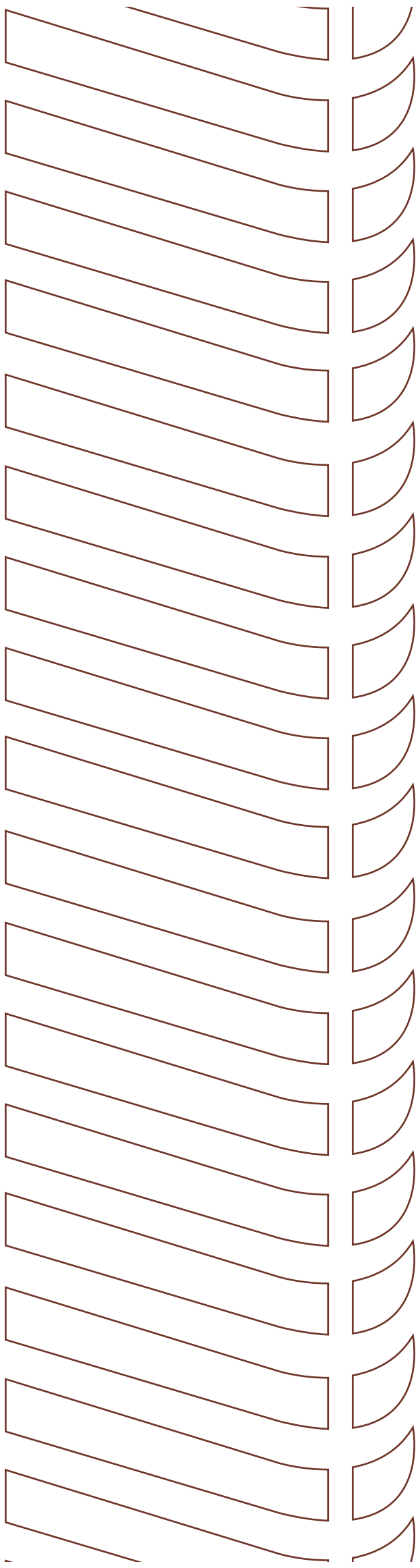
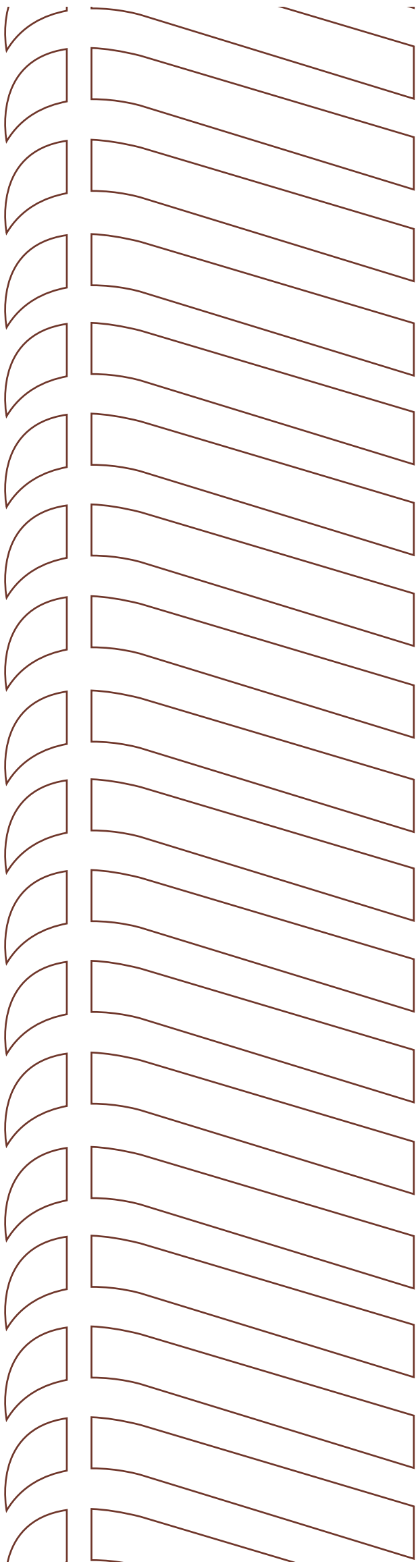
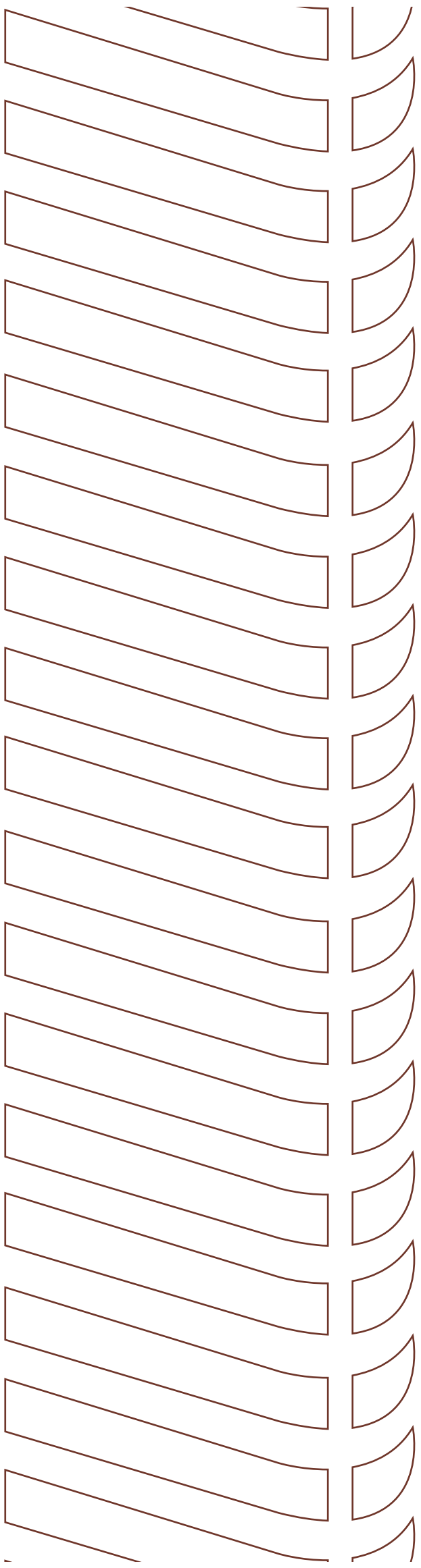
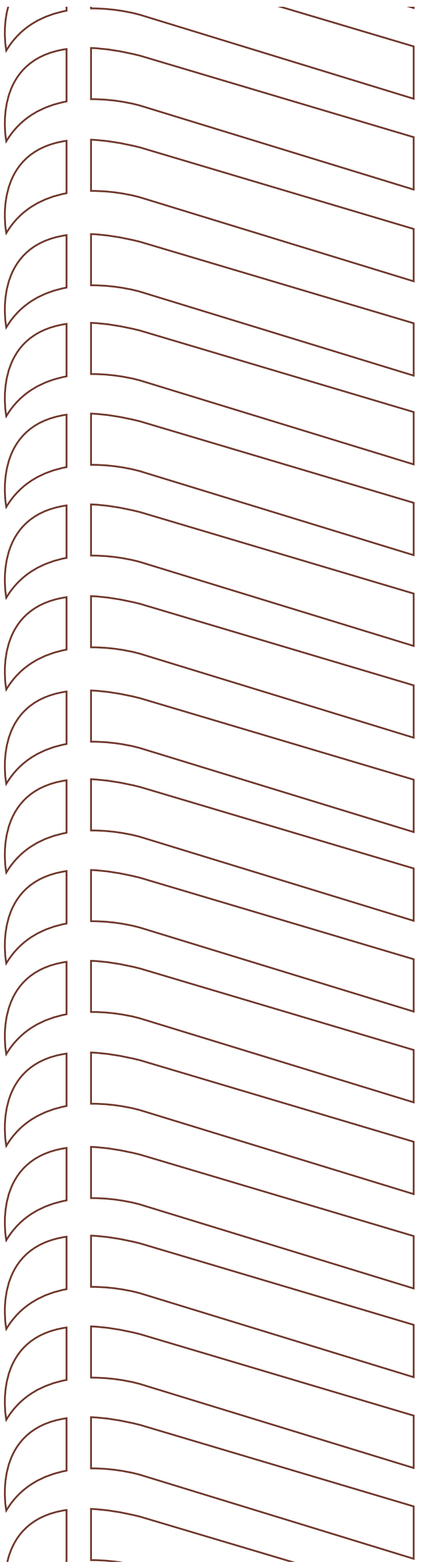
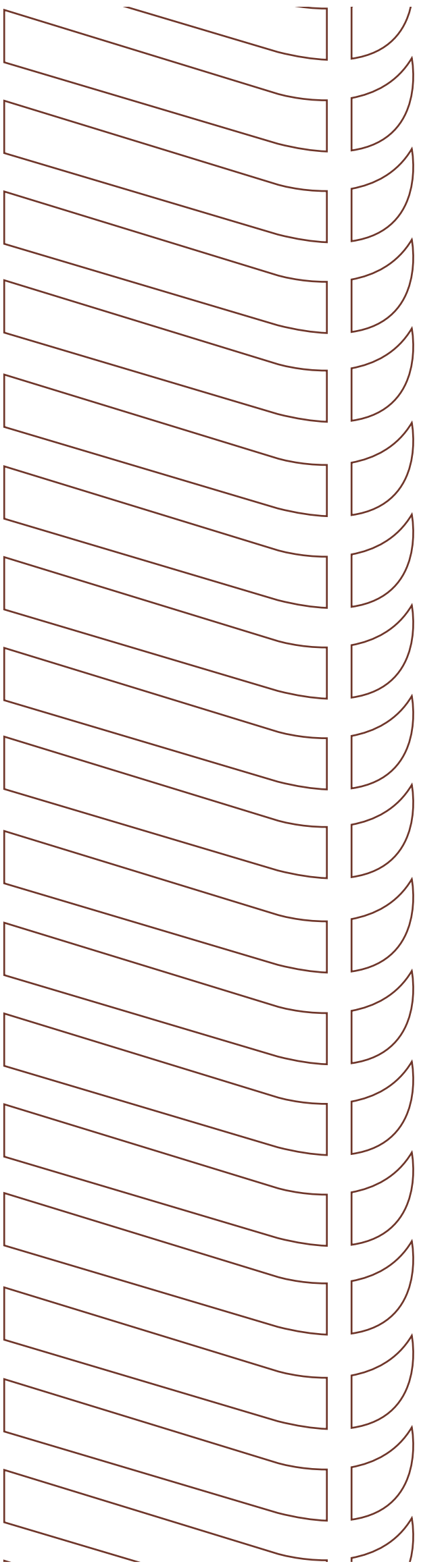
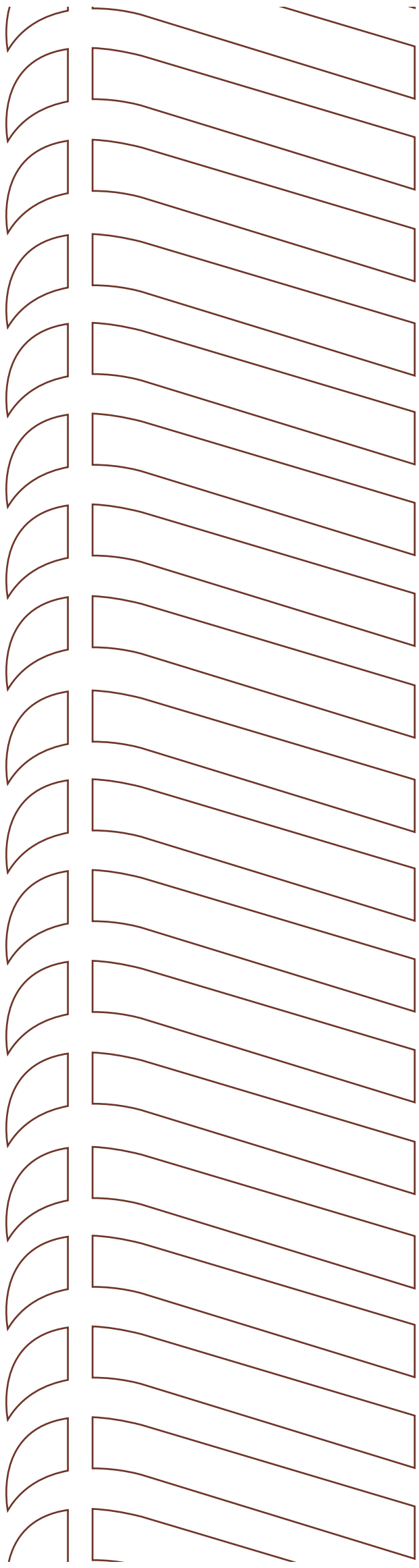


LIFE,
ELEVATED.



ELYSIA
BY MEENAKSHI





“WELCOME TO YOUR ABODE IN THE SKY.”

400+ Ft Tower
40 Storeys
132 Apartments

Towering over 400 feet in the sky, Elysia looks to become a landmark in Abids. The vision for the project is to elevate the lifestyle of its residents (quite literally). Life at Elysia is about reaching new heights – of luxury, comfort and peace. The world awaits at your feet at Elysia by Meenakshi.



*Actual representation of the design. Not an artistic rendition.



“THE VIEWS SPEAK FOR THEMSELVES.”

Things aren't the same up here. Your refined taste isn't just recognised but celebrated. You've risen above the mundane, the regular and the banal. You're now in the league of the elites.

Welcome to the grander scheme of things.

This is Elysia.



*Actual representation of the design. Not an artistic rendition.

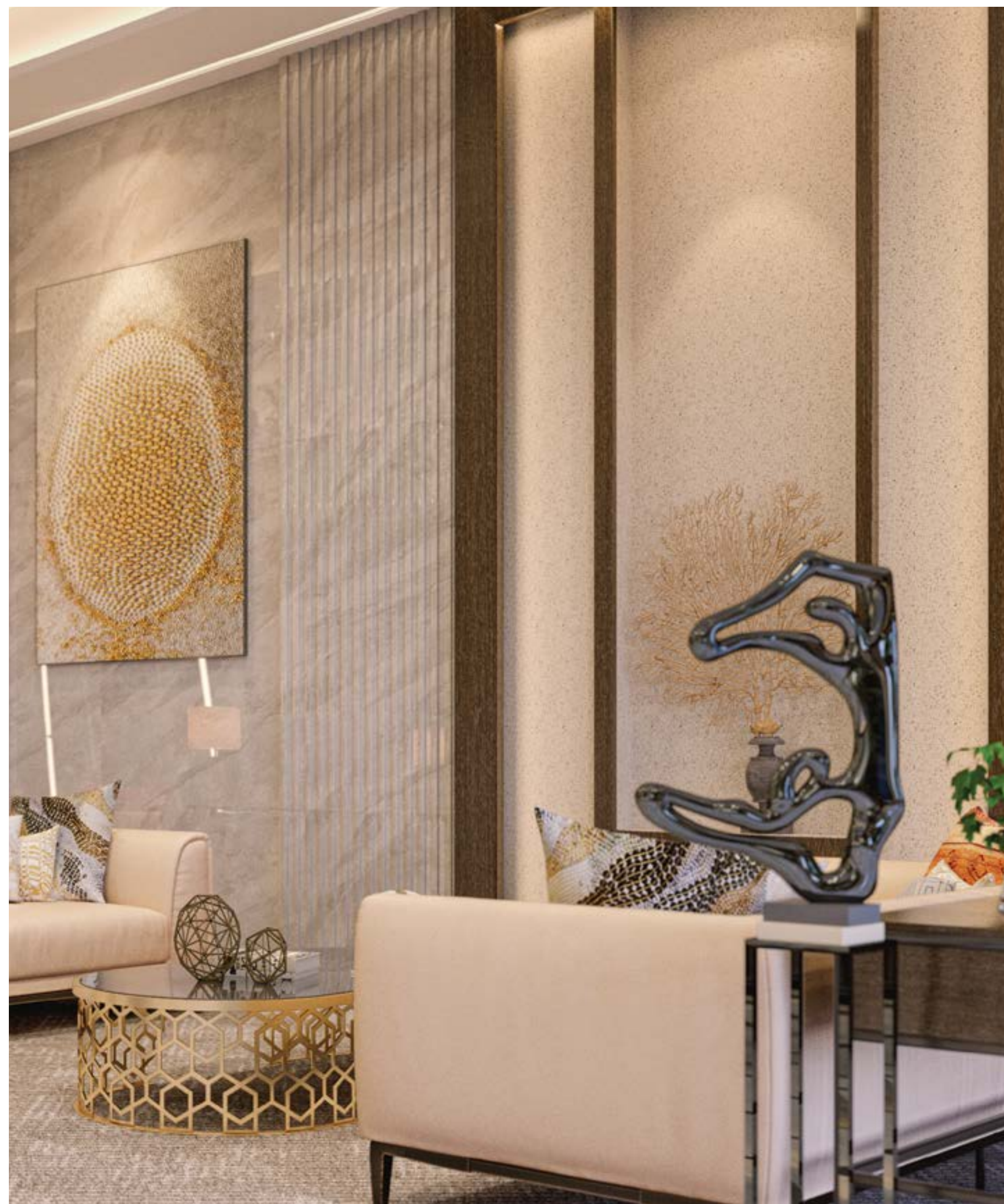


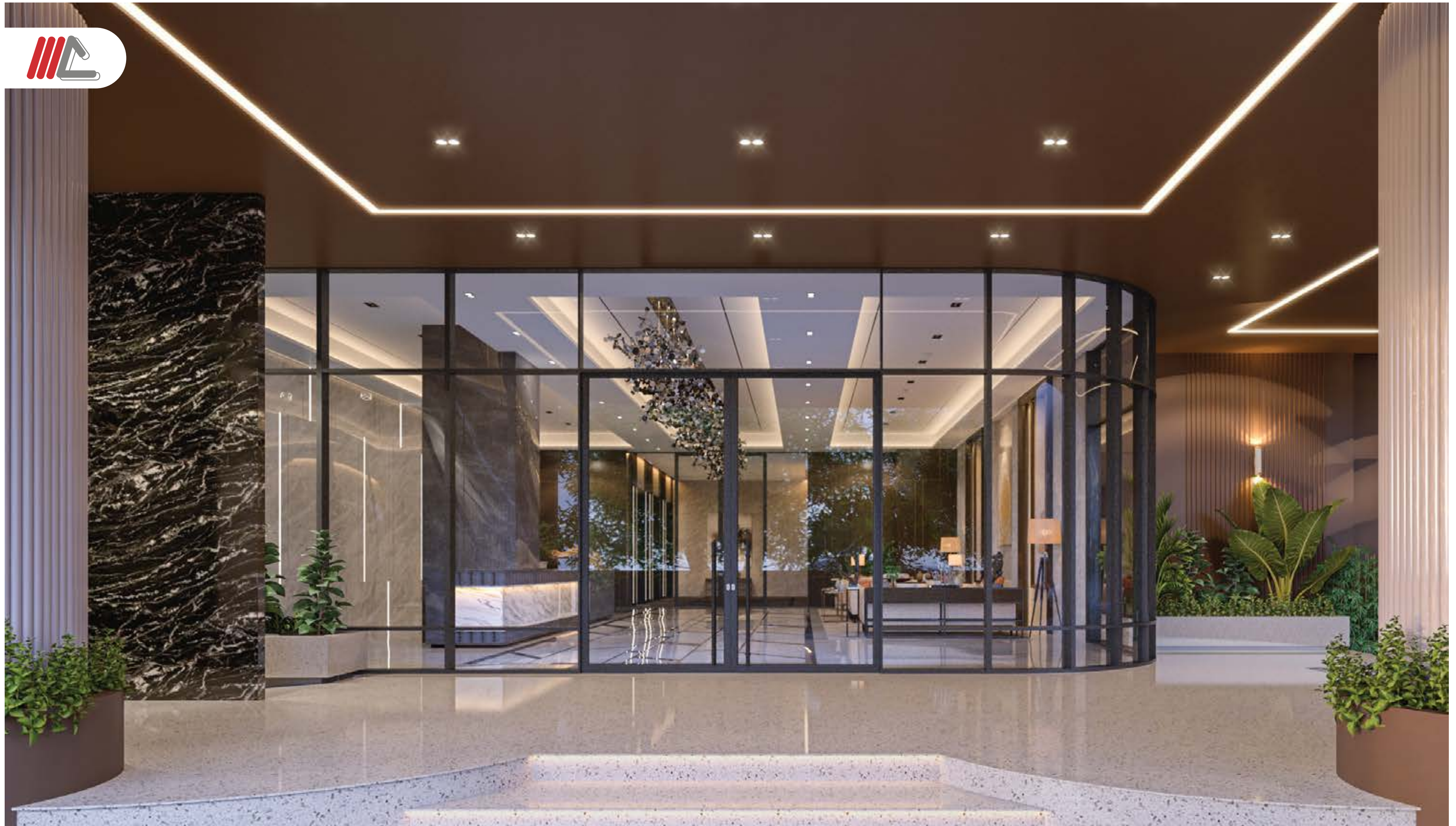


“AFTER ALL, ALL THAT GLITTERS ISN'T GOLD.”

Of course, the shiny things can catch your eye. For a second, perhaps. But true elegance remains timeless.

And that's how we've designed your home at Elysia, not to keep up with the latest fads but to create an heirloom that your family will treasure for generations.





*Actual representation of the design. Not an artistic rendition.



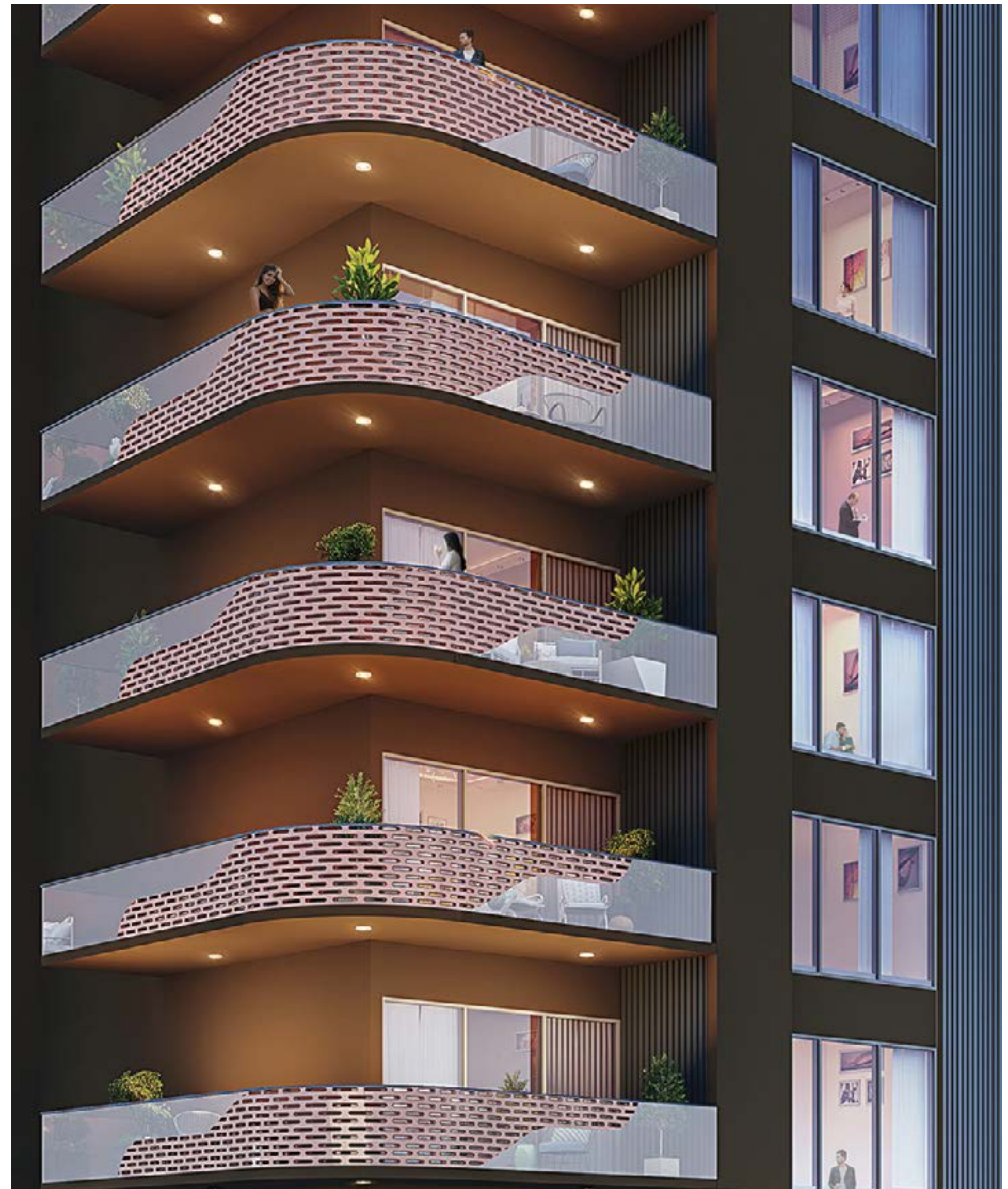
*Actual representation of the design. Not an artistic rendition.



“THE GILDED LUXE - HANDCRAFTED FOR YOU.”

Designing Elysia has been a labour of love. It's a masterpiece of minimalism brought together by an inspired team of artists and architects who just wouldn't settle for good enough.

The dark metallic accents define the theme of understated elegance that resonates through Elysia. The majesty of the rising tower is a homage to our location in the old city and the marvels of architecture they created. This stunning juxtaposition of the classic and the contemporary is what makes Elysia a jewel, shining brighter than everything it overlooks.



*Actual representation of the design. Not an artistic rendition.

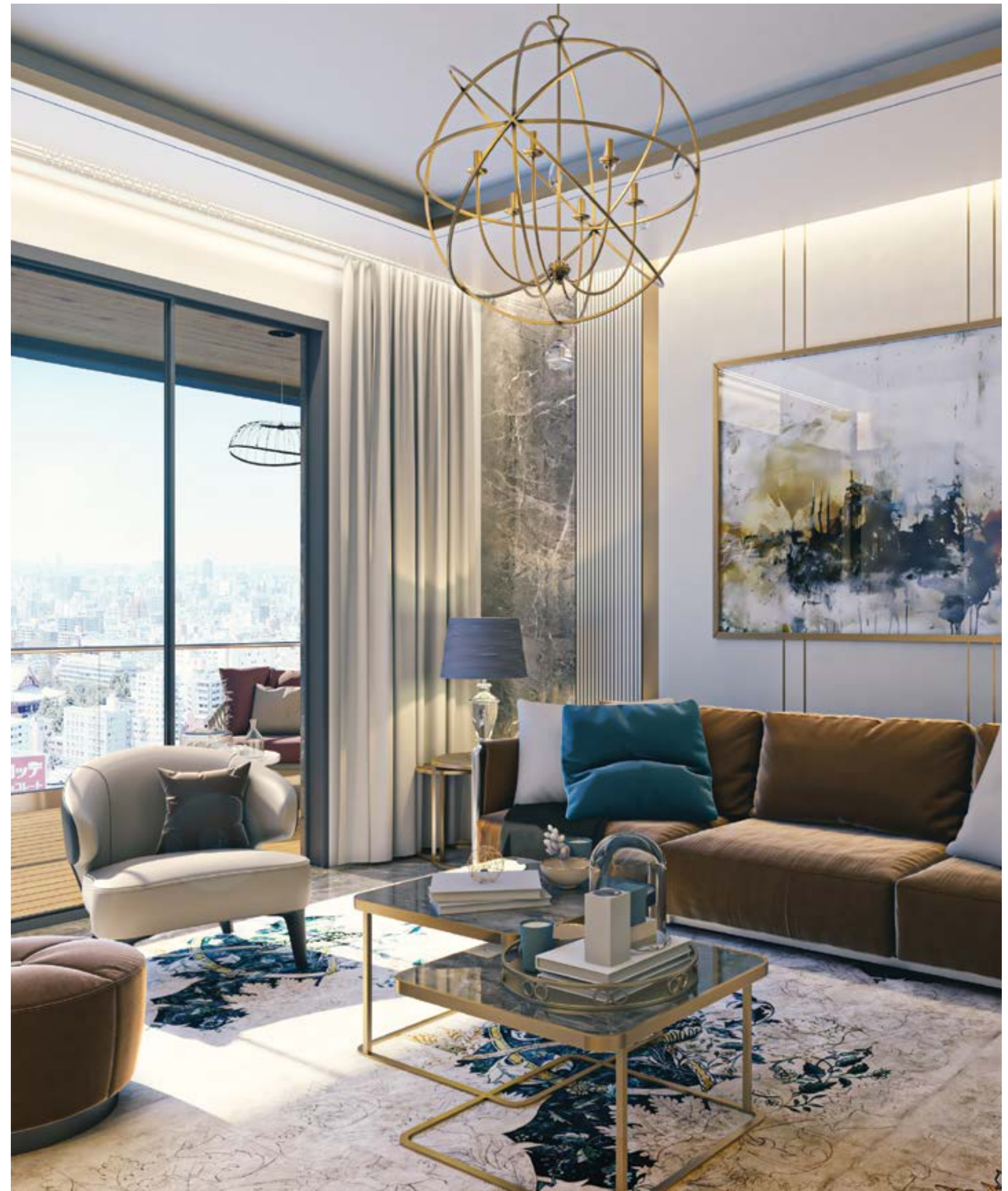






“NATURALLY, WE LOVE THE SUN.”

Sunshine is the key to a happier and healthier life. At Elysia, we've looked to maximise the sunlight that bathes your home so your family can enjoy the bliss of soaking in the sun at the comfort of your home.



*Actual representation of the design. Not an artistic rendition.



“THE GROUND BEGINS, EIGHT STOREYS UP.”

While designing Elysia, we wanted to ensure that every resident gets the privilege of having a great view from their home. That's why the first of our residential units begin 8 levels above the ground to ensure that no matter where you choose to live, you always have a great view to wake up to.



*Actual representation of the design. Not an artistic rendition.



*Actual representation of the design. Not an artistic rendition.



*Actual representation of the design. Not an artistic rendition.



“SANCTUM - THE CLUBHOUSE AT ELYSIA - BECAUSE ORDINARY ISN'T GOOD ENOUGH FOR YOU.”

A lot of thought and meticulous planning has gone into designing Sanctum – Our Clubhouse at Elysia. It's a space where the body, mind and soul find stimulation. It's where friendships are made over great books and competitive games. It's a space where you break away from the real world and find the space you need.

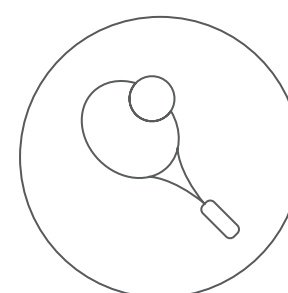


*Actual representation of the design. Not an artistic rendition.

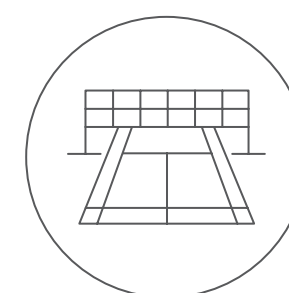


**“WE WEREN’T
SURE WHAT YOU
WERE INTO,
SO WE JUST
GAVE IT
EVERYTHING.”**

Leaving home is overrated. Especially, when you have everything you need at your doorstep. The amenities at Elysia have been chosen to cater to an array of moods, choices and fantasies. Indulge in your favourite hobbies or find a whole new passion, the choice is yours.



SQUASH



**BADMINTON
COURT**

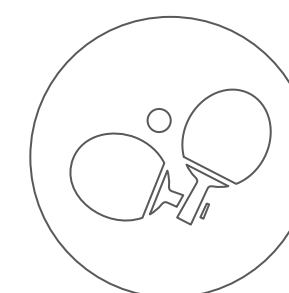
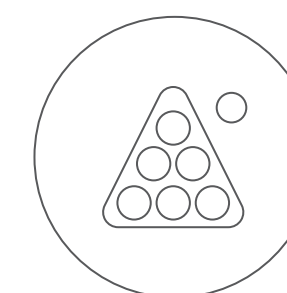


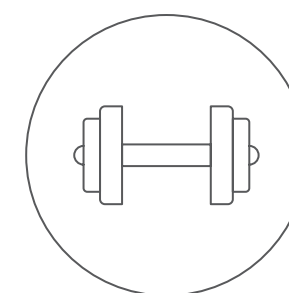
TABLE TENNIS



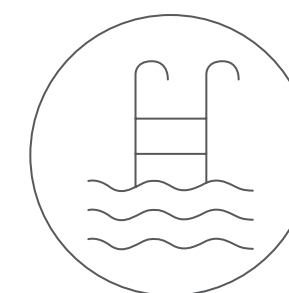
SNOOKER



YOGA



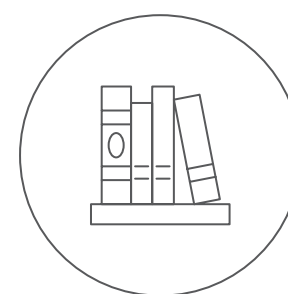
GYM



**SWIMMING
POOL**



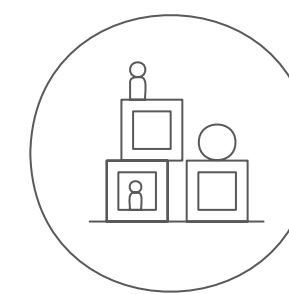
**JOGGING
TRACK**



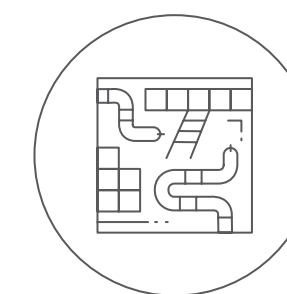
LIBRARY



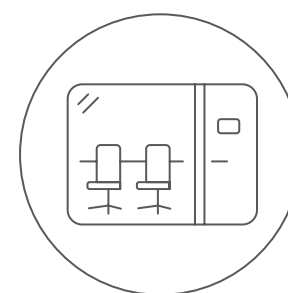
CAFETERIA



**KIDS PLAYROOM/
NURSERY**



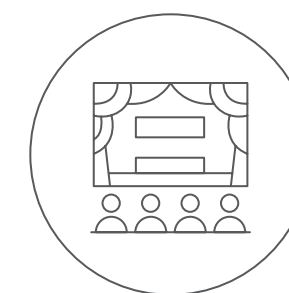
**INDOOR
GAMES**



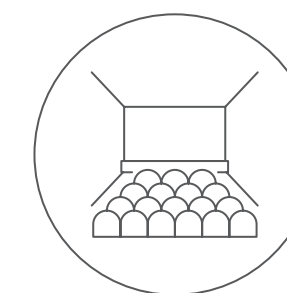
**MEETING
ROOMS**



**BUSINESS
LOUNGE**



**25-SEATER
SCREENING
ROOMS**



**MULTI
PURPOSE HALL**





“BE ONE WITH YOURSELF AT SERENITY.”

Let all your stress float away as you take a dip into Serenity – the swimming pool at Elysia. Get your daily exercise or enjoy a frolicking good time with the little ones as you splash around.



CLUBHOUSE LEVEL-1



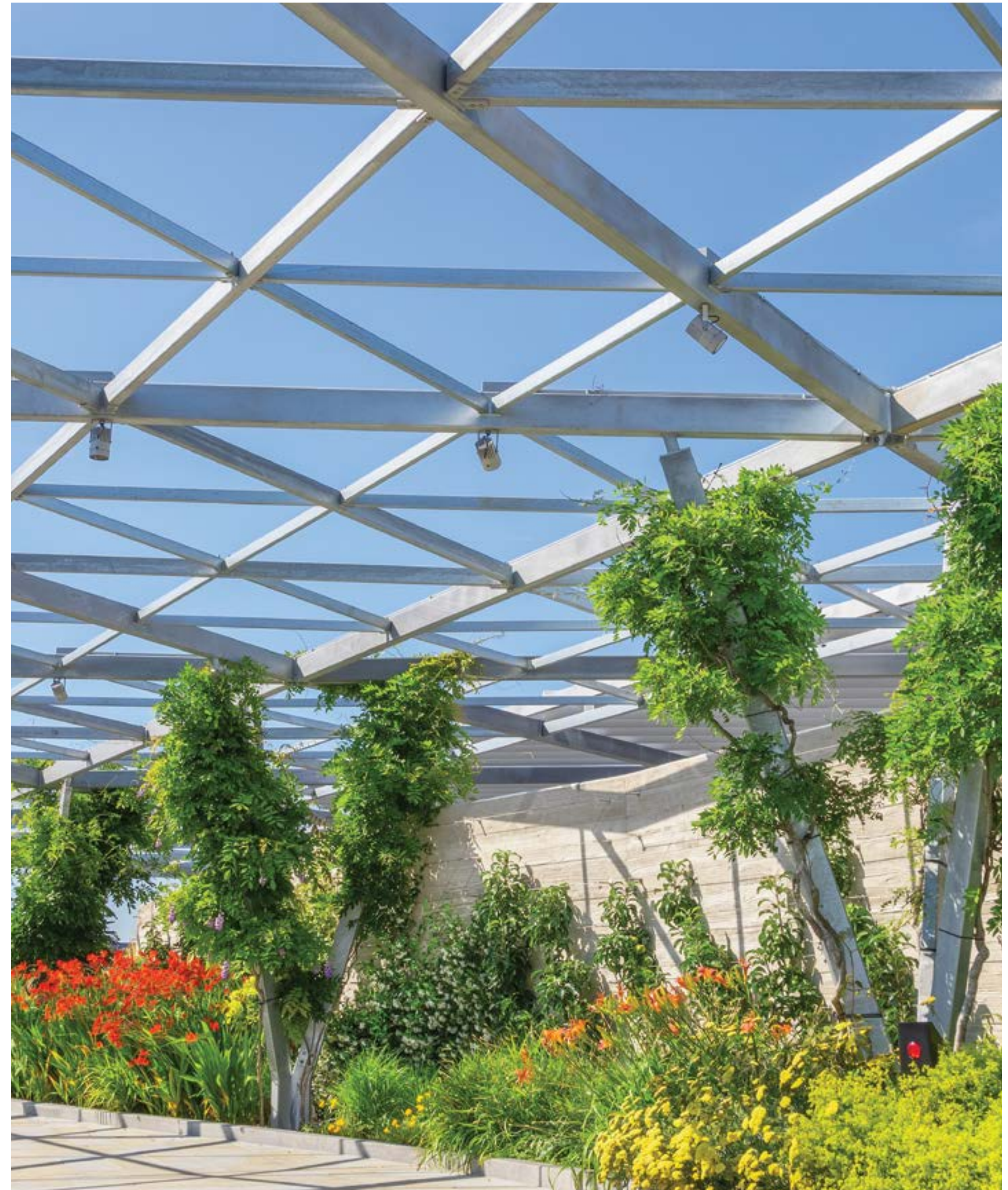
CLUBHOUSE LEVEL-2





“DECK UP FOR THE OUTER DECK.”

Our outdoor podium deck has been created to give you that feeling of being closer to nature. Whether it's taking your pet for a walk, hosting your next big event or just holding hands on a bench at our butterfly garden, life blossoms on the outer deck of Elysia.



*Actual representation of the design. Not an artistic rendition.



*Actual representation of the design. Not an artistic rendition.



TOWARDS LB STADIUM

120 FT. ROAD

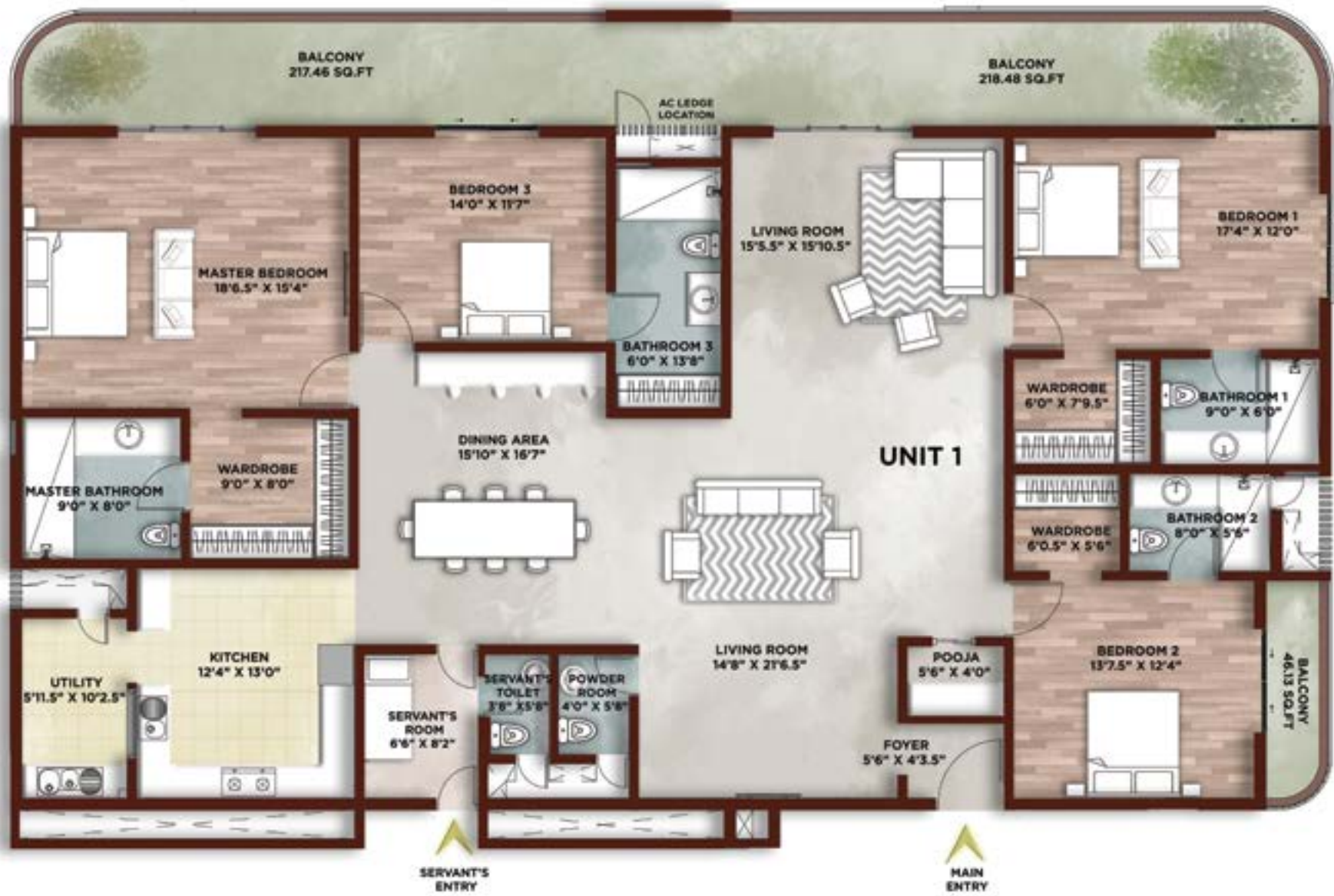
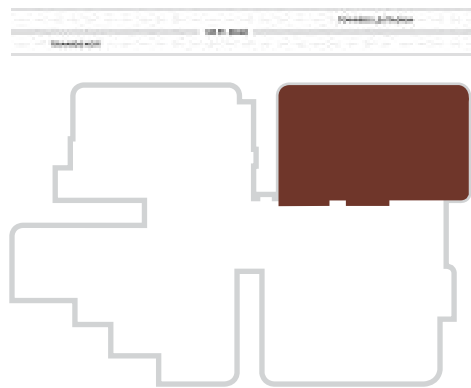
TOWARDS KOTI

A BLUEPRINT OF LUXURY.



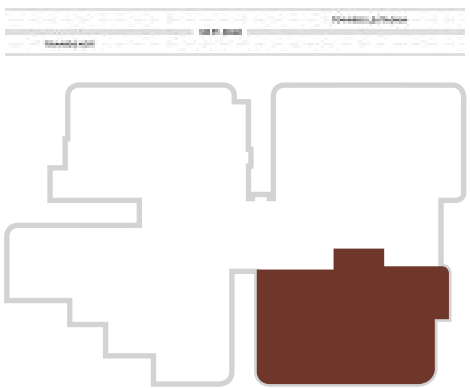
Description	UNIT 1	UNIT 2	UNIT 3	UNIT 4
Carpet Area	2473	2319	2420	2370
Plinth Area	2871	2753	3105	2814
Balcony	482	566	418	443
Common Area	878	869	923	853
Saleable Area	4231	4188	4446	4110

UNIT - 01



S.No	01	02	03	04	05
Description	Carpet Area	Plinth Area	Balcony	Common Area	Saleable Area
Area In Sq.ft.	2473	2871	482	878	4231

UNIT - 02



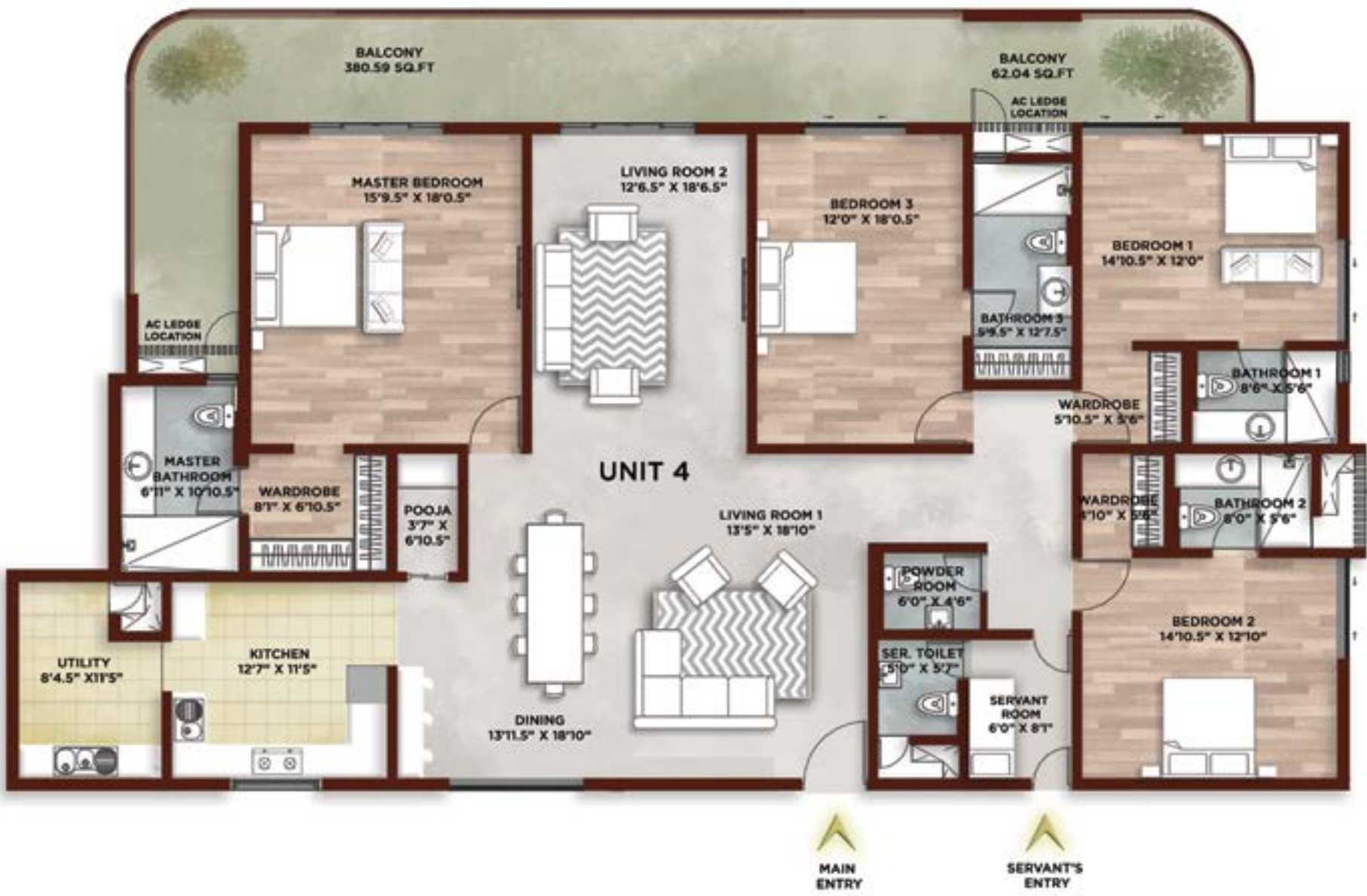
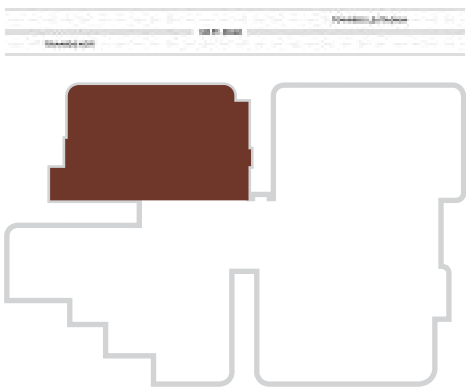
S.No	01	02	03	04	05
Description	Carpet Area	Plinth Area	Balcony	Common Area	Saleable Area
Area In Sq.ft.	2319	2753	566	869	4188

UNIT - 03



S.No	01	02	03	04	05
Description	Carpet Area	Plinth Area	Balcony	Common Area	Saleable Area
Area In Sq.ft.	2420	3105	418	923	4446

UNIT - 04



S.No	01	02	03	04	05
Description	Carpet Area	Plinth Area	Balcony	Common Area	Saleable Area
Area In Sq.ft.	2370	2814	443	853	4110



*Actual representation of the design. Not an artistic rendition.



**“YOUR NEXT
UNFORGETTABLE
SOIREE BEGINS
HERE.”**

The Living Room



*Actual representation of the design. Not an artistic rendition.



*Actual representation of the design. Not an artistic rendition.



**“WHERE
CUISINE
BECOMES AN
ART FORM
EVERY DAY.”**

The Kitchen



*Actual representation of the design. Not an artistic rendition.



*Actual representation of the design. Not an artistic rendition.



“SLUMBER IN STYLE.”

The Bedroom

*Actual representation of the design. Not an artistic rendition.



“NO MILESTONE TOO FAR, FOR YOUR VISION.”

At Elysia, you'll never be too far from your most-visited destinations. Whether it is a convenience store, school, hospital, mall, or just about anything that you'll want to reach – nothing will ever be too far when you make a home here.

Take a glimpse at the map and you'll see how easy we've made life for you here with a bunch of good things that are close by.

CONVENIENCES

Balaji Grand Bazar	1.5kms
Begum Bazar	3.5kms
Mozamjahi Market	2.2kms

TRAVEL

Nampally Railway Station	1.5 Km
Chermas Bus Station	0.3 Km
Abids Bus Stop	1.5 Km
Hyderguda Bus Stop	4.8 Km
Hyderabad International Airport	32 Km

HOSPITAL

Kamineni Hospital	0.85 Km
Fernandez Hospital	0.3 Km
Apollo Hospitals	2.1 Km

SCHOOL

All Saints High School	0.9 Km
Rosary Convent High School	0.8 Km
Little Flower High School	0.7 Km
Slate - The School	0.5 Km
Stanley Girls High School	0.4 Km
St. George's Grammar School	0.2 Km

COLLEGES

G.Pulla Reddy Junior College	0.8 Km
Government Polytechnic College	1.2 Km
Nizam College	0.3 Km

MONUMENTS

Hussain Sagar Lake	2.0 Km
Charminar	4.2 Km
Golconda Fort	13 Km
Muralidhar Bagh	1.5 Km
Chirag Ali Lane	0.8 Km
Chandra Vihar	2 Km
LB Stadium	1.6 Km

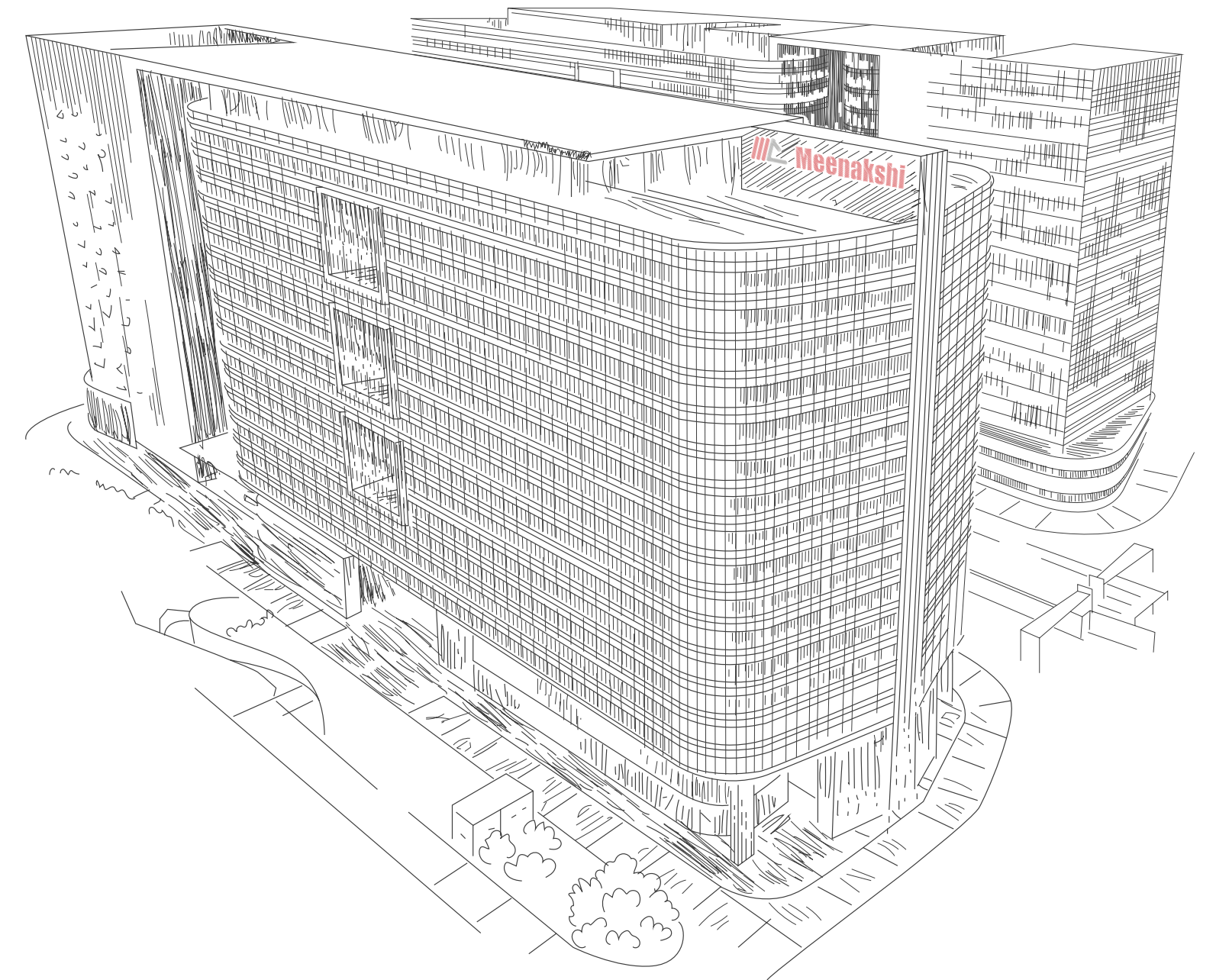




“APPLYING THE BEST OF A 30-YEAR JOURNEY.”

Meenakshi brings a legacy of over 30 years to Elysia. Starting in 1992 as a real estate developer, we’ve emerged as a group geared to offer more than just residential infrastructure. Over the years, we have forayed into the realms of Residential, Commercial, Power Plants, and even Venture Capital. We are present not just in our home state of Telangana but also in Odisha, Arunachal Pradesh, and Andhra Pradesh.

Our relentless pursuit, focus on quality and robust Quality Management System have brought us an ISO 9001:2000 certification. With Elysia, we bring together all, our standards and our strengths – and most importantly, a home built on desire, insights and what the new-age homebuyers want. Come experience the best from us.



Architect :

Shilpa Architects Planners Designers | Chennai

Electrical :

Sripeksha Engineering Consultancy Services | Bengaluru

PHE & FIRE :

SUVIH Engineering Services | Hyderabad

Structural :

Innotech Engineering Consult Pvt.Ltd. | Bengaluru

STRUCTURE

- Foundations:** RCC
- Sub Structure:** RCC Framed Structure
- Super Structure:** RCC Shear Walls

EXTERNAL PAINTING

- Exterior Ace Paint Over Textured Finish

INTERNAL PAINTING

- Acrylic Emulsion Over Gyp Base

CEILING FINISHINGS

- 1. Acrylic Emulsion With Gyp Base
- 2. Grid Ceiling - Toilets And Common Area

FLOORING / SKIRTING

- Living/Dining:** Imported Marble/Eternity Tile Marble
- Bedrooms:** 800 X 800mm Size Double Charged Vitrified Tiles
- Master Bedroom:** Engineering Wood Flooring/Imported Marble
- Toilets:** Anti-Skid Premium Designer Tiles
- Kitchen:** 800 X 800mm Size Double Charged Vitrified Tiles
- Balcony:** External Grade Anti-Skid Vitrified Tiles
- Utility:** Anti-Skid Vitrified Tiles
- Corridor:** Elegantly Designed Flooring With Double Charged Vitrified Tiles/Granite Inlay
- Staircase:** Granite Flooring
- Service & Fire Staircase:** Kota Stone Flooring
- Parking:** Screed Flooring
- Driveways:** Stamp Concrete
- Domestic Help Room & Bathroom:** Ceramic Tile Flooring And Dado

DADOOING

- Toilets:** Imported /Designer Tile Dado Up To False Ceiling Level
- Kitchen:** Imported /Designer Tile Dado Up To 2’-0’ Above The Platform

SANITARY

- CP Fittings:** Grohe/Kerovit /Roca Or Equivalent Make With Shower Panel
- Sanitary Fittings:** Kerovit/Roca/Grohe Or Equivalent Make
- Kitchen:** CP Fittings Of Reputed Make Like Grohe/Kerovit /Roca/Franklin Or Equivalent Make. Double Bowl Stainless Steel Sink With Drain Board
- Utility :** CP Fittings Of Reputed Make Like Jaquar/Hindware/Essco or equivalent make
- House Help Toilet :** CP Fittings Of Reputed Make Like Jaquar/Hindware/Ess Or Equivalent Make Sanitary Fittings Of Reputed Make Like Parryware/Hindware Or Equivalent Make

DOORS & WINDOWS

- Main Door:** Teakwood Frame & Flush Shutter With Teak Laminate On Both Sides, Fixed With Reputed Hardware Of Hafele, Hettich, Ozone Or Equivalent Make
- Internal Doors:** Teakwood Frame & Flush Shutter With Laminate On Both Sides, Fixed With Reputed Hardware Of Hafele, Hettich, Ozone Or Equivalent Make
- Utility Door:** Teakwood Frame & Flush Shutter With Laminate On Both Sides, Fixed With Reputed Hardware Of Hafele, Hettich, Ozone Or Equivalent Make
- Toilet Doors:** Teakwood Frame & Laminated Shutter With Reputed Hard Ware Of Hafele, Hettich, Ozone Or Equivalent Make
- Balcony Sliding Doors:** Aluminium/uPVC For French Doors With Mosquito Mesh Of Reputed Make
- Windows:** 1. Aluminium/uPVC For Windows With Mosquito Mesh Of Reputed Make
2. Ventilators uPVC/Aluminium Ventilator For All Toilets & Store

RAILING

- 1. SS Railing Over MS Support In Fire And Main Staircases
- 2. Aesthetically Designed Laminated Glass Railing Systems With High Quality Handrails, Cap Rails And Railing Base Of Reputed Make

ELECTRICAL

- 1. All Electrical Fittings Like Modular Switches/Power Points Of Legrand/Schneider Or Equivalent Make
- 2. Miniature Circuit Breakers (MCB) & ELCB For Each Distribution Board Of Reputed Make
- 3. Concealed Copper Wiring In Conduits For Lights, Fans, Powersplugs Etc
- 4. Power Outlets For AC In Drawing, Living, Dining And All Bedrooms
- 5. Power Outlets For Geysers And Exhaust Fans In All Wash Rooms
- 6. Power Outlets For Chimney, Refrigerator, Microwave Oven, Water Purifier And Mixer/Grinder In the Kitchen
- 7. Power Outlets For Washing Machine, Dish Washer In Utility Area
- 8. Power Out Lets For TV In Drawing, Living And All Bedrooms
- 9. LED Lights In Common Area And Parking Area

CABLE TV & WIFI & OTHER

- 1. Provision For Wired Internet In Living, Master Bedroom And Children’s Bedroom
- 2. Provision For Wi-Fi Within The Home
- 3. Intercom Facility Connecting To The Security And Clubhouse
- 4. Service Provider Shaft Connecting All Units With Concealed Cable In All Bedrooms And Living

LIFTS

- Passenger Lifts:** 6 High-Speed Lifts From Toshiba Or Equivalent Make
- Service/Fire Lift:** High-Speed Automatic Service Lift From Johnson Or Equivalent Make

DG

- 100% DG Backup With Acoustic Encloser With Auto Change Over

SECURITY FACILITIES

- 1. Solar-Powered Security Fence
- 2. Video Door Phone Facility At The Main Door
- 3. Boom Barrier Operated With Access Card Readers
- 4. CCTV Cameras At The Main Entrance And Around The Campus In Open Areas And Inside Lifts
- 5. Panic Button And Intercom In The Lifts Connected To Security

STP - Sewage Treatment Plant Of Adequate Capacity As Per Norms Inside The Project

WASTE MANAGEMENT - Garbage Room With Chute

CAR WASH FACILITY- Provision For Car Wash Facility In Parking Area

CHARGING POINTS IN THE PARKING AREA - As Per Norms

HOME AUTOMATION

- 1. Wireless Home Automation Solution
- 2. Lighting Control: 03 On-Off Control Circuits For Lighting Per Room
- 3. Fan Control: 01 On-Off Per Room
- 4. Standalone Sensors For Toilets
- 5. Voice-Based Control Using Alexa Or Google Home



*Actual representation of the design. Not an artistic rendition.

📍 **Meenakshi Group**
119, Road Number 10, Sravanthi Nagar, ICRISAT Colony,
Jubilee Hills, Hyderabad, Telangana 500033

☎ +91 40 6733 1234

✉ sales@meenakshigroup.com

🌐 www.meenakshigroup.com



Corporate Office:

119, Road #10, Jubilee Hills, Hyderabad - 500 033, India
info@meenakshigroup.com | 040 673 31 234 | 040 233 58 111

Disclaimer: This Brochure does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof and/or a disclosure under any statute of any nature whatsoever. The pictorial/other representation herein, the layout, number of buildings/ towers/wings/structures, facilities and amenities are merely creative imagination and an Architect's impression and are only indicative. The actual product may vary/differ from what is indicated herein.

A Mistry Pestonji Property