

# CRESCENT

ELEGANCE  
ELEVATED





## LIFESTYLE MAKES A MAGNIFICENT CURVE OF SMART LIVING

Nestled in the midst of IT and financial hubs at Gachibowli-Serilingampally Road, Candeur Crescent blends the best of comfort and elevated lifestyle. While retaining the serenity and prime location, there are pleasant vibes from the residential catchment around. Surrounded by some of the best entertainment venues, retail stores, educational and medical facilities, prime business houses and more

### PROJECT OVERVIEW

<b>5</b> TOWERS	<b>5</b> UNITS PER FLOOR	<b>50</b> FLOORS	<b>62,000<sub>SFT</sub></b> LAVISH CLUB HOUSE	<b>10.18'</b> HIGH CEILING IN EACH FLAT	<b>80%</b> CORNER APARTMENTS
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50 STORIES OF FINER LIVING





Building  
*Beautiful Memories*  
for  
*Generations*

A WORLD OF LIMITLESS JOYFUL COMMUNITY LIFE !!!



Creating Habitats that Celebrate Living  
and  
Develop Social Bonding.

# VASUDHAIVA KUTUMBAM



From  
Music Concerts to Outdoor Dance Programmes,  
Theatre Drama to Standup Comedy,  
Celebrate all Your Festivals and Traditions Collectively.

FOR EVER LASTING MEMORIES



# A Galore of Outdoor Amenities



Place to Make Friends,  
Stay Healthy,  
and Have Fun



-  Walking Track
-  Yoga Lawn
-  Basketball Court
-  Outdoor Gym
-  Kids Play Area
-  Perennial Garden
-  EV Charging Point
-  Cycling Track

# CRAFTED FOR HAPPY & HEALTHY LIVING

-  Restaurant
  -  Preview Theatre
  -  Futsal
  -  Business Centre
  -  Creche
  -  Clinic
  -  Spa and Salon
  -  Table Tennis
- many more....



**VIBRANT DURING THE DAY**



**08 LEVELS OF  
62000SFT  
LAVISH CLUBHOUSE**



**MAGNIFICENT BY NIGHT**

ENCOMPASSING THE RICHNESS WITH LIVELY SURROUNDINGS



 **CANDEUR**  
DEVELOPERS & BUILDERS  
Build with Honesty

  
CRESCENT

GRAND ENTRANCE LOBBY



BANQUET HALL

Celebrations First  
Memories Always

Your Satisfaction  
is Guaranteed



SUPERMARKET

Unleash your Inner Gamer



Your Child's Happiness  
is our Top Priority  
Creating a safe, loving and gainfully  
occupied environment for your little ones



GYM

Sweat it Out  
and  
Achieve Your Fitness Goals

Find Your Inner Peace  
in Our Yoga Studio



YOGA



PREVIEW THEATRE

Bringing Small Stories  
to Life in a Big Way!

Indulge in a Day of  
Pure Bliss and Relaxation  
at Our Spa



SPA AND SALON



RESTAURANT

Savor the Taste of  
Fine Dining

Wake up to a Feeling of  
Refreshed and Rejuvenated  
in Our Comfortable Guest Suites



GUEST SUITES





Endless Entertainment



TENNIS COURT



TABLE TENNIS

Where Passion meets  
Precision on the Table

A modern luxury poolside lounge area. In the foreground, a large infinity pool with blue mosaic tiles at the edge extends towards the right. The pool is surrounded by a light-colored wooden deck. On the deck, there are several beige lounge chairs with cushions, a small table with a vase of flowers, and a wicker sofa with white cushions. The background features a large glass-walled building with a wooden slat wall and a balcony with a glass railing. The sky is a mix of blue and grey, suggesting a sunset or sunrise. The overall atmosphere is serene and luxurious.

CRE  
CRESCENT

A SYMBOL OF LUXURY & LEISURE,  
A PLACE TO RELAX & BE SURROUNDED BY BEAUTY



## HOME IS WHERE THE HEART IS

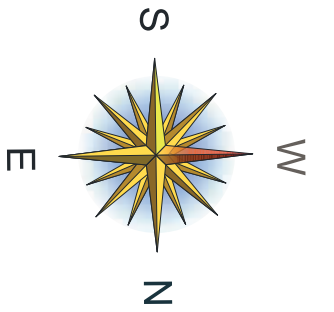
Well Designed Home is like a Warm Hug  
Creating a Comforting and  
Inviting Atmosphere



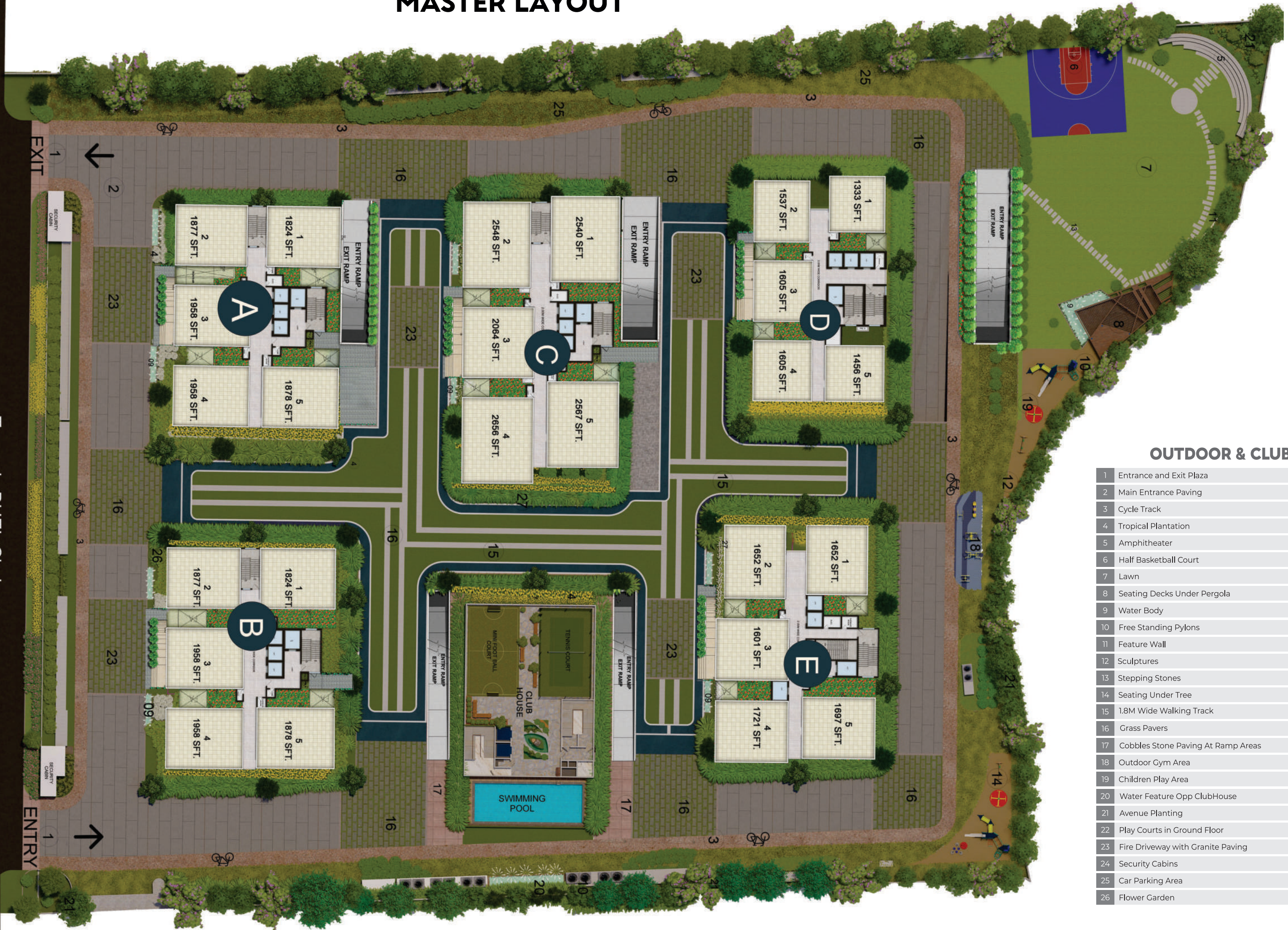
## CATCH THE STARS EYE VIEW

Your Home is Your Haven of Tranquility





# MASTER LAYOUT



## OUTDOOR & CLUBHOUSE AMENITIES

1	Entrance and Exit Plaza	27	Perennial Garden
2	Main Entrance Paving	28	Tennis Court
3	Cycle Track	29	Grand Entry Lobby with Help Desk
4	Tropical Plantation	30	Mini Football Court
5	Amphitheater	31	Indoor Badminton Court
6	Half Basketball Court	32	Pre Primary School
7	Lawn	33	Table Tennis
8	Seating Decks Under Pergola	34	Billiards
9	Water Body	35	Yoga Room
10	Free Standing Pylons	36	Aerobics and Dance Room
11	Feature Wall	37	Work Stations
12	Sculptures	38	Squash Court
13	Stepping Stones	39	Spa and Salon
14	Seating Under Tree	40	ATM
15	1.8M Wide Walking Track	41	Pharmacy
16	Grass Pavers	42	Clinic
17	Cobbles Stone Paving At Ramp Areas	43	Banquet Hall with Kitchen
18	Outdoor Gym Area	44	Gym
19	Children Play Area	45	Steam and Sauna Room
20	Water Feature Opp ClubHouse	46	Restaurant
21	Avenue Planting	47	Conference Room
22	Play Courts in Ground Floor	48	Indoor Swimming Pool
23	Fire Driveway with Granite Paving	49	Guest Suites
24	Security Cabins	50	Board Games
25	Car Parking Area	51	Terrace Sitting Area
26	Flower Garden	52	Barbeque Zone

Towards BHEL Circle

Towards Gachibowli DLF Xrds

EXIT

ENTRY

SECURITY CABIN

SECURITY CABIN

CLUB HOUSE

SWIMMING POOL

A

B

C

D

E

ENTRY RAMP  
EXIT RAMP

ENTRY RAMP  
EXIT RAMP

ENTRY RAMP  
EXIT RAMP

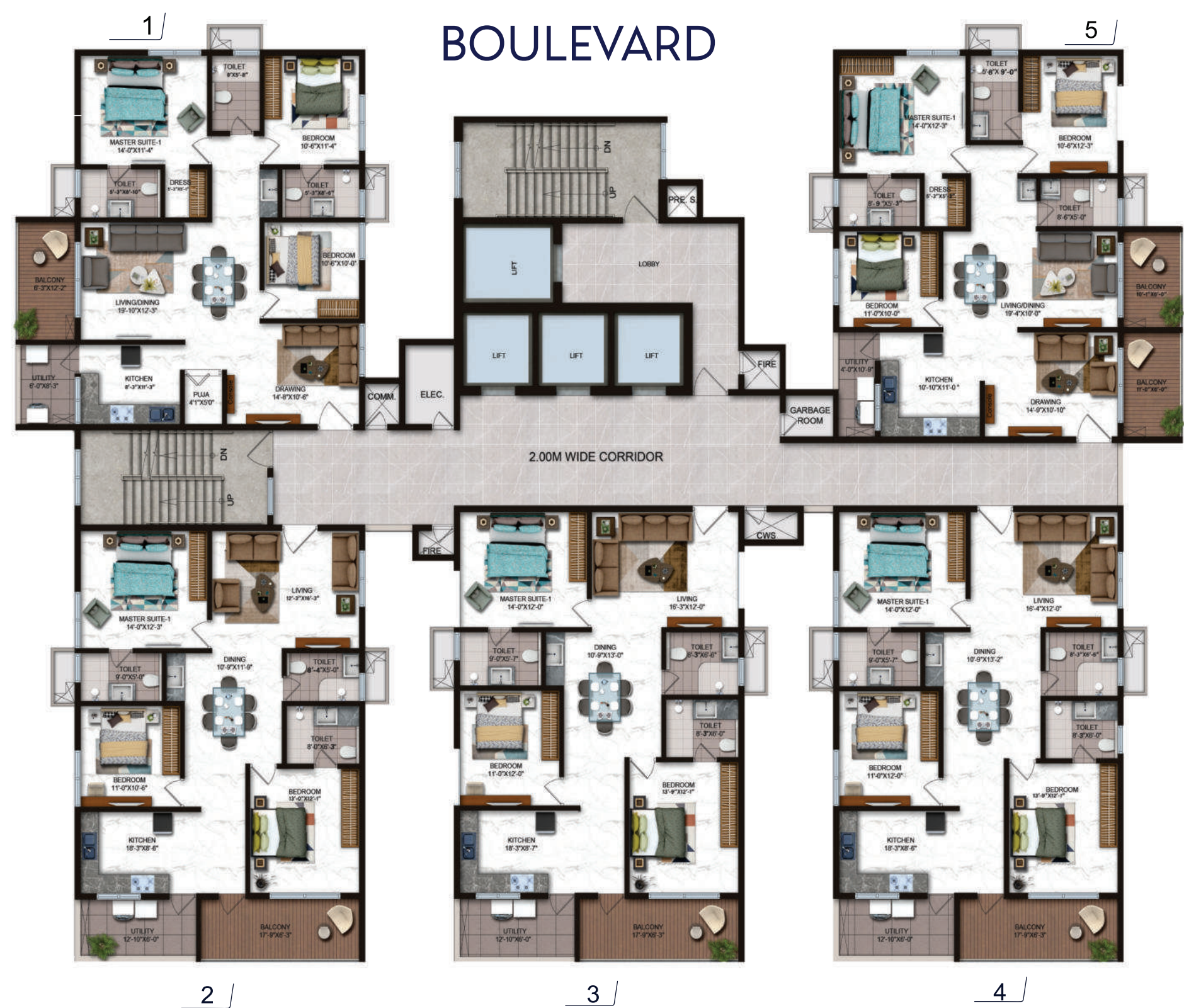
ENTRY RAMP  
EXIT RAMP

ENTRY RAMP  
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ENTRY RAMP  
EXIT RAMP

ENTRY RAMP  
EXIT RAMP



BLOCK  
**A**  
Tower Plans

FLAT - 1	3 - BHK	FLAT - 2	3 - BHK	FLAT - 3	3 - BHK
FACING	EAST	FACING	WEST	FACING	WEST
BUILT UP AREA	1425	BUILT UP AREA	1467	BUILT UP AREA	1530
COMMON AREA	399	COMMON AREA	410	COMMON AREA	428
TOTAL AREA	1824	TOTAL AREA	1877	TOTAL AREA	1958

FLAT - 4	3 - BHK	FLAT - 5	3 - BHK
FACING	WEST	FACING	EAST
BUILT UP AREA	1530	BUILT UP AREA	1468
COMMON AREA	428	COMMON AREA	410
TOTAL AREA	1958	TOTAL AREA	1878

BLOCK  
**B**  
Tower Plans

FLAT - 1	3 - BHK	FLAT - 2	3 - BHK	FLAT - 3	3 - BHK
FACING	EAST	FACING	WEST	FACING	WEST
BUILT UP AREA	1425	BUILT UP AREA	1467	BUILT UP AREA	1530
COMMON AREA	399	COMMON AREA	410	COMMON AREA	428
TOTAL AREA	1824	TOTAL AREA	1877	TOTAL AREA	1958

FLAT - 4	3 - BHK	FLAT - 5	3 - BHK
FACING	WEST	FACING	EAST
BUILT UP AREA	1530	BUILT UP AREA	1468
COMMON AREA	428	COMMON AREA	410
TOTAL AREA	1958	TOTAL AREA	1878

# CALADIUM



# DAFFODIL



## BLOCK C Tower Plans

FLAT - 1	3 - BHK	FLAT - 2	3 - BHK	FLAT - 3	3 - BHK
FACING	EAST	FACING	WEST	FACING	WEST
BUILT UP AREA	1983	BUILT UP AREA	1991	BUILT UP AREA	1613
COMMON AREA	557	COMMON AREA	557	COMMON AREA	451
TOTAL AREA	2540	TOTAL AREA	2548	TOTAL AREA	2064

FLAT - 4	3 - BHK	FLAT - 5	3 - BHK
FACING	WEST	FACING	EAST
BUILT UP AREA	2075	BUILT UP AREA	2006
COMMON AREA	581	COMMON AREA	561
TOTAL AREA	2656	TOTAL AREA	2567

## BLOCK D Tower Plans

FLAT - 1	2.5 - BHK	FLAT - 2	2.5 - BHK	FLAT - 3	3 - BHK
FACING	EAST	FACING	WEST	FACING	WEST
BUILT UP AREA	1042	BUILT UP AREA	1201	BUILT UP AREA	1254
COMMON AREA	291	COMMON AREA	336	COMMON AREA	351
TOTAL AREA	1333	TOTAL AREA	1537	TOTAL AREA	1605

FLAT - 4	3 - BHK	FLAT - 5	2.5 - BHK
FACING	WEST	FACING	EAST
BUILT UP AREA	1254	BUILT UP AREA	1138
COMMON AREA	351	COMMON AREA	318
TOTAL AREA	1605	TOTAL AREA	1456

# ESPANA



More Efficient Spaces For  
*Joyful Memories*

80% True Corner Homes  
Efficient Spatial Planning  
100% Vastu Complaint Homes

BLOCK  
**E**  
Tower Plans

FLAT - 1	3 - BHK	FLAT - 2	3 - BHK	FLAT - 3	3 - BHK
FACING	EAST	FACING	WEST	FACING	WEST
BUILT UP AREA	1291	BUILT UP AREA	1291	BUILT UP AREA	1251
COMMON AREA	361	COMMON AREA	361	COMMON AREA	350
TOTAL AREA	1652	TOTAL AREA	1652	TOTAL AREA	1601

FLAT - 4	3 - BHK	FLAT - 5	3 - BHK
FACING	WEST	FACING	EAST
BUILT UP AREA	1345	BUILT UP AREA	1326
COMMON AREA	376	COMMON AREA	371
TOTAL AREA	1721	TOTAL AREA	1697



# SPECIFICATIONS

## SUPER STRUCTURE

- » RCC shear wall-framed structure, resistant to wind and earthquake (Zone -2).

## WALLS

- » External Walls : Reinforced shear walls
- » Internal Walls : Reinforced shear walls

## CEILING FINISHES

- » DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY: Smoothly finished with putty and acrylic emulsion paint.
- » BATHROOMS : Grid ceiling to cover all service lines.

## WALL FINISHING

- » DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY: Smooth finish with putty and acrylic emulsion paint.
- » BATHROOMS : Reputed make of GVT/Ceramic tiles cladding up to lintel height.
- » EXTERNAL FINISHING : Two coats of exterior emulsion paint of reputed brands with architectural features.

## FLOORING

- » DRAWING, DINING, LIVING, BEDROOMS, KITCHEN : 800 x 800 mm size double charged vitrified tiles of reputed brand with spacer joint
- » BALCONY// UTILITY : 600 x 600 Anti-skid vitrified/ceramic tiles
- » BATHROOMS : Anti-skid vitrified/ceramic tiles
- » CORRIDORS : Vitrified/GVT tiles with spacer joint
- » STAIRCASE : Natural Stone/Granite

## WINDOWS

- » All windows are of UPVC glazed sliding / open-able shutters with EPDM gaskets, necessary hardware with provision for mosquito mesh shutter.

## DOORS

- » MAIN DOOR : Hard wood frame, finished with melamine spray polish. Teak finished flush shutters with reputed hardware.

## INTERNAL DOORS :

- » Hard wood frame or factory made wooden frame with both side laminated flush shutter with reputed hardware.
- » BATHROOMS/UTILITY DOORS : Hard wood frame or factory made wooden frame with both side laminated flush shutter with reputed hardware.
- » BALCONIES : UPVC glazed French sliding doors with mosquito mesh provision.

## ALL BATH ROOMS

- » Wash Basin
- » Wall Mounted WC with flush tank of the reputed brand.
- » Single lever bath and shower mixer.
- » Provision for geysers in all bathrooms.
- » All faucets are chrome plated of reputed brands.

## LPG/PNG

- » Provision for LPG/ PNG with piped gas system.

## ELECTRICAL

- » Concealed copper wiring of reputed make.
- » Power outlet for air conditioners in all Bed rooms and living.
- » Power outlets for geysers in all bathrooms.
- » Power outlets for chimney, hob, refrigerator, microwave oven, mixer/grinder in kitchen.
- » Washing machine and dishwasher point in utility area. meters.
- » Miniature circuit breakers (MCB) for each distribution board of reputed make.
- » Modular switches of reputed make.
- » Common EV charging stations.

## LIFTS

- » V3F drive high speed lifts of Reputed make.
- » Lift Lobby cladding with verified tiles & granite in 1st floor entry lobby

## TV/TELEPHONE

- » Intercom facility to all units Connecting Security.
- » One Internet connection provision in Drawing.
- » Provision for Cable TV Connection in Drawing, Living and all Bedrooms

## WATER PROOFING

- » Waterproofing shall be provided for all Bathrooms, Balconies, Utility Area & Roof terrace.

## SECURITY

- » Sophisticated round the clock security/ surveillance system.
- » Surveillance cameras (CCTV) at the main security and at the entrance of the block & lift cabin

## FIRE SAFETY

- » Fire alarm, automatic sprinklers and wet risers as per Fire Authority Regulations
- » Corner cornice will be provided where ever Firefighting pipes are visible in the flat.

## POWER BACK UP

- » 100% DG backup with acoustic enclosure and AMF.

## WTP & STP

- » Water treatment plant for bore-well water.
- » A Sewage Treatment plant of adequate capacity as per norms inside the project.
- » Treated sewage water for the landscaping and flushing purpose.
- » Garbage chute will be provided.

# OUR ESTEEMED PARTNERS

STRUCTURAL AND  
MEP CONSULTANT

**BURO HAPPOLD**

WIND TUNNEL  
ANALYSIS



ARCHITECT



LANDSCAPE ARCHITECT



PROJECT MANAGEMENT  
IN CONSTRUCTION



MEDICAL PARTNER






## OUR PROJECTS

### COMPLETED PROJECTS

 <p><b>Candeur Rise</b></p> <p>Bangalore</p>	 <p><b>Landmark</b></p> <p>Bangalore</p>	 <p><b>SIGNATURE</b></p> <p>Bangalore</p>
 <p><b>CARLISLE</b></p> <p>Bangalore</p>	 <p><b>CANDEUR 40</b></p> <p>Hyderabad</p>	 <p><b>CANDEUR SUNSHINE</b></p> <p>Bangalore</p>

### ONGOING PROJECTS

 <p><b>TWINS</b></p> <p>Hyderabad</p>	 <p><b>CRESCENT</b> ELEVATED ELEGANCE</p> <p>Hyderabad</p>	 <p><b>LAKESCAPE</b> BY CANDEUR</p> <p>Hyderabad</p>
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and many more Upcoming Projects.....

## OUR STORY

### Loka Samastha Sukhino Bhavanthu

Our journey began with a passion for creating beautiful, functional homes that enhance the lives of the people who live in them.

Over the years, we have built a reputation for excellence in our industry, through our attention to detail, use of high-quality materials, and commitment to personalized service.

We pride ourselves on our communication skills and transparency throughout the entire process, ensuring that our clients are informed and involved every step of the way.

We are passionate about what we do, and it shows in the quality of our work. We invite you to join us on this journey of creating beautiful, functional homes that stand the test of time.

- 2013 Established
- 07 Projects Completed
- 55.4 lakhs sft Delivered
- 86 lakhs sft Under Progress
- 10+ Years of Legacy
- 5000+ Happy Customers

TRUST AND TRANSPARENCY IS THE CODE WE LIVE BY!!!



## IT / Corporates

Gachibowli	- 5.0 kms
TCS / DLF	- 5.0 kms
Wipro	- 7.0 kms
Microsoft	- 9.5 kms
Google	- 8.0 kms
ICICI	- 8.0 kms
IBM	- 7.5 kms
Infosys	- 6.0 kms
Deloitte	- 8.5 kms
Financial District	- 10.0 kms

## Educational Institutions

Sancta Maria International School	- Next Door
Hyderabad Central University	- 1.0 km
Chirec International School	- 2.6 kms
Euro Kids preschool	- 3.5 kms
Indian School of Business	- 6.0 kms

## Health Care

Citizen Specialty Hospital	- 1.5 kms
Vanaja Maternity Hospital	- 2.0 kms
KIM's Hospital	- 6.5 kms
Care Hospital	- 8.0 kms
Sunshine Hospital	- 8.5 kms
Continental Hospital	- 9.0 kms

## Entertainment Hubs

Sharath City Mall	- 6.5 kms
SLN terminus	- 6.5 kms
GSM Mall	- 4.5 kms
Inorbit Mall	-11.0 kms

## Connectivity

Lingampally Railway Station	- 500 mtrs
Gachibowli ORR	- 6.5 kms
RGI Airport	- 36 kms
RTC Bus Stop	- 0 kms



Say GoodBye to Stress  
and  
Hello to Happiness



SCAN FOR LOCATION



**CANDEUR**  
DEVELOPERS & BUILDERS  
Build with Honesty

📞 Sales inquiry : +91-7997-555-555  
🌐 [www.candeurcrescent.com](http://www.candeurcrescent.com)

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**CORPORATE OFFICE :**

Plot No 26, 1st Floor, Jayabheri Enclave,  
In Sy. no 103/1,105, Gachibowli, Hyderabad,  
Telangana - 500 032. INDIA

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📍 **SALES & SITE OFFICE :**

S.No. 104 & 106, Lingampally - Gachibowli Road,  
Beside Sancta Maria International School,  
Seri-Lingampally, Hyderabad - 500 019. Telangana.

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TS RERA NUMBER :  
**P02500004515**