

From The House Of  
 NEEMSBORO  
GROUP

Project By  
 **BHANODAYA**  
CONSTRUCTIONS PVT. LTD.



**CRYSTAL**  
LUXURY APARTMENTS

**BHANODAYA CONSTRUCTIONS**  
Krishnalila Plaza, 2nd Floor, Plot No: 12,  
Survey No. 225, Madinaguda, Hyderabad - 500049.

[www.neemsboro.com](http://www.neemsboro.com)



2 & 3 BHK LUXURY APARTMENTS @ GUNDLAPOCHAMPALLY



HERE'S WHERE YOU SHINE

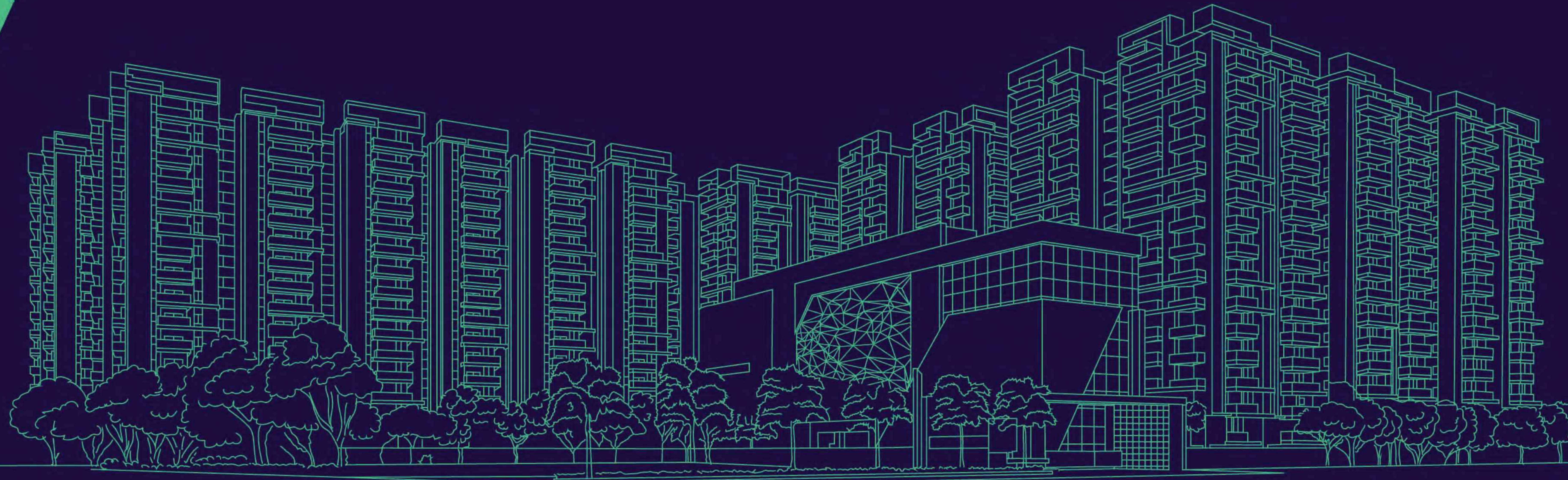


**G.V.N. MURALIKRISHNA**  
FOUNDER & CHAIRMAN

Over the past 28 years, NEEMSBORO has built its legacy upon integrity, commitment, and quality, under the guidance of a visionary and dynamic leader, Sri. G. V. N. Muralikrishna. His business ethics and professional principles have led the group to its peak. Being a competent administrator and a great motivator he has won the trust and acceptance of his customers and staff. His commitment to building innovative, unique, and progressive lifestyles for customers has created an exclusive niche for NEEMSBORO in the real estate market.

With the strength to foresee and explore new innovative and sustainable living opportunities, he is expanding his capital by making impossible things possible.

Where Perfection and  
**EXCELLENCE SHAPE DREAMS**





Welcome Home  
TO A SPARKLING  
LIFESTYLE



In the serene yet rapidly developing locale of Kompally, there's a home full of exceptional value that awaits your arrival.

Welcome to Crystal! A 2 & 3 BHK gated community prodigiously crafted to nurture loved ones, deliver marvellous living experiences and bring out the best in you. It's a home polished to perfection so you can shine.



Thoughtfully Designed  
WITH A SENSE OF CLARITY

Spread across 9+ acres, Crystal is a gated community that's pleasing to the eye at every corner. Each aspect of this magnificent project has been carefully brought together for your safety and joy.





Crystal  
AERIAL VIEW





Indulge in Luxury  
and Convenience  
WITH OUR PREMIUM  
AMENITIES

**PROJECT OVERVIEW**

Extent	: 9+ Acres
Total Units	: 1170 Flats
Towers	: 6
No. Of Floors	: Ground +14
2 BHK	: 1320 sft
3 BHK	: 1515 to 1825 sft
Clubhouse	: 50,000+ sft

**LEGEND**

- 01 MAIN ENTRANCE & EXIT
- 02 DRIVEWAY WITH STONE / GRANITE PAVING
- 03 COBBLESTONE PAVING
- 04 CHILDREN'S PLAY AREA
- 05 AVENUE PLANTATION
- 06 SIGNAGE WALL
- 07 VDF FLOORING
- 08 LAP POOL
- 09 KIDS POOL
- 10 POOL DECK WITH PERGOLA
- 11 WASH CONCRETE
- 12 KUND
- 13 PARTY LAWN
- 14 MULTIPURPOSE LAWN
- 15 METAL TREE FEATURE
- 16 KIDS PLAY AREA
- 17 SEATING AREA
- 18 SECURITY CABIN
- 19 HALF BASKETBALL COURT
- 20 SPECIMEN PLANTING
- 21 TEMPLE
- 22 SKATING RINK
- 23 WATER FEATURE
- 24 SCULPTURE
- 25 TENNIS COURT
- 26 BADMINTON COURT (SHUTTLE)
- 27 CRICKET NETS
- 28 DECK
- 29 JOGGING TRACK

**MASTER PLAN**







Where Your  
LIFE SHINES EVERY DAY



Embrace the Crystal lifestyle to bring out the best in you. The thoughtful infrastructure keeps you and your loved ones active and engaged every day. Designed to maximise your life, Crystal is a community where you can rest, play, socialise and rejuvenate right at home. Get ready to elevate your sense of being in every way.



**BLOCK - RUBY, OPAL, QUARTZ AREA STATEMENT (FIRST FLOOR)**

FLAT NO.	TYPE	FACING	CARPET	AREA OF EXCLUSIVE BALCONY	AREA OF EXCLUSIVE UTILITY	SBAP
FF-101	3BHK	EAST	1008.35	51.02	43.27	1555 Sft
FF-102	3BHK	EAST	983.74	49.25	41.33	1515 Sft
FF-103	2BHK	EAST	801.65	97.50	36.30	1320 Sft
FF-104	3BHK	EAST	983.74	49.25	41.33	1515 Sft
FF-105	2BHK	EAST	801.65	97.50	36.30	1320 Sft
FF-106	3BHK	EAST	1008.35	51.02	43.27	1555 Sft

FLAT NO.	TYPE	FACING	CARPET	AREA OF EXCLUSIVE BALCONY	AREA OF EXCLUSIVE UTILITY	SBAP
FF-107	3BHK	WEST	1008.35	51.02	43.27	1555 Sft
FF-108	3BHK	WEST	983.74	49.25	41.33	1515 Sft
FF-109	2BHK	WEST	794.65	97.50	36.41	1320 Sft
FF-110	3BHK	WEST	983.74	49.25	41.33	1515 Sft
FF-111	2BHK	WEST	794.65	97.50	36.41	1320 Sft
FF-112	3BHK	WEST	1008.35	51.02	43.27	1555 Sft

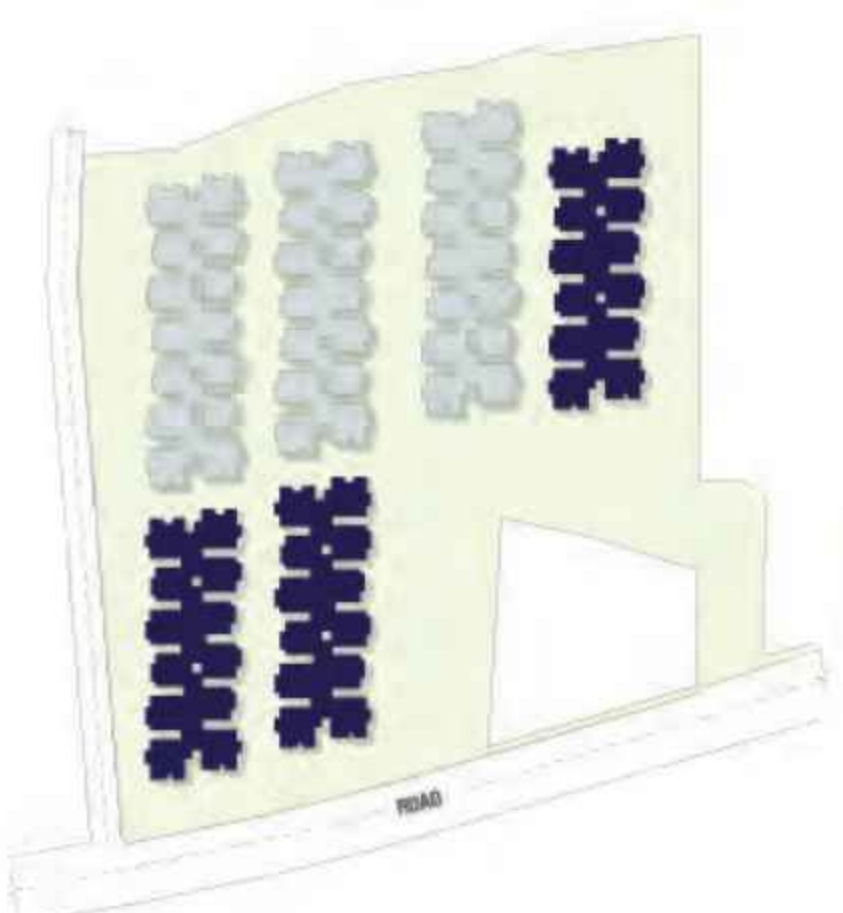
**BLOCK - RUBY, OPAL, QUARTZ AREA STATEMENT (TYPICAL FLOOR)**

FLAT NO.	TYPE	FACING	CARPET	AREA OF EXCLUSIVE BALCONY	AREA OF EXCLUSIVE UTILITY	SBAP
TYP F- 101	3BHK	EAST	1096.18	158.83	60.40	1825 Sft
TYP F- 102	3BHK	EAST	1025.72	97.50	41.33	1630 Sft
TYP F- 103	2BHK	EAST	801.65	97.50	36.30	1320 Sft
TYP F- 104	3BHK	EAST	1025.72	97.50	41.33	1630 Sft
TYP F- 105	2BHK	EAST	801.65	97.50	36.30	1320 Sft
TYP F- 106	3BHK	EAST	1051.75	192.58	43.27	1790 Sft

FLAT NO.	TYPE	FACING	CARPET	AREA OF EXCLUSIVE BALCONY	AREA OF EXCLUSIVE UTILITY	SBAP
TYP F- 107	3BHK	WEST	1051.75	192.58	43.27	1790 Sft
TYP F- 108	3BHK	WEST	1025.72	97.50	41.33	1630 Sft
TYP F- 109	2BHK	WEST	794.65	97.50	36.41	1320 Sft
TYP F- 110	3BHK	WEST	1025.72	97.50	41.33	1630 Sft
TYP F- 111	2BHK	WEST	794.65	97.50	36.41	1320 Sft
TYP F- 112	3BHK	WEST	1096.18	158.83	60.40	1825 Sft



TYPICAL FLOOR PLAN  
RUBY, OPAL, QUARTZ





Come Home To  
PRECIOUS MOMENTS



Let your home at Crystal erupt with the sounds of joy and laughter. With no common walls between you and your neighbours, this is where your loved ones can be themselves in absolute privacy.





**BLOCK - EMERALD, SAPPHIRE, TOPAZ AREA STATEMENT (FIRST FLOOR)**

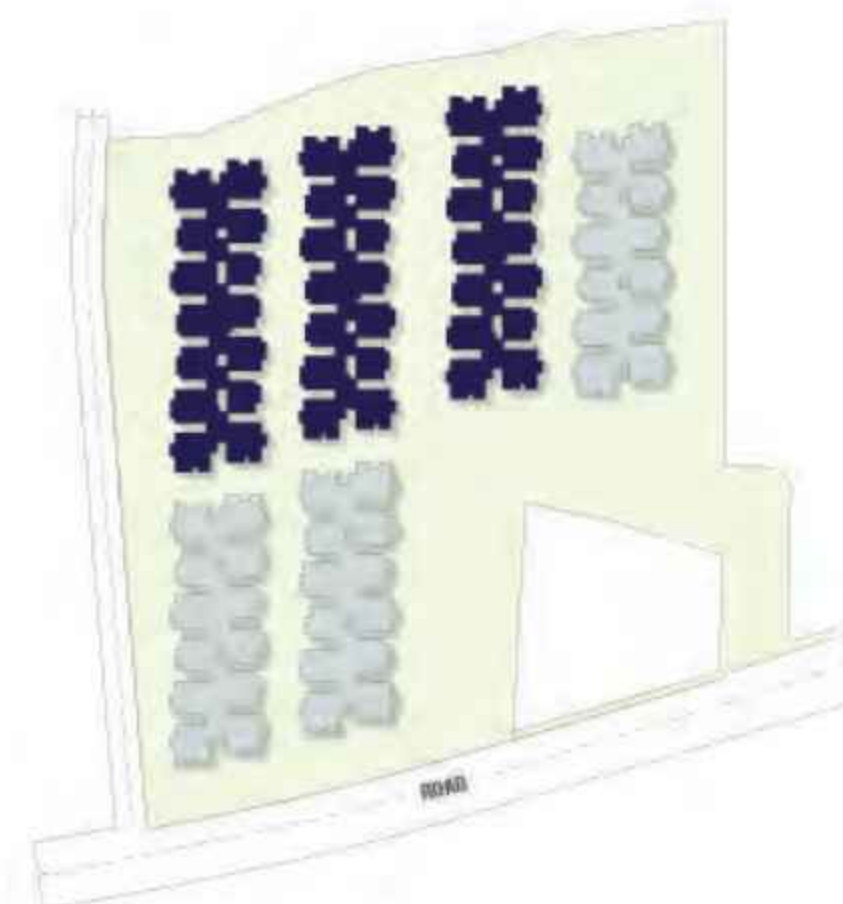
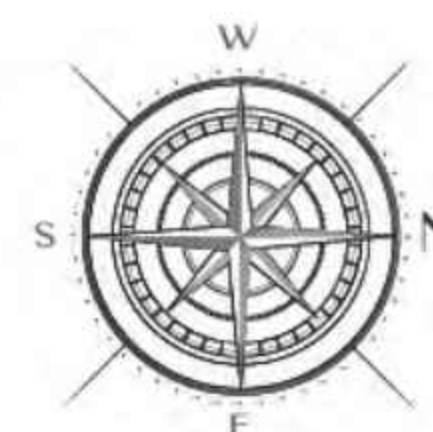
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FF-114	3BHK	WEST	1008.35	51.02	43.27	1555 Sft

**BLOCK - EMERALD, SAPPHIRE, TOPAZ AREA STATEMENT (TYPICAL FLOOR)**

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TYPICAL FLOOR PLAN  
EMERALD, SAPPHIRE, TOPAZ



EAST FACING  
2 BHK  
1320 SFT.

1. Entrance | 2. Living Room | 3. Dining Area  
4. Toilet | 5. Bedroom | 6. Master Bedroom  
7. Utility | 8. Kitchen | 9. Balcony | 10. Pooja



WEST FACING  
2 BHK  
1320 SFT.

1. Entrance | 2. Living Room | 3. Dining Area  
4. Toilet | 5. Bedroom | 6. Master Bedroom  
7. Utility | 8. Kitchen | 9. Balcony | 10. Pooja



EAST FACING  
3 BHK  
1630 SFT.

1. Entrance | 2. Living Room | 3. Dining Area  
4. Toilet | 5. Master Bedroom | 6. G. Bedroom  
7. C. Bedroom | 8. Utility | 9. Kitchen  
10. Pooja | 11. Balcony



WEST FACING  
3 BHK  
1630 SFT.

1. Entrance | 2. Living Room | 3. Dining Area  
4. Toilet | 5. Master Bedroom | 6. G. Bedroom  
7. C. Bedroom | 8. Utility | 9. Kitchen  
10. Balcony | 11. Pooja



EAST FACING  
3 BHK  
1790 SFT.

1. Entrance | 2. Living Room | 3. Dining Area  
4. Toilet | 5. Master Bedroom | 6. G. Bedroom  
7. C. Bedroom | 8. Utility | 9. Kitchen  
10. Pooja | 11. Balcony



WEST FACING  
3 BHK  
1790 SFT.

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4. Toilet | 5. Master Bedroom | 6. G. Bedroom  
7. C. Bedroom | 8. Utility | 9. Kitchen  
10. Balcony | 11. Pooja



EAST FACING  
3 BHK  
1825 SFT.

1. Entrance | 2. Living Room | 3. Dining Area  
4. Toilet | 5. Master Bedroom | 6. G. Bedroom  
7. C. Bedroom | 8. Utility | 9. Kitchen  
10. Balcony | 11. Pooja



WEST FACING  
3 BHK  
1825 SFT.

1. Entrance | 2. Living Room | 3. Dining Area  
4. Toilet | 5. Master Bedroom | 6. G. Bedroom  
7. C. Bedroom | 8. Utility | 9. Kitchen  
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KIDS BEDROOM



MASTER BEDROOM



DINING ROOM



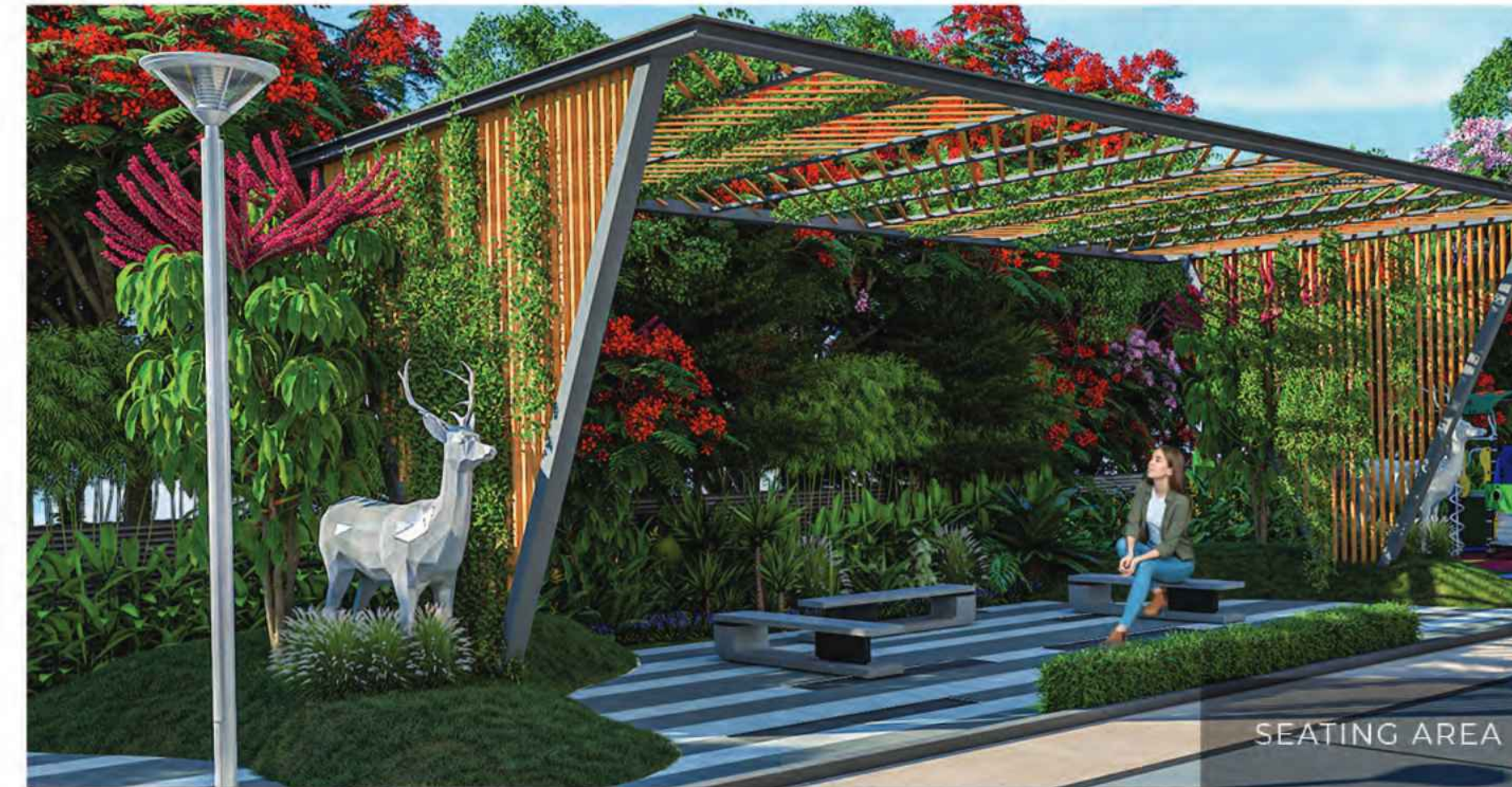
LIVING ROOM



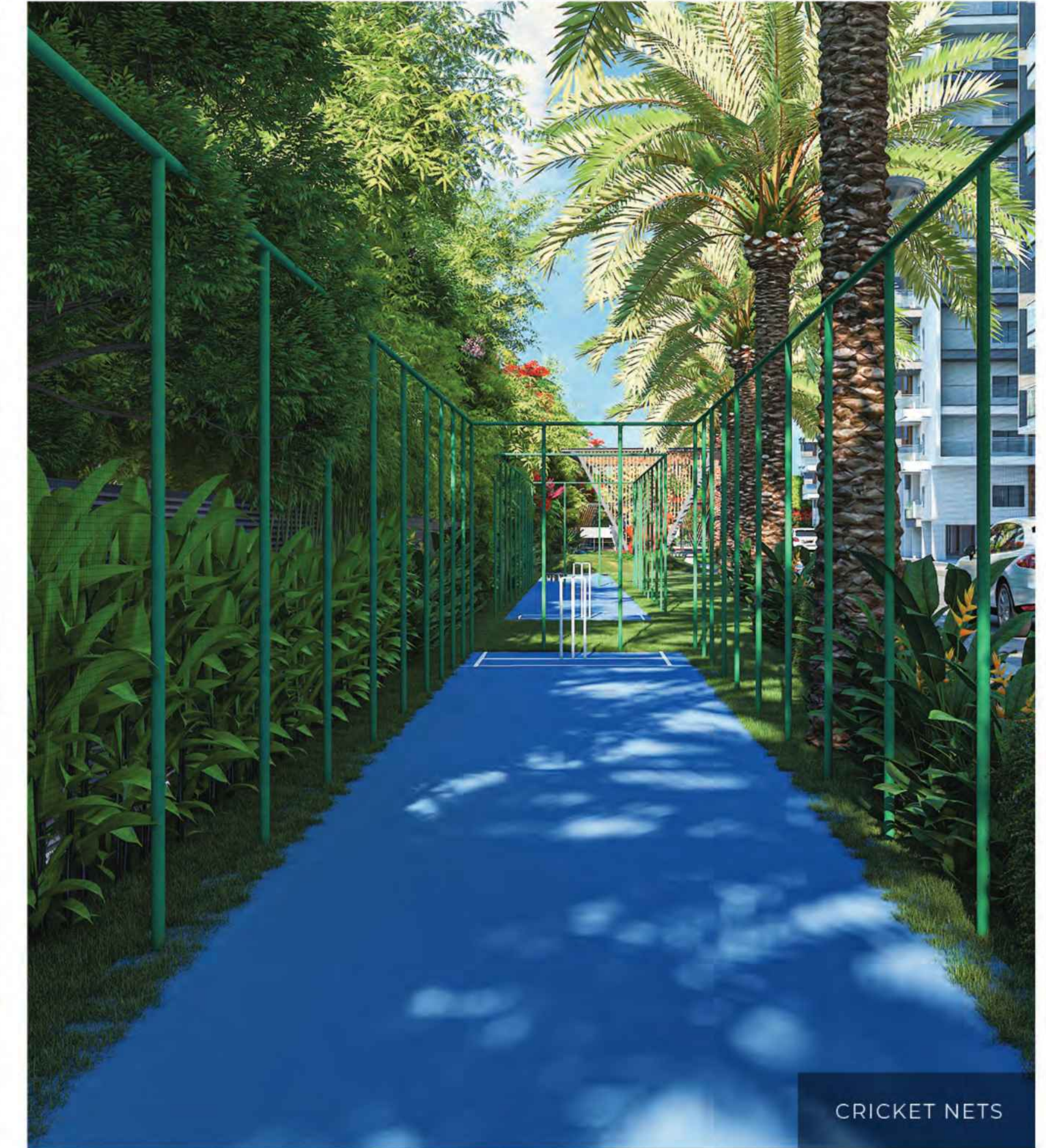
KITCHEN



DRIVEWAY



SEATING AREA



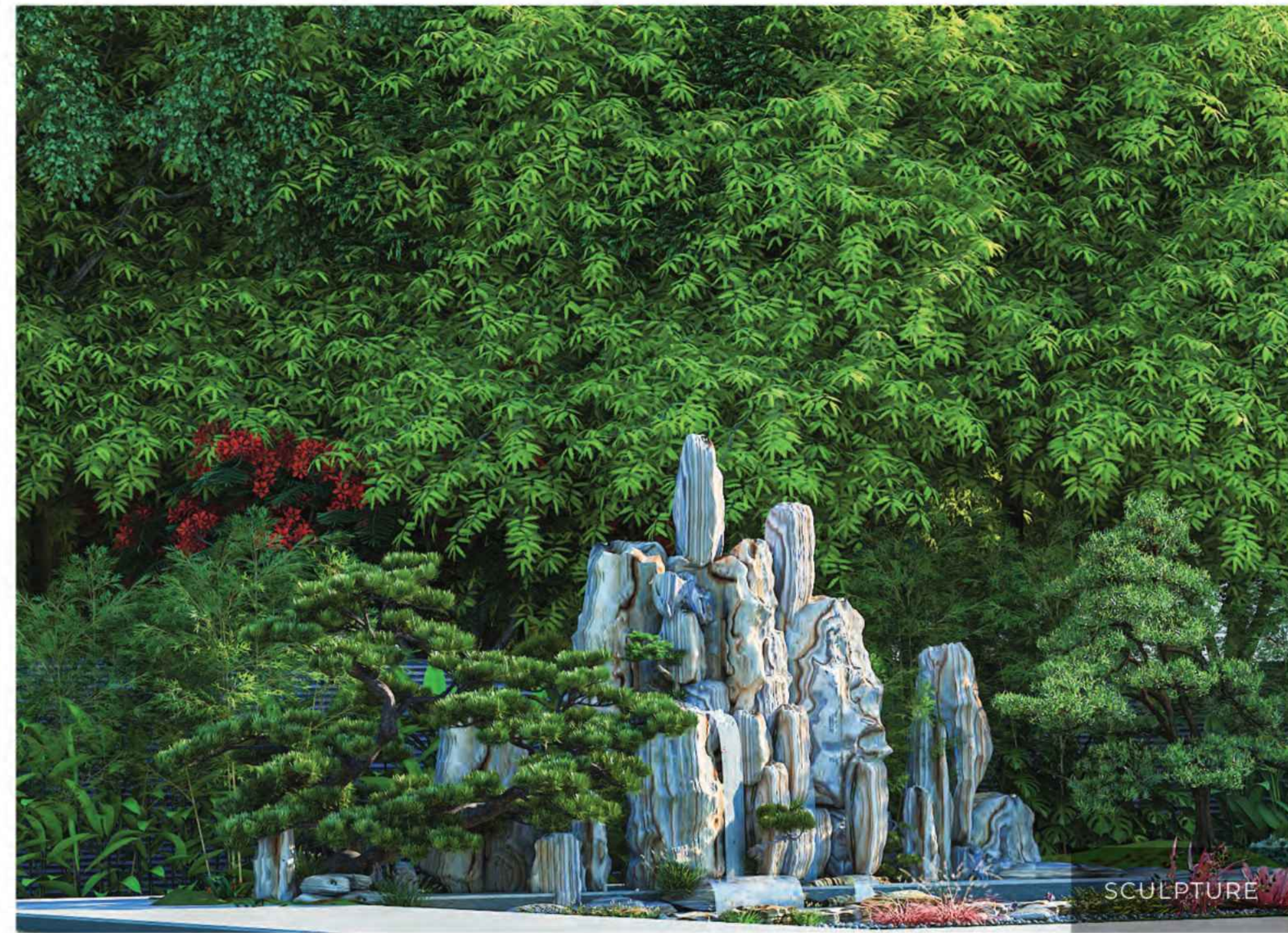
CRICKET NETS

# Shine On IN A WORLD OF COMFORT

Crystal is the ideal home for your family as it combines elegance and affordability perfectly. The immaculate environment, expansive range of amenities, activity spaces, and spacious homes meticulously brought together deliver a life of immense satisfaction and happiness. Here is where you and your loved ones achieve your true potential.



SEATING AREA



SCULPTURE



TEMPLE



HALF BASKETBALL COURT



CRYSTAL  
LUXURY APARTMENTS



CHILDREN'S PLAY AREA



Stay Sharp  
FRESH & ELEGANT AT THE  
CLUBHOUSE



Club Crystal comes equipped with a host of amenities like a multipurpose hall, swimming pool, preview theatre, indoor badminton & squash courts, cafeteria, coffee shop, gym, children's play area, conference room and much more. It's a space designed to bring together the community and nourish life-long friendships.





Come Alive  
AT THE CRYSTAL  
CLUBHOUSE



Whether you love to stay active or enjoy pampering yourself, Club Crystal has something in it for everyone. The 50,000+ sft clubhouse is a space designed to engage life, expand horizons and calm your soul. From entertainment and social engagement to competition and wellness, Club Crystal is where it all is.



CLUBHOUSE SPA



CLUBHOUSE CAFETERIA



CONFERENCE ROOM



CLUBHOUSE  
AMENITIES



ENTRANCE LOUNGE



CLUBHOUSE MINI THEATER



YOGA & MEDITATION



CLUBHOUSE SUPERMARKET



## INDOOR AMENITIES



Banquet Hall



Badminton Court



Table Tennis



Billiards



Hobby Room



Squash Court



Creche



Society Office



Library



Terrace Landscape



Dance Room



Music Room



Guest Rooms



SWIMMING POOL



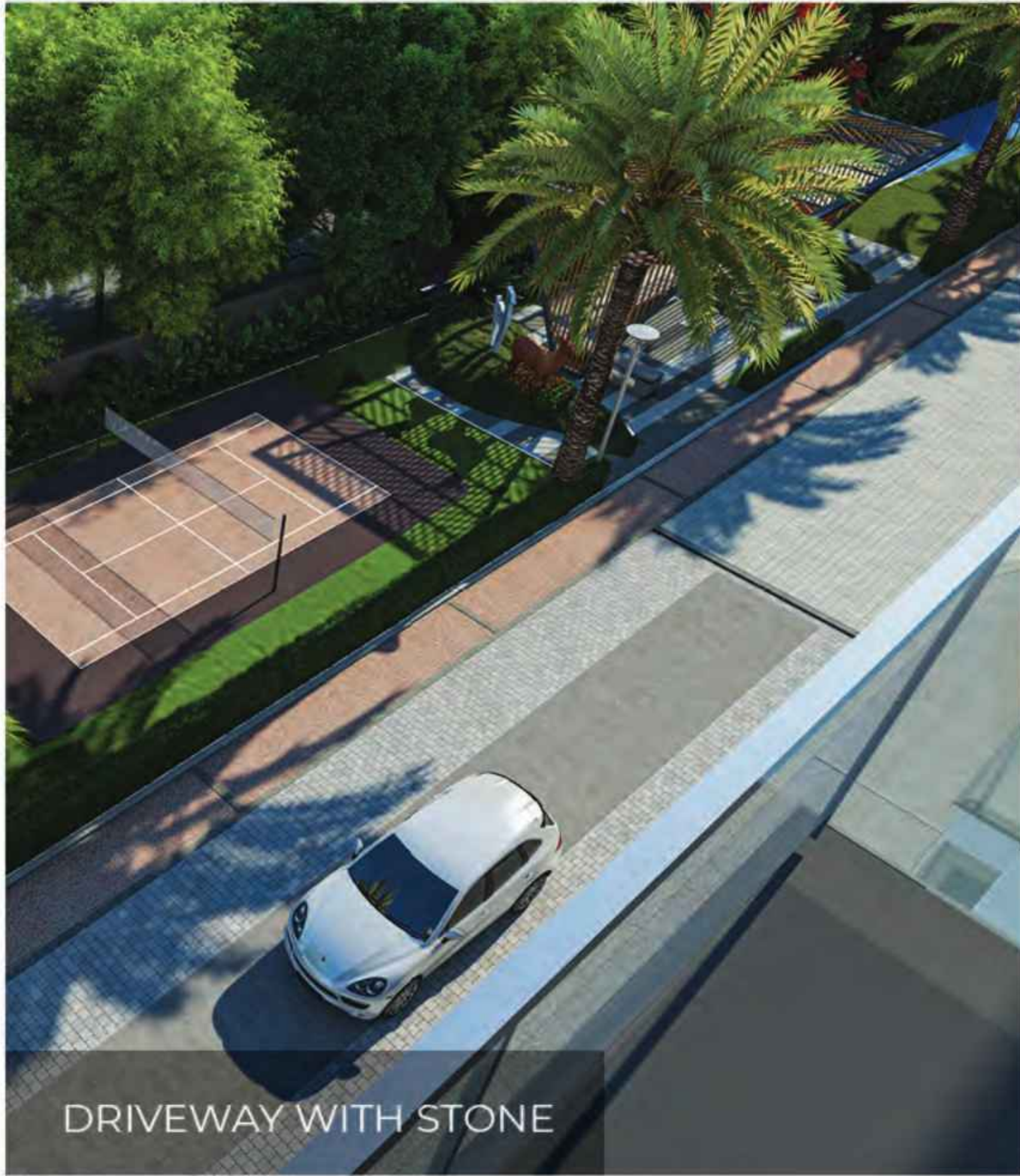
CHESS & CARROM



AEROBICS



GYM



DRIVEWAY WITH STONE



TENNIS COURT



DECK



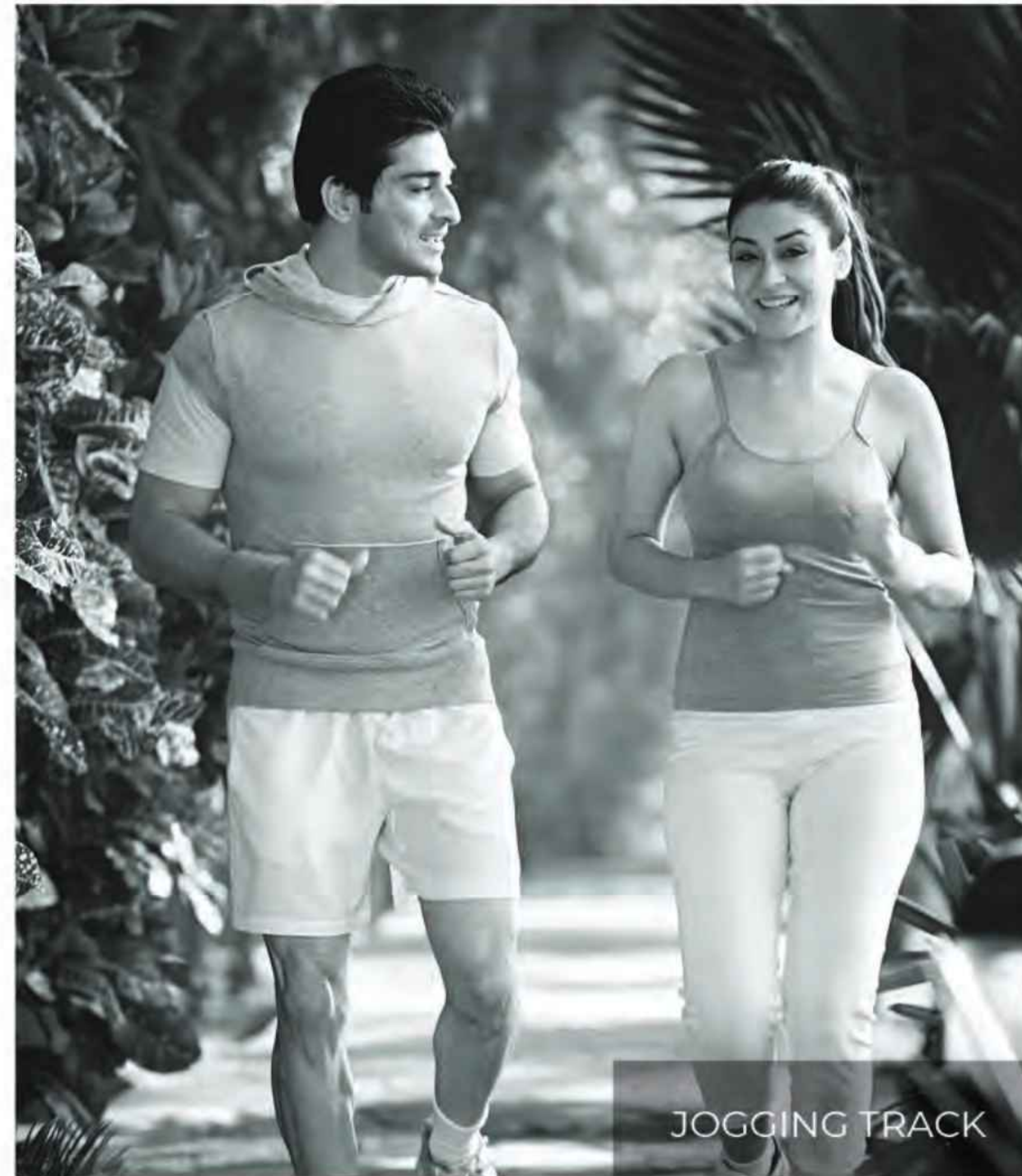
SKATING RINK



KIDS PLAY AREA/SAND PIT



BADMINTON COURT



JOGGING TRACK



## OUTDOOR AMENITIES



Multipurpose Lawn



Lap Pool



Kids Pool



Pool Deck With Pergola



Kund



Metal Tree Feature



Avenue Plantation



Party Lawn



Specimen Planting



Security Cabin

Live A Life Of  
IMMENSE VALUE

Your apartment at Crystal is more than just a home.  
It's an investment that grows with you. The all-encompassing  
gated community is a rare opportunity to reap benefits for  
generations to come.

NEEMSBORO  
GROUP





A Rare Landmark  
THAT'S CLOSE TO  
EVERYTHING



Crystal is the perfect home for your family due to the balance it provides. Located ideally, Crystal lets you come home to peace and serenity while ensuring that your life in the city is never too far away. The mega project's accessibility and connectivity to your world make this a home that's close enough to all the action.



**STRUCTURE**

**RCC Framed Structure:** R.C.C framed structure to withstand wind & seismic loads.

**Brick Work:** 200mm thick External walls and 100mm thick Internal walls with cement concrete blocks.

**PAINTING**

**External:** Sponge finished sand faced cement plaster painted with two coats of exterior emulsion paint with textured exterior paint.

**Internal:** Smooth plastered surface treated with putty & two coats of premium acrylic emulsion paint of reputed make over a coat of primer for internal walls.

**TILE CLADDING**

**Kitchen Cladding:** Glazed ceramic tile cladding up to Lintel level above kitchen platform.

**Bathrooms:** Glazed ceramic tiles dado up to false ceiling height.

**Utility:** Glazed ceramic tiles dado up to 4'0" height.

**CP & SANITARY FIXTURES**

**Bathrooms:** Premium quality ceramic washbasin of reputed make.

Premium quality wall mounted EWC with concealed flush tank of reputed make.

Premium quality CP fitting of reputed make.

PVC false ceiling in all bathrooms.

**DOORS, WINDOWS & RAILINGS**

**Main Door:** Best Teak wood frame teak veneered shutter aesthetically designed and finished with melamine polish fixed with hardware of reputed make.

**Internal Doors:** Engineered wood frame with flush shutter aesthetically designed and finished with melamine polish fixed with hardware of reputed make.

**Utility Doors:** UPVC door frame with combination of tinted float glass & laminated MDF panel.

**Sliding Doors:** UPVC sliding doors with clear glass paneled shutters and with mosquito mesh door.

**Windows:** Two track UPVC clear glass with suitable finishes as per design with mosquito mesh door.

**Grills for Windows:** Aesthetically designed, mild steel (MS) window grills with enamel paint finish shall be provided for all windows up to two floors.

**Balcony Railing:** MS railing / Glass railing with reputed hardware.

**FLOORINGS**

**Drawing, Living, Dining:** Double charged vitrified tiles of size 800 x 800mm of reputed make.

**Pooja, Bedrooms & Kitchen:** Double charged vitrified tiles of size 600 x 600mm of reputed make.

**Bathrooms:** Acid-resistant, anti-skid ceramic tiles of reputed make.

**Corridors:** Matt finish vitrified tiles of reputed make.

**All Balconies:** Anti-skid ceramic tile of reputed make and granite sill at bottom of the railing.

**Utility:** Anti-skid ceramic tile of reputed make and granite coping for the railing.

**Staircase:** Anti-skid granite for treads, risers and skirting with molding edges.

**KITCHEN**

**Kitchen Counter:** Granite platform with stainless steel sink.

**Water Provision:** Separate municipal water provided along with bore well water.

**Other Accessories:** Provision for fixing of RO system, exhaust fan or chimney.

**CAR WASHING FACILITY**

Car washing facility shall be provided.

**FACILITIES FOR DIFFERENTLY ABLED**

Access ramps at all block entrances shall be provided for differently abled.

**POWER BACKUP**

100% DG set backup with acoustic enclosure.

**UTILITY**

: Provision for washing

machine & washing utensils etc.

**ELECTRICAL FIXTURES OF REPUTED MAKE**

**Internal Electrical Fixture:**

- Power plug for geysers in all bathrooms.
- Exhaust fans in all bathrooms.
- Concealed copper wiring of reputed make.
- Power outlets for air conditioners in drawing, living, dining, and bedrooms.
- Plug points for TV, Internet connection 3-phase supply.
- Miniature circuit breakers (MCB) for each distribution board of reputed make.
- Modular switches of reputed make.

**Kitchen:** Power plug for chimney, refrigerator, microwave ovens, mixer / grinders in kitchen.

**Utility Area:** Provision for washing machine / dish washer in utility area.

**ELEVATORS / LIFTS**

**Passenger Lifts:**

- Specification: Each block would have four high speed automatic passenger elevators with V3F for energy efficiency.

· Flooring and Car Finish: Entrance with vitrified tile flooring and granite cladding.

**Fire / Service Lift:**

- Specification: One service elevator in each block with V3F for energy efficiency.

· Flooring and Car Finish: Entrance with vitrified tile flooring and granite cladding.

**WSP & STP**

- Fully treated water will be made available through an exclusive water softening plant.
- Sewage treatment plant of adequate capacity.
- STP treated water would be used for WC flushing.
- Rainwater harvesting provided for recharging groundwater levels as per the norms.
- Water meters for each unit for municipal & domestic water.

**TELECOMMUNICATION**

**Telephone Point:** Telephone points in drawing / living room, all bedrooms.

**Intercom Facility:** Intercom facility to all the units connecting to security.

**CABLE TV & INTERNET**

**Cable TV:** Provision for cable connection in living room & master bedroom.

**Internet:** Provision for installing internet & Wi-Fi in living area.

**FIRE & SAFETY**

Fire sprinkler and fire hydrant system in all floors and basements as per norms.

Fire alarm, Public Address System in all floors, basements and parking areas as per norms.

Control panel will be kept at main security.

**SECURITY / BMS**

- Sophisticated round-the-clock surveillance / security system.
- Intercom and panic button is provided in the lifts connected to the security room.
- Solar power fencing all around the compound wall.
- Surveillance cameras at the main security and entrance of each block to monitor.
- Centralized billing system for water consumption shall be provided.

**LPG**

Supply of gas from centralised gas bank to individual flats with pre-paid gas meters.

**PARKING AREA**

**Parking:** One car parking for each flat. Entire parking is well designed with parking signage and equipment.

**Flooring:** Flooring with parking tiles, planter boxes all around the compound wall.

**Watchman:** Watchman room with toilet and extra toilet provision for drivers.



## NEARBY LOCATIONS



### IT

Tech Mahindra  
Kandlakoya IT Park



### SCHOOLS

DRS International School,  
Oakridge, The Creek Planet,  
Delhi Public School, Ambitus  
World School, CMR International  
School



### LAKE

Shamirpet Lake



### HOSPITALS

Malla Reddy Hospital, Konark  
Hospital, Russh Hospital



### AIRPORT

Rajiv Gandhi International Airport



### RESORTS

Aalankrita Resort, Dhola-Ri-Dhani,  
Golden Orchard

## OUR ASSOCIATES

ARCHITECT



STRUCTURAL  
CONSULTANT



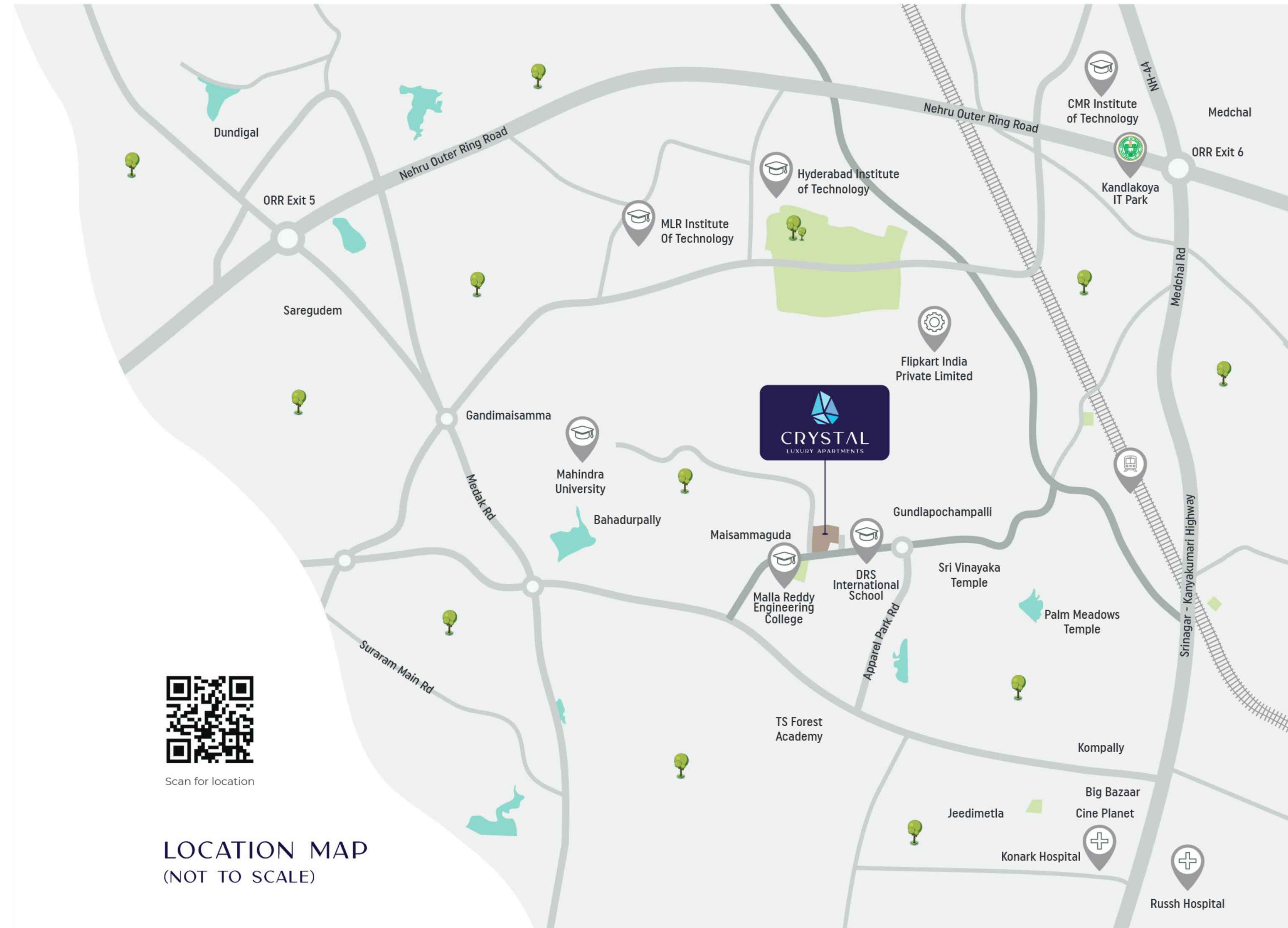
LANDSCAPE  
CONSULTANT



MEP CONSULTANT



CONCEPT & DESIGN BY



Scan for location

LOCATION MAP  
(NOT TO SCALE)