

LIFE AT JUBILEE HILLS RAISED TO A HIGHER LEVEL

PRIVATE HILLTOP
HOMES AT

FUJI
H A L C Y O N

FOR SALES ENQUIRY

Call: 9121 850 111 | Email ID: sales@realplushomes.com

LIVE AT THE TOP, LITERALLY!

Discover the ultimate in luxurious living at a special community of private hilltop residences nestled in the prestigious Jubilee Hills. Immerse yourself in awe-inspiring views, indulge in unmatched opulence, and elevate your way of life to new levels. Uncover a sanctuary where sophistication meets serenity, and every instant celebrates the zenith of splendor.



Artist's Impression

GRAND ENTRANCE

Perched atop Jubilee Hills, Alluring gates welcome you, while palm trees and manicured gardens adorn the surroundings. A dazzling driveway leading to a breathtaking exquisite Porte-cochère and adorned with the entrance exudes elegance. This entrance is a portal to a realm of unrivaled beauty and luxury.



Artist's Impression

DISCOVER A HIGHER COMMUNITY MEANT ONLY FOR A FEW.

ONLY 1 PALATIAL APARTMENT PER FLOOR



2.2 ACRES OF
LAND PARCEL



7 BLOCKS OF
11 STOREYS



4 CELLAR +
STILT + 11 FLOORS



APARTMENTS AT
610 M ALTITUDE
FROM GROUND LEVEL



PRIVATE
LIFT FOR
EVERY HOME



65 RESIDENCES
OF 7,504 SQ.FT.



10 RESIDENCES
OF 10,121 SQ.FT.



4-CAR PARKING
FOR 4 BHK



5-CAR PARKING
FOR 5 BHK



7 TERRACES WITH
35,000 SQ.FT. OF
RARE INDULGENCES



GRAND
CLUBHOUSE OF
17,000 SQ.FT.



10,000 SQ.FT. OF
PODIUM WITH
7 RECREATIONAL ZONES

FAME IS NOT THE ONLY
THING AWAITING YOU
AT THE TOP.
A ROOFTOP WITH
RARE EXPERIENCES.

35,000 sq. ft.

7 TERRACE LEVEL ZONES
ONLY FOR 75 HOMES



7 TERRACES WITH MULTIPLE LIFESTYLE AMENITIES



All Images are Artist's Impression

TAKE THAT
LUXURIOUS BREAK
FROM YOUR ROUTINE
AMIDST THE
INDULGENT ENVIRONS!

17,000 sq. ft.
CLUBHOUSE



LIFT LOBBY



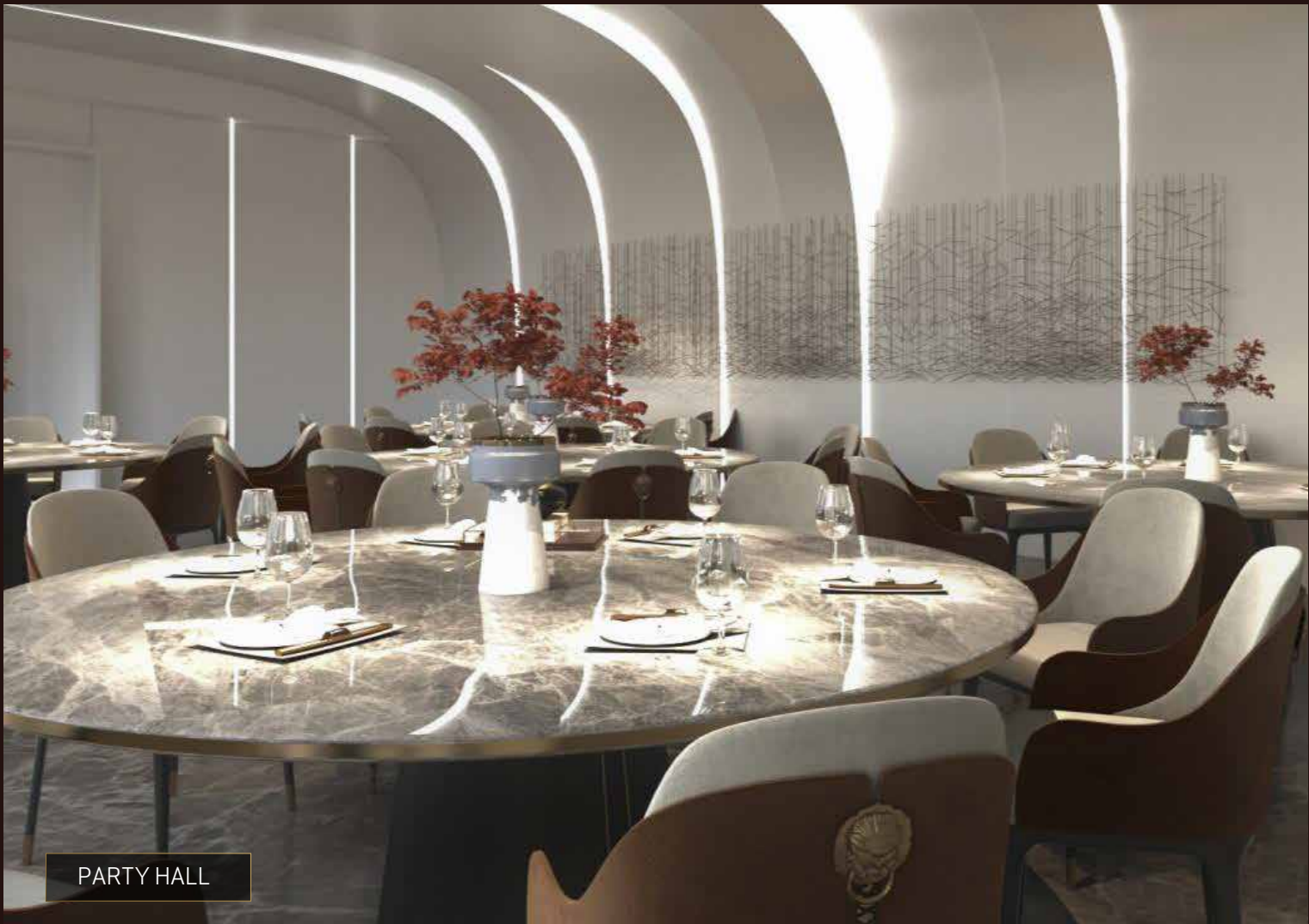
CRECHE



SALON & SPA



CO-WORKING SPACE



PARTY HALL



GYM

FOR THOSE
LITTLE FREE MOMENTS
BETWEEN
GIANT AMBITIONS.

10,000 sq. ft.

PODIUM LEVEL 7 ZONES
ONLY FOR 75 HOMES





PODIUM AREA



PODIUM AREA



PODIUM AREA

EXPERIENCE HIGHER LEVEL
OF EXTRAVAGANCE WITH
A SPACE THAT'S
VIRTUALLY PRIVATE AND
BOUNDLESS.

ONE PALATIAL APARTMENT PER FLOOR

7,504 sq. ft.

HOME WITH PRIVATE LIFT





Artist's Impression of model flat - living room



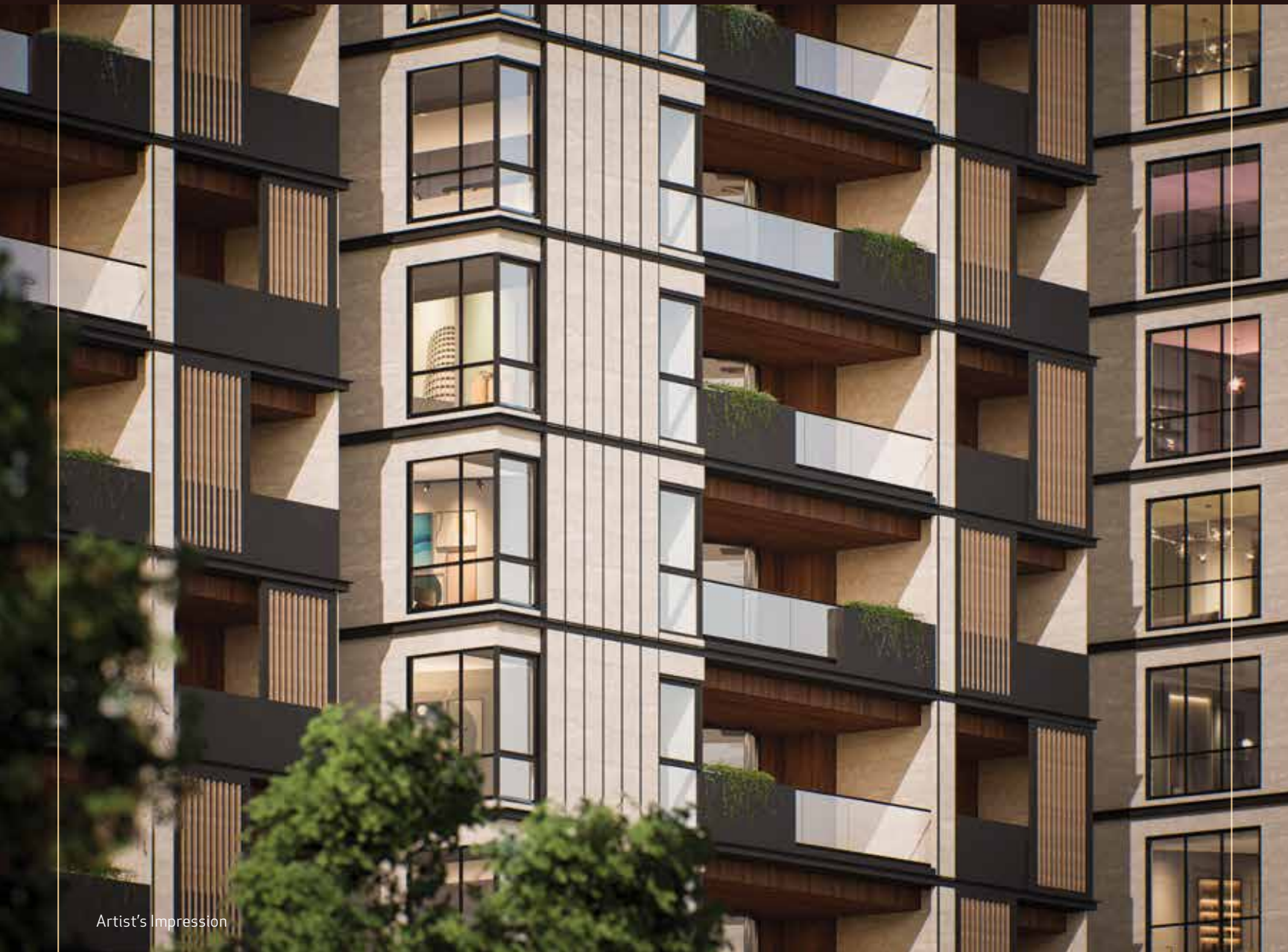
ACTUAL VIEW
FROM THE TOP



ACTUAL VIEW
FROM THE TOP



A super luxury apartment offers breathtaking views from spacious balconies. The sunlight floods the meticulously planned living space through large glass windows. Crafted with wood aesthetics and adorned with intense dark brown accents, provide a striking contrast. Top-notch building materials ensure lasting quality, while the panoramic vista captures the cityscape's beauty. This residence is a sanctuary of extraordinary living, where luxury and comfort harmoniously converge.



Artist's Impression

AMENITIES AT A GLANCE



All images are stock images

WELCOME LOUNGE
CO-WORKING SPACES
CONFERENCE/MEETING ROOMS
MULTIPURPOSE HALL
CRECHE
YOGA / AEROBICS
GYMNASIUM
KICK BOXING

SALON / SPA WITH SAUNA,
MASSAGE ROOMS, STEAM ROOMS
ADMINISTRATIVE OFFICE
CAFETERIA
RESTAURANT
TEMPERATURE CONTROLLED
SWIMMING POOL
CELEBRATION/PARTY LAWN
AMPHI THEATER

OUTDOOR FITNESS/YOGA ZONE
SIT OUT ZONE
CELEBRATION AREA
KIDS PLAY AREA
PET ZONE
ELDELYRY ZONE
OPEN LAWNS
DRIVER DORMITORY

THE MOST DESIRED LOCATION, THE WHOLE CITY LOOKS UP TO!

With a location that doesn't get any more premium than Jubilee Hills, you will enjoy the upper privilege of being within minutes of KBR Park and the ORR.



HIGHER LEVEL OF EXCLUSIVITY IS THE FIRST STEP TO PRIVACY.

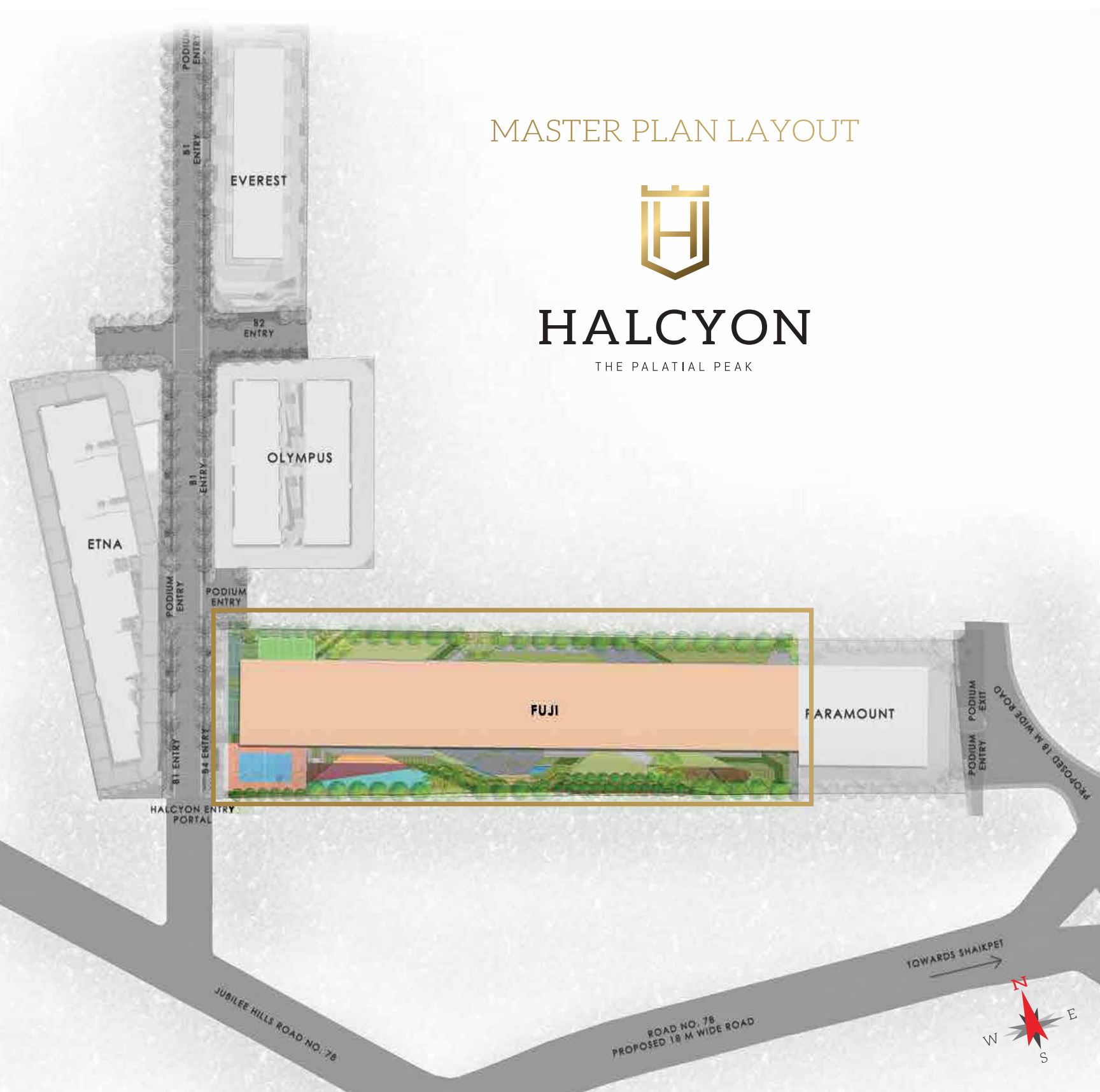
Privacy is not a rarity but a daily privilege at Halcyon Fuji. With only 11 floors, your ultra-luxury habitat ensures a limited density of inhabitants and unlimited peace and quiet.

MASTER PLAN LAYOUT



HALCYON

THE PALATIAL PEAK



TYPICAL PLAN

FLAT NO.: 7
WEST FACING
10121 SQ. FT.

FLAT NO.: 2, 4, 6
WEST FACING
7504 SQ. FT.

FLAT NO.: 1, 3, 5
EAST FACING
7504 SQ. FT.



FLAT NO.: 1, 3, 5
EAST FACING
7504 SQ. FT.

FLAT NO.: 1, 3, 5
EAST FACING
7504 SQ. FT.



UNIT PLAN

FLAT NO.: 2, 4, 6
WEST FACING
7504 SQ. FT.



FLAT NO.: 7
WEST FACING
10121 SQ. FT.



PROJECT SPECIFICATION

STRUCTURE

STRUCTURE	R.C.C framed structure to withstand wind and earthquake (Zone - 2)
WALLS	External Walls : 8" thick AAC blocks Internal Walls : 4" / 6" thick AAC/Concrete blocks

PLASTERING

INTERNAL	Smooth finished Cement Plastering (excluding ceiling)
EXTERNAL	Smooth finished cement plastering (As per architectural intent)
COMMON AREAS	As per Architectural intent

WALL FINISHES

DRAWING, LIVING, DINING, KITCHEN, POOJA, ACTIVITY ROOM & ALL BEDROOMS	Smoothly finished with Gypsum Punning and painted with Satin Emulsion Paints ROOMS : of reputed brand
BATHROOMS	Combination of IMPORTED marble and Premium GVT tiles.
SIT OUT / DECK / UTILITY	Smoothly finished with external putty and Exterior Emulsion paints of reputed brand as per Elevation
LIFT LOBBIES	Smoothly finished with Gypsum Punning and painted with acrylic Emulsion Paints of Reputed Brand
STAIRCASES	Smoothly finished with putty and painted with acrylic Emulsion Paints of reputed brand
BASEMENTS	Waterproof cement absed paint over a base coat of primer
EXTERNAL	Textured finish with 2 coats of Exterior Emulsion Paint of reputed brand

CEILING FINISHES

TOILETS	Grid Ceiling/ Gypsum Ceiling with Putty Finish and Emulsion paint to cover services lines
BALCONIES	As per Elevation Intent

CORRIDOR, LIFT LOBBIES	Gypsum Board False Ceiling finished with putty finish and emulsion paint of reputed brand
STAIRCASES	Smoothly finished with putty and emulsion paints of reputed brand
OTHER COMMON AREAS	As per Architectural intent

DRAWING, LIVING, DINING, KITCHEN, POOJA, ACTIVITY ROOM & ALL BEDROOM	Client's Scope
---	----------------

DOORS

MAIN DOOR	Crafted Designer Hard Wood Frame of size 1500 mm x 2400 mm with premium finished Teak Veneer flush shutter
INTERNAL DOORS	Internal Doors: Designer Hardwood Frame of size 1200 mm x 2400 mm with premium finished Teak Veneer flush shutter Toilet Doors: Designer Hardwood Frame of size 900 mm x 2400 mm with premium finished Teak Veneer flush shutter
BALCONY SLIDING DOORS	Anodized Aluminium sliding doors of reputed brand with mosquito mesh provision
HARDWARE	Premium Grade Fixtures
MAINDOOR LOCK	Smart Lock for Main Door

WINDOWS	Anodized Aluminium Windows of reputed brand with mosquito mesh provision
---------	--

FLOORING AND TILING

DRAWING, LIVING, DINING, KITCHEN, POOJA, ACTIVITY ROOM & ALL BEDROOMS	Imported Marble
BATHROOMS	Imported Marble / Premium anti skid Tiles
BALCONIES	Hardwood Flooring / Anti Skid Tiles
UTILITIES	Antiskid Vitrified Tiles
CORRIDOR, LIFT LOBBIES	Imported Marble flooring Stair cases Granite Flooring/ Natural Stone
BASEMENTS AND DRIVEWAYS	VDF Flooring

KITCHEN / UTILITY

Granite Platform and Sink - Client Scope

Provision for Hot and Cold water supply for sink

(only Plumbing connections at specified location)

SANITARY AND PLUMBING:

SANITARY WARE	Wall Hung EWC of reputed make - Villeroy and Boch or Grohe or Kohler or Equivalent Counter Type Wash Basin with reputed Vanity unit
CP FITTINGS	Thermostat Single lever Diverter with Shower of reputed brand All Faucets and CP Fittings of reputed make - Villeroy and Boch or Grohe or Kohler or Equivalent
GEYSERS	Geysers fitted in all the bath rooms of reputed brand

ELECTRICAL

DB and MCBs of reputed make - Legrand / Equivalent

Concealed Copper Wiring of reputed make Finolex, Havells or Equivalent

Power outlets for ACs - VRV System

Power outlets for Geysers in all bathrooms

Power outlets for cooking range, chimney, RO, Appliances in Kitchen

Power outlets for Washing machine and Dish washer in Utility Elegant Modular Switches of reputed make Legrand/ Schnieder

COMMUNICATION

Cable TV provision in Drawing, Living and all Bed Rooms

Internet Cabling provision in Drawing, Living and all Bed Rooms

Telephone point provision in Drawing and Living and all bed rooms

Intercom facility connecting to security

LANDSCAPING

Aesthetically designed Landscaping in the Tot-lot areas, Podium and Terraces

LIFTS

Premium High Speed Privet Passenger Lifts with ARD for each tower of reputed brand Mitsubishi / Toshiba or equivalent make.

High Speed Service Lifts with ARD for each tower of reputed brand

STP	<p>A Sewage Treatment plant of adequate capacity as per norms will be provided.</p> <p>Treated Water will be used for flushing and landscaping.</p>
WATER SUPPLY	<p>Supply of drinking water</p> <p>Domestic water supplied through water softening plant</p>
GENERATOR	<p>100 % DG Back up with Acoustic Cover</p>
PARKING	<p>Entire Parking is well designed to suit the number of car parks with parking signages and equipments at strategic locations for the ease of driving.</p>
CAR WASH	<p>Car wash facility in the basement at a specific area</p>
FIRE & SAFETY	<p>Fire Hydrant and Sprinkler Systems will be provided inside the flat, common areas and cellars as per fire department norms</p>
BMS / SECURITY	<p>Sophisticated round-the-clock security and surveillance system.</p> <p>Building Management System to integrate the services</p>
WASTE MANAGEMENT	<p>Garbage collecting chutes provided for each flat with central collection at Garbage Rooms</p>
EXTERNAL LIGHTING	<p>LED Lamps post as per architectural intent</p> <p>All common areas well lit with led lights</p>
COMPUND WALL	<p>Entire poperty protected with compound wall</p>
MAID ROOM AND MAID TOILET	<p>Walls - Smooth Finish with Putty and two coats of paint</p> <p>Flooring - Vitrified tiles of reputed brand</p> <p>Washrooms - Cladded with Glazed Tiles and Anti skid tiles for flooring</p> <p>Fixtures - CP and Sanitary fittings of standard make</p>

FOR SALES ENQUIRY

Call: 9121 850 111 | Email ID: sales@realplushomes.com



Corporate Office: HNo. 8-2-293/82/A/1130 & 1130/1, Plot No. 1130, Ground Floor Shreya Towers, Road No. 36, Jubilee Hills, Hyderabad – 500033



Corporate Office: Phoenix House, Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad, telangana, India.

Note: This brochure is purely conceptual and is not a legal document. Phoenix Residences Pvt. Ltd. reserves the right to add/modify any terms and conditions, amenities/facilities, specifications and plans mentioned herein.

TS RERA No.: P02500005860