



In purity and peace.

EXIT 3



Breathe fresh.
Breathe happy.
Breathe good.
Breathe aroma.
Breathe the life of
Hallmark Floresta.

ICRISAT

EXIT 2



IN THE HOME OF NATURE.

Ever seen the home of nature? Ever been to where life will be surrounded by dense greens? Come on over to Floresta, homes in the thick of nature from Hallmark Builders. A villa-life that's as close to nature as anyone can belong. The most beautiful facet of this community is the fact that it is nicely entwined with flora, and endless flora.

Come belong to a home that has its neighbour, nearly 3,600 acres of world-renowned agricultural research centre, the International Crops Research Institute for the Semi-Arid Tropics (ICRISAT). It is the rich diversity of flora and fauna across large green spaces that this institute is home to, which has inspired us to name this community, 'Floresta.' Make your home in the universe of green.



IN HERE,
PARK YOUR
EXCLUSIVITY.

A villa is, in itself, a sign of exclusivity. And here, with a green cover as your blanket of warmth and cool, you're in for an era of exclusivity. With villas that are well-spaced, with a parking slot dedicated for your wheels - it's all yours to be.





IN THE MIDDLE OF VIBRANCE.

Every morning when you step out for a stroll on the green-lined avenue or the pathway in front of your villa, you'll be encircled and greeted by colours and creativity, all made by nature. It's a setting of vibrance you've been waiting for, all your life.





INSPIRE FOR YOURSELF A LIFE OF GRACE.

If you've always sought freedom of space and freedom to style your life, rest assured that your villa at Hallmark Floresta will be your destination for a lifetime. Plan your priorities like you want it - with your own genre of furniture.





Ground Floor - Dining Area



First Floor - Master Bedroom



First Floor - Family Lounge



Ground Floor - Kitchen



Ground Floor - Living Room

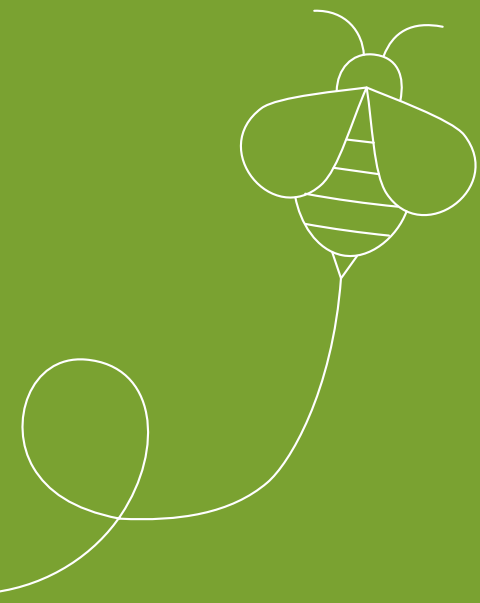


Second Floor - Home Theatre



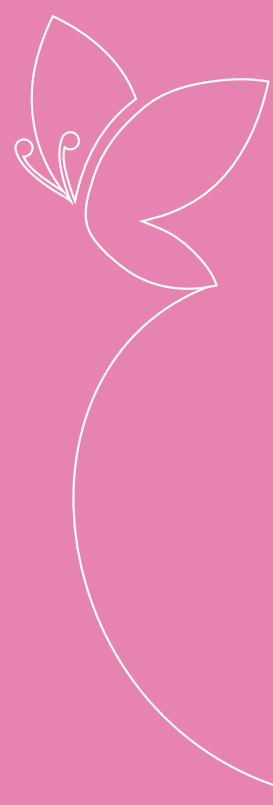
INCLUDE YOUR EVERY DESIRE.

What you have aspired for in life, you can make it all come true here. You will have space for yourself, for your hobbies and pastime, and lots of space for the apple of your eye. While we have made room for everything from entertainment to engaging times, you decide what you desire at Hallmark Floresta.



IN EVERY ELEMENT, THERE'S REALITY.

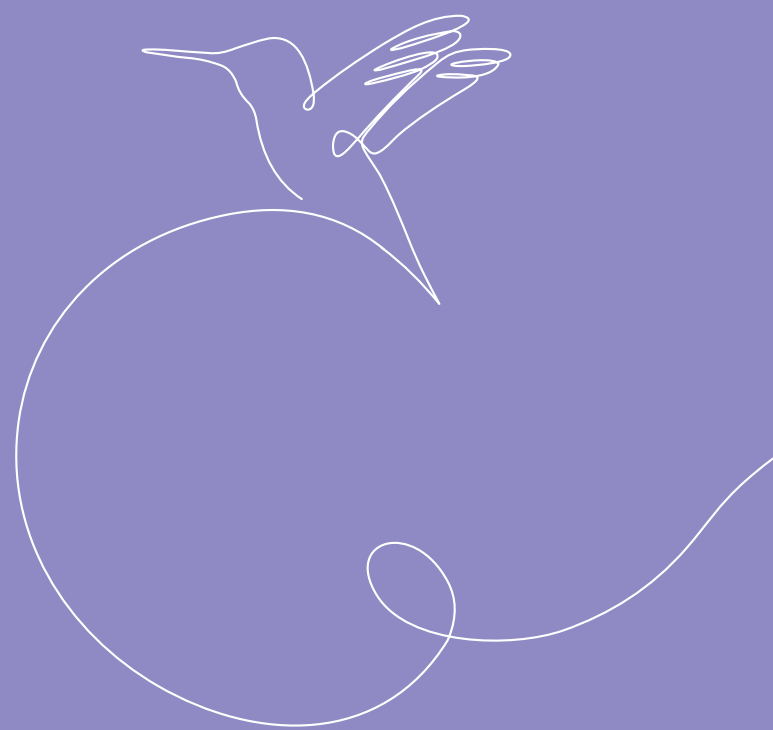
At Hallmark Floresta, each element is inspired by Mother Nature's family - whether it's trees, plants, leaves, branches, stems, or flowers, or a coming together of all these elements to form amazing landscape layouts.



INVEST MEMORABLE TIME IN SPORTS.

Hallmark Floresta offers state-of-the-art sports facilities, including a dedicated Cricket Practice Net, ensuring that enthusiasts can hone their cricketing skills. Residents can enjoy a diverse range of sports amenities, promoting a healthy and active lifestyle.





INHERIT A LIFESTYLE AMIDST SERENITY.

Experience luxury that has no equal at the exclusive clubhouse of Hallmark Floresta, where opulent amenities meet the hospitality of nature. Spend time amidst lavish interiors, world-class dining, elite facilities – all in an oasis of sophistication.





INSIDES SO AMAZING, YOU'LL REJOICE.

Hallmark Floresta offers a plethora of lifestyle amenities, providing residents with an exquisite living experience. Enjoy the serene ambiance of landscaped gardens, rejuvenate in the lounge, host an evening at the banquet hall, stay active at the well-equipped fitness center, play a game of chess – it's all a harmonious blend of luxury and well-being.

Ultra-modern facilities and amenities in Clubhouse Zone

- Super Market • Banquet Hall • Swimming Pool • Gym
- Party Lawn • Indoor Badminton Court • Indoor Games
- Conference Room • Guest Rooms • Library

13.46
ACRES

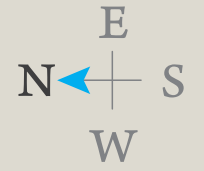
166
UNITS

G+2
TRIPLEX VILLAS

INDIVIDUAL
4 & 3 BHK
VILLAS

VILLA SIZES BETWEEN
2700 to 4605
SQ.FT.

22,820
SQ.FT. MULTI-LEVEL
CLUBHOUSE WITH
WORLD-CLASS FACILITIES



LEGEND

- 1. Main Entrance
- 2. Lawn
- 3. Boundary planting
- 4. Smooth lawn mound
- 5. Stone seating with tree cut
- 6. Gravel bed with stepping stone
- 7. Natural stone flooring + Gravel bed
- 8. Lawn mound seating
- 9. Pergola
- 10. Stepping seating
- 11. Seating + Gravel bed
- 12. Angular lawn mound
- 13. Planting
- 14. Lawn with pebble seating
- 15. Seating
- 16. Cluster rock seating - meditation space
- 17. Rock with feature tree
- 18. Walkway - Natural stone pathway
- 19. Cluster rock seating
- 20. Pergola with swing
- 21. Rock clusters
- 22. Outdoor gym
- 23. Kids' play area
- 24. Coloured seating
- 25. Rock-wall climbing
- 26. Sunken seating
- 27. Seating plaza with tree cuts
- 28. Gravel bed + lawn + natural stone flooring
- 29. Corten steel seating
- 30. Multipurpose Court
- 31. Cricket Net
- 32. Half Basketball Court
- 33. Adult pool
- 34. Kids' pool
- 35. Entrance Sculpture



MASTER PLAN
NOT TO SCALE

SPECIFICATIONS

INVEST WHERE QUALITY IS RESPECTED.

Hallmark Floresta exemplifies unparalleled quality in fixtures, fittings, and construction material. Meticulously curated, the residence is all about superior craftsmanship, durable materials, and exquisite finishes ensuring an experience of utmost luxury and longevity.



STRUCTURE

RCC-framed structure to withstand wind and seismic loads.



SUPER STRUCTURE

8" thick CC Blocks for external walls.

4" thick CC Blocks for internal walls.

INTERNAL: Plastering in CM for walls.

EXTERNAL: Plastering in CM for external walls.



PAINTING

EXTERNAL: Textured finish with 2 coats of external emulsion paint of reputed make.

INTERNAL: Smooth putty finish with 2 coats of Premium acrylic emulsion paint of reputed make over a coat of primer.

SIT-OUTS: Weatherproof paint of reputed make, over external putty finish at utility/sit-out walls and ceiling.



DOORS AND WINDOWS

MAIN DOOR: Engineered/Hard wood frame and designer veneered shutter of reputed hardware fittings with both sides PU polish finishing.

INTERNAL DOORS: Engineered/Hard wood frame and designer veneered/Laminate shutter of reputed hardware fittings with both sides PU polish finishing.

BATHROOM/UTILITY: Hard wood frame and designer veneered/Laminate shutter or ABS Frame and Shutter or ABS frame and shutter.

FRENCH DOORS: Aluminium door frames with float glass with provision for mosquito mesh.

WINDOWS: Aluminium windows with provision for mosquito mesh (Provision of track for mosquito mesh will be as per window type and feasibility).



SECURITY & BMS

- Sophisticated round-the-clock security system.
- Biometric access for main door for each villa.
- Boom barriers at entry gate with mechanical operation.



FLOORING AND WALL CLADDING

DRAWING, LIVING, DINING AND KITCHEN: Premium vitrified tiles 1200/1800 with 4-inch Skirting.

ALL BEDROOMS: Premium vitrified tiles (1200/1200) with 4-inch Skirting.

BALCONIES: Premium anti-skid vitrified tiles.

BATHROOMS: Acid-resistant and anti-skid, premium vitrified tiles of reputed make.

UTILITY: Anti-skid tiles and wall cladding up to 4 feet.

STAIRCASES: Granite/tiles flooring as per architect's design.



WATERPROOFING

For all toilets, wash areas, balcony and terrace areas.



ELECTRICAL

- Power outlets for geysers and exhaust fans in all bathrooms.
- Power plug for cooking range, chimney, refrigerator microwave ovens, mixer/grinders in kitchen.
- Distribution boards and MCBs of premium make.
- Modular electrical switches of premium make.
- Power outlets for air-conditioners in living and all bedrooms.



WATER SUPPLY

Pneumatic pumps will be used for supply of treated water to individual villas.



COMPOUND WALL

Aesthetically designed compound wall shall be constructed all around the project with solar fencing.



CCTV

CC cameras will be provided at all common areas as per consultant design.



PLUMBING

BATHROOMS: All CP fitting and sanitary fixtures of Delta or equivalent.

Wall-mounted WC (Duravit/American Standard or equivalent in all toilets).

KITCHEN: Provision for fixing of water purifier. Provision for washing machine in utility area. Provision for dishwasher in utility area.



POWER BACK-UP

100% DG backup.



COMMUNICATION

TELECOM: Telephone provision in MBR and drawing area.

Intercom facility to all units connecting Security, Clubhouse and Maintenance Office.

CABLE: Provision for DTH/Cable connection for TV in drawing, living and all bedrooms.

INTERNET: Wired internet provision in Drawing Room and Bedrooms.



WTP/STP

- Fully-treated Bore water made available through exclusive water softening and purification plant of reputed make.
- Sewage treatment plant of adequate capacity as per norms will be provided.
- Treated sewage water will be used for landscaping and flushing purposes.



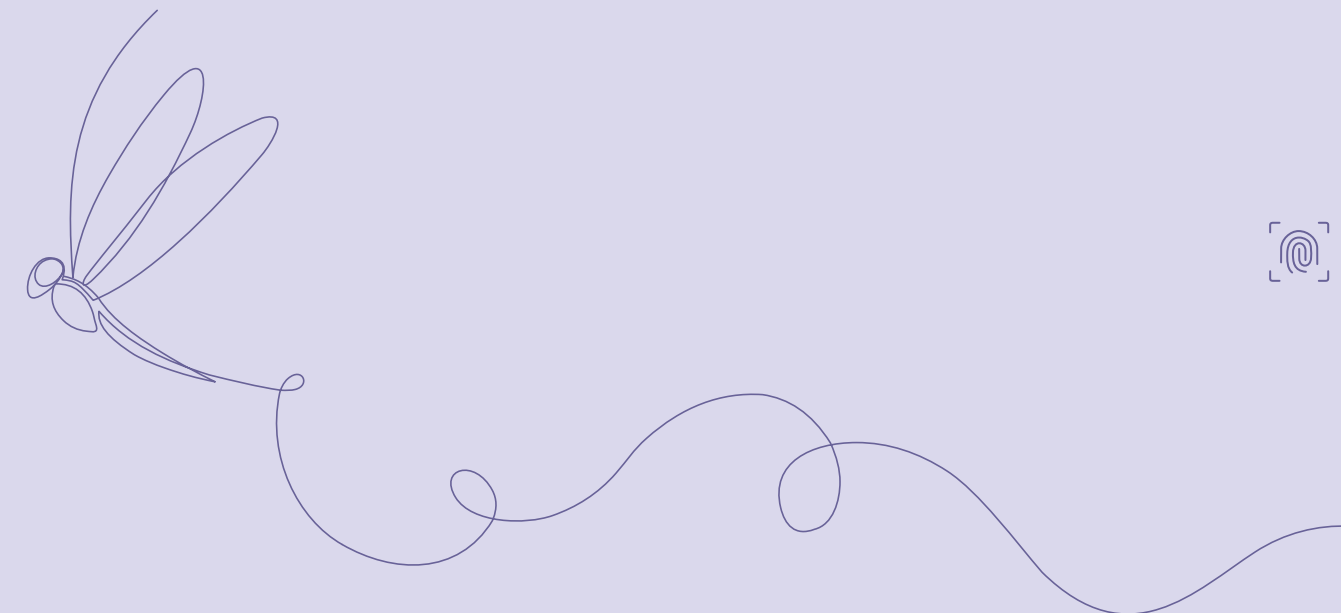
GREENERY AND LANDSCAPE

Landscaping in setback areas wherever feasible as per consultant design.



BALCONIES AND STAIRCASE RAILING

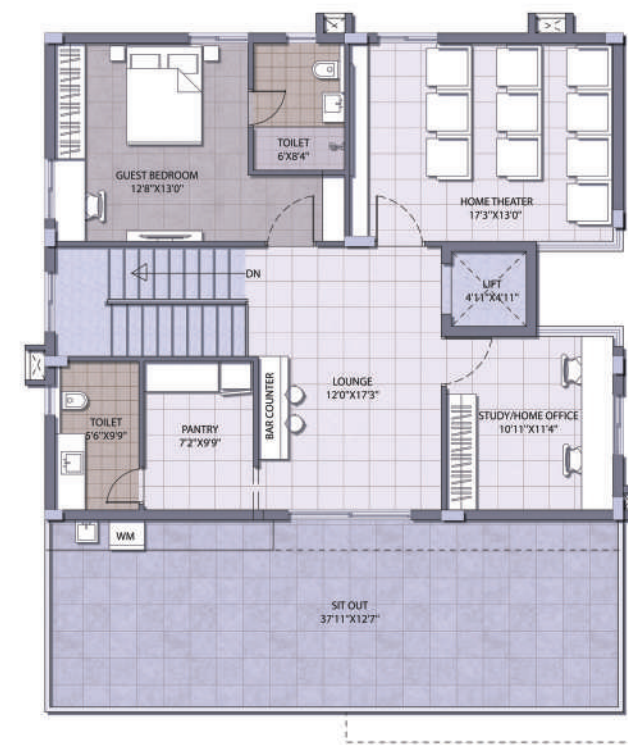
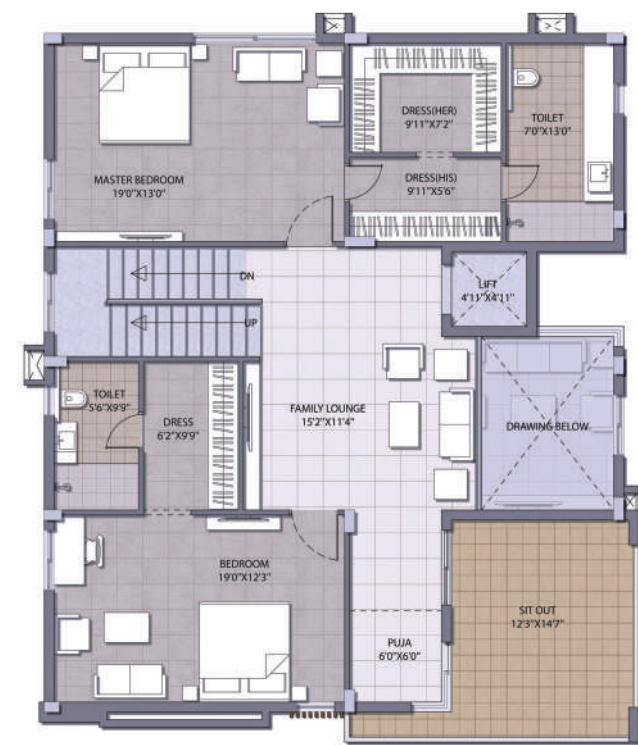
Glass railing as per consultant design.





EAST-FACING
300 Sq. Yds.

Ground Floor	1625 Sft.
First Floor	1720 Sft.
Second Floor	1260 Sft.
Total Area	4605 Sft.



EAST-FACING
233 Sq. Yds.

Ground Floor	1505 Sft.
First Floor	1505 Sft.
Second Floor	740 Sft.
Total Area	3750 Sft.



WEST-FACING
233 Sq. Yds.

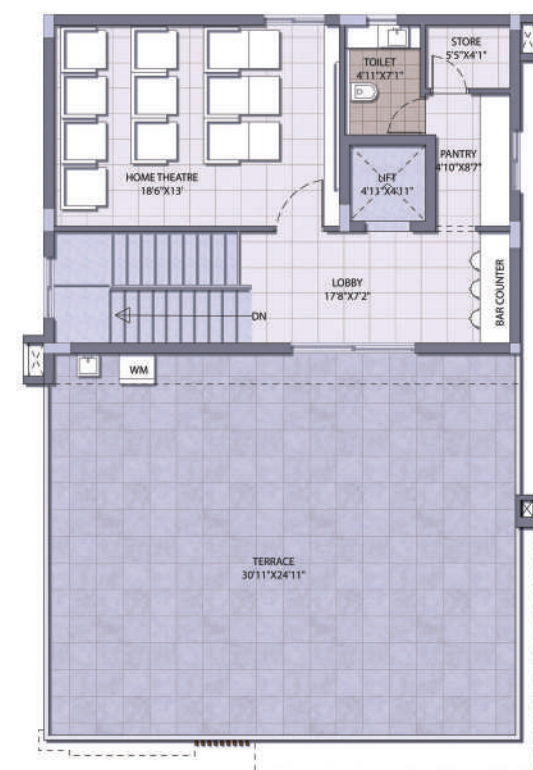
Ground Floor	1505 Sft.
First Floor	1505 Sft.
Second Floor	765 Sft.
Total Area	3775 Sft.



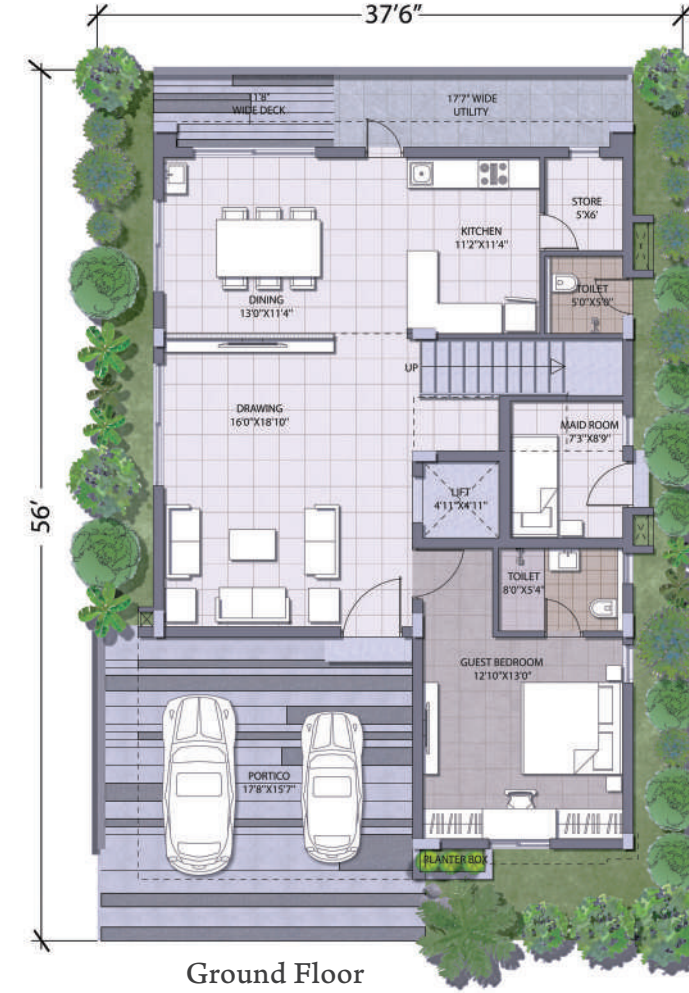
Ground Floor



First Floor



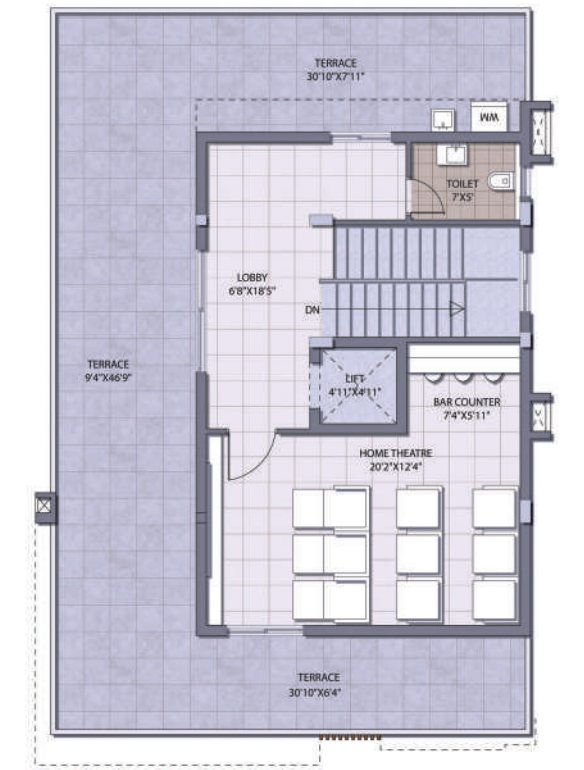
Second Floor



Ground Floor



First Floor



Second Floor

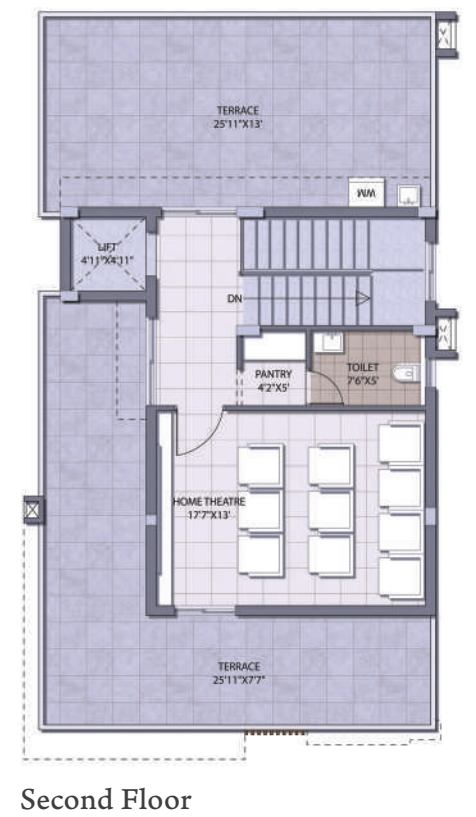
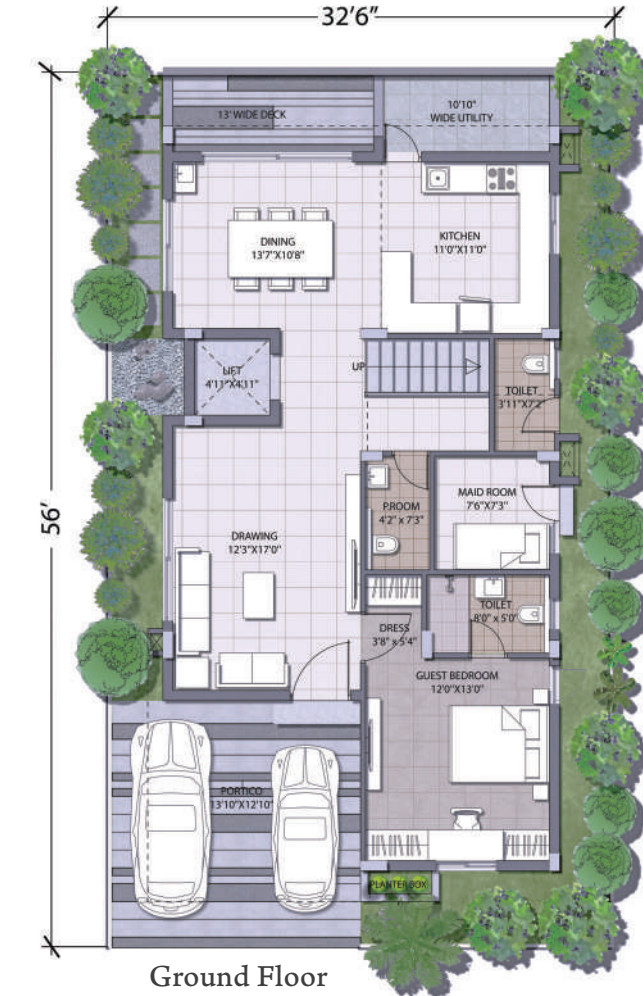
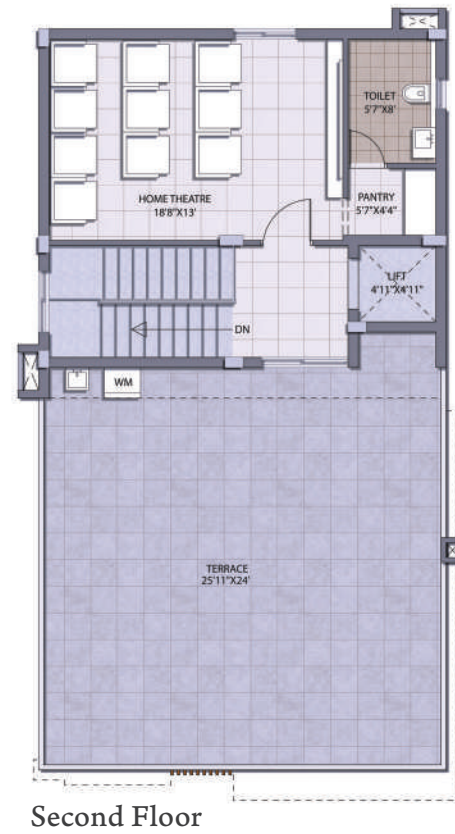
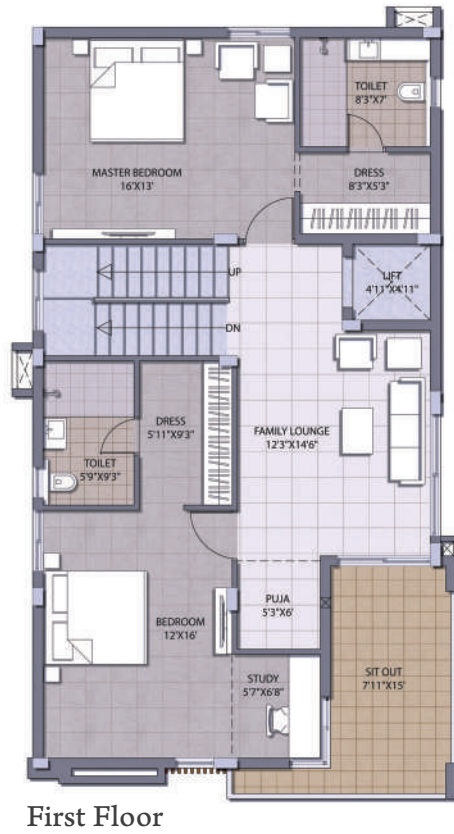
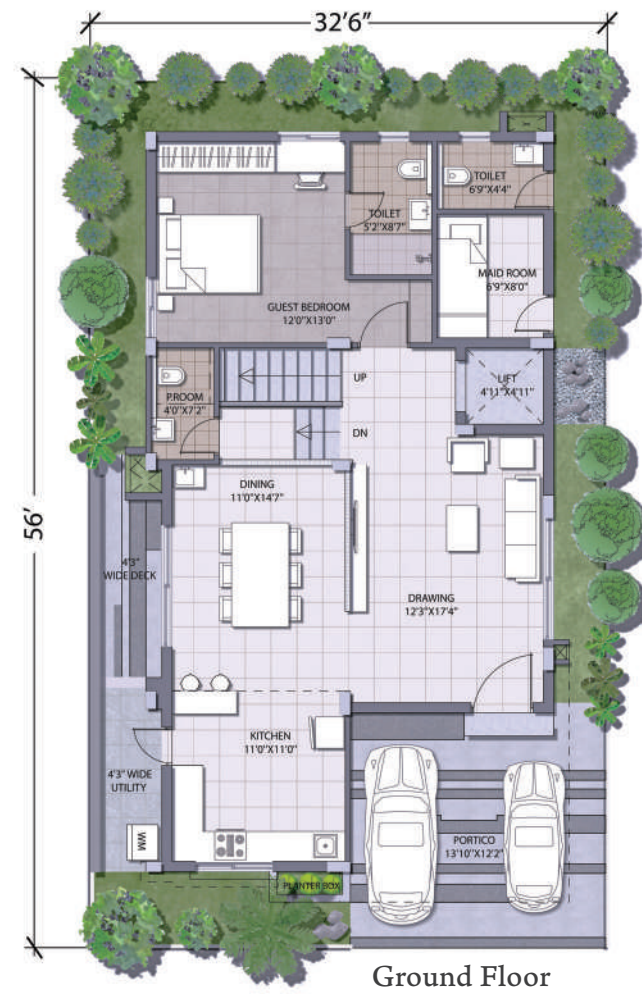
EAST-FACING
202 Sq. Yds.

Ground Floor	1290 Sft.
First Floor	1290 Sft.
Second Floor	620 Sft.
Total Area	3200 Sft.



WEST-FACING
202 Sq. Yds.

Ground Floor	1285 Sft.
First Floor	1285 Sft.
Second Floor	615 Sft.
Total Area	3185 Sft.



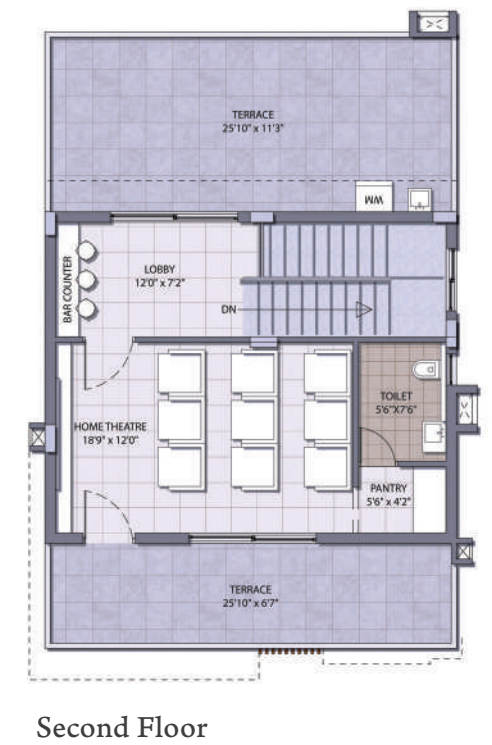
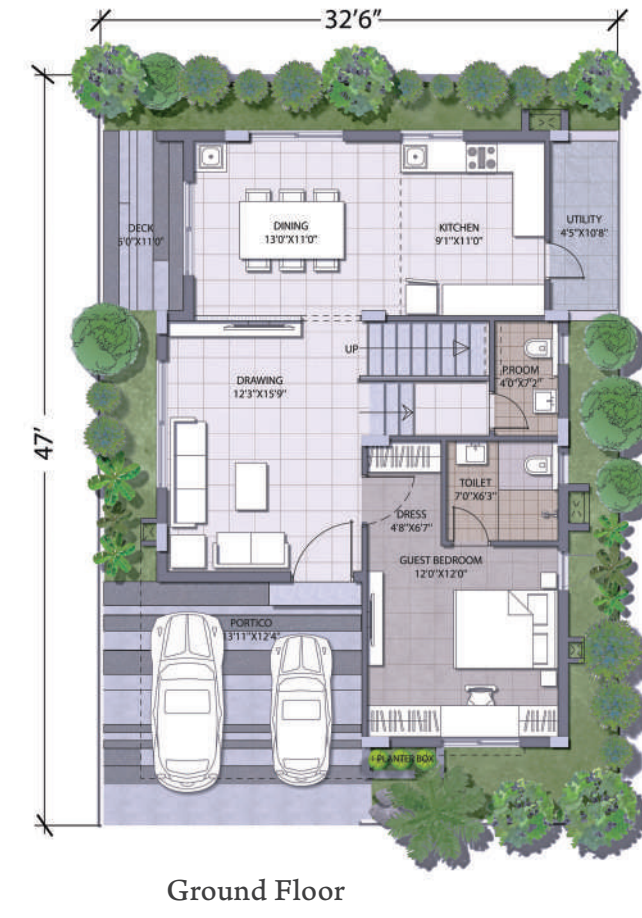
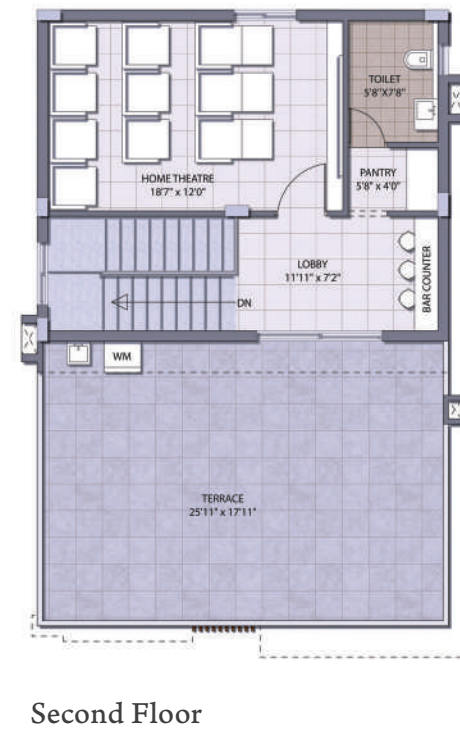
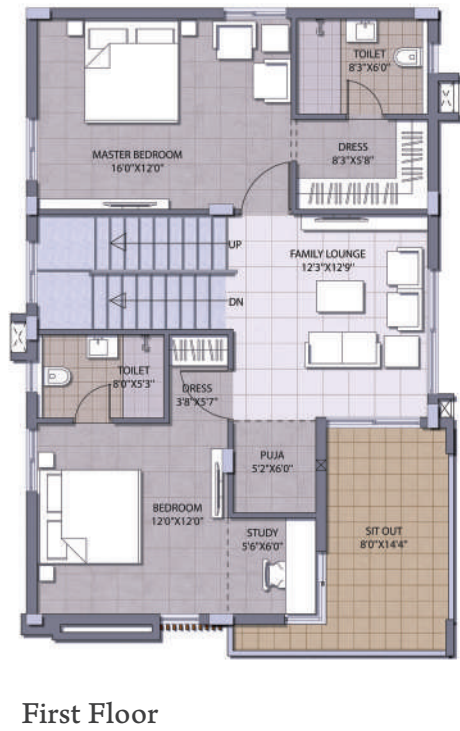
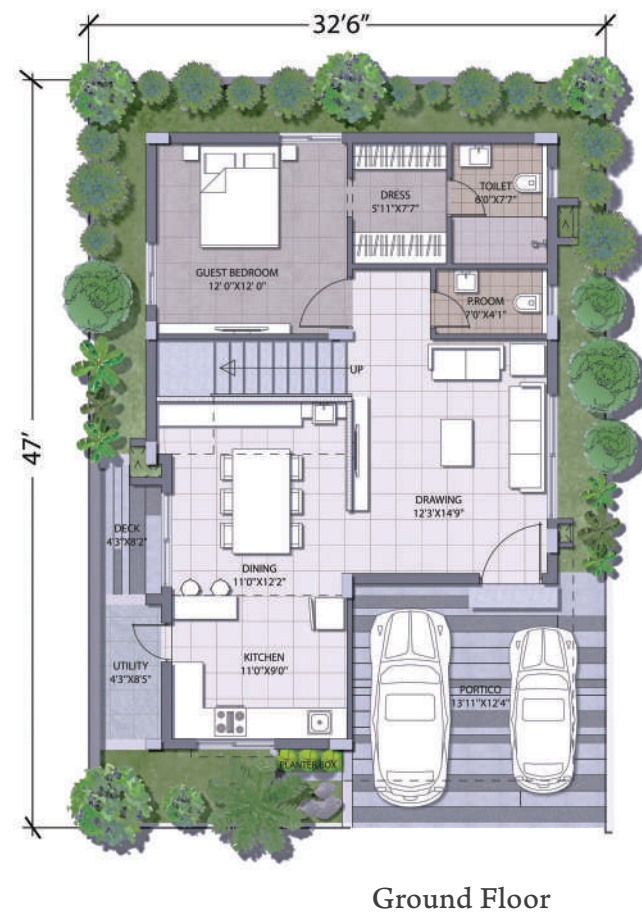
EAST-FACING
170 Sq. Yds.

Ground Floor	1055 Sft.
First Floor	1055 Sft.
Second Floor	590 Sft.
Total Area	2700 Sft.



WEST-FACING
170 Sq. Yds.

Ground Floor	1055 Sft.
First Floor	1055 Sft.
Second Floor	595 Sft.
Total Area	2705 Sft.





INITIATE YOUR MOVE FOR MOVEMENT.

Hallmark Floresta, strategically nestled near Pati and in proximity to ICRISAT, offers prime location advantage. Spanning 16 acres, this luxury villa project combines serene surroundings with convenient access to key destinations, creating an idyllic living experience.



SCAN FOR LOCATION

- Villas
- High-rise Projects
- G+5 Apartment Projects
- Commercial Project



LOCATION MAP
NOT TO SCALE



240 Premium Flats @ Neknampur



245 Premium Flats @ Puppalaguda



441 Luxury Flats @ Puppalaguda



G+9 Floors Luxury Apartments in 5.7 acres @ Manchirevula



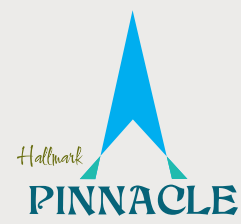
G+5 Floors Luxury Apartment Project in 3 acres @ Pati, off Kollur



Ultra-modern Boutique Villas in 5.37 acres @ Pati, off Kollur



Proposed Lavish Gated Villa Residential Project in 47 acres @ Pati close to Kollur exit



Mid-high-rise G+14 Floors Towering Luxury Residential Project @ Pati, Off Kollur



Ultra-Modern G+14 Residential Project in 6.9 acres @ Narsingi



Luxury Triplex Gated Villas in 5.18 acres @ Maheshwaram



Ultra-modern G+29 Floor High-rise Towers in 4.62 acres @ Narsingi, off Kokapet

INSPIRING A LEGACY OF HOMES.

Hallmark Builders, a beacon of legacy, has crafted numerous communities - each an exemplary haven for myriad families. With a legacy of completed, ongoing, and proposed projects, Hallmark Floresta stands as the latest masterpiece. As we embark on a journey with a plethora of other projects, we're set to introduce new dimensions in our commitment to excellence.



INDEED, LIFE WILL BE AMAZING.

At Hallmark Floresta, every villa is enveloped by greenery. Here, nature is present around each home, delighting the dwellers with its several facets. Come own a life where there are no boundaries to freshness. Where life is fabulous with beauty in the air. Come bloom in happiness.



Hallmark Builders

5th Floor, Jyothi Imperial, Near Gachibowli Flyover,
Hyderabad - 32. M: 99050 99999, 8297 887 887.

hallmarkbuilders.in

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