

POULOMI



Luxe 3 & 4 BHK homes
in Kokapet.



POULOMI

www.poulomi.in



AN ODE TO PERFECTION.

Poulomi 90 is a contemporary community of 90 luxe apartments centered around perfection. Right from location, vastu compliant apartments, lavish open spaces and ultra-modern comforts, everything is planned to perfection, to offer a home where every aspect of your life comes together for a healthier, happier life.





A PERFECT FUSION
OF CONTEMPORARY,
INDUSTRIAL,
LANDSCAPED DESIGN
AND ATTENTION
TO DETAIL.

Poulomi 90 is the perfect fusion of contemporary architecture, lavishly planned amenities which follow industrial design, captivating landscaped & entertainment spaces, high quality fixtures and as you would expect, Poulomi's reputed attention to detail in one of the most sought after location in Hyderabad, at Kokapet.



ENJOY THE PARKS
AND THE PERKS
OF LUXE LIVING.



Landscaped seating spaces next to children play area





Swimming pool



Entrance Lobby



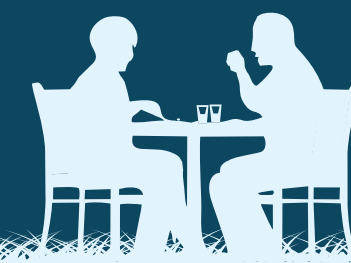
Gymnasium



Lounge

INDULGE & RADIATE IN EVERYDAY PRIVILEGES.

Swimming pool with toddlers' pool & changing rooms | Clubhouse lobby | Waiting lounge | Gym
Multipurpose hall | Squash court | Badminton court | Billiards lounge | Indoor games | Spa & Salon
Jacuzzi | Massage room | Landscaped open spaces | Seating spaces & more...



GROUND FLOOR PLAN



LEGEND

- 1 - MAIN ENTRANCE
- 2 - EXIT GATE
- 3 - GRANITE SLAB PAVING
- 4 - POOL DECK
- 5 - GROUND COVERS WITH SPECIMEN PLANTS
- 6 - GRASS PAVERS
- 7 - PATHWAY
- 8 - PAVED DECK WITH SEATING UNDER PERGOLA
- 9 - PLANTING BED
- 10 - CHILDREN PLAY AREA
- 11 - POOL ENTRANCE DECK
- 12 - COVERD DECK
- 13 - LAP POOL
- 14 - KID'S POOL
- 15 - SHALLOW POOL
- 16 - ENTRY WATER FEATURE
- 17 - FITNESS STATION

TYPICAL FLOOR PLAN



EAST FACING
4BHK - 3230 Sft.



WEST FACING
3BHK - 3250 Sft.



EAST FACING
3BHK - 2565 Sft.



WEST FACING
3BHK - 2565 Sft.



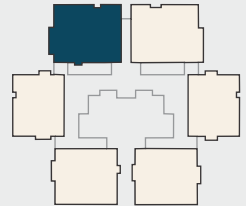
NORTH FACING
3BHK - 2810 Sft.



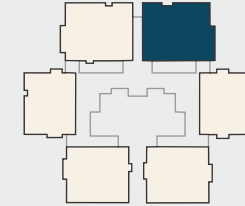
NORTH FACING
3BHK - 2810 Sft.



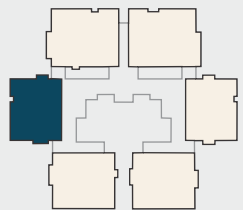
N
EAST FACING
4BHK + Maid - 3230 Sft.



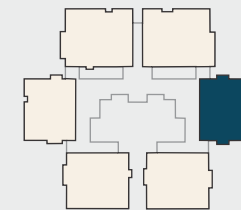
N
WEST FACING
3BHK + Maid - 3250 Sft.



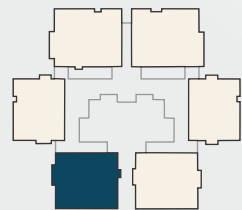
N
EAST FACING
3BHK + Maid - 2565 Sft.



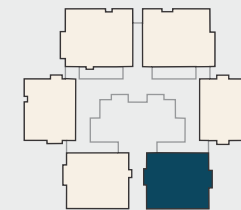
N
WEST FACING
3BHK + Maid - 2565 Sft.



N
NORTH FACING
3BHK + Maid - 2810 Sft.



N
NORTH FACING
3BHK + Maid - 2810 Sft.



SPECIFICATIONS



STRUCTURE

RCC framed structure to withstand wind & seismic loads



WALLS FINISHES

External wall Finishes : Sponge finished sand faced cement plaster and painted with exterior paint.

Internal Wall Finishes : Smooth plastered surface treated with putty & painted with emulsion paints of reputed make.



DOORS

Main Door : Engineered wood frame & Teak Veneered shutter aesthetically designed and finished with melamine polish fixed with hardware of reputed make.

Internal Door : Engineered wood frame & flush shutter aesthetically designed and finished with melamine polish fixed with hardware of reputed make.

French Doors : UPVC door frames with float glass paneled sliding shutter with provision for mosquito mesh track.

Windows : UPVC Window system with float glass with provision for mosquito mesh track.



FLOORING

Living & Dining : 800x800 mm size vitrified tiles of reputed make.

Master Bedroom & home Theatre Room : Laminated wooden flooring.

All Other Bedrooms & Kitchen : 800x800 mm size vitrified tiles of reputed make.

All Balconies: Anti-skid ceramic tiles of reputed make.

Bathrooms : Acid resistant, vitrified tiles of reputed make.

Corridors : 600x600 mm size anti-skid vitrified tiles of reputed make.

Staircase : Natural Stone.



TILE CLADDING

Dado in Kitchen : Ceramic tiles dado up to 2'-0" height above kitchen platform.

Bathrooms : Glazed / Matt finish / vitrified tiles dado up to 7'-0" height of reputed make.

Utility Area : Ceramic tiles dado up to sill height of reputed make



KITCHEN:

Stainless steel sink.

Separate Municipal water tap along with tap for bore well water.

Provision for fixing of RO system, exhaust fan & chimney.



UTILITY / WASH AREA

Provision for washing machine & wet area washing utensils.



BATHROOMS

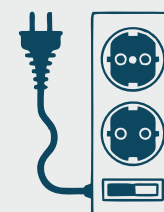
Premium quality ceramic wash basin of reputed make.

Premium quality wall mounted EWC of reputed make.

Premium quality concealed flush tank / flush valve of reputed make.

Premium quality single lever C.P fittings of reputed make.

Provision for geysers in all bathrooms.



ELECTRICAL

Concealed copper wiring of reputed make.

Power outlets for air conditioners in living and bedrooms

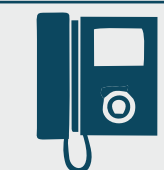
Power plug for geysers in all bathrooms.

Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine / dish washer in utility area.

3 phase' power supply in each unit.

Miniature circuit Breakers (MCB) for each distribution board of reputed make.

Modular switches of reputed make.



TELECOM

Telephone points in living room and master bedroom.

Intercom facility to be provided at living area connected to the security.



CABLE TV

Provision for cable connection in living room and in all bedrooms.



INTERNET

Provision for internet connection in living room and master bedroom.



LIFTS

Two high speed automatic passenger elevators with V3F for energy efficiency .

One service elevator with V3F for energy efficiency.



WTP & STP

Fully treated water will be made available through an exclusive water softening plant.

Hydro-pneumatic system for even pressure water supply at all floors

Sewage treatment plant of adequate capacity



CAR WASH FACILITY

Car wash bays at vantage points



GENERATOR

100 % D.G backup with acoustic enclosure



CAR PARKING

Spacious back to back car parking slots



FACILITIES FOR PHYSICALLY CHALLENGED

Access ramps at entrance lobbies shall be provided for physically challenged



SECURITY / BMS

Sophisticated round-the-clock security system

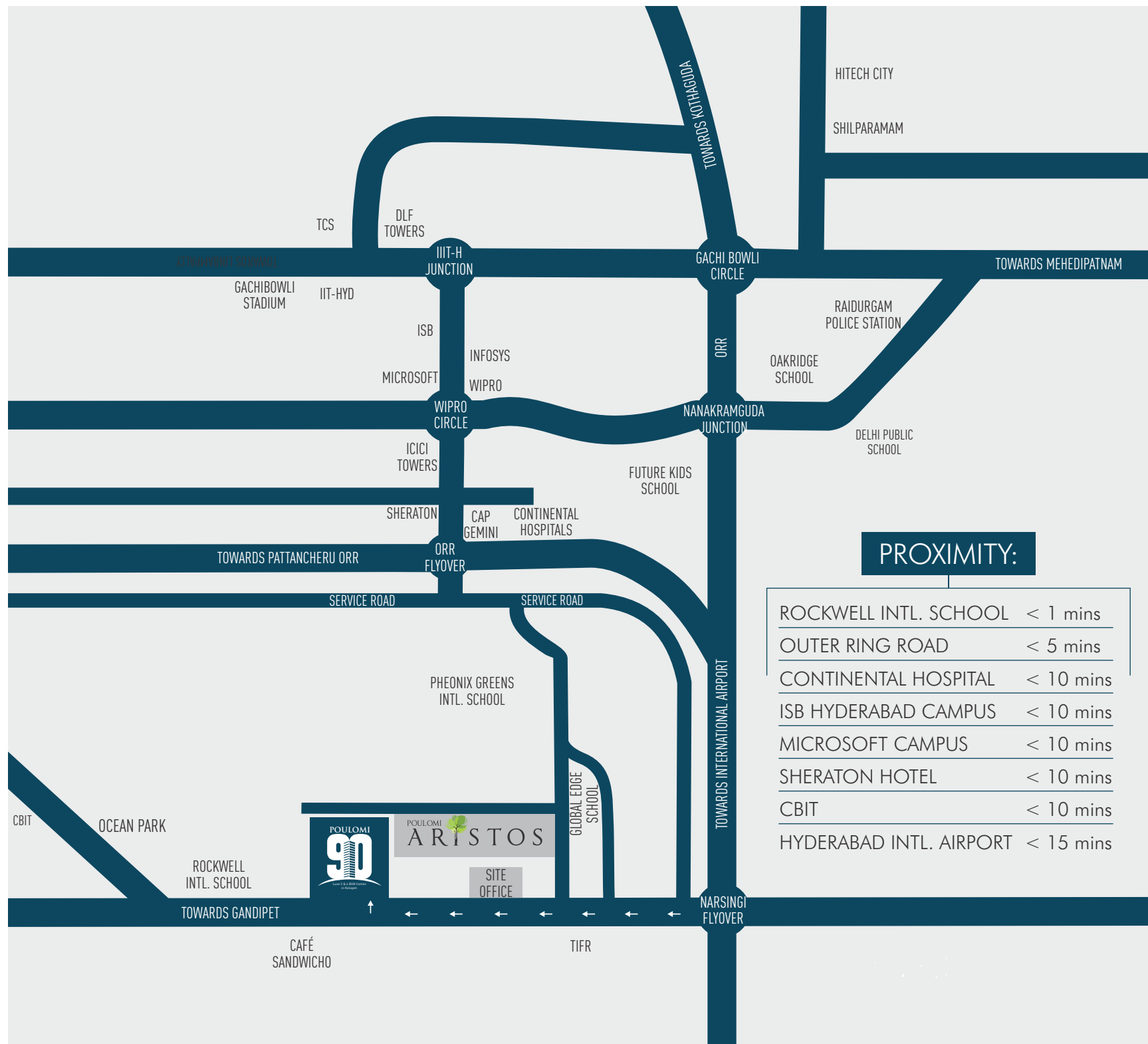
Boom barriers for efficient traffic management

Surveillance cameras at vantage points



LPG

Centralized gas supply to all individual flats.



PROXIMITY:

- ROCKWELL INTL. SCHOOL < 1 mins
- OUTER RING ROAD < 5 mins
- CONTINENTAL HOSPITAL < 10 mins
- ISB HYDERABAD CAMPUS < 10 mins
- MICROSOFT CAMPUS < 10 mins
- SHERATON HOTEL < 10 mins
- CBIT < 10 mins
- HYDERABAD INTL. AIRPORT < 15 mins

KOKAPET, THE MUCH SOUGHT-AFTER NEIGHBOURHOOD.



Rockwell Intl. School



Sandwicho Cafe



Continental Hospital



Microsoft



EXCELLENCE IN EXECUTION.

Imaginative design, the use of high quality materials and skilled craftsmen coupled with many years of experience and an unflinching commitment to deliver quality, ensures every Poulomi home is a sought after property.

A few of our completed projects



An upmarket gated community of 63 contemporary villas in Kokapet.



Residential towers at Madhapur



Residential villas, at Hyderabad



Commercial spaces, Begumpet



High-rise apartments, Tellapur

PROJECT CONSULTANTS

ARCHITECTS



LANDSCAPE ARCHITECTS



NAVEEN ASSOCIATES

CLUBHOUSE INTERIORS



MOHAN
CONSULTANTS



POULOMI

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