



COZY ESSENCE ELITE  
We know your comfort's value

# LUXURIOUS

LIVING YET SIMPLY AFFORDABLE

BOOKINGS NOW OPEN



## LOCATION

Dulapally, Hyderabad,  
Telangana,  
500100

## 2 & 3 BHK's

90 units spread across  
1.2 acres, with a total area  
of 1,33,487 sqft.

SCAN HERE  
FOR LOCATION



# LUXURIOUS | LIVING YET SIMPLY AFFORDABLE

## ADVANTAGES/ BENEFITS:

- As the name suggests, we promote comfort and cozy living style by building spacious (2BHK and 3BHK) flats that suits your budget
- A good 35% of lush green open space surroundings give the feeling of peaceful locality.
- Own your space in the most elite apartments of a prime location and indulge in the luxury lifestyle of living.
- The thoughtful space and scientifically engineered structure are situated nearby to all educational institutes, Kompally IT hub(future), multiple restaurants, hospitals, etc.
- We promise to abide by the world-class standards of providing opulent living space with modern amenities.
- A Lakeview outside the apartment to relish the feel of a lavishing home.





## ABOUT **COZY ESSENCE** ELITE

**DULAPALLY** is one of the fastest growing areas of Hyderabad city, where we wish to redefine the concept of living in luxurious 3 & 2 BHK with its impressive array of amenities, elite design, scientifically engineered structure and thoughtful space planning.

**1.2 ACRES** of lavish property is newly constructed with 90 luxurious flats. True to its name, the residential area includes modern amenities like a swimming pool, badminton court, children's play area, ample parking space, solar power fencing widespread across space.

**CELLAR+GROUND+5** type of a multi-storey exterior design of building elevation for a luxurious look and feel. Apart from the luxury, we have framed the design to construct the building subjected to balance out both horizontal and vertical loads.

**61 2BHKs & 29 3BHKs** premium apartments are solely architected on the principles of Vastu Shastra without compromising the aesthetics of it. These spacious flats has deluxe finishes and fittings in addition to flooring, fine wallpaper, natural lighting, lake views, ventilation, and rejoicing greenery, available at an affordable price range.

**35% OPEN SPACE** surrounded by lush green plants promotes people's engagement in gardening, running, yoga, and other physical activities. The open space resembles a luxury lifestyle living, allows better conversation among the neighborhood, and is pet-friendly if you have one.

# MODEL FLAT INTERIORS

BY COZY ESSENCE/LIVSPACE



## Why choose interiors by Cozy Essence/ LivSpace:

- Reliable Timelines/ Clear Communication
- Certified Designers, Managers and Professional Workmanship
- Online catalogue with 12,000+ Products. No Market trips!

## Warranty:

- Manufacturing defects - Modular Kitchens | Upto 10 years coverage
- Modular wardrobes & Storage | Upto 5 years coverage
- Semi modular products | Upto 3 years coverage

# MODEL FLAT INTERIORS

BY COZY ESSENCE/LIVSPACE



# FRONT ELEVATION



Block-A



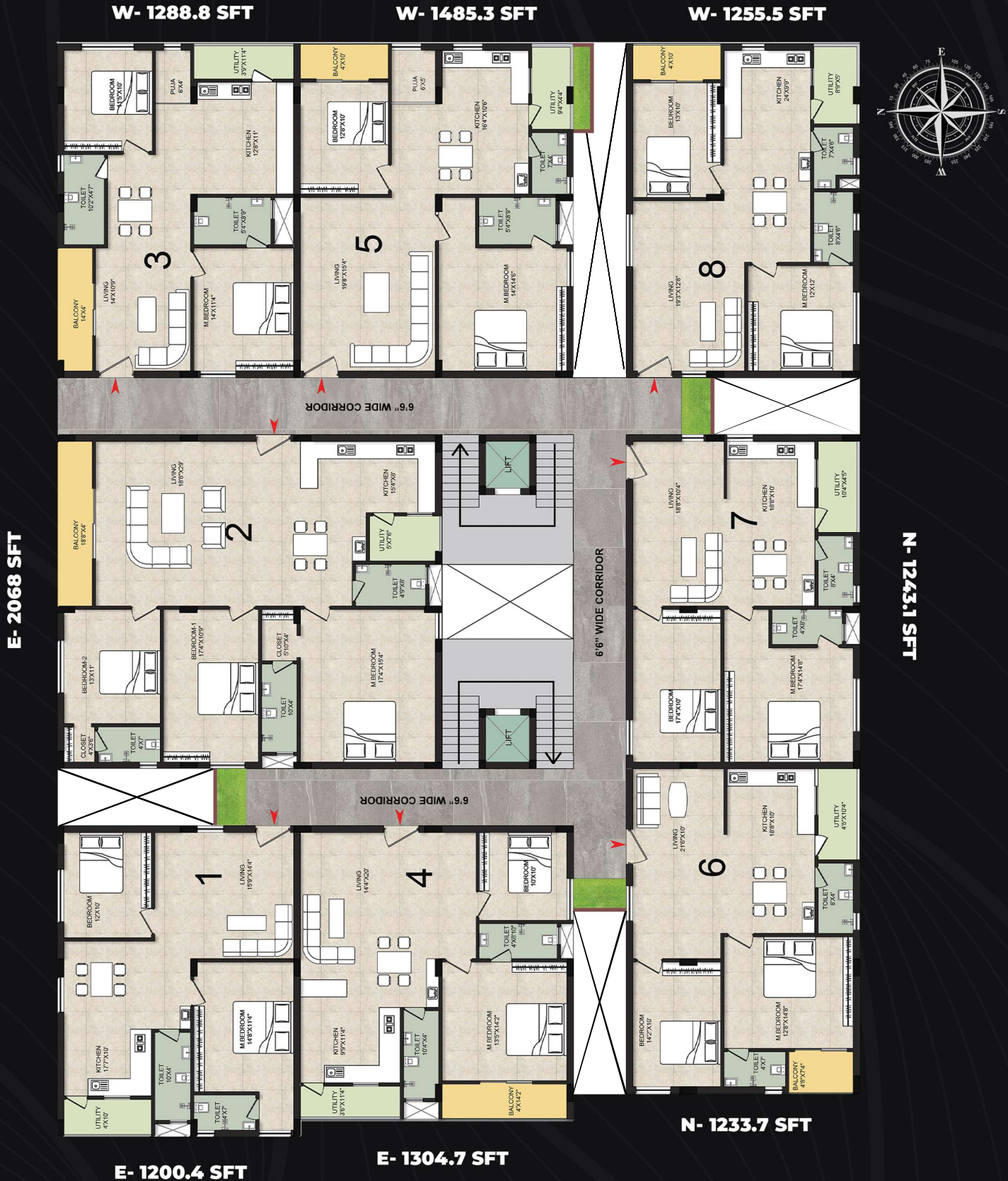
Block-B

# MASTER LAYOUT



Spread across 1.2 acres, with a total area of  
1,33,487 sft.

# FLOOR PLANS BLOCK - A



FLAT	TYPE	FACING	CARPET AREA	BALCONY	UTILITY	BUILT UP	COMMON AREA	SALEABLE AREA
1	2BHK	EAST	813.7	-	38.8	960.1	240.3	1200.4
2	3BHK	EAST	1376.7	74.3	39.8	1654.4	413.6	2068
3	2BHK	WEST	834.2	54.9	45.2	1031.1	257.7	1288.8
4	2BHK	EAST	841.7	57.04	39.8	1044	260.7	1304.7
5	2BHK	WEST	1007.5	38.8	39.8	1188.3	297	1485.3
6	2BHK	NORTH	745.9	34.4	45.2	987	246.7	1233.7
7	2BHK	NORTH	843.9	-	45.2	994.5	248.6	1243.1
8	2BHK	WEST	790.1	39.6	42	1004.4	251	1255.5

NOTE: Flat - 5 (Block-A) & Flat - 1 (Block-B) can be changed into 3 BHKs as per the customer requirements.

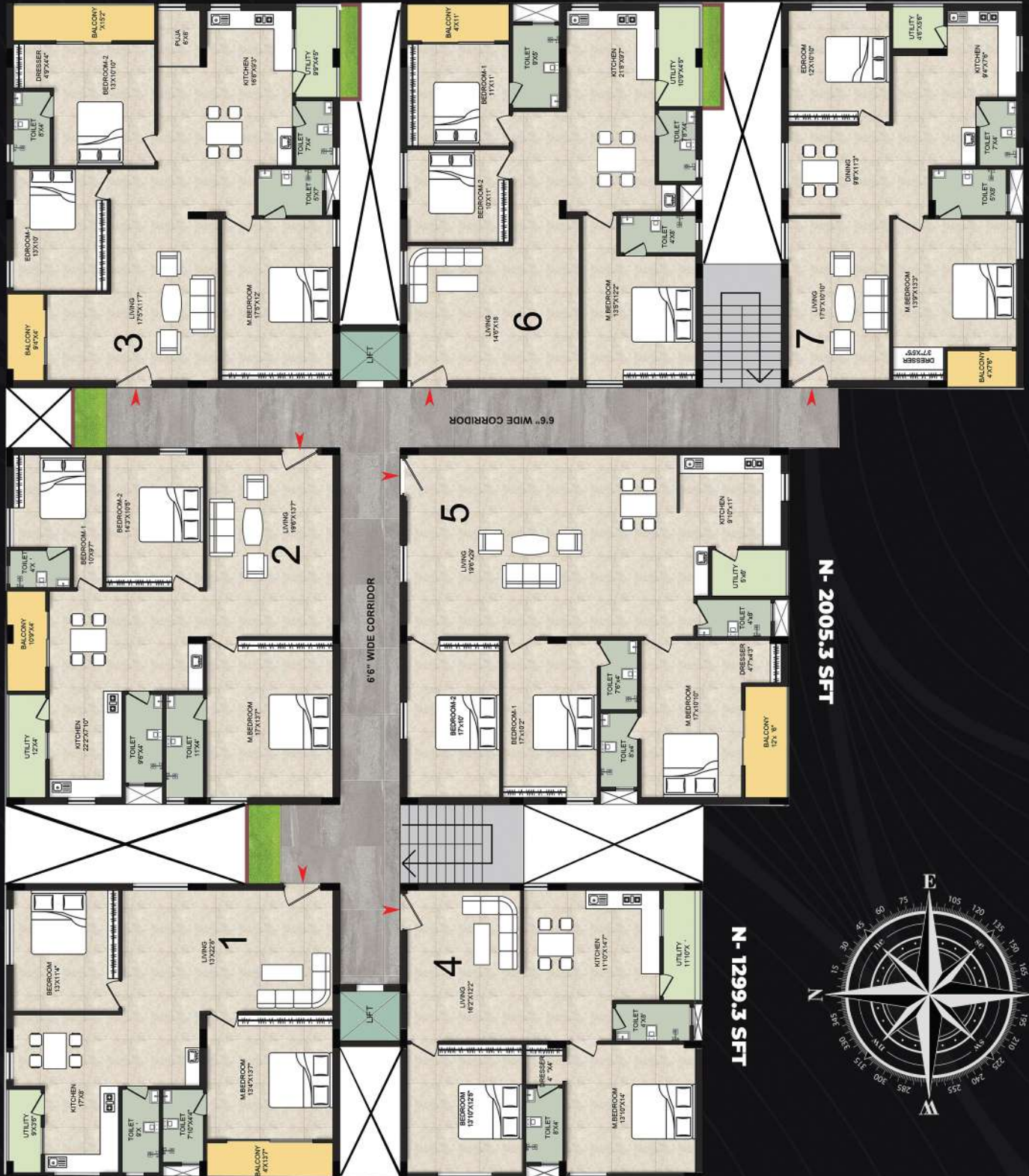
# FLOOR PLANS BLOCK - B

W- 1682.1 SFT

W- 1856.6 SFT

E- 1723.1 SFT

E- 1431.5 SFT



FLAT	TYPE	FACING	CARPET AREA	BALCONY	UTILITY	BUILT UP	COMMON AREA	SALEABLE AREA
1	2BHK	EAST	939.7	53.8	32.3	1145.2	286.3	1431.5
2	3BHK	EAST	1146.4	45.2	43.1	1377.7	345.4	1723.1
3	3BHK	WEST	1236.8	94.7	43.1	1485.6	371	1854.6
4	2BHK	NORTH	873	-	46.3	1039.7	259.6	1299.3
5	3BHK	NORTH	1333.6	54.9	38.7	1604.2	401.1	2005.3
6	3BHK	WEST	1119.4	43.1	46.3	1345.5	336.6	1682.1
7	2BHK	WEST	882.6	29.1	23.7	1077.1	269.3	1346.4

NOTE: Flat - 5 (Block-A) & Flat - 1 (Block-B) can be changed into 3 BHKs as per the customer requirements.

**WE KNOW  
YOUR COMFORT VALUE**



Wiring for Inverter



Gated Community



Water pipe line with meter



100% Vaastu



Ample Parking Space



CCTV Cameras



Children's Play Area



Six Passenger Elevator 4x



Swimming Pool



Solar Fencing



Sit out area



**A M E N I T I E S**



Badminton Court

# SPECIFICATIONS

## Foundation and Structure

- RCC framed structure designed to withstand wind and seismic loads.

## Doors

- Main Door: Frame and shutter of Hormann, HK, or equivalent.
- Internal Door: Frame and shutter of Hormann or equivalent.

## Electricals

- Standard ISI wiring and switches (Finolex, Havells or equivalent)

## Super Structure

- External Walls: 9" Red Bricks
- Internal Walls: 4" Red Bricks

## Windows

- Windows: UPVC Sliding with Glass
- French Doors: UPVC Sliding with Glass
- Grills: Aesthetically designed MS With enamel paint Finish.

## Fire & Safety

- Safety system against fire will be provided as the per norms.

## Kitchen

- Granite counter top with Stainless
- Steel sink & 2" high dado.
- Provision for RO
- Provision for Exhaust Fan or Chimney.

## Paintings

- Dual coat putti or gypsum finish with branded painting for both internal & external walls.

## Flooring

- Living, Dining & Bedrooms: Vitrified Tiles
- Kitchen and Balcony: Anti-Skid Ceramic Tiles
- Toilets: Acid-Resistant, Anti-Skid Ceramic Tiles
- Corridors: Anti-Skid, High Resistant Tiles/ Granite

## Bathrooms

- Toilets with European WC, Wash Basin with necessary fittings
- Sanitary Fittings of Parryware, Cera, or equivalent

## Wall Finishes

- 2 coats of smooth plastering for internal walls (option 1)
- Luxury smooth gypsum plastering only internal walls (option2)
- External Walls: Texture finish & two coats of exterior emulsion paint of reputed brands with architectural features.

## Generator

- Lift, common lights & fans (2 lights, 2 fans)

## Security

- Solar powered fencing
- Surveillance camera
- Round the clock security system



- 3 kms from Malla Reddy Engineering College
- 1.5 kms from St.Martin's Engineering College
- 2 kms from DRS International School
- 2.5 kms from Kompally
- 5.5 kms from Cineplanet Multiplex Kompally
- 9 kms from ORR
- Nearby to multiple restaurants, supermarkets, hospitals, convention halls and many more prominent areas which serve urban needs.



# COZY ESSENCE

We know your comfort's value

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