

TRIPURA  
**Landmark-IV**  
LIVE ABOVE ALL

The ultimate high

*lifestyle*

EXCLUSIVE GATED COMMUNITY OF DUPLEX VILLAS @ BOWRAMPET



For over **15** years  
of Legacy

Tripura Constructions has been transforming the real estate landscape of Hyderabad with several pristine landmark projects across the city.

We believe in creating aesthetic yet functional residential & commercial spaces of the highest construction quality standards, while delivering true value-for-money structures at futuristic locations to our esteemed clients.

Tripura Constructions has successfully delivered over 3 million square feet of residential and commercial spaces to the people of Hyderabad, with several new projects underway.

Our Green Alpha project is a proud recipient of the prestigious "Best Theme Project Award" at the Times Business Awards (2021), it has crowned the "Best Upcoming Themed Segment Building Project" and has also been accorded as "The Fastest Growing Leaders" at Asia One Magazine and URS Media. Landmark-IV is a scintillating ongoing project that is currently taking shape in the up & coming area of Bowrampet, with direct connectivity to the Outer Ring Road.

Tripura Constructions is perfectly poised to transform the lives of thousands of families by providing state-of-the-art projects, and making a mark on Hyderabad's urban landscape with its breathtaking ventures.

TRIPURA  
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Grand entrance  
*always*  
Welcomes you







GATE VIEW



Luxury finds a  
meaning  
*here*

HMDA  
Approved Gated  
Community



Natural Breeze in  
*every*  
corner



East Facing Street View





36'X50'

EAST  
FACING

GROUND FLOOR	1,051.74 Sft
FIRST FLOOR	1,051.74 Sft
SECOND FLOOR AREA	213.26 Sft
TOTAL AREA	2,317.04 Sft

200 Sq.Yds EAST *facing view*

GROUND FLOOR



FIRST FLOOR



3 BHK





45'X60'

EAST  
FACING

GROUND FLOOR	1,375.41 Sft
FIRST FLOOR	1,375.41 Sft
SECOND FLOOR AREA	155.22 Sft
TOTAL AREA	2,906.04 Sft

300 Sq.Yds EAST *facing view*

GROUND FLOOR



FIRST FLOOR



4 BHK







*true*  
IT's Just like a Dream come  
Spacious & Luxurious Villas

West Facing Street View



36'X50'

GROUND FLOOR  
FIRST FLOOR  
SECOND FLOOR AREA  
TOTAL AREA

WEST  
FACING

1,051.74 Sft  
1,051.74 Sft  
215.71 Sft  
2,319.19 Sft

GROUND FLOOR



FIRST FLOOR



3 BHK

200 Sq.Yds WEST *facing view*







45'X60'

WEST  
FACING

GROUND FLOOR	1,375.41 Sft
FIRST FLOOR	1,375.41 Sft
SECOND FLOOR AREA	155.22 Sft
TOTAL AREA	2,906.04 Sft

300 Sq.Yds WEST *facing view*

GROUND FLOOR



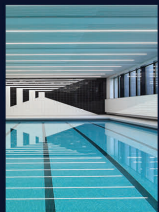
FIRST FLOOR



4 BHK







EXCLUSIVE  
PRIVILEGES

10,350 <sup>SFT</sup>  
EXCLUSIVE *Clubhouse view*



# AMENITIES






## FACILITIES

-  Multi-Purpose Hall
-  Association Office
-  Provisional Store
-  Visitors Lounge
-  Beauty SPA
-  Guest Rooms
-  Saloon for Male & Female




## ENTERTAINMENT

-  Club House
-  Amphitheatre
-  Cafeteria

## SPORTS & GAMES

-  Gym
-  Swimming Pool
-  Indoor Games Area
-  Children's Play Area
-  Shuttle Court
-  Jogging / Walking Track

## COMMUNICATION

-  Wi-Fi enabled Club House & Park
-  DTH Provision in each Villa
-  Broadband Internet provision

# FEATURES

- |   |  |  |   |
|---|--|--|---|
| <br>24 X 7 Security    | <br>CC Roads    | <br>High-Quality Construction | <br>Solar Fencing System   |
| <br>Vaastu Compliant   | <br>Grand Entry | <br>Excellent Ventilation     | <br>Earthquake - Resistant |
| <br>CC Camera Security | <br>STP         | <br>Car Parking               | <br>Avenue Landscaping     |

## SPECIFICATIONS

### STRUCTURE

RCC Framed structure: Footing, columns, beams and slabs in RCC designed grade concrete as per structural consultant.

### SUPER STRUCTURE

First class light weight red brick work in CM 1:6.  
External : 9" thick walls.  
Internal : 4 1/2" thick walls.

### PLASTERING

Internal & external plastering Double coat in Cement mortar 1:6 plastering with sponge finish.

### JOINERY WORKS

Main Door: Indian medium teakwood frame and shutter aesthetically designed with melamine polishing and hardware of SS Finish Ozone brand or equivalent. Aldrops, tower bolts and hinges of Ozone brand or equivalent make.  
Internal Doors & Frames: Indian medium teakwood frame with flush shutters with paint and hardware of SS Finish Ozone brand or equivalent make. Aldrops, tower bolts and hinges of Ozone brand or equivalent make.

### WINDOWS

UPVC windows frames with plain glass for shutters.  
Note: Extra cost for mosquito net shutters, if required.

### FLOORING

Vitrified tiles (2'x2') for floorings. Granite for steps.

### PAINTING

External: Exterior paint of ACE - Asian Make or equivalent.  
Internal: Internal two coats of luppam and emulsion paints.

### WATER SUPPLY

Centralized water supply with pneumatic scame water supply system, no individual sump and sintex tank.

### TOILETS

- Wash Basin and health faucet for all toilets.
- WC (One IWC & EWC in other toilets).
- Hot & Cold mixture for shower for all toilets of Cera or equivalent make.
- Provision for Geysers for all toilets.
- Glazed ceramic tile dadoing up to 6'6" & Ceramic non-slippery flooring.

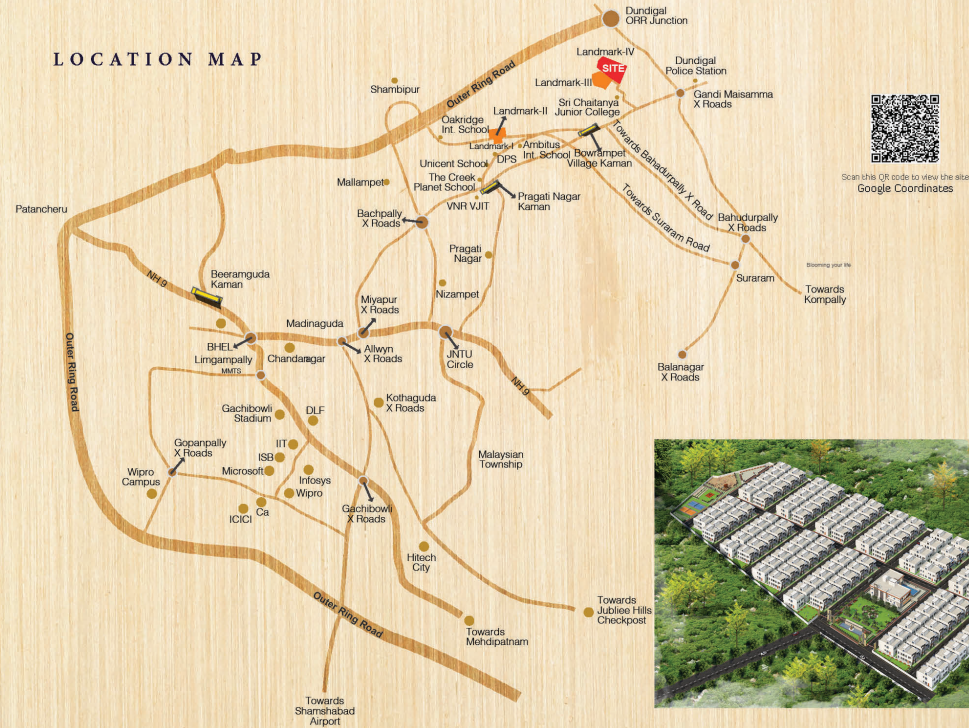
### COMPOUND WALL

Common compound wall of height of 2'0" three sides no compound wall and gate on the road side.

### ELECTRICAL

- Concealed copper wiring in conduits for lights, fans and power plug points of Finolex, Polycab or equivalent make.
- Power outlets for AC provision in all bedrooms.
- Power plug for cooking range chimney, micro ovens, mixer grinder in kitchen.
- Plug points for refrigerator and TV.
- 3 Phase power supply.
- All electrical fittings are Legrand or equivalent make.

## LOCATION MAP



## PROXIMITY

- Near to ORR
- 2 km to DRK Engineering college
- 3 km to Mallareddy Medical College and Hospital
- 5 km to VJIT College
- 4 km to Pragathi Nagar
- 5 km to Bachupally 'X' Roads
- 5 km to SLG Hospitals / Nala Mallareddy Medical College and Hospital
- 9 km to JNTU
- 10 km to Miyapur 'X' Roads
- 15 km to Hi-Tech City
- Oakridge International School
- Ambituss school
- Delhi Public School
- CREEK School
- Unicent School
- Surrounded by several International schools
- 45-minute drive to Rajiv Gandhi International Airport

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