



EXCLUSIVELY FOR YOUR MAJESTY

*Good taste defines fine living*

In the quiet, secluded environs of Kismatpur, not far from the APPA junction, an exclusive residential enclave is taking shape. A haven that has been conceived for those who value the finer things in life and believe that good taste defines fine living. An address that is without parallel in Hyderabad, the stage for whose magnificence is set right from its imposing entrance that prepares you for the resplendence within.

Prestige Royal Woods. 152 luxury villas on 24 acres of land. Each stately home designed with impeccable taste to suit those whose lifestyle is several cuts above the rest. And the entire dominion lavishly laid out with sprawling open areas to facilitate both undisturbed private moments and exuberant camaraderie. As is demanded by the most exclusive gated communities.

Life at Prestige Royal Woods is about a splendid sense of ease. An assurance that is second nature to those whose wish has always been a command. Residents will enjoy the privilege of abundant avenues to enjoy their leisure. Among other amenities, there is a state-of-the-art gym, a squash court, a tennis court, a sprawling swimming pool, an opulent clubhouse and more.

Prestige Royal Woods is brought to you by Prestige Group, South India's leading name in real estate across asset classes. Prestige Ozone and Prestige Bougainvillea are two exclusive, much sought after gated communities in Bangalore. It is this same class, sophistication and discerning appreciation of the finer things that we bring to Prestige Royal Woods in Hyderabad. Our many award winning developments bear clear testimony to the fact that when you add Prestige to your life, you elevate it several notches higher.

So, if you see yourself luxuriating in the undeniable splendour of your home at Prestige Royal Woods, talk to us.





AERIAL VIEW









THE GRAND ENTRANCE





VIEW OF THE CENTRAL GREENS





SHOW VILLA EXTERIOR





SHOW VILLA INTERIOR





SHOW VILLA INTERIOR





SHOW VILLA INTERIOR





SHOW VILLA INTERIOR









SHOW VILLA INTERIOR





SHOW VILLA EXTERIOR



Code	Type	Built up area	Nos.	Bed Rooms
<span style="display:inline-block; width:15px; height:10px; background-color: #FF00FF; border:1px solid black;"></span>	A	4668-5995	9	4
<span style="display:inline-block; width:15px; height:10px; background-color: #00FFFF; border:1px solid black;"></span>	B	4707-5143	23	4
<span style="display:inline-block; width:15px; height:10px; background-color: #CCCCFF; border:1px solid black;"></span>	C	4513-4960	42	4
<span style="display:inline-block; width:15px; height:10px; background-color: #800080; border:1px solid black;"></span>	D	3834-4036	50	3
<span style="display:inline-block; width:15px; height:10px; background-color: #FFA500; border:1px solid black;"></span>	E	2575-2838	28	3



MASTER PLAN WITH NUMBERING





Type – **A**

Built Up Area: 4668-5995  
No of Villas: 09



Type – **B**

Built Up Area: 4707-5143  
No of Villas: 23



Type – **C**

Built Up Area: 4513-4960  
No of Villas: 42



Type – **D**

Built Up Area: 3834-4036  
No of Villas: 50



Type – **E**

Built Up Area: 2575-2838  
No of Villas: 28



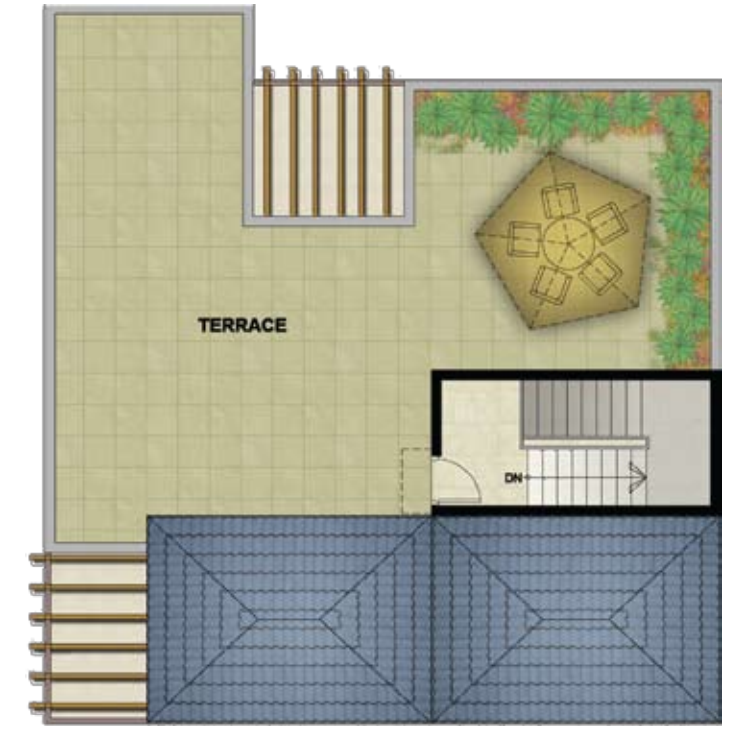


VILLA TYPE A





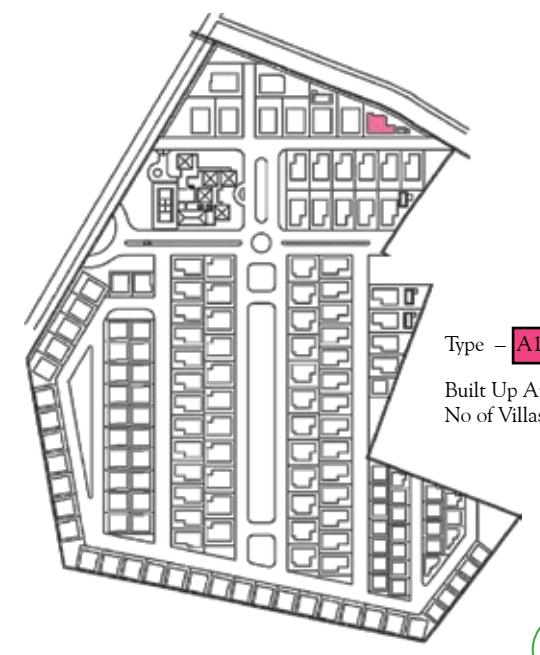
FIRST FLOOR PLAN



TERRACE PLAN



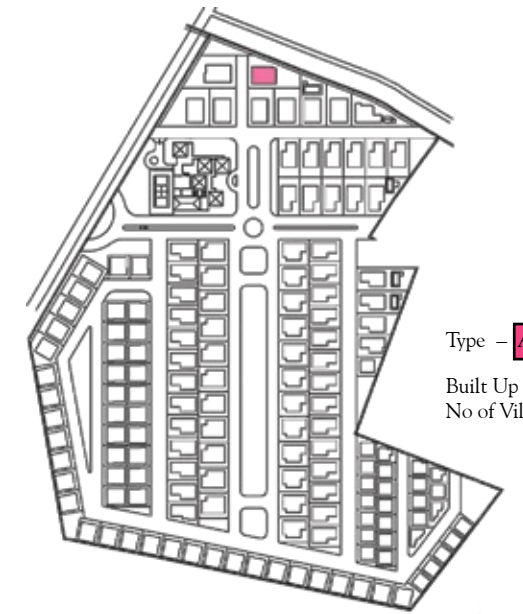
GROUND FLOOR PLAN



Type - **A1**  
 Built Up Area: 4668  
 No of Villas: 1

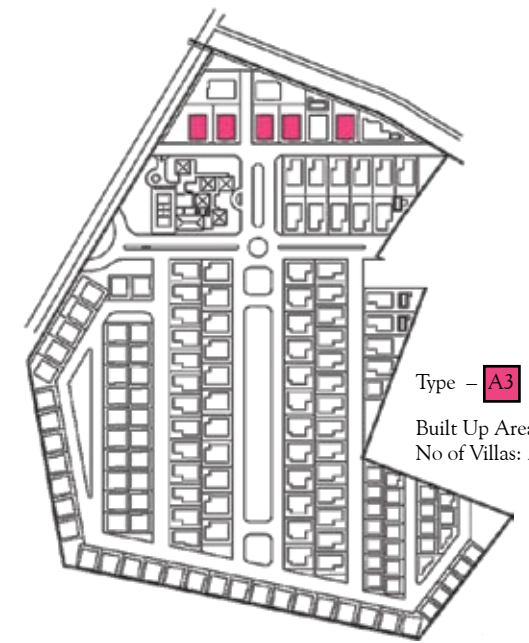
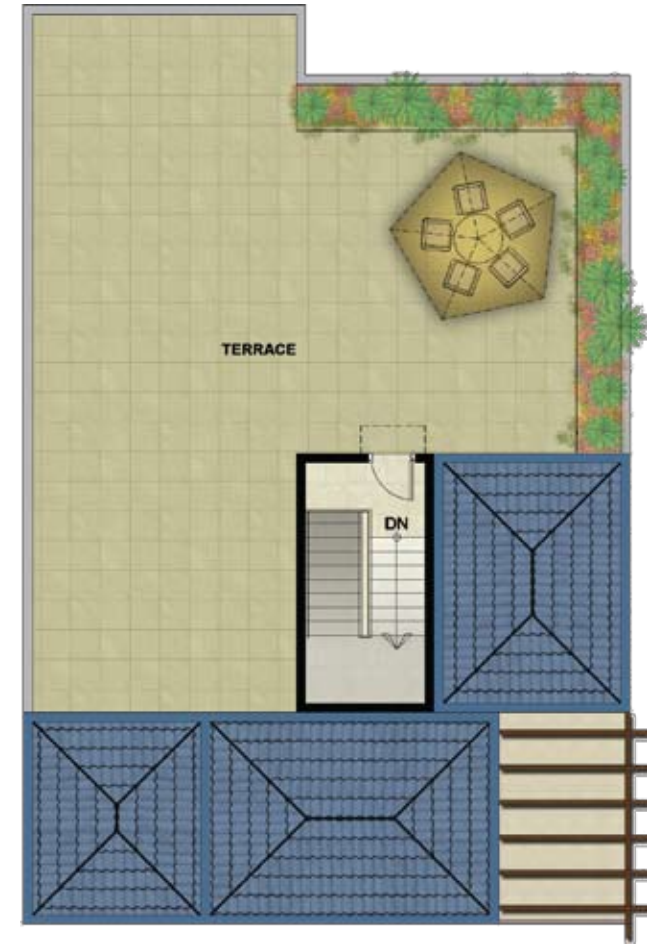
KEY PLAN





Type - **A2**  
 Built Up Area: 5391  
 No of Villas: 1





Type - **A3**  
 Built Up Area: 5422  
 No of Villas: 5

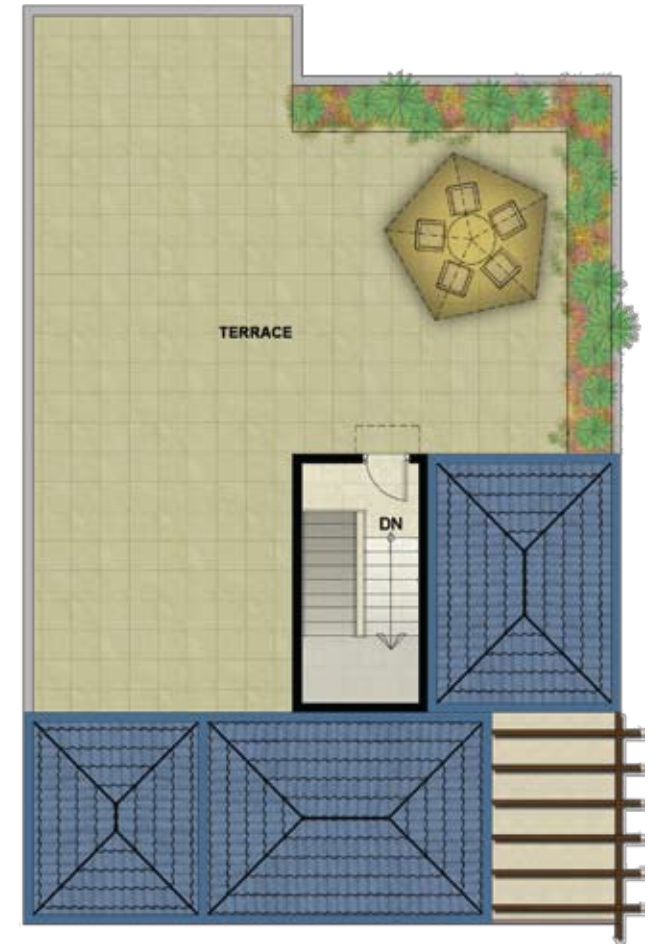




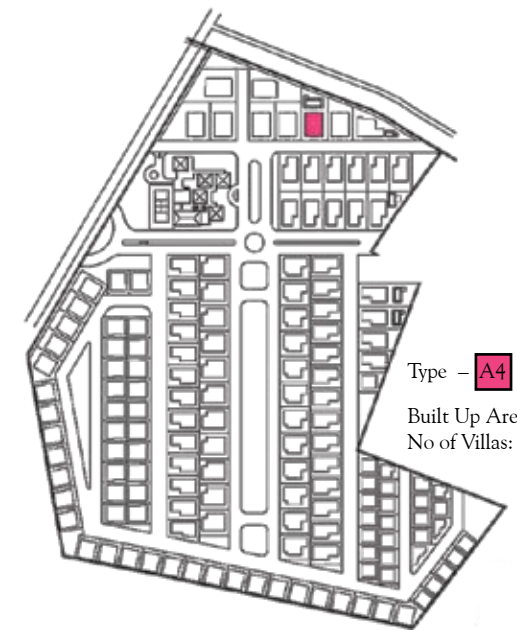
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



Type - **A4**  
 Built Up Area: 5497  
 No of Villas: 1

KEY PLAN





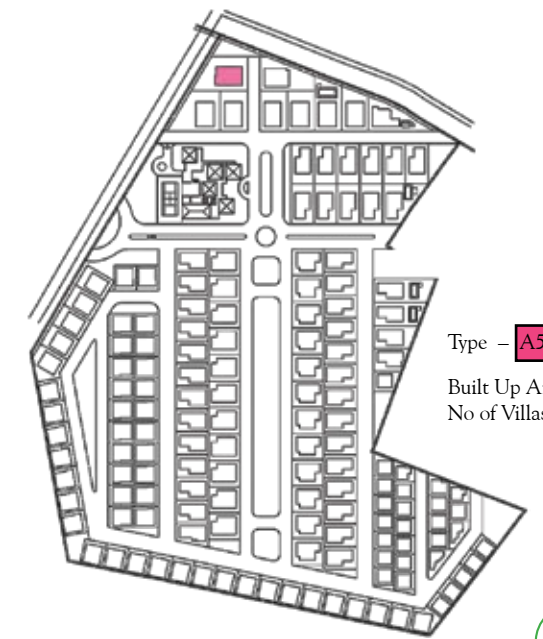
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



KEY PLAN





VILLA TYPE B

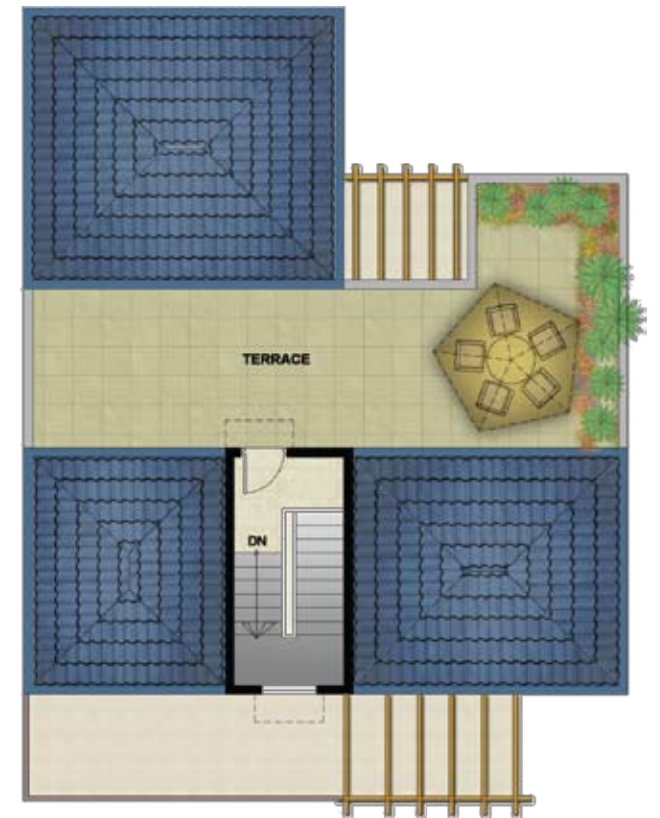




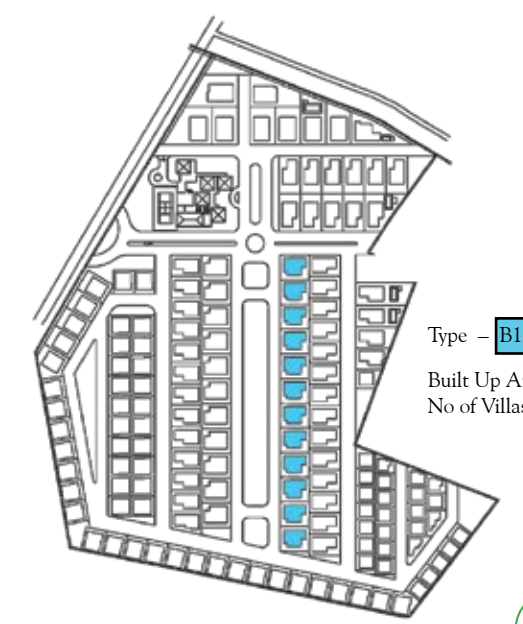
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



Type - B1  
 Built Up Area: 4707  
 No of Villas: 12



KEY PLAN





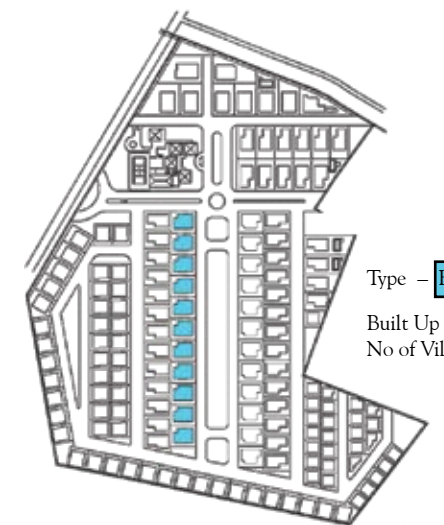
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



Type - B2  
 Built Up Area: 5143  
 No of Villas: 11





VILLA TYPE C





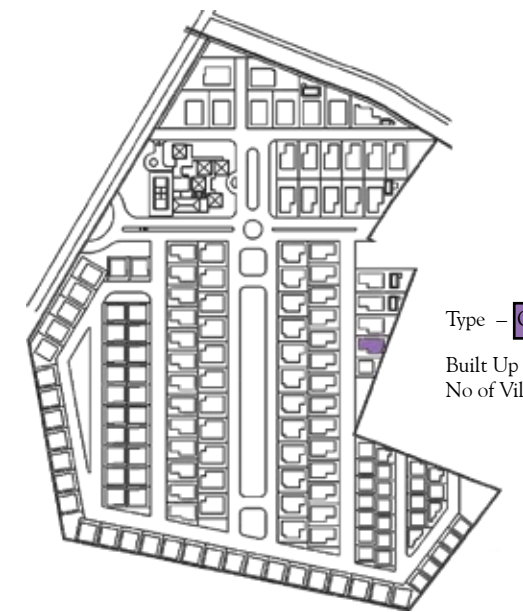
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



Type - C1  
 Built Up Area: 4513  
 No of Villas: 1





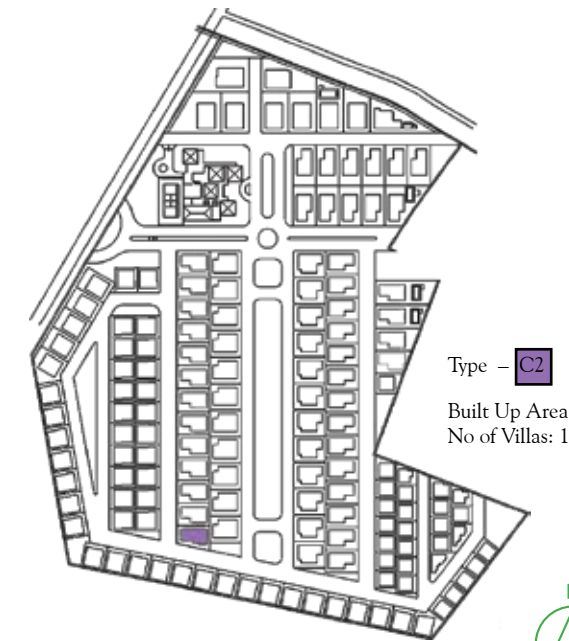
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



KEY PLAN





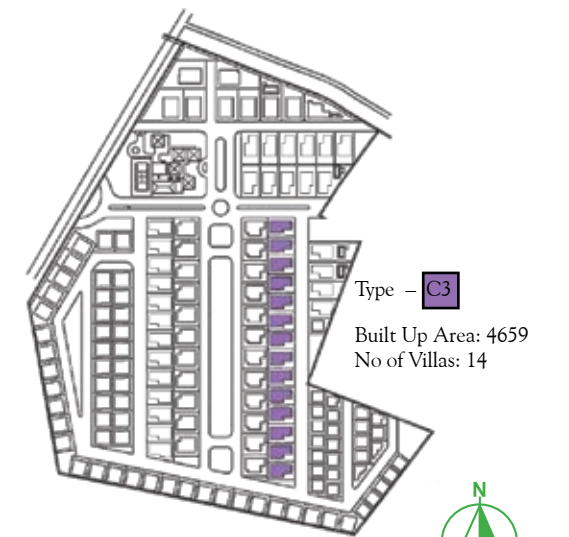
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



KEY PLAN





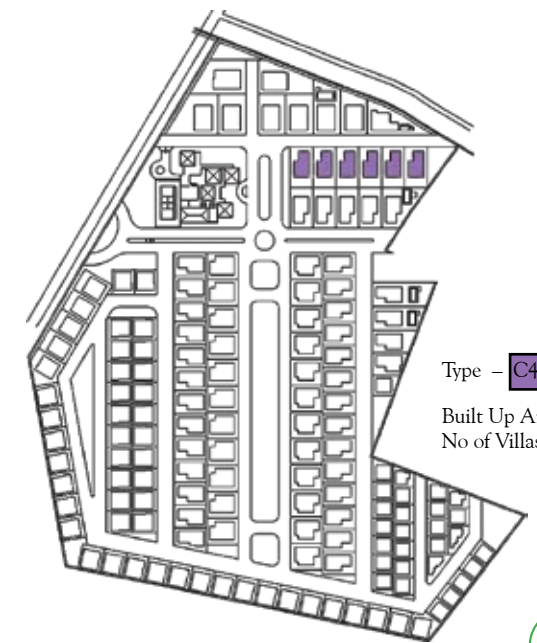
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



Type - C4  
 Built Up Area: 4729  
 No of Villas: 6





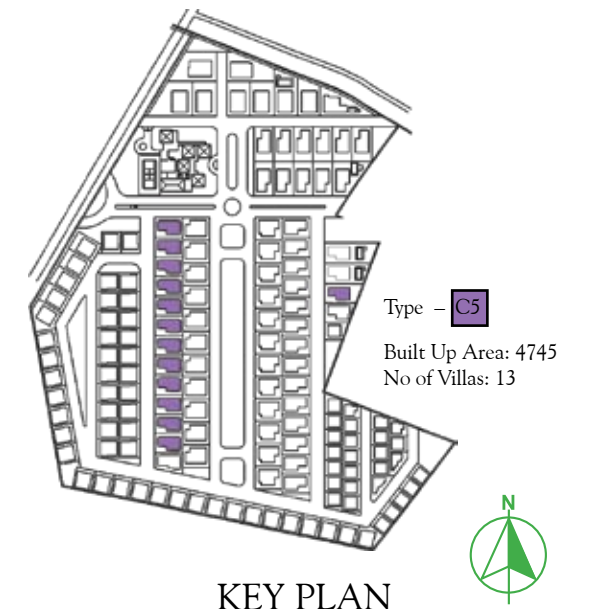
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



KEY PLAN





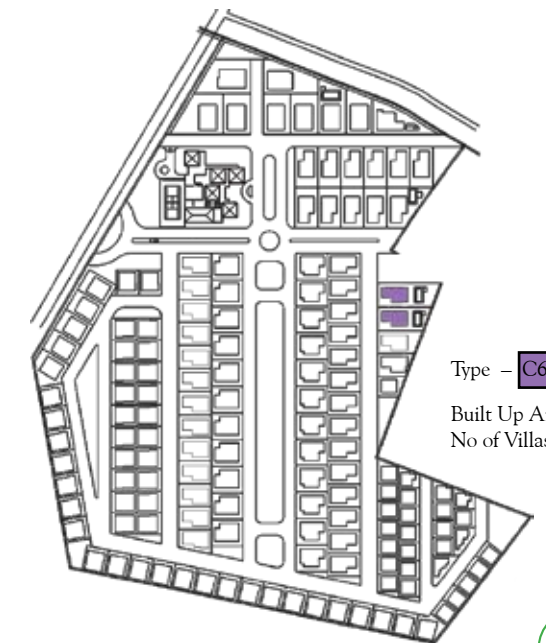
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



Type - C6  
 Built Up Area: 4820  
 No of Villas: 2



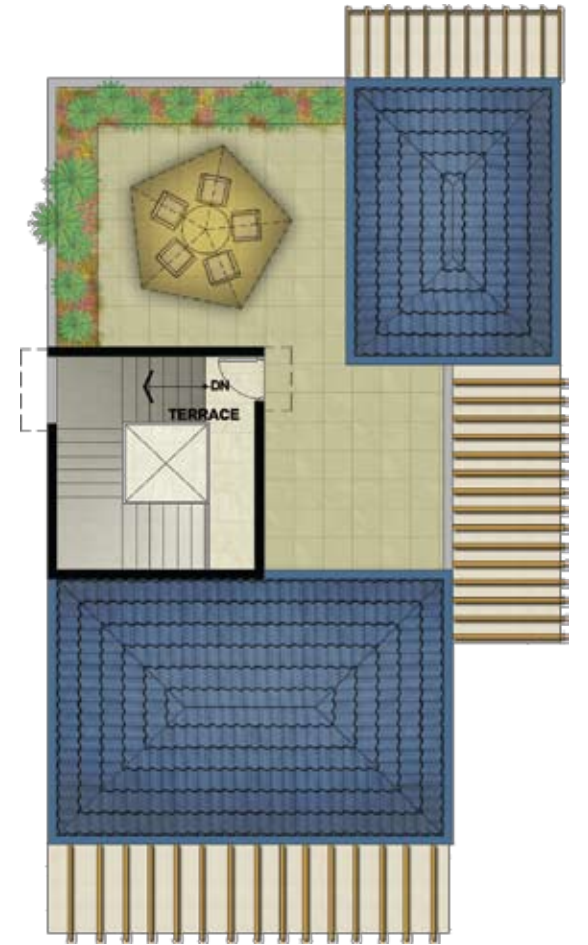




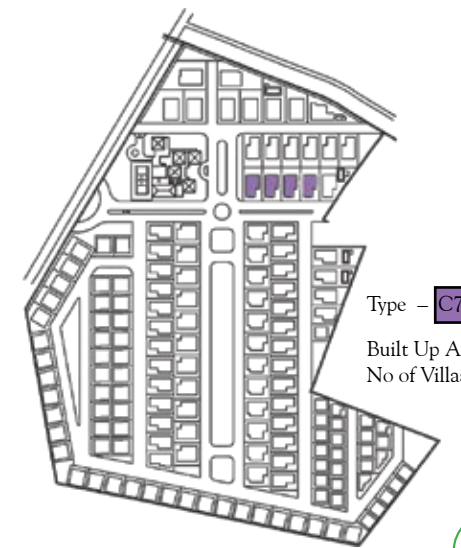
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



KEY PLAN

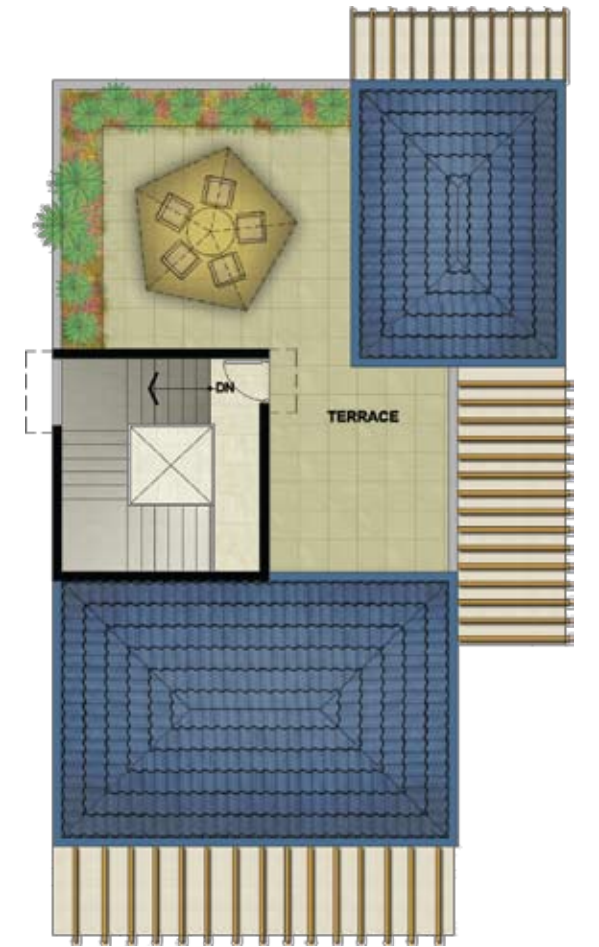




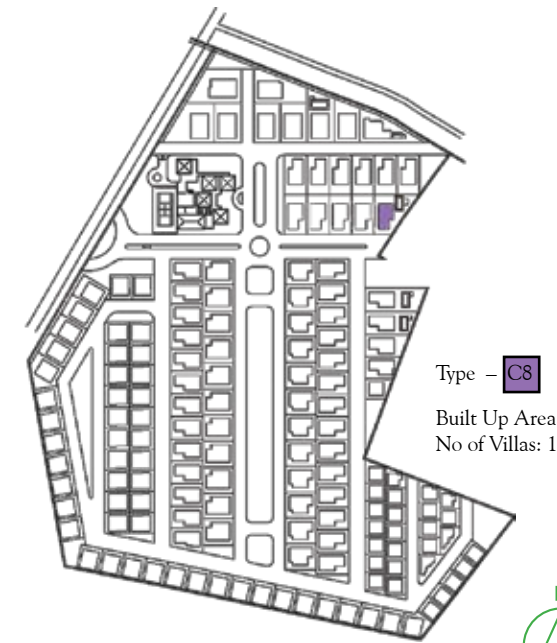
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



KEY PLAN





VILLA TYPE D

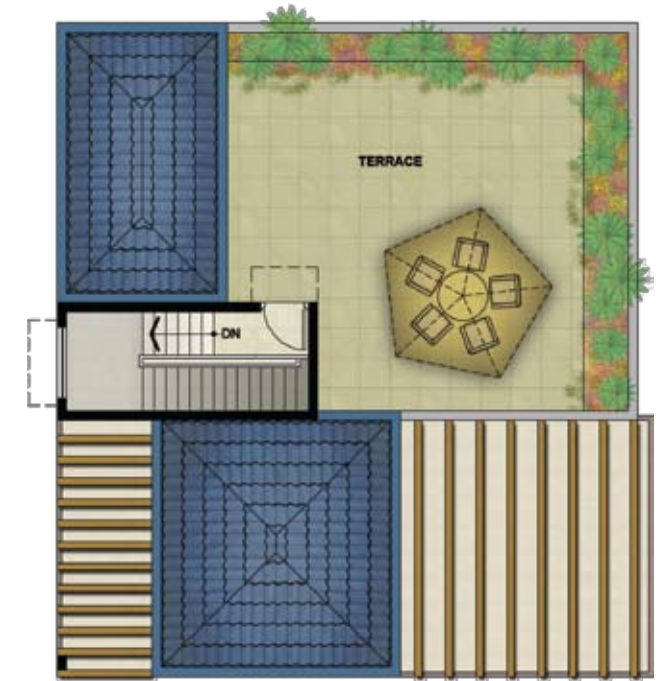




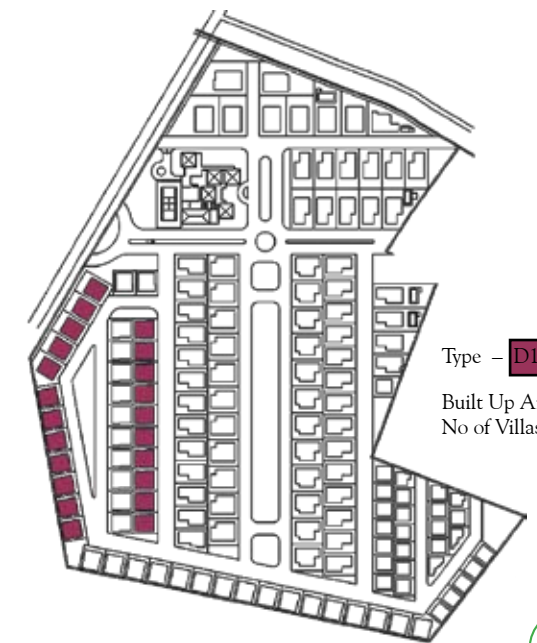
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



Type - **D1**  
 Built Up Area: 3834  
 No of Villas: 22

KEY PLAN

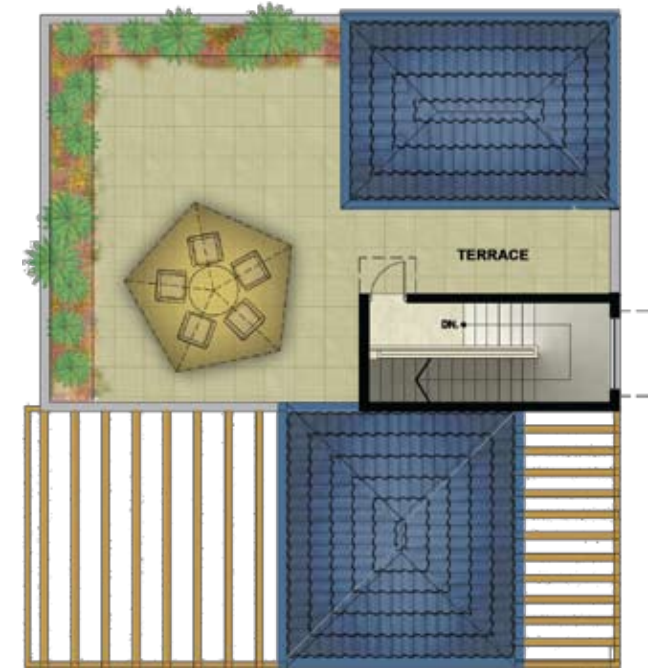




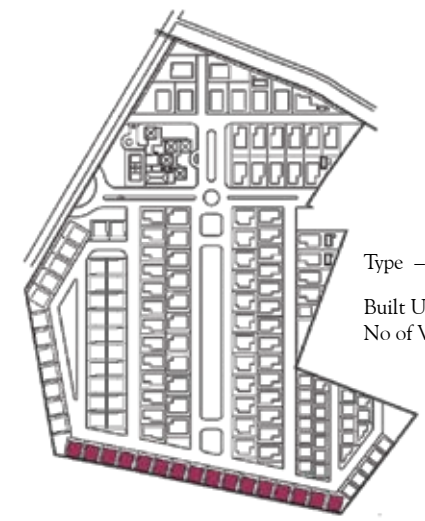
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



Type - **D2**  
 Built Up Area: 3834  
 No of Villas: 16



KEY PLAN





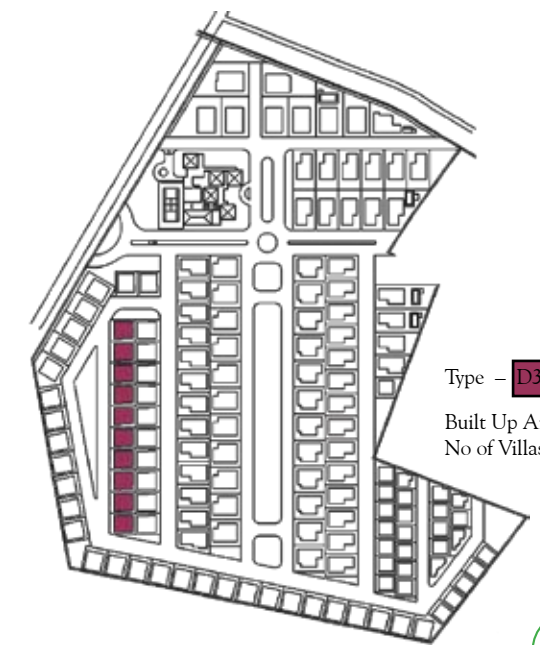
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



Type - **D3**  
 Built Up Area: 4036  
 No of Villas: 10





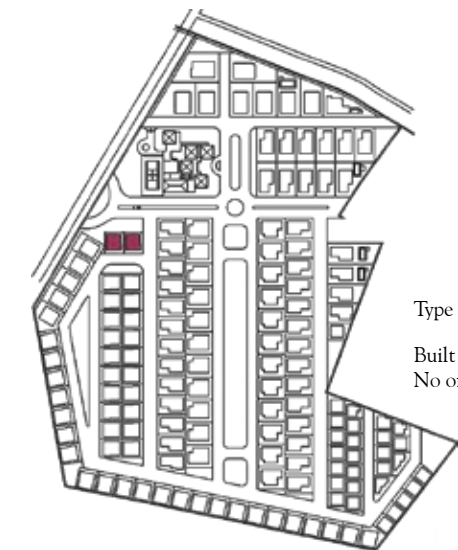
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



KEY PLAN

Type - D4  
 Built Up Area: 4036  
 No of Villas: 2





VILLA TYPE E

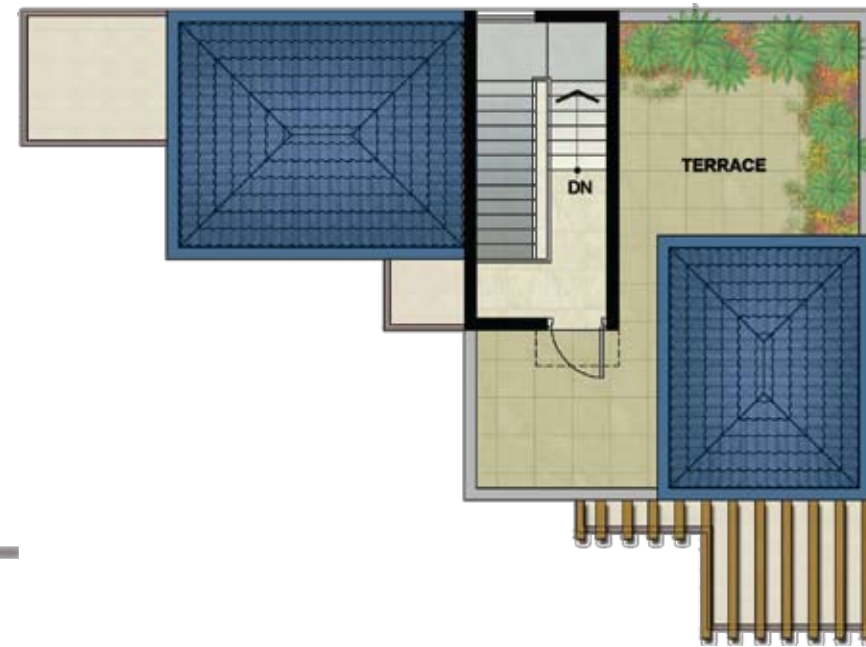




GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



KEY PLAN

Type - E1  
 Built Up Area: 2575  
 No of Villas: 2

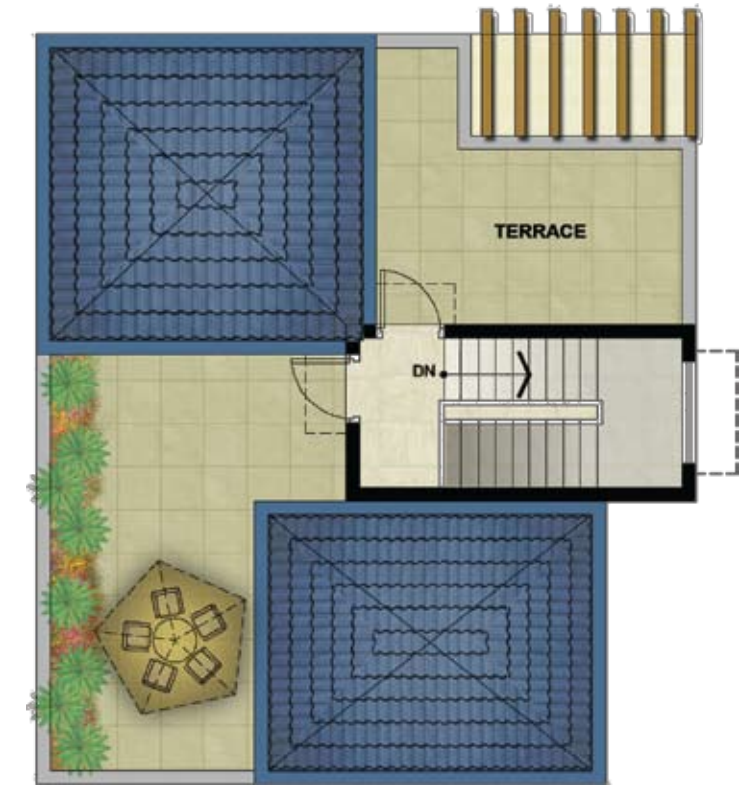




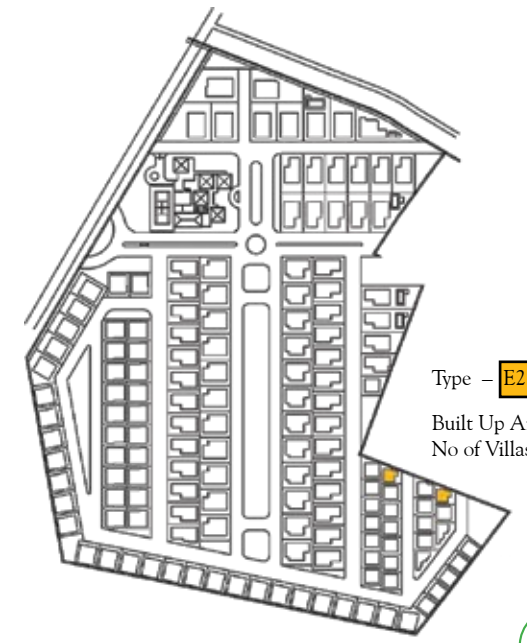
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



KEY PLAN

Type - **E2**  
 Built Up Area: 2630  
 No of Villas: 2



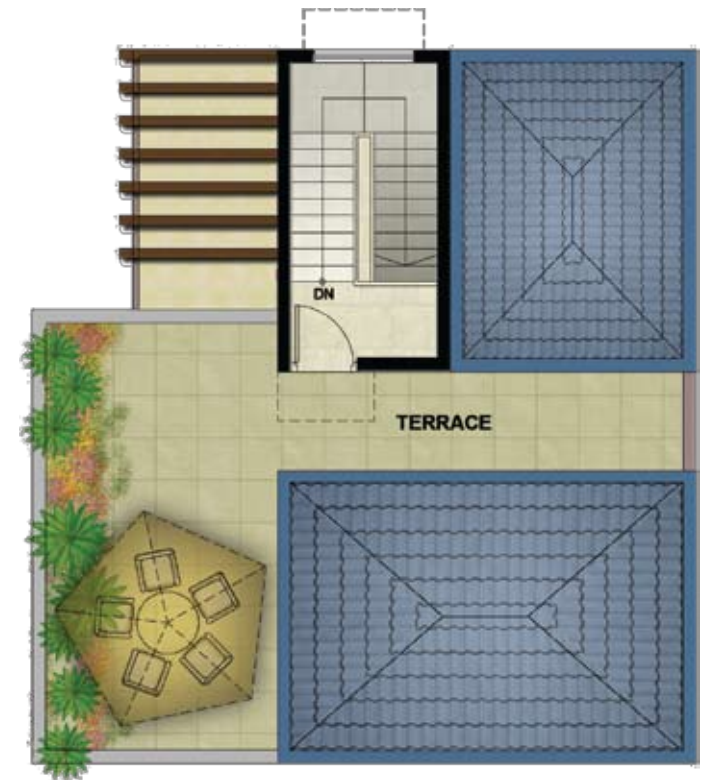




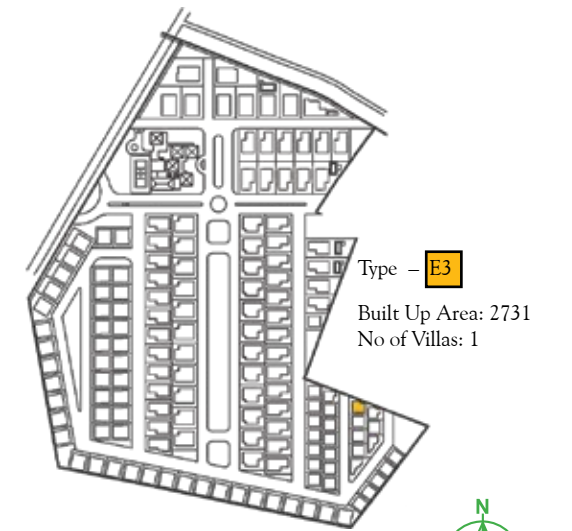
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



KEY PLAN

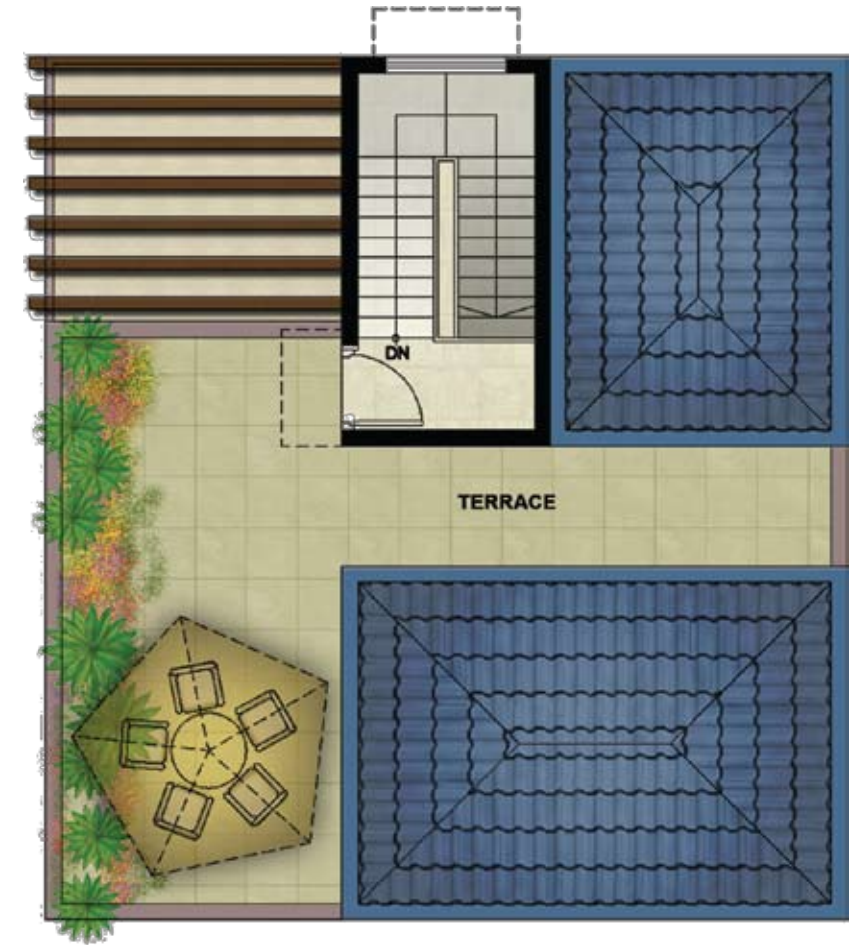




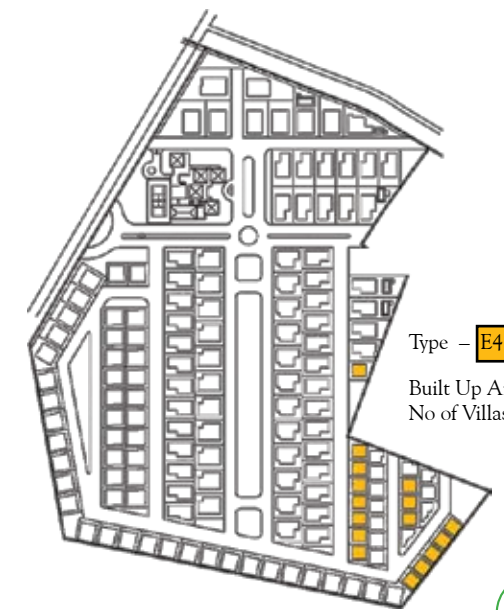
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



Type - E4  
 Built Up Area: 2804  
 No of Villas: 16

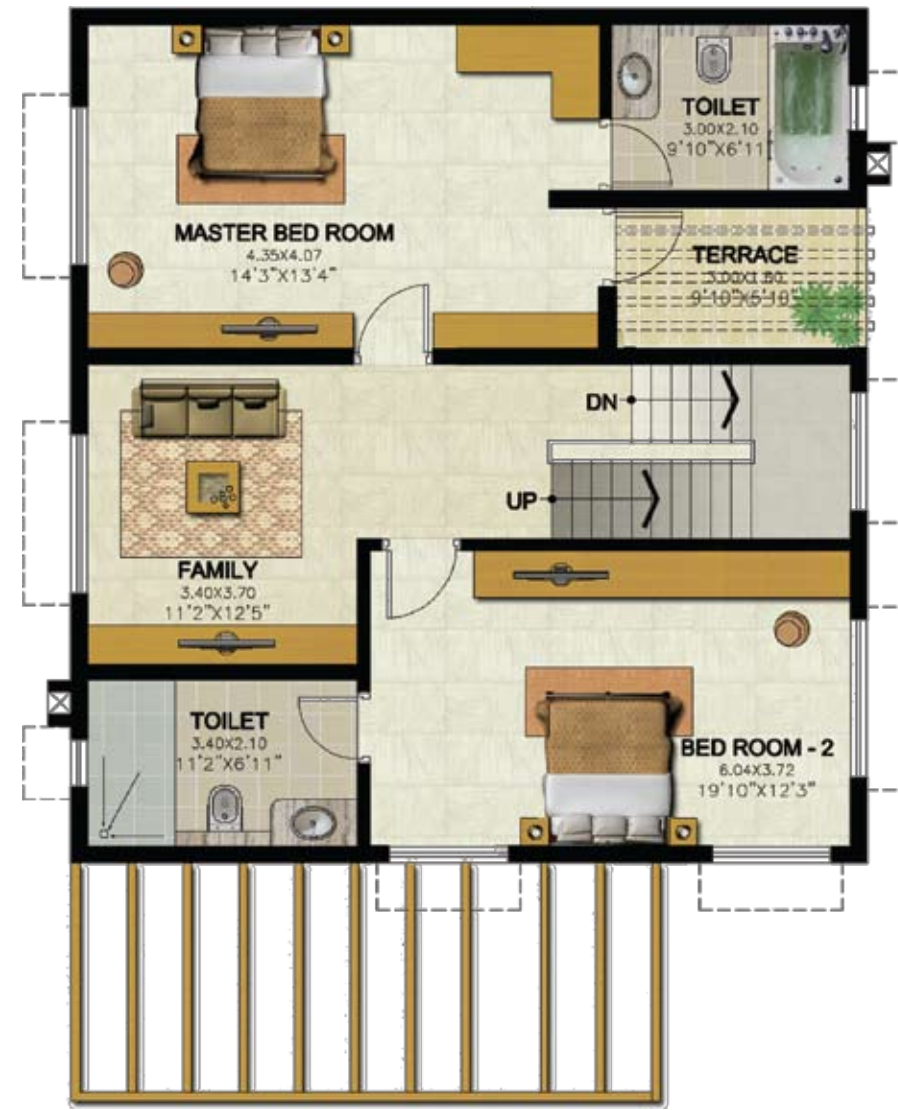


KEY PLAN





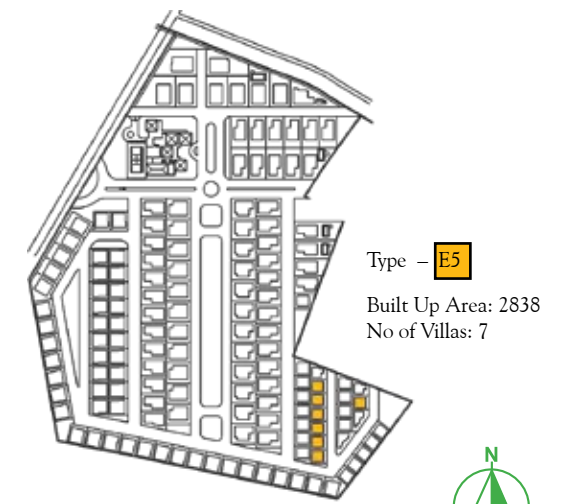
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



Type - **E5**  
 Built Up Area: 2838  
 No of Villas: 7







CLUBHOUSE





CLUBHOUSE - GROUND FLOOR PLAN



CLUBHOUSE - FIRST FLOOR PLAN



## PRESTIGE ROYAL WOODS - SPECIFICATIONS

Structure \_\_\_\_\_ RCC framed structure with cement blocks for all walls

Flooring \_\_\_\_\_ Finished with imported marble / engineered stone in the foyer, living, dining, corridor, family & bedrooms. Anti skid ceramic tiles in balconies and terraces.

Kitchen & Utility \_\_\_\_\_ Finished with vitrified tiles for flooring.

Ceramic tile dado of 2 feet will be provided above the granite counter.

Double bowl single drain steel sink with single lever tap.

Maid's Room & Toilet \_\_\_\_\_ Ceramic tile flooring.

Toilets \_\_\_\_\_ All toilets flooring and dado in imported marble.

Marble vanity with wash basin and CP mixer taps.

European water closet in all toilets.

Shower panel & bathtub in master toilet with hand mixer and shower as indicated in the plan.

Single lever fixtures & shower partitions in all other toilets.

Mirror over the wash basin with all CP toilet accessories.

Solar water heater with panels on terrace to supply all toilets.

Exhaust fans will be provided in all toilets.

Internal Doors \_\_\_\_\_ Main door - 8 feet high solid timber door with architrave.

Other internal doors - 7 feet high with wooden frames and flush shutters

External Doors & Windows \_\_\_\_\_ Hard wood timber frames and glazed shutters for all external doors.

Hard wood timber frames and shutters for windows with clear glass & mosquito mesh.

Grills will be provided for all villas

Painting \_\_\_\_\_ External walls with textured paint & internal walls with acrylic emulsion

Electrical \_\_\_\_\_ All electrical wiring is concealed with PVC insulated copper wires with modular switches. Sufficient power outlets and light points are provided for.

Power \_\_\_\_\_ 15 KW power will be provided for 4 BR villas & 10 KW power for all 3 BR villas.

ELCB and individual meters will be provided for all villas.

TV & Telephone \_\_\_\_\_ TV and Telephone points provided in the living, family and all bedrooms.

DG Power \_\_\_\_\_ Generator will be provided for all common services / areas and 100% backup power to villas will be provided at additional cost.

Clubhouse and Amenities \_\_\_\_\_ Gymnasium, swimming pool, 2 party halls, multi purpose hall, provision for a convenience store, badminton court, squash court, billiards, administrative office, tennis court, health club, cards room & table tennis.

Centralized Water Supply \_\_\_\_\_ Centralized underground & overhead storage tanks of suitable capacity.

Security \_\_\_\_\_ The entire property is secured with a compound wall and entrance will be manned by security personnel.

Video door phone for each villa.

Intercom \_\_\_\_\_ Intercom from security to all units.

Landscaped gardens \_\_\_\_\_ Will be provided for all villas with low rise hedges at the boundary of each plot.

STP \_\_\_\_\_ A common Sewage Treatment Plant (STP) is being provided for the entire development.



# FAQs

## 1. What is Prestige Royal Woods and where is it located?

Prestige Royal Woods is a luxury gated villa development spread over 24 acres of land on which 152 Independent Villas, a Clubhouse and all infrastructure are being built.

The elevation and streetscapes are tastefully designed. Careful attention has been paid to space planning and the villas are designed to have ample setback areas. The villas are of 3 & 4 bedroom configuration and have ground+1 upper floor. Select villas will have private swimming pools.

Prestige Royal Woods is located in the quiet neighborhood of Kismatpur off the ORR connecting Gachibowli to the Airport. The closest intersection is the APPA Junction.

When approaching the property from Jubilee Hills it is situated off the Mehdiapatnam – Langer house – Banglaguda (APPA Junction) Road which is Radial Road No:3. Deviation to be taken opposite Kalimata Mandir.

Prestige Royal Woods is adjacent to AP Excise Academy and Army property

## 2. What is the distance from Banjara Hills & the airport?

Prestige Royal Woods is 14 kms from Banjara Hills, a drive of approximately 30 mins. It is 11 kms from the airport - NH7 junction.

## 3. Which are the schools and educational institutions in the vicinity?

### Schools

1. Srinidhi International School - 5 kms
2. Glendale Academy (International School) - 4 kms
3. Delhi Public School - 11 kms
4. Oakridge International School - 11 kms

### Colleges

1. Shadan Engineering College - 1 km
2. Shadan Medical College - 1 km
3. CBIT - 11 kms
4. Vasavi Engineering College - 8 kms

## 4. What is Prestige's vision for Prestige Royal Woods?

Prestige wishes to bring to Hyderabad the same unparalleled gated community villa experience which has won us many accolades in Bangalore for our premium developments Prestige Ozone, Prestige Bougainvillea etc.

## 5. Who are the key designers for Prestige Royal Woods?

Architects - CPG Consultants India Pvt. Ltd.

Landscape - Peridian India Pvt. Ltd.

Both designers are headquartered out of Singapore and have considerable experience in real estate development projects.

## 6. Who are the Legal Advisors?

M/s. Dua Associates, Hyderabad

## 7. What are the key features of Prestige Royal Woods?

A significant feature of Prestige Royal Woods is its large extent of circulation space in the form of parks, landscaped areas and a central avenue with water bodies. Besides, internal roads are 12m & 9m wide respectively.

The grand entry to Prestige Royal Woods sets the tone, mood and expectation. The entrance court is carefully designed with extensive landscaping and provides an impressive arrival experience.

Each independent villa has ample set back areas and the overall development has been carefully master planned to provide all the conveniences of a gated community.

## 8. What are the different types of homes?

The villas are of 3 & 4 bedroom configuration and have ground+1 upper floor.

Type	Plot Area (Sq.Yds)	Built Area (Sft.)	Nos.	BR
A1 - A5	672 - 1047	4668 – 5995	9	4
B1 & B2	525 – 526	4707 – 5143	23	4
C1 - C8	430 – 893	4513 – 4960	42	4
D1 - D4	340 – 551	3834 – 4036	50	3
E1 - E5	240 – 323	2575 – 2838	28	3
Total			152	

## 9. Will Prestige Royal Woods be a phased development & what is the timeline for completion ?

Prestige Royal Woods is not a phased development.

The marketing launch is planned for September 2010. Completion of the development will be 36 months from the date of commencement of construction scheduled for December 2010.

## 10. Will each plot be demarcated?

Each plot will be demarcated by picket fences / hedges. There will be no compound wall between villas.

## 11. Is the entire development compounded?

Yes, Prestige Royal Woods will be a gated community.

## 12. Are modifications permitted?

Prestige Royal Woods has been master planned with a theme in design and external and internal finishes have been carefully chosen. Considering the timeline of delivery and the theme we are unable to accept changes/modifications

## 13. What are the amenities provided at Prestige Royal Woods?

The amenities are provided within the property and in the clubhouse. They include:-

Full fledged gym, swimming pool, 2 party halls, multipurpose hall, provision for a convenience store, badminton court, squash court, billiards, administrative office, tennis court, health club, cards room and table tennis, all aiming to facilitate healthy community living.

## 14. Who will be the owner of the clubhouse?

The owners of the villas will collectively own the clubhouse.

## 15. Is there a membership fee to the clubhouse?

Membership to the clubhouse will be free of cost to the owners of the villas. However, usage charges for the facilities will be applicable.

## 16. Are the club facilities open to non residents of Prestige Royal Woods?

The clubhouse is exclusively for the residents of Prestige Royal Woods and their guests.

## 17. What is the source of water?

Water will be obtained through the available ground water & municipal supply based on feasibility. A water recycling plant, rainwater harvesting and other methods for optimum use of water resources are planned.

## 18. Do the independent villas have individual overhead tanks?

There is a centralized overhead tank situated above the clubhouse.



**19. How do I get an allotment?**

Fill the Booking Application Form indicating your choice of villa and reach it to us along with your cheque/DD for ₹ 15,00,000/- being the booking amount favoring 'Prestige Estates Projects Ltd'.

An acknowledgement for the booking will be issued on realization of the booking amount.

Based on your application and priority we will be pleased to offer the available villa of your preference.

On confirmation of the villa of your choice you will be required to make the necessary payments towards the balance of 15% of the sale value within 30 days along with the post dated cheques as per the payment schedule.

A formal allotment letter will be issued within 7 days of receipt of 15% of the sale value and PDCs.

Allotments will be at the sole discretion of 'Prestige Estates Projects Ltd'.

**20. What happens thereafter?**

Formal Agreements will be issued for execution.

**21. How are the installments to be paid? Is it time bound?**

Installments are to be paid by way of Post Dated Cheques which is a pre-condition of the allotment. The schedule of the payment is mentioned in the pricing chart. The payment is not linked to the progress of the construction but on a time bound basis as the delivery date has already been established.

**22. Will Prestige sell only plots?**

No. As this is a planned development all villas are being constructed and sold.

**23. Are all plots of the same size in each of the categories?**

There are variations in plot sizes.

**24. Can I make 100% down payment? How do I benefit?**

Yes, you can avail of a discount on 100% down payment. However, this scheme/offer will be valid for a limited period from the date of launch.

**25. Will there be a validity for the price list?**

The price list will be subject to change from time to time.

**26. What are the other additional amounts to be paid at the time of handing over?**

Electricity and Water Charges, VAT, Advance Maintenance Charges & Sinking Fund, Mutation & Assessment Charges, Registration Charges, Stamp Duty and any other taxes as applicable are payable at the time of possession based on the then prevailing guidelines.

**27. What happens if I cancel my booking?**

Cancellation of booking will attract a cancellation charge of 1% of the total sale value of the villa up to the stage of Agreements. Thereafter, the cancellation charges will be 10% of the sale value. Refunds will be effected only on resale of the unit.

**28. What is the type of documentation to be executed?**

The documentation consists of Agreement to Sell & Agreement to Build. This will be followed with a Sale Deed at the time of possession.

**29. When will registration take place?**

Upon completion of the entire development and receipt of full payment towards the sale consideration including the additional amounts and on handing over possession, registration will be carried out by

lawyers appointed by us.

**30. Can I sell my property after I make my first payment?**

Transfer is subject to payment of 15% of the sale value + 3 installments, signing of Agreements, payment of transfer fees & compliance with the Terms & Conditions and is at the sole discretion of Prestige.

**31. Have all the approvals been obtained?**

Yes, all approvals have been obtained.

**32. Is the title of the property clear?**

Yes, the land is freehold, marketable and free from all encumbrances.

**33. Has Prestige Royal Woods been approved by Housing Finance Institutions?**

This development has been approved by select Housing Finance Institutions.

**34. What will be the Scope of Maintenance?**

The Scope of Maintenance will cover maintenance of the common infrastructure for the villas, roads, landscape of common areas & upkeep of the individual landscape of the villas. The owners in discussion with the Property Management Company can further define the scope as may be required.

Prestige Property Management and Services will carry out the above Scope of Maintenance at a cost.





LOCATION MAP





### Prestige Estates Projects Limited

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