

EMPIRE  
INSIGNIA

VILLA RESIDENCES AT APPA JUNCTION, HYDERABAD

*Your Home. Your Identity.*

A collection of signature villas  
offering a cherished lifestyle and  
a world of amenities for those who  
want to move in and move up.

EMPIRE

INSIGNIA

# INSIGNIA IS A PRODUCT OF THOUGHTFUL DESIGN, METICULOUS PLANNING AND ATTENTION TO DETAIL

*Our exclusive residences offer you the opportunity to embark upon an exciting journey in one of Hyderabad's most desirable neighborhoods.*

Aimed at those seeking a high quality development within a vibrant community atmosphere, Empire Insignia promises to carve out its identity as a landmark residential project.

Tasteful, contemporary design and a strong commitment to quality are the hallmarks of this project. These 96 vastu compliant villas have been designed with an emphasis on natural light, ventilation and smart utilization of space while keeping in mind practical living considerations.

*Come home to a distinguished address in the most exciting city in India.*





# HOME IS WHERE THE HEART IS

*West Facing Villa*



*East Facing Villa*

Refreshing, Contemporary and minimalistic design with clean and simple lines.

The East and West facing villas offer you a sumptuous abode with generous living spaces and attractive elevations.

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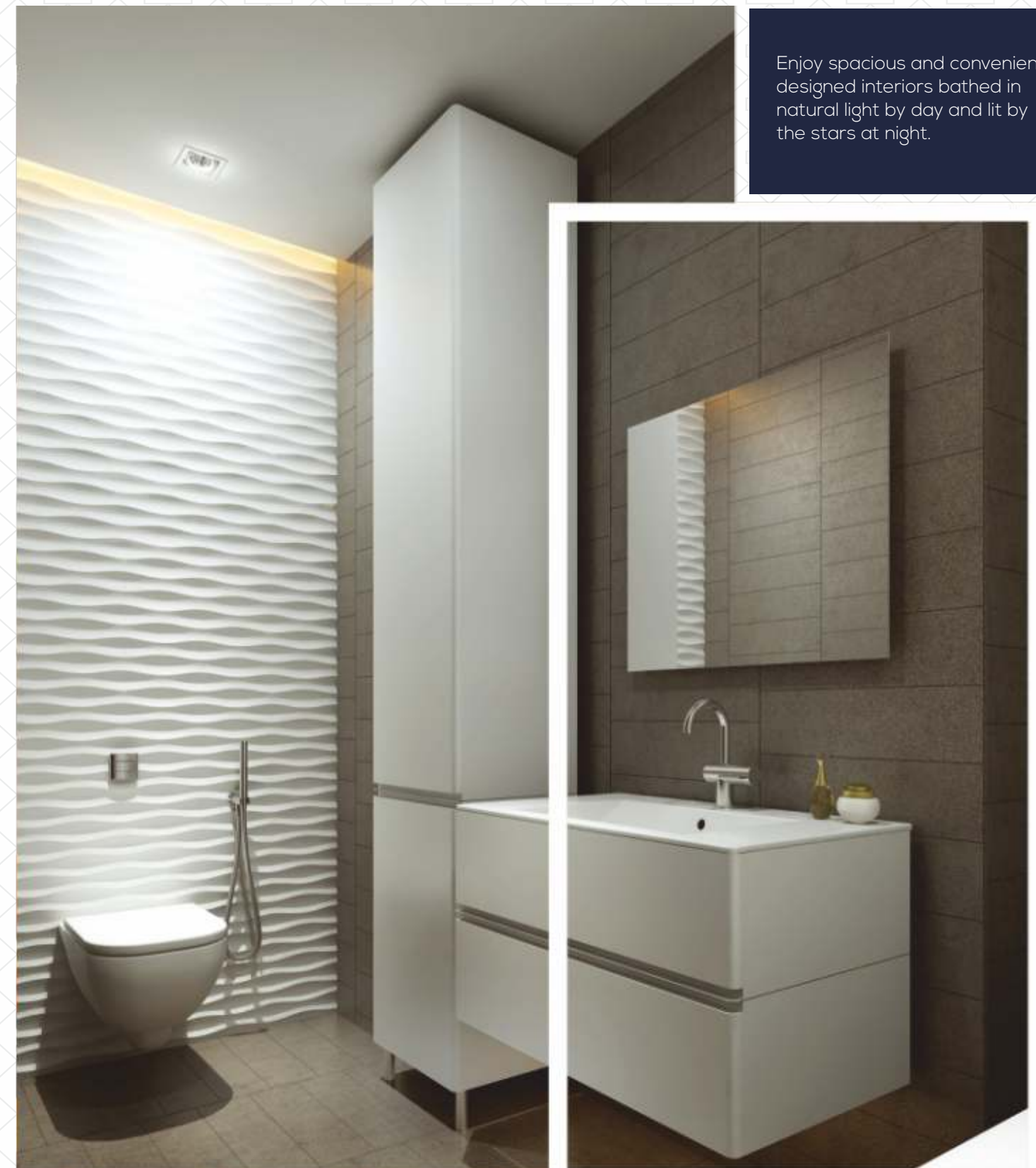
Each home has been configured to optimize natural light, ventilation and space. The balconies and large windows allow natural light and fresh air to fill the home for a feeling of seamlessness.

The landscaping has been designed to blur the boundaries between the indoors and the outdoors and not reduced to a mere afterthought.

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# ACCENTUATE YOUR LIFE AND STYLE

*Designed with a modern family in mind, Empire Insignia is well suited to meet varying lifestyle needs. Each home comes equipped with the best fittings that provide maximum comfort and visual appeal.*



Enjoy spacious and conveniently designed interiors bathed in natural light by day and lit by the stars at night.

Empire Insignia combines great functionality with a distinctly modern aesthetic and features open plan kitchen, living, dining and family spaces.

High quality materials and superb workmanship at every stage of construction ensure excellent finishes.



# CLUB INSIGNIA

*10000 sft clubhouse with a sophisticated and vibrant atmosphere.*



An experience every member of the family will look forward to, Club Insignia has a wide range of recreational and entertainment activities to choose from.



**INDULGE  
EVERY DAY,  
THE PRIVILEGE  
IS ALL YOURS**



Club Insignia extends your personal space beyond the confines of your home and lets you bond with friends and family in the refined and exciting environment of a clubhouse.

A multifunctional space with both semi-private and public spaces, the residents only club offers you an exclusive array of amenities to enjoy at your convenience.

- Swimming Pool**
- Gymnasium**
- Multipurpose Hall**
- Conference Room**
- Indoor and Outdoor Games**
- Squash Court**
- Childrens Play Area**
- Yoga and Meditation Room**



# EXPERIENCE EVERYDAY IN HARMONY WITH NATURE AND YOUR SURROUNDINGS

*Enriched by stunningly landscaped gardens and lush greenery, your home is the ideal place for peace and privacy away from the stress of everyday life.*



Enjoy a jog along tree lined avenues or relax on a garden bench amidst the chirping birds.

- Play Area / Tot Lot
- Tree Lined Avenues
- Amphitheatre
- Outdoor Yoga Platform
- Reflective Water Body
- Manicured Lawns
- Beach Volleyball Court
- Badminton Court

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map not to scale

# PERFECTLY POSITIONED FOR TODAY'S LIFESTYLE AND FOR THE FUTURE

*Empire Insignia is the closest villa project to the APPA Junction Exit – one of the most desirable residential locations in Hyderabad and a lifestyle address for young and established professionals. When Insignia is your home, everything you need is within easy reach.*



Close to premier schools, world-class hospitals and fortune 500 companies, Insignia puts you at the centre of it all.

A multitude of shopping, dining and entertainment choices are easily accessible and for jetsetters, airport proximity makes domestic and international travel a breeze.

**Empire Insignia is located in a thriving residential hub with enormous growth potential.**

**Near by**

**Schools**

- Glendale Academy
- Sreenidhi International
- Rockwell School
- Phoenix Greens
- Oakridge School

**Work**

- Gachibowli Financial District
- HiTEC City
- Kondapur

**Hospitals**

- Continental Hospitals
- Shadan Hospital
- Olive Hospital

**Shopping**

- Inorbit Mall
- GVK One
- Sujana Forum Mall

**Recreation**

- Wonder la Amusement Park
- Mrugavani National Park
- Ocean Park

10mins

to Gachibowli  
Financial District

15mins

to RGI Airport

20mins

to HiTEC City

# WELL PLANNED

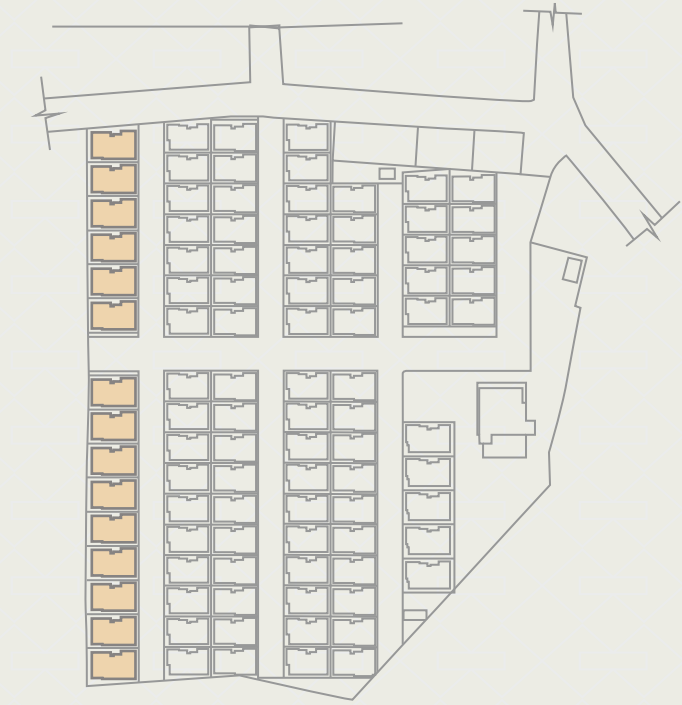
*Spread over 7.5 acres, the master plan has been thoughtfully designed with villas strategically located within the streetscape. All plots are carefully oriented to optimize the sunlight that filters in and a range of architectural styles and façade treatments have been combined to create a distinctive look.*





EAST FACING  
VILLA  
**267 SQ YDS**

<b>Plot Size</b>	<b>60'x 40'</b>
Ground Floor	1370 SFT
First Floor	1553 SFT
Second Floor	808 SFT
<b>Total Area</b>	<b>3731 SFT</b>



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





WEST FACING  
VILLA  
**267 SQ YDS**

<b>Plot Size</b>	<b>60'x 40'</b>
Ground Floor	1419 SFT
First Floor	1542 SFT
Second Floor	752 SFT
<b>Total Area</b>	<b>3713 SFT</b>



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





EAST FACING  
VILLA  
**220 SQ YDS**

<b>Plot Size</b>	<b>55'x 36'</b>
Ground Floor	1262 SFT
First Floor	1422 SFT
Second Floor	557 SFT
<b>Total Area</b>	<b>3241 SFT</b>



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





WEST FACING  
VILLA  
**220 SQ YDS**

<b>Plot Size</b>	<b>55'x 36'</b>
Ground Floor	1247 SFT
First Floor	1347 SFT
Second Floor	522 SFT
<b>Total Area</b>	<b>3116 SFT</b>



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# EVERY DETAIL CONSIDERED...

*Every aspect of the design has been carefully considered to create effortlessly luxurious living spaces.*

<b>STRUCTURE</b>	RCC framed structure designed to withstand wind and seismic loads 9" thick external walls and 5" thick internal walls built with table moulded bricks
<b>WALL FINISHING</b>	
INTERNAL	1 coat of plastering in CM 1:6 for internal walls and ceilings with smooth sponge finish.
EXTERNAL	2 coats of plastering in CM 1:6 for external walls and appropriate water proofing treatment.
<b>DOORS</b>	
MAIN DOOR	9' high teakwood frame and veneered shutter in melamine finish with reputed hardware fittings
INTERNAL DOOR	7'5" manufactured imported door frame and veneered shutter in melamine finish with reputed hardware fittings
<b>WINDOWS</b>	High end imported UPVC windows for frames and shutters with float glass of reputed make
<b>PAINTING</b>	
EXTERNAL	Textured finish with 2 coats of emulsion (Asian Paints or equivalent) as per elevation design
INTERNAL	Smooth putty finish with 2 coats of premium emulsion ( Asian Paints or equivalent) over a coat of primer
<b>FLOORING</b>	
LIVING, DINING, FOYER AND PUJA BEDROOMS	Double charged 80 x 80 vitrified tiles Wooden laminated flooring / Double charged vitrified tiles
STUDY/OFFICE	60 x 60 double charged vitrified tiles
KITCHEN, DRESS	60 x 60 double charged vitrified tiles
HOME THEATRE	Wooden laminated flooring
BATHROOMS	Premium ceramic tiles
BALCONY, DECK	Wooden finish premium vitrified tiles
STAIRCASE	Granite flooring
PARKING	Paved in natural stone
UTILITY, STORE AND MAID'S ROOM	Premium ceramic tiles



**KITCHEN** Provision for fixing of water purifier, exhaust fan & chimney  
No counter top. Open option for modular kitchen

**BATHROOM FIXTURES** Washbasin with granite counter top  
EWC of Kohler, Jaguar or equivalent  
Single lever fixtures with wall mixer cum shower of Kohler, Jaguar or equivalent  
All C.P. fittings are chrome plated of Kohler, Jaguar or equivalent  
Provision for geysers in all bathrooms

**ELECTRICAL** Concealed copper wiring of reputed make  
Power outlets for air conditioners in all rooms  
Power outlets for geysers in all bathrooms  
Power outlets for cooking range, chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine and dish washer in Utility Area  
Power outlets for T.V., Audio Systems etc.  
3 phase supply for each unit and individual meter boards  
Residual Circuit Breakers (RCB), distribution boards of reputed make  
Designer modular electrical switches of Legrand or equivalent  
Telephone points in master bed room and living room  
Broadband - Optical fibre to each villa

**OTHERS** Intercom facility to all the units connecting security, club house & other villas  
Provision for a lift  
Rainwater harvesting pits at strategic locations

**POWER BACKUP** 27 x 7 DG Backup for all Individual Villas, Club House and Common facilities.

**SECURITY** 24 x 7 Security at Entrance Plaza  
CCTV cameras at strategic points





**EMPIRE DELTA**  
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MEMBER  
**CREDAI**

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