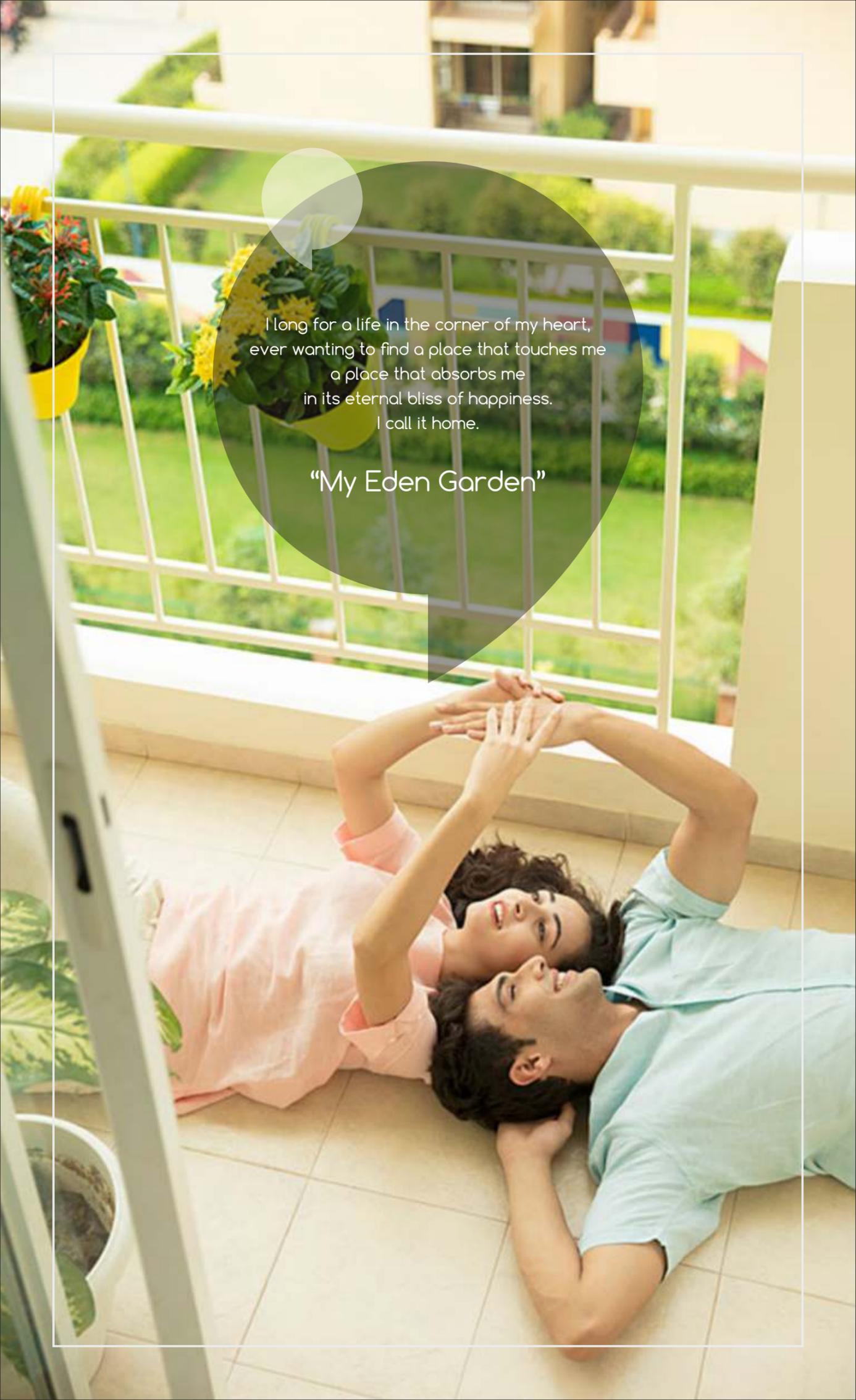


LANSUM
EDEN
gardens
KONDAPUR

Whichever kind of person you are,
This is your kind of **PLACE.**



I long for a life in the corner of my heart,
ever wanting to find a place that touches me
a place that absorbs me
in its eternal bliss of happiness.
I call it home.

“My Eden Garden”

“Open up to the joys within.
Open up to the **EDEN.**”



Eden is a concept, a derivative of life beautiful. Eden gardens is a tribute to a spirited living, cocooned in the greens. Where stress is a lost word and abundance of joy an expected norm.

Leave the concrete behind, the green is calling



Where nature meets the urban life
where urban life meets the **GREEN SCAPE**





BOTANICAL GARDENS

CHIREC INTL. SCHOOL

PALA PITTA CYCLING PARK

SARATH CITY CAPITAL MALL



FOR THOSE ON-THE-GO

Take the road that leads to the future

You must experience the drive from Botanical Gardens to Masjid Banda in Kondapur - it's a dream! The location has the prestigious Chirec School at a stone's throw, putting academic worries at rest. All around are posh residential colonies, swank office complexes, speciality hospitals and sprawling parks. This is your universe!

FOR CREATIVE DREAMERS

Experience resort-like luxury, right at home

Imagine how beautiful the mornings can be at Lansum Eden Gardens. And every moment that follows is just as dreamy! The 3-bedroom apartments are not only spacious, there is careful attention to detailing. Place the extra arm chair. Bring all those potted plants. Fix a flamboyant canvas on the wall. Keep clicking those selfies! Welcome to a limitless life.





FOR PRACTICAL PUNDITS

Makes sense, whichever way you look at it

The infrastructure and amenities are at par with the finest residential habitats. A boundary wall will secure Lansum Eden Gardens into a safe cocoon with an impressive gate leading into it. 24-hour security and covered multi-level parking space make it a habitat tailored for your peace of mind. And with like-minded neighbours, you'll build friendships for life!









PROJECT HIGHLIGHTS

- GHMC - approved project
- 10 floors high-rise apartments
- Deluxe quality construction
- 3 BHK apartments
- No common walls
- Vastu compliant
- Entrance Lounge for each block
- Extensive landscaping
- Panoramic views of City
- Tot lots & Children play areas
- Exclusive clubhouse
- 24-hr Security with Intercom
- 3-level parking
- Good ventilation for cellar parking
- Visitors' car parking





CLUBHOUSE

- Exclusive Clubhouse
- Entrance Lounge
- Swimming Pool with Deck
- Multi-purpose Hall
- Fully Equipped A/C Gymnasium
- Indoor Games
- Yoga & Meditation Hall
- Dedicated Co-Working Space
- Guest Rooms



Lansum Eden Gardens is so self sufficient in terms of its spectrum of pleasures that you need not even step beyond the gate. A lavish 17000 sq ft clubhouse with swimming pool, gym and indoor badminton court is the perfect antidote for tired nerves. Whichever kind of person you are, this is your kind of place.



FOR ACTION LOVERS
Relax, rejuvenate and renew your batteries



MASTER LAYOUT

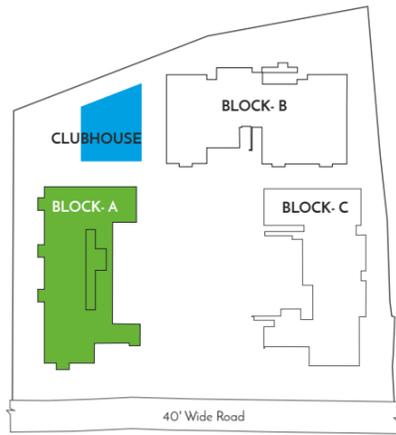
LEGEND

1. Entry & Exit
2. Main Entrance Granite Paving
3. Block Entrance Feature Wall
4. Specimen with Dry Landscape
5. Drop off Paving
6. V.D.F Flooring
7. Fire Driveway
8. Entrance Water Body With Sculpture
9. Party Lawn with Stage
10. Children's Play Area
11. Children's Play Area
16. Sculpture
17. Amphitheatre
18. Stage with Pergola
19. Entrance Deck with Pergola
20. Lawn with Seating





BLOCK-A TYPICAL FLOOR PLAN

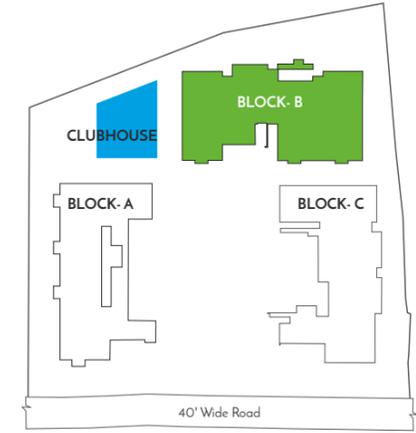


KEY PLAN





BLOCK-B TYPICAL FLOOR PLAN

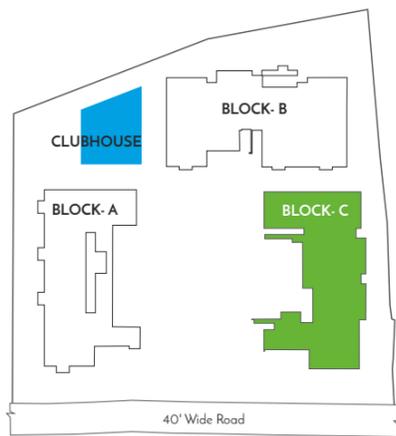


KEY PLAN





BLOCK-C TYPICAL FLOOR PLAN



KEY PLAN





FINANCIAL DISTRICT



BOTANICAL GARDEN



CHIREC INTL. SCHOOL



SARATH CITY MALL

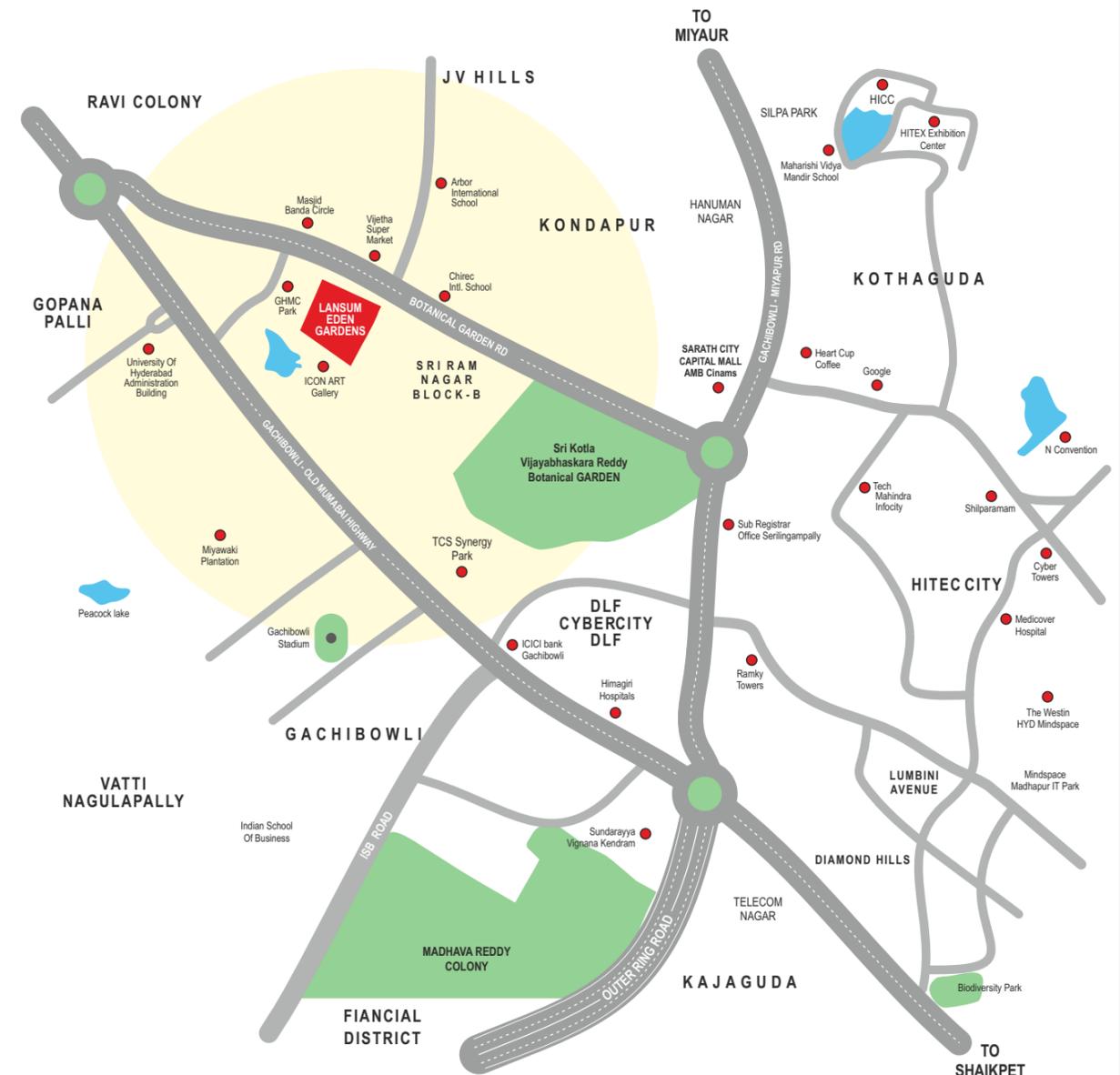
DISTANCES INDICATES APPROXIMATELY FROM SITE

SCHOOLS
 Arbor International School - 1 Min
 Chirec Public School - 3 Mins
 Oakridge International School- 15 Mins
 Delhi Public School - 15 Mins

SHOPPING & ENTERTAINMENT
 Botanical Garden - 5 Mins
 Ikea - 10 Mins
 Inorbit Mall - 12 Mins

CORPORATE OFFICES
 Cyber Towers - 10 Mins
 Mindspace - 10 Mins
 Financial District - 10 Mins

HOSPITALS
 Kims (Kondapur) - 10 Mins
 Care (Gachibowli) - 10 Mins
 Continental (Financial District) - 10 Mins



LOCATION MAP NOT TO SCALE

SPECIFICATIONS

STRUCTURE

- R.C.C. FRAMED STRUCTURE: R.C.C. Framed Structure to with Stand Wind & Seismic Loads.
- SUPERSTRUCTURE: 8" thick solid / AAC blocks work for external walls & 4" thick solid /AAC blocks work for Internal walls.

PLASTERING

- INTERNAL: Double Coat Cement Plaster with Smooth Finishing.
- EXTERNAL: Double Coat Sand Faced Cement Plastering.

PAINTING

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

FLOORING

- LIVING , DINING: 800 x 800 mm size Vitrified Tiles of reputed brand.
- ALL BEDROOMS & KITCHEN: 600 x 600mm size Vitrified Tiles of reputed brand
- BATHROOMS: Anti-skid Ceramic Tiles of the reputed brand.
- STAIRCASE: Double charged Vitrified Tiles/Tandoor Stone of the reputed brand.
- ALL BALCONIES: Rustic Vitrified Tiles of the reputed brand.
- CORRIDORS: Tandoor Stone/ Vitrified Tiles

DADOING

- BATHROOMS Glazed ceramic Tile dado of the Reputed & good brand up to 7'-0" height.
- UTILITIES Tiles Dado up to 3' Height in utility wash area

DOORS

- MAIN DOOR: Imported Teak wood/Hardwood door frame. Flush door with both sides veneer and good quality hardware.

- INTERNAL DOORS: Imported Teak wood/Hardwood door frame. Flush door 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

KITCHEN

- Provision for municipal and Treated water connection & provision for Aqua-Guard.
- Provision for exhaust Fan.

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

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 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 Provisions 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.
- Copper piping will be charged extra based on actuals

TELECOM / INTERNET / CABLE TV

- Telephone points in living room and master bedroom
- Intercom facility to all flats connecting Security and neighborhood.
- Provision for cable connection in living room and in master bedroom.
- Provision for internet connection in living room.

LIFTS

- Reputed make automatic elevators with V3F for energy efficiency.
- One service lift of reputed make with V3F for energy efficiency.

WTP & STP

- Fully Treated Water made available through an exclusive water softening and purification plant
- 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

- D.G Set back up for all common amenities, light & fan in all rooms and refrigerator in kitchen

CAR PARKING

- Each Apartment will have 2 Car parks and parking will be in 3 Levels.

SECURITY / BMS

- Solar Powered Security fence for total compound.
- Round the clock Security guards.
- Surveillance cameras at the main security and entrance of each block to monitor.

CLUB HOUSE & AMENITIES

- Well-designed clubhouse with facilities for indoor Games like Billiards, Carrom, Table Tennis, Shuttle Courts
- Gym, Spa, Meditation room/ Yoga Room/Aerobics, Senior Citizen Lounge/ Library, Multipurpose Hall, , Party Lawn, Guest Rooms.
- Swimming Pool.
- Provision for Sanitized Entry way
- Provision for external Wi-Fi access points

PARKING MANAGEMENT

- Entire parking is well designed to suit the number of car parks provided parking signage's at required places to ease the driving.

FIRE & SAFETY

- Fire safety features as per Fire Department norms & regulations

LPG

- Supply of gas, Subject to feasibility, from centralized Gas bank/external gas supply to all individual flats with Pre-paid gas meters.

RAINWATER 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.

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.



FOR EXCELLENCE SEEKERS

Trust the name that shares your passion

Lansum Eden Gardens is being brought to you by Lansum Properties - a trendsetting presence in the real estate scenario of the twin cities. At Lansum, we create more than buildings, we create communities - environs which people are proud to own and call home. Our transparent practices, dynamism and quality focus are unmatched. What sets our projects apart is on-time delivery, premier location and world-class amenities. That's why we keep raising the bar! We offer the same standards of perfection in our latest venture Lansum Eden Gardens. You are invited to this exquisite world.

COMPLETED 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.

COMPLETED PROJECT



LANSUM Etania, at Hyderabad

Lansum Etania, at one of the most prominent residential sought after location near Gachibowli, is a flagship project that combines design values, aesthetics and a quality living packed into a great value. The ready to move in project has translated as a coveted residential landmark.

UPCOMING PROJECTS



LANSUM El Dorado, Narsingi, Hyderabad



LANSUM Square, MVP Colony, Vizag.

TS RERA No: P02400001908

PROMOTERS



HYDERABAD | VISAKHAPATNAM

CORPORATE OFFICE

Plot No.283, Road No.78,
Jubilee Hills, Hyderabad, Telangana
Phone Number: +9140 23122666 | +91 8103333222
Email: hi@lansumproperties.com
www.lansumproperties.com

ARCHITECTS



GENESIS PLANNERS PVT LTD

LANDSCAPE ARCHITECTS



NAVEEN ASSOCIATES

MEP CONSULTANTS
SYNERGY

THIS PROJECT IS FUNDED BY

TATA CAPITAL
HOUSING FINANCE LIMITED

Home loans are brought to you by
Tata Capital Housing Finance Limited and are at their sole discretion.
Terms and conditions apply.



www.lansumproperties.com