

Get high on good living!



### Club House Amenities

- Swimming Pool
- Landscape Garden
- Gym
- Indoor Games
- Kids Activity Zone
- Guest Rooms
- Multipurpose Hall / Yoga Hall



### Location Plan



### Location Advantages

- 2 mins drive to Outer Ring Road (exit 14)
- 5 mins drive to Fab City SEZ, Micromax, Be Limited & TSILC SEZ
- 10 mins drive to Adibatla TCS, Wonderla Amusement Park & Aerospace Park
- 10 mins drive to Hardware Park & Electronic Park
- 10 mins drive to Sri Sri Academy & The Aga Khan International School
- 15 mins drive to Shamshabad International Airport
- 15 mins drive to Regional Ring Road
- 20 mins drive to Mucherla IT Park & 19,333 Acres Mucherla Pharma City
- 30 mins drive to Gachibowli & Hitech City
- 30 mins drive to Hyderabad Metro Station



Rajiv Gandhi International Airport



Adibatla IT SEZ



Outer Ring Road



Hallmark  
Building moments



PROJECTS

5th Floor, Above South India Shopping Mall,  
Vamshiram Builders Building, Near Flyover, Gachibowli,  
Hyderabad - 500 032. Telangana  
Contact : 9154 917 715, www.hallmarkbuilders.in

NOTE: This brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the villa may differ. The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.



WHERE MUSIC  
FILLS YOUR HEART  
HARMONY SURROUNDS  
YOUR HOME



Registration No.  
P02400004023



## Groove to your own beat!

A plush bungalow amidst a rich neighbourhood is a perk of a great living. Yes, Oakshir Villas can throw surprises in unexpected ways. It's a splendid gated community that puts you in a different league.

During the nights, the community vibes lend a pulsating look. The lights form an intricate yet delightful loop, running through the edifices, and cast all around with shadows dancing beautifully. It's a delightfully rich place whether its dawn or dusk.



## Project Highlights

- HMDA Approved Gated Community Project
- Well Connected Roads
- Premium Location in Hyderabad
- Fully Developed Surroundings
- 40 & 30 feet Internal CC Roads
- Underground Drainage and Electricity
- Fully Loaded Clubhouse
- Walking Track
- Plenty of Plantation
- 180 Sq.yds East Facing (2550 sft) & West Facing (2560 sft) Villas
- 200 Sq.yds East Facing (2800 sft) & West Facing (2820 sft) Villas

## Masterpieces

Hallmark Hampton Projects are masters in the real estate domain. What started as a humble beginning for the real estate company has snowballed into giant strides. Some of their projects have re-scripted the skyline and many have won appreciation and accolades. Handling projects across platforms such as sky villas, gated communities, residential and commercial assignments, the group has proven time and again that it can go to great lengths in offering customers nothing but true masterpieces!

## Life at a Crescendo

Life is picture-perfect at Oakshir. The place is surrounded by posh gated communities. Staying here is a top-class advantage as it's a hassle-free drive to Hitech City and Gachibowli. Within the vicinity is also Rajiv Nano-tech Park which is garnering reputation. Mucharla Pharma City, Rajiv Gandhi International Airport, Outer Ring Road are closer than you think. Even Adibatla IT sez is within stone's throwaway. Surrounded by all these hot locations, the price appreciation of the place is bound to skyrocket. Come, be a proud owner of Oakshir Villas.



**THE SPECIFICATIONS**



**FLOORING AND WALL CLADDING**

Drawing, Living, Dining, & Kitchen: Premium vitrified tiles(800/1600) with 4-inch Skirting.

All Bedrooms: Premium vitrified tiles(800/800) with 4-inch Skirting

Balconies: Premium Anti-skid vitrified tiles.

Bathrooms: Acid resistant & anti-skid premium, vitrified tiles(600/1200) and wall cladding up to door height

Utility: Anti-Skid tiles and wall cladding up to 4 feet.

Staircases: Granite/tiles flooring as per architect design.

**TELECOM / CABLE TV / INTERNET**

- Telephone provision in MBR and drawing area
- Provision for internet connection in each flat
- Provision for cable connection in all bedrooms and living room

**PLUMBING**

Bathrooms: All CP fitting and sanitary fixtures of Jaquar or Delta .

Wall Mounted EWC(Duravit/American Standard) with Flush tank and Health Faucets in all Bathrooms.

Kitchen: Provision for fixing of water purifier

Provision for washing machine in utility area.

**COMMUNICATION**

Telecom: Telephone point in Drawing.

Intercom Facility to all units connecting Security, Club House and Maintenance Office.

Cable: Provision for DTH /Cable connection for TV in drawing, living and all bedrooms.

Internet: Wired internet Provision in Drawing room and Master Bedroom.

Wi-Fi internet within the community and club house.

**WTP / STP**

Fully treated Bore water made available through exclusive water softening and purification plant of reputed make.

Sewage treatment plant of adequate capacity as per norms will be provided. Treated sewage water will be used for landscaping and flushing purposes.

**GREENERY & LANDSCAPE**

Landscaping in the setback areas wherever feasible as per consultant design.

**STRUCTURE**

RCC-framed structure to withstand wind and seismic loads

**DOORS AND WINDOWS**

MAIN DOOR: Engineered/Hard wood frame and designer veneered shutter of reputed hardware fittings with both sides PU polish finishing

INTERNAL DOORS: Engineered/Hard wood frame and designer veneered/Laminate shutter of reputed hardware fittings with both sides PU polish finishing

BATHROOM/UTILITY: Hard wood frame and designer veneered/Laminate shutter or ABS Frame and Shutter

FRENCH DOORS: UPVC door frames with float glass with provision for mosquito mesh

WINDOWS: UPVC Windows with provision for mosquito mesh (Provision of track for mosquito mesh will be as per window type and feasibility)

**ELECTRICAL**

- Power outlets for geysers and exhaust fans in all bathrooms
- Power plug for cooking range, chimney, refrigerator, micro wave ovens, mixer / grinders in kitchen
- Distribution boards and MCBs of premium make
- Modular electrical switches of premium make
- Power outlets for air-conditioners in living and all bedrooms

**WATER SUPPLY**

Pneumatic pumps will be used for supply of Fresh water and treated water to individual apartments.

**AIR-CONDITIONING**

Provision for Air Conditioning drain outlet for Living, Drawing and all Bedrooms.

**COMPOUND WALL**

Aesthetically designed compound wall shall be constructed all around the plot with solar fencing

**PAINTING**

External: Textured finish with 2 coats of external emulsion paint of reputed make.

Internal: Smooth putty finish with 2 coats of Premium acrylic emulsion paint of reputed make over a coat of primer.

Sit-outs: Weather proof paint of reputed make over external putty finish at utility / sit out walls & ceiling.

**SECURITY & BMS**

Sophisticated round the clock security system.

Standalone Video door phone and Biometric access for main door for each Apartment. Y Boom barriers at Entry gate with mechanical operation.

Panic button and intercom is provided in the lift that is connected to security room.

**CCTV**

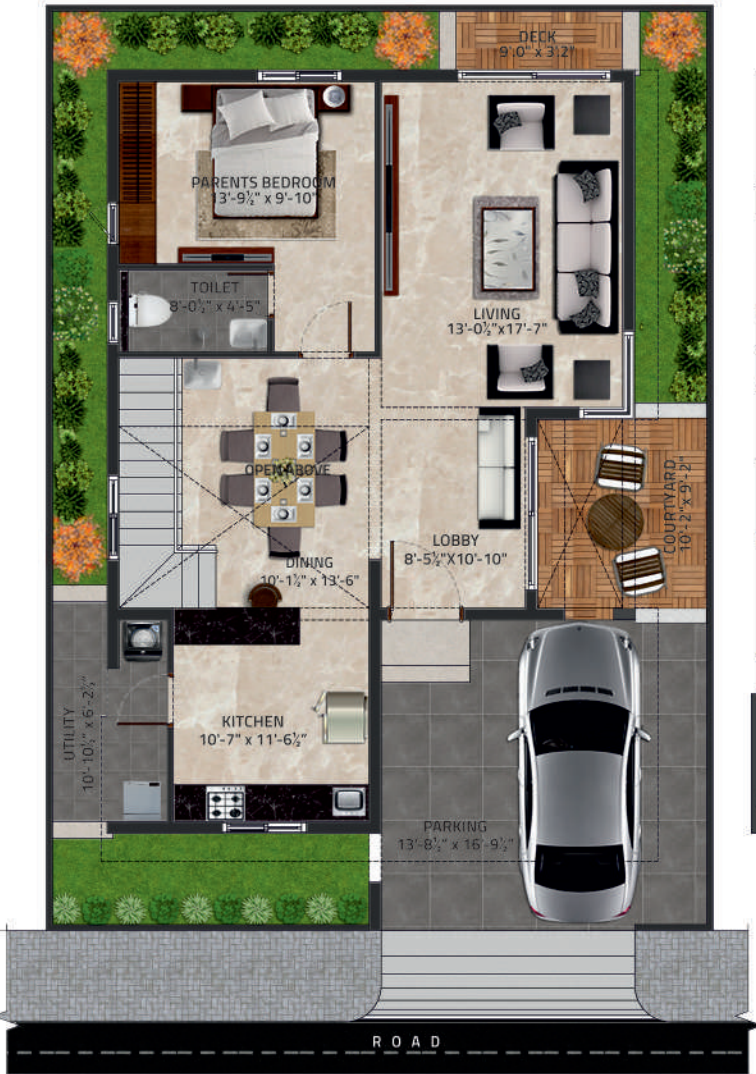
CC cameras will be provided at all common areas as per consultant design.



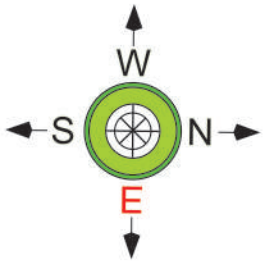
Master Plan



200 SQ.YDS. EAST FACING VILLA



Ground Floor



GROUND FLOOR	1st FLOOR	2nd FLOOR	TOTAL BUILT-UP AREA
1,084 Sft.	1,216 Sft.	500 Sft.	2,800 Sft.



1st Floor



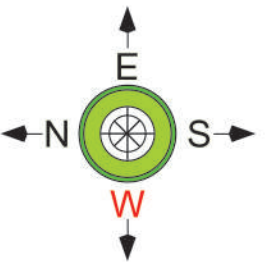
2nd Floor



200 SQ.YDS. WEST FACING VILLA



Ground Floor



GROUND FLOOR	1st FLOOR	2nd FLOOR	TOTAL BUILT-UP AREA
1,090 Sft.	1,220 Sft.	510 Sft.	2,820 Sft.



1st Floor



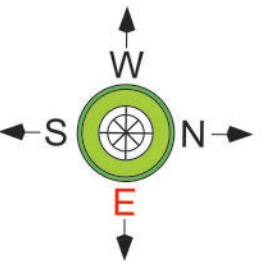
2nd Floor



180 SQ.YDS. EAST FACING VILLA



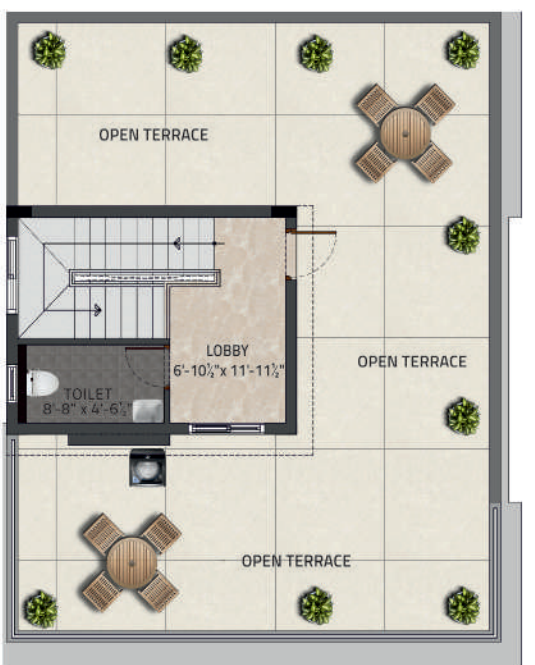
Ground Floor



GROUND FLOOR	1st FLOOR	2nd FLOOR	TOTAL BUILT-UP AREA
1,122 Sft.	1,162 Sft.	266 Sft.	2,550 Sft.



1st Floor



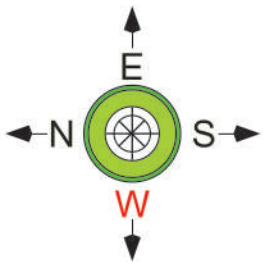
2nd Floor



180 SQ.YDS. WEST FACING VILLA



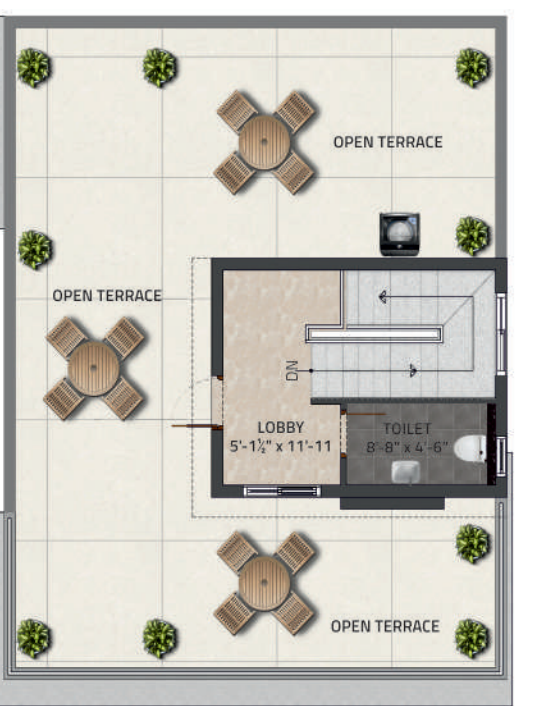
Ground Floor



GROUND FLOOR	1st FLOOR	2nd FLOOR	TOTAL BUILT-UP AREA
1,134 Sft.	1,160 Sft.	266 Sft.	2,560 Sft.



1st Floor



2nd Floor

