

# GRADE 'A' OFFICE BUILDING

AT BEGUMPET, HYDERABAD



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# 1

## GOALS & OBJECTIVES

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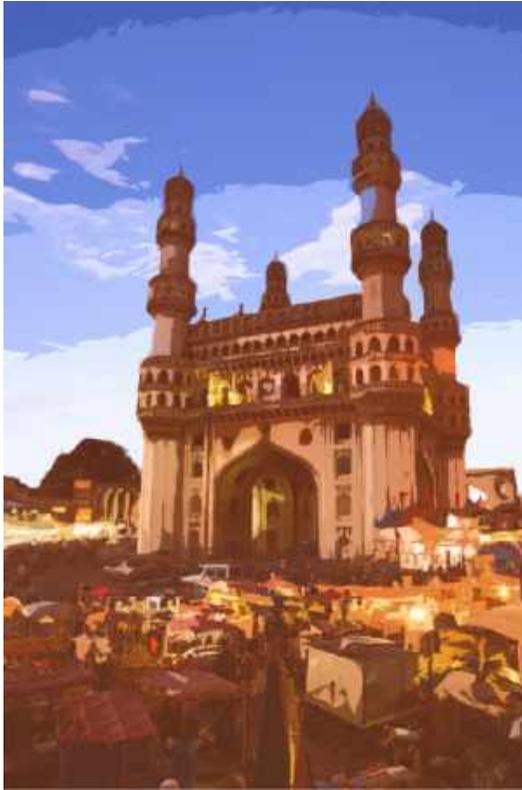
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*'creating a business & civic Landmark'*

## DEVELOPMENT VISION

A new Iconic Office Tower on the SP Road



**GRADE 'A' OFFICE BUILDING** AT BEGUMPET, HYDERABAD

## DEVELOPMENT CONCEPT

### The Landmark Grade A Office Development

A proposed green building combining world class working spaces with sustainable architecture.

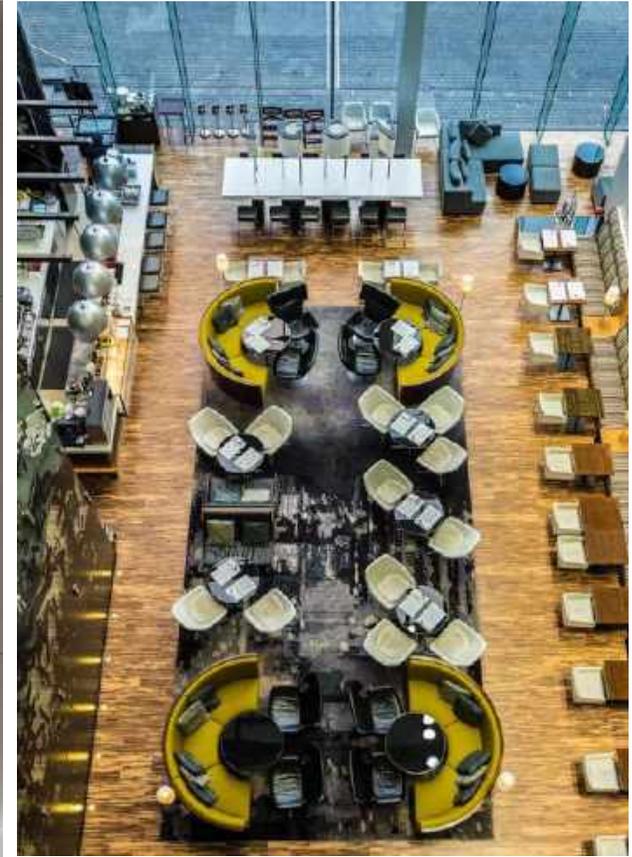


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## DEVELOPMENT INSPIRATION

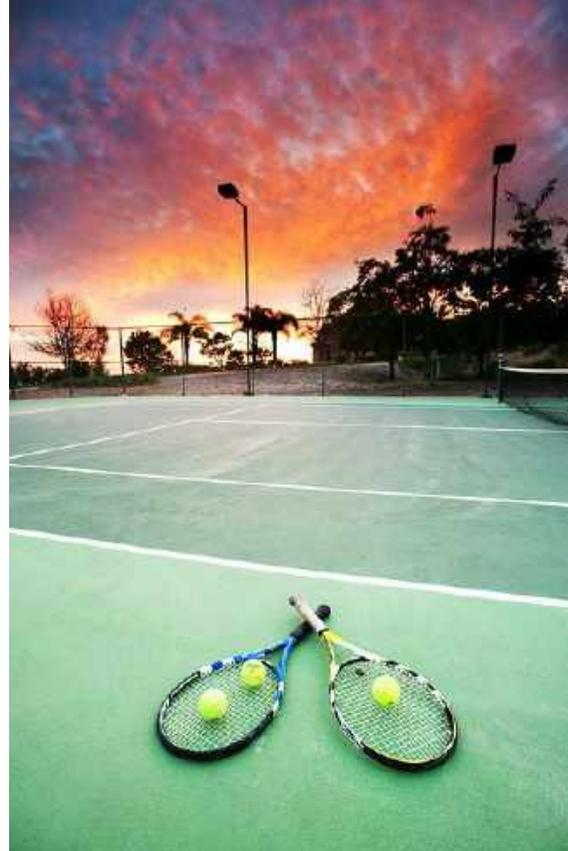
### Sense of Arrival

Luxurious Double Height Arrival Lobby with attached 24x7 Cafe



## DEVELOPMENT INSPIRATION

### Roof Top Activity – Play Facilities





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LOCATIONS

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Location

Begumpet Airport

Prakash Nagar  
Metro Station

SP Road

Paradise Circle

Begumpet  
Station

Tank Bund

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Location

Begumpet Airport

Prakash Nagar  
Metro Station

SP Road

Rasoolpura Metro  
Station



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## SITE & DEVELOPMENT

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Location

Begumpet Fly Over

Proposed 100' Wide Road



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## SITE

### Extent :

6267.5 Sq. Yards / 1.28 Acres

### Surroundings :

North : 100 Feet Road / SP Road

South : Private Property

East : Public Building

West : 60 Feet Proposed Road

### Permissible Height : 50 M

### Development : Commercial

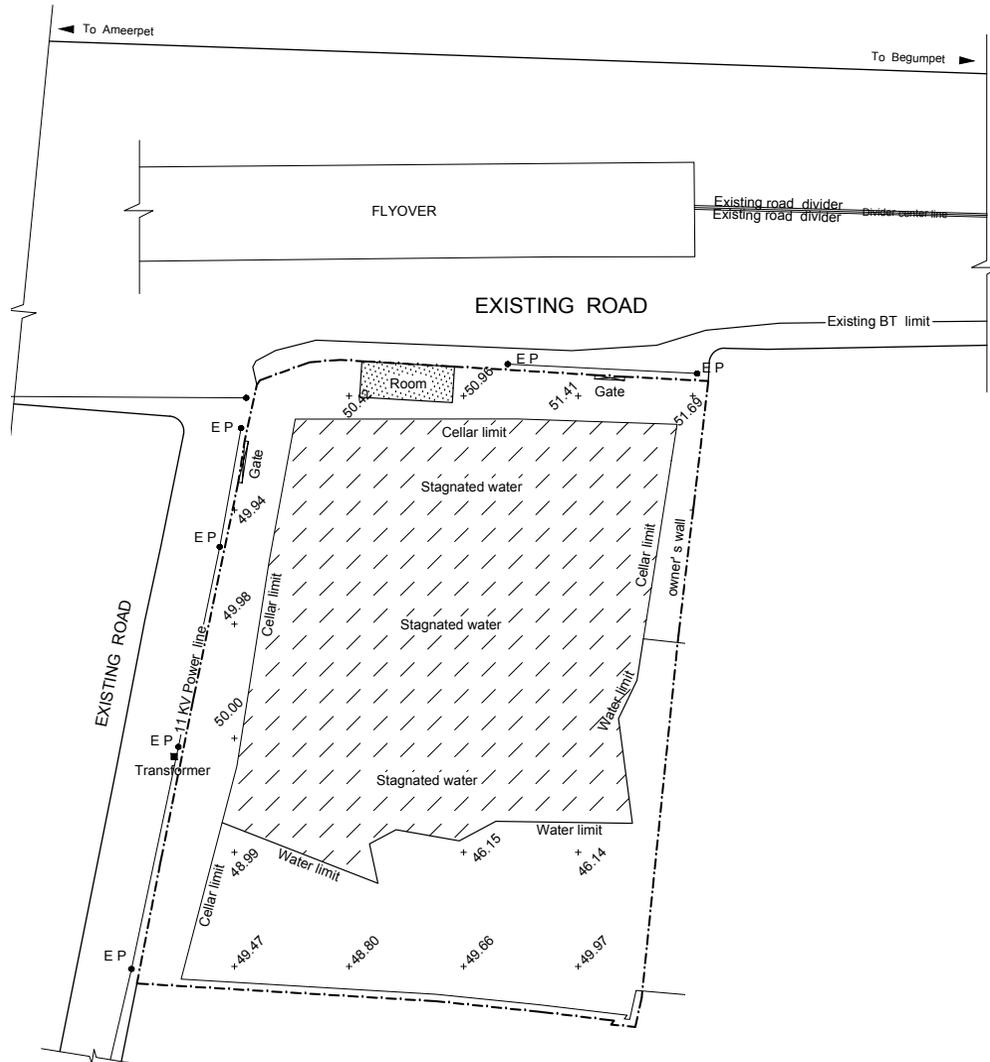
### Statutory Approvals :

GHMC Building Permission

AAI NOC

Fire NOC

EIA





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# MASSING & FACADE

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## Massing

Flowing Fabric



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RENDERINGS

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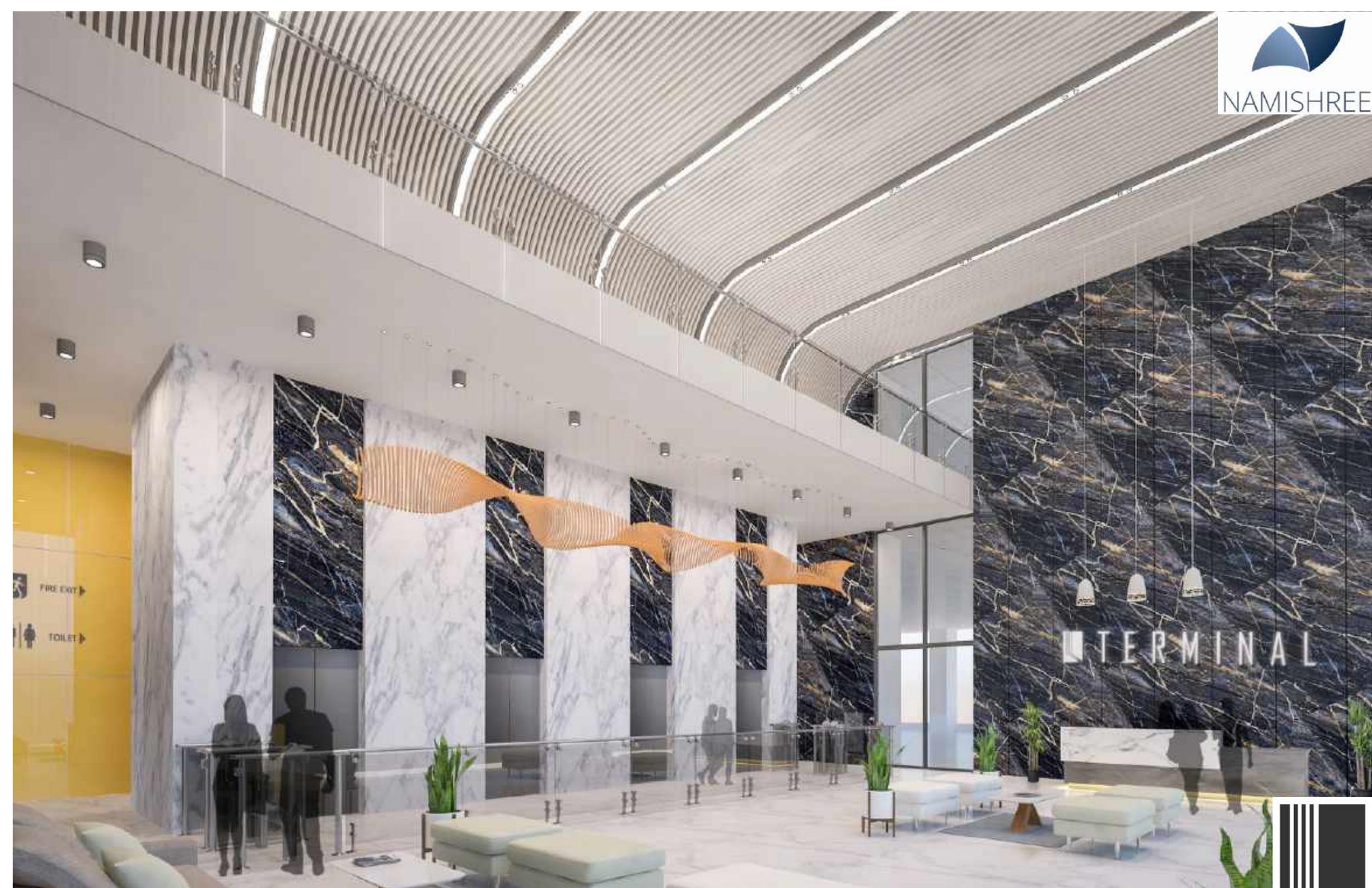
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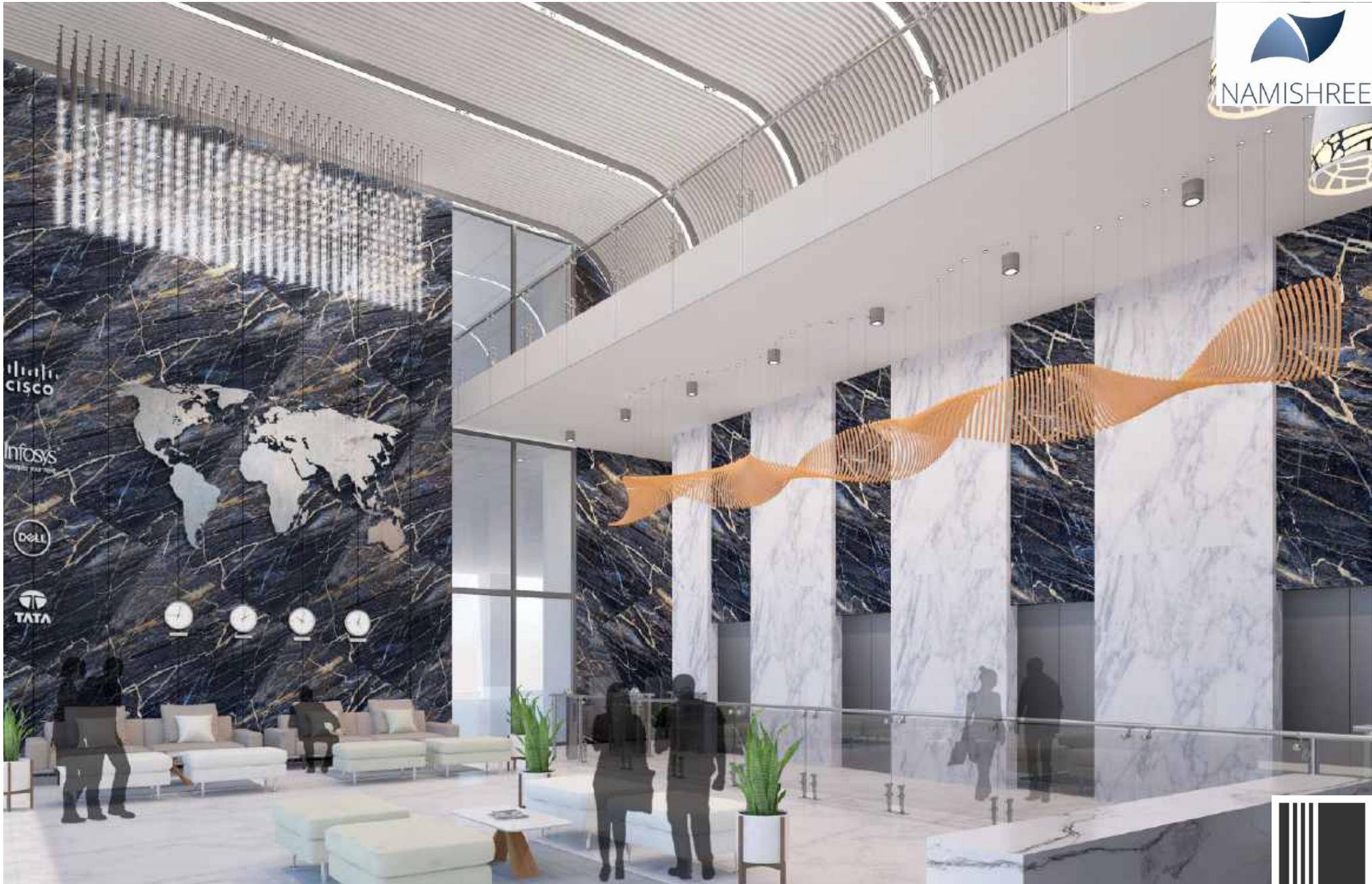
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## PLANS & SECTIONS

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### Plans – Ground Floor

Office	Sale Area	Plinth Area
Office/ Retail 01	7913	5635
Office/ Retail 02	7913	5635



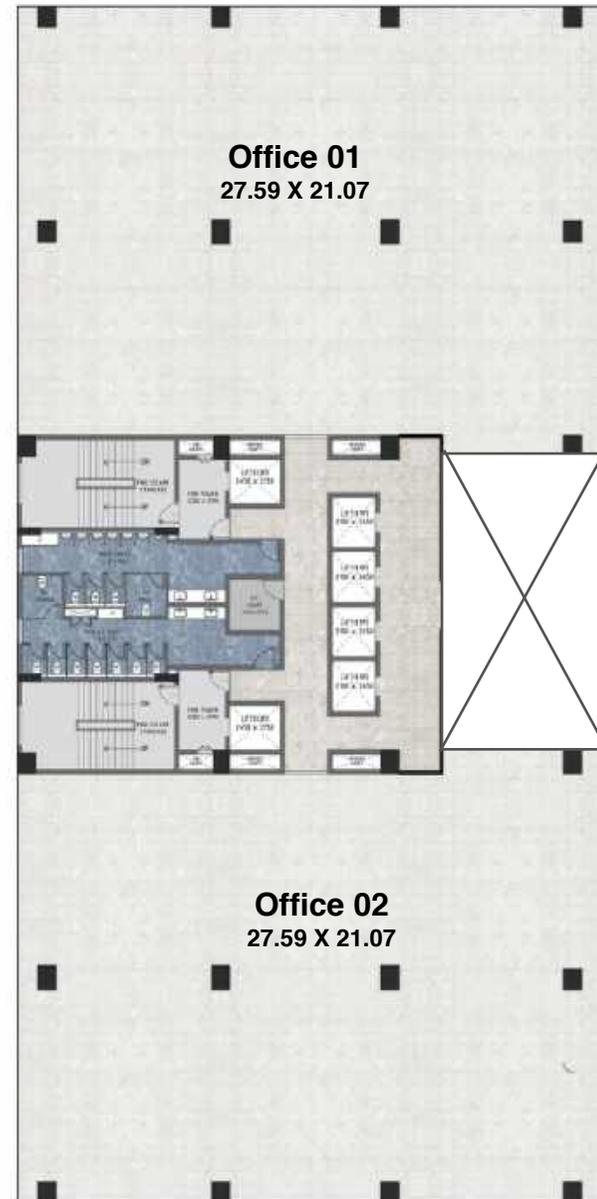
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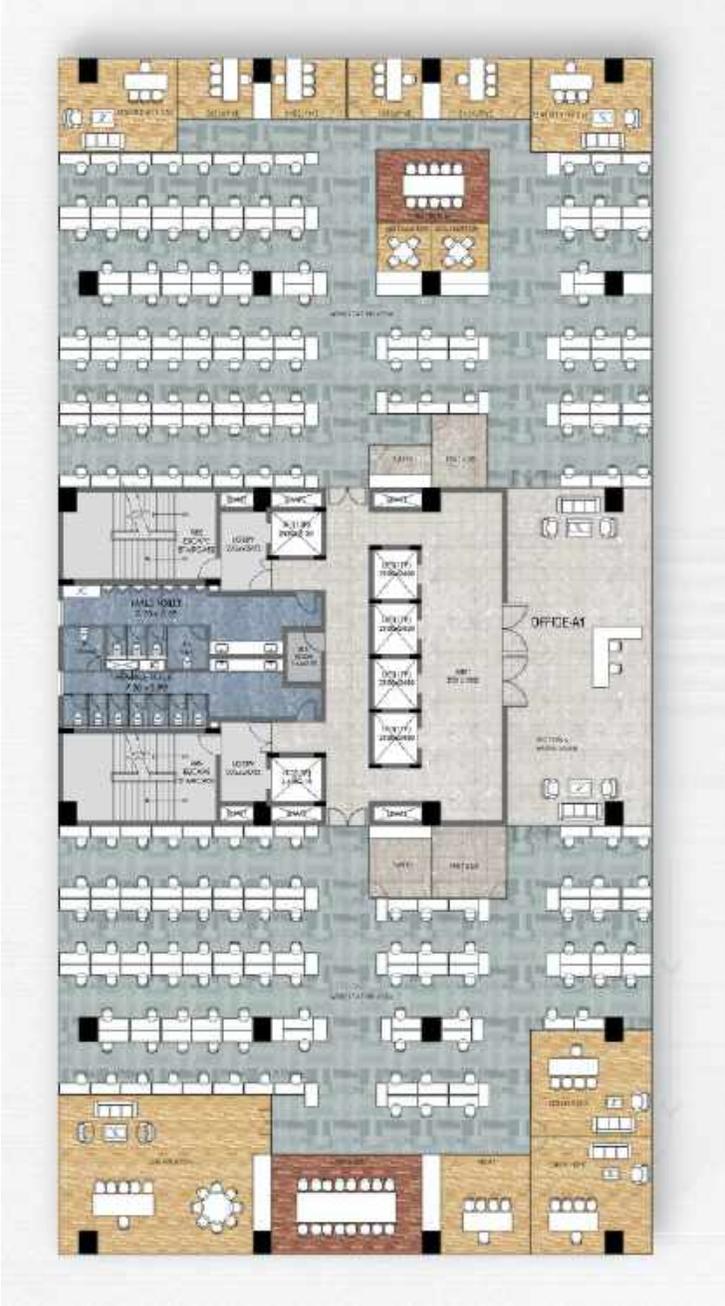
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**Plans – First Floor**

Office	Sale Area	Plinth Area
Office 01	8912	6346
Office 02	8912	6346



**Plans – Typical Floor  
Single tenant**



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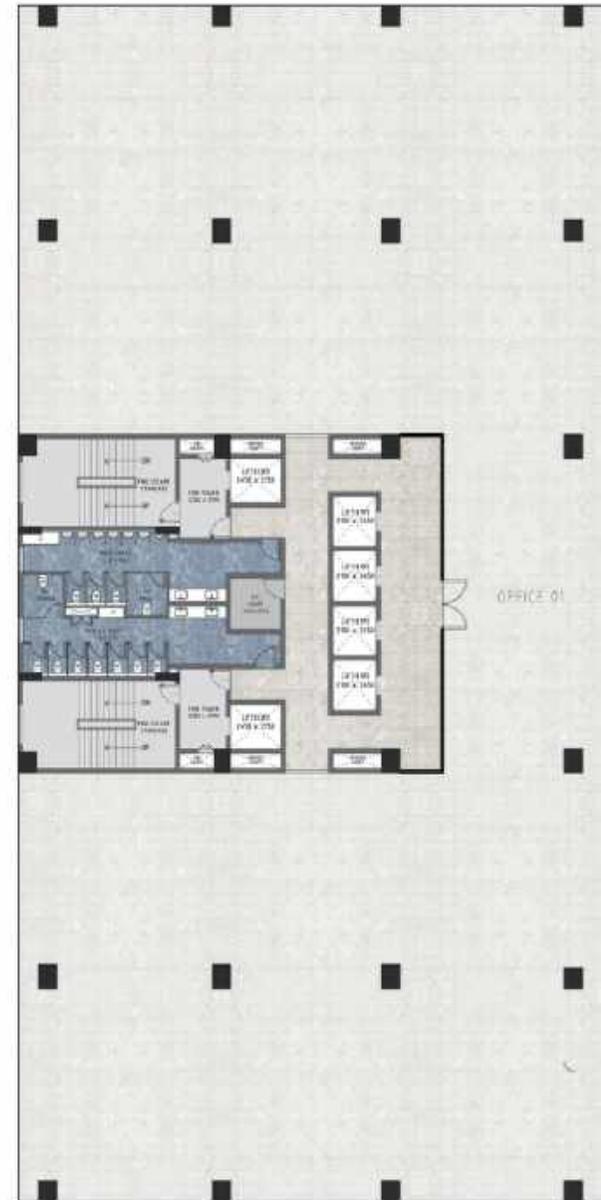




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**Plans – Typical Floor**  
**Single tenant**

Office	Sale Area	Plinth Area
Office 01	20455	14565



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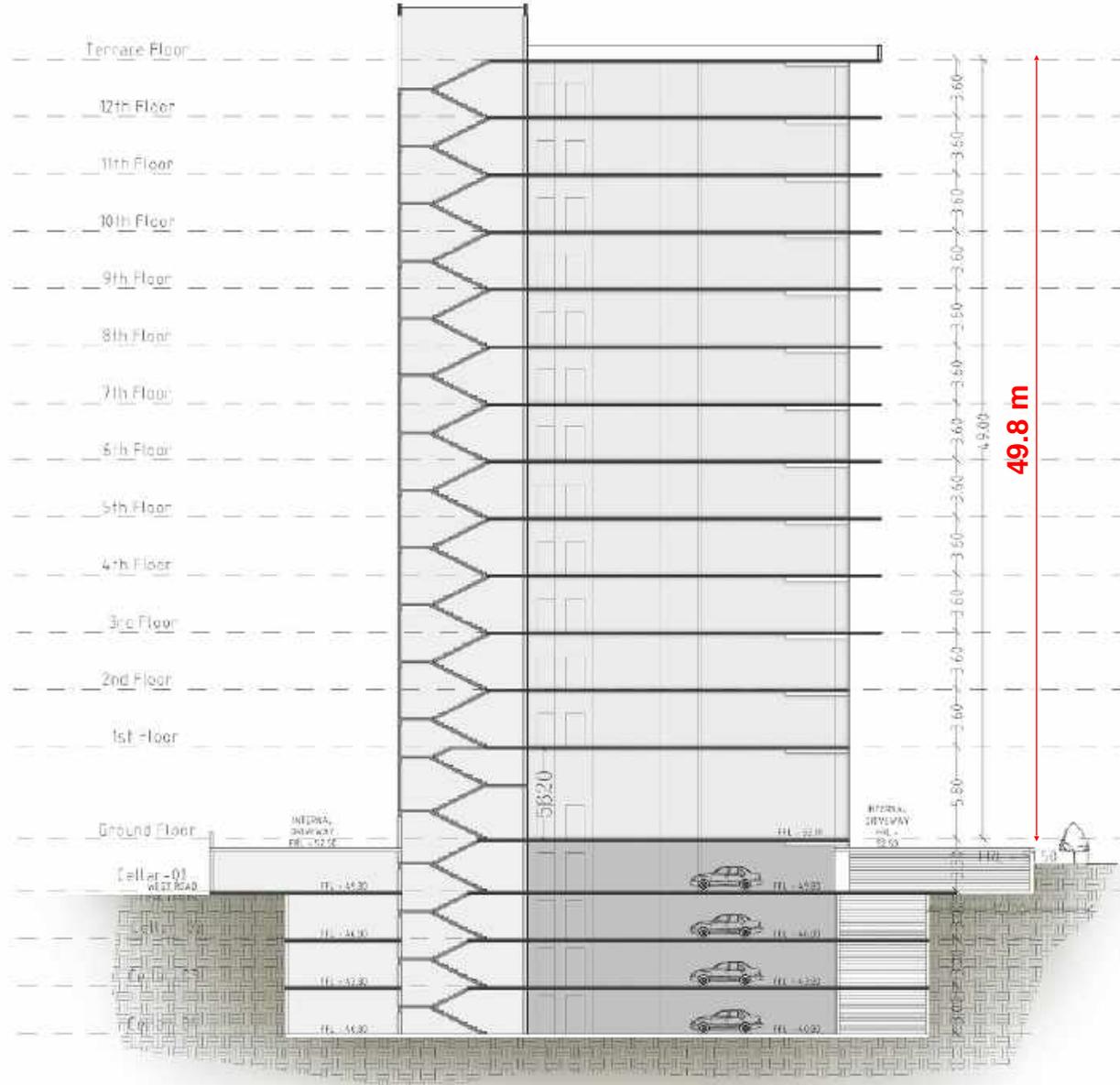
**Plans – 5th & 6th Floor**  
**Multiple tenant**

Office	Sale Area	Plinth Area
Office 01	3149	2105
Office 02	2788	1864
Office 03	3191	2133
Office 04	2202	1472
Office 05	3191	2133
Office 06	3149	2105
Office 07	2788	1864



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**Base Section**



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# INVESTMENT OPPORTUNITIES

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**OPPORTUNITIES:**

- Only Grade A office in the Begumpet area
- Regular rental income
- Long term capital appreciation
- Stable asset class
- Single tenant campus of Total Sale Area : 2,58,651 SFT
- Floor Sale Area - 20455 SFT
- Multiple Tenant - Multiple of 2202 SFT to 3191 SFT



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## ABOUT DEVELOPER

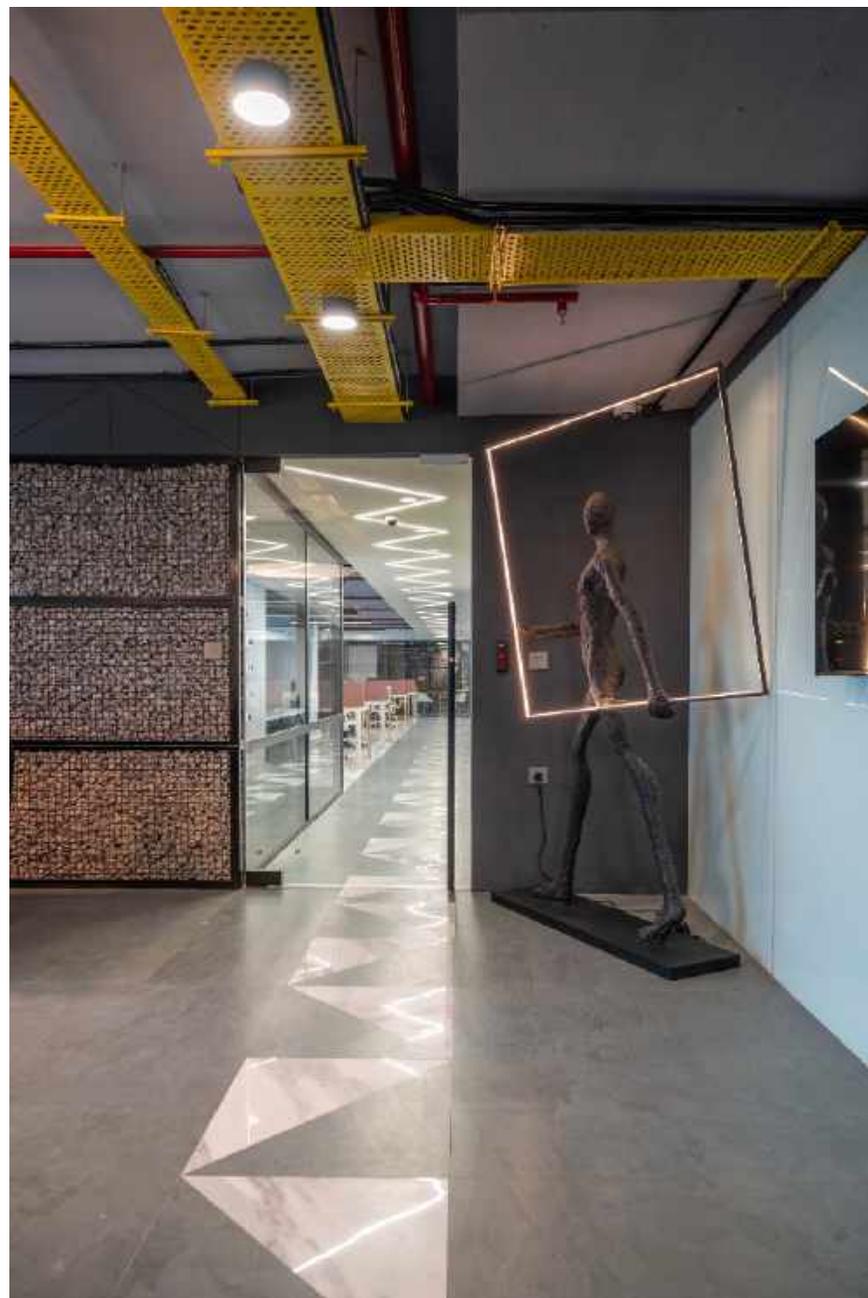
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**FAST FACT:**

- One of the pioneer of gated communities in Hyderabad
- 20+ Year of prominence in Hyderabad
- Landmark project such as T19 Towers, Mantra Mall @Attapur, Saffron Elite, Saffron Santhan, The Village, The Life, Luxor Apartments, Central @LB Nagar, Mantra Mall @Vanasthalipuram and many more
- 5000 + satisfied customers
- 30 Million SFT of construction completed
- 10 Million SFT of construction ongoing
- 10 Million SFT of construction proposed





T19 @ Ranigunj (Completed)



Mantra Mall @ Attapur (Completed)

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Twin Towers BPS @ Saidabad (Ongoing)



Premium Apartment @ Marredpally (Ongoing)

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CONTACT

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**SITE ADDRESS:**

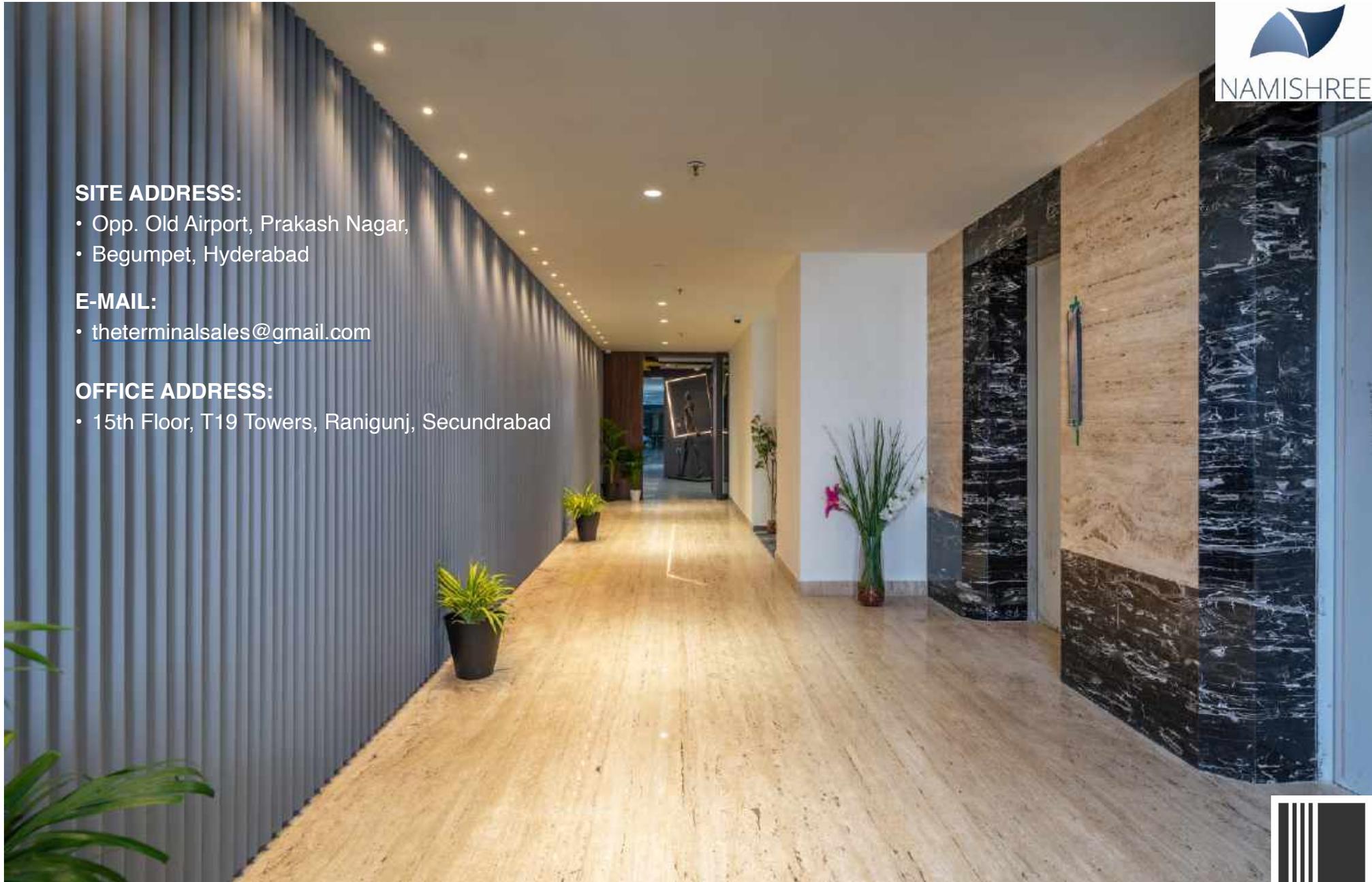
- Opp. Old Airport, Prakash Nagar,
- Begumpet, Hyderabad

**E-MAIL:**

- [theterminalsales@gmail.com](mailto:theterminalsales@gmail.com)

**OFFICE ADDRESS:**

- 15th Floor, T19 Towers, Ranigunj, Secundrabad



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