

CRESCENT

ELEGANCE
ELEVATED





Lifestyle takes a magnificent curve Of smart living

Nestled in the midst of IT and financial hubs at Gachibowli - Serilingampally Road, Candeur Crescent blends the best of comfort and elevated lifestyle. While retaining the serenity and prime location, there are pleasant vibes from the residential catchment around. Surrounded by some of the best entertainment venues, retail stores, educational and medical facilities, prime business houses and more.



5.5 ACRES PROJECT AREA	5 TOWERS	5 UNITS PER FLOOR	50 FLOORS
4 LEVELS OF PARKING AREA	62,000 SFT LAVISH CLUB HOUSE	10.18' CLEAR HEIGHT IN EACH FLAT	80% CORNER APARTMENTS

A high-life twist With a high-rise view

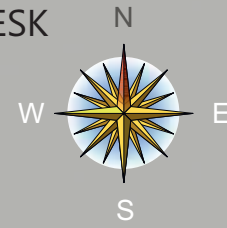
AMENITIES

OUTDOOR

- ENTRANCE AND EXIT PLAZA
- MAIN ENTRANCE PAVING
- CYCLING TRACK
- TROPICAL PLANTATION
- AMPHITHEATRE
- HALF BASKET BALL COURT
- LAWN
- SEATING DECKS UNDER PERGOLA
- WATER BODY
- FREE STANDING PYLONS
- FEATURE WALL
- SCULPTURES
- STEPPING STONES
- SEATING UNDER TREE
- GRASS PAVERS
- PAVERS
- COBBLE STONE PAVINN AT RAMP AREA
- OUTDOOR GYM
- CHILDREN PLAY AREA
- WATER FEATURE OPP.CLUBHOUSE
- AVENUE PLANTING
- ROSE GARDEN
- FIREDRIVE WAY WITH GRANITE PARKING
- SECURITY CABINS
- CAR PARKING AREA
- FLOWER GARDEN
- PENNIAL GARDEN

CLUBHOUSE

- BANQUET HALL WITH KITCHEN
- ATM
- GRAND ENTRY LOBBY WITH HELPDESK
- PHARMACY
- SUPERMARKET
- CLINIC
- PRE PRIMARY SCHOOL
- INDOOR BADMINTON SCHOOL
- TABLE TENNIS
- BILLIARDS
- YOGA ROOM
- AEROBICS AND DANCE ROOM
- GYM
- STEAM AND SAUNA ROOM
- RESTAURENT
- SQUASH COURT
- WORKSTATIONS
- CONFERENCE ROOM
- SPA AND SALOON
- HOME THEATRE
- INDOOR SWIMMING POOL
- GUESTS SUIT
- BOARD GAMES
- MINI FOOTBALL COURT
- TERRACE SITTING AREA
- BARBEQUE ZONE



ENTRY

EXIT

Well connected and easy to locate as it is strategically mapped and planned to be the next landmark out there.

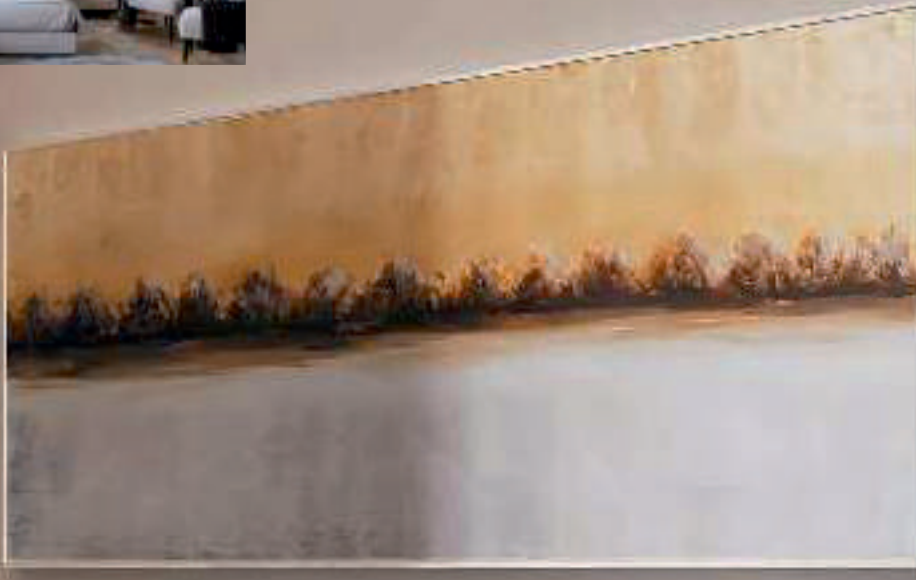
Crescent is located at the midst of most sought after zones of serilingampally and you are just few blocks away from numerous conveniences.



CRE
CRESCENT



Turning heads to admire
the landscaping
all around



Moving the indulgence
With vivid imaginations





BLOCK
A

Floor Plans

FLAT 1	
FACING	EAST
BUILT UP AREA	1425
COMMON AREA	399
TOTAL AREA	1824

FLAT 2	
FACING	WEST
BUILT UP AREA	1467
COMMON AREA	410
TOTAL AREA	1877

FLAT 3	
FACING	WEST
BUILT UP AREA	1530
COMMON AREA	428
TOTAL AREA	1958

FLAT 4	
FACING	WEST
BUILT UP AREA	1530
COMMON AREA	428
TOTAL AREA	1958

FLAT 5	
FACING	EAST
BUILT UP AREA	1468
COMMON AREA	410
TOTAL AREA	1878



All areas mentioned in SFT





BLOCK
B

Floor Plans

FLAT 1

FACING	EAST
BUILT UP AREA	1425
COMMON AREA	399
TOTAL AREA	1824

FLAT 2

FACING	WEST
BUILT UP AREA	1467
COMMON AREA	410
TOTAL AREA	1877

FLAT 3

FACING	WEST
BUILT UP AREA	1530
COMMON AREA	428
TOTAL AREA	1958

FLAT 4

FACING	WEST
BUILT UP AREA	1530
COMMON AREA	428
TOTAL AREA	1958

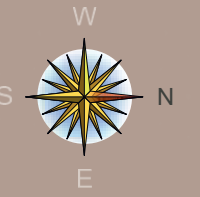
FLAT 5

FACING	EAST
BUILT UP AREA	1468
COMMON AREA	410
TOTAL AREA	1878



All areas mentioned in SFT





Floor Plans



FLAT 1

FACING	EAST
BUILT UP AREA	1983
COMMON AREA	557
TOTAL AREA	2540

FLAT 2

FACING	WEST
BUILT UP AREA	1998
COMMON AREA	557
TOTAL AREA	2548

FLAT 3

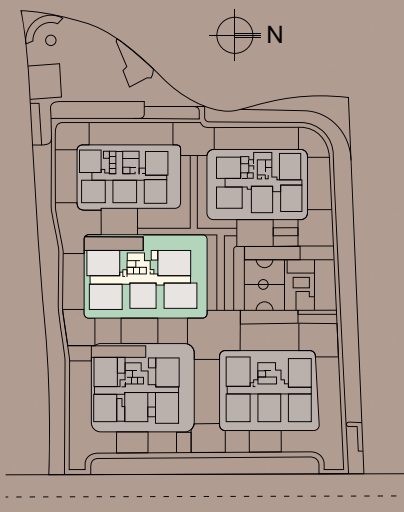
FACING	WEST
BUILT UP AREA	1613
COMMON AREA	451
TOTAL AREA	2064

FLAT 4

FACING	WEST
BUILT UP AREA	2075
COMMON AREA	581
TOTAL AREA	2656

FLAT 5

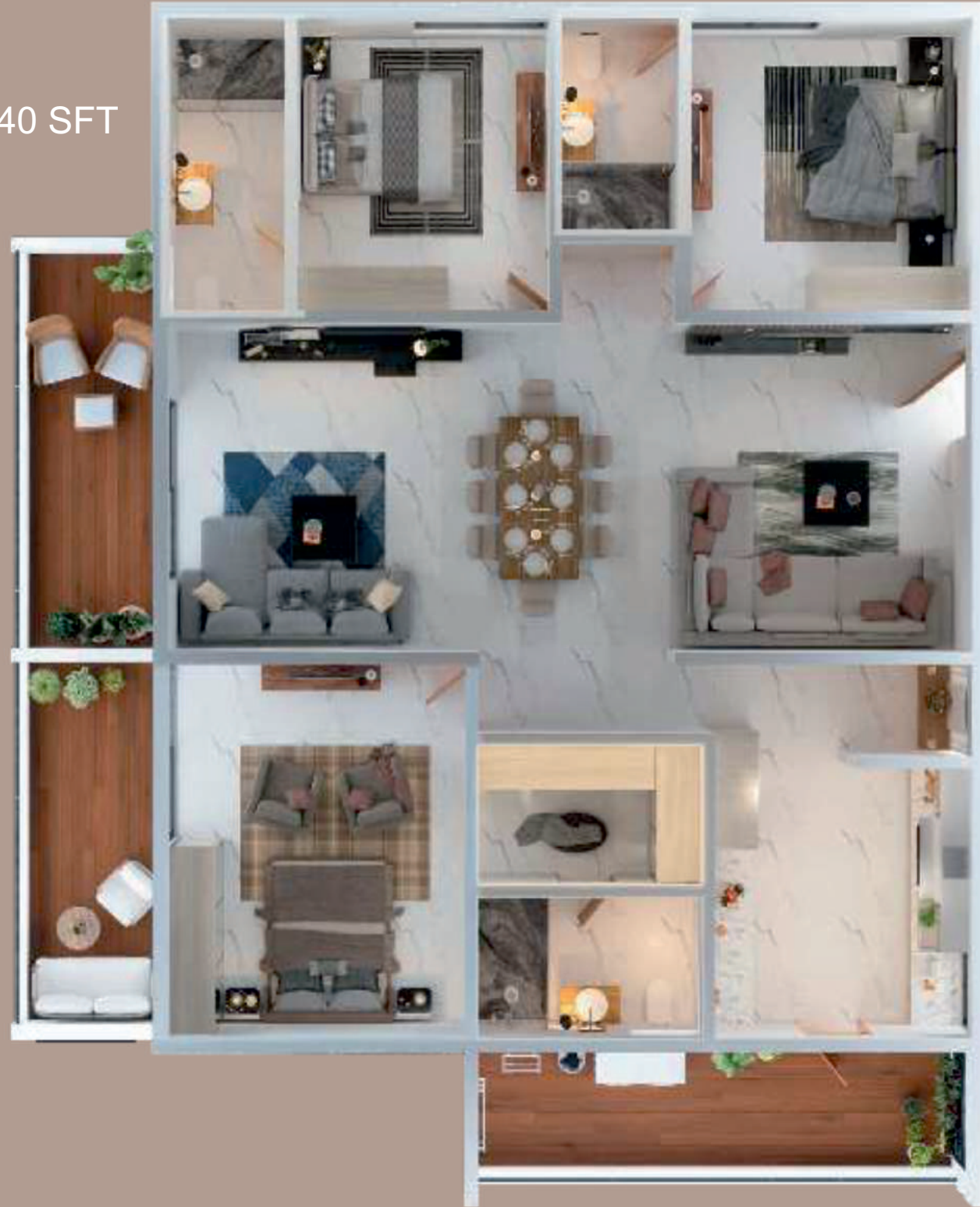
FACING	EAST
BUILT UP AREA	2006
COMMON AREA	561
TOTAL AREA	2567



BLOCK
C



EAST 2540 SFT



3D FLOOR PLAN

BLOCK
C



WEST 2656 SFT



3D FLOOR PLAN



BLOCK
D

Floor Plans

FLAT 1

FACING	EAST
BUILT UP AREA	1042
COMMON AREA	291
TOTAL AREA	1333

FLAT 2

FACING	WEST
BUILT UP AREA	1201
COMMON AREA	336
TOTAL AREA	1537

FLAT 3

FACING	WEST
BUILT UP AREA	1254
COMMON AREA	351
TOTAL AREA	1605

FLAT 4

FACING	WEST
BUILT UP AREA	1254
COMMON AREA	351
TOTAL AREA	1605

FLAT 5

FACING	EAST
BUILT UP AREA	1138
COMMON AREA	318
TOTAL AREA	1456



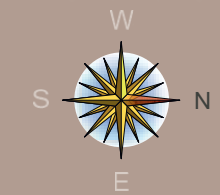
All areas mentioned in SFT





BLOCK
E

Floor Plans



FLAT 1

FACING	EAST
BUILT UP AREA	1291
COMMON AREA	361
TOTAL AREA	1652

FLAT 2

FACING	WEST
BUILT UP AREA	1291
COMMON AREA	361
TOTAL AREA	1652

FLAT 3

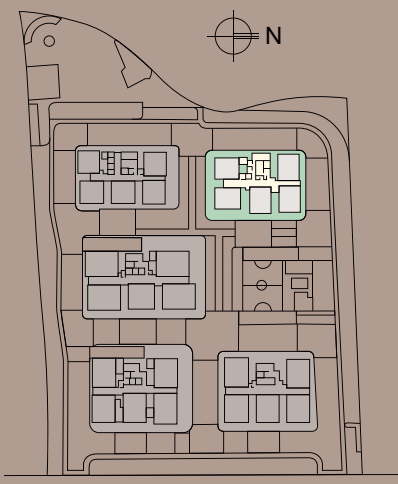
FACING	WEST
BUILT UP AREA	1251
COMMON AREA	350
TOTAL AREA	1601

FLAT 4

FACING	WEST
BUILT UP AREA	1345
COMMON AREA	376
TOTAL AREA	1721

FLAT 5

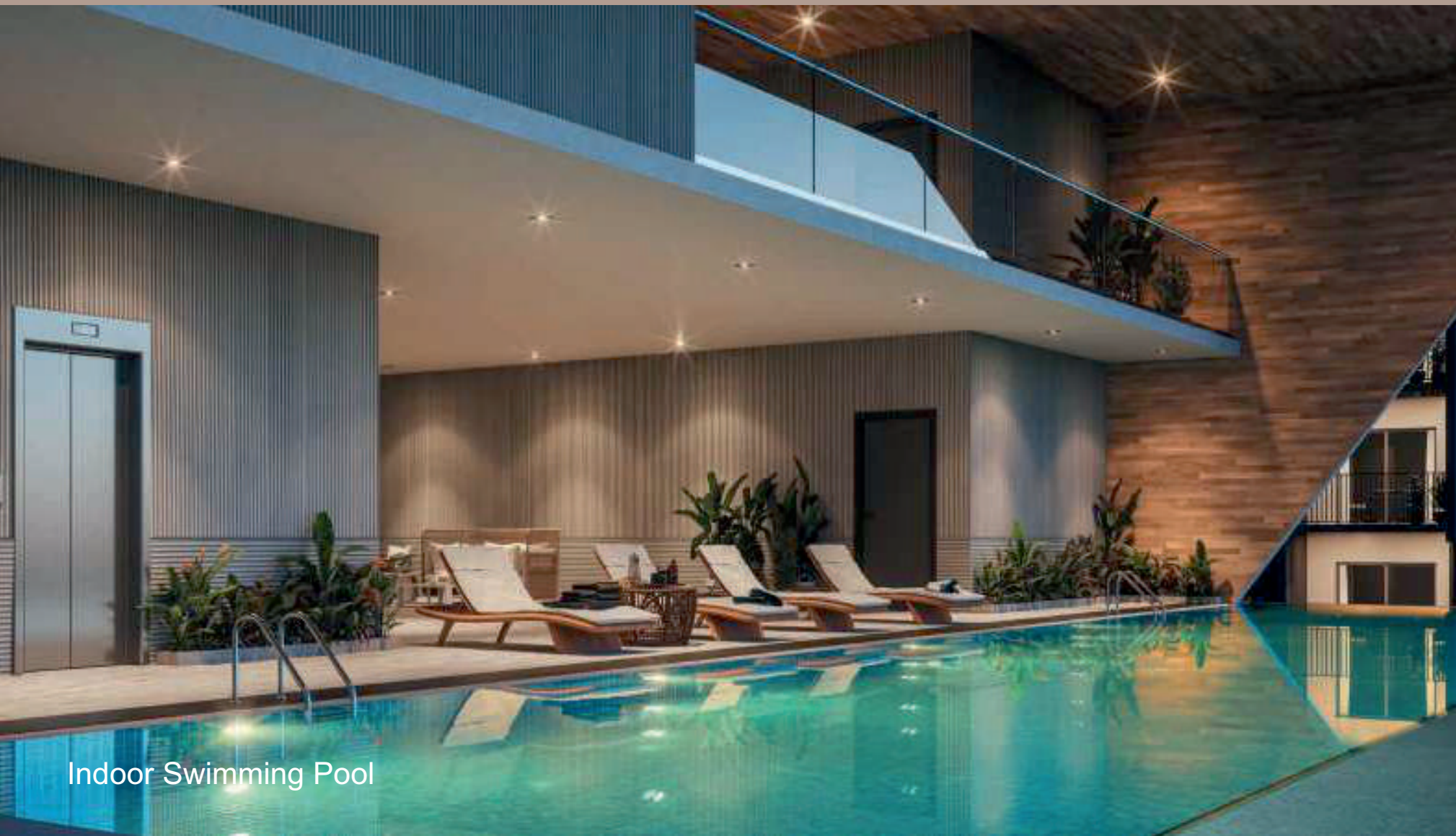
FACING	EAST
BUILT UP AREA	1326
COMMON AREA	371
TOTAL AREA	1697



All areas mentioned in SFT



Encompassing
the richness
With lively
surroundings



Indoor Swimming Pool



CLUBHOUSE

Twist and Turn
the excitement
With your choice
of fun



Specifications

1. SUPER STRUCTURE
 - » RCC shear wall-framed structure, resistant to wind and earthquake (Zone -2).
2. WALLS
 - » External Walls : Reinforced shear walls
 - » Internal Walls : Reinforced shear walls
3. CEILING FINISHES
 - » DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY: Smoothly finished with putty and acrylic emulsion paint.
 - » BATHROOMS : Grid ceiling to cover all service lines.
4. WALL FINISHING
 - » DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY: Smooth finish with putty and acrylic emulsion paint.
 - » BATHROOMS : Reputed make of GVT/ Ceramic tiles cladding up to lintel height.
 - » EXTERNAL FINISHING : Two coats of exterior emulsion paint of reputed brands with architectural features.
5. FLOORING
 - » DRAWING, DINING, LIVING, BEDROOMS, KITCHEN : 800 x 800 mm size double charged vitrified tiles of reputed brand with spacer joint
 - » BALCONY/ / UTILITY : 600 x 600 Anti-skid vitrified/ceramic tiles
 - » BATHROOMS : Anti-skid vitrified/ceramic tiles
 - » CORRIDORS : Vitrified/GVT tiles with spacer joint
 - » STAIRCASE : Natural Stone/Granite
6. WINDOWS
 - » All windows are of UPVC glazed sliding / open-able shutters with EPDM gaskets, necessary hardware with provision for mosquito mesh shutter.
7. DOORS
 - » MAIN DOOR : Hard wood frame, finished with melamine spray polish. Teak finished flush shutters with reputed hardware.
 - » INTERNAL DOORS : Hard wood frame or factory made wooden frame with both side laminated flush shutter with reputed hardware.
 - » BATHROOMS/UTILITY DOORS : Hard wood frame or factory made wooden frame with both side laminated flush shutter with reputed hardware.
 - » BALCONIES : UPVC glazed French sliding

9. LPG/PNG
 - » Provision for LPG/ PNG with piped gas system.
10. ELECTRICAL
 - » Concealed copper wiring of reputed make.
 - » Power outlet for air conditioners in all Bed rooms and living.
 - » Power outlets for geysers in all bathrooms.
 - » Power outlets for chimney, hob, refrigerator, microwave oven, mixer/grinder in kitchen.
 - » Washing machine and dishwasher point in utility area.
 - » Three phase supply for each unit and individual Prepaid meters.
 - » Miniature circuit breakers (MCB) for each distribution board of reputed make.
 - » Modular switches of reputed make.
11. LIFTS
 - » V3F drive high speed lifts of Reputed make.
 - » Lift lobby cladding with vitrified tiles & granite in 1st floor entry lobby.
12. TV/TELEPHONE
 - » Intercom facility to all units Connecting Security.
 - » Provision for Cable TV Connection in Drawing, Living and all Bedrooms.
 - » One Internet connection provision in Drawing.
13. WATER PROOFING
 - » Waterproofing shall be provided for all Bathrooms, Balconies, Utility Area & Roof terrace.
14. SECURITY
 - » Sophisticated round the clock security/ surveillance system.
 - » Surveillance cameras (CCTV) at the main security and at the entrance of the block & lift cabin.
15. FIRE SAFETY
 - » Fire alarm, automatic sprinklers and wet risers as per Fire Authority Regulations.
 - » Corner cornice will be provided where ever Firefighting pipes are visible in the flat.
16. POWER BACK UP
 - » 100% DG backup with acoustic enclosure and AMF.
17. WTP & STP
 - » Water treatment plant for bore-well water.
 - » A Sewage Treatment plant of adequate capacity as per norms inside the project.

Location Plan



IT / Corporates

Gachibowli	- 5.0 kms
TCS / DLF	- 5.0 kms
Wipro	- 7.0 kms
Microsoft	- 9.5 kms
Google	- 8.0 kms
ICICI	- 8.0 kms
IBM	- 7.5 kms
Infosys	- 6.0 kms
Deloitte	- 8.5 kms
Financial District	- 10.0 kms

Educational Institutions

Sancta Maria International School	- Next Door
Hyderabad Central University	- 1.0 km
Chirec International School	- 2.6 kms
Euro Kids preschool	- 3.5 kms
Indian School of Business	- 6.0 kms

Health Care

Citizen Specialty Hospital	- 1.5 kms
Vanaja Maternity Hospital	- 2.0 kms
KIM's Hospital	- 6.5 kms
Care Hospital	- 8.0 kms
Sunshine Hospital	- 8.5 kms
Continental Hospital	- 9.0 kms

Entertainment Hubs

Sharath City Mall	- 6.5 kms
SLN terminus	- 6.5 kms
GSM Mall	- 4.5 kms
Inorbit Mall	- 11.0 kms

Connectivity

Lingampally Railway Station	- 500 mtrs
Gachibowli ORR	- 6.5 kms
RGI Airport	- 36 kms
RTC Bus Stop	- 0 kms



SCAN FOR LOCATION


<p>ARCHITECT</p>	<p>STRUCTURAL CONSULTANT</p>	<p>PROJECT MANAGEMENT IN CONSTRUCTION</p>	<p>WIND TUNNEL ANALYSIS</p>	<p>MEDICAL PARTNER</p>
------------------	------------------------------	---	-----------------------------	------------------------



CANDEUR

Build with Honesty

CANDEUR GROUP

 Sales Enquiry +91 799 755 5555

 WWW.CANDEURCRESCENT.COM

CORPORATE OFFICE

Plot No. 26, 1s Floor, IN SYN No. 103/1, 105
and 106, Gachibowli Rd, Serilingampalle (M), Telangana - 500032

SALES & SITE OFFICE

245, S.No. 104 & 106, Next to Sancta Maria International School
Serilingampalle - Gachibowli Road, Serilingampalle, Hyderabad-500019

TS RERA NUMBER :
P02500004515