

# PALATIUM

A PROJECT BY



**VIBRANT**  
DEVELOPERS

# A WHOLE FLOOR OF LUXURY, RESERVED JUST FOR YOU.

*One* FLOOR. *One* FAMILY.

Palatium is a rare expression of refined urban living, crafted for those who value privacy, space, and understated luxury. With just one residence per floor, this exclusive development offers a villa like lifestyle within a thoughtfully designed vertical sanctuary. Blending contemporary architecture with intelligent planning, every home is designed to maximize natural light, cross ventilation, and seamless functionality. Here, luxury is not just about space, it is about how that space makes you feel.

**3 BHK**  
PREMIUM RESIDENCES

**3,200 SQ. FT.**  
OF GRANDEUR

**READY TO MOVE IN**





**THE PRIVACY OF A VILLA.  
THE EASE OF AN APARTMENT.**

# EXPANSIVE 3 BHK RESIDENCES

Each residence at Palatium is meticulously planned to offer a seamless blend of elegance and functionality. With expansive living areas, private balconies, and a dedicated maid room or home office, every detail is thoughtfully crafted to elevate your lifestyle.

Set amidst the calm and protected surroundings of the TGPA zone and defence lands, Palatium offers a rare promise of uninterrupted greenery and long-term open views, ensuring peace, privacy, and a pollution-free environment.

Surrounded by nature's finest elements, the project enjoys proximity to serene water bodies like Himayat Sagar and Peerancheru Lake, offering refreshing views and cleaner air.

Adding to the lifestyle experience, the nearby Forest Trek Park brings you closer to nature with walking trails, greenery, and outdoor recreation—perfect for a rejuvenating escape just minutes from home.

This is not just a home—it's a lifestyle where luxury meets serenity, right in a prime and well-connected location.

## EXCLUSIVE HIGHLIGHTS



1 Apartment  
Per Floor



Maid Room /  
Home Office



Wheelchair  
Access Ramp



Exclusive  
Fitness Studio

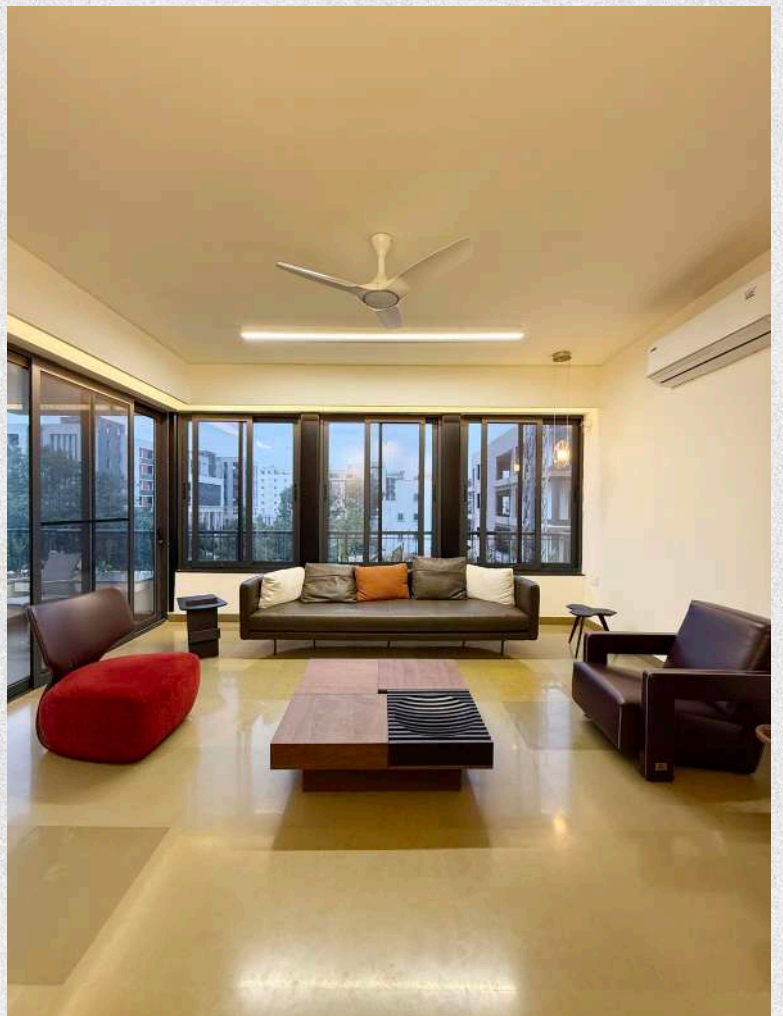


Gas  
Bank

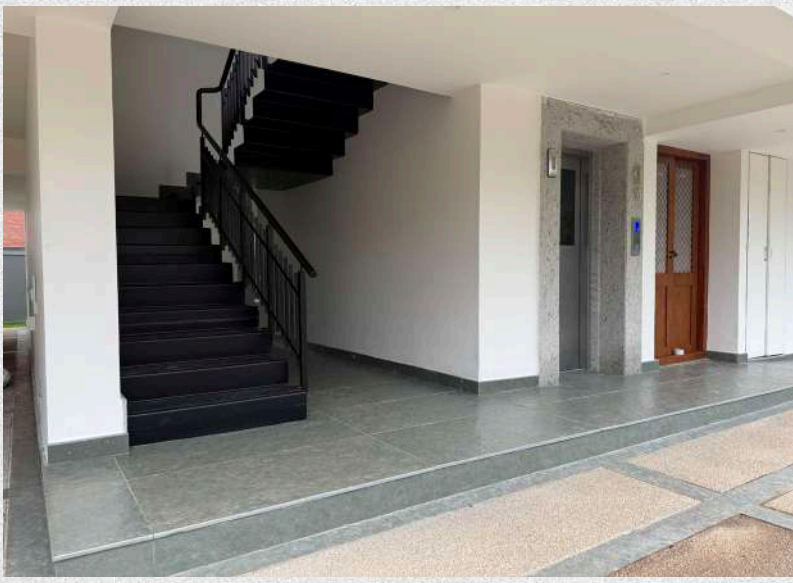


Balcony  
Landscaping

\*\*\*All images are actual photographs captured at the site.







# A LIFESTYLE RESERVED FOR THE FEW

At Palatium, luxury isn't just a feature, it is a way of life. Every space is designed to offer unmatched privacy, elegance, and a sense of calm that elevates everyday living. From expansive interiors to refined finishes, every detail reflects understated sophistication. Here, you don't just live, you arrive to a lifestyle reserved exclusively for a few.



Waiting Lobby



2 Car Parking



1 Bike Parking



Security Cabin



24/7 CCTV



Courtyard  
Sit-Out



100% Backup



Fitness Studio



Gas Bank (LPG)



Wheelchair  
Access Ramp



EV Charger:  
Car & Bike



# PREMIUM FITTINGS & FIXTURES



8ft x 4 1/2 ft Main Door with Biometric Lock & VDP.  
8ft Height Internal Veneered Flush Doors.



100 % Vastu Compliant.  
North Facing.



Honey Kota Stone Flooring.



7 Bluestar ACs with 2 VRF Units.



Jaquar Premium Range Bathroom Fittings.  
Stiebel Eltron Online Instantaneous Water Heater for Master Bathroom & Kitchen.



Havels 25ltr Water Heater for Kids & Guest Bathrooms.  
Havels 15ltr Water Heater for Maid Room.



LPG Gas Pipeline.



Planter-Boxes with Drip Irrigation.



Motion Sensored Lighting in all Bathrooms.



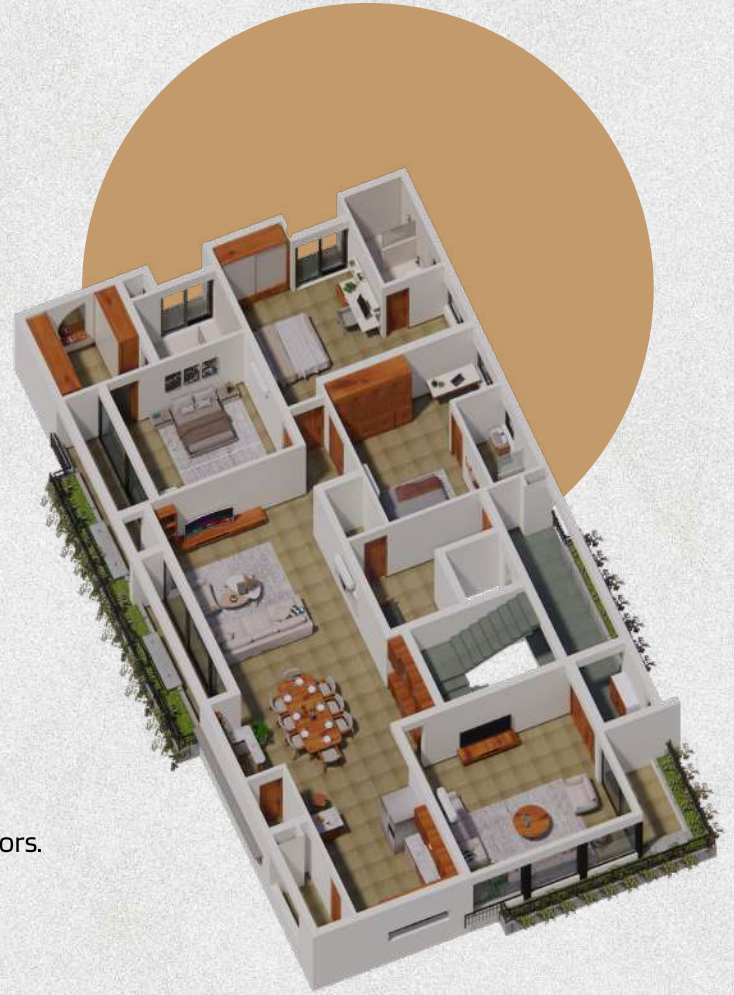
Curtain Pelmets Equipped with Electricity for Curtian Motors.



Sound & Heat Insulated Double Glazed Fenesta Aluminium Windows & French Doors.



Swappable automation-ready switches — no retrofitting with Legrand Myrius, can be integrated with Apple Home App.



## FLOOR PLANS



AREA STATEMENT	
AREA	SFT
Carpet	2149.00
Walls	260.80
Planter Boxes	150.12
Plinth	2559.92
Common (25%)	639.98
<b>Total</b>	<b>3199.90</b>
<b>BUILT-UP</b>	<b>3200</b>

# SPECIFICATIONS



## Structure

- RCC Framed structure to withstand wind and seismic (Zone II) loads.
- Concrete filled load bearing steel columns to achieve seamless façade.



## Flooring, Dado & Coping

- Living, drawing, dining, all bedrooms, kitchen & staff rooms – Honey Kota stone with paper joint with 7 Layers of Polishing and Sealer Coat.
- Toilets & utility – 2ft by 2ft anti-skid ceramic tiles by Cera for flooring and cladding with 3mm spacer & MYK epoxy grouting.
- Balconies – Leather Finish Honey Kota stone for flooring with 3mm spacer & MYK epoxy grouting.
- Terrace – Broken China flooring with Cera tiles & MYK waterproof grouting.
- Stilt – blue grey 4ft by 2ft kota stone integrated with washed concrete for driveway.
- Stilt Courtyard sit-out – Blue Grey 4ft by 2ft Leather Finish Kota stone.
- Kitchen Dado – Cera wall cladding with 3mm spacer & MYK epoxy grouting.



## Walls

Red Bricks for 9" & 6" Walls. | 2 Coats of Cement Sand mix plaster.



## Elevator

Thyssenkrupp Elevators (TKE) 6 Pax medium speed automatic telescopic door with Vision look through glass passenger elevator from stilt to terrace.



## Water Supply

Grundfos pneumatic pump for all 5 floors. | Municipal water connection pending.



## LPG

Gas Pipeline from stilt Gas Bank to Kitchen with individual lockable doors.



## Kitchen & Utility

- Inlet for bore water and municipal water along with drain outlet for kitchen sink is provided.
- One Stiebel Eltron under sink instantaneous geyser, 5 angle cock of Jaquar & 2 angle cock of Grohe make will be handed over to the allottee at the time of handing over of the flat.
- RO water outlet to fridge inlet pipeline provided.
- One spout of Jaquar make in the utility with provision for washing machine & dryer along with 2 power points.



## Electrical Wiring, Switches

- Havells – Concealed copper wiring, Copper Armoured cables, Copper Flexible Cables.
- Power points with sufficient load for cooking range/chimney, hob, microwave/mixer/grinder, refrigerator, water purifier, under sink mini Water Heater and dishwasher in the kitchen provided.
- Additional wire outlets given for modular kitchen in-cabinet lighting, wardrobe in-cabinet lightings in all bedrooms.
- Power outlet in washing area.
- Havells BLDC Remote Control Silent Fans in all bedrooms; Havells Silent Fans in Kitchen, Drawing, Living & Dining, Havells Samrat Fans in Staff Room.
- All LED Lighting by Luker Make and profiles by Digitech Premium range; Pendant light provision: 2 in Dining, 1 in Kitchen and 1 in Drawing rooms.
- Three phase supply for each flat with individual 12kv meter.
- Miniature circuit breaker (MCB) of Legrand.
- Modular switches of Legrand Myrius.
- Usb Type A+C switch type charging sockets in all bedrooms.
- Hensel make surface mounted / semi-concealed IP66 rated fully waterproof & dustproof junction boxes with connector bus bar for lighting on compound wall & planterboxes.



## Power Backup

- 125Kv Greeves Electric Diesel Generator with Automatic Transfer Switch (ATS).
- 100% Backup for Entire Building including Common areas.

# SPECIFICATIONS



## Doors & Windows

- MAIN DOOR – Custom Made 8ft by 4 1/2 ft by 2 inches with both sides Veneer, Teakwood Frame, fitted with custom made SS Pivot Hinge & mortise Biometric Lock by OneTouch Integrated with Video Door Phone (VDP), accessible via Mobile App.
- Staff Room Main Door – Custom Made Double Shutter 8ft by 3ft with Godrej Lock with frosted Toughened Glass integration for ventilation.
- All Internal doors 8ft height Flush Shutters with Teakwood Frames, Veneer on both sides for all bedrooms inclusive of fluted glass integration for Master Closet.
- Windows & french doors – Aluminum french door & windows for all areas by Fenesta along with mosquito mesh, Double Glazed Glass with sound & heat insulation.



## Bathrooms

- Wash Basin – Jaquar semi-recessed countertop with vanity in each bathroom.
- Shower, EWC & Faucets – Grohe wall hung tanks with Jaquar premium range Rain Shower in Master, Grove wall hung for EWC in all toilets & health faucet of German Make Schell; Jaquar basic range EWC for Staff toilets.
- Water heater – Stiebel Eltron instantaneous online tankless heater in master bathroom & under sink in kitchen; Havells 25 ltr bathrooms 2 & 3; Havells 15 ltr heater in staff bathroom.
- Shower partition – fixed toughened glass in all 3 bathrooms.



## Paint

- External – Asian Paints damp proof & two coats of exterior emulsion paint as per approved design.
- External Planterboxes – 2 Coats of Birla Wall Putty, 3 coats of Lime based texture painting & 2 coats of damp proof.
- Internal – 2 coats of Birla Wall Putty with 2 coats of premium emulsion paint by Asian Paints.



## Landscaping & Planterboxes

- Korean Green Lawn with Blue Grey Kota stone walk way in the south side setback area.
- Courtyard Sit-out with custom made Basalt Stone Top benches.
- Planter-boxes on Compound wall – south & north abutting roads.
- 4 Planter-boxes per floor – lift area, drawing, family living & master bedroom; 3 Planter-boxes on the terrace.
- All planter-boxes are equipped with drip irrigation valve operation; Layered with HDPE, Draincells, Geo-textile Membrane, Aggregate & Red-Soil.
- All plants procured directly from Kadium, Rajahmundry.



## Waterproofing

- **MYK Arment superior range waterproofing chemicals used for following:**
- Footing – Epoxy filling.
- All slabs (1 to 5) – Epoxy filling, 1 coat bonding primer and 2 coats waterproofing chemical.
- Terrace slab – top range chemical coating to mother slab, 1 coat bonding primer and 2 coats waterproofing chemical.
- All planter-boxes & overhead tanks – injection grouting, coving & chemical application with brush coating.
- All Core-cuts gap filling and grouting.



## False Ceiling

- Calcium Silicate (Ramco – Hilux) in Bathrooms, Balconies, Kitchen and Lift Corridor.
- Gyproc Gypsum Board in Family Living, Dining & Kitchen.



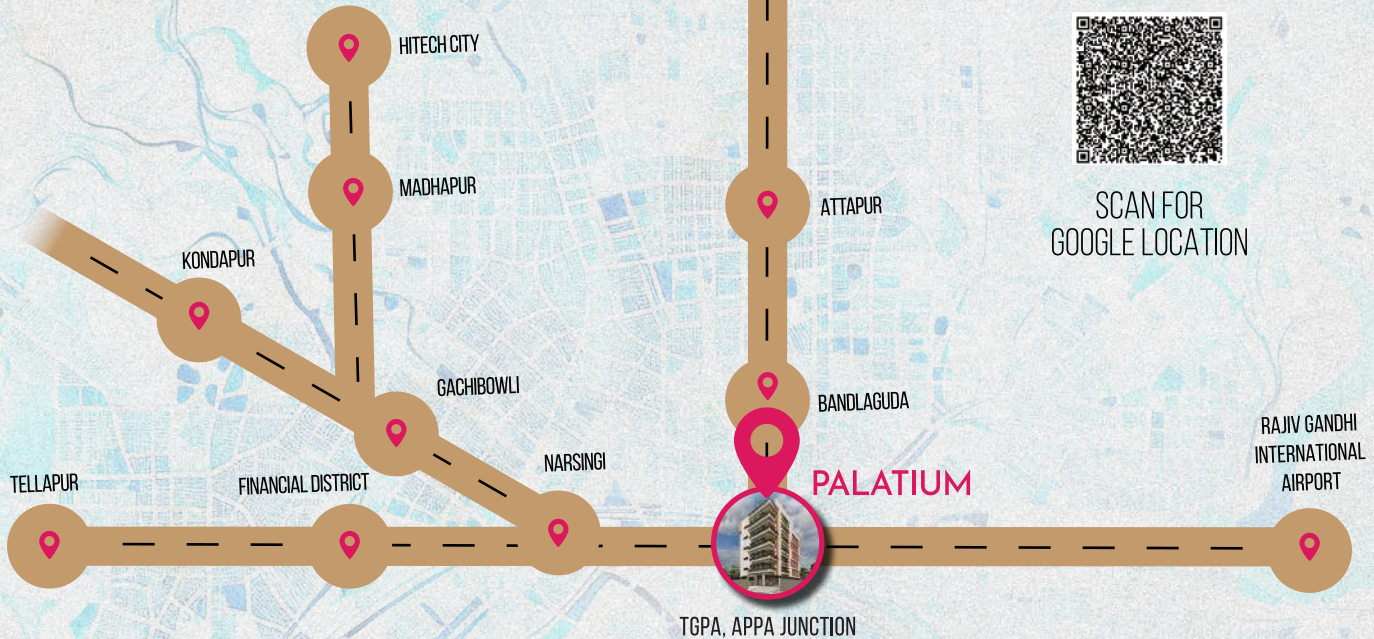
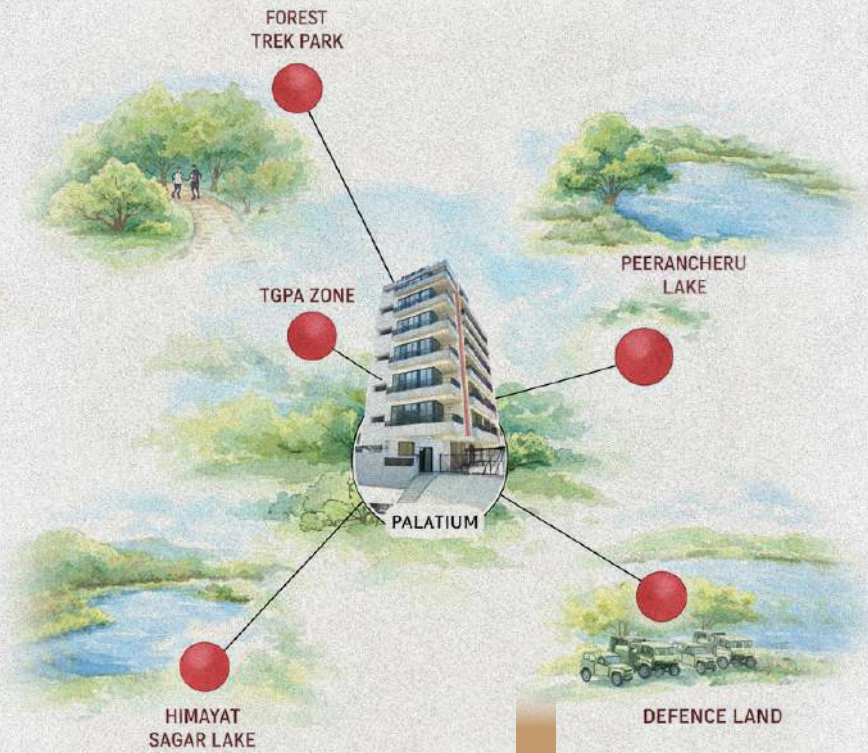
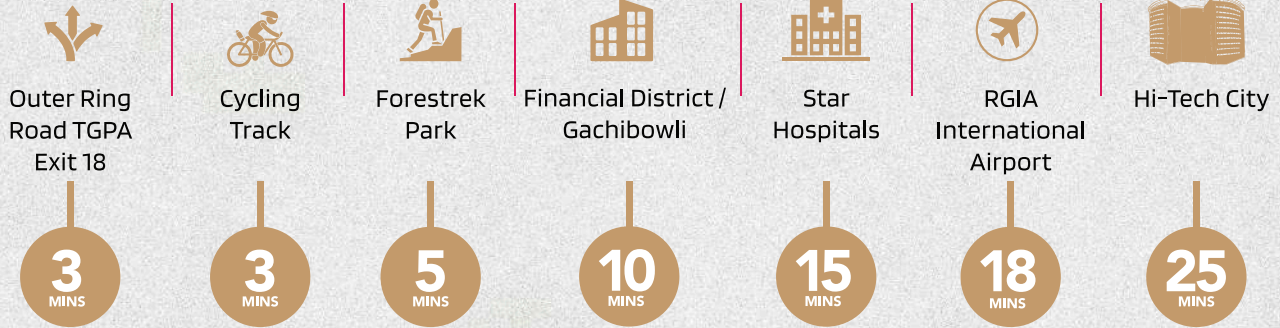
## Network & TV

- Cable TV: provision in living, drawing, master bedroom & staff room.
- Internet cable provision (both Fiber & CAT-6): in living, drawing, master bedroom & staff room.

# PEACEFUL LIVING, PERFECTLY CONNECTED

Strategically located at TGPA, APPA Junction, Bandlaguda Jagir, Palatium offers seamless connectivity to Hyderabad's key destinations while maintaining a calm and serene residential environment.

## CONNECTIVITY



# PALATIUM

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📍 TGPA, APPA JUNCTION, BANDLAGUDA JAGIR

PLOT NO. 280, SNEHITHA HILLS, PEERANCHERUVU,  
BANDLAGUDA JAGIR, HYDERABAD - 500086

☎ +91 72075 79333 🌐 [WWW.VIBRANTDEVELOPERS.IN](http://WWW.VIBRANTDEVELOPERS.IN)

