


POULOMI
PALAZZO

55 STORIES OF LUXURY

EXPERIENCE LUXURY - EVERY DAY AT POULOMI PALAZZO

Home can now be synonymous with the high life. Every time
you enter Poulomi Palazzo, you know that you are living your best life.

55 STORIES OF LUXURY



SWIM AMONG THE CLOUDS AND STARS,
TO THE EDGE OF YOUR WORLD AND BEYOND.

Calming yet invigorating, water always has a splendid effect on the mind, body, and soul.

The Infinity Pool, 52 stories high, makes for a breathtaking experience every time you take a dip.



MAKE A GRAND ENTRANCE – EVERYDAY.

The lush gardens welcome you home. A place of beauty, a joy forever.





WITH EXCEPTIONAL PLANNING
COMES TRUE INDULGENCE.

The crux of luxury living is impeccable planning, so your home and surroundings imbibe a smooth flow and easy living. Immaculate planning translates to a se





EXPERIENTIAL GRANDEUR AND LUXURY – BUILT INTO EVERY INCH.

The Poulomi Palazzo's five floor Lobby is but a hint of the extravagance this property holds. The Lobby space makes a striking first impression, and its Grandeur sets the luxurious tone of the property.





INDULGE IN TRUE LUXURY WITH THE
FINEST FROM ACROSS THE WORLD.

At Poulomi Palazzo, you are surrounded by the best of everything. Access every Luxury in your home that reflects your personal preferences of the world's finest things.





DREAM OR DINE -
SUNSET OR STARS

Experience stunning sunsets and breathtaking sky views, every day from your home at Poulomi Palazzo.

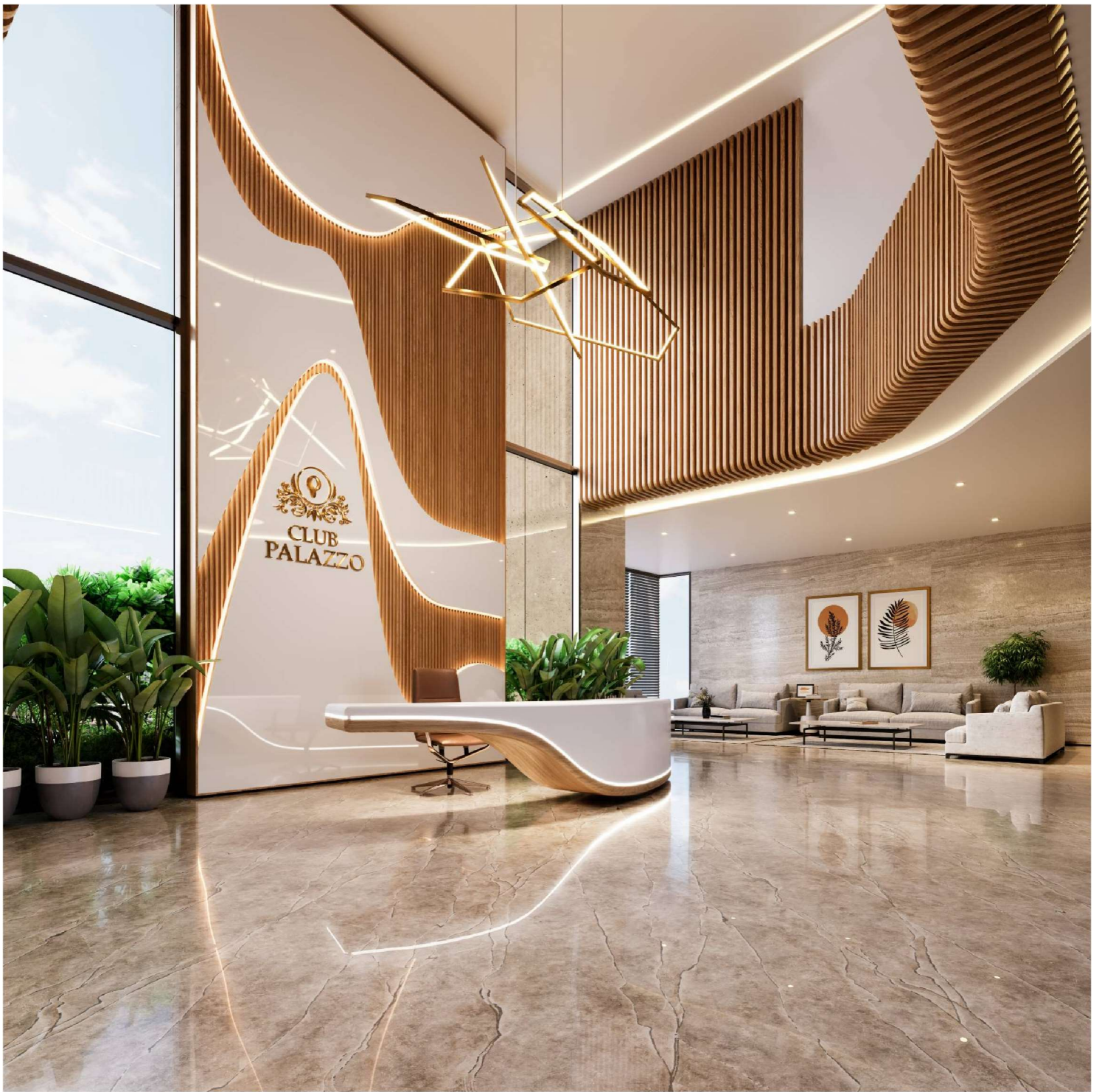




CLUB
PALAZZO

Exercise, Play and Network at Club Palazzo. Equipped with world-class amenities, Club Palazzo houses an all weather jogging track, gym, indoor pool, spa, private dining room, billiards and more..





JOG LEISURELY AT ANY TIME OF
YOUR CONVENIENCE.

Jog, de-stress & relax while ensuring to protect your knees on our shock absorbent, safe, comfortable & high performance all weather indoor jogging track.





SOAK, SWIM AND SUBMERGE IN YOUR LAVISH INDOOR POOL.

The indoor pool is always accessible to ensure your daily laps and swim workout.
True Luxury is having access to two pools in your own home.

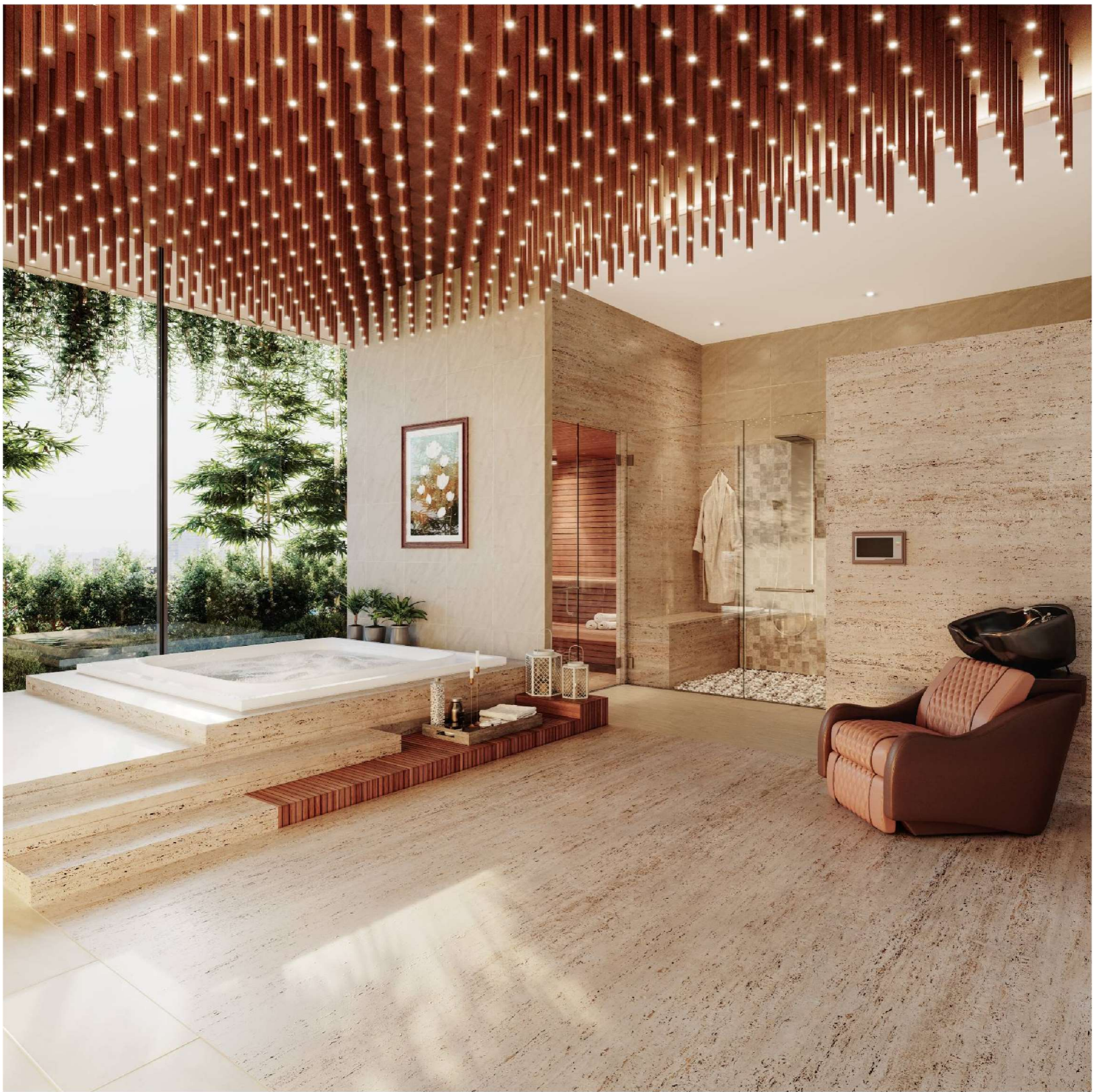




RELAX, REJUVENATE & REVIVE AT THE CLUB PALAZZO SPA.

Pamper yourself with massages, facials, scrubs, therapies & treatments. Life is worth living and soaking it all in.





EXPENSIVE & ELEGANT. LUXURIOUS & LUSCIOUS.
MEETINGS & MEALS FIT FOR KINGS & QUEENS.

Caviar & Champagne – celebrate in true celebrity style. Entertain & dine with finely curated menus
in Palazzo's Private Dining Room – offering privacy, intimacy and an idyllic tailormade solution.





TASTEFULLY DESIGNED MEETING ROOM WITH
AMPLE NATURAL LIGHT.

Perfectly fit for important meetings and discussions. Elegance combined with the finest state-of-the-art technology, communication systems and presentation facilities.





GRANDEUR IN EVERY CELEBRATION

An in-house venue for swanky parties and celebrations, equipped with all the amenities to cater to every occasion.

The Banquet Hall at the Palazzo, is a venue like none other where you will be the host with the most.





THE HIGH LIFE BECKONS

Every detail and aspect of luxury has been incorporated to ensure you live life king-size. Experience and enjoy private moments with infinite views in your double height balconies at Poulomi Palazzo.





DOUBLE HEIGHT BALCONIES





YOUR ABODE, YOUR SANCTUARY.

Built to house your dreams and fuel moments of peace, the personal spaces here envelop light from the sun and the stars to create an atmosphere of wellness. All it needs is your sensibilities and insight to make it your own.





EXTRAVAGANCE EVERYWHERE, IN
EVERY CORNER.

Indulge yourself in the most sensual baths and stimulating showers. Every detail is imbedded into the aesthetic to ensure that you can always relax and destress.





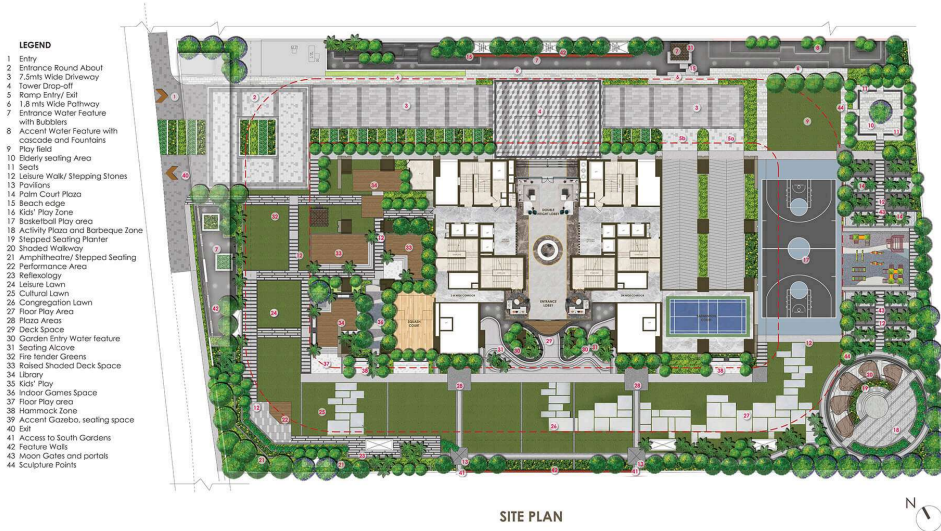
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POULOMI PALAZZO



SITE PLAN



CLUB PALAZZO

FLOOR PLAN LEVEL - 01

WELLNESS FLOOR

- Swimming Pool
- Kids Pool
- Spa
- Sauna
- Jacuzzi
- Waiting Lounge
- Dance
- Fitness Studio
- Leisure Deck



LEVEL 1 - WELLNESS FLOOR

CLUB PALAZZO
FLOOR PLAN LEVEL - 02
FITNESS FLOOR

- Gymnasium
- Aerobics
- Table Tennis
- Billiards Room
- Indoor Jogging / Walking Track
- Childrens Play Area



LEVEL 2 - FITNESS FLOOR

CLUB PALAZZO
FLOOR PLAN LEVEL - 03
RECREATION FLOOR

- Private Dining Room
- Conference Room
- Banquet Hall
- Banquet Lawn
- Barbecue Pit
- Outdoor Dining Deck





LEVEL 3 - RECREATION FLOOR

FLOOR PLANS

OUTER RING ROAD

80' FEET ROAD



TOWER 3 - 8100 Sq. Ft

TOWER 2 - 6225 Sq. Ft

TOWER 1 - 8100 Sq. Ft

TYPICAL FLOOR NORTH DECK

NORTH DECK



OUTER RING ROAD

80' FEET ROAD



TOWER 3 - 8100 Sq. Ft.

TOWER 2 - 6225 Sq. Ft.

TOWER 1 - 8100 Sq. Ft.

TYPICAL FLOOR SOUTH DECK

SOUTH DECK



OUTER RING ROAD



8100 Sq Ft

TOWER 1 - NORTH DECK

FLOOR PLAN - TOWER 1 NORTH DECK LAYOUT 8100 SQ. FT.

OUTER RING ROAD



8100 Sq Ft

TOWER 1 - SOUTH DECK

FLOOR PLAN - TOWER 1 SOUTH DECK LAYOUT 8100 SQ FT

OUTER RING ROAD



6225 Sq Ft

TOWER 2 - TYPICAL FLOOR

FLOOR PLAN - TOWER 2 CENTRAL UNIT 6200 SQ FT

OUTER RING ROAD



8100 Sq Ft

TOWER 3 - NORTH DECK

80' FEET ROAD

FLOOR PLAN - TOWER 3 NORTH DECK LAYOUT 8100 SQ_FT

OUTER RING ROAD



8100 Sq Ft

TOWER 3 - SOUTH DECK

80' FEET ROAD

FLOOR PLAN - TOWER 3 SOUTH DECK LAYOUT 8100 SQ_FT

SPECIFICATIONS

PROJECT LEVEL

Super Structure

RCC "Structural Shear Wall System", designed to withstand wind and seismic loads as per IS Codes

Non-structural Walls RCC Walls / Block Masonry where required as per design.

UNIT LEVEL

DRAWING / LIVING / HOME OFFICE / DINING / POOJA ROOM

Floor Imported Marble Flooring as per Design Intent

Walls Gypsum Punning + Skim Coat + Acrylic Primer + 2 Coats of Luxury Emulsion Paint of low VOC

MASTER BEDROOM

Floor Premium Engineered Wooden Flooring

Walls Gypsum Punning + Skim Coat + Acrylic Primer + 2 Coats of Luxury Emulsion Paint of low VOC

MASTER BEDROOM WALK-IN CLOSET

Floor Imported Marble Flooring as per Design Intent

Walls Gypsum Punning + Skim Coat + Acrylic Primer + 2 Coats of Luxury Emulsion Paint of low VOC

MASTER BEDROOM ENSUITE

Floor Imported Marble Flooring as per Design Intent

Walls Full Height Marble Cladding as per the design intent

Ceiling False Ceiling with Gypsum Board MR Grade with Trap Door as per requirement

Lights Provision for Lighting as per Design Intent

Plumbing Fixtures Luxury Collection Plumbing Fixtures from Gessi, V&B, Fantini, Dornbracht, THG or equivalent make as per Design Intent

Fixtures model and finishes as per selection

Sensor based fixtures including EWC, Taps etc.

Low Flow Fixtures

Shower Cubicle Full height shower cubicle with integrated Shower Panel & Rain Shower Head

Bath Tub / Jacuzzi Bath Tub as per Design Intent

Vanity Factory Made Fully Integrated Vanity Unit with Mirror, Dual Basin, Cabinet and other features as per Design Intent

Ventilation and Exhaust Ceiling integrated exhaust system with silent dual exhaust fans separate for WC and Shower Cubicle

OTHER BEDROOMS

Floor Premium Laminated Flooring | Double Charged Vitrified Tiles

Walls Gypsum Punning + Skim Coat + Acrylic Primer + 2 Coats of Luxury Emulsion Paint of low VOC

UTILITY

Floor Matte finish Full Body Vitrified Tiles

Walls Wall Dadoing using Large Format Tiles as per Design Intent
Remaing wall area above dado Gypsu

Appliances Provision of Electrical Sockets for Washing Machine / Dishwasher

BALCONY / SIT-OUTS



Floor	Large format vitrified tiles of Matte Finish Wood / Rustic Series
Walls	Exterior Grade Coating as per Design Intent
Ceiling	False Ceiling with WPC or Metal Ceiling or as per Design Intent
Lights	Provision for Lighting as per Design Intent
Electrical	Provision of Electrical Socket (IP67)
Railing / Parapet	Laminated Glass Railing designed to withstand all loads in accordance with IS Codes and as per Design Intent

TERRACE LAWN / DECKING

Floor	As per Landscape Design Intent
Walls	Exterior Grade Coating as per Design Intent
Ceiling	False Ceiling with WPC or Metal Ceiling or as per Design Intent
Lights	Provision for Lighting as per Design Intent
Electrical	Provision of Electrical Socket (IP67) for AV / FTTH etc
Railing / Parapet	Laminated Glass Railing designed to withstand all loads (Wind) in accordance with IS Codes and as per Design Intent.
Plumbing	Provision for Water Drains, Water Connection Points as per Design Intent

DOORS & WINDOWS

Main Door	Dimension – 9’ Height & 4’6” Width Factory made doors with reputed brand hardware of Imported or Equivalent make Integrated Soft Autoclosure to prevent door accidents Finish as per Design Intent
Internal Doors	Dimension – 9’ Height & Width as per design Factory made doors with reputed brand hardware of Imported or Equivalent make Integrated Soft Closure to prevent door accidents Finish as per Design Intent
Toilet & Utility Doors	Dimension – 9’ Height & Width as per design Factory made doors with reputed brand hardware of Imported or Equivalent make – Finish as per Design Intent
Balcony Doors	Sliding Doors connecting Living Room & Terrace Lawn / Sit-Out Sliding Doors in bedroom connecting balconies All fenestration framing is reinforced with hurricane bars to withstand wind loads in accordance with relevant IS Codes Aluminium Powder Coated Integrated Insect Screen

MEP PROVISIONS & AMENITIES (SITE / COMMON AREAS)

HVAC

Electrical (High Side)	Centralised Air-Conditioning in Main Lobbies
Electrical (Low Side)	As per Load Calculation
Power Back-Up	Provision of Electrical Sockets in Common Areas as per Electrical Design Intent 100% Power Backup using D.G Sets with acoustic enclosure
PHE	Hydro-Pneumatic system with 100% treated water. Individual water metering for units.
Water Supply	Hydro-Pneumatic Water Supply System with Central Water Softener



STP	Sewage Treatment Plant of adequate capacity as per norms is provided. Treated water from STP will be used for landscaping and flushing purpose.
Access Control	Main Gate & Basement Entry integrated with Smart & Interactive Security Systems including Boom Barriers, Crash Barriers as per design. Separate entry for visitors. Surveillance Cameras covering entire site & common areas.
Lighting & Smart Controls	Provision for Lighting as per Design Intent Sensor & Timer based lighting control system for entire site & common areas
EV Charging	Provision for EV charging ports as per Design Intent & Applicable Norms
BMS	Centralised BMS controls for common MEP services.
Vertical Transportation	Energy Efficient High Speed Automatic Passenger Elevators with emergency rescue system of Hitachi / Mitsubishi / Schindlers / Thyssenkrupp or better equivalent make. Bespoke Elevator Car Interiors as per Design Intent.
Traffic Safety & Control	Providing of traffic safety devices like Convex Mirror, Road Studs, Wheel Stopper, Protection Guards, Speed Bumps / Humps etc. as per Traffic Safety Plan.
Parking Capacity	Parking is provided as per regulatory norms. Additional parking can be provided as per agreement.
Communication	Central Communication System App Based
Water Heater	Energy Efficient Heat Pump Water Heater Equipped with sensors to detect Heat.
FAS / FPS	Sprinklers, Hydrants are installed as per Fire Regulations Fire Command Centre is provided for every building as per regulations.
Gas Bank	Central Gas Bank as per Regulations
Solid Waste Management	Garbage Chutes are provided at every floor level and centrally collected
Car Wash	Car Wash facility is provided

OTHER BEDROOM TOILETS

Floor	Large Format Vitrified Tiles of Premium Quality as per Design Intent
Walls	Full Height Imported Marble Cladding on one wall and remaining walls with Large Format Vitrified Tiles of Premium Quality as per Design Intent
Ceiling	False Ceiling with Gypsum Board MR Grade with Trap Door as per requirement
Lights	Provision for Lighting as per Design Intent
Plumbing Fixtures	Luxury Collection Plumbing Fixtures from Gessi, V&B, Fantini, Dornbracht, THG or equivalent make as per Design Intent Fixtures model and finishes as per selection Low Flow Fixtures
Shower Cubicle	Full height shower cubicle with integrated Shower Panel & Rain Shower Head
Vanity	Factory Made Fully Integrated Vanity Unit with Mirror, Basin, Cabinet and other features as per Design Intent
Ventilation and Exhaust	Ceiling integrated exhaust system with silent dual exhaust fans separate for WC and Shower Cubicle

POWDER ROOM

Floor	Imported Marble Flooring as per Design Intent
Walls	Marble Cladding upto 4' as per the design intent Remaining wall area above dado Gypsum Punning + Putty + Acrylic Primer + 2 Coats of Luxury Emulsion Paint of low VOC
Ceiling	False Ceiling with Gypsum Board MR Grade with Trap Door as per requirement



Lights	Provision for Lighting as per Design Intent
	Luxury Collection Plumbing Fixtures from Gessi, V&B, Fantini, Dornbracht, THG or equivalent make as per Design Intent
Plumbing Fixtures	Fixtures model and finishes as per selection Sensor based fixtures as per selection Low Flow Fixtures
Vanity	Factory Made Fully Integrated Vanity Unit with Mirror, Basin, Cabinet and other features as per Design Intent
Ventilation and Exhaust	Ceiling integrated silent exhaust system

KITCHEN (OPEN & DRY)

Floor	Imported Marble Flooring as per Design Intent
Walls	Large format Premium Tiles (Upto Lintel Height) as per Design Intent
Exhaust	Provision for Exhaust Systems as per Design Intent
Appliances	Provision of Electrical Sockets
Sensors	Equipped with sensors to detect Heat & Smoke

KITCHEN (WET)

Floor	Matte Finish Full Body Vitrified Tiles
Walls	Large format Premium Tiles (Upto Lintel Height) as per Design Intent
Exhaust	Provision for Exhaust Systems as per Design Intent
Appliances	Provision of Electrical Sockets
Sensors	Equipped with sensors to detect Heat & Smoke

Windows	Aluminum Windows Where required fenestration framing is reinforced with hurricane bars to withstand wind loads in accordance with relevant IS Codes Aluminium Powder Coated Integrated Insect Screen
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INTEGRATED SMART BUILDING CONTROL SYSTEMS

FAS / FPS	Equipped with sensors to detect Heat, Co2 and CO Sprinklers installed as per Fire Regulations
Access Control	Main Door integrated with Smart Lock & Interactive Security Systems
LPG	Uninterrupted Reticulated / Piped Gas System Supply with Gas Detection and Auto Shut-Off Valves
Indoor Climate Control	Energy Efficient VRV systems with high SEER rating at extra cost

MEP PROVISIONS & AMENITIES

WALL FINISHES

TOWER

Internal Walls	Gypsum Punning + 2 Coats Putty + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC
Building Envelope	Exterior Grade paint over texture / Exterior Putty, Glazing/GRC/Stone & Green pocket as per Elevation Intent.
Entrance Lounge	Structural Glazing with Automatic glass door and canopy



COMMON AREA

Corridor Staircases	Gypsum Punning + 2 Coats Putty + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC over large format tile cladding 4' height
Lift Lobby	Imported Marble / Granite / Lacquered Cladding as per Design Intent.

CEILING

COMMON AREA

Arrival Lobby / Lift Lobby Corridor	Designer False Ceiling with Gypsum Board / Metal
Staircases	Gypsum Punning + 2 Coats Putty + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC.

FLOORING

COMMON AREA

Arrival Lobby / Lift Lobby Corridor	Imported Marble Flooring as per Design Intent
Staircases	Granite / Natural Stone
Refugee Area	Double Charged Vitrified Tile / Rustic
Basements / parking	VDF with marking as per standards
Driveways	Epoxy Coating over VDF
Ramps	VDF / Stamped Concrete / VDF with cobble stone with marking as per standards

CLUB PALAZZO AMENITIES

Entrance Lobby	5 Floor High Grand Lobby Visitor's Lounge Indoor Badminton Court Squash Court
Wellness Floor	Swimming Pool Kids Pool Spa Jacuzzi Sauna Waiting Lounge Dance Fitness Studio Leisure Deck
Fitness Floor	Gymnasium Aerobics Table Tennis Billiards Room Indoor Jogging / Walking Track Childrens Play Area
Recreation Floor	Private Dining Rooms Conference Room Banquet Hall Banquet Lawn Outdoor Dining Deck Barbecue Pit

INFINITY POOL



Terrace Pool Infinity Pool on the 52nd floor

COMMUNITY OUTDOOR AMENITIES

Landscape Feature

- Elderly Seating Area
- Amphitheatre
- Seating Alcove
- Leisure Lawn
- Cultural Lawn
- Reflexology
- Hammock Zone
- Palm Court Plaza
- Water Feature
- Activity Plaza
- Barbecue Zone
- Botanical Garden

Sports Activity

- Playfield
- Kids Play Area
- Basket Ball Court



WITHIN 1.5 KM - 3.5 KM RADIUS

OFFICE SPACES

SOCIAL INFRASTRUCTURE

- Google
- Amazon
- ICICI
- Wave Rock SEZ
- Capgemini
- Cognizant
- Franklin Templeton
- Broadcom
- Microsoft
- Wipro
- Infosys
- US Consulate

- Oakridge International School
- Sreenidhi International School
- CBIT
- ISB
- Gachibowli Stadium
- P Gopichand Badminton Academy
- Hyatt
- Sheraton Hotel
- Continental Hospital
- Osman Sagar Lake



25 MINS - RAJIV GANDHI INTERNATIONAL AIRPORT





PROJECT DEVELOPED BY:



PEACE OF MIND

MEMBER



PRINCIPAL
ARCHITECTS



BRAND
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