



Emami  
**Swanlake**  
Kukatpally, Hyderabad

Come home  
to a Joyful Experience





Swanlake

Come home to a  
Joyful Experience

# @Hyderabad

## Ongoing Project



Emami Swanlake  
Kukatpally

## Upcoming Projects



Emami Swan Villas  
Tellapur



Emami Swan Heights  
Khajaguda

# Pan India



## Completed Projects



South City  
Kolkata



Orbit North view  
Kolkata

## Ongoing Projects



Urbana  
Kolkata



Ideal Heights  
Kolkata



Rose dale  
Kolkata





### Conveniences, at a stone's throw

- Connected with 100 feet wide road from Hi-Tech City MMTS station to NH-9
- Opposite to Metro shopping mall @kukatpally
- 30 minutes drive from International Airport.

### Distances From Emami Swan Lake

- HI-TECH CITY mmts station 3km
- Cyber Towers & Shilparamam 6km
- Gachibowli ORR junction 8km
- Apollo Hospital, Kukatpally 2km
- Jubilee Hills 7.5km
- Kukatpally, Rytu Bazar 3km

 Metro Train Line  
 Road Line

Metro Rail Leading to LB Nagar



*Live in Nature  
with Style*

- 4.5 Acres
- G+16 Floors of Two Towers
- Total 570 Flats
- 2 BHK, 3 BHK, 3.5 BHK
- Areas - 1133, 1149, 1151, 1263, 1280, 1378, 1549, 1636, 1754, 1771, 1913, 1961, 2011 sft
- 15,000 sft Swan Club
- 80% open to sky with Lush Greenery
- GHMC Approved
- Model Flat Ready
- Construction Commenced





- |                  |                    |                     |
|------------------|--------------------|---------------------|
| 1. Entrance      | 6. Rock Climbing   | 11. Playtot         |
| 2. Signage       | 7. Tennis          | 12. Elderly Seating |
| 3. Pavilion      | 8. Seating Area    | 13. Badminton       |
| 4. Amphitheatre  | 9. Fitness Station | 14. Golf Putt       |
| 5. Water Feature | 10. Swimming Pool  | 15. Services        |

## Interior Layout



3.5BHK (E)



3.5BHK (E)



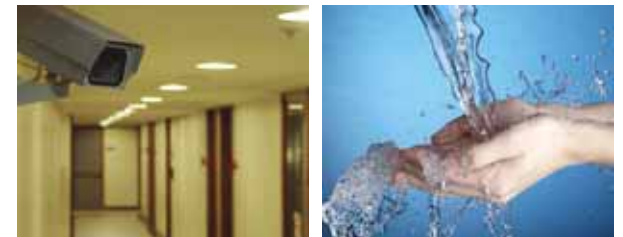
3BHK (W)



2BHK (E)

## Features

- An expanse of greenery with open walkways and landscape surroundings
- Round-the-clock security system with features like Video door phone, CCTV
- Abundant water supply
- Sufficient Car Park
- Convenience store with Pharmacy
- Multi channel cable networking
- All round compound walls with solar fencing
- Each tower has 4 passenger hi-speed lifts and 2 service lifts
- Water softening plant
- Sewage treatment plant
- Carwash bay
- Friendly access features for the handicapped and the elderly
- Advanced Fire Fighting System
- Working staff's dedicated service area like lockers & toilets









## Swan Club

Relax at The Swan Club,  
your own 15000 sq. ft. of leisure space

- Swimming Pool
- Kid's Splash Pool
- Gymnasium
- Yoga & Aerobics Studio
- Library
- Banquet Hall
- Lounge with coffee shop
- Massage
- Steam
- Internet access through Wi-Fi
- Well furnished Guest rooms

### Outdoor Activities

- Golf-putting green
- Lawn tennis
- Rock climbing wall
- Jogging track
- Amphitheatre
- Badminton
- Elders sitting area
- Children Play area
- Jungle Gym
- Outdoor Fitness Station
- Squash Court

### Indoor Games

- Billiards
- Table Tennis
- Carroms
- Board Games
- Dart



Library



Restaurant



Gymnasium



Yoga



## Specifications

### Structure:

**Framed Structure:** RCC Framed Structure to with stand wind and seismic loads

### Super Structure:

Internal Walls: 100mm thick CLC block  
External Walls: 200mm thick CLC block  
Wall Finish: POP/Wall Putty

**Plastering:** Internal and External double coat plastering with sponge finish

### Wood Work / Doors & Fittings:

**Main Door:** Teak wood Frame with architraves and threshold and with teak wood paneled Shutter.

**Internal Door:** Seasoned M.T Wood with solid core flush shutter with polish/ enamel painted commercial ply on both sides.

**Windows:** UPVC / Aluminum powder coated window with glass

### Flooring:

**Master Bedroom:** Wooden Flooring with Skirting Living / Dining / Kitchen / Bedrooms: 600 X 600mm Vitrified Tiles

**Bathrooms:** Acid resistance Anti Skid Ceramic Tiles (300 x 300mm)

**Balcony & Utility:** Anti Skid Ceramic Tiles Lift lobbies, Common Corridors & Stair Cases: Vitrified Tiles/Marble

### Tiles Cladding & Dadoing:

**Kitchen:** Glazed Ceramic Tiles up to 600mm above Kitchen Platform

**Bathrooms:** Glazed Ceramic Tiles Dado up to Lintel Level

### Painting:

External Walls: Weather Proof Emulsion paint  
Internal Walls: Plastic /Acrylic emulsion  
Kitchen & Utility: Washable emulsion  
Metal Railings: Good Quality emulsion Paint

**CP Fittings:** American Standard / Hindware / equivalent

**Sanitary Wares:** American Standard /Hindware/ equivalent  
Granite counter top for wash basin.

Provision for geysers and exhaust fans in all Toilets.

**Electrical Fittings:** Concealed Copper wiring for power outlets and air – Conditioners in all bedrooms, living and dining

Power outlet for geysers in all bathrooms

Miniature Circuit breakers (MCB)

Modular Switches Legrand or equivalent make

**Telecom:** Telephone points in drawing room, living room and all bedrooms

**Intercom:** Intercom facilities connecting to the Security and Common service department

**Cable TV:** Multi Channel viewing facility through Cable Networking in all rooms, drawing & living area

**Internet:** CAT 5 Cable for Internet

**Lifts:** Four High Speed Passenger lifts & two service lifts in each block with rescue device with V3F for energy efficiency

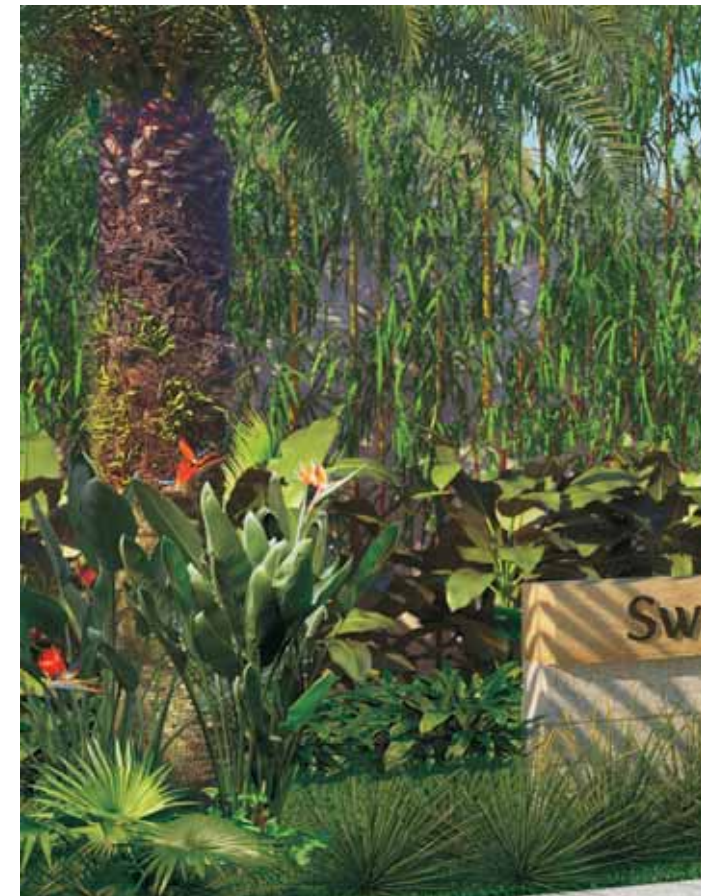
**Generators:** Emergency power supply for common areas and services. Connection for one fan point and one light pointing in all bedrooms, toilets, drawing,dining and kitchen area, plug points for TV and fridge.

**Water Supply:** CPVC /GI pipes Drainage: CI/PVC sanitary piping

**Fire Fighting:** Fire fighting equipments as per standard government norms.

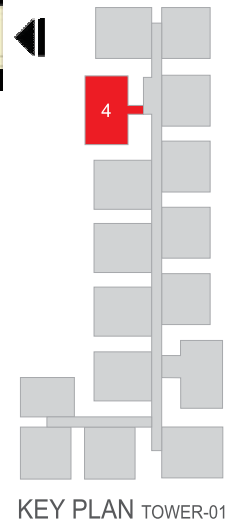
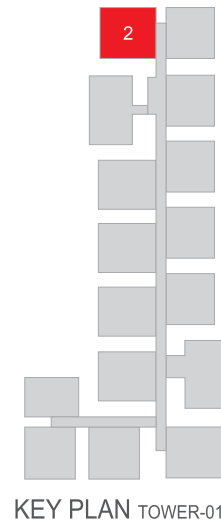
**Security System:** Video Phone at the entrance of each apartment connected to the security.

Solar fencing all around the compound wall.





## FLOOR PLANS TOWER -1



○ UNIT 3.5 BHK (E) 3 BAY SBA 1771 Sft.

○ UNIT 3.5 BHK (E) 2 BAY SBA 1913 Sft.



## TOWER -1



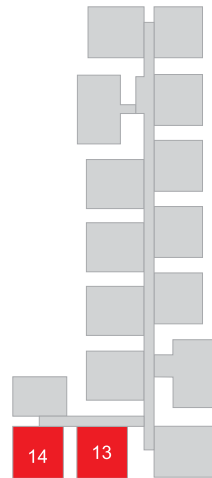
○ UNIT 3.5 BHK (E) SBA 1754 Sft.



○ UNIT 3 BHK (S) SBA 1378 Sft.



# TOWER -1



KEY PLAN TOWER-01



UNIT 3.5 BHK (N) SBA 1636 Sft.



KEY PLAN TOWER-01



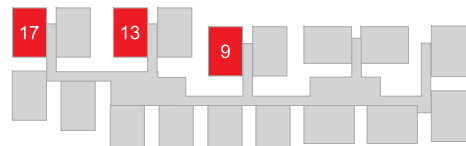
UNIT 3.5 BHK (W) SBA 1961 Sft.



# TOWER -1



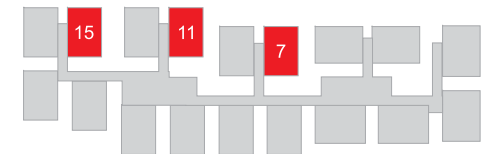
# TOWER -2



KEY PLAN TOWER-02

UNIT 2 BHK (E) 2BAY

SBA 1133 Sft.



KEY PLAN TOWER-02

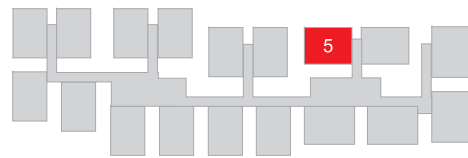
UNIT 2 BHK (W) 2 BAY

SBA 1133 Sft.





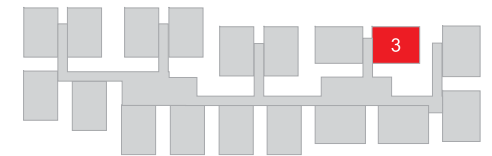
# TOWER -2



KEY PLAN TOWER-02

○ UNIT 2 BHK (E) 2 BAY-02

SBA 1151 Sft.



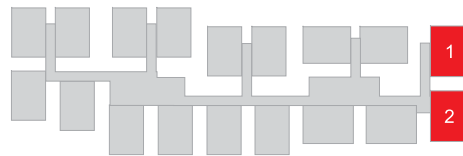
KEY PLAN TOWER-02

○ UNIT 2 BHK (W) 2 BAY-01

SBA 1151 Sft.



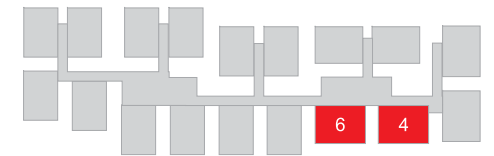
# TOWER -2



KEY PLAN TOWER-02

UNIT 3 BHK (W) 3 BAY

SBA 1280 Sft.



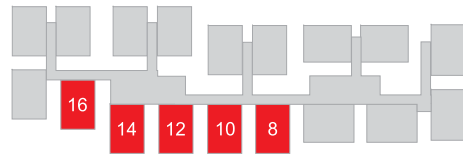
KEY PLAN TOWER-02

UNIT 3 BHK (N) 3 BAY-01

SBA 1263 Sft.



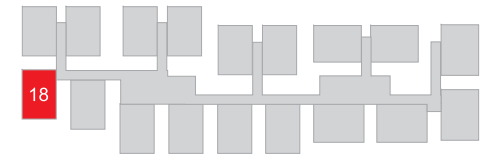
# TOWER -2



KEY PLAN TOWER-02

UNIT 2 BHK (N)

SBA 1149 Sft.



KEY PLAN TOWER-02

UNIT 2 BHK (E) 2 BAY-01

SBA 1151 Sft.



## Project Approved Banks



# Emami Swanlake

Kukatpally, Hyderabad

Emami Constructions (P) Ltd.

Opp. Metro Shopping Mall, Door No: 5-7-70/B & 5-7-72/A,  
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Architects:



For the more than 45 years. Surbana has sculpted the unique skyline of Singapore, creating close to 1 million homes for over 85% of the population, in an integrated living environment.



Naveen Associates is a Landscape Architecture Consultancy firm, started in 1999 by Mr Naveen Panuganti, a Post graduate in Landscape Architecture from the prestigious School of Planning and Architecture, New Delhi.

Structural Engineers:



FACET is a Design and Engineering Services Company working in India, Middle East and Europe with Architects, Developers, General and Facade Contractors.

Interior Design  
& Landscaping



Research Design Office is an International collective of designers having wide range of experience in Architecture and Interiors based in Bangalore, Hyderabad, Kolkata and Milwaukee (USA).