



IRIS
by RAGHAVA

wave
by RAGHAVA

sage
by RAGHAVA

WELCOME TO

A Life in
cinq

AT FINANCIAL DISTRICT

7.19

Sprawling
Acres

5

Majestic
Towers

61

Harmonic
Floors

4

Apartments
Per Floor



Closer to what matters most

HOSPITALS & HEALTHCARE:

Continental Hospital	0.85 KM	02 MIN
Star Hospital	1.80 KM	06 MIN
Care Hospital	5.30 KM	12 MIN
AIG Hospital	5.70 KM	13 MIN
Arete Hospital	5.60 KM	14 MIN
Apollo Spectra Hospital	6.30 KM	15 MIN
Medicover Hospital	7.80 KM	15 MIN

EDUCATION:

The Gaudium School	1.30 KM	06 MIN
Shriram Universal School	1.50 KM	07 MIN
Keystone International School	1.80 KM	08 MIN
Indian School of Business	2.40 KM	08 MIN
Kairos International School	3.00 KM	08 MIN
Oakridge International School	3.00 KM	09 MIN
Delhi Public School	4.00 KM	10 MIN
Hyderabad Central University	5.60 KM	13 MIN

EFFORTLESS CONNECTIVITY:

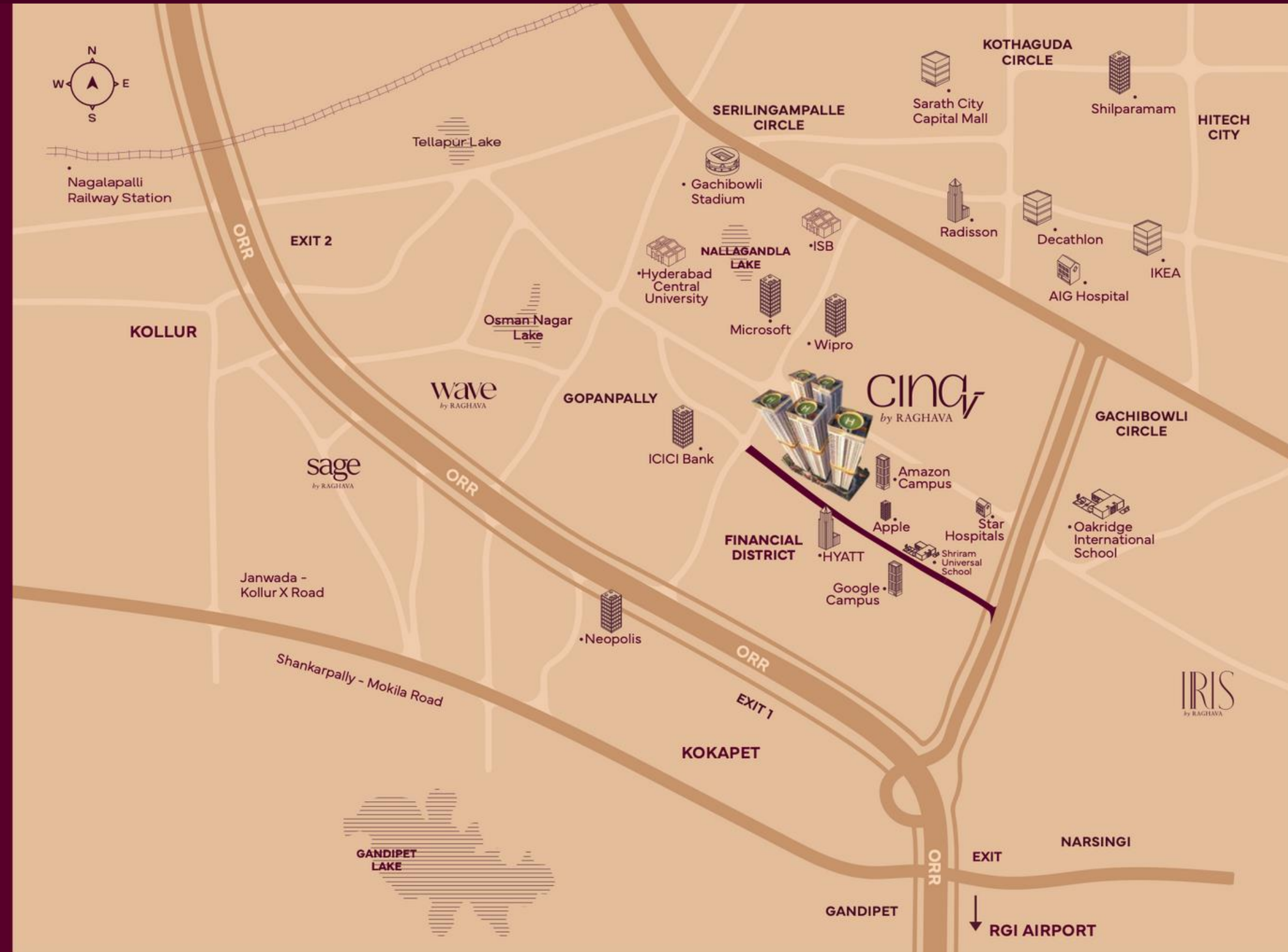
Wipro Circle	2.00 KM	03 MIN
Outer Ring Road	2.50 KM	06 MIN
Raidurgam Metro Station	6.80 KM	14 MIN
RGI Airport	30.00 KM	25 MIN

BUSINESS & IT INSTITUTIONS:

Amazon Development Centre	0.30 KM	02 MIN
Waverock SEZ	0.40 KM	02 MIN
Google	0.60 KM	02 MIN
Capgemini	0.85 KM	03 MIN
ICICI Corporate	0.75 KM	04 MIN
Cognizant	0.80 KM	04 MIN
Accenture	0.85 KM	04 MIN
NVIDIA	1.00 KM	05 MIN
Wipro	1.20 KM	07 MIN
Microsoft India	2.00 KM	07 MIN
Infosys	2.80 KM	09 MIN
PepsiCo Global LLP	3.50 KM	12 MIN
TCS	4.00 KM	12 MIN

LEISURE:

Hyatt Hyderabad	0.30 KM	02 MIN
Sheraton Hyderabad	0.75 KM	04 MIN
The Fisherman's Wharf	1.80 KM	06 MIN
Fairfield by Marriott	2.40KM	08 MIN
California Burrito Mexico Kitchen	3.80KM	12 MIN
Sharath City Mall	5.90 KM	14 MIN
IKEA	6.50 KM	15 MIN
Golkonda Resorts	6.80 KM	15 MIN
Inorbit Mall	7.90 KM	18 MIN
Hyderabad Polo Riding Club	11.40 KM	21 MIN





Master Plan

cinq



Car access
limited to
basement,
creating
a **car-free**
Stilt Area.

BASEMENT



Stilt level Amenities



A. Teen Lounge



B. Kids Lounge



C. Multipurpose Lounge



D. Business Lounge



E. Senior Citizen Lounge



F. Water Feature w/ Seating Area



G. Jogging Walkway



H. Butterfly Walkway



I. Sensory Walkway



J. Banquet Hall



K. Pre-function Area



L. Crèche



M. Tennis Court



N. Skating Rink



O. Fitness Haven



P. Basketball Court



Q. Practice Net



R. Rock Climbing Wall



S. Aerobic Plaza



T. Nature Trails



U. Pet Garden





TENNIS COURT

PET GARDEN



PLAY AREA



FITNESS COURT

JOGGING
WALKWAY



PLAY AREA



BASKETBALL
COURT

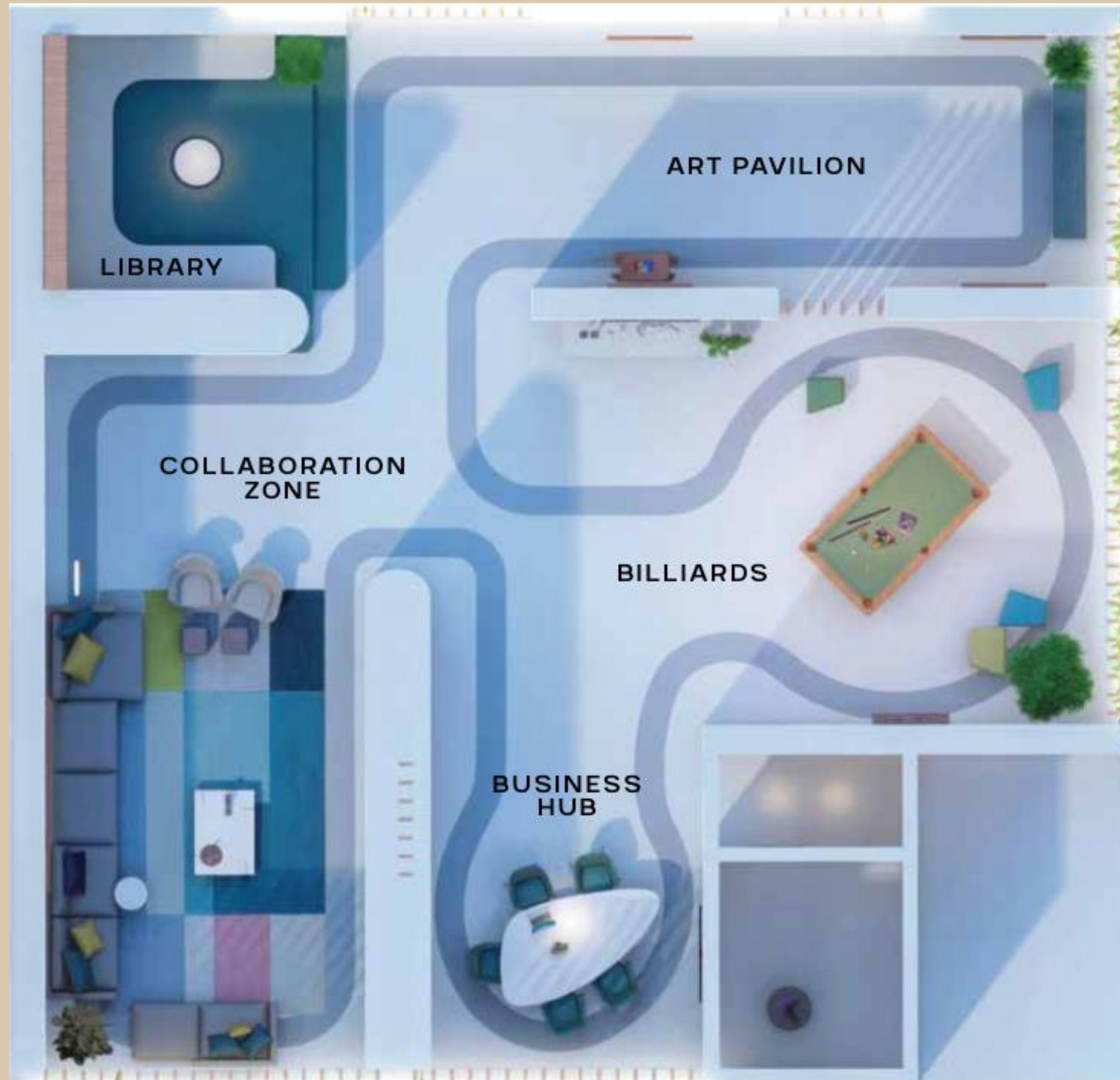
TOWER 1

*Multi Purpose
Lounge*



TOWER 2

Business Lounge



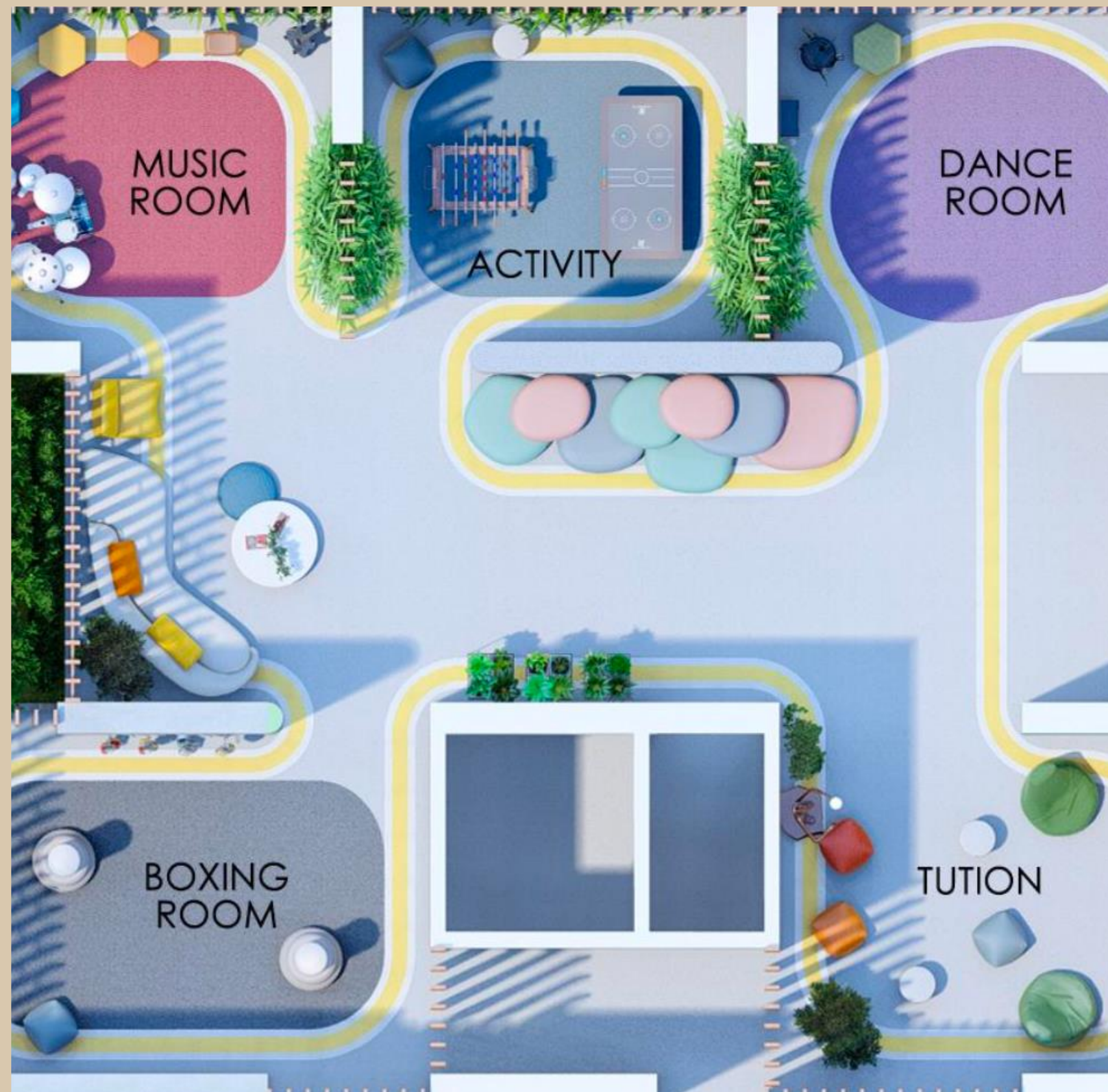
TOWER 3

Senior Citizens Lounge



TOWER 4

Teen Lounge



TOWER 5

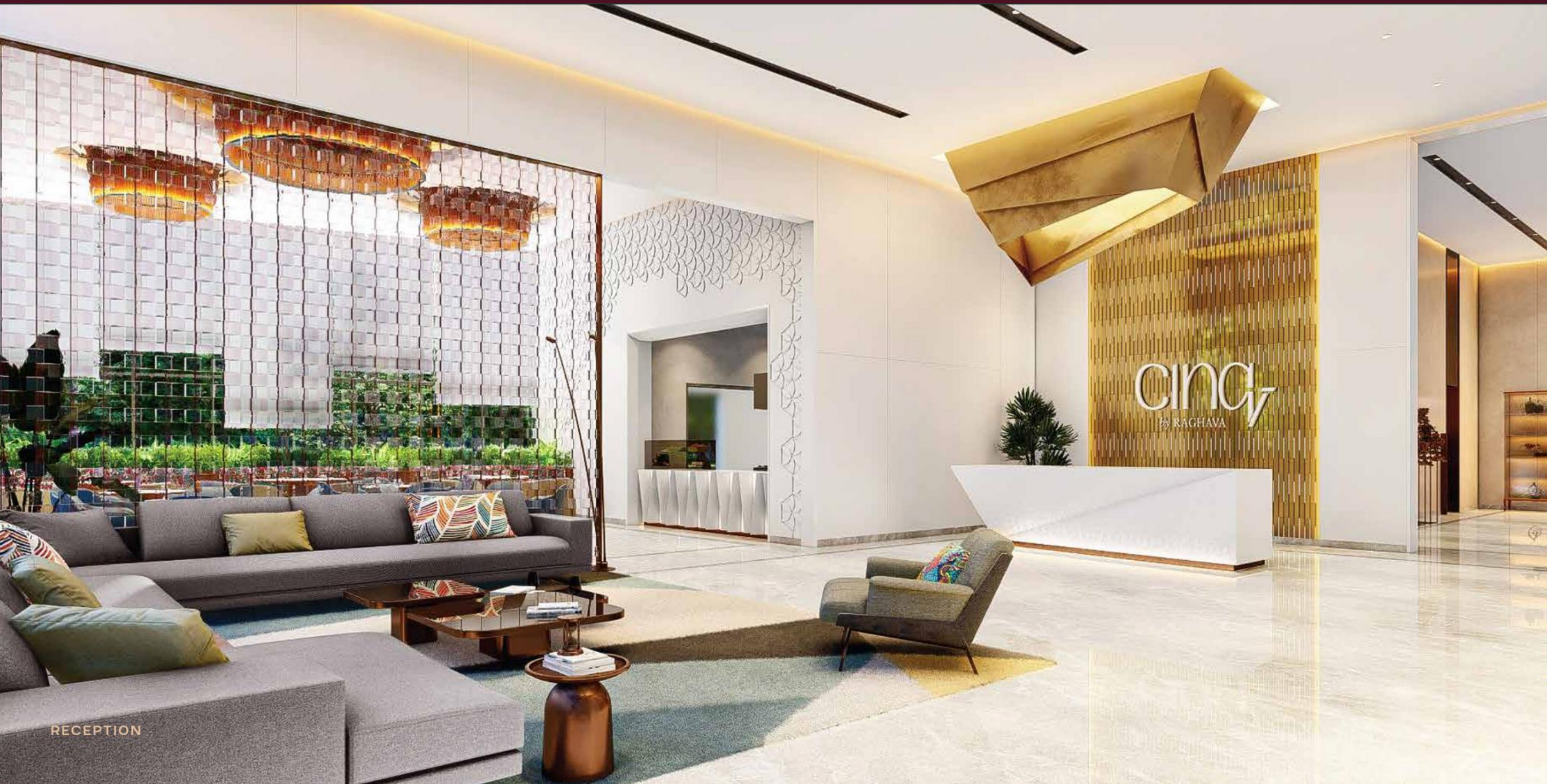
Kids Lounge



CLUB HOUSE

*Crafted for
your
lifestyle*





RECEPTION

Terrace Floor

Infinity Pool,
Party Area,
Sit-Out Area

5

Gym HIIT, Jacuzzi,
Salon, Spa

4

Sports Bar,
Bowling Alley, Gym,
Gentlemen's Room

3

5 Guest Rooms

2

Badminton Court,
Indoor Games,
Squash Court,
VR Room

1

Co-working Space,
Mini Theater, Board Rooms,
Huddle Room,
Pre-function Hall,
Banquet Hall

G

Reception, Cafe,
Pre-function Hall,
Banquet Hall,
Crèche,
Convenience Store



CAFE | CRECHE | BANQUET HALL

Terrace Floor

Infinity Pool,
Party Area,
Sit-Out Area

5

Gym HIIT, Jacuzzi,
Salon, Spa

4

Sports Bar,
Bowling Alley, Gym,
Gentlemen's Room

3

5 Guest Rooms

2

Badminton Court,
Indoor Games,
Squash Court,
VR Room

1

Co-working Space,
Mini Theater, Board Rooms,
Huddle Room,
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Banquet Hall

G

Reception, Cafe,
Pre-function Hall,
Banquet Hall,
Crèche,
Convenience Store



CO-WORKING SPACE | MINI THEATER

Terrace Floor

Infinity Pool,
Party Area,
Sit-Out Area

5

Gym HIIT, Jacuzzi,
Salon, Spa

4

Sports Bar,
Bowling Alley, Gym,
Gentlemen's Room

3

5 Guest Rooms

2

Badminton Court,
Indoor Games,
Squash Court,
VR Room

1

Co-working Space,
Mini Theater, Board Rooms,
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G

Reception, Cafe,
Pre-function Hall,
Banquet Hall,
Crèche,
Convenience Store



SQUASH COURT | INDOOR GAMES | BADMINTON COURT

Terrace Floor

Infinity Pool,
Party Area,
Sit-Out Area

5

Gym HIIT, Jacuzzi,
Salon, Spa

4

Sports Bar,
Bowling Alley, Gym,
Gentlemen's Room

3

5 Guest Rooms

2

Badminton Court,
Indoor Games,
Squash Court, VR Room

1

Co-working Space,
Mini Theater, Board Rooms,
Huddle Room,
Pre-function Hall,
Banquet Hall

G

Reception, Cafe,
Pre-function Hall,
Banquet Hall,
Crèche,
Convenience Store



GUEST ROOMS

Terrace Floor

Infinity Pool,
Party Area,
Sit-Out Area

5
Gym HIIT, Jacuzzi,
Salon, Spa

4
Sports Bar,
Bowling Alley, Gym,
Gentlemen's Room

3
5 Guest Rooms

2
Badminton Court,
Indoor Games,
Squash Court,
VR Room

1
Co-working Space,
Mini Theater, Board Rooms,
Huddle Room,
Pre-function Hall,
Banquet Hall

G
Reception, Cafe,
Pre-function Hall,
Banquet Hall,
Crèche,
Convenience Store



BOWLING ALLEY | GYM

Terrace Floor

Infinity Pool,
Party Area,
Sit-Out Area

5

Gym HIIT, Jacuzzi,
Salon, Spa

4

Sports Bar,
Bowling Alley, Gym,
Gentlemen's Room

3

5 Guest Rooms

2

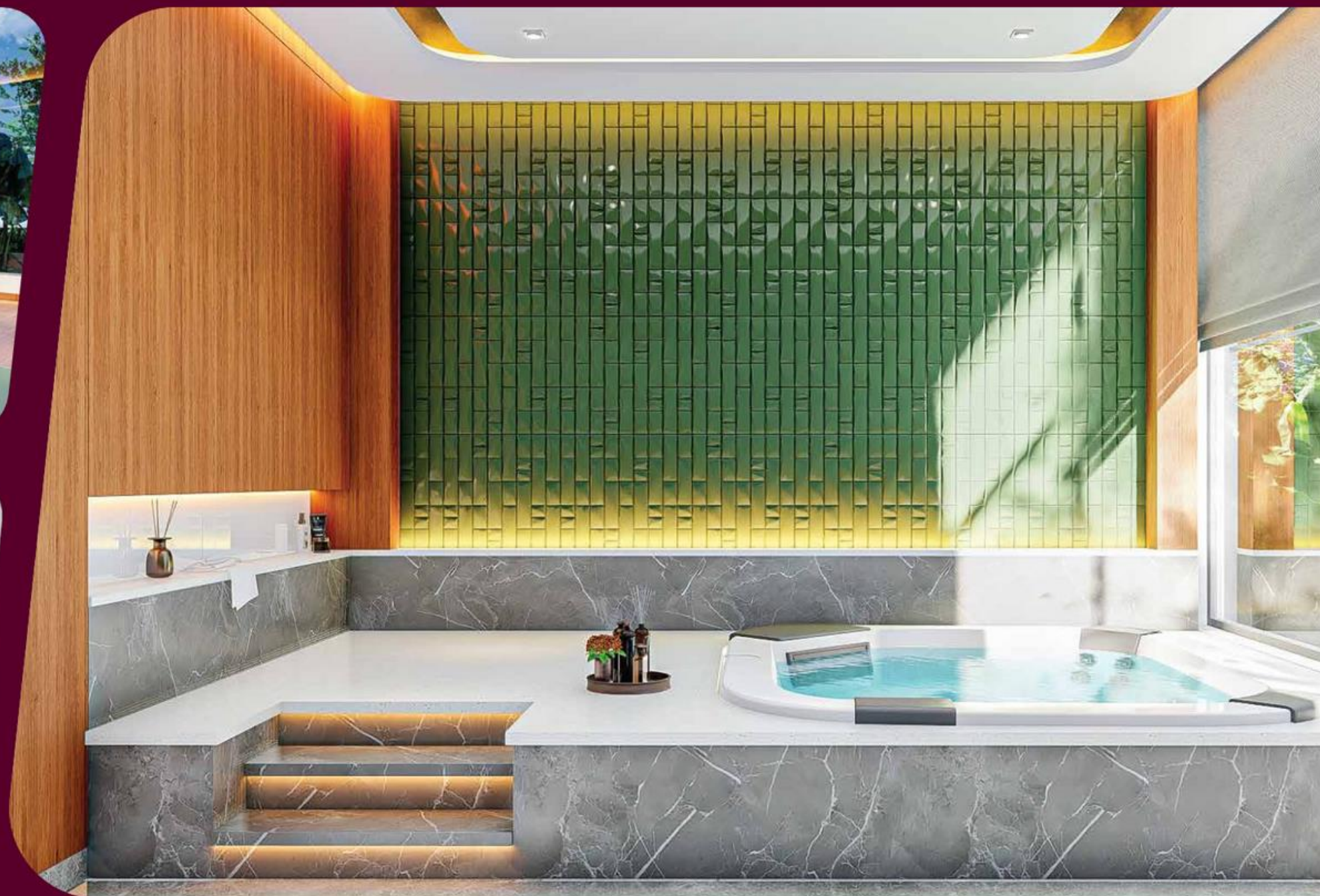
Badminton Court,
Indoor Games,
Squash Court,
VR Room

1

Co-working Space,
Mini Theater, Board Rooms,
Huddle Room,
Pre-function Hall,
Banquet Hall

G

Reception, Cafe,
Pre-function Hall,
Banquet Hall,
Crèche,
Convenience Store



GYM HIIT | JACUZZI | SALON

Terrace Floor

Infinity Pool,
Party Area,
Sit-Out Area

5

Gym HIIT, Jacuzzi,
Salon, Spa

4

Sports Bar,
Bowling Alley, Gym,
Gentlemen's Room

3

5 Guest Rooms

2

Badminton Court,
Indoor Games,
Squash Court,
VR Room

1

Co-working Space,
Mini Theater, Board Rooms,
Huddle Room,
Pre-function Hall,
Banquet Hall

G

Reception, Cafe,
Pre-function Hall,
Banquet Hall,
Crèche,
Convenience Store



PARTY AREA | SIT-OUT AREA | TERRACE POOL

Terrace Floor

Infinity Pool,
Party Area,
Sit-Out Area

5

Gym HIIT, Jacuzzi,
Salon, Spa

4

Sports Bar,
Bowling Alley, Gym,
Gentlemen's Room

3

5 Guest Rooms

2

Badminton Court,
Indoor Games,
Squash Court,
VR Room

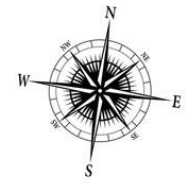
1

Co-working Space,
Mini Theater, Board Rooms,
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Banquet Hall

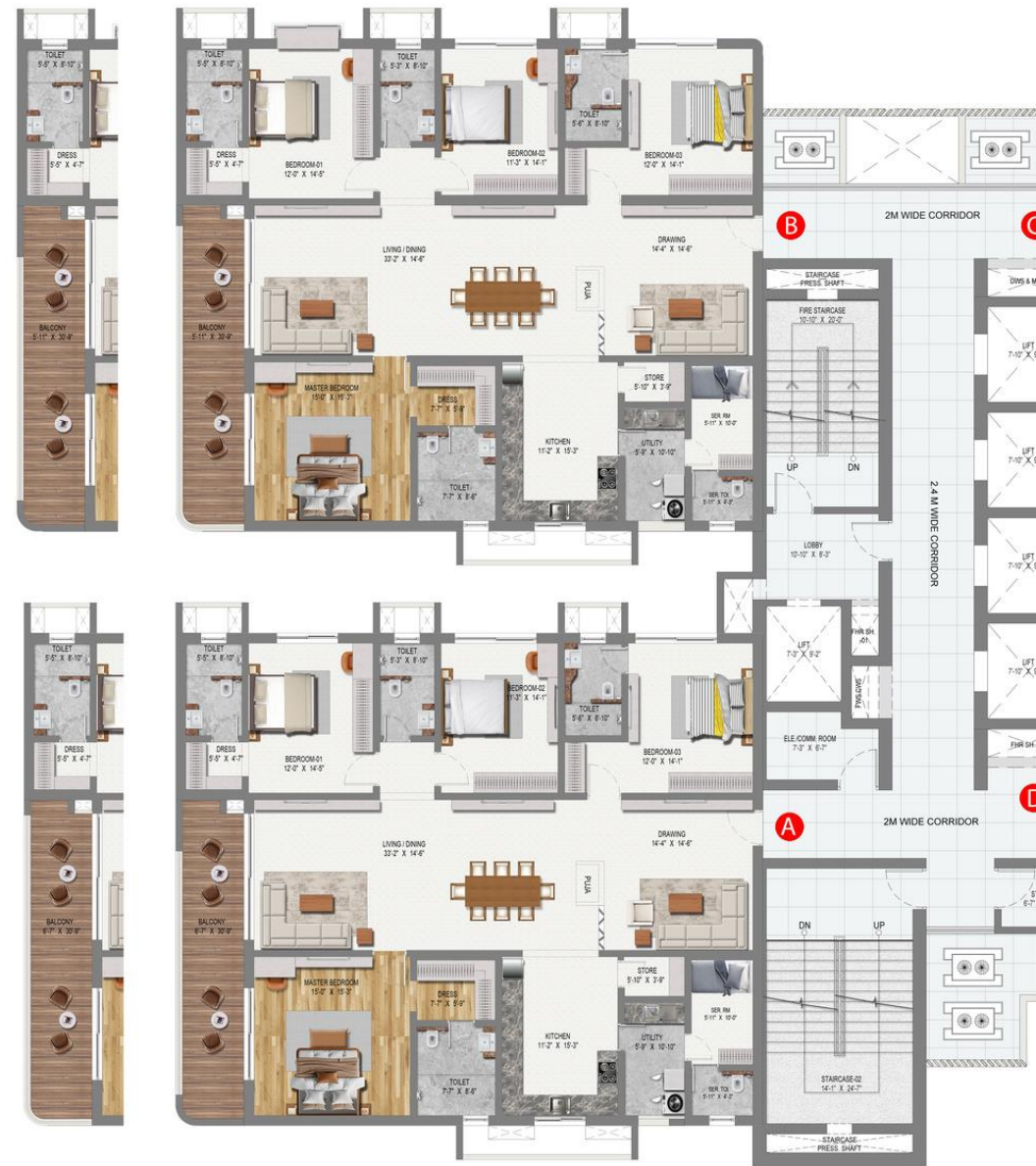
G

Reception, Cafe,
Pre-function Hall,
Banquet Hall,
Crèche,
Convenience Store

TOWER 1 & 4



4BHK EF _ 3630 SFT



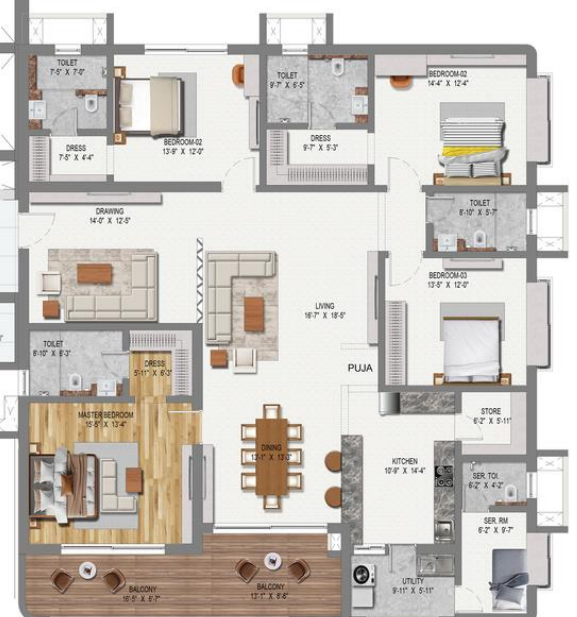
4BHK EF _ 3620 SFT



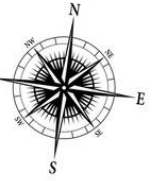
4BHK WF _ 3589 SFT



4BHK WF _ 3644 SFT



TOWER 2

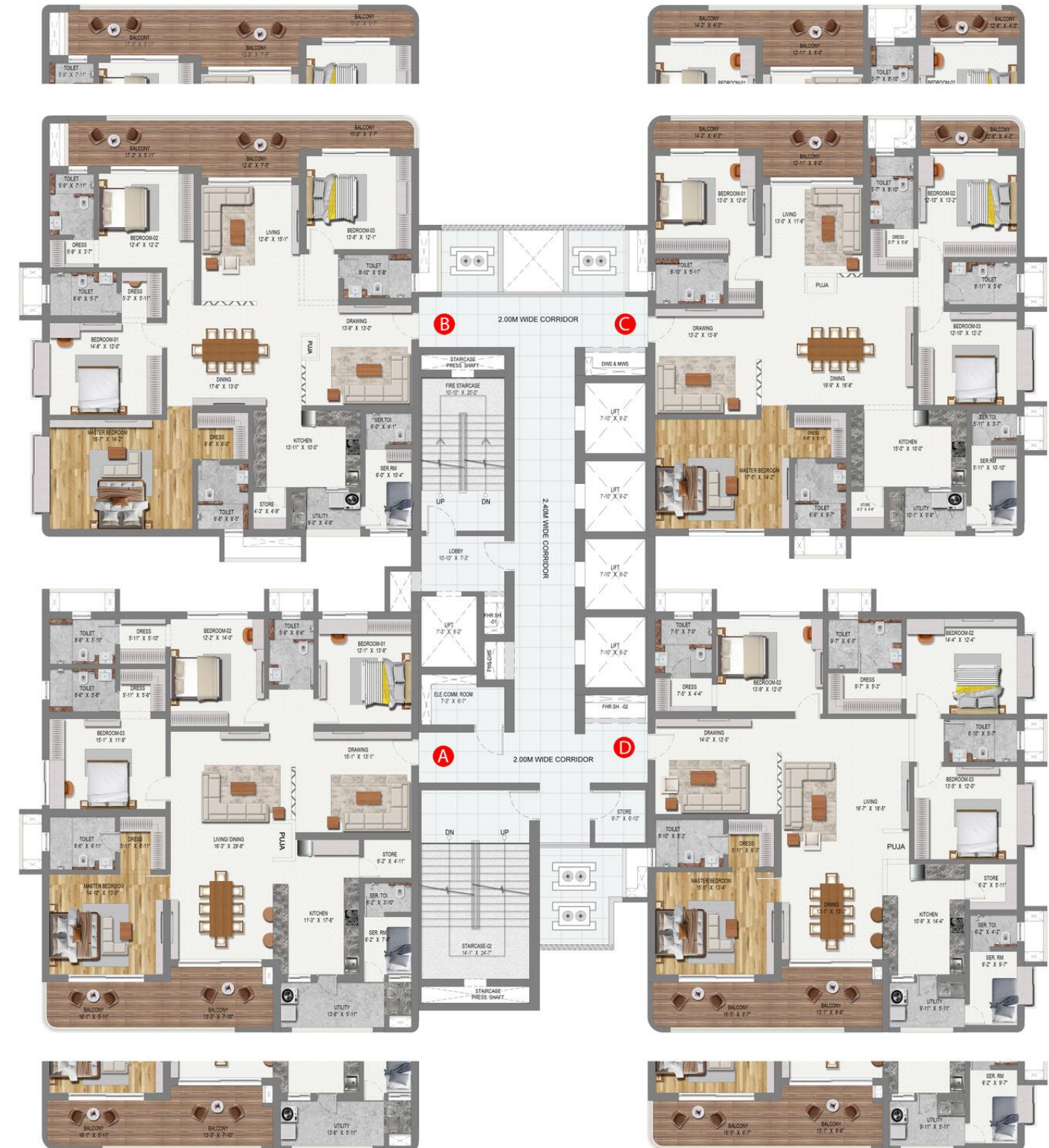


4BHK EF _ 3589 SFT

4BHK WF _ 3592 SFT

4BHK EF _ 3586 SFT

4BHK WF _ 3620 SFT

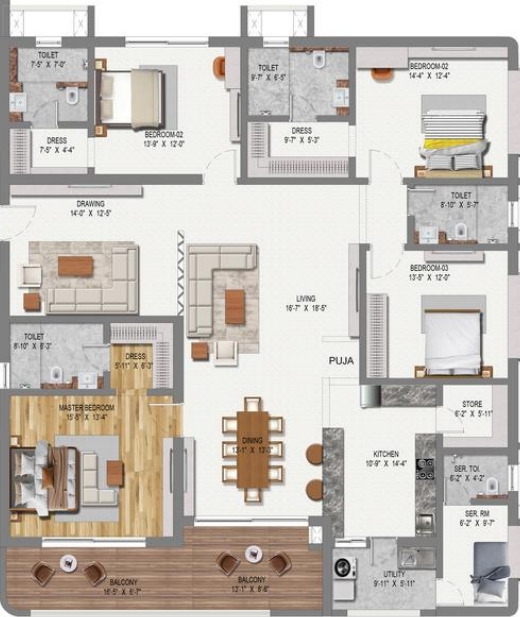
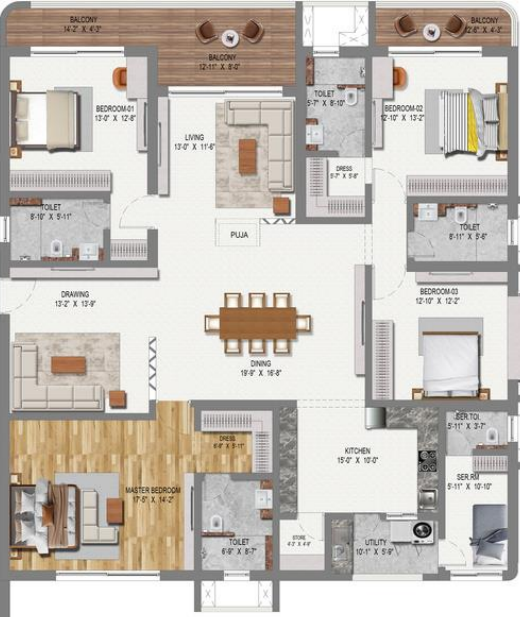


TOWER 3&5

4BHK EF _ 3589 SFT

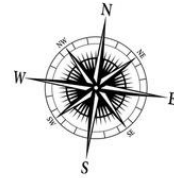


4BHK EF _ 3586 SFT



4BHK WF _ 3592 SFT

4BHK WF _ 3620 SFT

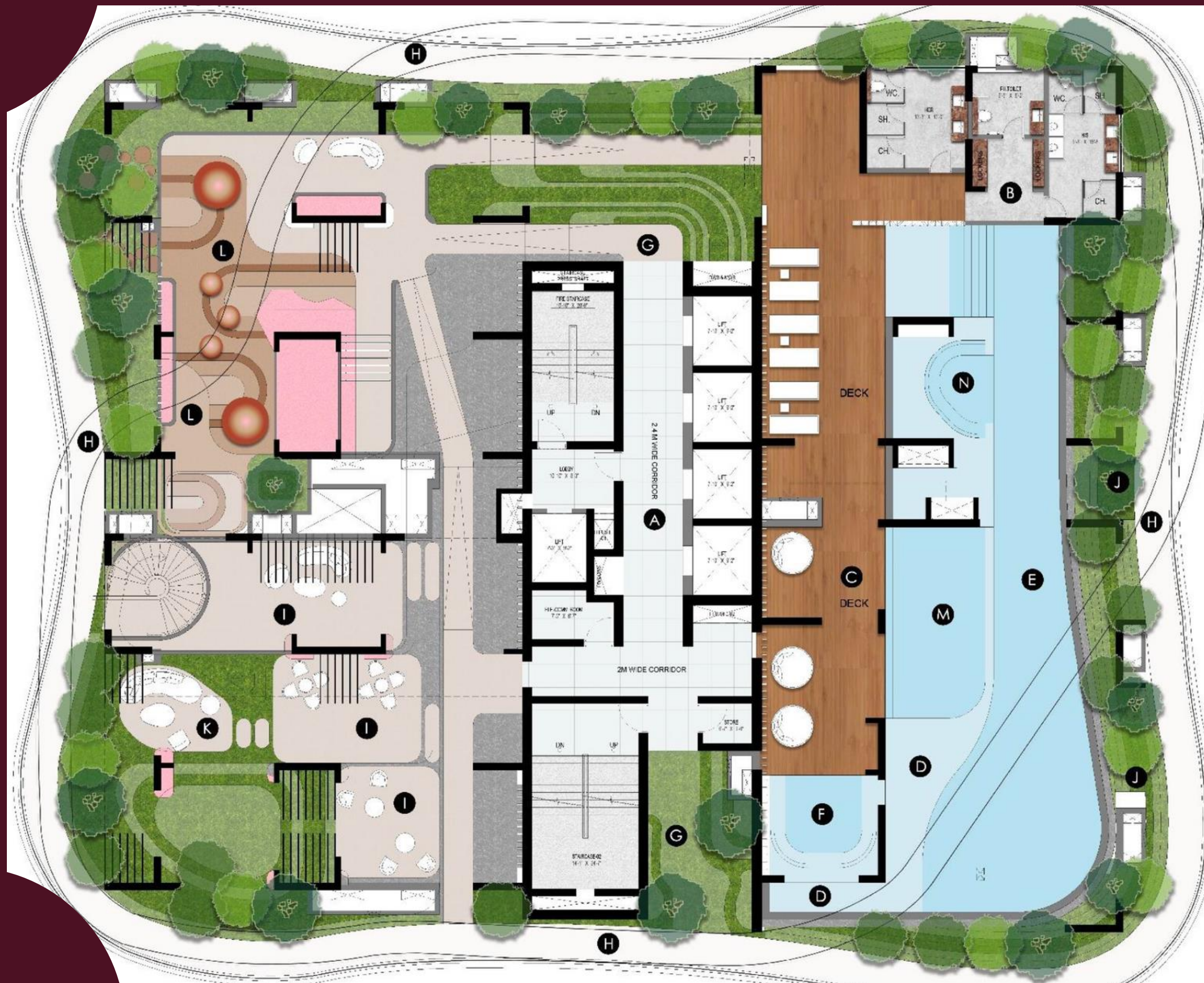




Introducing The Oasis



Activities for your
whole family,
in every tower



- A. Lift Lobby
- B. Changing Room
- C. Pool Deck
- D. Shallow Pool
- E. Swimming Pool
- F. Hot Water Pool
- G. Landscape
- H. Elevated Walkway
- I. Party Area
- J. Viewing Deck
- K. Nature Lounge
- L. Play Area
- M. Kids Pool
- N. Jacuzzi



MOUNTAIN CLIMBING

SENSORY PLAYGROUND



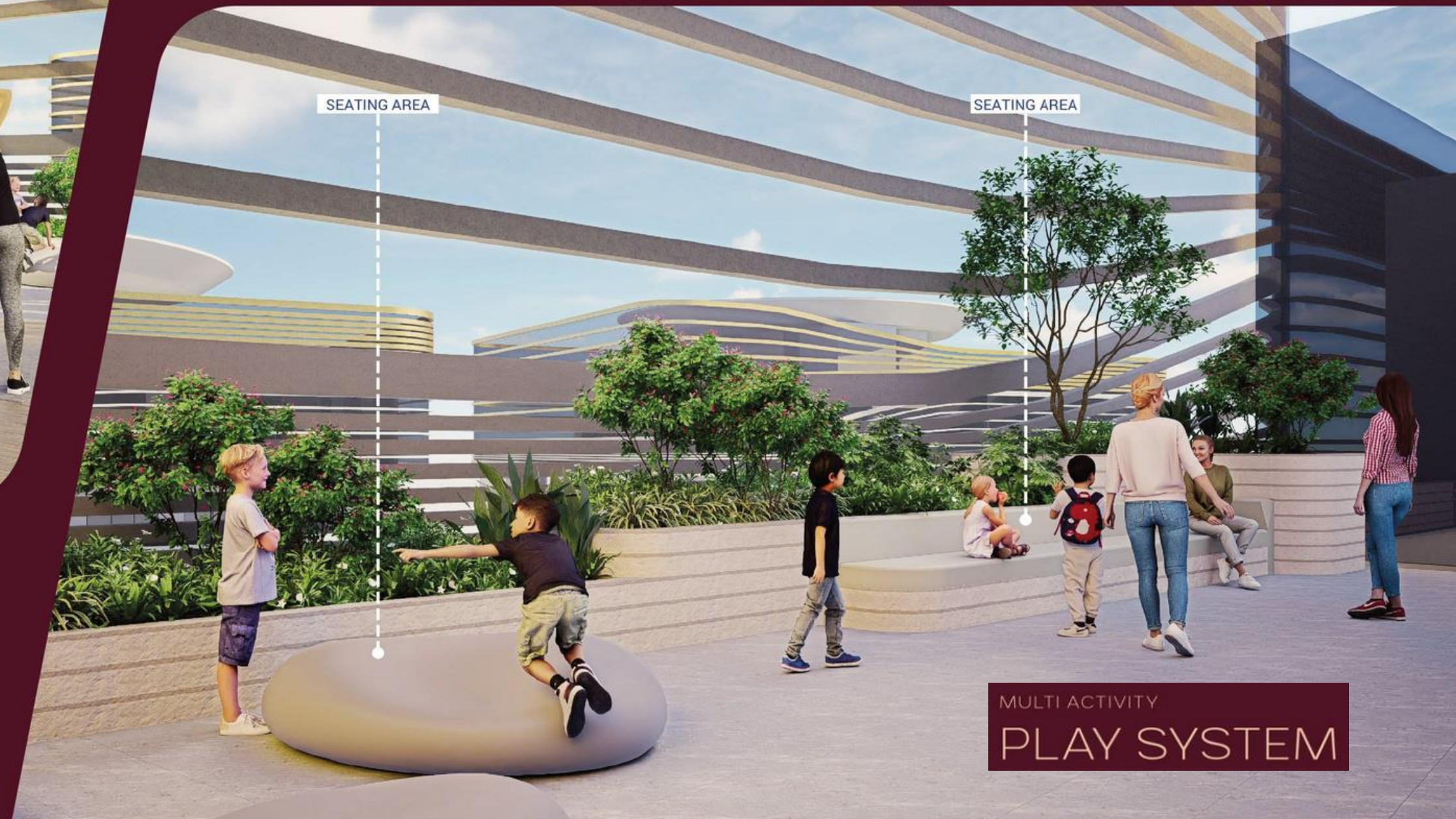
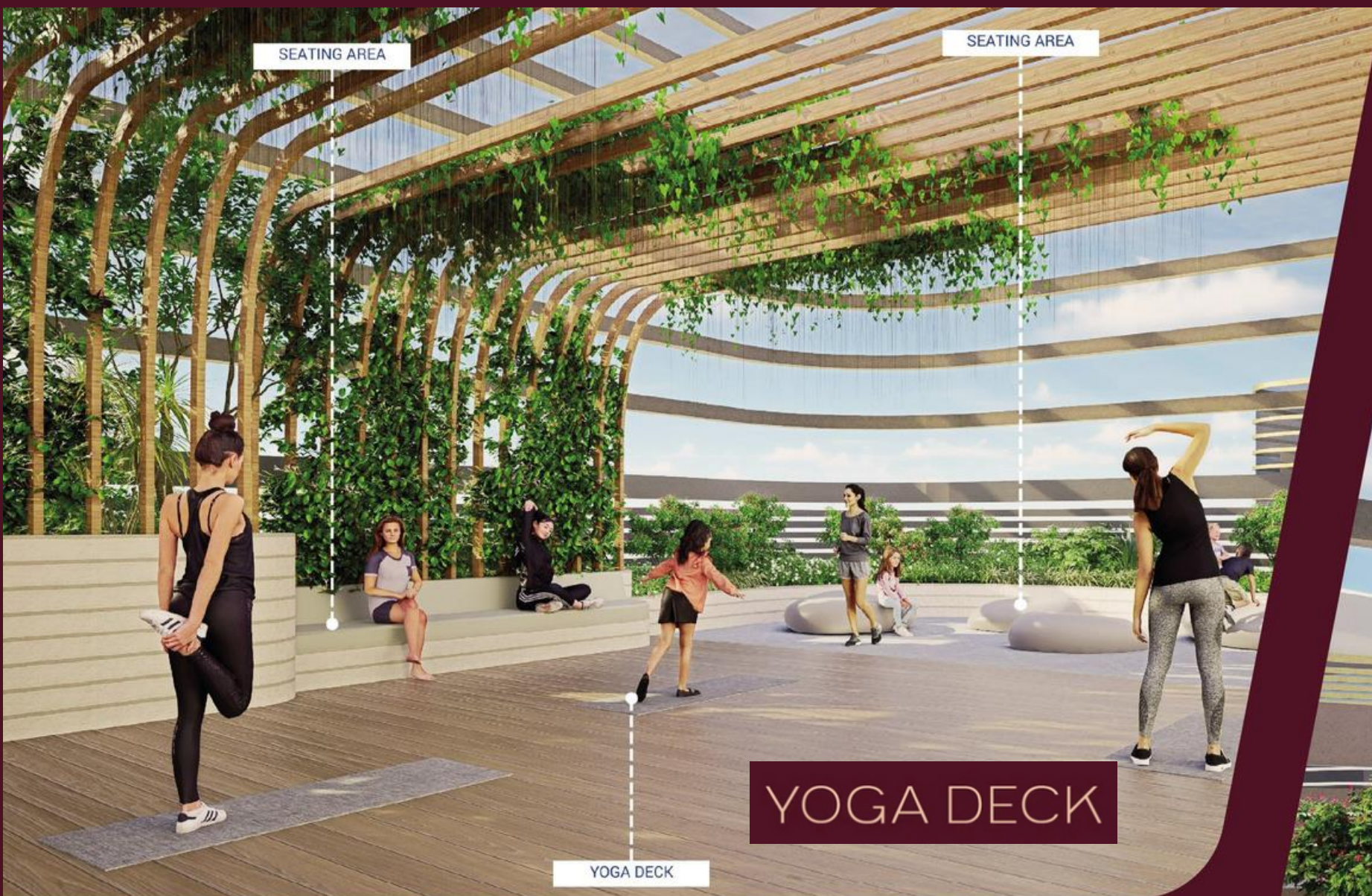
SENIOR CORNER



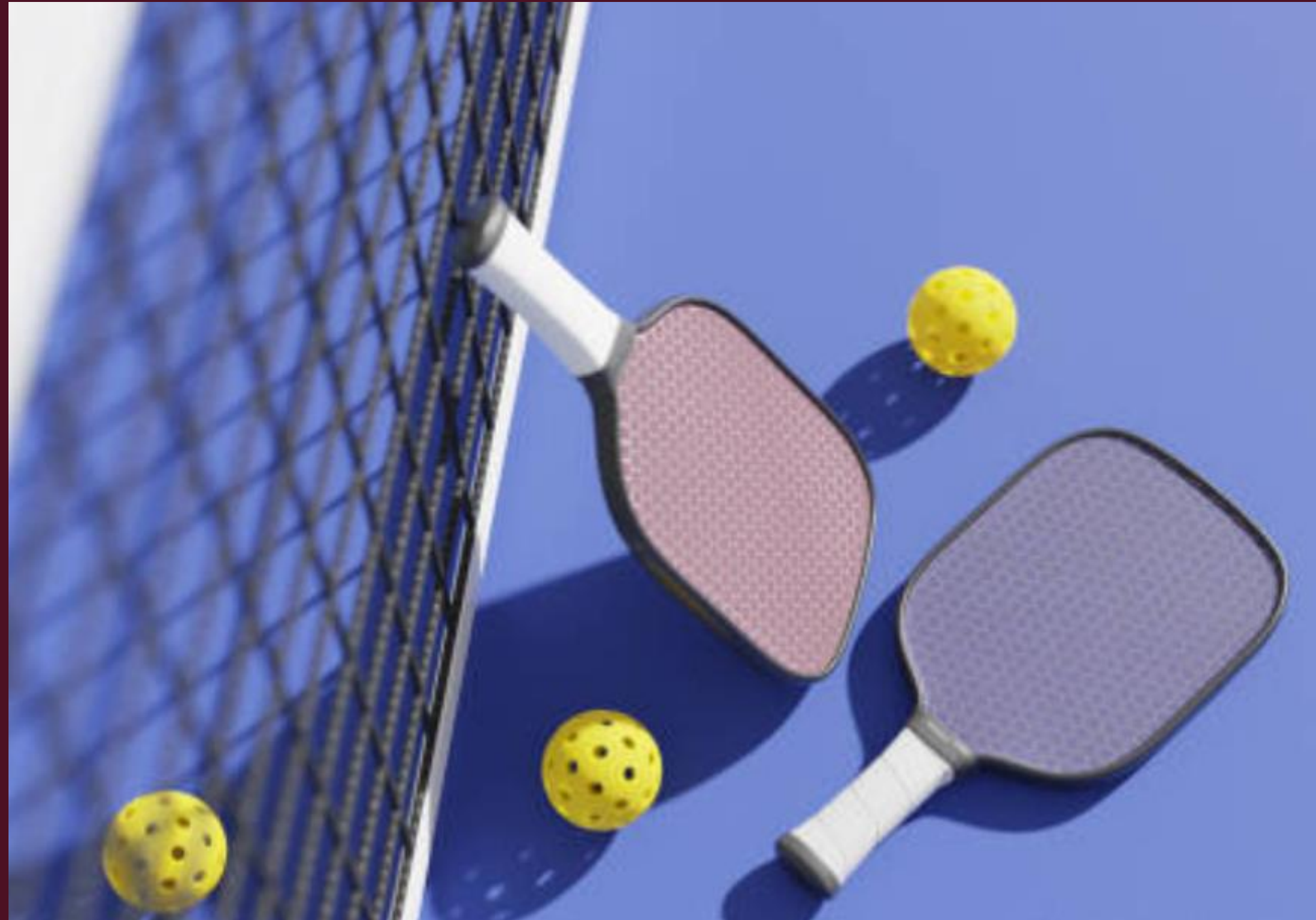
JACUZZI + POOL DECK



Image representation of
The Oasis



Pickle Ball
like
never
before.



- SKY LOUNGE
- SKY SEATING
- STEPPING PLANTER
- ROOFTOP SEATING
- ROOFTOP TERRACE
- SHADED SEATING
- TRELLIS CANOPY
- YOGA DECK
- PICKLEBALL

Specifications

FOUNDATION & STRUCTURAL FRAME

- RCC foundation & RCC framed structure

SUPERSTRUCTURE

- Aluminum form work & Shear Wall technology.
- RCC “shear wall structure system” designed to withstand wind and seismic loads as per relevant IS codes.

PLASTERING INTERNAL

- Internal Walls: Gypsum plastering to smooth finish for internal walls.

JOINERY WORKS

- **MAIN DOOR**
 - Premium Designer made Solid Teak wood frame, solid core shutter 8’ Height with teak veneer on both sides finished PU coat.
 - Designer hardware with smart lock.
- **INTERNAL DOORS**
 - Premium Designer made solid / engineered wood frame, solid core shutter 8’ Height with teak veneer on both sides with PU coat.
 - Designer hardware
- **TOILET DOORS**
 - Premium Designer made solid / engineered wood frame, solid core shutter 8’ with teak veneer on one side finished with PU coat and PU paint finish /Inside Laminate finish.
- **UTILITY DOOR**
 - Factory made aluminium/upvc doors with premium hardware as per design.
- **SLIDING DOORS**
 - Aluminium Double-Glazed Sliding Doors with performance glass as per relevant IS code with premium hardware and provision for mosquito mesh track.
- **WINDOWS**
 - Aluminium Double-Glazed Sliding Windows with performance glass as per relevant IS code with premium hardware and provision for mosquito mesh track.
- **VENTILATORS**
 - Aluminium glazed ventilators with premium hardware and integrated with insect frame.

PAINTING

- **EXTERNAL WALLS**
 - Textured / Smooth finish & two coats of exterior emulsion paint with Architectural features.
- **INTERNAL WALLS**
 - Smooth Gypsum finish with 2 coats putty + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint
- **CEILING**
 - Gypsum boxing to cover services as per design. Two coats putty +Primer + 2 coats of luxury acrylic emulsion Paint.
- **SITOUT/BALCONY**
 - Weather proof paint over external putty Finnish at Utility / sit out /Balcony walls
- **BASEMENT / PARKING AREA**
 - Water proof cement paint and over a base coat of primer with one coat putty with smooth finish

FLOORING

- **ROOMS**
 - Drawing, Living, Dining: 800x1600 Vitrified Tile Flooring/Skirting as per Design.
 - Master Bed Room: Laminated Wooden Flooring / Skirting as per design.
 - Other Bed Rooms: 1000x1000 Vitrified Tile Flooring/Skirting as per design as per Design.
 - Kitchen: 1000X1000 Vitrified tiles
 - Utility: Matte finish Vitrified Tiles
 - Balcony/Sit outs: Vitrified Tiles in Wooden Matte Finish as per design.
 - Maid Room: Vitrified Tiles as per design.
- **TOILETS**
 - All Toilets: Acid resistant and anti-skid premium, large formatted tile
- **CORRIDORS**
 - All lobby Flooring would be large formatted tiles as per architectural design
- **STAIRCASE**
 - Granite flooring up to stilt level rest of the floors Tandoor/Kota stone flooring.

TILE CLADDING

- **ALL TOILET** - Vitrified tile large formatted with acid resistant as per design.
- **UTILITY** - Wall Cladding upto 3' height with vitrified tiles.
- **LIFT LOBBY** - Granite /Vitrified tile/Architectural intent.

HAND RAILING

- **BALCONY** - Glass railing as per the design Intent.

KITCHEN/ UTILITY

◦ **WATER CONNECTIONS**

- Separate Municipal tap (Manjeera or any other water provided by GHMC along with bore well water), Provision for fixing of water RO system.

◦ **EXHAUSTS**

- Provision for chimney.

◦ **UTILITY / WASH**

- Washing machine/Dishwasher provision in Utility area.

TOILETS

◦ **MASTER BEDROOM**

- CP: Fixtures shall be high – capacity diverter with integrated thermostatic with angle shower, hand shower with spout from reputed brand.
- Sanitary: Wall hung WC integrated with tornado flush, rimless bowl and cefiontect technology.

◦ **ALL BEDROOMS**

- CP: Fixtures shall be high – capacity diverter with integrated thermostatic angle shower with spout from reputed brand.
- Sanitary: Wall hung WC integrated with tornado flush, rimless bowl and cefiontect technology.

INTERNET / CABLE TV / TELECOM

- Provision of internet / television / intercom

LIFTS

- High speed automatic passenger lifts with rescue device with V3F for energy efficiency & one service lift in each tower make of Toshiba/Mitsubishi/Hitachi or equivalent.

WATER SUPPLY SYSTEM / SEWAGE TREATMENT PLANT

- WTP: Treated water will be made available through exclusive water softening for domestic purpose in all units with Water meters.
- STP: A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping & flushing.
- Municipal Water: Municipal water point will be provided to all units with Water meters.

GENERATOR POWER BACK UP

- 100% DG set back up prepaid energy meter for DG power & EB power billing system.

SECURITY / BMS

- Sophisticated round – the clock security system.
- Surveillance cameras at the main security/entrance of each block, club house, & open areas as per design.
- Dual source prepaid energy meter for DG power and EB power billing system.
- BMS for electrical, Gas & water consumption with prepaid meters will be provided (centralized billing).

PARKING MANAGEMENT

- Entire parking is well designed to suit the number of car parks required. Parking signage and equipment at required places to improve driving comfort.
- Dedicated space for car washing ,car charging will be provided.
- Dedicated 3 car parking space will be provided.

FIRE & SAFTEY

- Fire hydrant & fire sprinkler system in all the flats, corridors & all basements.
- Fire alarms & public addressing system will be provided.

LPG

- Pipe line gas / PNG supply to all individual apartments with pre–paid gas meters will be provided.

ELECTRICAL

- Cables concealed copper wiring of Havells / Polycab or equivalent.
- Modular switches for other services (make Schneider, Legrand , ABP or equivalent).
- LED light fixtures for all common areas & landscape area lighting.
- 3 phase supply for each unit and prepaid energy meters.

HOME AUTOMATION

- Wired smart home automation to smart assistant to help with lighting control will be provided to all units (make Hager, Schneider, Lutron or equivalent).
- Smart intelligent video door phone will be provided (make Yale, Samsung or equivalent).

PLUMBING LINE SYSTEM

- Single stack system will be provided (make Geberit or equivalent).

TS RERA NO. xxxxxxxxxxxxxx



cinq

SITE ADDRESS:

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OFFICE ADDRESS:

RAGHAVA

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Serilingampally, Hyderabad.

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