

EXPERIENCE
THE VILLA LIFE





FOR THE DIVINE LIFE

Home is where the story begins. There's no place like it. It may be built with bricks, but it stands mighty with love, with a purpose. A purpose to be your dream. At a location you desire. For a life that's divine.

Welcome to Divino, a project by Incor and Pradeep Constructions. Within a niche community nestled amidst the green environs of Tellapur, lie 80 aesthetically-designed villas, on plot sizes of about 220 sq.yds., and a built-up size of over 2500 sq.ft. With living spaces so thoughtfully designed, Divino brings luxury lifestyle and comfort well within reach.

WHERE
— LOCATION —
IS ALSO A LUXURY

Strategically located in Tellapur, near the Financial District and the ORR, Divino gives you the convenience of location – schools, hospitals, malls, etc. are just a short drive away.



DIVINO

AND YOU CAN
— INDULGE —
IN THE BETTER THINGS

The Clubhouse

Gaming, entertainment, or even just a hot plate of food that's particularly divine, Divino has it all. Designed creatively to bring you a host of amenities and activities, the clubhouse is the ideal place for you to unwind after a hard day's work.

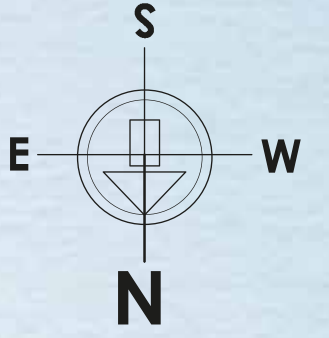


A modern, multi-story building with a glass facade and a swimming pool in the foreground. The building has large windows showing an interior gym with treadmills and exercise equipment. A sign on the building reads "GYMNASIUM" and "GYMNASIUM GYM". The pool is surrounded by a wooden deck and landscaped areas with flowers and palm trees. The sky is a mix of purple and blue, suggesting dusk or dawn.

KEEPING YOUR MIND RACING YET PEACEFUL

Home is a place that offers peace. A haven that brings you back to your most comfortable zone, while giving you the chance to keep your mind and body running. And that's exactly what Divino has to offer, with its host of amenities.

- Swimming Pool • Multipurpose Hall
- AC Gym • Indoor Games
- Children's Play Area • Landscaped Areas



LEGEND

- ① Clubhouse
- ② Swimming Pool
- ③ Entry
- ④ Tot-lot

THE
MASTER
PLAN

EAST FACING VILLAS



ISOMETRIC VIEW OF EAST FACING VILLA



GROUND FLOOR



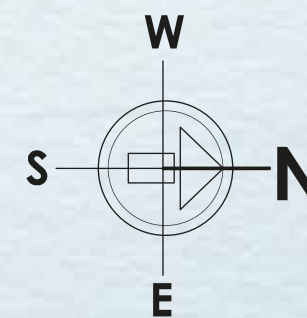
FIRST FLOOR

GROUND FLOOR



30'-0" WIDE ROAD

FIRST FLOOR



EAST FACING VILLAS
 36'0" X 55'0" | 220.96 sq.yds.
 Ground Floor: 1,212 sq.ft.
 1st Floor: 1,212 sq.ft.
 ST Headroom: 136 sq.ft. | 2,560 sq.ft.

WEST FACING VILLAS



ISOMETRIC VIEW OF WEST FACING VILLA



GROUND FLOOR



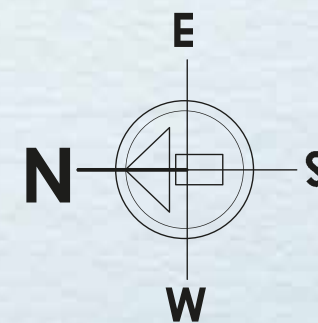
FIRST FLOOR

GROUND FLOOR



30'-0" WIDE ROAD

FIRST FLOOR



WEST FACING VILLAS:
 36'0" X 55'0" | 220 sq.yds.
 Ground Floor: 1,210 sq.ft.
 1st Floor: 1,240 sq.ft.
 ST Headroom: 110 sq.ft. | 2,560 sq.ft.

NORTH FACING VILLAS



ISOMETRIC VIEW OF NORTH FACING VILLA



GROUND FLOOR



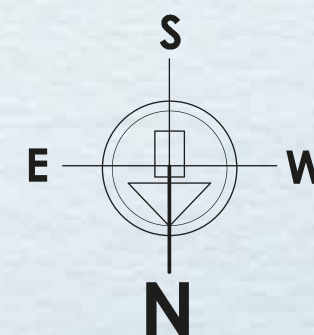
FIRST FLOOR

GROUND FLOOR



30'-0" WIDE ROAD

FIRST FLOOR



NORTH FACING VILLAS (Villa No. 9)
 34'6" X 53'0" / 55'5" | 208 sq.yds.
 Ground Floor: 1,220 sq.ft.
 1st Floor: 1,220 sq.ft.
 ST Headroom: 120 sq.ft. | 2,560 sq.ft.

SPECIFICATIONS

STRUCTURE

RCC framed structure with RCC slabs & beam system

SUPER STRUCTURE

- External walls in brick masonry, 6” thick, using AAC Blocks
- Internal walls in brick masonry, 4” thick, using AAC Blocks

WALL FINISHES

INTERNAL WALLS/CEILING:

- Internal walls and ceiling painted with Asian Paints acrylic emulsion or equivalent over smooth (Lappam) finished surfaces

EXTERNAL WALLS:

- Weather-proof cement/textured paint of Asian Paints or equivalent
- Enamel paint of Asian Paints or equivalent on all M.S. railings

KITCHEN

- Granite work top with S.S. sink of superior quality
- Ceramic tiles of superior quality above the kitchen platform and 2 feet high dadoing
- Provision for dishwasher

FLOORING

- 2x2 vitrified floor tiles of superior quality in all rooms and wooden flooring in master bedroom
- Anti-skid ceramic floor tiles of superior quality in all bathrooms and kitchen utility areas

MAIN DOOR

- Teakwood door frame and flush shutter with veneer finish
- SS hardware of superior quality

INTERNAL DOORS

- Teakwood frame with solid core flush door shutters

WINDOWS

- UPVC windows system, 3-way with mosquito mesh

ELECTRICAL

- PVC-insulated copper wires of Finolex or equivalent make with modular switches of Legrand or equivalent make

POWER OUTLETS AND LIGHT POINTS

- Copper piping for ACs will be charged extra
- Provision for geyser in all bathrooms

TELEPHONE

- One point each in the living room (ground floor) and master bedroom (first floor)
- Intercom facility with community security

TELEVISION POINTS

- One point each in the living room (ground floor), family lounge (first floor), guest bedroom (ground floor) and master bedroom (first floor)

LAN

- One point each in the master bedroom (first floor) and children’s bedroom
- Wi-Fi point in the ground floor

SANITARY FITTINGS AND CP FITTINGS

- Ceramic ware of Kohler or equivalent make
- CP fittings of Kohler or equivalent in all bedrooms
- Double-level wall mixer for overhead shower in all bathrooms, health faucet of Jaquar or equivalent make

BACK-UP FOR POWER

- 100% DG back-up

WATER SUPPLY

- Hydro-pneumatic system – water meter will be provided for each individual villa

SEWAGE TREATMENT PLANT

- Sewage Treatment Plant of adequate capacity will be provided
- Treated sewage water will be used for landscaping/gardening, etc.

LANDSCAPING

- Beautifully landscaped gardens with eco-friendly planters as per design

GREEN INITIATIVES

- Rain Water Harvesting provided for recharging ground water levels

SECURITY & SOLAR FENCING

- Solar fencing with CCTV & security cameras

ABUTTING ROADS

- Interlocked tiles paving on sidewalks and B.T. roads

THE INCOR STORY

Incor was born with a vision to redefine the norms of the real estate industry. The idea was to bring professionalism and innovation, in a sector that is driven by family-run enterprises.

The Group's vision is to build quality, customer-centric and professional businesses in real estate and healthcare. The Group's first project – PBEL City, is already a success in Hyderabad and Chennai, with 1500+ families calling it their home. This was followed up by One City, a thoughtfully designed project in Hyderabad. The Group has also forayed into healthcare with their hospital chain – OMNI that presently runs 6 hospitals across Andhra Pradesh, Telangana and Odisha. Even before Divino's story was written, the Group reimagined lifestyle, and continues to create success stories.

OUR FLAGSHIP PROJECTS



PBEL City is a world-class township, designed with everything you need.

Hyderabad

- Near the TSPA (APPA) Junction on the ORR corridor
- 2 & 3 BHK apartments • Clubhouse and a host of amenities and facilities • A vibrant community of over 1,000 residents and 1,350 homeowners

Chennai

- On OMR • 2 & 3 BHK apartments • Spread across 42 acres
- More than 350 home buyers and handover under progress
- A JV between Incor, PBC and Electra



Thoughtfully designed, One City uses contemporary architecture and state-of-the-art amenities to make space for the better things in life.

- On the KPHB-HITEC City main road
- 2 & 3 BHK apartments
- 5 towers, G+27 to G+32 floors
- Minutes away from the IT District, schools and hospitals



040 3915 1515 | www.incor.in

THE PRADEEP STORY

Pradeep Constructions, established in 1989, is a leading construction company based in Hyderabad, India.

The company has developed some of the finest and most modern residential and commercial complexes in Hyderabad. It is recognised for its quality construction and timely delivery. Furthermore, every project undertaken by the company incorporates sizeable open and green areas, providing quality living spaces.

The company's expertise in this sector has allowed the completion of a number of high-profile projects that include one of Hyderabad's first government-approved IT Parks, one of the city's first high-end super-deluxe apartment complexes, and two landmark buildings in the busy Ameerpet area.

Today, Pradeep Constructions is opening its doors to tie-ups with larger firms and multinationals.

OUR FLAGSHIP PROJECTS



CYBER SPAZIO

Cyber Spazio, located on the Banjara Hills-Jubilee Hills expressway, is one of the first government-approved IT Parks, with a built-up area of over 2 lakh sq.ft.

Member
CREDAI
HYDERABAD



STERLING COURT II

Sterling Court II, nestled amidst three swanky locales – Banjara Hills, Jubilee Hills and Madhapur, is one of the flagship projects of Pradeep Constructions.

Member
CREDAI
HYDERABAD

☎ 040 2355 6449

🌐 www.pradeepconstructions.com

THE LOCATION MAP



Map not to scale



Pradeep Holdings

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— a JV project of —



In pursuit of bettering the offerings and development, kindly note that all plans, images, features, specifications and amenities mentioned are only indicative, and subject to change without prior intimation, at the sole discretion of Pradeep Holdings.