

L i f e . I n s p i r e d

EL DORADO

A NEW HEIGHT OF LUXURY AT NARSINGI



TS RERA REGISTRATION NO. P02400002654

A peak little higher

INSPIRED

by the quest for a life more enriched.

SCALE

SCALE A NEW GOLD STANDARD IN LIVING

**EL
DORADO**

40

FLOORS
OF
TOWERING
LUXURY

EL DORADO,

Stands for richness
and prosperity.
To us, it means
an enriched life.

**EL
DORADO**

A LIFE ABOVE
EVERYTHING ELSE

WORLD IS
NEVER
THE SAME
FROM
WHERE
YOU STAND

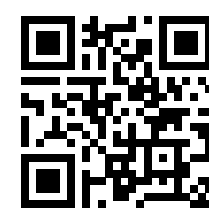




Seek
the **NEW GOLD**
and
you shall
find it **here!**

The quest for an enriching
life finds its true expression
at EL DORADO.

This is where the new gold
awaits to embrace you with
the finest form of
architecture, features and
amenities at one of the finest
locations of Hyderabad.



SCALE A NEW HIGH

**EL
DORADO**

**40
LEVELS**
of fluid
poetry

THE NEW GOLD STANDARD IN LIVING

**EL
DORADO**



Come home to
The new **GOLD.**
An enriching
relationship
called **HOME.**

Gold inspires an understanding
that stands for lasting value,
dependability and appreciation.
A relationship that measures
upto a timeless possession.
We call it happiness forever.

**EL
DORADO**



Thoughtful
DESIGN
is the new
GOLD



Let's **PAINT** a sky-full of happiness

You are the motivation behind us to reach for new standards. Uncompromising on any aspect and creating the flourishing grounds where the happy moments soar high to capture the skies.



Special Features

- Entrance lobby to each tower
- Designer lighting & landscaping
- Fire fighting system
- High speed lifts
- Multi-purpose Hall
- Amphitheater
- Tennis court
- Jogging track
- Centralized gas supply
- Water softening system
- 100% Power backup
- Solar fencing
- Underground electric cabling

**EL
DORADO**

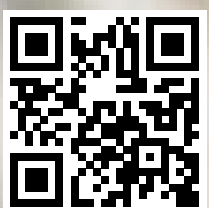


Life is calling
for joyous
experiences like
never before.

**LIVE EXTRAORDINARY
NOW.**

These towers tell an extraordinary tale of caring and passion, of minute observation and perfection and of nature and luxury. There's a feeling of bonding and belonging at every little step, in every little detail.

Experience El Dorado,
a passionately designed home for
living like never before.



SCALE

**EL
DORADO**



Experience
the
EXTRAORDINARY

All-weather
elevated
walking track

A showstopper of a jogging track

There's a thought in everything. Welcome to a traffic-free elevated walkway that you will love to tread. The landscaped elevated walking track is not just unique, it's uniquely you!

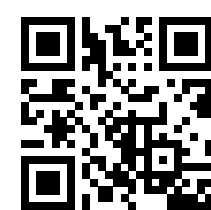
**EL
DORADO**



Experience
a **LANDSCAPE** of
seamless joy and bliss

A podium
that's a spa of
green luxury

The rich landscape is not just a marvel of design which provides an interlude of cheer. It's your soul in conversation with Nature! It's a world in full bloom. Green ferns and colourful blooms are in play with shaded seating, cascading water bodies, statuettes and artifacts to create a magic called outdoors.



**EL
DORADO**



Living **PAMPERED**,
enjoying every bit
amidst the greens is
the new **GOLD**.

There you are! Feel pampered. We've just turned the still area over the basement parking into a work of art. Splashed with greenery; the breathtaking grounds are dotted with lovely recreation spots and a landscaped play area for you and your loved ones to cherish.

**EL
DORADO**



Experience
a unique
BIOPHILIC DESIGN
at entire podium

Flowing Greens is the essence of Biophilic design at El Dorado. Vehicle-free stilt level, double height landscaped columns, play areas, jogging track, spaces for interaction promote a vibrant community life in the backdrop of greenery that elevates the senses.

**EL
DORADO**

Live
the **CHILD**
in you



**EL
DORADO**



Making friends
EFFORTLESSLY
is the
new **GOLD**

You'll make new friends here. Set your children free to grow up and spread their wings. You'll revel in the beauty all around you enjoying the sensitive nuances in the walkways and children's park. You'll breathe pure oxygen and experience pure living at El Dorado.

Swimming Pool

Cricket Net

Kids play area

Outdoor fitness station

Half basketball courts

Volleyball court

Tennis court

Outdoor Table Tennis & Billiards

Kund Seating

Seating decks with pergola



**EL
DORADO**





Health, **FITNESS**
is the new **GOLD**.

Enliven the sportsperson in you.
Stay healthy, fit and in great shape
to conquer the day.

**EL
DORADO**

FLUIDITY
in design
inside-out

El Dorado is set to rise
and match your
expectations.
It's not everyday that
an address like this
comes into the picture.
Cutting edge designs,
Carefully detailed.
Incredibly sensitive.
Super luxe.
40 levels of sheer
power and glory.
This is El Dorado.

WHERE THE OPEN SKIES ARE YOUR ROOF

**EL
DORADO**





All roads lead to NARSINGI

An easy-breezy drive from Wipro Junction, yet an oasis of peace, Narsingi is where the future has already made its way into the present.



EL DORADO

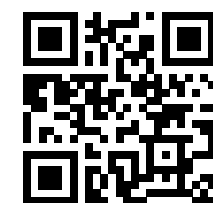


Sweeping views of vistas
at the **SKY LOUNGE** at **30th**
FLOOR is the new **GOLD**



Stand tall to the
PANORAMIC Skies

Rise higher than the rest, and see the horizons open up. On one side is the picturesque ORR, on the other is the blue tranquil waters of Osman Sagar. All the way that your eyes travel are vast green expanses of Army land. And on a clear sunny day, you will see the Golconda fort. Unbridled views, forever!



**EL
DORADO**



Adding
freshness
to life,
and a
lifetime of
VACATIONS
is the
new **GOLD**



Make waves in a luxe, Exclusive Club.

Experience the sheer luxury of it across 6 lavish floors for varied activities and 2 basements for badminton and squash courts. The Clubhouse is a very contemporary edifice with plush interiors housing a magnificent gym, a sparkling swimming pool, cool deck-side seating, a serene yoga centre, and so much more. We've truly raised the bar here – and what you get is a lifetime of vacations, no less.

CLUB

EL DORADO



Facilities for **INDOOR GAMES** like

- Billiards
- Carrom
- Indoor Table Tennis
- Indoor Badminton court
- Indoor Squash court
- Volley ball court
- Gym
- Spa
- Meditation room
- Yoga studio / Aerobics
- Multipurpose hall
- Party lawn
- Tuition Room
- Guest suites
- Co-working space
- Hobby room
- Coffee shop & restaurant
- Party Terrace
- Conference room
- Preview Theatre
- Waiting Lounge



CLUB

EL DORADO



Rendered version of CAFETERIA



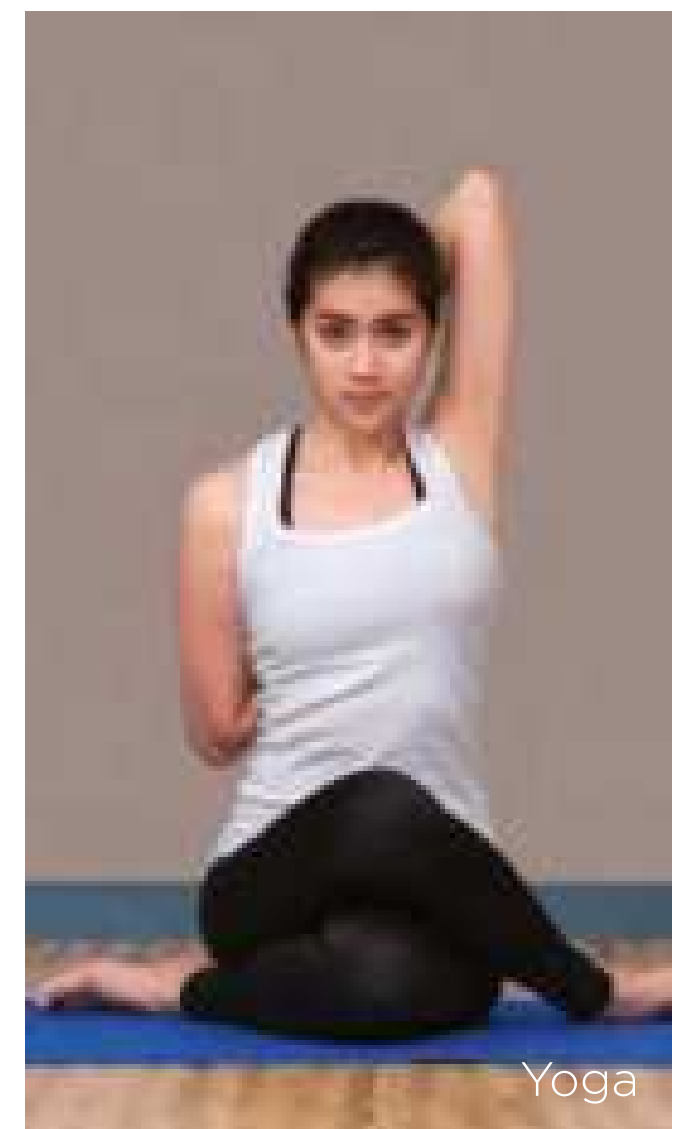
Entrance



Gym



Preview Theatre



Yoga



Be greeted by
**MAJESTIC
LOBBIES** as
you enter



Experience
a unique
**RICHNESS OF
DESIGN**

Little things matter, just as much as the big things do. It is the elegant detailing that sets El Dorado apart.

The apartments are a seamless mix of public, semi-private and family zones. Entertain a guest or a meeting at the grand entrance lobby that sets the tone for a beautiful life with ultra-modern features and exclusivity.

SCALE THE BEST IN CLASS

**EL
DORADO**

**FIVE
STAR**
lobby
is the
new
GOLD





Rendered version of BED ROOM



Rendered version of FAMILY SPACE



Rendered version of KITCHEN

**EL
DORADO**

Step in to
my home
that's filled
with
LOVE and
LAUGHTER



CREATING TIME,
letting off the
mundane
is the
new **GOLD.**

Creche

Supermarket

Co-Working Spaces

Hobby Room

Temple

Ritual Space



That you did a slow dance, or listened to the violin play? Or read bedtime stories to the kids? Or solved crossword puzzles with your spouse? Or leafed through sepia memories with your Amma Appa?

No need to step out for the mundane anymore. Work from co-working spaces, shop groceries at the supermarket within the premises. El Dorado is all about creating Quality time for a Quality life.

**EL
DORADO**



NOVELTY
today,
NECESSITY
tomorrow.

- Electric Charging Stations
- Access Control Lifts
- Electric Shuttles to the nearest proposed Metro

Sensitive by
DESIGN

- Car wash
- Guest Car Parking
- Parking Management
- Car Parks with signage
- Drivers Lounge & Toilets
- Maid Toilets
- Garbage Chute system
- Ritual Space

**EL
DORADO**

RISE HIGH

Owning
a home here
means
you've taken
possession of
tomorrow.

RISE HIGH

4.2 ACRES | 40 FLOORS EACH | 2 TOWERS
3 BHK 872 UNITS | 1540-2240 SFT

SCALE

SCALE THE NEW HIGH IN LIVING
EL DORADO



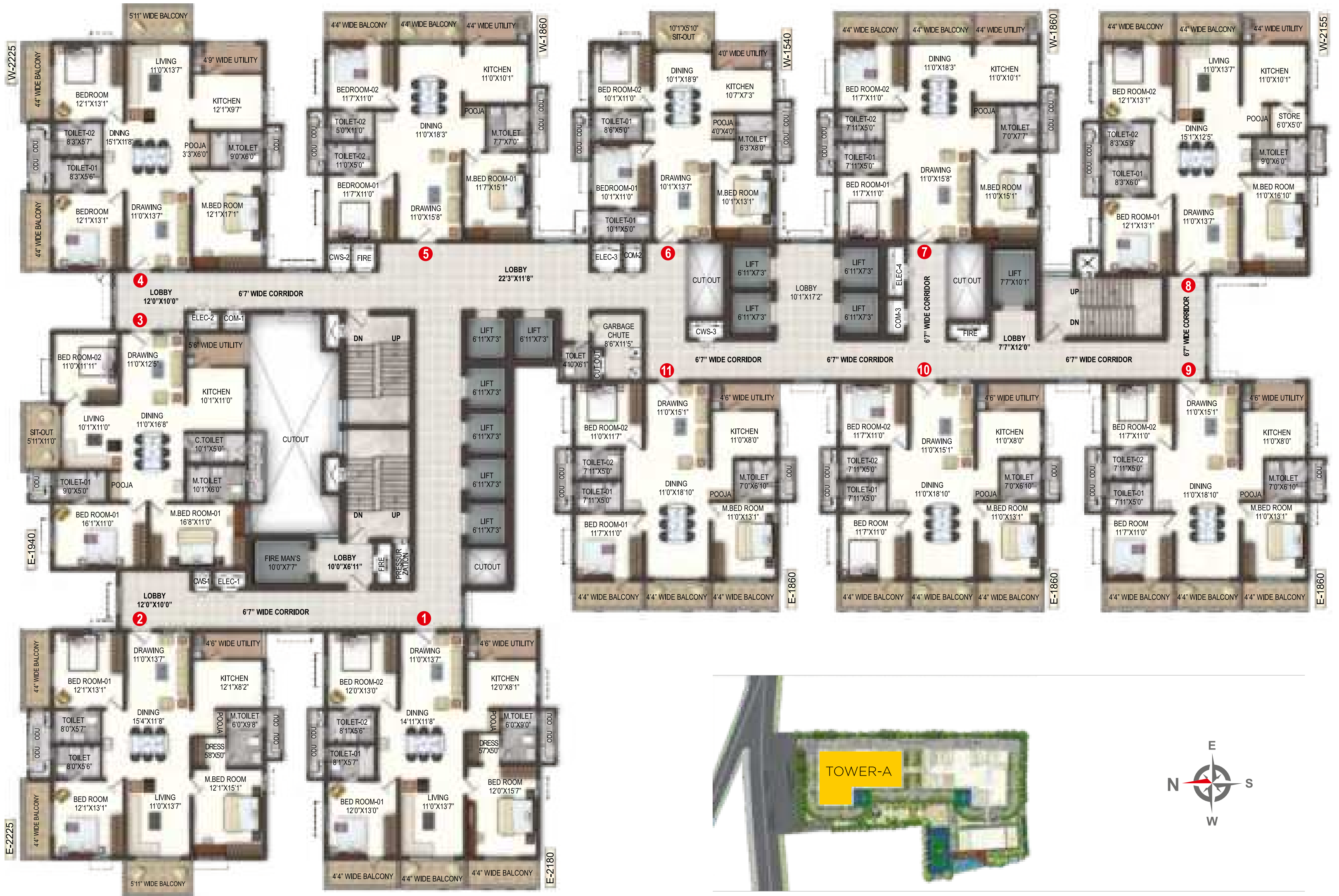
436
UNITS

ALL 3
BHK

1540
TO
2225
SFT

TOWER - A

**EL
DORADO**



TYPICAL FLOOR PLAN

TOWER-A

AREA STATEMENT

FLAT NO	1	2	3	4	5	6	7	8	9	10	11
FACING	EAST	EAST	EAST	WEST	WEST	WEST	WEST	WEST	EAST	EAST	EAST
AREA	2180	2225	1940	2225	1860	1540	1860	2155	1860	1860	1860



436
UNITS

ALL 3
BHK

1540
TO
2240
SFT

TOWER - B

**EL
DORADO**



TYPICAL FLOOR PLAN TOWER-B

AREA STATEMENT

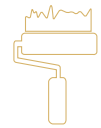
FLAT NO	1	2	3	4	5	6	7	8	9	10	11
FACING	EAST	EAST	EAST	WEST	WEST	WEST	WEST	WEST	EAST	EAST	EAST
AREA	2180	2240	1945	2240	1860	1540	1860	2155	1860	1860	1860

SPECIFICATIONS



STRUCTURE

- R.C.C. Framed structure to withstand wind & seismic loads.
- R.C.C. Shear Wall Structure to withstand wind & seismic loads.
- Concrete blocks for non-structural members.



PAINTING

- Internal : 2 Coats of emulsion paint over putty finished surface / primer coat.
- External: Texture finish and weather-proof emulsion paints or any other finish as per the Architect's design.



FLOORING

- Living, drawing, dining, all bedrooms & Kitchen
- 800mm X 800mm size double charged vitrified tiles.
- Bathrooms: Acid-resistant, anti-skid ceramic tiles.
- All Balconies: Ceramic tiles.
- Corridors: Vitrified tiles.



KITCHEN

- Provision for Municipal & borewell water connection.
- Provision for water purifier.
- Provision for Chimney.
- Provision for dishwasher.

UTILITY

- Provision for washing machine.
- Glazed ceramic tiles dado up to 3ft height.



BATHROOMS

- Wash basins, EWC, Concealed system, Single lever CP fittings of reputed brand.
- Provision for fixing geysers.
- Glazed ceramic tile dado up to 7ft height.



DOORS

- Main Door: Manufactured Teak wood frame with flush shutter of melamine matt polish, fixed with reputed make hardware.
- Internal Door: Manufactured hard wood door frames & laminated shutters, fixed with hardware of reputed brand.
- French Doors: UPVC Sliding door of double-glazed unit of 3 track frame with provision for mosquito mesh.



WINDOWS

- UPVC window of double-glazed unit as per the architect's design.



Electrical

- Concealed Internal wiring with fire retardant
- PVC insulated copper wires for all points.
- Modular type switches and sockets.
- Light/ Fan points in every room as per Architect's design.
- Power points in kitchen for dishwasher/grinders/mixers/cooking range/exhaust chimney/microwave etc. and in Wash area for washing machine as per the Architect's design.
- Exhaust fan provision in toilets.
- Electrical provision in all bedrooms for Split Air-conditioners.
- No provision for window Air-conditioners.
- Separate metering for each unit for normal supply and DG supply.
- Earthing for every unit as per standards.
- 3 phase power connection of required load for each unit depending on size of apartment.
- Copper piping for A/C's and gas pipeline will be charged extra as per actuals.



TELECOM / INTERNET / CABLE TV

- Telephone point in living room
- Intercom facility to all flats
- Provision for cable connection in drawing room, living room & all bedrooms.
- Provision for internet connection in living room.



LIFTS (Passenger & Service)

- Reputed make automatic elevators.



GENERATOR

- 100% D.G Set back up with acoustics enclosure and AMF.



FIRE SAFETY & GAS

- Supply of piped gas, subject to feasibility to all flats.
- Fire safety features as per Fire Department norms & regulations.



WTP & STP

- Sewage Treatment plant as per norms will be provided inside the project. Part of the treated sewage water will be used for the landscaping and flushing purpose.
- Treated water made available through an exclusive water softening and purification plant.



SECURITY/BMS

- Solar powered security fence for total compound wall.
- 24/7 security guards.
- Surveillance cameras at the main Security and entrance of each block & Club house to monitor.

COMPLETED PROJECTS



Lansum Etania - Financial District, Hyderabad



Lansum Greens - Madhavadhara, Vizag



Lansum Oxygen Towers - Seethammadhara, Vizag.

P R O M O T E R S

TS RERA REGISTRATION NO: P02400002654

PROMOTERS



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GENESIS PLANNERS PVT LTD

LANDSCAPE ARCHITECTS



NAVEEN ASSOCIATES

MEP CONSULTANTS



STRUCTURAL CONSULTANTS



PROJECT MANAGEMENT CONSULTANTS



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