



# Lanco Hills

a world within



3BHK Apartments



## Residences

The 'high life' stands redefined at Lanco Hills. Architecturally perfect, the residential towers majestically reach for the sky. Each tower draws from an appealing colour palette with a spectrum finish. The judicious use of glass facades lends a stylish elegance while offering breath - taking views of the entire landscape.

The residences at Lanco Hills come alive in this iconic heaven with everything within reach. Wi-Fi connectivity keeps you connected with the world. High-speed elevators and extensive fire safety measures complete the conveniences. Underground car parking, designated path ways and sub-way access systems ensures that commuting at Lanco Hills is a pleasant experience. An array of other facilities like a super market, poly clinic, music stores, travel desk, e-seva, pet clinic and many more to be listed.

A result of meticulous detailing by the world's most renowned architects RSP - Singapore and Internationally acclaimed landscaping specialist, Belt Collins - Hong Kong.





## Unique living spaces

The residences at Lanco Hills offer a choice of two exclusive plans of three bedroom apartments. Each plan is a unique blend of style, comfort and aesthetics. The huge, wide windows usher in the feeling of the great outdoors inside the homes and offer spectacular views. Enjoy yourself in the sheer luxury of space as you step into the entrance foyer. Attention to detail, wooden flooring and an array of amenities are integrated into the living spaces making everyday living a pleasure.

The apartments are well - appointed with an elegant foyer, which spreads out to the living room. A walk around presents stunning views through the huge open windows, which also allows maximum natural light, making your home airy and ambient. With only 4 apartments on every floor, you can be rest assured that your privacy is respected to the utmost.



## Landscaping



The landscaping at Lanco Hills takes into consideration a very vital factor in contemporary urban living-tranquility. The entire landscape achieves a perfect balance between living spaces and nature. The landscaping is the creation of one of the world's most renowned landscaping experts-Belt Collins, Hong Kong. The greenery covers an amazing 70% of the entire property reflecting a unique balance of manicured and natural landscapes interwoven with appealing waterscapes. The great outdoors surround living and working spaces with welcoming bursts of flora.

It's a world that respects your sense of aesthetics and enables a life in the very lap of nature.

# Master Site Plan



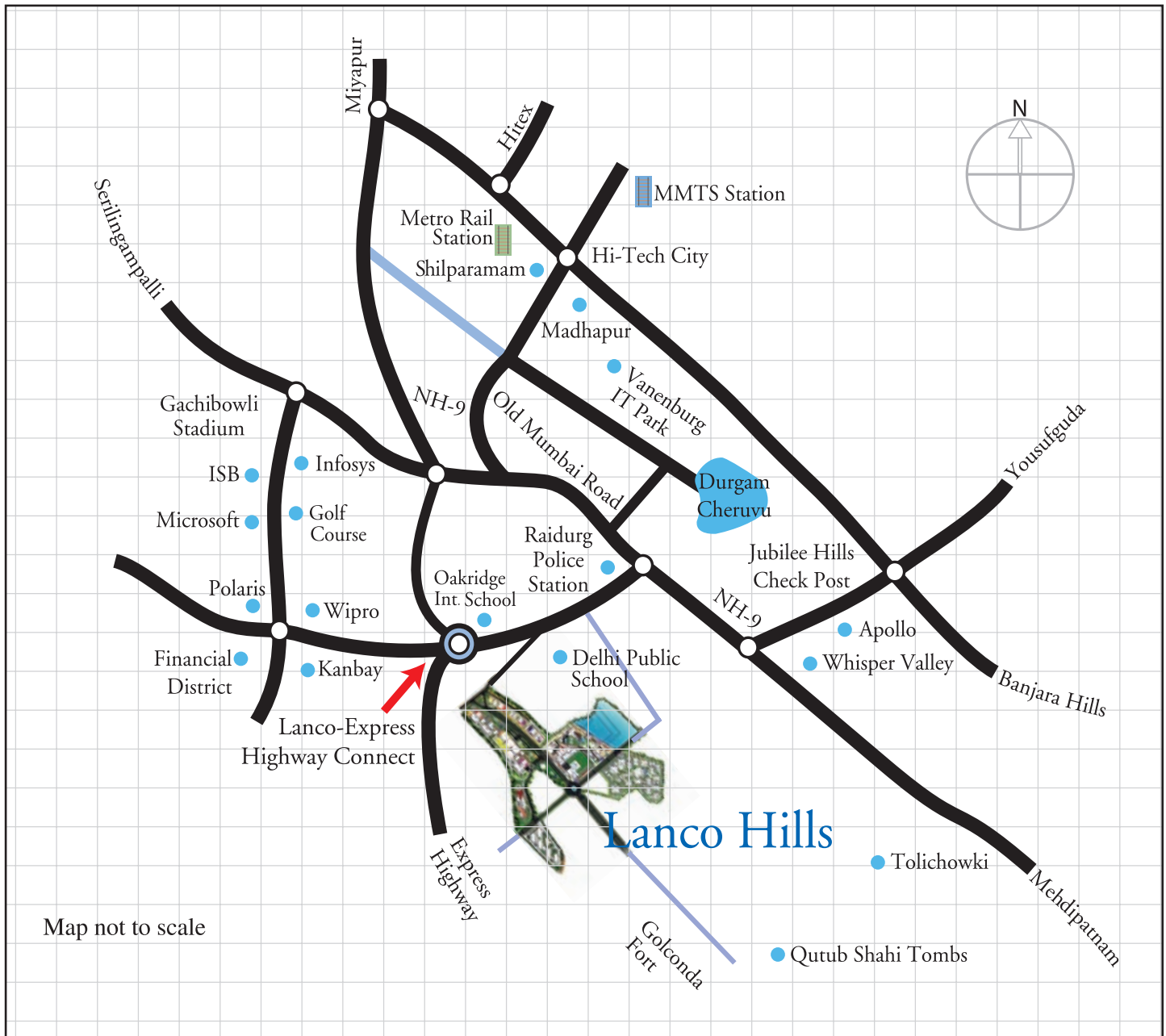
# Residential Master Plan



# Location Map

Lanco Hills is highly accessible to the rest of the city and is a complete self-sufficient entity in itself. So you get the best of both possible worlds.

- 6 kms from Jubilee Hills Check Post
- 0.5 kms from the proposed 400 bed Pacific Hospitals
- 6 kms from Inorbit Mall
- 4 kms from Star Hotels ISTA & WESTIN
- 18 minutes from Rajiv Gandhi International Airport
- 4 kms from ISB
- 3 kms from Whisper Valley
- 5 kms from Apollo Hospital, Jubilee Hills
- 6 kms from Chirec Public School
- 1 km from Oakridge International School
- 0.5 km from Delhi Public School



# Club House

A short walk from your residence is the Clubhouse - one of the biggest and the best in the country. It's a place where you experience everything other than work. Take a stroll around and you'll find something new to pamper yourself every moment. Imagine a nerve-centre of fun; imagine relaxation and rejuvenation at their prime. Amongst your unique experience at Lanco Hills will be the Club House.

An Olympic-sized swimming pool, Jacuzzi and an international spa marks the beginning of your new experience. It offers you innumerable avenues to unwind. The clubhouse at Lanco Hills is a place where comfort and leisure which are almost endless.



- Convention Hall
- 35 Guest Suites
- Business Centre
- Multipurpose Halls
- Library
- Bar & Cigar Lounge
- Barbeque
- Food Courts/Coffee shop
- Restaurants
- Aerobic Centre
- Yoga Centre
- Meditation Hall
- Spa
- Carrom Room
- Well Equipped Gym
- Chess Room
- Billiards
- Table Tennis
- Squash Courts
- Racquet Ball Courts
- Cards Room
- Sports Bar
- Tennis Courts
- Basket Ball Courts
- Volley Ball Courts
- Childrens Play areas
- Swimming Pool
- Day Care
- Jogging Track

# Shopping Street

Amidst the premium facilities at the Clubhouse is a unique feature - a street experience like none other. Attached to Clubhouse is a lane peppered with intriguing shops and boutiques amidst shady trees, pedestrian walkways with colourful awnings, way-side snack counters, a convenience store, and a semi-outdoor coffee shop. So choose your moment and live life to the fullest.



- Idly/Dosa Factory
- Confectionery & Bakery
- Juice & Chat Bar
- Ice Cream Parlour
- Fruit Shop
- Sweet Shop
- Convenience Store
- Music Store
- Organic Store
- Wellness Store
- Boutique
- ATM
- Women Accessories Outlet

# Well-planned Amenities

At Lanco Hills you will discover a life of convenience and comfort. Extensive amenities and conveniences required for a contemporary lifestyle are an integral part of the residential township.

When it comes to daily conveniences, you will find it right in the foot print of your tower. Well thought amenities and planning come together to ensure that life goes on smoothly in the most conducive environment.

- Travel Desk
- Cyber Zone
- Kids Gaming Zone
- Creche'
- Poly Clinic
- Pharmacy
- Mobile Handset Store
- Stationery
- Pooja Stores
- Photo Studio
- Unisex Saloon
- Matching Centre
- Haberdashery
- Aquarium
- Pet Clinic
- Electrical Store
- Launderette
- e-seva outlet
- Meat Shop
- Shoe Saloon

# Specifications

<b>Foundation Structure</b>	RCC frame work designed for earth quake resistant to Zone -3	<b>Telephone/Data Connections</b>	<ul style="list-style-type: none"> <li>TV outlets in all Bedrooms and Family Room</li> <li>Telephone Point in Master Bedroom and Drawing Room with parallel connection.</li> <li>Wi-Fi facility throughout Township.</li> <li>Direct to Home provision for TV.</li> </ul>
<b>Wall Finishes</b>	<p><b>Internal Walls/Ceiling</b></p> <ul style="list-style-type: none"> <li>Surfaces Luppam / putty and painted with acrylic emulsion of premium brand.</li> <li>False ceiling in all bath rooms</li> </ul> <p><b>External Walls</b></p> <ul style="list-style-type: none"> <li>Weather proof texture paint with premium brand</li> </ul>	<b>Sanitary and Plumbing</b>	<p><b>Sanitary fittings</b></p> <ul style="list-style-type: none"> <li>Ceramic Ware of premium brand in all bathrooms.</li> <li>CP fittings of premium brand in all bathrooms and Kitchen.</li> </ul> <p><b>Water supply piping</b></p> <ul style="list-style-type: none"> <li>Superior quality GI / CPVC piping with special fitting as per relevant IS specification</li> </ul> <p><b>Sanitary and rain water piping</b></p> <ul style="list-style-type: none"> <li>Superior quality PVC / GI piping with special fitting as per relevant IS Specification</li> <li>All plumbing points will be pressure tested in accordance and requirement of the Bureau of Indian Standards</li> </ul> <p><b>External Hand Railing</b></p> <ul style="list-style-type: none"> <li>MS powder coated railing for Staircase and Balconies</li> </ul>
<b>Flooring</b>	<ul style="list-style-type: none"> <li>Vitrified tiles flooring in Drawing/Living /Dining / Family Room &amp; Kitchen.</li> <li>Laminated wooden flooring in all the bedrooms.</li> <li>Antiskid Ceramic tiles in Utility &amp; Bathrooms &amp; ceramic tile dadoing up to false ceiling.</li> <li>Granite flooring in common area, lift lobby &amp; Italian Marble flooring in grand entrance lobby.</li> </ul>	<b>Lifts</b>	<ul style="list-style-type: none"> <li>High speed lifts of superior range like Schindler or equivalent.</li> <li>Granite, Marble Cladding at Ground floor level, on the lift front wall.</li> <li>Vitrified Tile Cladding at other floor levels, on the lift front wall.</li> </ul>
<b>Doors And Windows</b>	<p><b>Main Door</b></p> <ul style="list-style-type: none"> <li>Teak wood door frame and shutter with melamine polish on both sides.</li> <li>Brass/SS hardware with night latch, safety chain of superior brands like Dorset or equivalent.</li> </ul> <p><b>Internal Doors</b></p> <ul style="list-style-type: none"> <li>Hardwood frame with flush shutters with enamel paint.</li> <li>Anodized sliding folding glazed doors in balcony.</li> </ul> <p><b>Windows</b></p> <ul style="list-style-type: none"> <li>Anodized aluminum openable windows with shutter</li> </ul>	<b>Security System</b>	<ul style="list-style-type: none"> <li>Round the clock security system</li> </ul>
<b>Kitchen</b>	<ul style="list-style-type: none"> <li>Kitchen will be designed to suit modular kitchen (only electrical / plumbing points will be provided)"</li> <li>Hot &amp; Cold water mixer.</li> <li>Piped Gas connection with gas leakage detector.</li> <li>Panic button connected to security on ground floor.</li> <li>Provision for Aqua guard point, Telephone point in Kitchen area.</li> </ul>	<b>Fire Safety</b>	<ul style="list-style-type: none"> <li>Fire Water Tank &amp; Fire Pumps located at basement &amp; terrace level.</li> <li>Pressurized stairs and fire fighting lift</li> <li>Fire Hydrant.</li> <li>Automatic sprinkler system at basement, lobby and apartments.</li> <li>Intelligent addressable fire detection &amp; alarm system.</li> <li>Public Address system</li> <li>Portable Fire Extinguishers.</li> <li>Helipads.</li> </ul>
<b>Electrical Installations</b>	<ul style="list-style-type: none"> <li>Concealed copper wiring with Flame Retardant Low Smoke (FRLS), PVC insulated wires of superior range like Finolex or equivalent.</li> <li>Modular Switches of superior brand like Legrand or equivalent. 3 Earth Leakage Circuit Breaker (ECLB) for each flat.</li> <li>Separate Miniature Circuit Breaker (MCB) will be provided for light &amp; power circuit at main distribution box within each flat. Lighting Arrester for the tower.</li> <li>Master Cutoff except Refrigerator.</li> <li>Power points for Air Conditioner.</li> </ul>	<b>Telephone with intercom facility</b>	<ul style="list-style-type: none"> <li>EPABX / CENTRAX facility will be provided</li> <li>Intercom Facility from each Apartment to Security Room, Club House, Servant Room &amp; Other Apartments.</li> <li>Facilities to receive direct Incoming Calls, as well as dial outside calls (Local, STD, and ISD) from group EPABX / CENTRAX</li> </ul>
		<b>Back Up Generator</b>	<ul style="list-style-type: none"> <li>DG set with insulated Acoustic.</li> <li>All type of 3BHK will have back up power of 2.5KW</li> </ul>
		<b>Sewage</b>	<ul style="list-style-type: none"> <li>All waste water from Kitchen, Toilet and Laundry wash will be treated as per the pollution norms</li> </ul>





# 3 BHK Type I

Area: 1900 - 1923 sft

## Comfort and Convenience come together

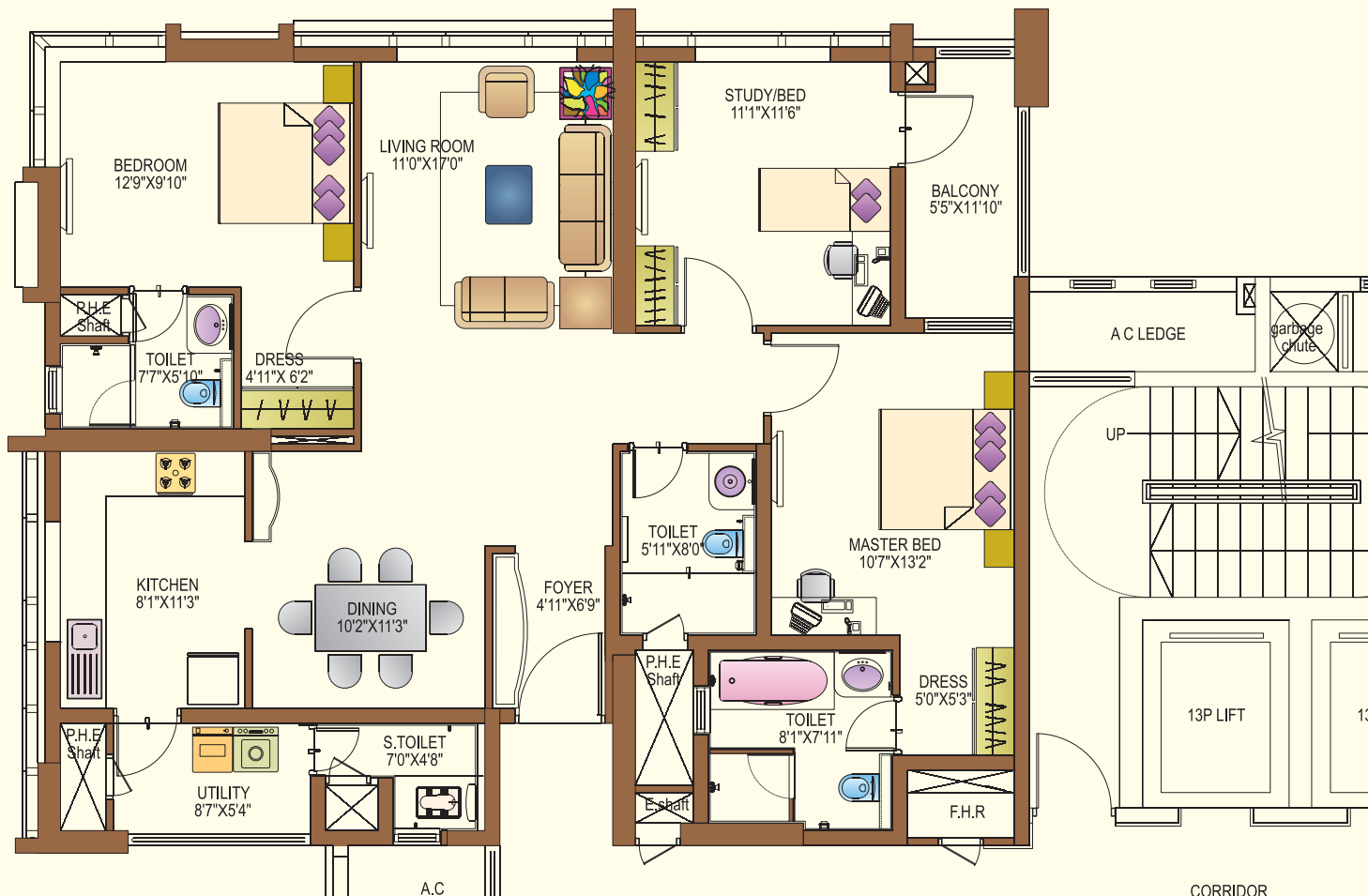
Lanco Hills comprises exclusive 3 BHK Type I premium high-rise residences with 1900 to 1923 sft of saleable area. Each tower housing over 100 exclusive homes. Each offering a unique experience of the 'sky life.' Tasteful interiors and the best amenities define true style. A combination of modern fixtures, finishes and a pleasing palette of colours make these homes a perfect blend of comfort and convenience.

The apartments are well-appointed with an elegant foyer, which spreads out to the spacious living room. A walk-around presents stunning views through the huge, open windows, which also allow maximum natural light, making your home airy and ambient. With only 4 apartments on every floor, you can be rest assured that your privacy is respected to the utmost.

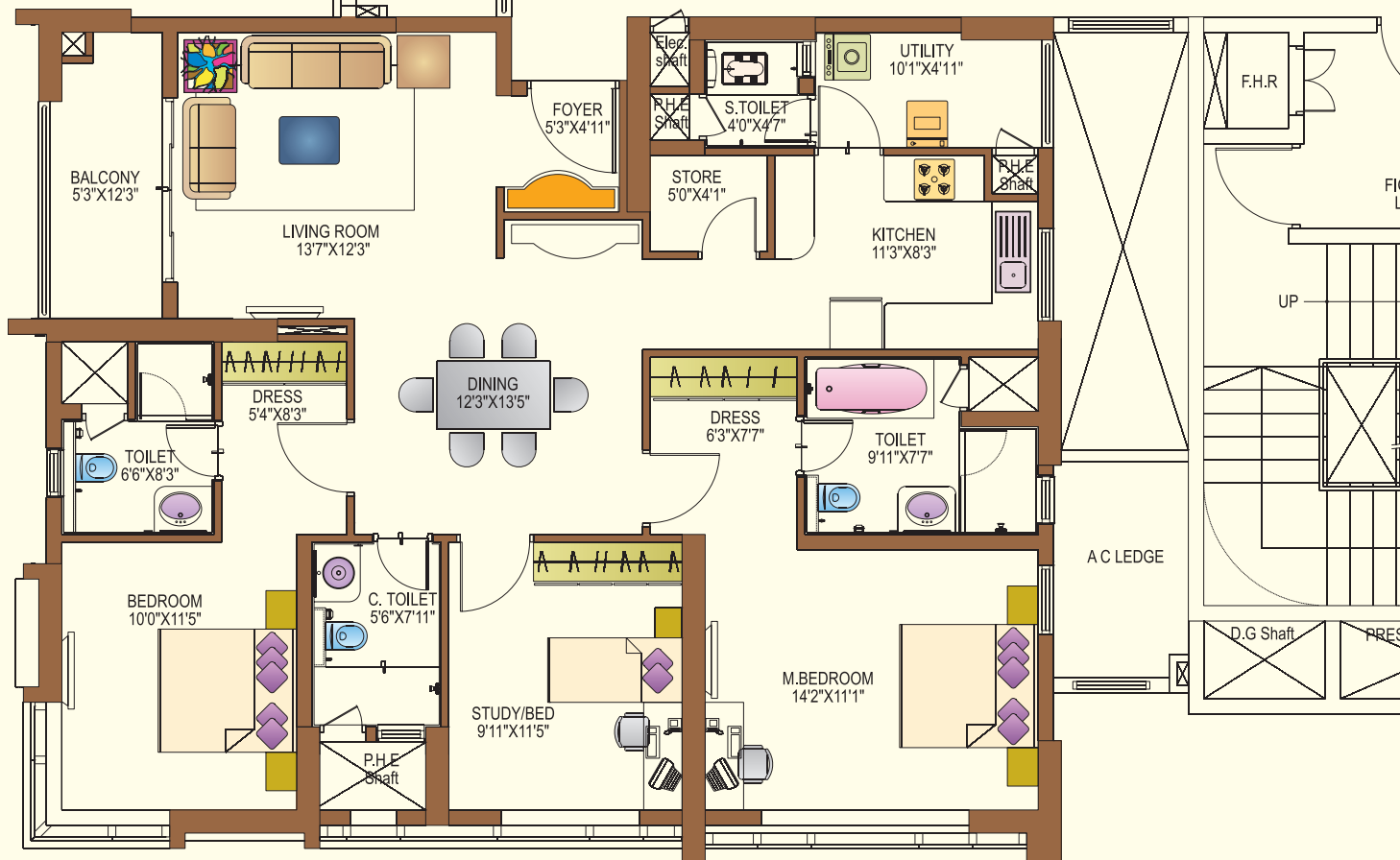
The bedrooms are spacious with seamless corners giving a feeling of freedom and space. A little further is the quiet reading room where you can set up your own surfing corner. The latest conveniences, thoughtful attention to detail and wi-fi connectivity make your home at Lanco Hills the way it is - exclusive.



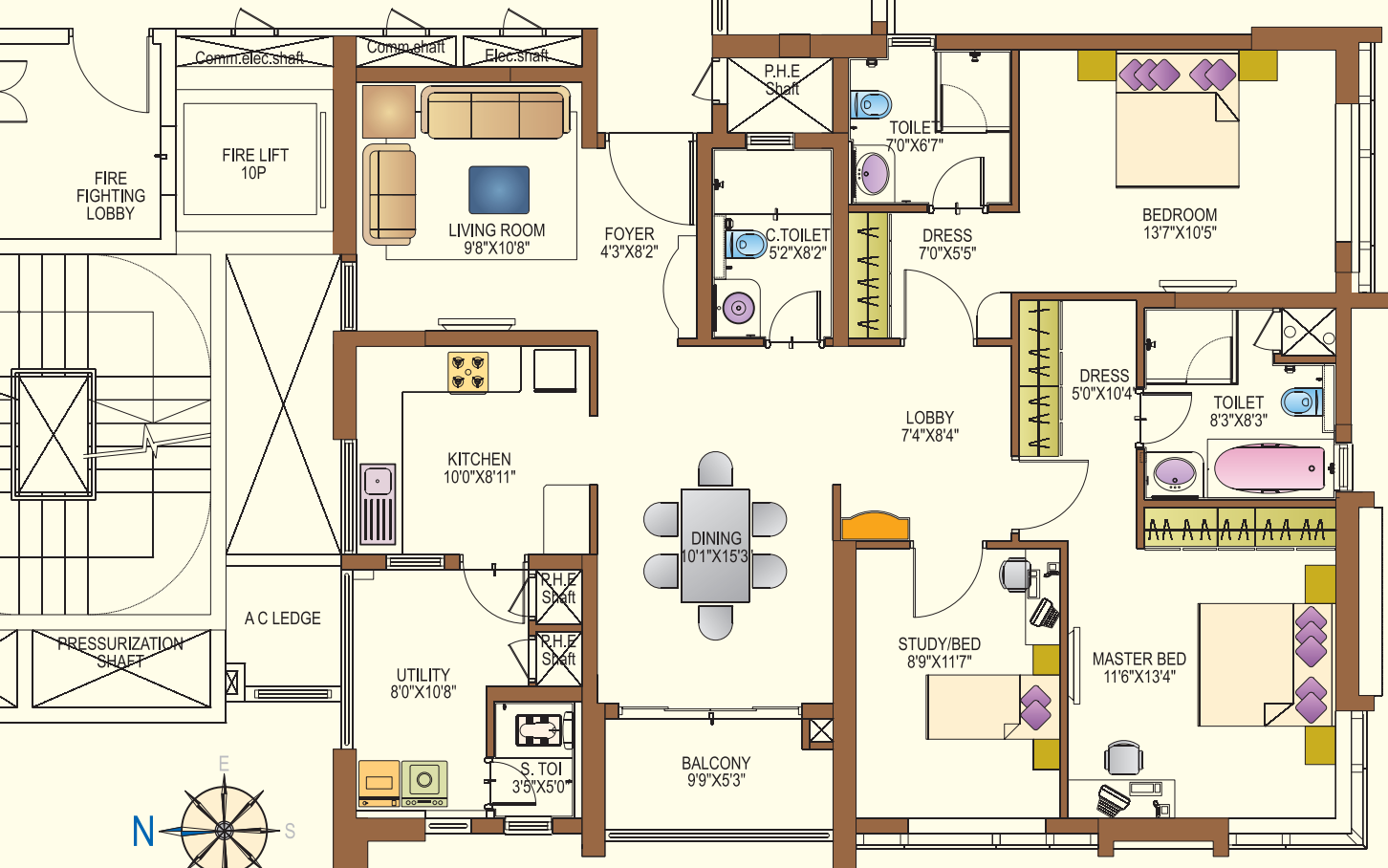
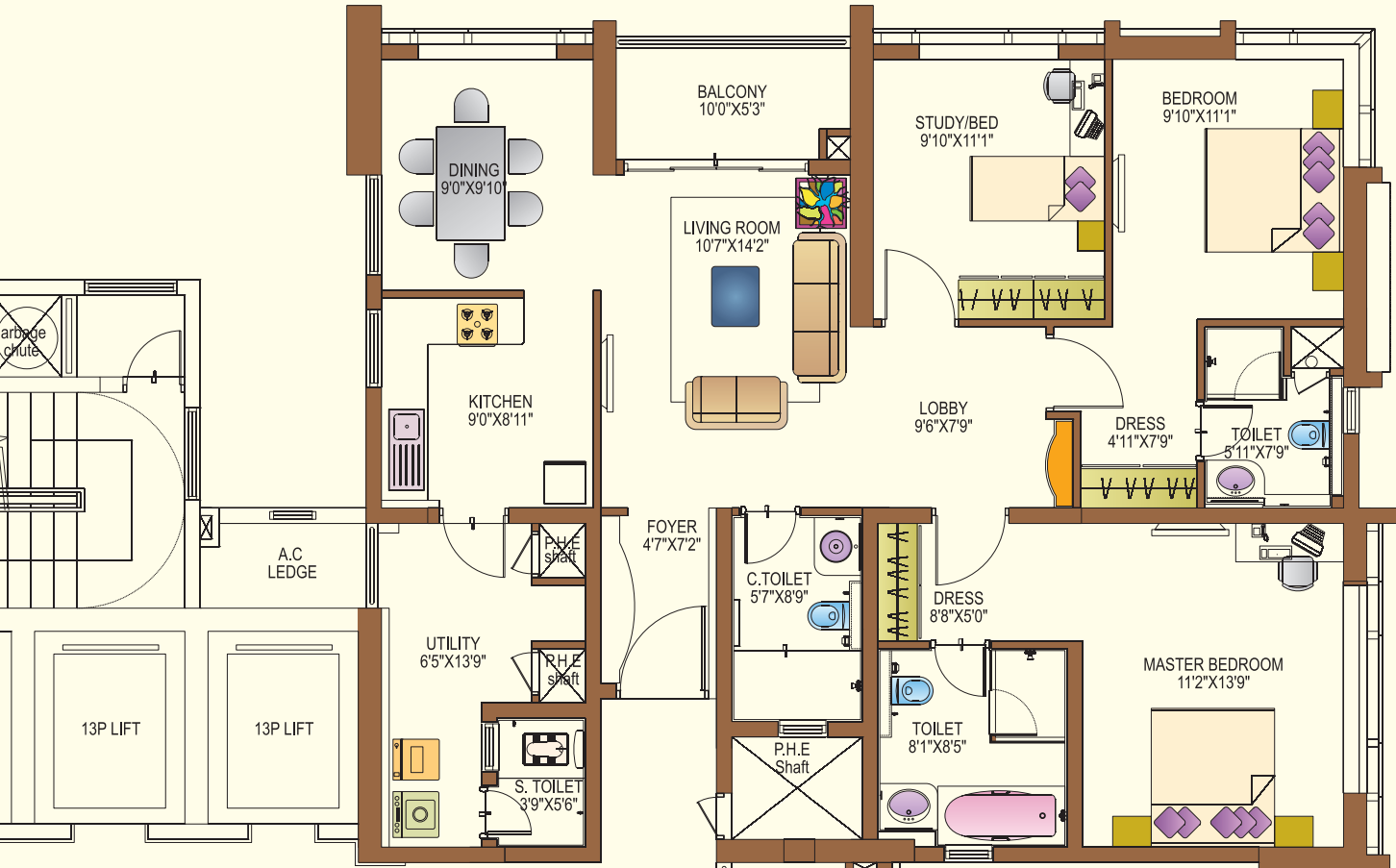
**1** Area: 1912 sft



**4** Area: 1923 sft



**2** Area: 1900 sft



**3** Area: 1904 sft

3 BHK Type - I

Note: The sale plans & areas mentioned are indicative only. These are subject to changes as the building approvals, architectural, structural and services design development.



# 3 BHK Type II

Area: 2091 - 2262 sft

## Spacious living gets a new meaning

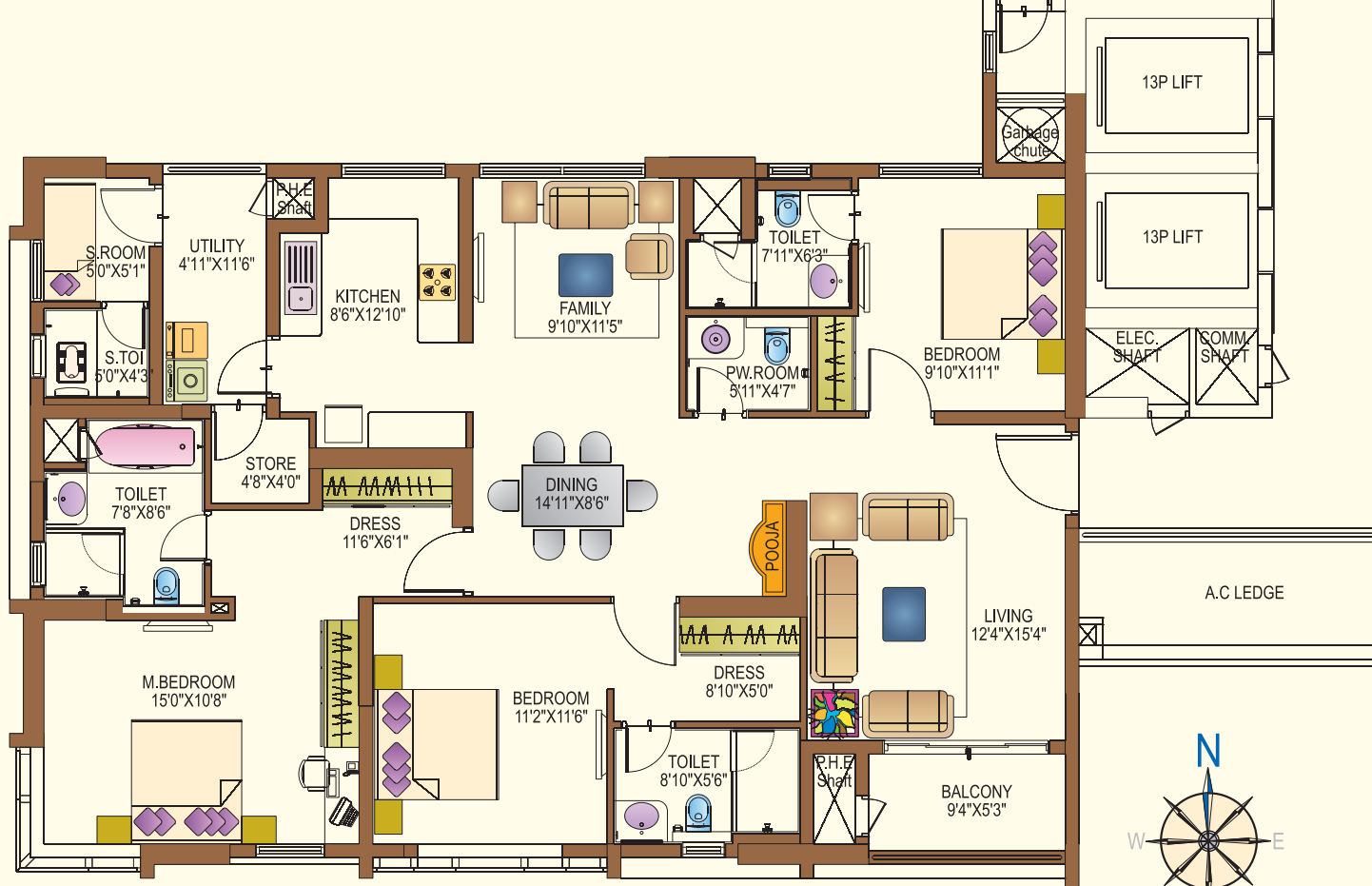
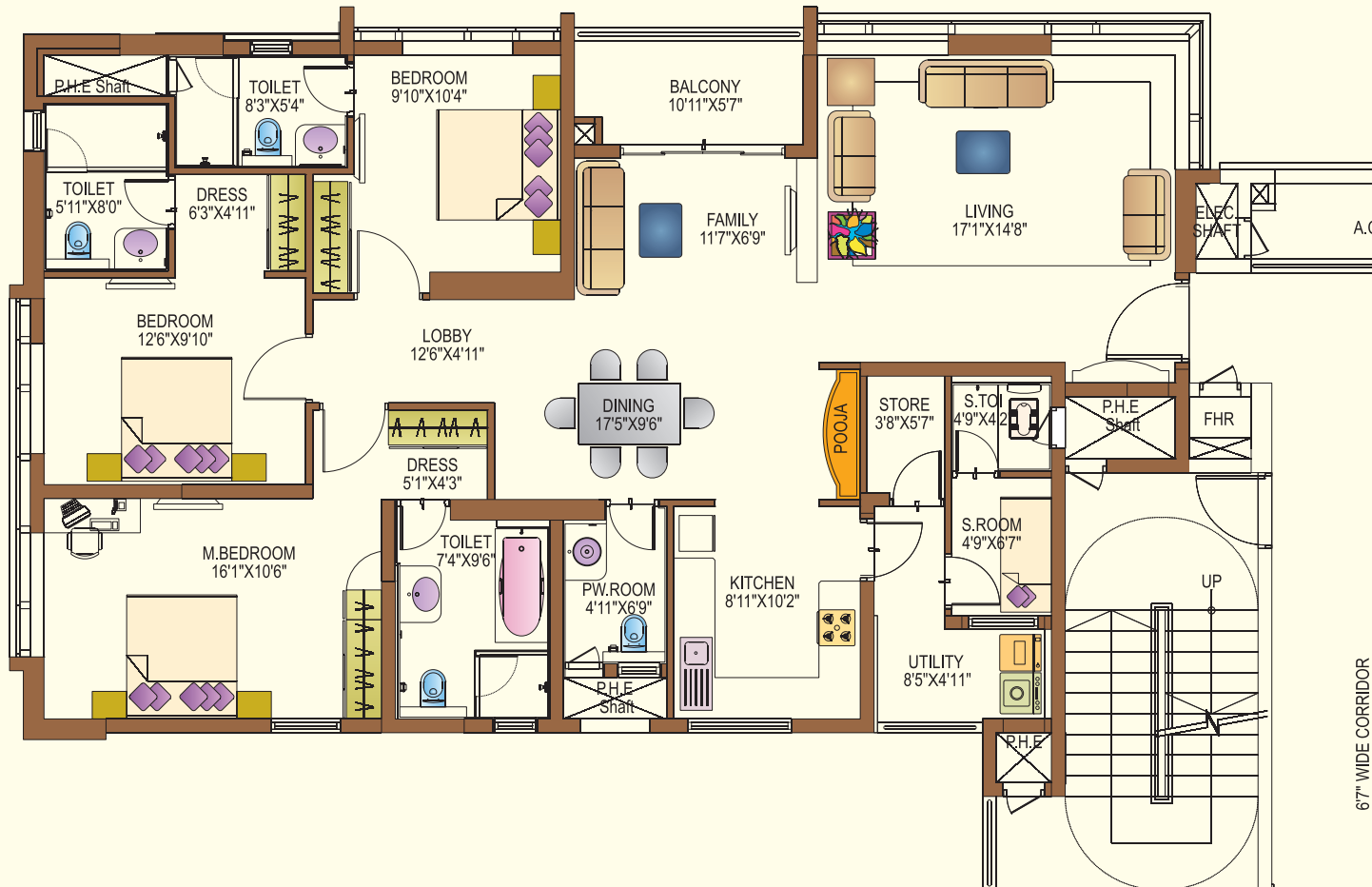
Lanco Hills offers you a most coveted feature in urban living - absolute freedom of space. Each tower rises majestically to awe-inspiring levels. The 3 BHK Type II residences at Lanco Hills offer premium living space, spacious interiors, the latest amenities and a spectacular design that fulfills your every need.

All towers are expertly finished on the exterior and bear a designer's touch in the interior. Every home is appointed with modern conveniences of urban living and ensure utmost privacy with only 4 apartments on each floor.

With a sophisticated wi-fi connectivity, you can keep in touch with the world from your own haven of comfort. In every way, homes at Lanco Hills give you the benefit of a life which is definitely a cut above the rest.



**4** Area: 2262 sft

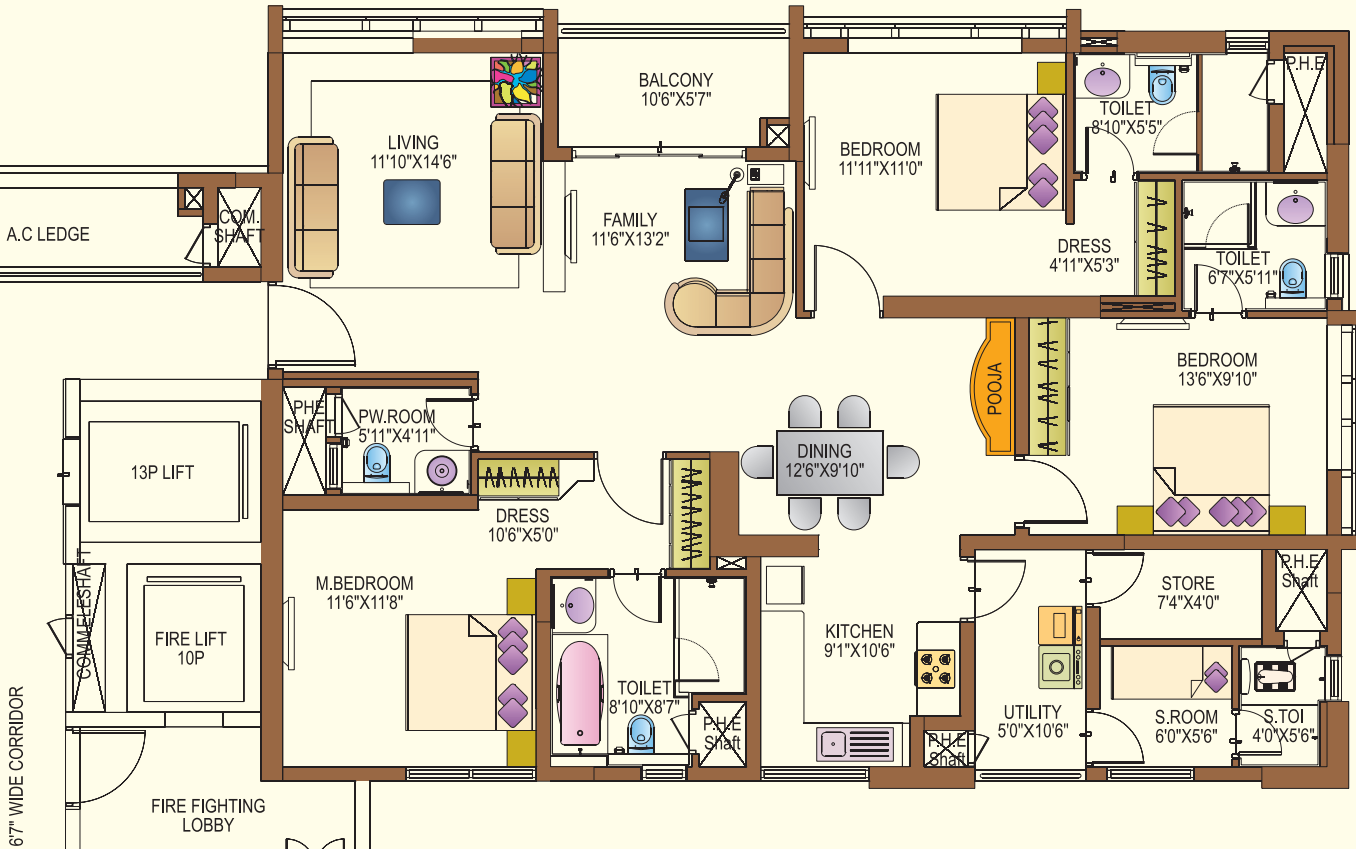


**3** Area: 2119 sft



6'7" WIDE CORRIDOR

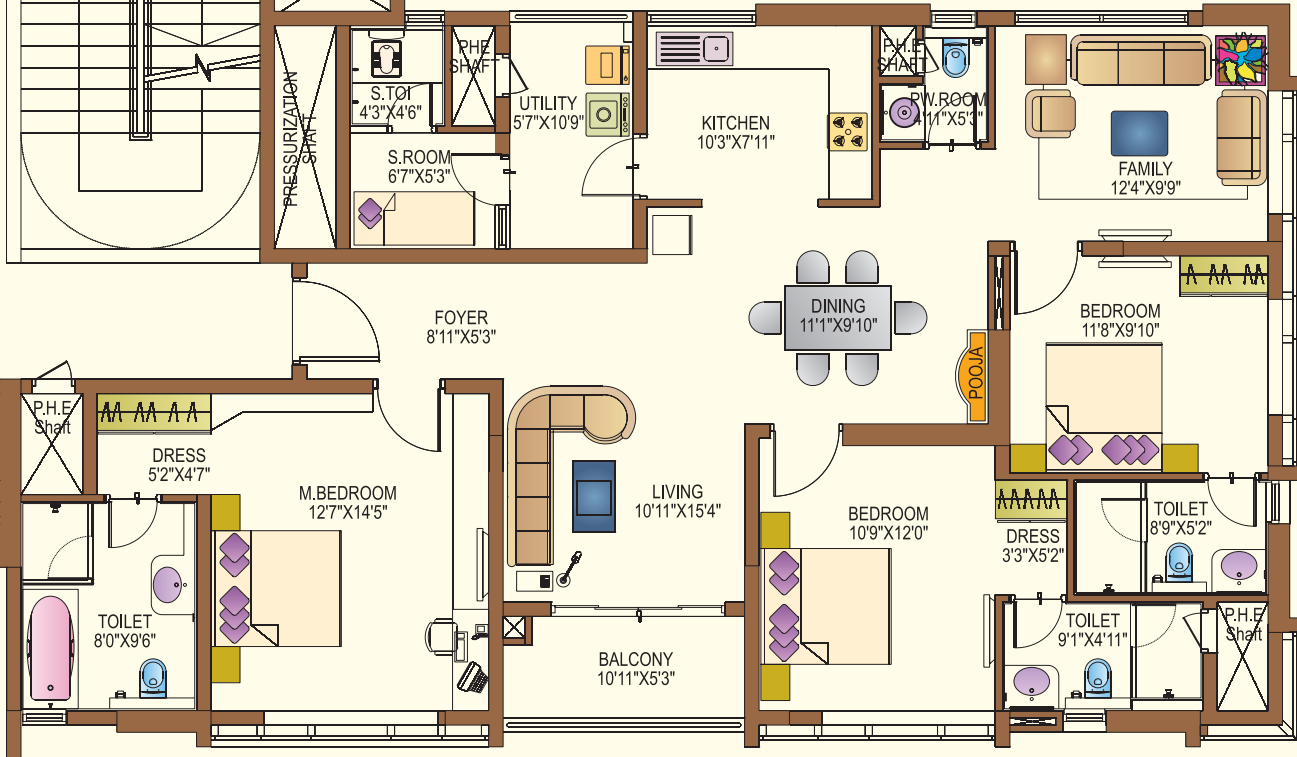
**1** Area: 2091 sft



67" WIDE CORRIDOR

Note: The sale plans & areas mentioned are indicative only. These are subject to changes as the building approvals, architectural, structural and services design development.

**2** Area: 2106 sft



**2** Area: 2106 sft

# 3 BHK Type III

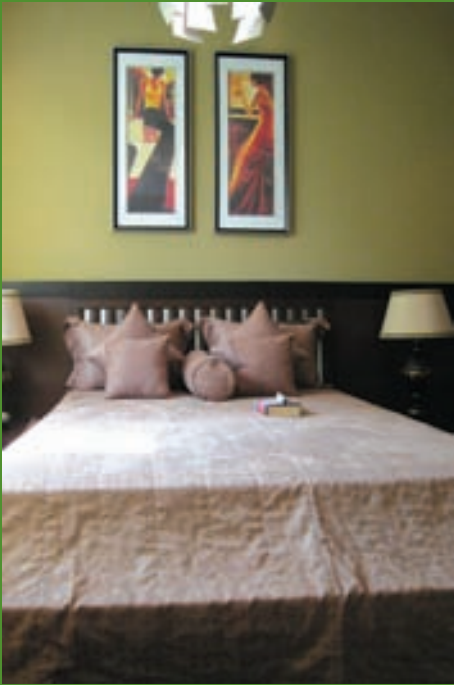
Area: 2484 - 2549 sft

## Experience the privileged life

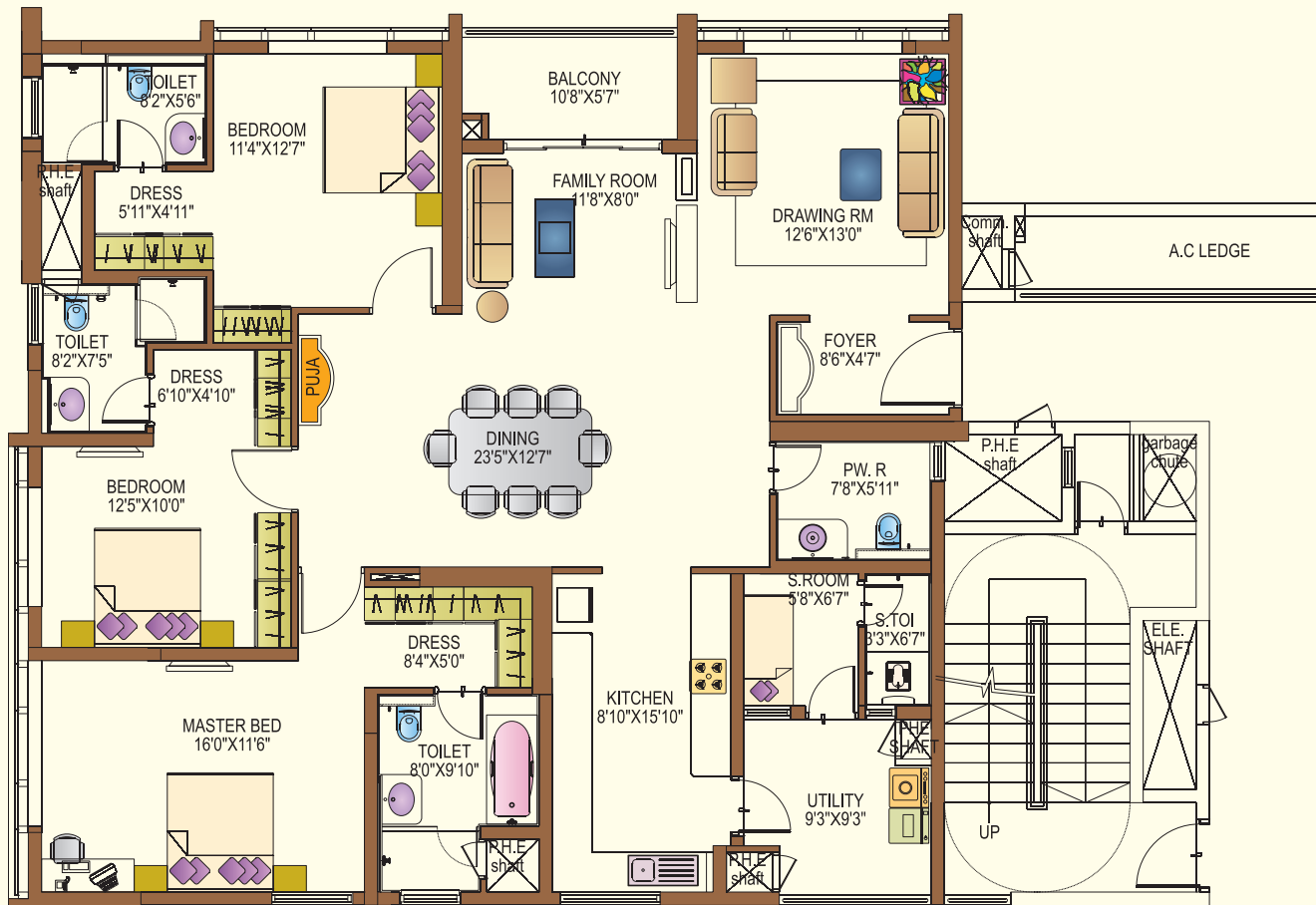
Discover the 'high life' at your new home in Lanco Hills - exclusive 3 BHK Type III residences of premium living space. It's style, perfection and function uniquely blended. Huge, wide windows for spectacular views, wooden flooring, meticulously planned living spaces, premium fixtures and finishes are some of the highlights of your home in the clouds. Accompanying this privileged lifestyle is absolute privacy with only 4 apartments on each floor.

All towers are expertly finished on the exterior and bear a designer's touch in the interior. Modern conveniences of urban living including wi-fi connectivity are an integral part of the facilities. High-speed elevators and extensive fire-safety measures make your haven of retreat complete. In addition, you'll discover conveniences such as metered LPG supply from a centralized gas bank and exclusive laundromats.

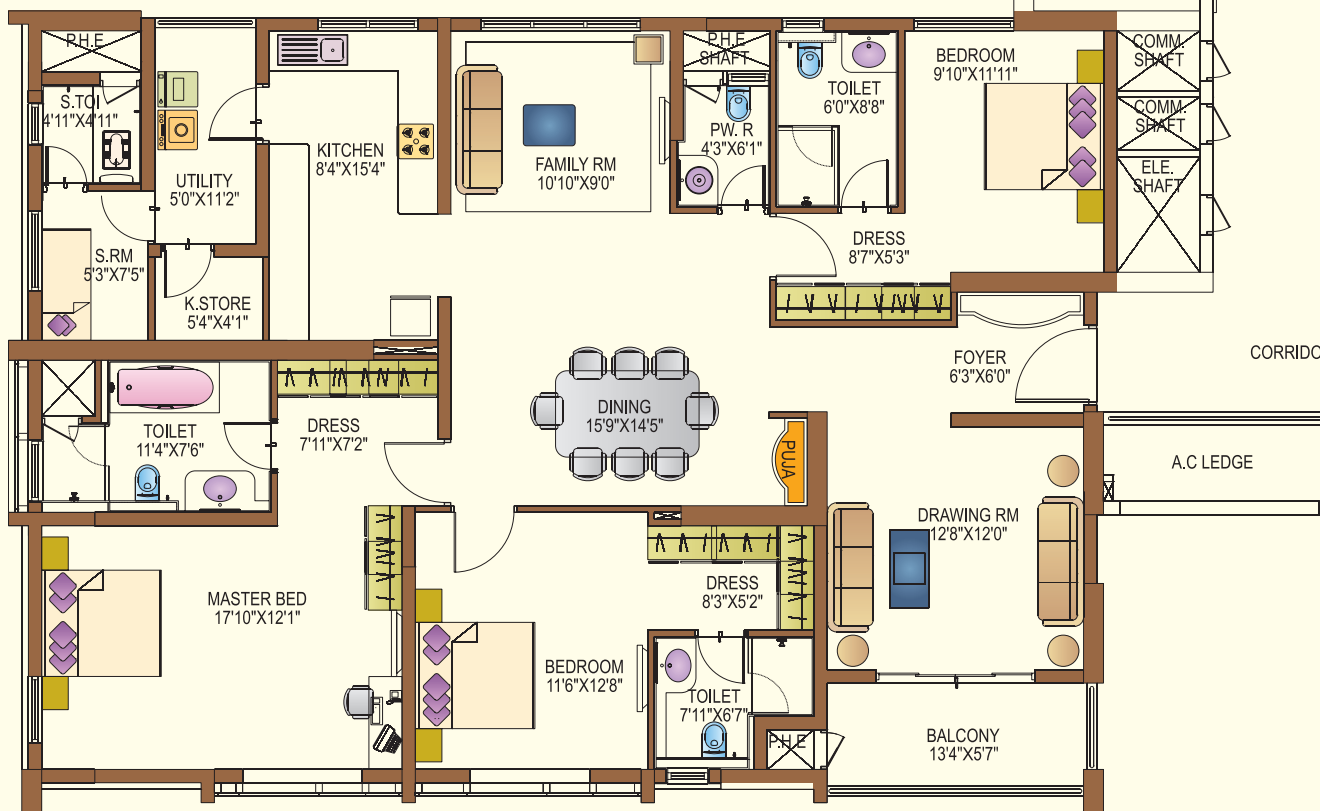
It looks like your stay at Lanco Hills is the perfect place to be.



**4** Area: 2513 sft

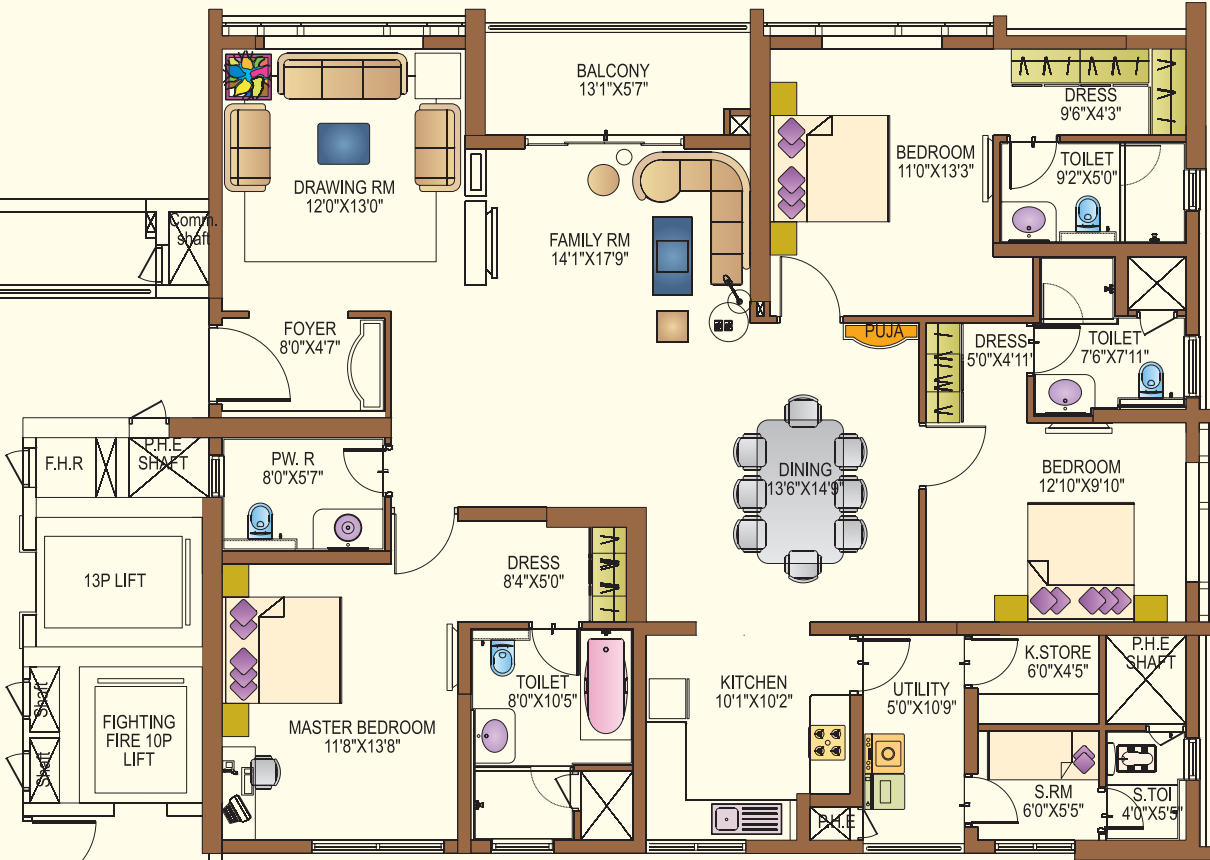


**3** Area: 2549 sft



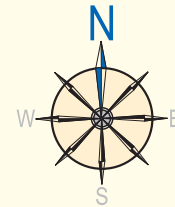
1

Area: 2512 sft



2

Area: 2484 sft



# 3 BHK Type - III

Note: The sale plans & areas mentioned are indicative only. These are subject to changes as the building approvals, architectural, structural and services design development. No - Customisation







# Lanco Hills

a world within

**Lanco Hills Technology Park Pvt. Ltd.**

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