

ETANIA

A WEALTH OF HAPPINESS!

A WEALTH OF HAPPINESS!

“**Etania**” means “wealth” in Native American language. According to Indian mythology, wealth is associated with Sun god. Lord Surya blesses the person with prosperity, name, fame, success, good health and children, who worships Him. The seven towers of Etania are named after Sun God. May we pray Sun God that Etania residents be prosperous, lead a happy and healthy life.

3GenLife!

“Life comes full circle at Etania.”

This is the life balance where the spaces and environment open up to all the 3 Generations,...for the stars of tomorrow in the making, the super stars of today and the mega stars of yesterday.

At Etania, we call it the 3GenLife!



3Gen
Life!

As builders, we are aware of home environment's influence on residents' well-being. At **Etania**, we are alive to the needs of varied age groups where they all stay together for wholesome living.

L A N S U M
ETANIA
G A C H I B O W L I

LIVE THE PEACE

In an exclusive world, you are treated to extravagant spaces, exclusive features that promise an unparalleled luxury in a joyful environment. The security of premises is paramount as elaborate measures are taken. All round compound wall with solar fencing, 24-hr professional Security with Intercom to each flat, CC TV cameras in strategic points and vehicular management will endow the residents with peace of mind and freedom to be.

With the advent of **ETANIA** at Nanakramguda, perceptions of lifestyle will never be the same in Hyderabad.



“We do not inherit the earth from our ancestors; we borrow it from our children” - Native American Quote

At Etania, we are sensitive to optimal consumption of resources for an eco-friendly habitat to live happy, healthy and responsible towards our planet.



Project Designed for IGBC (Green Homes) Gold Rating



L A N S U M
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EVERY CONCEPT IS EVOLVING

ETANIA is a colossal marvel with 7 towers, 20 floors each. You can't help but wonder at this project transforming engineering into a work of art. Stunning elevations, shining common areas, well defined spaces and large apartments will transport you to a different realm. The mega residential destination takes the lifestyle into stratosphere. Here is where you splurge, but live responsibly.

L A N S U M
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SCALE, DETAIL & LUXURY ...
WHICH EVER WAY YOU LOOK AT,
ETANIA STANDS OUT ...

L A N S U M
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SPECIAL FEATURES

Heart of IT Hub & Financial District
3 Gen Life
76% Open area & 24% Ground coverage
Exclusive clubhouse of 60,000 sft
Landscape vistas with Amphi-theatre
Project designed for IGBC Gold Rating
Peripheral tree zone
Walking trail along the green buffer zone
Grand designer entry lounge for each tower
1.25 acres of central green courtyard

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Every step is caressed by LANDSCAPING...

The meticulously done outdoors appeals to all age groups of residents. The parking is sub-surface and the premises offer seamless, vehicle-free vistas of landscaping. The detailed design of play areas, paved pathways and avenue plantation will delight the residents. Senior citizen niches, play area for children, jogging track, dust-free environment will fill joy in residents. Seating areas, pergolas, blooming shrubs will add to the rich perspective of **ETANIA** outdoors.

3Gen
Life!



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WATER COURT AREA



MAIN ENTRY AREA



VIEWING DECK AND WALKING TRAIL



CENTRAL LAWN AREA



1. Main site feature
2. Entry water tree court
3. Club front tree court
4. Pedestrian walkway
5. Ramp Up to podium at 104.50 LVL
6. Walking trail along Nala
7. Seating decks amidst rocks and planting
8. Transition deck at podium level
9. Lobby arrival area with paving inlays
10. Grass pavers with rock inlay paving
11. Walkway through water court
12. Entry points from / to basement
13. Practice basketball court
14. Central lawn with seating spaces
15. Tot lot area
16. Arrival court with water feature
17. Tree lined walkways
18. Club area landscape
19. Exit from basements to road
20. Arrival / Exit point with water feature
21. 3M wide walkways
22. Tennis courts
23. Children play areas
24. Peripheral tree zone
25. Existing Nala with rock
26. Outdoor seating deck
27. Amphitheater
28. Grass pavers

LAYOUT / LANDSCAPE PLAN OF ETANIA



Here is where you live in clouds, but firmly rooted in ground. Imagine **76% of land is landscaped greenery**, deeply sensitive to energy-conservation and sub-surface parking. Niche seating areas, shade-giving trees, colorful blossoms have their place in a canvas of landscaped area. Break-free and unleash your spirit at Etania.



MAIN ARRIVAL ZONE



LANSUM
ETANIA
GACHIBOWLI

WALKING TRAIL



PLAYING AREA





PROJECT HIGHLIGHTS



- Project designed by IGBC Gold Rating
- HMDA - approved project
- 20 floors high-rise apartments
- Deluxe quality construction
- 3 & 4 BHK apartments
- No common walls
- Vastu compliant
- Extensive landscaping
- Jogging track
- Grand designer entry lounge for each tower
- Panoramic views of City
- Tot lots & Children play areas
- Exclusive clubhouse
- 24-hr Security with Intercom
- RFID access
- 2-level parking
- Good ventilation for cellar parking
- Visitors' car parking
- Rest room for drivers
- Generator back-up
- Green buffer zone with walking trail

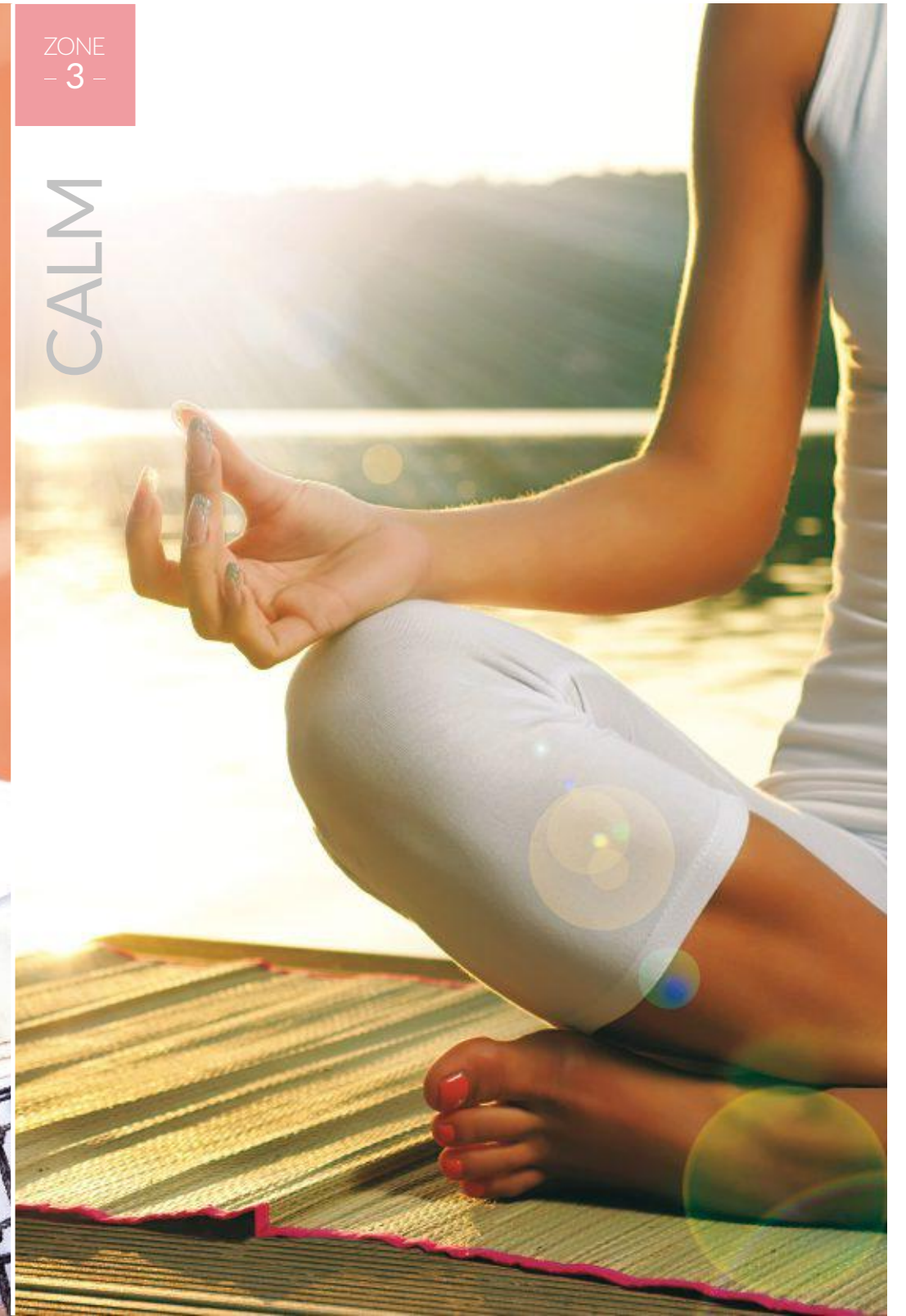




ZONE
- 1 -



ZONE
- 2 -



ZONE
- 3 -


FULLY LOADED
CLUBHOUSE

LAVISH INDOOR &
OUTDOOR PLAY AREAS

YOGA, MEDITATION & NATURE

3 ZONES OF RECREATION

The **ETANIA** environment is designed to engage the three generations in a refreshing way.

The leisure is well spent by residents from toddlers to senior citizens filling life with 

FORAY OF AMENITIES

ACTIVE

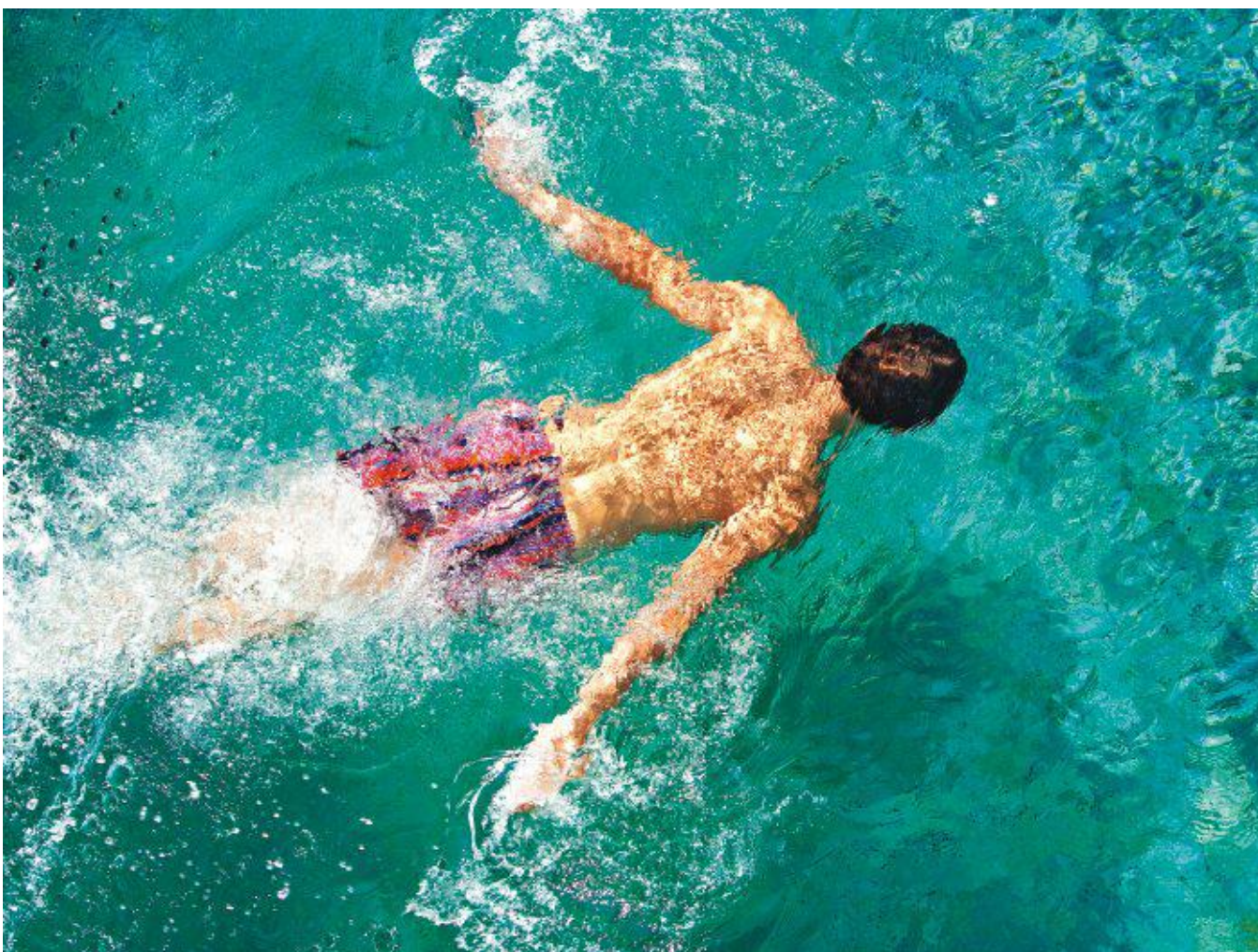
Jogging Track
TV Lounge
Business Lounge
Multipurpose Hall
Party lawn
Hobby Centre
Conference Room
A/C Guest Room
Preview Theatres
Department Store
ATM Centre
Coffee Shop
Lifestyle Management
Spa

AGILE

Gym
Aerobics
Music Room
Dance Floor
Snooker
Chess
Gaming Zone
Toddle Pool
Swimming Pool
Tennis Courts
Basketball Court
Squash
Badminton Court
Indoor Games
Children Play area

CALM

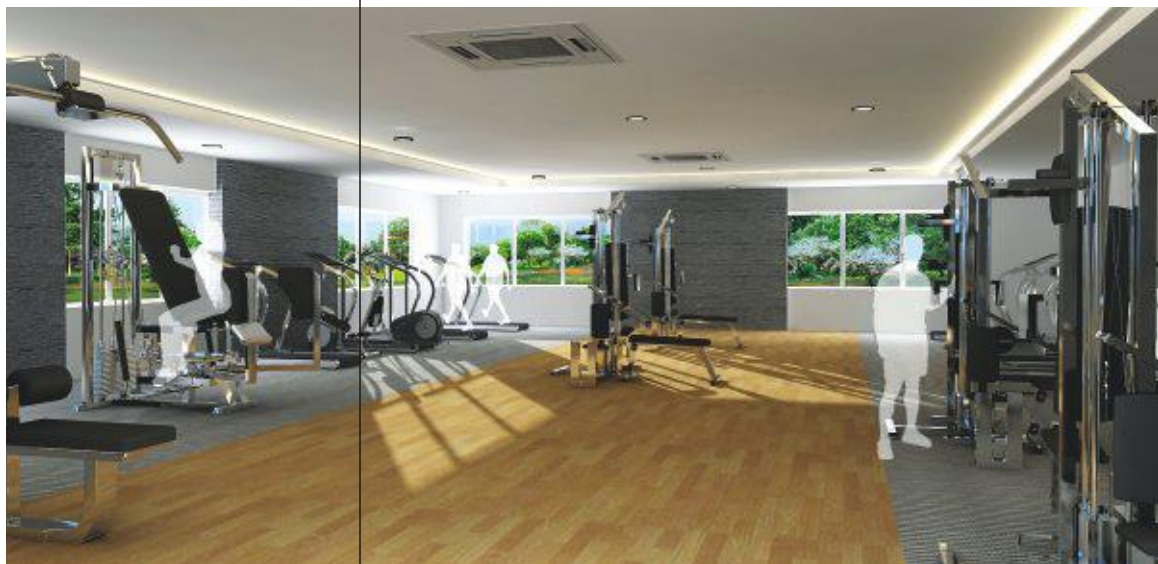
Yoga
Meditation
Walkways
Senior Citizen Lounge
Landscape Vistas
Clinic
Library
Amphitheatre
Creche



CLUB CHITRA

ACTIVE CLUBHOUSE

For the residents, the 7-level exclusive clubhouse spreads out 60,000 Sft area to indulge in proactive recreation. Keep fit, play, swim, entertain and celebrate parties in one-of-a-kind community destination where laughter, mirth and motivation are found in abundance.



AGILE INDOORS, OUTDOORS & PLAY AREAS

Step out into outdoors for a whiff of freedom. An abundance of choice in outdoor games will draw a sportsman in you. Tot lots, play areas for children, jogging track for the fitness conscious, tennis, basketball and squash courts for the sporty types will engage the residents to refresh body, mind and souls. Life is exciting with enriched social bonding at Etania premises.



CALM

YOGA, MEDITATION & NATURE

The quintessence of Etania is its tranquil spaces for senior citizens and other residents who are encouraged to spend quiet times with family and friends. Walk silently, take to quiet activities like Yoga, meditation underneath a tree or on grass. Listen to birds and rocking trees, while you reinvent yourself in beautifully done outdoors. Here's where the silence is felt louder than anything else.

L A N S U M
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The Sun sustains life and is the center of all life force and energy. He causes four seasons and four elements of Fire, Earth, Air and Water. Sun represents the positive energy, health, prosperity and is worshipped all over the world as God. The Sun inspires all our endeavors and the spirit pervading them.

L A N S U M
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G A C H I B O W L I

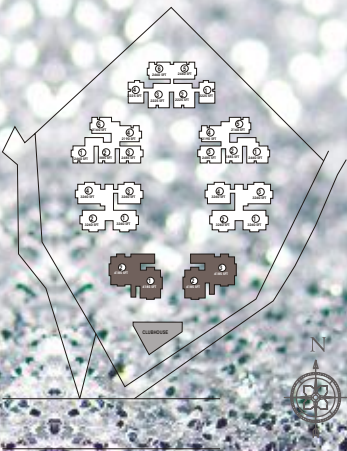
PLATINUM TOWERS

Each floor has only Two Apartments

4BHK + Maid Room

Area - 4085 Sft

Stretch the limits of luxury at Platinum Blocks **AREVA** and **BHASKARA** being treated with additional features meticulously. While **Italian marble** luxuriates at every step, the **roof is heightened to 11 feet** to make it more roomy. The living and bedrooms have provision for **A/Cs** and hi-end **modular kitchen**. The toilets are adorned with **luxury fittings**. Sky is your limit as you spend leisure times on terrace with **swimming pool** and elegant landscaping.



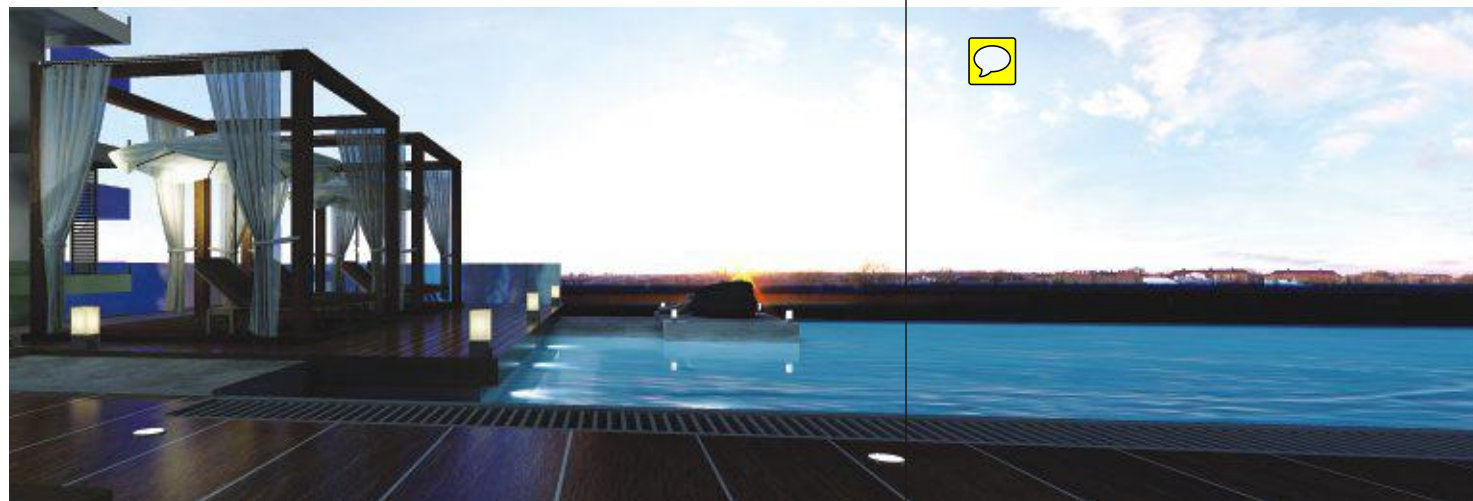
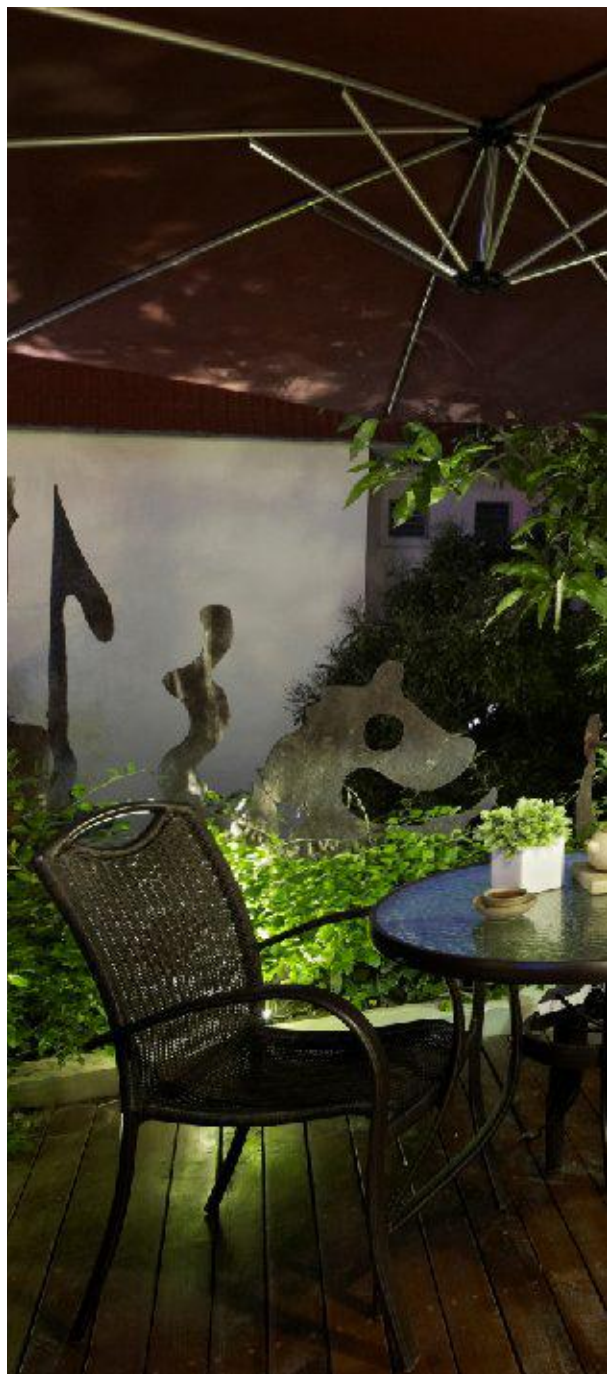
PLATINUM TOWERS

EVERY SOUL ENCHANTED

Terrace areas in Platinum blocks are towering testimony to your lifestyle. The landscaped terrace under star-lit sky is designed to pamper your senses. The manicured greenery blends with covered areas to be residents' delight. Terrace swimming pool, barbeque pits, party area and convenient seating bring leisure times alive. Or you can just enjoy city views, gaze at stars and sunrises all alone in silence.



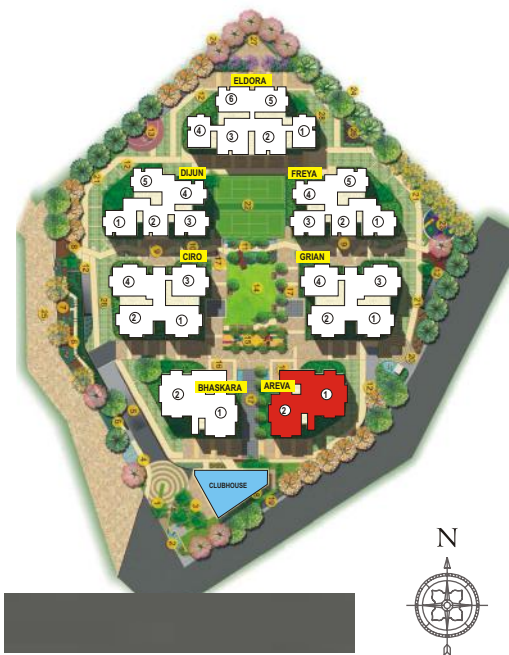
TERRACE AREAS IN PLATINUM BLOCKS



PLATINUM BLOCK - AREVA

TYPICAL FLOOR PLAN

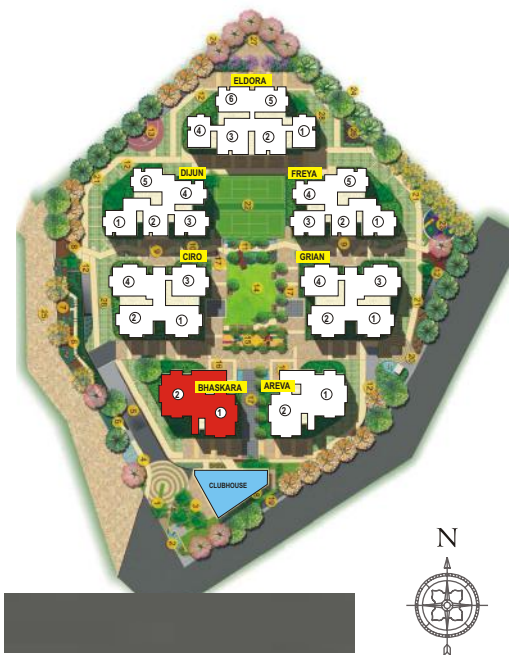
The Sun is living god. He is the symbol of sustenance, light and hope. People in different continents worship sun with various names. AREVA is Sun in American language.



PLATINUM BLOCK - BHASKARA

TYPICAL FLOOR PLAN

Bhaskara is sun in Sanskrit. The sun is worshipped as the sustainer of life on earth. As he rises he spreads rays and the light that is immortal.



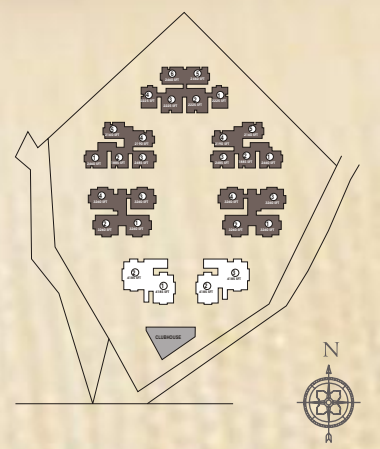
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GOLD TOWERS

3BHK APARTMENTS

Area - 1895 Sft to 3255 Sft

The five Gold designated towers invite you to celebrate life. With only four, five and six apartments per floor, prepare to be overwhelmed as you enter your home. The apartments are spacious and the design is functional catering to every need of yours. The quality is unrivaled with shining floors and branded fittings. While large windows let breeze and sunshine, spacious balconies and sit-outs connect with manicured outdoors. Your home is perfectly designed for enhanced relationships.



EVERY APARTMENT IS
EXTRAVAGANT

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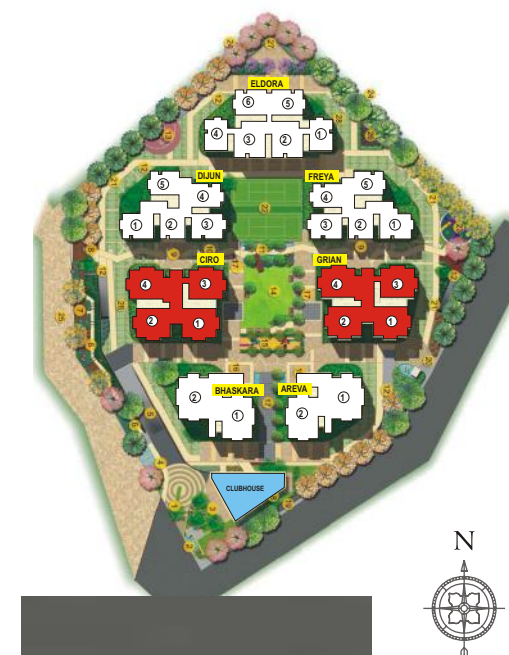
GOLD TOWERS





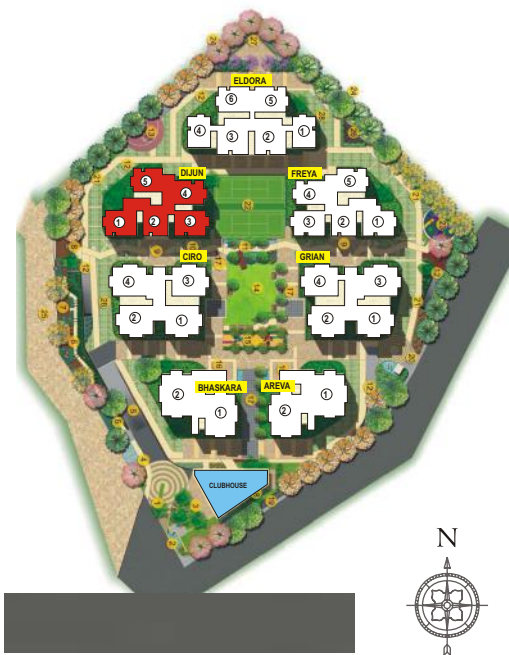
Ciros is Sun in Spanish. It is derived from Greek Kyros. **Ciro** also means Throne or Lordly.

Grian is Sun in Scottish. It is also presumed to be pre-Christian god.



GOLD
BLOCK - DIJUN
TYPICAL FLOOR PLAN

Dijun is sun in Chinese. He is also known as god of the eastern heaven.



E - 2135 SFT



W - 2165 SFT



N - 1890 SFT



W - 2480 SFT



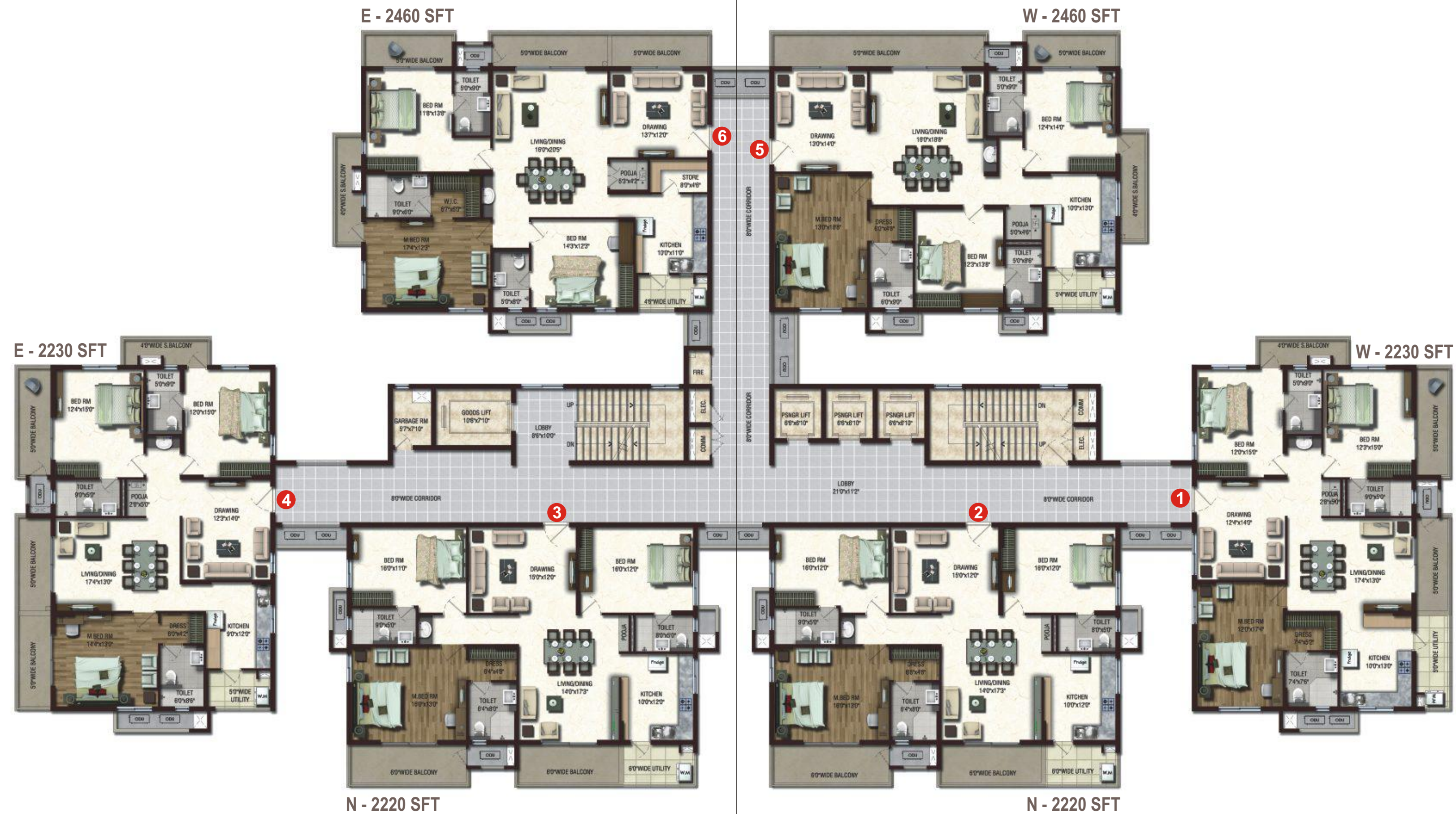
N - 2460 SFT



GOLD BLOCK - ELDORA

TYPICAL FLOOR PLAN

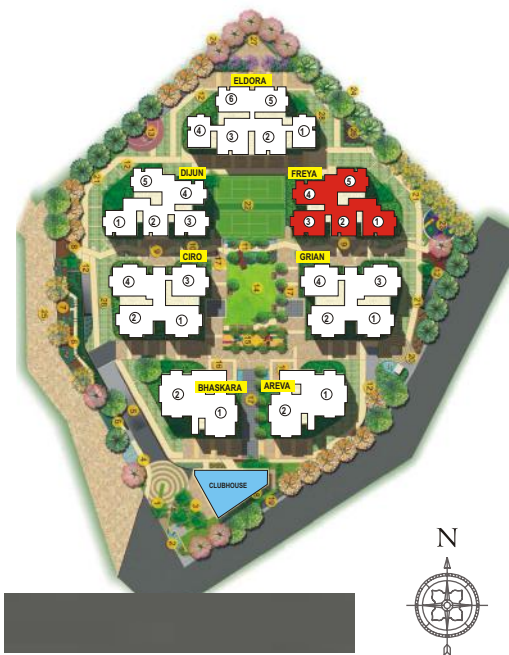
Eldora is Sun in Greek. It's also known as blond or the gift of the sun. It's commonly a name given to saints.



GOLD
BLOCK - FREYA
TYPICAL FLOOR PLAN



FREYA Sun in German. He is the god of sun, rain and the harvest. According to mythology, he was the son of sea god and possesses undefined mystical powers.



SPECIFICATIONS FOR PLATINUM TOWERS

STRUCTURE
R.C.C. FRAMED STRUCTURE: R.C.C. framed structure to withstand wind & seismic loads.
SUPERSTRUCTURE: 8" thick solid / AAC blocks work for external walls & 4" thick solid /AAC blocks work for Internal walls.
11' Slab height

PLASTERING
INTERNAL: Double coat cement plaster of 12 mm thick with smooth finishing.
EXTERNAL: Double coat sand faced cement plastering of 20 mm thickness.

PAINTING
INTERNAL: 2 coats of good quality luxury emulsion paint over putty finished surface /primer coat
EXTERNAL: Texture finish and weather proof emulsion paints based on the finalized elevation.

FLOORING
MASTER BEDROOMS & HOME THEATRE: Premium wooden flooring of reputed make
LIVING, DINING: Imported marble flooring
ALL OTHER BEDROOMS & KITCHEN: 800 x 800 mm size double charged vitrified tiles
BATHROOMS: 800 x 800 mm size double charged vitrified tiles
STAIRCASE: Granite Flooring
ALL BALCONIES: Rustic vitrified tiles of the reputed brand.
CORRIDORS: Imported marble flooring
MAID ROOMS: Rustic vitrified tile of reputed make

DADOING
KITCHEN: Glazed ceramic tiles dado up to 2'0" height above kitchen platform.
BATHROOMS: Glazed ceramic tile dado of reputed & good brand up to 7'-0" height.
UTILITIES: Tiles dado upto 3' height in utility wash areas

DOORS
MAIN DOOR: 7'-6" height designer Teak wood frame with flush shutter of melamine matt polish fixed with reputed make hardware
INTERNAL DOORS: 7'-6" Height designer Teak wood frame with flush shutter of melamine matt polish fixed with reputed make hardware
FRENCH DOORS: UPVC sliding door of double glazed unit of reputed make and fly proof shutter.

WINDOWS
UPVC windows of double glazed unit of reputed make and fly proof shutter.

KITCHEN
Two separate kitchens - Wet & Dry. Granite platform with stainless steel sink with both Municipal and bore well water connection & provision for Aqua-

guard.Provision for exhaust Fan. Cooking gas supply to cater the kitchen needs subject to feasibility
Provision for geyser for hot water near the sink.

UTILITIES / WASH
Provision for washing machine/drier, wet area for washing utensils etc.,

BATHROOMS
Premium quality ceramic wash basins of reputed brand
Premium quality wall mounted EWC of reputed brand
Premium quality concealed flush tank of reputed brand
Premium quality single lever C.P fittings of reputed brand
Provision for geysers in all bathrooms shower cubicles

ELECTRICAL
Concealed Internal wiring with fire retardant PVC insulated copper wires for all points. Good quality modular type switches and sockets. Adequate number of light/ fan points in every room. Adequate power points in kitchen for grinders/ mixers/ cooking range/ exhaust chimney/ microwave oven etc and in wash area for washing machines/ driers/ dish washers etc. Exhaust fans 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.

TELECOM / INTERNET / CABLE TV
Telephone points in living room and master bedroom
Intercom facility to all the units connecting Security and neighborhood.
Provision for cable connection in living room and in all bedrooms.
Provision for internet connection in living room and master bedroom.

LIFTS
High speed automatic elevators with V3F for energy efficiency with granite/marble/ tile cladding.
One service lift with V3F for energy efficiency for each tower entrance with granite/marble/tile cladding.


WTP & STP
Fully treated water made available through an exclusive water softening and purification plant with water meters for each unit.

A Sewage treatment plant of adequate capacity as per norms will be provided inside the project, Part of the treated

sewage water will be used for the landscaping and flushing purpose.

GENERATOR
100% D.G Set backup with acoustic enclosure & A.M.F.

CAR WASH FACILITY Car wash facility will be provided (charges for car wash facility would be extra).

CAR PARKING  Each apartment will have 2/3/ 4 car parks depending upon the size of the apartment and parking will be in 2 levels.

FACILITIES FOR PHYSICALLY CHALLENGED
Access ramps at all entrances shall be provided for the Physically Challenged.

SECURITY / BMS
Solar powered security fence for total compound. Panic buttons from master bed room to Security. Round the clock Security guards.
Surveillance cameras at the main security and entrance of each block to monitor.

CLUBHOUSE & AMENITIES
Well designed clubhouse with facilities for Indoor games like Billiards, Carrom, Table Tennis, Squash Courts, Shuttle Courts etc. Gym, Spa, Restaurant, Meditation room/ Yoga Room, Aerobics, Senior Citizen Lounge/ Library, Conference Room, Multipurpose Hall, Creche, Party Lawn, TV Room, Tennis Courts, Guest Rooms, Preview Theatre, Swimming Pool with toddlers pool & changing rooms.

PARKING MANAGEMENT  Entire parking is well designed to fit the number of car parks. parking signage and equipment at required places is provided to ease the driving.

FIRE & SAFETY
Fire hydrant and fire sprinkler system in all floors and basements.
Fire alarm and Public address system in all floors and parking areas (basements).
Control panel will be kept at main Security.

LPG
Supply of gas, subject to feasibility, from centralised gas bank to all individual flats with pre-paid gas meters.

GRILLS
Aesthetically designed, Mild Steel (M.S) grills with enamel paint finish.

RAIN WATER DISPOSAL
The rainwater from the terrace & open areas will be collected through rainwater pipes, which will be discharged into the rainwater harvesting pits to recharge the under groundwater.

SPECIFICATIONS FOR GOLD TOWERS

STRUCTURE
R.C.C. FRAMED STRUCTURE: R.C.C. framed structure to withstand wind & seismic loads.

SUPERSTRUCTURE: 8" Thick solid / AAC blocks work for external walls & 4" thick solid /AAC blocks work for Internal walls.

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FLOORING
LIVING, DINING: 800 x 800 mm size vitrified tiles of reputed brand.
ALL BEDROOMS & KITCHEN: 600 x 600 mm size vitrified tiles of reputed brand
BATHROOMS: Acid resistant, anti-skid ceramic tiles of the reputed brand.
STAIRCASE: Double charged vitrified tiles of the reputed brand.
ALL BALCONIES: Rustic vitrified tiles of the reputed brand.
CORRIDORS: Tandur stone/ vitrified tiles
MAID ROOMS: Rustic vitrified tile, of reputed make

DADOING
KITCHEN: Glazed ceramic tiles dado up to 2'0" height above kitchen platform.
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UTILITIES: Tiles dado upto 3' height in utility wash areas

DOORS
MAIN DOOR: Teak wood frame and aesthetically designed Teak doors with good quality hardware
INTERNAL DOORS: Teak wood door frames, flush doors with Teak veneer, with good quality hardware.
FRENCH DOORS: UPVC door frames with float glass paneled sliding shutters with provision for mosquito mesh track

WINDOWS
UPVC windows system with float glass with provision for mosquito mesh track with grills

KITCHEN
Granite platform with stainless steel sink with both Municipal and bore well water connection & provision for Aqua-Guard. Provision for exhaust fan. Cooking gas supply to cater the kitchen needs subject

to feasibility
Provision for geyser for hot water near the sink.

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GRILLS
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RAIN WATER DISPOSAL
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OUTER RING ROAD

EVERY NEIGHBOUR A GLOBAL ICON

ETANIA at Nanakramguda is the future's home to young generation. Located five minutes drive from Wipro X Roads, **ETANIA** consummates the residential development in the neighborhood connecting to Gachibowli, APPA Junction, Madhapur and Kondapur. Reputed schools like Future Kids, Oakridge and DPS are located 5-10 minutes drive from your home. The rising infrastructure of plush malls, fine dining destinations makes your home an eminent place to enjoy life.

LOCATION MAP (NOT TO SCALE)



DISTANCES FROM SITE

Educational Institutions:

- Future Kids School - 2 Minutes Walk
- Phoenix Greens - 2.8 Kms
- Oakridge Intl. School - 3.1 Kms
- Delhi Public School - 3.5 Kms
- ISB - 5.3 Kms
- MGIT - 6 Kms
- CBIT - 6.5 Kms
- Chirec Public School - 8.2 Kms
- HCU - 9.5 Kms
- Srinidhi Intl. School - 9.7 Kms
- Glendale Academy - 10 Kms
- Birla Open Minds School - 11 Kms

Leisure & Shopping

- Boulder Hills Golf Course - 5.2 Kms
- Botanical Gardens - 6.2 Kms
- SLN Terminus - 6.3 Kms
- Golconda Resorts - 6.8 Kms
- Gandipet Lake - 7 Kms
- Inorbit Mall - 8.4 Kms
- Hyderabad Golf Course - 9.8 Kms

Offices:

- Financial District - 3.5 Kms
- ICICI Towers - 3.6 Kms
- Microsoft - 5 Kms
- Infosys - 5.3 Kms
- DLF SEZ - 6.6 Kms
- HITEC City 7.3 Kms

Hospitals

- Continental Hospitals - 4.6 Kms
- Apollo Hospitals - 11 Kms

Others:

- Gachibowli Junction - 4.1 Kms
- Wipro X Roads - 4.9 Kms
- Jubilee Hills Checkpost - 11.3 Kms
- Shamshabad Airport - 30 Kms

L A N S U M
ETANIA
G A C H I B O W L I

ONGOING PROJECTS



Lansum Greens at Madhavadhara in Vizag is a lifestyle community for elevated living. The 10-floor towers present 280 three-BHK apartments with club amenities in serene location.



Lansum Oxygen Towers is the largest residential twin towers in Andhra Pradesh rising in Seethammadhara, Vizag. The 35-floor Towers are a lifestyle icon offering 680 three-BHK apartments for enviable living.

UPCOMING PROJECTS

ETANIA could have been envisaged only by ambitious promoters with proven credentials. **Lansum Builders** are endowed with an exceptional architectural team, financial clout and professional management propelled by passion – just enough elements to deliver the difference to discerning customers.



Lansum Madhav Towers, Madhapur, Hyderabad



Lansum Square, MVP Colony, Visakhapatnam

PROMOTERS



HYDERABAD | VISAKHAPATNAM

CORPORATE OFFICE 

Plot No # 283, Road No. 78, Jubilee Hills, Hyderabad - 500 033
Ph: 040 23122 666 M: 9396 11 11 33/44
Email: sales.etania@lansum.in
www.lansum.in
www.lansumetania.com

ARCHITECTS



GENESIS PLANNERS PVT LTD

LANDSCAPE ARCHITECTS
TERRA FIRMA



Note: This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.

www.lansumetania.com