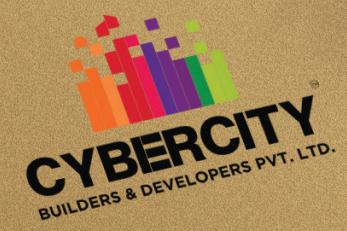


A PROJECT BY





Pre-certified
Green Building

W W W . C Y B E R C I T Y . I N



Site Address: CYBERCITY Villa Verde, Survey Nos. 1011/1P, 1011/2P & 1011/12P, IDL Access Road, Green Hills Road, Kukatpally, Hyderabad – 500072. Tel: 8886 20 2233

Corporate Address: Plot No. 55, 4th floor, Sathurya Complex, Extended Jubilee Hills Road No. 36, Madhapur, HYDERABAD - 500033. Tel: 040 40500 500/520

TSRERA Regn. No. P022 0000 9074 | GHMC Building Permit No. 3079/GHMC/KPL/2024-LO

Project Funded By

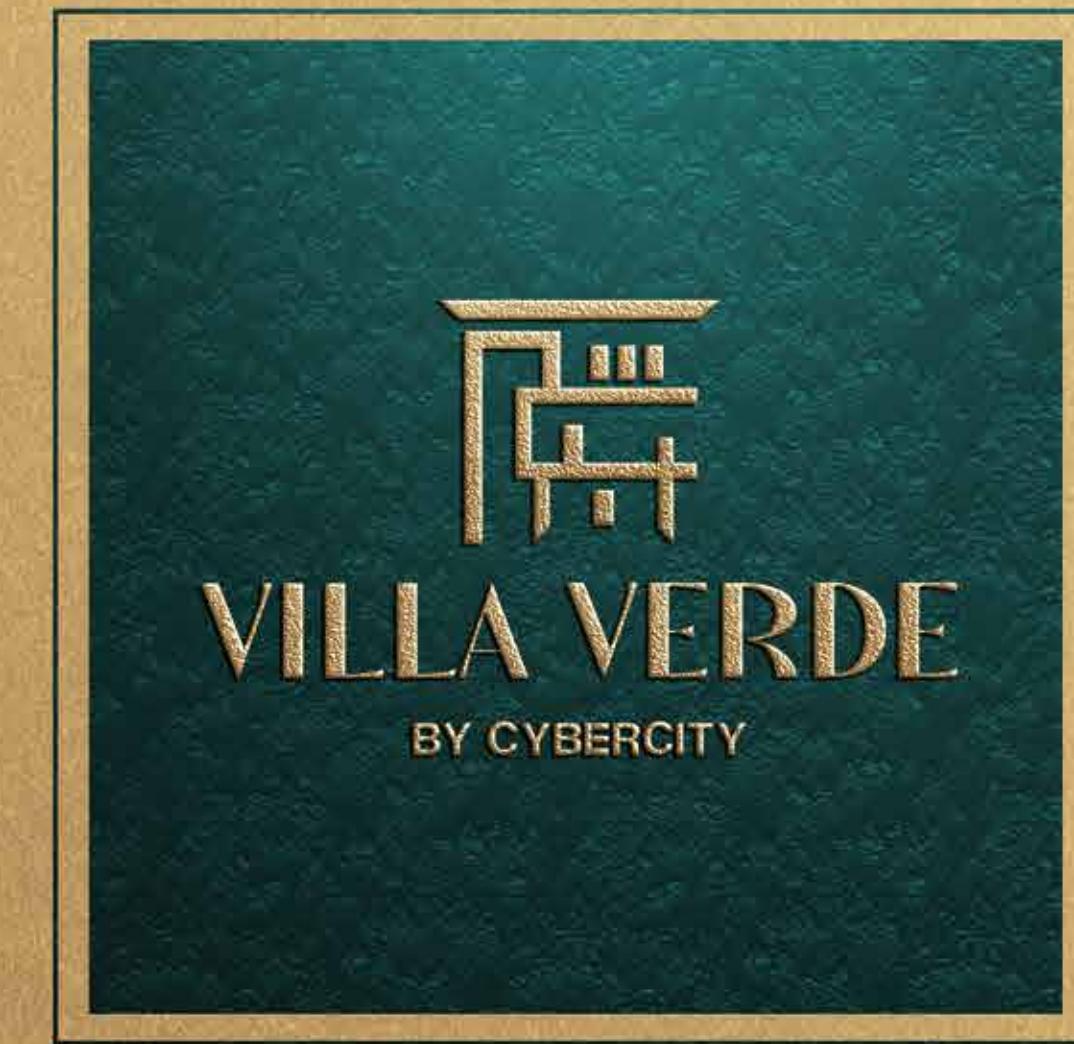


The Project is mortgaged in favour of Piramal Trusteeship Services Private Limited for funding by Piramal Enterprises Limited and the buyer will be required to obtain a no objection certificate prior to registering any villa in the project.

VILLA LIVING...

...THE WAY
IT'S MEANT TO BE!

WELCOME TO





A WORLD WHERE
WHAT YOU CHERISH
AND CELEBRATE,
BECOME THE SAME.



THE SCALE OF YOUR VILLA LIFESTYLE

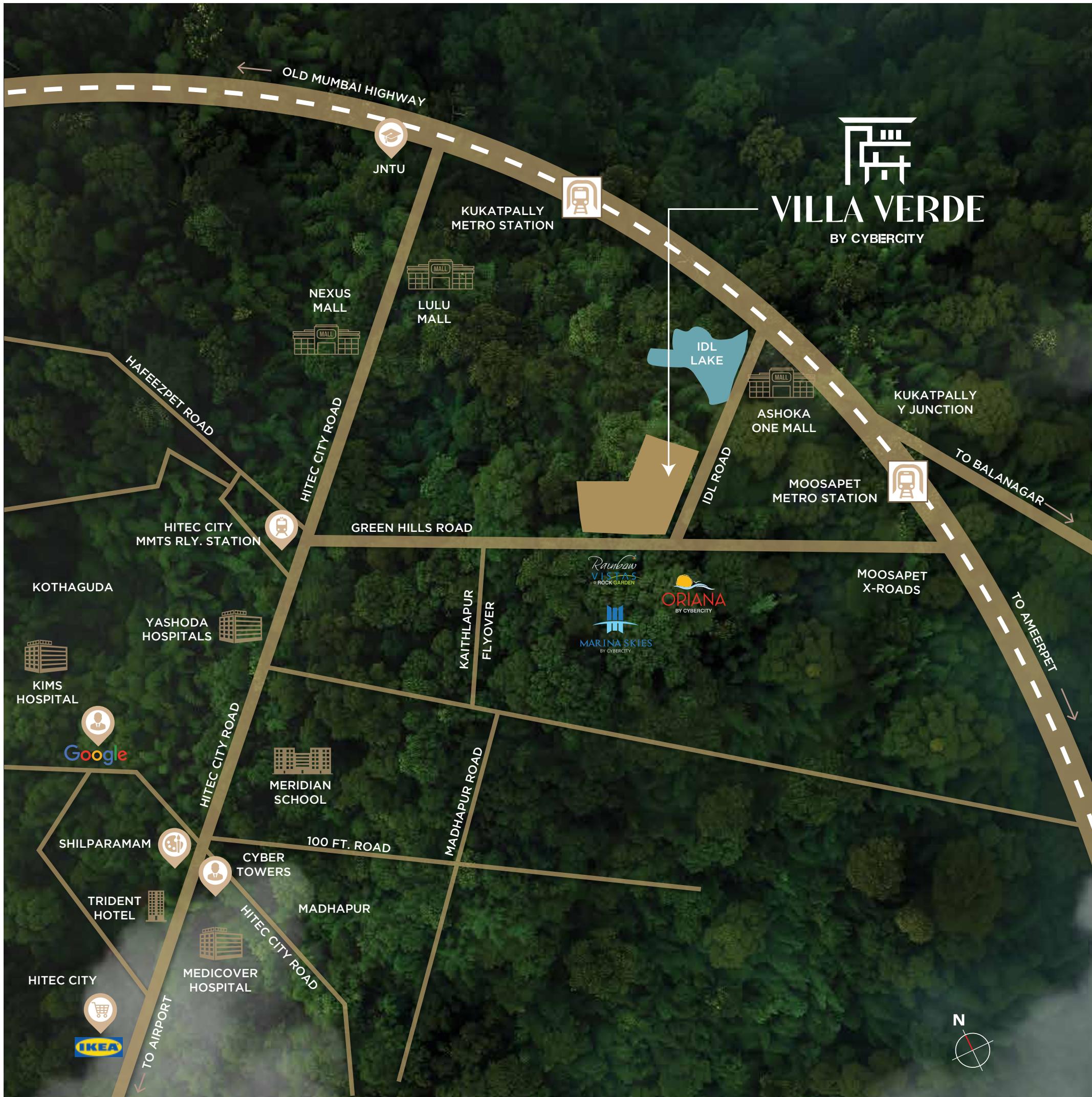
13.4 Acres, 89 Premium Luxury Villas.

300 to 440 Sq. Yd. | East/West Facing.

Uber - luxurious Clubhouse of 22,000 Sq.ft.

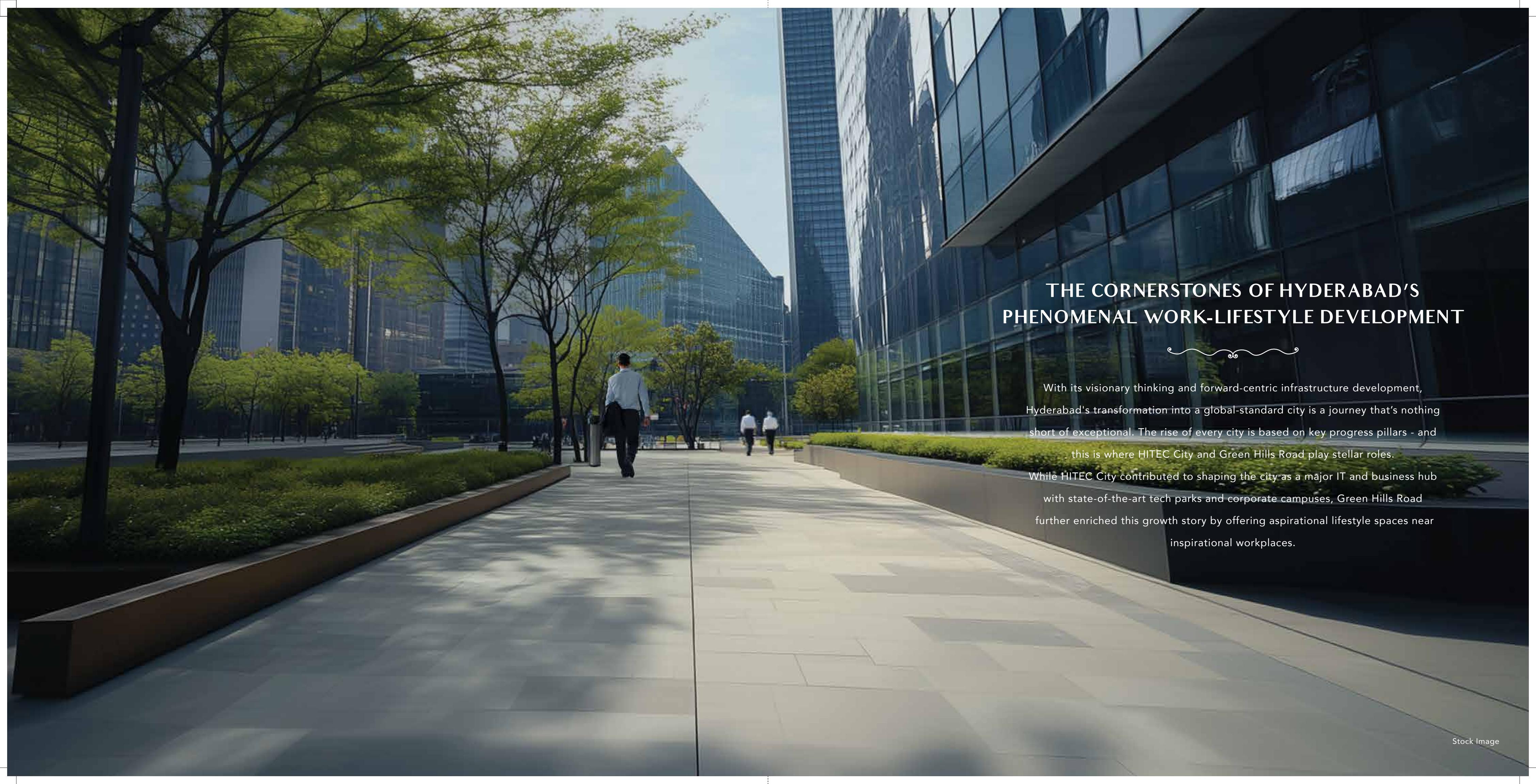
15+ World class Club Amenities

35+ Specially Designed Outdoor Amenities



VILLA LIVING,
THE WAY IT'S MEANT TO BE!

SO CONNECTED
TO THE CITY,
YET SO DISCONNECTED
FROM ITS CHAOS.



THE CORNERSTONES OF HYDERABAD'S PHENOMENAL WORK-LIFESTYLE DEVELOPMENT

With its visionary thinking and forward-centric infrastructure development, Hyderabad's transformation into a global-standard city is a journey that's nothing short of exceptional. The rise of every city is based on key progress pillars - and this is where HITEC City and Green Hills Road play stellar roles.

While HITEC City contributed to shaping the city as a major IT and business hub with state-of-the-art tech parks and corporate campuses, Green Hills Road further enriched this growth story by offering aspirational lifestyle spaces near inspirational workplaces.

OUT-OF-THIS-WORLD ENCHANTING, YET AT THE HEART OF THE CITY

Green Hills Road was envisioned to eliminate the discomfort of long distances and therefore, ensures seamless access to essential city landmarks – the primary requirement for a well-rounded urban lifestyle. Healthcare facilities, high-end hospitality options, shopping, and entertainment hubs are all just a short distance away, making it a highly desirable location. The proximity to key corporate zones also enhances the livability index of this destination.

RETAIL



HOTEL



HEALTH

HEALTHCARE: Yashoda Hospital (5 Min), KIMS Hospital (10 Min), Medicover Hospitals (10 Min)

HOSPITALITY: Trident Hotel (10 Min), Westin Hyderabad (12 Min)

MALLS: Ashoka One Mall (2 Min), Nexus Mall (10 Min), Sarath City Capital Mall (15 Min)

EDUCATION: The Creek Planet School (2 Min), Global Edge School (10 Min), Meridian School (10 Min)

EDUCATION



THE COMFORTS OF YOUR VILLA LIFESTYLE



Located in the heart of the city.

Excellent connectivity all around.

Well-cocooned from the noise and hustle of the city.

Minimum of three car parks.

Internal Elevator | EV Charging Provision | Terrace Swim Spa



MASTER LAYOUT

A thoughtfully designed master layout,
seamlessly integrating open spaces, premium
amenities, and a well-planned infrastructure for
an elevated living experience.

Legends:

- 1. Arrival Plaza
- 2 & 3. Security Cabin
- 4. Entry/Exit
- 5. Plantation
- 6. Pet Park
- 7. Water Feature
- 8. Tennis Court
- 9. Stage
- 10. Celebration Lawn
- 11. Pathway
- 12. Seating with Sloped Plantation
- 13. Amphitheatre
- 14. Jogging Track
- 15. Swimming Pool with Infinity Edge
- 16. Kids' Pool
- 17. Physio Pool
- 18. Pool Deck
- 19. Pool Recliners
- 20. Pool Entry from Clubhouse
- 21. Parking
- 22. Entry to Clubhouse
- 23. Ramp Entry to Clubhouse
- 24. 12m Wide Road
- 25. Leisure Seating Court
- 26. Reflexology with Seating
- 27. Elderly Seating Area
- 28. Youth Corner
- 29. Board Games
- 30. Kids' Play Area
- 31. Skating Rink
- 32. Senior Citizen Garden
- 33. Outdoor Fitness
- 34. Multipurpose Court
- 35. Utility



Pet Park



Board Games



Outdoor Gymnasium

THE JOURNEY OF A LIFETIME BEGINS
WITH AN ARRIVAL LIKE NO OTHER

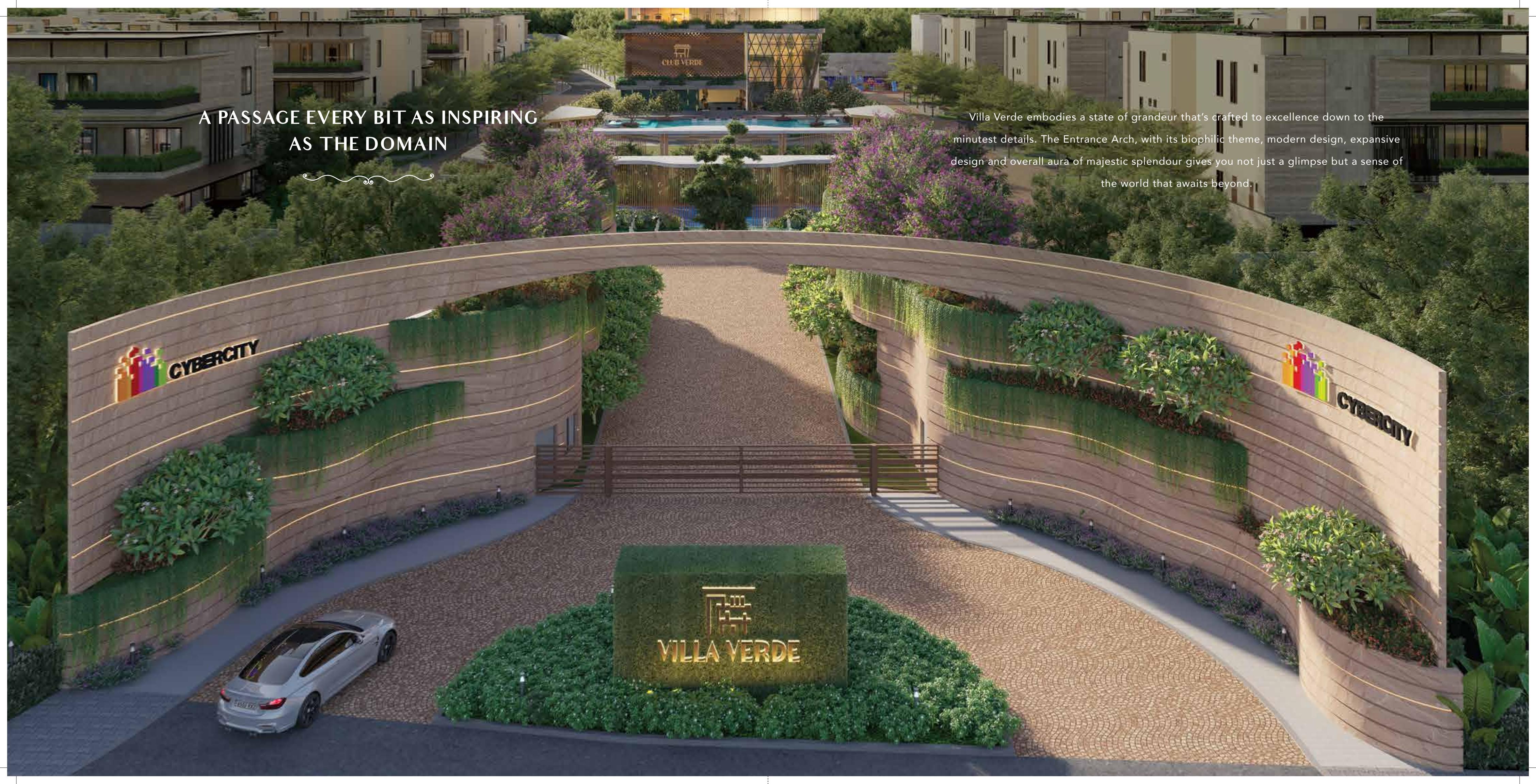


The grand Entrance Arch to Villa Verde is more than just a threshold, it is a statement of arrival. This is where your transition from a world you're accustomed to transends into a haven of extraordinary spaces, landscapes, and indulgences that will inspire you.

This is where time will slow down, unlike the fast world outside.



A PASSAGE EVERY BIT AS INSPIRING
AS THE DOMAIN



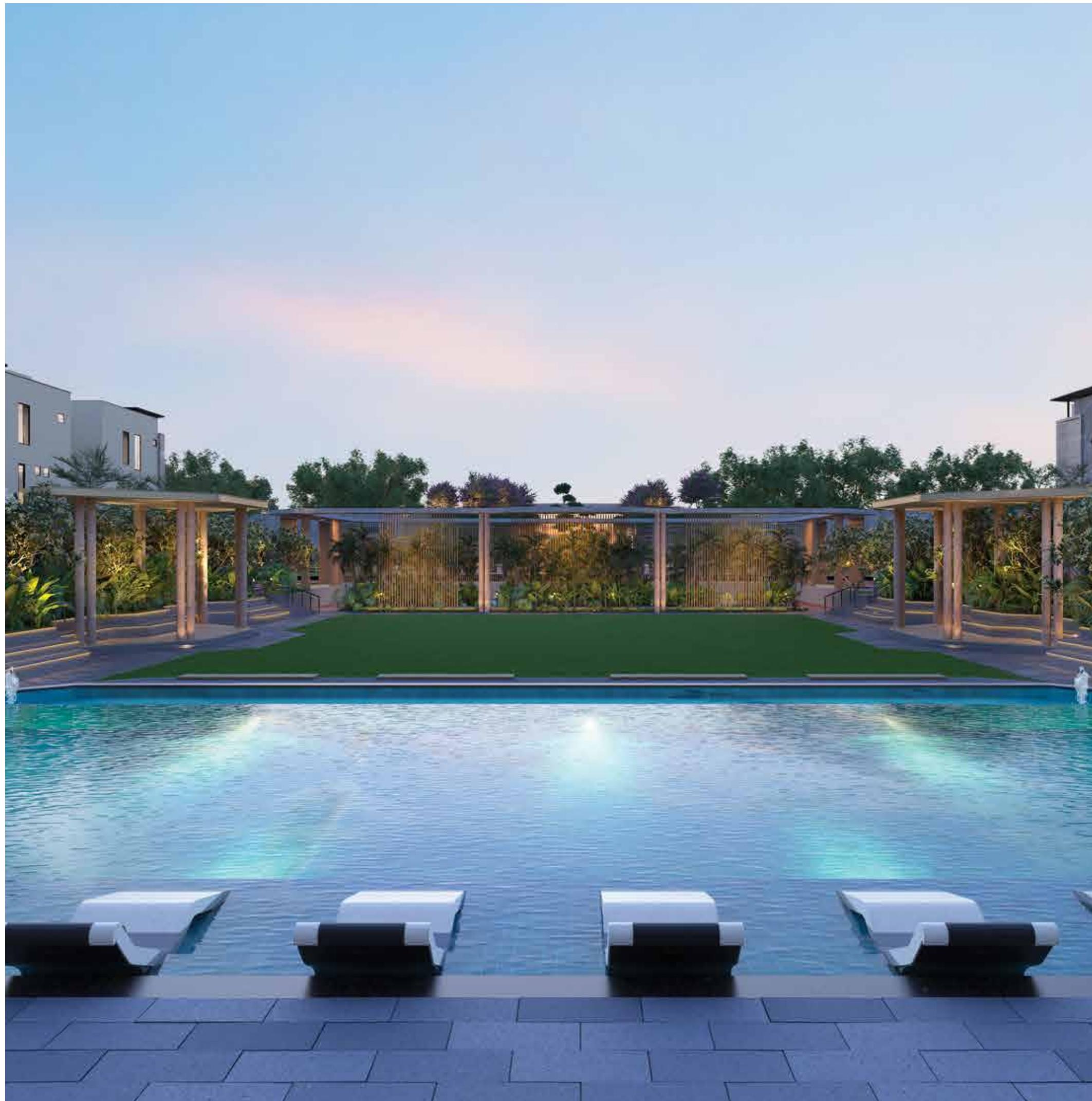
Villa Verde embodies a state of grandeur that's crafted to excellence down to the minutest details. The Entrance Arch, with its biophilic theme, modern design, expansive design and overall aura of majestic splendour gives you not just a glimpse but a sense of the world that awaits beyond.



VILLA VERDE

SO SHOW - STOPPING AN ENTRY,
SO GRAND A WELCOME





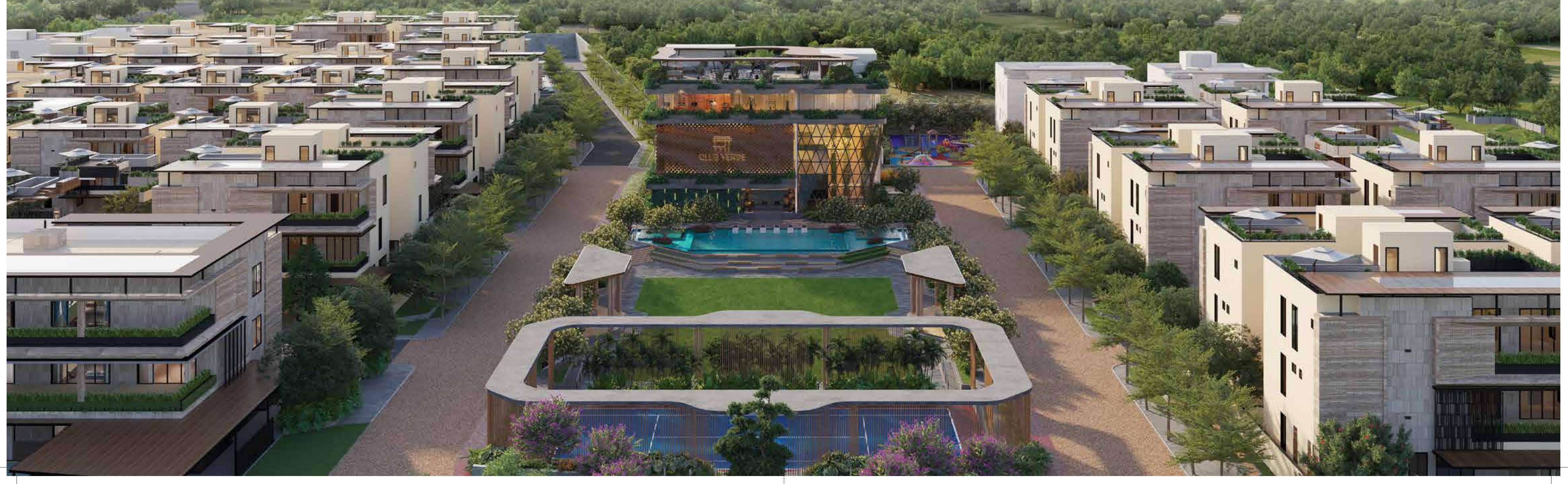
VILLA LIVING,
THE WAY IT'S MEANT TO BE!

WHERE LAVISHNESS,
COMPLETENESS AND
QUIETNESS FALL PERFECTLY
INTO PLACE.

**DISCOVER A VAST WORLD,
BEYOND THE GRAND SPACES OF YOUR VILLA**



Villa Verde is where your desire for expansive luxury is embraced with both scale and detail. Set amidst an idyllic environment for unparalleled privacy and serenity, this upscale address presents a lavish assortment of extravagant-sized villas with premium accompaniments like a central park – for a luxurious interaction with nature, a clubhouse – where leisure and recreation ascend to a grand dimension, and a seamless habitat – with all lifestyle-supportive comforts and conveniences.





A GLIMPSE OF
WHERE
YOU'VE ALWAYS
WANTED TO BE.

CRAFTED FOR THE CONNOISSEURS
OF FINE LIVING





Stock Image

VILLA LIVING,
THE WAY IT'S MEANT TO BE!

SO GENEROUSLY SERENE,
SO PASSIONATELY ACTIVE.

**35+ LIFESTYLE CHOICES.
MIX AND MATCH YOUR DAY, ANYWAY YOU PLEASE**

A sense of openness is central to a life that's luxuriously fulfilling. The gated community of Villa Verde comes with a sprawling Central Park. Spread over 2 layers, this oasis of leisure & recreation comprises 35+ curated amenities, that combine play, relaxation, activity, socializing and sport in one vibrant hub.





A BALANCED DAY HAS
TIME AND SPACE FOR
EVERY KIND OF MOOD

~~~~~

What a well-balanced meal does to your body, a well-balanced lifestyle accomplishes for your mind. With thoughtfully demarcated zones to provide you with everything from serenity to activity, fitness to fun and relaxation to recreation, you can create your daily plan as per this amazing masterplan!



VILLA LIVING,  
THE WAY IT'S MEANT TO BE!

SO MUCH PLAY,  
WITH SO MUCH PAUSE.

**3 LEVEL CLUBHOUSE.  
ENOUGH REASONS TO  
END WORK EARLY**

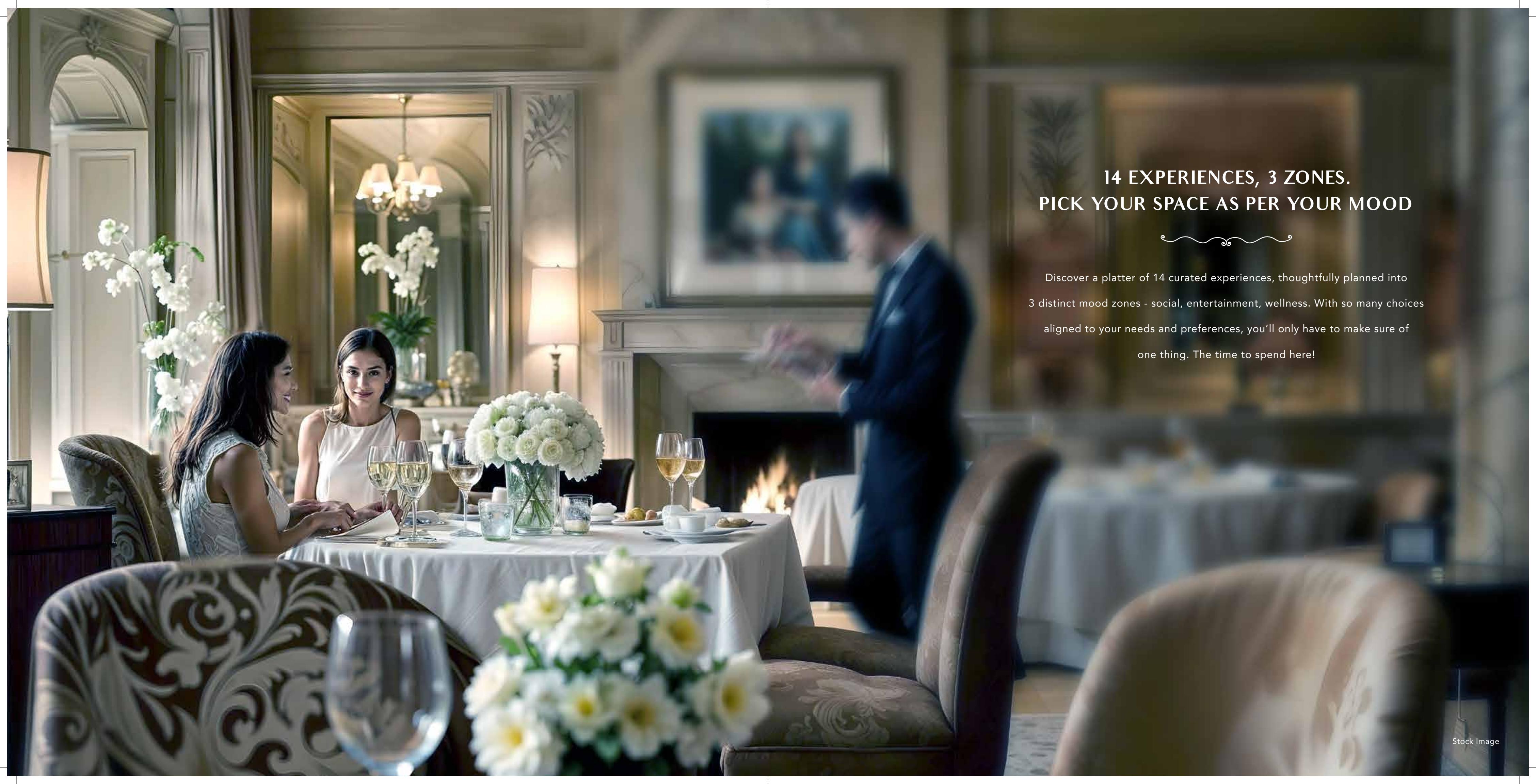


Welcome to Club Verde — A grand parametric architectural marvel where the finely articulated curved glass surface blends seamlessly with the metaguiise façade, creating the perfect ambience for a luxurious evening, no matter the mood or occasion.



AN EXQUISITE  
ESCAPE ABOVE IT ALL

Perched atop Club Verde, the clubhouse terrace is a seamless blend of sophistication and serenity. Designed for intimate gatherings and grand celebrations, it offers plush seating, lush greenery, and elegant spaces to unwind or socialize under the open sky.



## 14 EXPERIENCES, 3 ZONES. PICK YOUR SPACE AS PER YOUR MOOD

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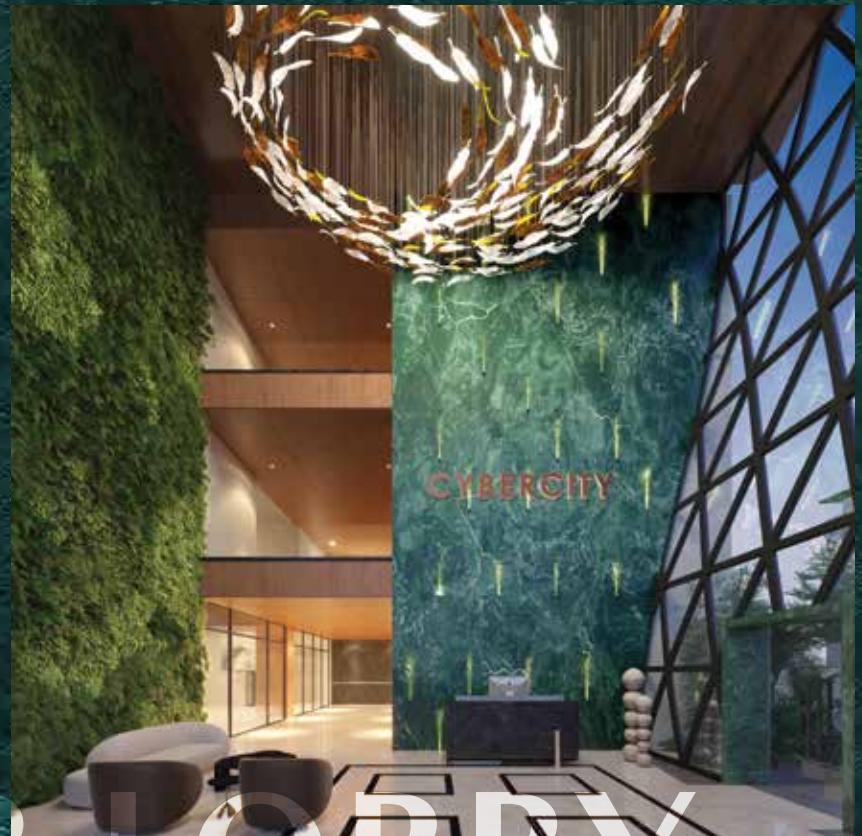
Discover a platter of 14 curated experiences, thoughtfully planned into 3 distinct mood zones - social, entertainment, wellness. With so many choices aligned to your needs and preferences, you'll only have to make sure of one thing. The time to spend here!



## CLUB VERDE SOCIAL ZONE

**Ground Floor:** Reception / Club Lobby | Multipurpose Hall | F&B Area | Pantry / Store

WELCOME YOUR WORLD WITH  
A FLAIR THEY'LL REMEMBER.



CLUB LOBBY



FOOD SERVING AREA

SEE OCCASIONS  
TURN INTO  
ETERNAL MEMORIES.



MULTIPURPOSE HALL

EVERY DAY HERE IS  
BURSTING WITH FLAVOR.

# WELLNESS ZONE

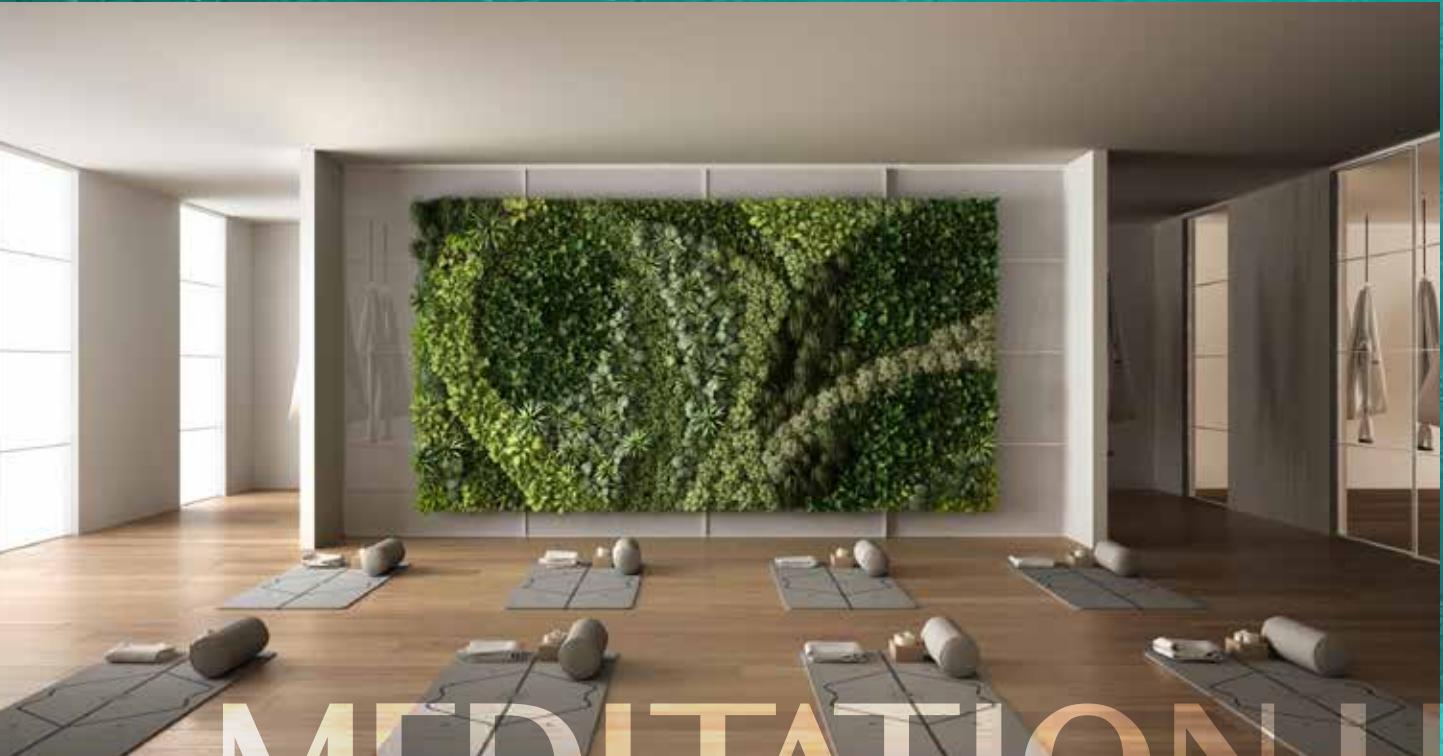


**First Floor:** Yoga/Meditation Hall | Table Tennis | Gymnasium

GET FIT.  
FEEL FABULOUS.

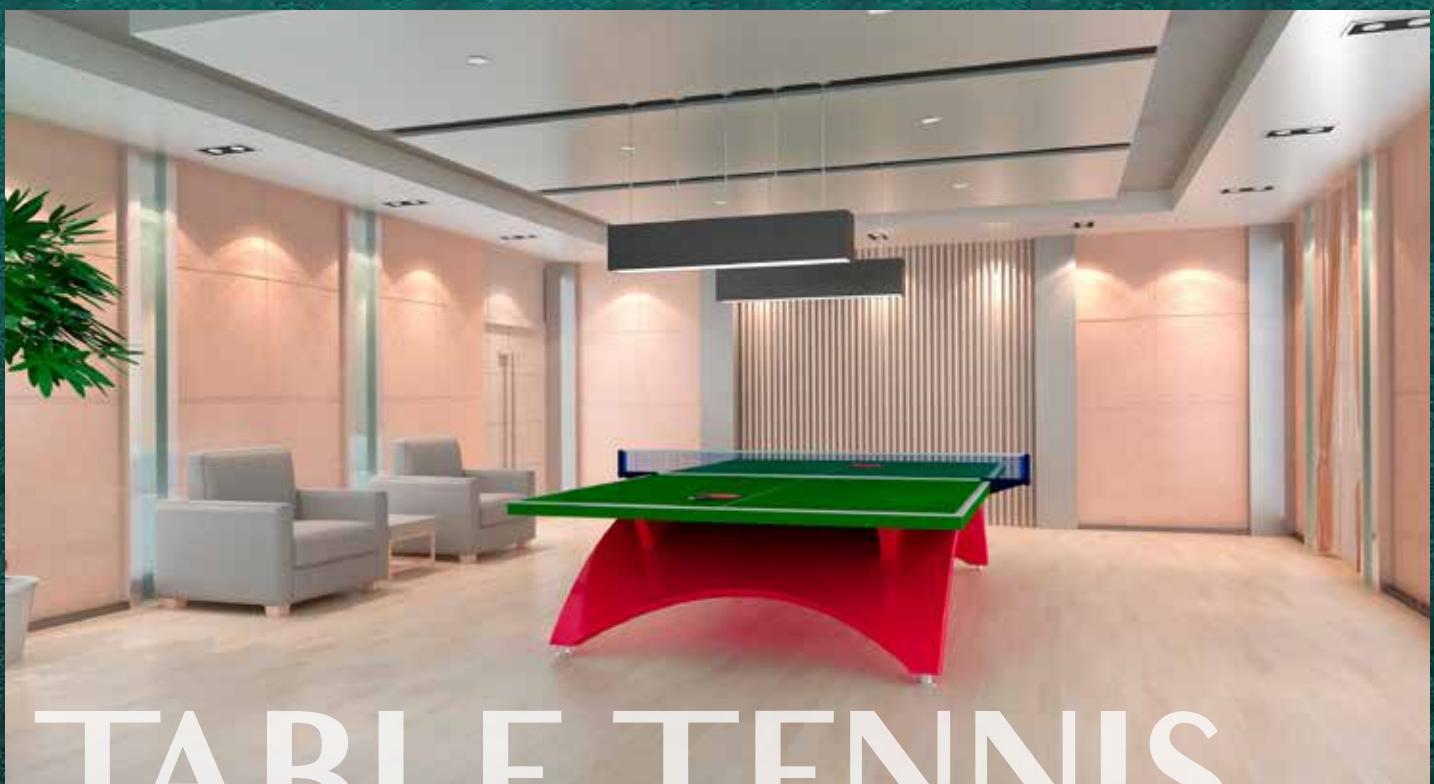


## GYMNASIUM



## MEDITATION HALL

PLAY, THE PERFECT  
ANTIDOTE FOR  
A HECTIC DAY.

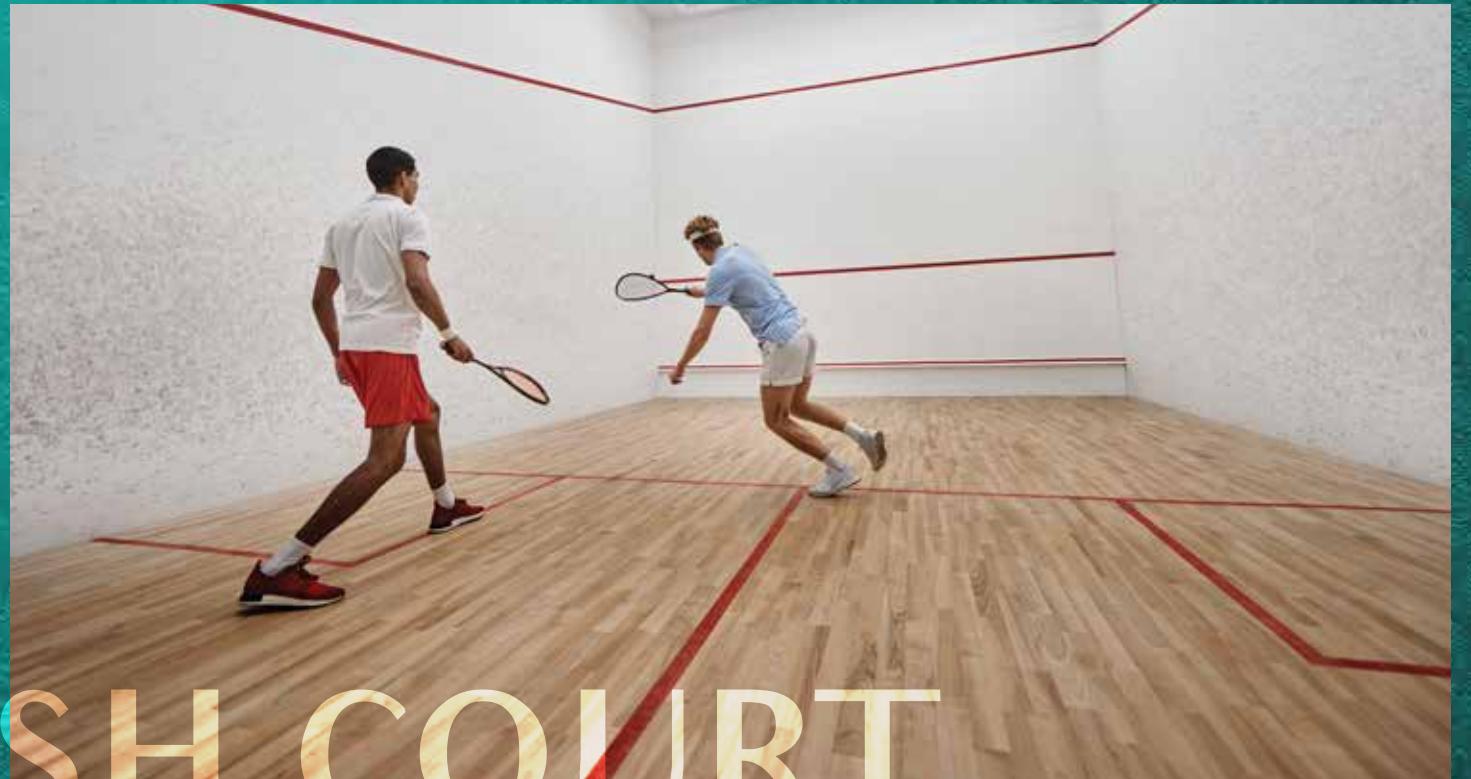


## TABLE TENNIS

BREATHE.  
BALANCE.  
BE.

ELEVATE YOUR GAME.  
EVEN OUTSIDE  
THE WORKSPACE.

# SQUASH COURT



## WELLNESS ZONE

**Second Floor:** Squash Court | Badminton Court | Billiards | Viewing Deck

WHERE SKILL  
MEETS PATIENCE.

SCORE POINTS OVER  
ROUTINES AND  
RESPONSIBILITIES.

# BADMINTON



# BILLIARDS



# ENTERTAINMENT ZONE



Third Floor: Association Room | Indoor Games

MAKE LIFELONG CONNECTIONS OVER  
ENGAGING CONVERSATIONS.

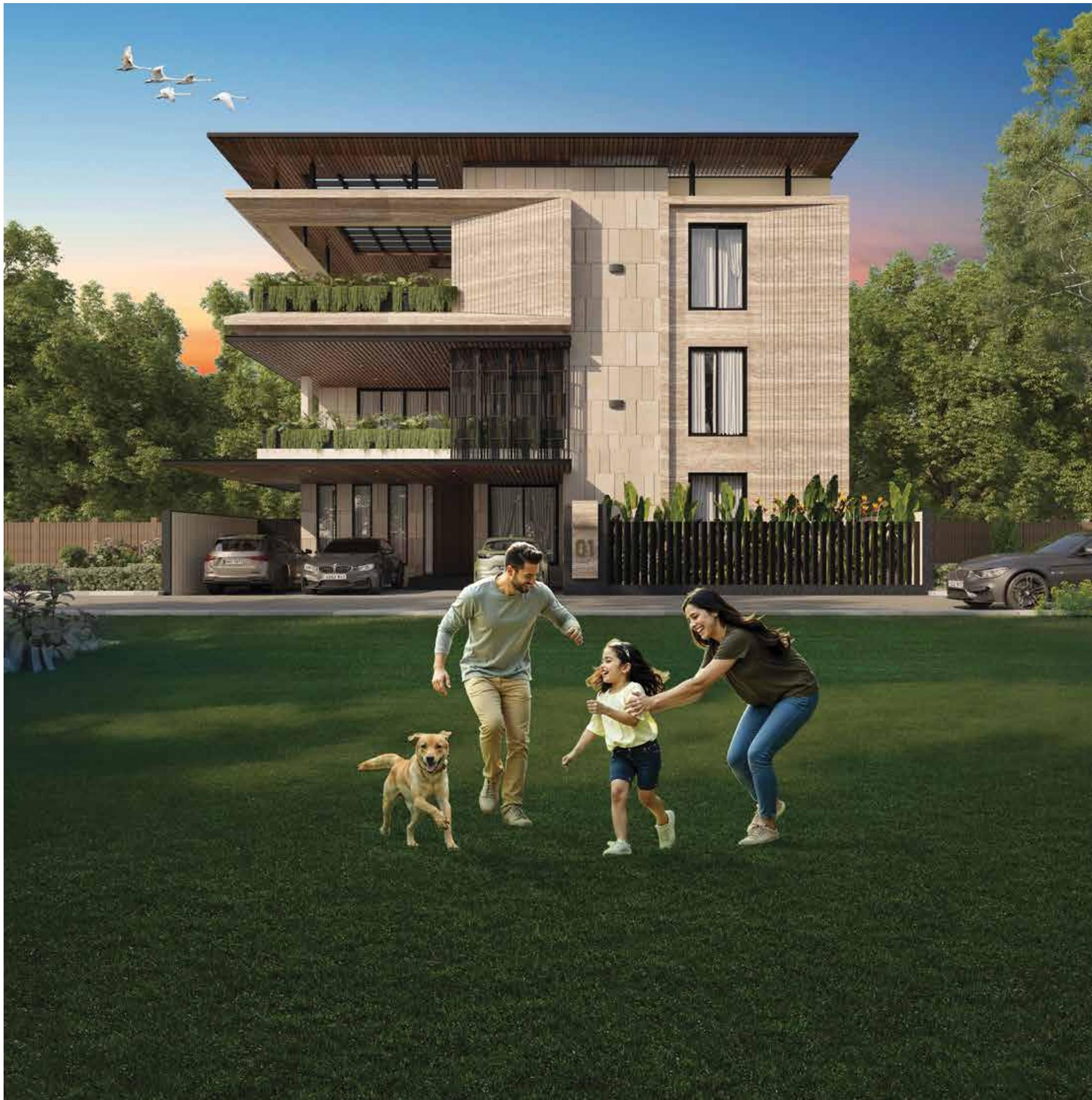


ASSOCIATION ROOM

THE PERFECT  
INDOOR ESCAPE.



INDOOR GAMES



VILLA LIVING,  
THE WAY IT'S MEANT TO BE!

SO EXPANSIVE OUTSIDE,  
SO EXPRESSIVE INSIDE.



LIVE GRAND AND  
INDEPENDENT  
EVERY SINGLE DAY



Experience the grandeur of Villa Verde's exquisite villas, where luxury meets timeless design. Designed facing East-West, these abodes represent a perfect

symphony of colossal spaciousness and unparalleled elegance.

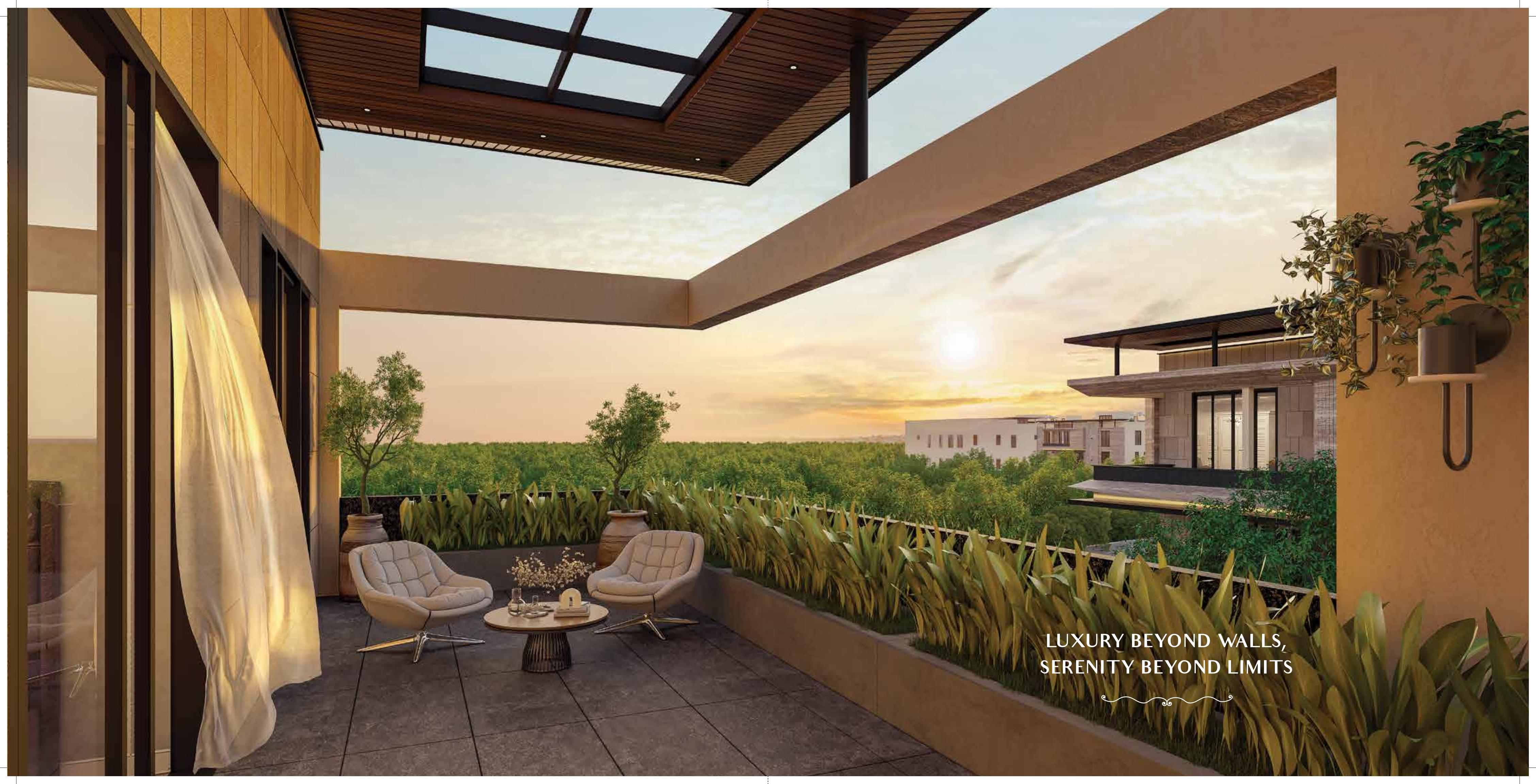
Available in a generously sized range varying from 300 Sq. Yd. to 440 Sq. Yd., each villa represents the epitome of opulence, privacy, and independence that you've always desired.



A STATEMENT OF OPULENCE OUTSIDE  
A WORLD OF FREEDOM INSIDE



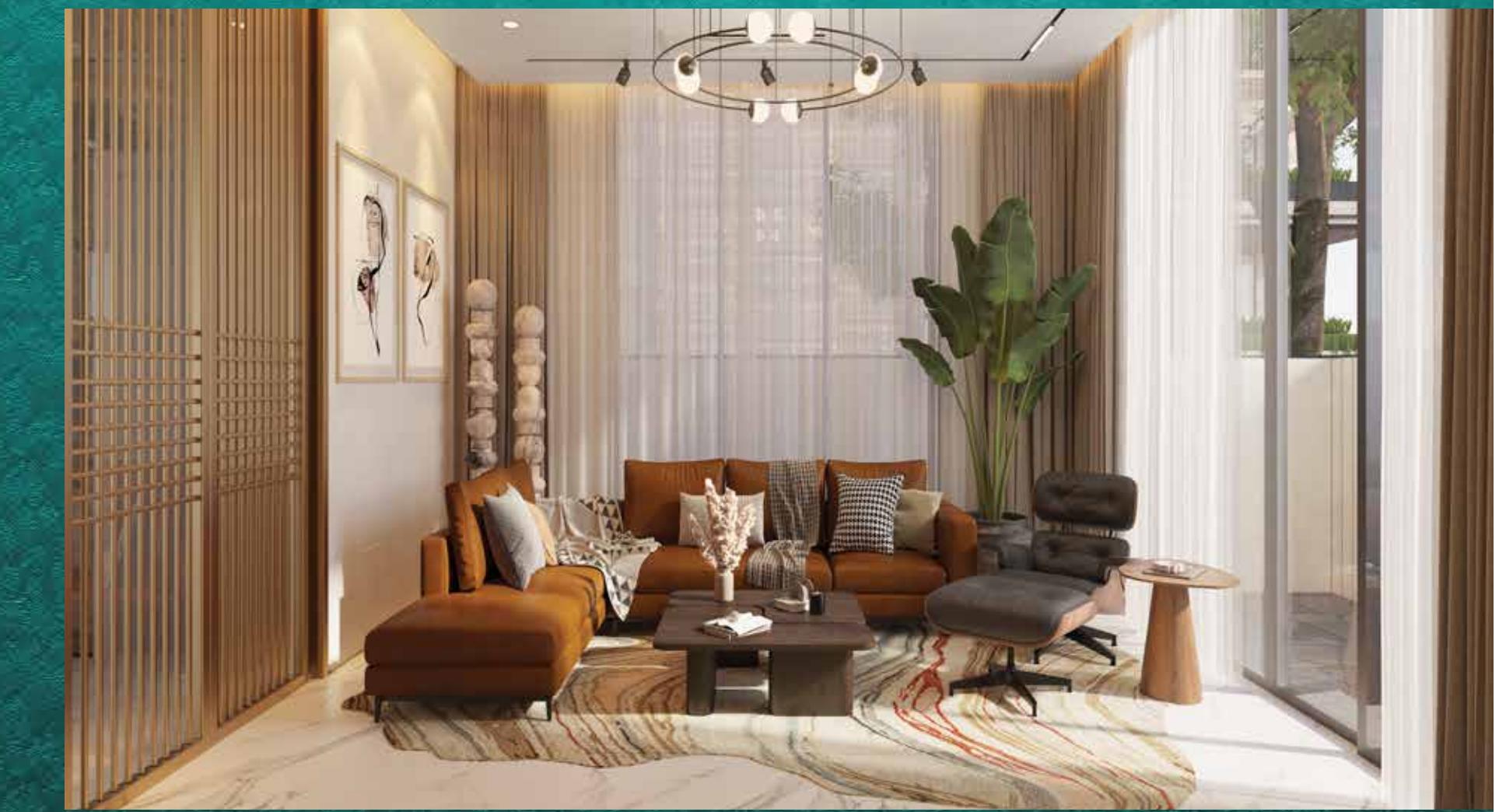
Step into your luxurious Villa and witness the charming power of space - to transform everyday living into a grand experience. Saunter around the vast expanse within each masterfully crafted habitat and you'll see the perfect interplay of natural breeze and sunlight, space and architecture, and most importantly, luxury and privacy. The ceilings are high, the walls are wide, the floors are expansive and the aura, distinctly sophisticated.



LUXURY BEYOND WALLS,  
SERENITY BEYOND LIMITS



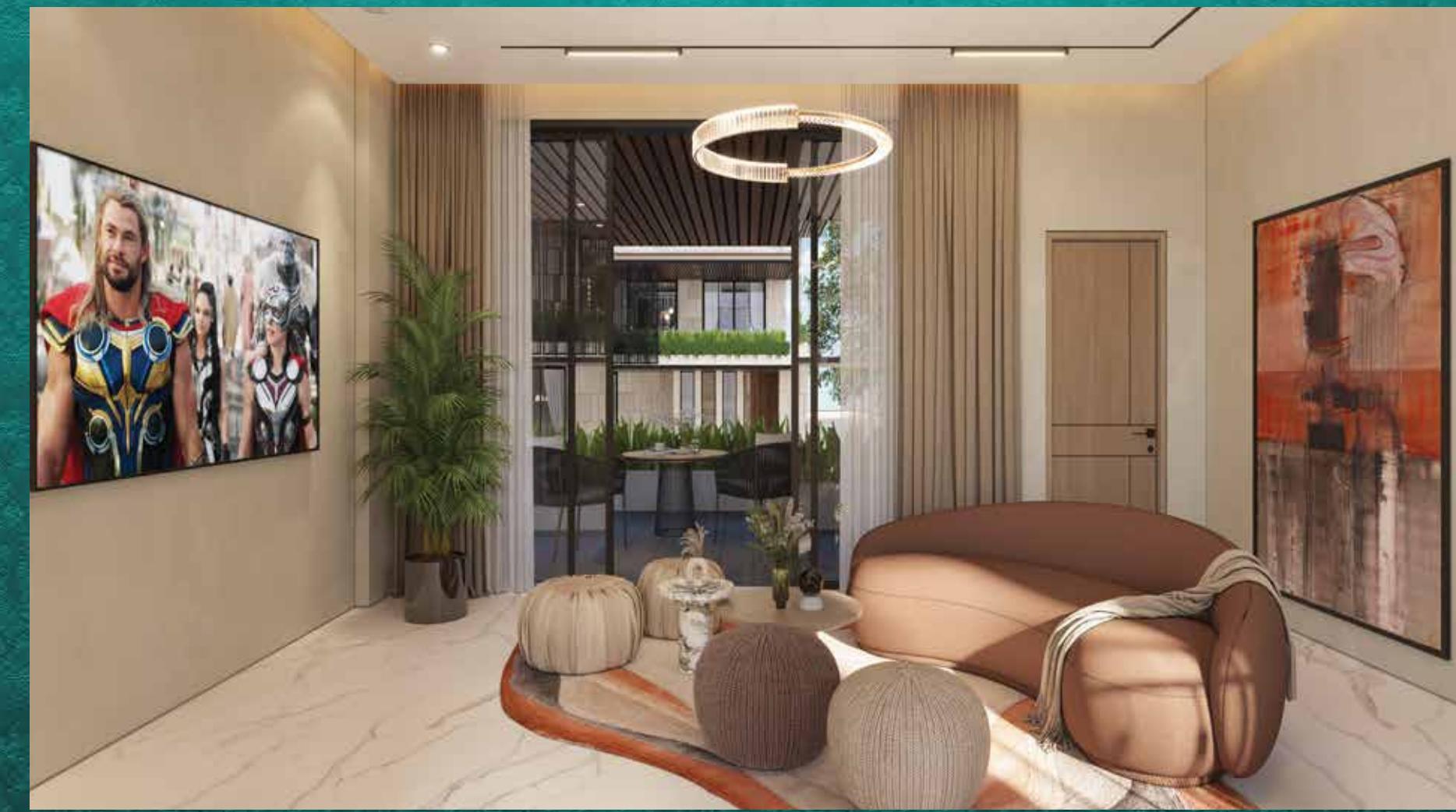
A HAVEN FOR REST,  
REJUVENATION AND HARMONY



A STATEMENT OF STYLE,  
A SPACE FOR LIFE



PRIVATE CINEMA LUXURY,  
RIGHT AT HOME



A STATEMENT OF LUXURY,  
DESIGNED FOR EFFORTLESS CONVERSATIONS

AN EXCLUSIVE RETREAT  
EVERY VILLA WITH A SWIM SPA &  
ELEGANT SEATING LOUNGE



## DISTINCTIVE FEATURES THAT DEFINE EXCELLENCE



### EXPANSIVE CENTRAL GREEN

A 1.4-acre open space with a pool, lawn, cabanas, tennis court, jogging track, and clubhouse.



### WIDE INTERNAL ROADS

12m-wide roads ensure better mobility, exceeding standard norms.



### EXCLUSIVE AMENITIES

Includes a physio pool, pet zone, sunken seating, open board games, and more.



### SPACIOUS BALCONIES

Up to 12' wide balconies designed for outdoor living.



### SMART TOPOGRAPHY & RAINWATER HARVESTING

The central green is 5 feet lower for visual appeal, with Rain Maxx tanks for water conservation.



### TERRACE SWIM SPA & SEATING

Each villa features a private swim spa with an adjoining seating alcove.



### UNINTERRUPTED VIEWS

No planter boxes to ensure open vistas, with permeable tree pits instead.



### DRY & WET KITCHENS

Included in 354 & 440 Sq.Yd. villas for added functionality.



### INTEGRATED UTILITY SPACES

Conveniently housed within the villa structure.



### PRIVACY-FOCUSED LAYOUT

No villa directly faces the main arterial road, ensuring exclusivity.



### ICONIC PARAMETRIC CLUBHOUSE

A striking curved glass façade with modern sports and social spaces.



### AMPLE PARKING

Minimum 3-car parking for every villa.



### ELEGANT ELEVATIONS

A blend of natural stone, wood, and metal for a refined look with privacy screens.



### GRAND ENTRANCE

A 30m grand entrance arch with layered landscaping leads to an 18m covered pathway.



### COLUMN-FREE VILLA CORNERS

Enhancing visibility and aesthetic appeal.



### BIOPHILIC DESIGN

Seamlessly blends nature with architecture across villas and the clubhouse.



### KITCHEN GARDENS

Dedicated spaces for organic homegrown produce.



### EV CHARGING

Integrated EV charging infrastructure for seamless and sustainable mobility.

VILLA LIVING,  
THE WAY IT'S MEANT TO BE!

AN EXTRAORDINARY LIFESTYLE  
BEGINS WITH AN EXEMPLARY PLAN.

## CHOICES OF LUXURY



PLOT SIZE : 300 SQ. YD.

FACING : EAST | WEST

300 EAST : 5,615 SFT.

300 WEST : 5,637 SFT.

PLOT SIZE : 354 SQ. YD.

FACING : EAST | WEST

354 EAST : 6,884 SFT.

354 WEST : 6,349 SFT.

PLOT SIZE : 440 SQ. YD.

FACING : EAST | WEST

440 EAST : 7,406 SFT.

440 WEST : 7,189 SFT.

MIXED SIZE VILLAS | 297 TO 1,506 SQ. YD. | EAST / WEST FACING

# EVERY DETAIL MATTERS, WHEN THE GOAL IS GRANDEUR WITH PERFECTION



## 1. SUPER STRUCTURE

- RCC Frame structure with Cement block masonry walls.
- One coat of internal plastering and two coats of external plastering

## 2. LIFTS

- Internal Home Elevator Provision – 6 Passengers

## 3. FLOORING

- For Foyer, Living (Formal/ Informal), Dining, Dry kitchen, Puja Room, Powder Room, Lounge, Walk-in Wardrobes, Study Room, Linen Room – Imported Marble.

- All Bedrooms – Laminated Wooden Flooring.

- All Toilets – Anti-skid Vitrified Tiles (Matt finish)

- All Balconies / Deck – Anti-skid Stone Finish Tiles

- Wet Kitchen / Utility / Store – Premium Vitrified Tiles

- Servant Room / Toilet – Vitrified Tiles

- Parking Area – Flamed Granite

- Porch Steps – Granite (Leather Finish)

- Terrace – Swim Spa Deck Area – Anti-skid Vitrified Tiles

## 4. KITCHEN AND UTILITY

- Double-bowl Steel Sink with CP Tap in Utility.
- Provision for Dishwasher and Washing Machine in Utility.
- Provision for Exhaust Fan in Kitchen.
- Provision for RO / Water-purifier.
- Separate Municipal Water taps and Domestic Water through WTP

## 5. TOILETS AND FITTINGS

- Glazed Vitrified Tiles on Wall Dado up to 8'.
- Ceramic Wash Basin in Toilets (of any premium brand) with Granite / Marble Counter-top.
- Pedestal Wash Basins in Maid Toilet (of any premium brand).
- Wall mounted WCs (of any premium brand) with Flush Tank in all bathrooms.
- Rain shower in Master Bedroom.
- CP Fittings (of any premium brand)

## 6. PAINTING

- External – Texture finish with 2 coats of exterior grade premium paint and partial Façade area with Natural Stone finish.
- Internal – 2 coats of acrylic emulsion paint over smooth putty finish

## 7. RAILING

- Staircase – Glass railing.
- Balcony / Deck – Granite Cladded Parapet in 1st floor and 2nd floor. Additional 1' Glass railing above parapet at 1st Floor

## 8. DOORS AND WINDOWS

- Main Door – 9' high - Teak Wood Frame and Flush Shutters with Veneer and PU Polish on both sides.
- Internal Doors – 8' high - Engineered Wood Frame and Flush Shutters with Veneer and PU Polish on both sides.
- Toilet Doors – 8' high - Engineered Wood Frame and Flush Shutters with Laminate on both sides.
- Balcony Sliding Doors - 8' high - Aluminum Frames and Shutters with Performance Glass and track provision for Mosquito-Mesh Shutters (of any premium brand)

- Windows (Sliding / Operable based on Ventilation Requirement) – 6' high - Aluminum Frames and Shutters with Performance Glass and track provision for Mosquito-Mesh Shutters (of any premium brand).

- Kitchen to Utility Door - 8' high - Aluminum Frames and Shutters with Performance Glass (operable) of any premium brand.
- Ventilators –Aluminum Frame & Glass with the provision for Exhaust Fan.

- Doors - Fittings & Locks (of any premium designer brand). Main Door with Digital Lock

## 9. ELECTRICAL / INTERNET / TELEPHONE

- Concealed Wiring with PVC Insulated Copper Wires (Fire Retardant Low Smoke) and Modular Switches.
- Sufficient Power Outlets and Light Points.
- Power Outlets for Exhaust Fan in all Bathrooms.
- Three Phase Power supply for each villa.
- MCBs for each distribution board of premium brand.
- Plug for TV / Audio in Living (Formal / Informal), Lounges (1st and 2nd Floor), all Bedrooms and Home Theatre Room.

- Internet points and Telephone Points in Living (Formal / Informal), Lounges (1st and 2nd Floor), all Bedrooms and Home Theatre Room.

- Access Control System (provision) for Clubhouse/ Main Entry and Exit passages.

- Boom Barriers proposed

## 13. DG BACK UP

- 100% DG power back-up

## 14. GAS

- PNG Connection to each villa by a third-party provider

## 15. BMS SERVICES

- Prepaid Electricity and Water Meter for all villa

## 16. EV CHARGING

- One Power Socket per villa in the parking area

## 17. SWIM SPA

- Swim Spa of premium brand will be provided at the Terrace level

## 18. HOME AUTOMATION

- Basic automation for lights and fans proposed in the design with extendable architecture where the customer can upgrade the features to their requirement

## 11. AIR CONDITIONING

- VRV System of any premium brand (extra cost)

## 12. SECURITY SYSTEM

- Security Cabin at Project Entrance and Exit with peripheral CCTV coverage.
- CCTV at vantage points.

## THE GRANDEST OF DREAMS BECOME REAL, WITH THE RIGHT TEAM



It takes master craftsmen to create a masterpiece. The vision of Villa Verde was imposing yet crystal clear. A habitat where the experience of villa living turns out exactly as one wants and desires villa living to be. In fact, a notch higher. This vision inspired the selection of a team with just the right credentials, experience and passion to make Villa Verde more than just a dream on paper.



1405DESIGNSTUDIO



**RNA**  
Landscape Design Studio