

THE NEW HEIGHTS OF
HAPPINESS



HIMASAI HEIGHTS

JP NAGAR PHASE VI, KANAKAPURA ROAD



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Finding inner peace and happiness with your own life is what it truly means to live a life of luxury. It's a feeling; a feeling that you are living your absolute best life. Find living spaces that are truly invigorating and refreshing and experience everyday pleasures of life in your own space—make Himasai Heights your new home.



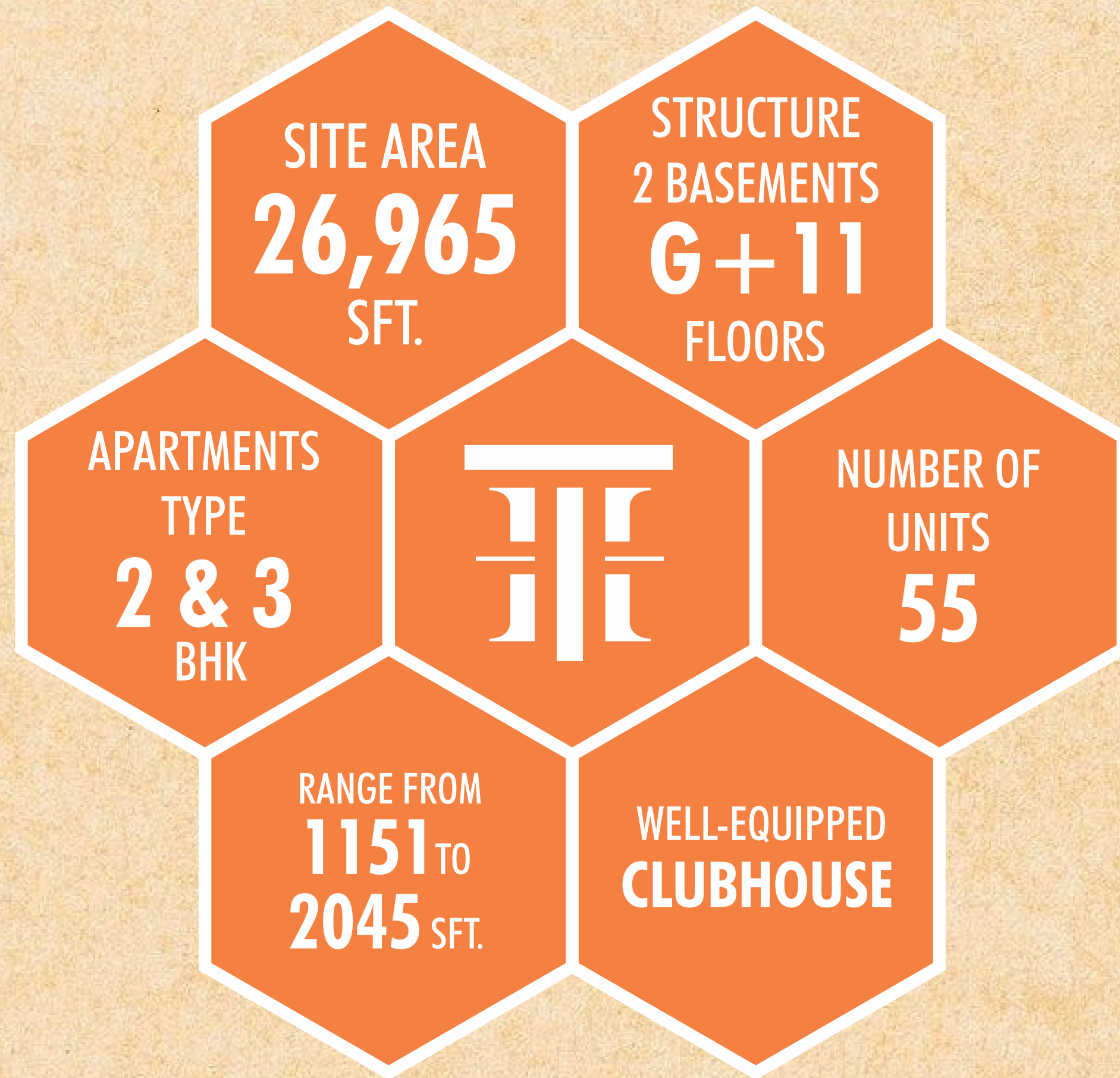
MASTER PLAN



LEGEND

- | | | |
|-------------------------------|-------------------------------|-------------------------------|
| 1. GATE | 11. SEATING TREE WITH M.S | 21. JOGGING TRACK WITH PAVERS |
| 2. PLANTER BOX | 12. LAWN (CARPET GRASS) | 22. DECK FLOORING |
| 3. WATER BODY | 13. SEATING DECK WITH PERGOLA | 23. GRASS & STONE FLOORING |
| 4. COMPANY LOGO | 14. MULTI HEAD SHAPED POTS | 24. PARENTAL SEATING |
| 5. PEBBLES & LAWN | 15. OUT DOOR GYM | 25. BADMINTON COURT |
| 6. SPECIMEN TREE PLANTER | 16. GRASS JOINTS | 26. FEATURE WALL |
| 7. LAWN | 17. SCULPTURE | 27. AMPHITHEATRE |
| 8. SEATING PLAZA | 18. TRANSFORMER YARD | 28. SCREEN PLANTING |
| 9. FLOORING WITH GRASS JOINTS | 19. PILLARS WITH SCULPTURES | 29. CHILDREN PLAY AREA |
| 10. CREATIVE WALL WITH MURAL | 20. YOGA AREA | 30. LAWN MOUND |







SAY HELLO TO A MORE FULFILLING LIFE

Welcome to a space full of love and warmth, a space that fills your life with colors of joy. Himasai Heights is a community of modern aesthetic homes centered on the philosophy of joyful luxury, peaceful lifestyle and meaningful life. Everything, from the location, amenities to world-class features, makes it a truly exciting place to live your most amazing life.





THE GATEWAY TO A SERENE LIFE

Step into a world of gracious living. The spacious entrance, complimented with greeneries on either side and the water body in front, sets the tone for a peaceful community. With a dedicated jogging track, you could take your pets daily for a walk or run around the entire place.





THE PERFECT EXCUSE TO GET OUTDOORS

Enjoy a serene, comfort-inducing environment and the view of vast greenery spread in front of you. Bask in some quiet 'me time' moments at your favorite spot or some fun moments with neighbours at your meeting place.

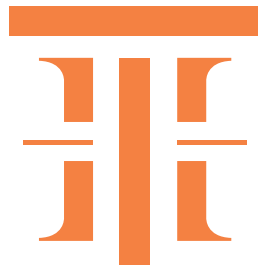




FREEDOM OF SPACE TO PURSUE HOBBIES

Experience wide-open play spaces that let in fresh air across and soak in the delights of nature and the greenery all around. Let your children pursue their passion outside of school and indulge in the game of their choice.





REJOICE,
IN MORE WAYS THAN ONE.

Enjoy the perks of living, socialising and recreation all in one space. Get inspired by the plethora of amenities and lavish spaces that show off the true impression of your comfortable lifestyle. Get surrounded by a healthy and tranquil environment right from the moment you enter.





SIT, SIP, SAVOUR.

Come sit by the exclusive reception. It's the perfect setting for informal meetings for you and your friends to chill out. Sip on your coffee, relax and enjoy the marvellous ambience of the coffee lounge.





AN ENVIRONMENT THAT WILL INSPIRE & ENGAGE

Work out at your own pace, at your convenient time, in the comfort of a fully-equipped fitness centre, right next door. See the plush banquet hall/terrace party space come into action as you soak in the thoughtfully designed spaces that give your family and friends the space to unwind.



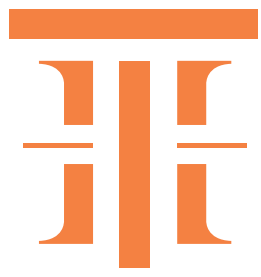
Banquet Hall



HOMES, FUNCTIONAL AS WELL AS AESTHETIC.

Embrace homes that are smart and modern, yet warm and inviting. Discover your personal retreat where you can indulge in entertaining your guests or unwind yourself in your favorite corner. Designed thoughtfully just for you, these homes stand for superior craftsmanship and urban aesthetics.





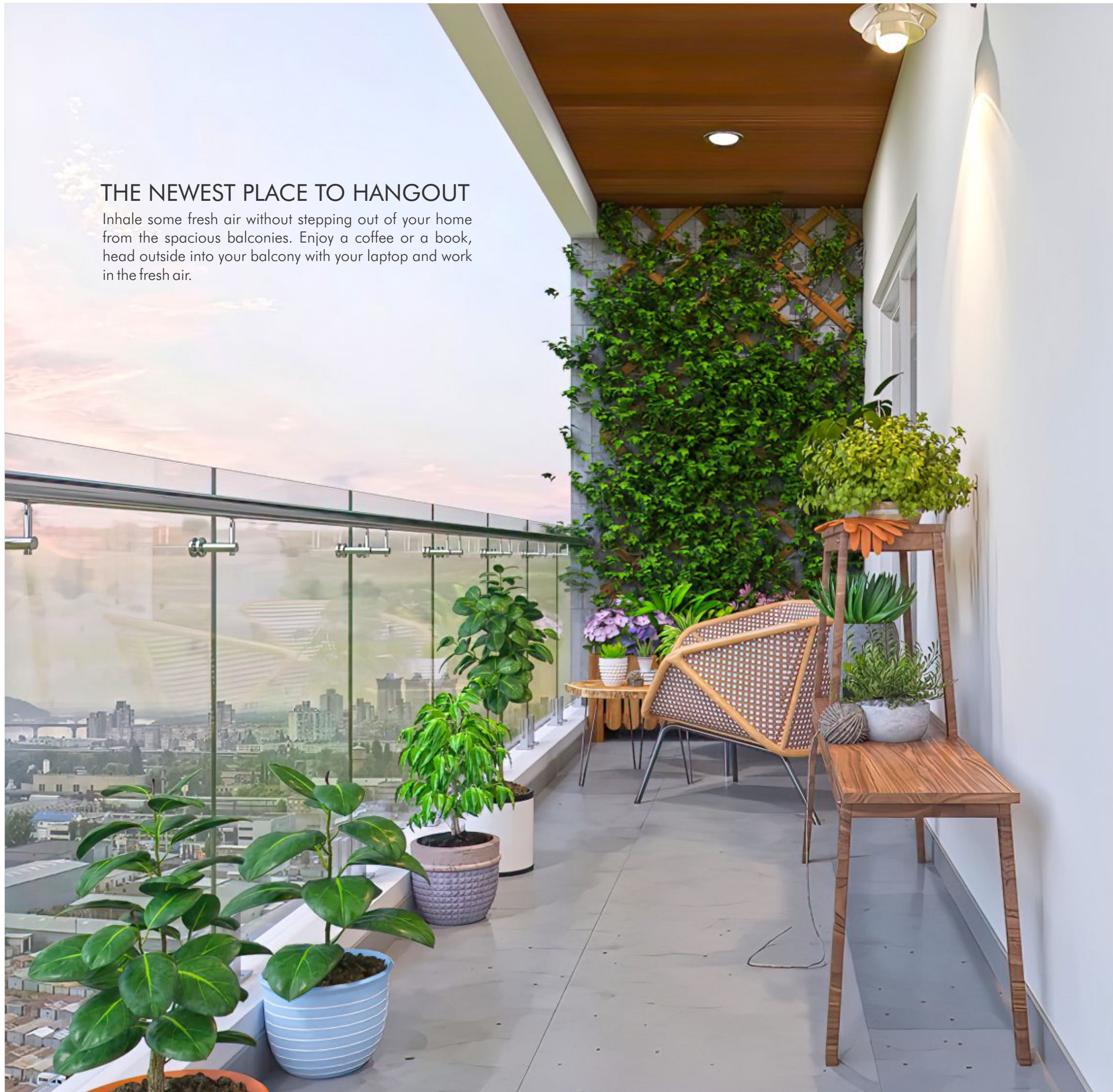
THE PRIVILEGE OF ULTIMATE PRIVACY

Relax in a serene and quiet environment after a stressful day. Embrace cozy living spaces that make life more satisfying. Providing a sense of warmth, privacy, openness and tranquillity, living spaces here, ensure you live a life of solace every day.



THE NEWEST PLACE TO HANGOUT

Inhale some fresh air without stepping out of your home from the spacious balconies. Enjoy a coffee or a book, head outside into your balcony with your laptop and work in the fresh air.



3 BHK - 1380 Sft.



3 BHK - 1440 Sft.



3 BHK - 1694 Sft.



3 BHK - 1749 Sft.



6" WIDE CORRIDOR

6" WIDE CORRIDOR

6" WIDE CORRIDOR

6" WIDE CORRIDOR

300mm x 300mm

300mm x 300mm



3 BHK - 1741 Sft.



2 BHK - 1151 Sft.



3 BHK - 2045 Sft.



2 BHK - 1256 Sft.

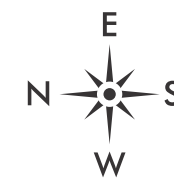


3 BHK - 1635 Sft.

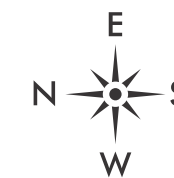


3 BHK - 1933 Sft.

FIRST FLOOR PLAN



TYPICAL FLOOR PLAN





SPECIFICATIONS

STRUCTURE

V.R.C.C. Framed Structure

SUPER STRUCTURE

First class solid masonry with 8" external wall and 4" internal wall with Red Bricks/Cement Blocks.

PLASTERING

Two coats of cement plastering with sponge finishing.

PAINTING

Internal: Smooth Putty finish with two coats of emulsion paint of Asian or ICI over a coat of primer.

External: Textured finish with two coats of weather proof exterior emulsion paint of Asian or ICI.

FALSE CEILING

Lobby, Lift Entrance and Amenities area as per Architect's design.

DOORS

Main Door: NCL Dura doors or Teak Wood door frame and Shutter of Hunsur ply or equivalent with both sides Veneer, aesthetically designed with PU polishing, hardware of reputed make with night latch, safety lock and Eye view.

Internal Doors: NCL Dura doors or Teak wood door frames, water resistant & termite proof flush doors with Veneer and Hardware of reputed make.

WINDOWS AND FRENCH DOORS

UPVC Windows of Fenesta or equivalent make with 3 track sliding doors and provision for Mosquito Net.

FLOORING

1000mm'X1000mm' Double Charged Vitrified tiles of RAK or equivalent for living, dining and bedrooms.

Flooring of RAK or equivalent for Kitchen.

Antiskid tiles of RAK or Equivalent for bathroom's.

Granite for lobby area as per Architect's design.

TILES CLADDING & DADOING

Toilets: Tiles of RAK or equivalent up to Ceiling level.

Utilities/Wash: Tiles up to 4'0" height.

Kitchen: Tiles of RAK or equivalent up to 2'0" height above Kitchen Platform.

KITCHEN

Black Granite Platform with Stainless Steel Sink.

Tiles up to 2'0" height above Kitchen Platform.

Separate water connection for Kaveri water and Bore water.

Power outlets for Cooking Range, Chimney, Refrigerator, Mixers and Microwave oven etc., in Kitchen.

SANITARY

Washbasin with half pedestal of Grohe, Kohler or equivalent make.

Wall mounted EWC with flush valves of Grohe, Kohler or equivalent make.

Hot and Cold water mixer with shower.

Provision for exhaust fan and geyser in all toilets.

All C.P Fittings are of Grohe, Kohler or equivalent make.

ELECTRICAL

Fire resistant concealed Copper Wiring of Finolex or equivalent make.

Switches are of LEGRAND or equivalent make.

Power outlets for Air-conditioners in all Bedrooms.

Power outlets for Chimney, Refrigerator, Mixers and Microwave oven etc., in Kitchen.

Power outlets for TV & Audio Systems etc.

COMMUNICATION

Telephone point in Living area.

Intercom Connectivity.

Provision for Internet Connection in all apartments.

ELEVATORS

High speed elevators of Johnson, Schindler or equivalent make for Passenger Elevator and Service Elevator.

GENERATOR

100% DG Set Backup for apartments.

SECURITY

CCTV surveillance.

Video door phone at Main door.

All around solar fencing.

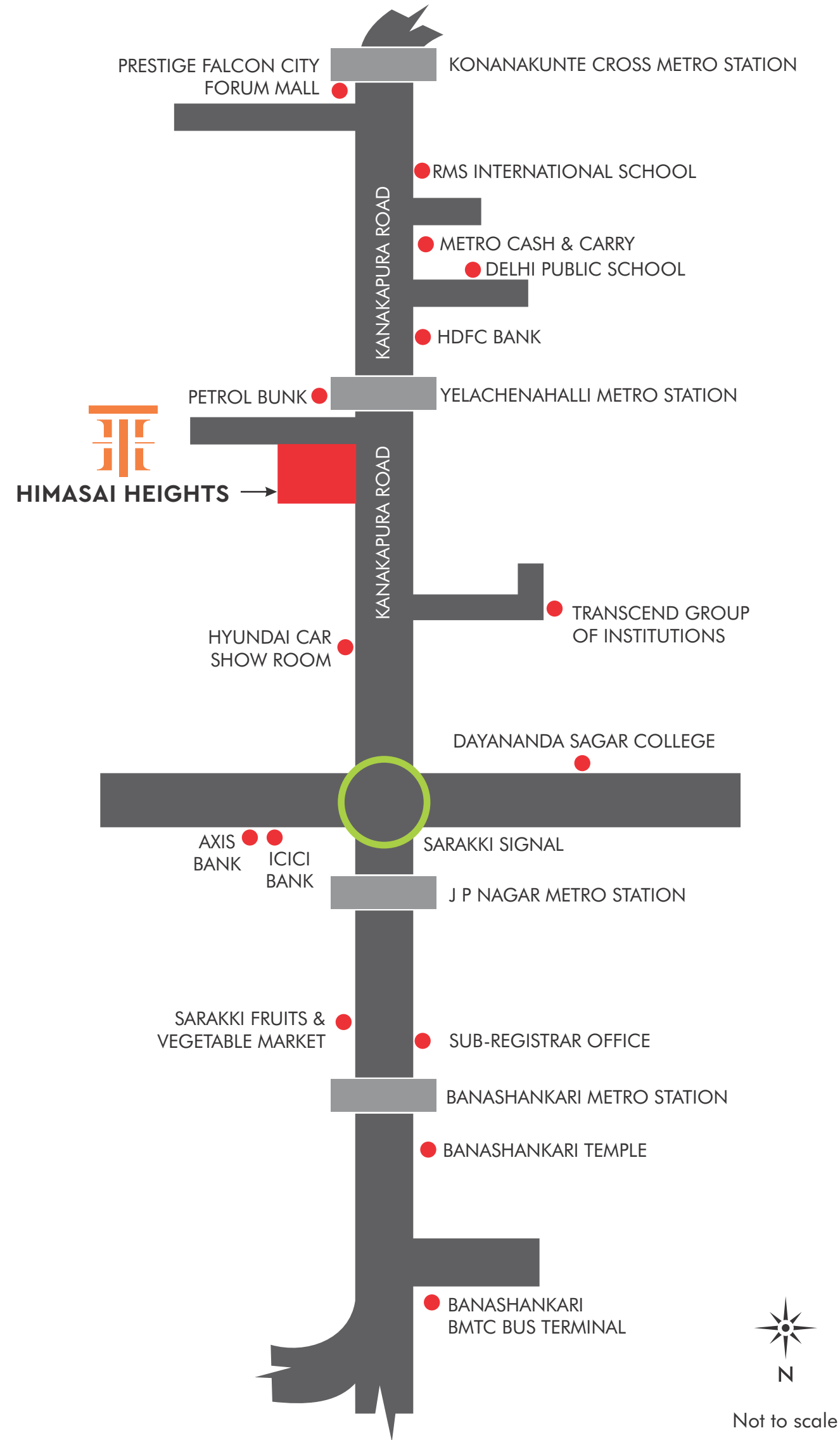
Fire equipment to be provided as per government norms.

Boom barrier at Entry.

- AMENITIES
 - Grand Reception with Coffee Lounge
 - Gym
 - Banquet Hall
 - Children's Play Area
 - Terrace Party Area
 - Badminton Court
 - Jogging Track
 - Solar Lighting all around the Complex and EV Charging Points at Parking Area.
- LANDSCAPING
 - Landscape to be provided all around the Building
 - Lobby Area
 - Front Entrance

EXPERIENCE AN IMPECCABLE LOCATION

Get the perks of living in a place that puts you in heart of everything. Commute easier and faster to your workplace, get easy access to basic amenities and to some of the best healthcare facilities, schools, entertainment zones of the city.



Delhi Public School - 1 Km.



Yelachenahalli Metro Station - 100 Mtrs.



Banashankari Metro Station - 2.5 Km.



Sarakki Lake - 2.5 Km.



Fortis Hospital - 5.3 Km.



Dayananda Sagar University - 3 Km.



Metro Market - 1 Km.



Gopal Innovation Mall - 5.1 Km.



IIM Bangalore - 4 Km.



Prestige Falcon City (Forum) - 1.1 Km.



Oracle Tech Park - 4.5 Km.



Exceptional Experiences, Every Time.

Himagiri Group was established in 1987 and over the past 35 years we have established an impeccable track record for delivering a wide range of residential and commercial projects.

Since inception, we have ensured timely execution of our projects without compromising on quality. With a customer-centric approach and transparency we have earned the trust by providing the best living spaces for our clientele. We have already completed 18 projects and aim to develop lavish spaces which serve as a model for the future.

PROJECT CONSULTANTS

ARCHITECTURE & STRUCTURAL



MEP



LANDSCAPING



NEW MEDIA



A FEW OF OUR COMPLETED PROJECTS



Hima Sai Srinidhim

@ Attapur, Hyderabad

2 Blocks | 180 Units | 2 & 3 BHK Apartments



Siddamsetty's Himasai Heights

@ Gandhi Nagar, Hyderabad

G + 5 Floors | 160 Apartments | 2 & 3 BHK Apartments



Hill Top

@ Jubilee Hills, Hyderabad



10 +

@ Madhapur, Hyderabad



HIMAGIRI BUILDERS & DEVELOPERS PVT LTD.

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