passionately committed to delivering happiness through the spaces we build. We have been consistent in all our commitments and uncompromising in our values. All our spaces imbibe local context, culture and aspirations and we are guided by our Purpose, Vision and Mission which harmonize our business aspirations with customer centricity.



Vasavi Group, is a leading real estate company in South India that strives for quality and perfection to provide the best luxurious and affordable residential and commercial projects. Established in 1994, with 26 years of excellence and commitment to bring new concepts and establish a benchmark for future trends. Vasavi Group has significantly contributed in shaping the skyline of Hyderabad through the city's evolution and has carved out a brand name for itself in around past three decades by building a reputation of providing properties of the highest standards that redefine excellence and where each home is constructed with the same finesse.

10 MILLION SFT
COMPLETED

6 MILLION SFT
ONGOING

9.6 MILLION SFT
PLANNING

The Vasavi Group is led by experienced and energetic managers and technicians, focussing on the company's core competencies. Together with their joint venture partners and associates, they have developed millions of sft of quality real estate. Their unwavering commitment to improvement and innovation continues in the form of several signature projects currently underway.



C O N S U L T A N T S

Project Architects



Team One India Pvt. Ltd.
5th Floor, Anvi's ECO Grand
Sy. No.135 & 136, Financial District
Nanakramguda, near Wipro Lake
Hyderabad - 500 008. Telangana
<http://team01.in/>

Structural Consultants



DSA Engineering Pvt. Ltd.
12/1, Needs 3 Project 276
Next to Classic Benchmark Apts
Kalena Agrahara, Kammanahalli Main Road
Near Meenakshi Temple, Off Bannerghatta Road
Bengaluru - 560 076. Karnataka

MEP Consultants



Synergy Infra Consultants Pvt Ltd
25, Old Mumbai Highway
Jayabheri Pine Valley, Gachibowli
Hyderabad - 500 032. Telangana
<http://www.synergyinfra.com/>

Design Programme
Management Consultants



Novetek Consultants Pvt. Ltd.
58, Ground Floor, Mountain Street
1st Block, Jayanagar East
Bengaluru - 560 011. Karnataka
Ph : +91 80 4107 6777
www.novetek.in

Landscape Consultants



Site Concepts Private Limited
27/1-2, Elegant Queensbury
Richmond Road Victoria Layout
Bengaluru - 560 047. Karnataka
Ph: +91 80 2559 4887 Mob: 96866 60388
E-mail: aditi@sci-pl.com
<http://www.siteconcepts.com.sg>

Clubhouse Architects &
Interior Design Consultants



Balan and Nambisan Architects
226, 1st 'C' Cross, 18th Main
HAL 2nd Stage, Indiranagar
Bengaluru - 560 008. Karnataka
<https://bnarchitects.co.in/>

Parking Consultants



Parkway Consultants
Swastik Plaza, Pokharan Rd Number 2
Swastik Garden, Thane West
Thane - 400 601. Maharashtra
<https://parkwayconsultants.com/>

Vertical Transportation /
Lift Consultants



PVN Associates Private Limited
Flat No. 01, Third Floor, No. 3
Viswapriya Apartments, Kasturibai Nagar
1st Cross Road, Kasturibai Nagar, Adyar
Chennai - 600 020. Tamilnadu.
Tel No. : 044 4261 3912 | www.paplcorp.com

A P P R O V A L S

APPROVALS SANCTION AUTHORITY	APPROVAL NUMBER	DATE OF APPROVAL
AAI Airports Authority of India (Hyderabad Airport)	NOC ID :- HYDE/SOUTH/B/111218/348238.	26-11-2018
FIRE Govt. of Telangana State Disaster Response & Fire Services Department	Provisional NOC - Tower A :- 170120002018 Tower B :- 170130002018 Clubhouse :- 170770002018	25-09-2019 25-09-2019 28-03-2019
HMWSSB Hyderabad Metropolitan Water Supply & Sewerage Board	FC No.CGM(E) / O & MC IV / FC / 2019-20/16666	02-12-2019
SEIAA (EC) State Level Environment Impact Assessment Authority Telangana State (SLEIAA)	Order Number: SEIAA/TS/OL/RRD-401/2019	18-12-2019
TSPCB (CFE) Telangana State Pollution Control Board	Order No: 51/TSPCB/CFE/RRD/ RO-RR-I/HO/2020	11-11-2020
GHMC Greater Hyderabad Municipal Corporation	(a) Permit Number : 1/C20/01241/2021 (b) File Number : 1/C20/24362/2018	28-01-2021
RERA Telangana Real Estate Regulatory Authority	(a) Application Number : REA02400025552 (b) Registration Number : P02400003072	17-06-2021



COME
HOME
TO A FEELING
LIKE
NO OTHER



CORPORATE OFFICE
SUMADHURA INFRACON PRIVATE LIMITED
108/2, Millennia Building, 1st Main
Opposite Innovative Multiplex
Behind Bhagini Restaurant
MSR Layout, Outer Ring Road
Marathahalli, Bangalore - 560 037
Karnataka.

HYDERABAD OFFICE
Door No. 8-2-293/82/A/7
Plot No. 1131, 2nd Floor
Next to Chutneys Restaurant
Metro Pillar No: 1639, Road No. 36
Jubilee Hills, Hyderabad - 500 033
Telangana.

SITE OFFICE
Survey No. 145/P & 91/2
Nanakramguda
Sherlingampally
Rangareddy District - 500 008
Telangana.

GET IN TOUCH
Ph: +91 740 671 2264
E: enquiries@sumadhuragroup.com
W: www.sumadhuragroup.com
www.theolympus.in



CONNECT WITH US



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

A Passionate offering by

