



**Lanco Hills**  
a world within

Experience  
a world within





# A NEW DIMENSION IN URBAN LIVING



A new world takes shape that is all set to redefine contemporary urban living. A world where the finest lifestyle features, international facilities and amenities come together to add an entirely new dimension to luxury, comfort, aesthetics and functionality.

Lanco Hills is one of the world's largest mixed development projects. Designed to change the very skyline of Hyderabad, Lanco Hills spreads across awe-inspiring acres of pristine land with world-class facilities and contemporary architecture.

This Rs. 5500 crore mega project offers a rich blend of experiences that encompass every conceivable need for modern day living.

Lanco Hills will be a unique world within, with convenient access to homes, premium office spaces, entertainment, hotels, leisure and shopping at one place.

With the world's tallest residential tower as a signature landmark and one of the best Clubhouses in the country, Lanco Hills will be an address to be aspired for. Breathtaking vistas, landscaped gardens and high-rise living combine to create an experience that is unique and spectacular.

Welcome to Lanco Hills - a world within.

# Amongst the world's largest mixed development projects

## Clubhouse

The Clubhouse at Lanco Hills is one of the best in the country. Four home theatres, a world-class spa and gym, with an Olympic-sized swimming pool, party areas, multi-cuisine restaurants, well-appointed suites for guests, children's library, play areas, outdoor games area are some of the features. A unique Street experience offers an intriguing mix of cottages and shops nestling amongst shady trees, pedestrian walkways, boutiques, wayside snack counters, a Convenience Centre and a coffee shop in a fun and frolic ambience.

## High-rise Residences

Lanco Hills will be home to premium high-rise residential towers, each touching the skies at awe-inspiring levels. With options ranging from approximately 1850 sft to 4300 sft, the residences at Lanco Hills offer something exclusive to everyone.

## Signature Tower

The jewel in the crown of Lanco Hills is the Signature Tower - one of the world's tallest residential towers with premium living spaces. Living within the neighbourhood of this iconic structure provides a unique opportunity to experience the 'high life' in its truest sense.

## 5 Star Deluxe Hotel

Grand Hyatt Hyderabad, a 400 room, 5 star deluxe hotel with luxuriously appointed guest rooms, a variety of restaurants serving exceptional cuisine and extensive banqueting facilities.



**Mall & Entertainment**

The entertainment zone at Lanco Hills is one of the largest in the world. Hypermarts, supermarkets, signature stores, the world's best brand stores and innumerable retail stores make shopping at Lanco Hills a unique experience. The complex also integrates a 16-screen multiplex, a bowling alley, go-karting, an ice-skating rink, food courts and many other fantastic entertainment facilities.

**Business Class Hotel**

Holiday Inn, a 350 room business hotel with extensive facilities customized to meet the needs of the discerning business traveler.

**Offices**

The two towering office structures at Lanco Hills are equipped with the best features to include a range of business establishments.

**Serviced Apartments**

The 150-key serviced apartment block at Lanco Hills elegantly combines convenient living and urban sophistication.

**IT Park**

The IT Park, including IT SEZ, at Lanco Hills will be a landmark destination for IT and ITES enterprises. Uniquely modern spaces for over 75000 professionals makes Lanco Hills one of the largest business districts in the country. With flexible floor plates, the latest business conveniences, superior technology and best amenities existing harmoniously, the IT Park integrates the best-in-class features while promoting a convenient walk-to-work culture.



# The sky life at Lanco Hills





# EXPERIENCE THE HIGH LIFE IN EVERY SENSE



Presenting sky life at the Lanco Hills - The very first set of truly high-rise residences to dot the Indian skyline. Ambitious, dynamic and iconic, these residential towers at Lanco Hills provide the unique advantage of living the high life in every sense of the term.

Marvellous architectural details, splendid landscaping and the most advanced features blend in a chic lifestyle with the utmost comfort and convenience. Careful planning provides residents a brand new way of life.

The residences at Lanco Hills are a unique blend of space, style and luxury. Each home is an individual paradise. A result of meticulous detailing by the world's most renowned architects RSP Singapore and Belt Collins, Hong Kong, your home at Lanco Hills is an integral part of one of the world's largest single-phase development. These premium residences are available in a choice of several exclusive plans, each representing a unique mix of style and perfection. Be it huge, wide windows for enchanting views or wooden flooring, your home is all set to become a style icon for the world.

Every home at Lanco Hills has been created with your needs in mind. Abandon yourself in the sheer luxury of space as you step into the entrance foyer. Feel the air move through open spaces and light streaming through an abundance of windows. An array of amenities and world-class features are integrated to make your stay here truly exhilarating.

So step right in and experience luxury in its true form.

# 3 BHK

Type I

Area: 1850 - 1950 sft



# WHERE COMFORT AND CONVENIENCE COME TOGETHER



Lanco Hills comprises exclusive 3 BHK Type I premium high-rise residences with around 1850 sft to 1950 sft of living space. Every tower houses over 100 exclusive homes. All towers rise elegantly to over 26 to 33 levels, 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.

# 3 BHK

Type II

Area: 2050 - 2250 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, with around 2050 sft to 2250 sft of premium living space offer 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.

# 3 BHK

Type III

Area: 2500 - 2600 sft



# EXPERIENCE THE PRIVILEGED LIFE



Discover the 'high life' at your new home in Lanco Hills - exclusive 3 BHK Type III residences with around 2500 sft to 2600 sft 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.

The powder room is the added feature of the 3 BHK Type III homes and comes with an attached restroom. This gives you the advantage of using it as your fourth bedroom. Or even a private office!

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 BHK

Type I & Type II

Area: 3100 - 3700 sft



# FOR THOSE WHO APPRECIATE A LAVISH LIFESTYLE



Homes at Lanco Hills are complete in every way. The freedom of spacious interiors and a lavish lifestyle is yours. These premium homes come with two options in world-class living - 4 BHK Type I and 4 BHK Type II. Measuring around 3100 sft to 3700 sft respectively, both present the distinct advantage of space.

The tower stands at a truly imposing height, while each living space is meticulously planned and uses every square foot to advantage. The architecture and interiors balance aesthetics with functionality. With 4 apartments on every floor, your privacy is well preserved. Modern living amenities such as wi-fi connectivity, high speed elevators, high-end security systems, fire-alarm systems and international fixtures are an integral part of these homes. You can even look forward to unwinding everyday in your own private jacuzzi!

Step into Lanco Hills and get a taste of real freedom.

# 4 Duplex

Area: 4100 - 4300 sft



# LUXURY UNLIMITED



The duplex homes at the Lanco Hills reflect the very essence of quality living. Housed in an exclusive 33 level tower, with a floor area that spreads across an extravagant space, the duplex homes combine luxury and functionality to perfection.

Each duplex home has been created with great care. Huge, wide windows bathe the living interiors with sublime grace. Superior finishes, international amenities and world-class planning speak volumes of the lavish life that will soon be yours.

The duplex homes have a unique feature - a private sit-out, the perfect setting to enjoy the spectacular views that surround your home.

It's premium living in every sense of the term. You'll discover that life at Lanco Hills duplex homes fits in perfectly with your tastes.



Urban lifestyle gets  
its true meaning

# SURROUND YOURSELF BY NATURAL BEAUTY




Your residential tower standing majestically is an architectural beauty. Experience the harmony of clean forms and glass facades that create futuristic vistas for the world to see and you to enjoy. As you enter your tower, you will be whisked away to your haven in high-speed elevators that add to the sheer magnificence of the structure.

Take in stunning vistas and beyond, as the flawless forms of Lanco Hills surround you. Enjoy the light streaming in through the huge, wide windows. Designed for those who truly appreciate detail and subtle distinctions, your living space at Lanco Hills is crafted for sophisticated living and relaxation. A combination of the most contemporary desirable fixtures and finishes including a pleasing palette of colors give Lanco Hills a truly international look. From the kitchens and rooms to the baths, homes at Lanco Hills offer chic finishes which are the very definition of style. The finest luxury appointments and top-of-the-line appliances clearly present the impeccable class of your home.

These high-rise residences define the very character of Lanco Hills. Leisure amenities, conveniences and entertainment facilities will be plentiful. Premium offices, a sprawling IT Park, one of the world's largest entertainment zones, one of the largest malls, a 16-screen multiplex including 4 Gold Class theatres and the world's tallest residential tower will share the landscape with exquisite parks and tracts of rolling green.

So come home to the lifestyle you've always dreamed of.

A tropical resort scene featuring a swimming pool in the foreground. In the middle ground, there are lounge chairs, a white umbrella, and a building with a red-tiled roof. Palm trees and lush greenery are scattered throughout the scene. The text is overlaid on the left side of the image.

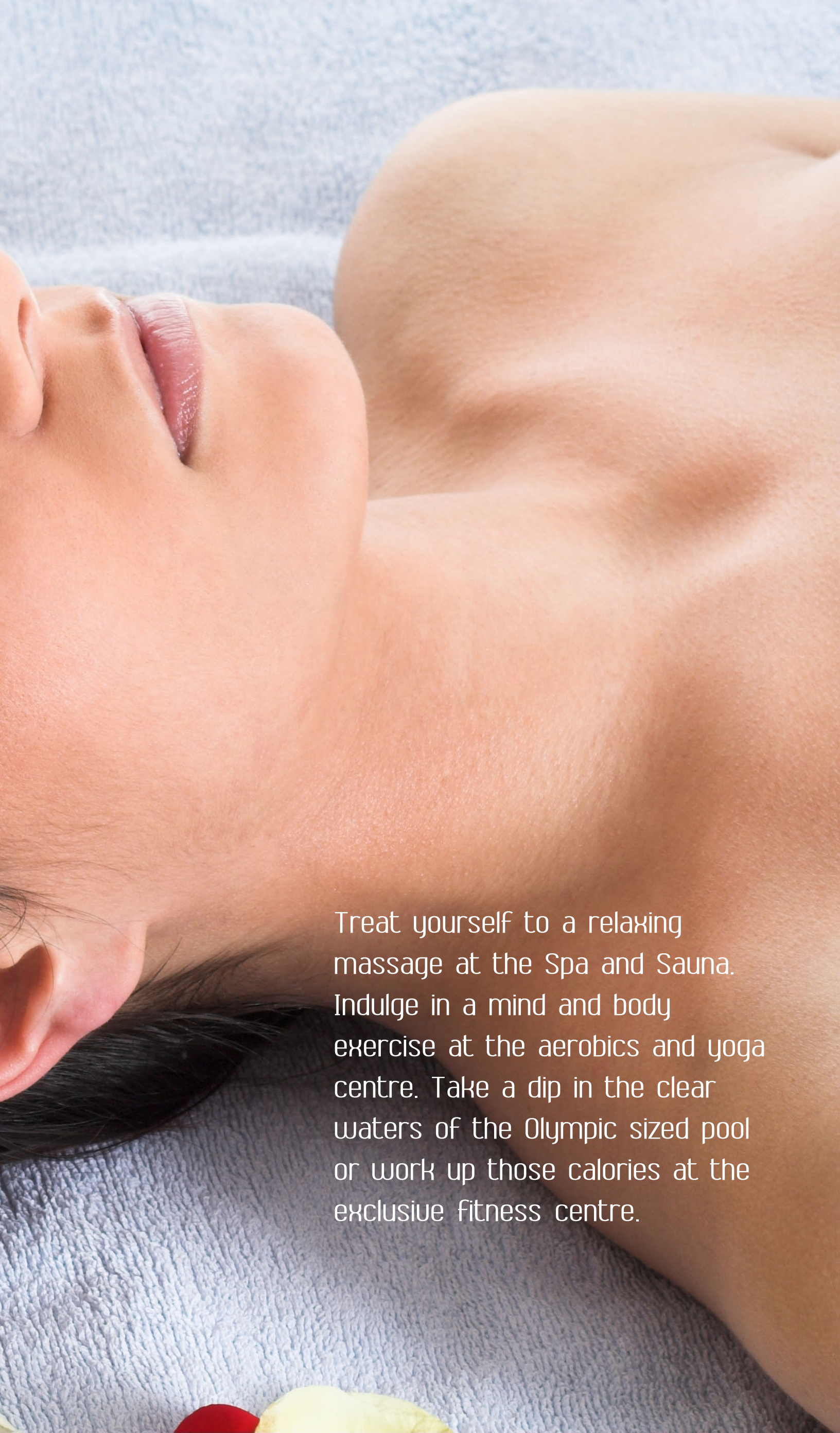
Imagine an iconic central plaza where you experience everything other than work. Imagine a nerve-centre of fun, imagine relaxation and rejuvenation at their prime. Amongst your unique experiences at Lanco Hills will be the Clubhouse - one of the best in the world. Take a stroll around and you'll find something new to pamper yourself every moment.

# The Clubhouse at Lanco Hills



Rejuvenate at  
the Clubhouse





Treat yourself to a relaxing  
massage at the Spa and Sauna.  
Indulge in a mind and body  
exercise at the aerobics and yoga  
centre. Take a dip in the clear  
waters of the Olympic sized pool  
or work up those calories at the  
exclusive fitness centre.

Refresh at the  
Clubhouse





If you so desire to play a game of bridge or pool or even squash, just take a few steps across your home into the Clubhouse. With fantastic facilities for a range of indoor sports and games, the Clubhouse at Lanco Hills is just the perfect place to recharge your senses.

Relax at the  
Clubhouse



The most enchanting features at the Clubhouse are the cigar lounge and the health restaurant. Take your high profile informal meetings at the lounge over Cognac and a Cuban cigar. Or just across at the calorie conscious health restaurant.





## Entertain at the Clubhouse

When guests come calling, you can organize your own private screening of a blockbuster at any of the four home theatres. And when the list is longer, treat them to a very private party at the multi-function hall for heightened appeal.





## Street experience at Lanco Hills

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

**TATTOO  
PIERCING**







# Neighbourhood at Lanco Hills

Step into one of the  
world's largest retail and  
recreation zone





ONE OF THE LARGEST MALLS. A RIGHT-OUT-OF-A-FANTASYLAND GAMING ZONE. A NEW-MODERN MULTIPLEX AND FINE DINING OPTIONS LIKE NEVER BEFORE. NOW WOULD YOU REALLY WISH TO STEP OUT OF YOUR PARADISE?



Being able to experience one of the world's largest recreation zones is unique in itself. Just a walk down from your home is the entertainment zone of Lanco Hills - a 2.5 million sft grand mall with a recreation zone that will leave you spellbound.

The best brands, multi-brand superstores and hypermarts make shopping therapy easy and accessible. A 16-screen multiplex including 4 Gold Class theatres for those who appreciate the silver screen is housed within. An exclusive exhibition and a grand convention center for premium events makes Broadway a thing of the past. An ice-skating rink, bowling alley, go-karting, rodeo drives, theme restaurants and an extravagant gaming district presents Lanco Hills a refreshing playground. All this in a fairyland ambience with well-lit interiors, cascades, delicate fountains and gurgling water bodies that add the final touches.

The mall is also a gourmet's paradise. Be it a quick snack, a well-deserved leisurely luncheon or fine dining, the various food courts overlooking the scenic 25 acre lakeside offer the best world cuisine and are geared to take you on an unending culinary odyssey.



# Offices and IT Park at Lanco Hills



WELCOME TO A WHOLE NEW  
CULTURE OF LIVING AND WORKING.  
THE WALK-TO-WORK CULTURE.



Lanco Hills is an integrated project in the true sense. Apart from premium residences and entertainment facilities, the project also has office towers in the vicinity. An imposing skyline of neo-modern and classical design that competes with that of Manhattan heralds Lanco Hills IT zone. The most sophisticated and modern spaces for over 75000 working professionals makes Lanco Hills one of the largest business districts in the country. With direct underground or walkway access from the residential towers, you will not have to think about parking and car pools. So just walk to your workstation, straight from the foyer of your living room!

Like all other features, the IT Park will also set benchmarks in its category. Advanced technology, flexible floor plates, business conveniences, modern amenities, an amphitheatre and a neatly tucked in 10000- lot car park combine to make work an entirely new proposition at Lanco Hills IT Park.

Business is certain to take new dimensions here.



# Hotels at Lanco Hills



EXPERIENCE INTERNATIONAL CLASS  
IN EVERY DETAIL AS TWO  
GLOBALLY ACCLAIMED HOTELS  
SERVE A FANTASTIC COCKTAIL OF  
SERVICES AND STANDARDS.



Lanco Hills will be home to two world class hotels:

- Grand Hyatt Hyderabad, a 400 room, 5 star deluxe hotel with luxuriously appointed guest rooms, a variety of restaurants serving exceptional cuisine and extensive banqueting facilities.
- Holiday Inn, a 350 room business hotel with extensive facilities customized to meet the needs of the discerning business traveler.

# Serviced Apartments at Lanco Hills



DISCOVER THE CHARM OF  
CONVENIENCE, ELEGANCE AND  
STYLE RIGHT AT YOUR  
DOORSTEP.



Exclusivity takes on a new meaning at the serviced apartments at Lanco Hills. A perfect blend of convenience and comfort, an entire 150-key complex has been dedicated for this purpose. A distinct advantage to residents at Lanco Hills, these apartments, owned and maintained by the Lanco Hills Management can be hired out for long stays. Fully furnished and professionally managed, the serviced apartments are available in three and four bedroom plans with attached kitchenettes. It's a readily available premium convenience for accommodating friends, relatives and associates. The apartments offer the best-in-class service that come with the impeccable quality and service standards of a luxury hotel.

Make a wise  
decision



A FANTASTIC  
INVESTMENT  
OPPORTUNITY.



Lanco Hills presents a rare investment opportunity. The superior location advantages, detailed planning and spectacular benefits of an integrated township combine to create unparalleled value for the property. Which is also precisely the reason why an investment here will be considered a wise choice at all times.



# Lanco Hills

a world within

**Lanco Hills Technology Park**

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