



IRIS  
*by RAGHAVA*

wave  
*by RAGHAVA*

sage  
*by RAGHAVA*

WELCOME TO

A Life in  
Cinq

AT FINANCIAL DISTRICT

7.19

Sprawling  
Acres

5

Majestic  
Towers

61

Harmonic  
Floors

4

Apartments  
Per Floor



# Closer to what matters most

## HOSPITALS & HEALTHCARE:

Continental Hospital	0.85 KM	02 MIN
Star Hospital	1.80 KM	06 MIN
Cara Hospital	5.30 KM	12 MIN
AIG Hospital	5.70 KM	13 MIN
Areto Hospital	5.80 KM	14 MIN
Apollo Spectra Hospital	6.30 KM	15 MIN
Medicover Hospital	7.80 KM	15 MIN

## EDUCATION:

The Gaudium School	1.30 KM	06 MIN
Shriram Universal School	1.50 KM	07 MIN
Keystone International School	1.80 KM	08 MIN
Indian School of Business	2.40 KM	08 MIN
Keros International School	3.00 KM	08 MIN
Oakridge International School	3.00 KM	09 MIN
Delhi Public School	4.00 KM	10 MIN
Hyderabad Central University	5.60 KM	13 MIN

## EFFORTLESS CONNECTIVITY:

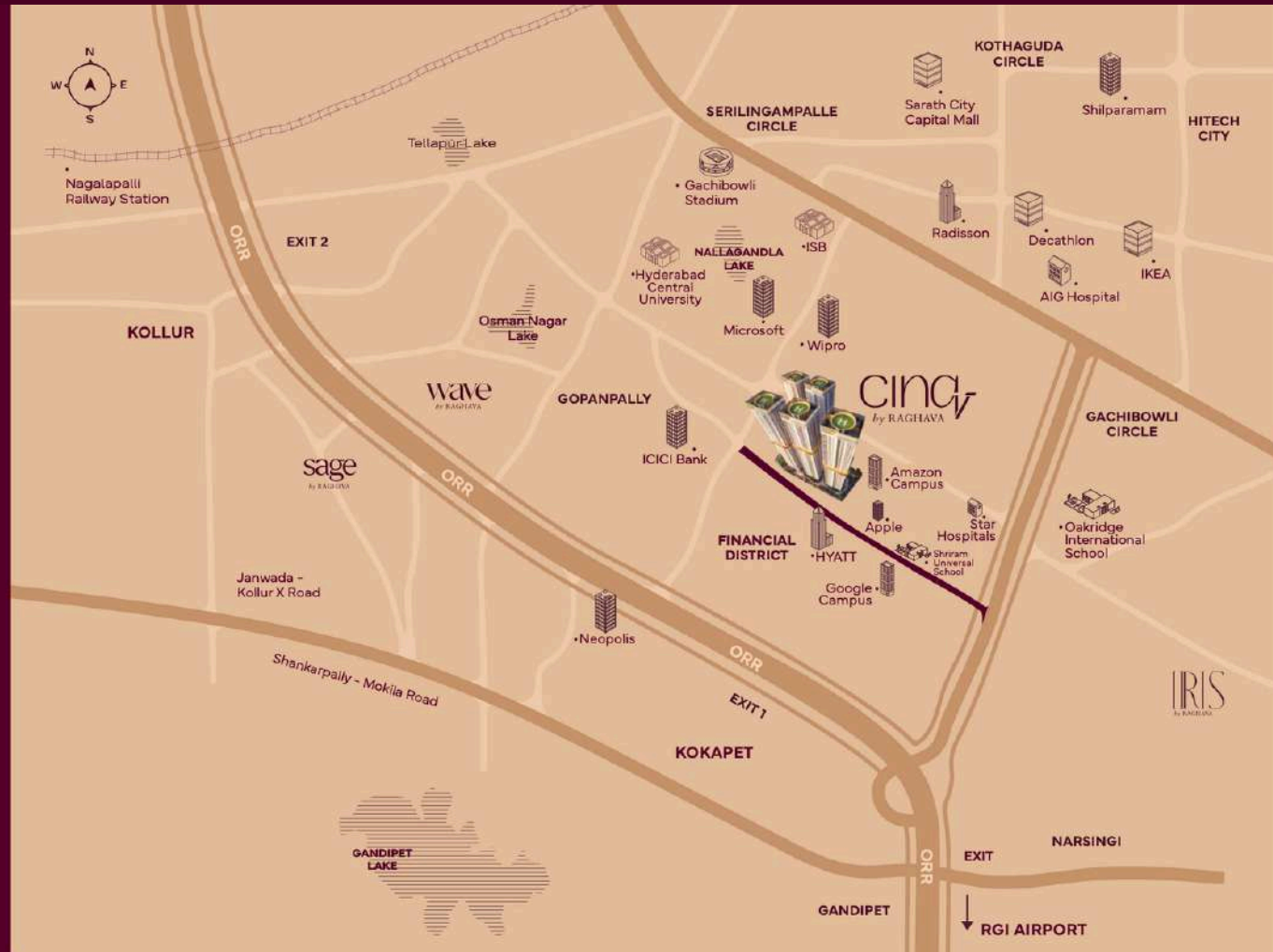
Wipro Circle	2.00 KM	03 MIN
Outer Ring Road	2.50 KM	06 MIN
Raidurgam Metro Station	6.80 KM	14 MIN
RCI Airport	30.00 KM	25 MIN

## BUSINESS & IT INSTITUTIONS:

Amazon Development Centre	0.30 KM	02 MIN
Waverock SE2	0.40 KM	02 MIN
Google	0.60 KM	02 MIN
Capgemini	0.65 KM	03 MIN
ICICI Corporate	0.75 KM	04 MIN
Cognizant	0.80 KM	04 MIN
Accenture	0.85 KM	04 MIN
NVIDIA	1.00 KM	05 MIN
Wipro	1.20 KM	07 MIN
Microsoft India	2.00 KM	07 MIN
Infosys	2.80 KM	09 MIN
PepsiCo Global LLP	3.50 KM	12 MIN
TCS	4.00 KM	12 MIN

## LEISURE:

Hyatt Hyderabad	0.30 KM	02 MIN
Sheraton Hyderabad	0.75 KM	04 MIN
The Fisherman's Wharf	1.80 KM	06 MIN
Fairfield by Marriott	2.40 KM	08 MIN
California Burrito Mexico Kitchen	3.80 KM	12 MIN
Sherath City Mall	5.90 KM	14 MIN
IKEA	6.50 KM	15 MIN
Golkonda Resorts	6.80 KM	15 MIN
Inorbit Mall	7.90 KM	18 MIN
Hyderabad Polo Riding Club	11.40 KM	21 MIN





# Master Plan

CINQ





Car access  
limited to  
basement,  
creating  
a **car-free**  
Stilt Area.

BASEMENT





Hub For  
Indoor  
& Outdoor  
Activities

STILT  
LEVEL



# Stilt level Amenities



A. Teen Lounge



L. Crèche



B. Kids Lounge



M. Tennis Court



C. Multipurpose Lounge



N. Skating Rink



D. Business Lounge



O. Fitness Haven



E. Senior Citizen Lounge



P. Basketball Court



F. Water Feature w/ Seating Area



Q. Practice Net



G. Jogging Walkway



R. Rock Climbing Wall



H. Butterfly Walkway



S. Aerobic Plaza



I. Sensory Walkway



T. Nature Trails



J. Banquet Hall



U. Pet Garden



K. Pre-function Area





TENNIS COURT

PET GARDEN



## PLAY AREA



## FITNESS COURT



PLAY AREA

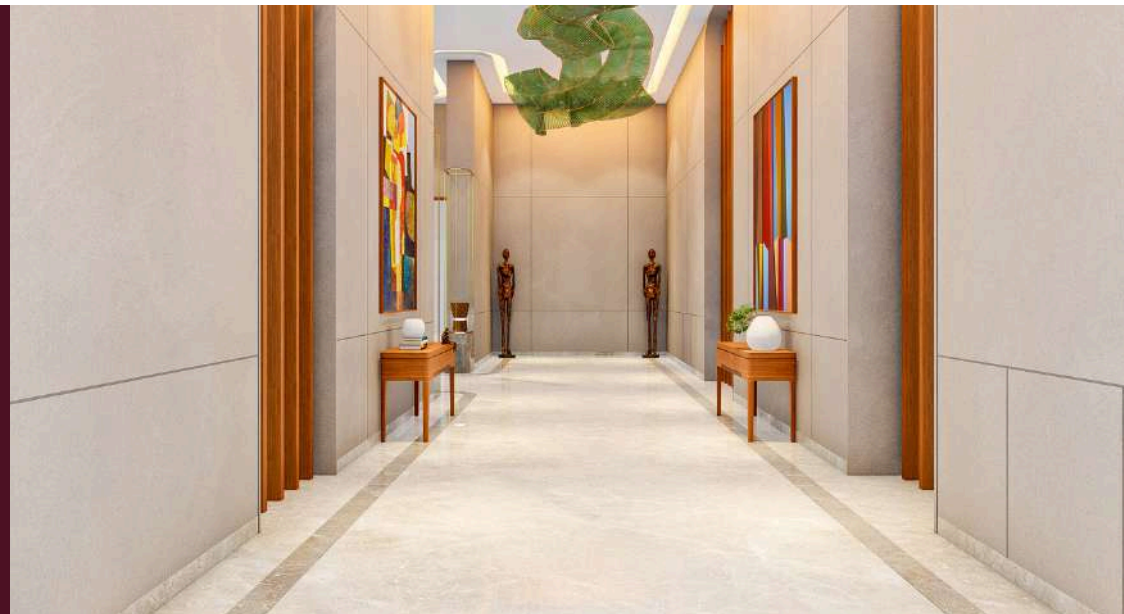
JOGGING  
WALKWAY



BASKETBALL  
COURT

# TOWER 1

## *Multi Purpose Lounge*



# TOWER 2

*Business Lounge*



# TOWER 3

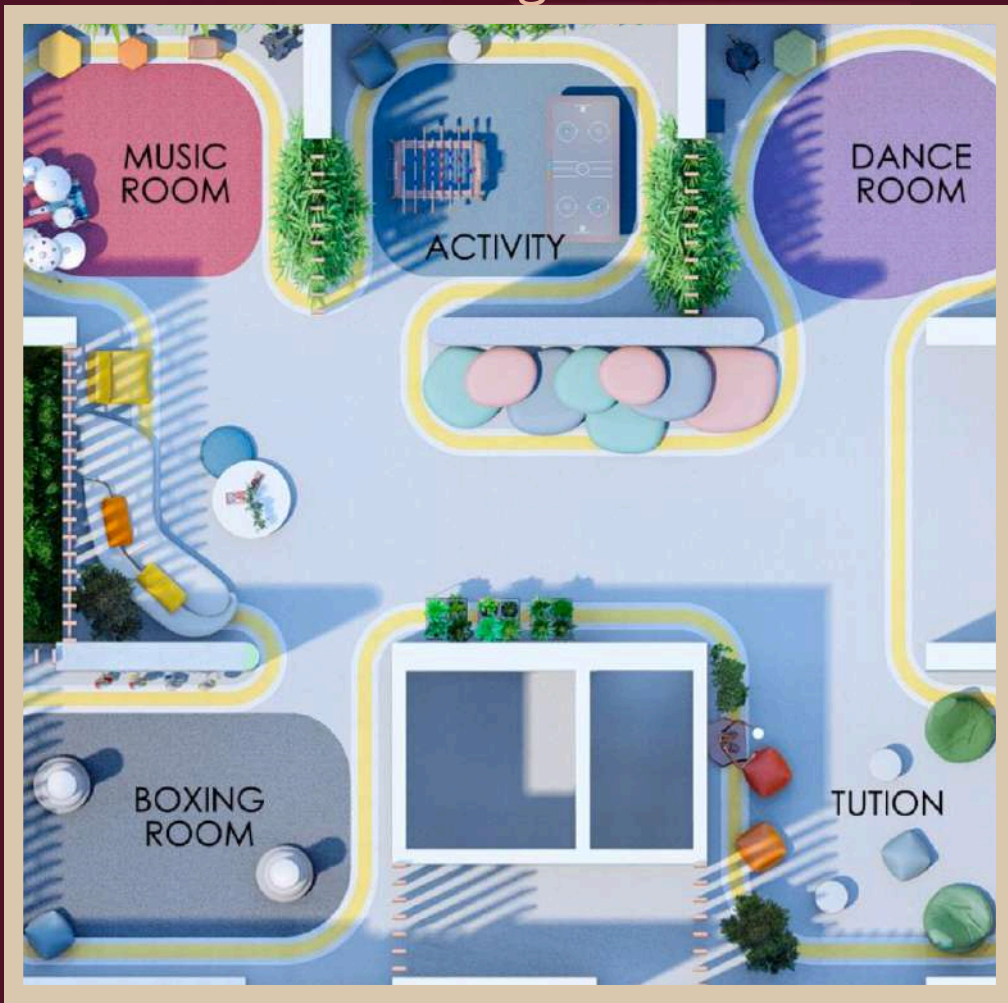
*Senior Citizens  
Lounge*





# TOWER 4

## Teen Lounge



# TOWER 5

## *Kids Lounge*



# CLUB HOUSE

*Crafted for  
your  
lifestyle*





RECEPTION

## Terrace Floor

Infinity Pool,  
Party Area,  
Sit-Out Area

5

Gym Hill, Jacuzzi,  
Salon, Spa

4

Sports Bar,  
Bowling Alley, Gym,  
Gentlemen's Room

3

5 Guest Rooms

2

Badminton Court,  
Indoor Games,  
Squash Court,  
VR Room

1

Co-working Space,  
Mini Theater, Board Rooms,  
Huddle Room,  
Pre-function Hall,  
Banquet Hall

G

Reception, Cafe,  
Pre-function Hall,  
Banquet Hall,  
Crèche,  
Convenience Store



CAFE | CRECHE | BANQUET HALL

## Terrace Floor

Infinity Pool,  
Party Area,  
Sh-Out Area

5

Gym HIIT, Jacuzzi,  
Sauna, Spa

4

Sports Bar,  
Bowling Alley, Gym,  
Gentlemen's Room

3

9 Guest Rooms

2

Badminton Court,  
Indoor Games,  
Squash Court,  
VR Room

1

Co-working Space,  
Mini Theater, Board Rooms,  
Auditorium,  
Pre-Function Hall,  
Banquet Hall

G

Reception, Cafe,  
Pre-Function Hall,  
Banquet Hall,  
Creche,  
Convenience Store



CO-WORKING SPACE | MINI THEATER

## Terrace Floor

Infinity Pool,  
Party Area,  
Sit-Out Area

5

Gym HIIT, Jacuzzi,  
Salon, Spa

4

Sports Bar,  
Bowling Alley, Gym,  
Gentlemen's Room

3

5 Guest Rooms

2

Badminton Court,  
Indoor Games,  
Squash Court,  
VR Room

1

Co-working Space,  
Mini Theater, Board Rooms,  
Huddle Room,  
Pre-Function Hall,  
Banquet Hall

G

Reception, Cafe,  
Pre-Function Hall,  
Banquet Hall,  
Crèche,  
Convenience Store



SQUASH COURT | INDOOR GAMES | BADMINTON COURT

## Terrace Floor

Infinity Pool,  
Party Area,  
Sit-Out Area

5

Gym HIIT, Jacuzzi,  
Salon, Spa

4

Sports Bar,  
Bowling Alley, Gym,  
Gentleman's Room

3

5 Guest Rooms

2

Badminton Court,  
Indoor Games,  
Squash Court,  
Vill Room

1

Co-working Space,  
Mini Theatrical Board Rooms,  
Muscle Room,  
Pre-Function Hall,  
Banquet Hall

G

Reception, Cafe,  
Pre-Function Hall,  
Banquet Hall,  
Crèche,  
Convenience Store



GUEST ROOMS

## Terrace Floor

Infinity Pool,  
Party Area,  
Sit-Out Area

5

Gym Hill, Jacuzzi,  
Salon, Spa

4

Sports Bar,  
Bowling Alley, Gym,  
Gentlemen's Room

3

5 Guest Rooms

2

Badminton Court,  
Indoor Games,  
Squash Court,  
Vip Room

1

Co-working Space,  
Mini Theater, Board Rooms,  
Hakuba Room,  
Pre-Function Hall,  
Banquet Hall

G

Reception, Cafe,  
Pre-function Hall,  
Banquet Hall,  
Cricche,  
Convenience Store





BOWLING ALLEY | GYM

## Terrace Floor

Infinity Pool,  
Party Area,  
Sit-Out Area

5

Gym HIIT, Jacuzzi,  
Salon, Spa

4

Sports Bar,  
Bowling Alley, Gym,  
Gentlemen's Room

3

8 Guest Rooms

2

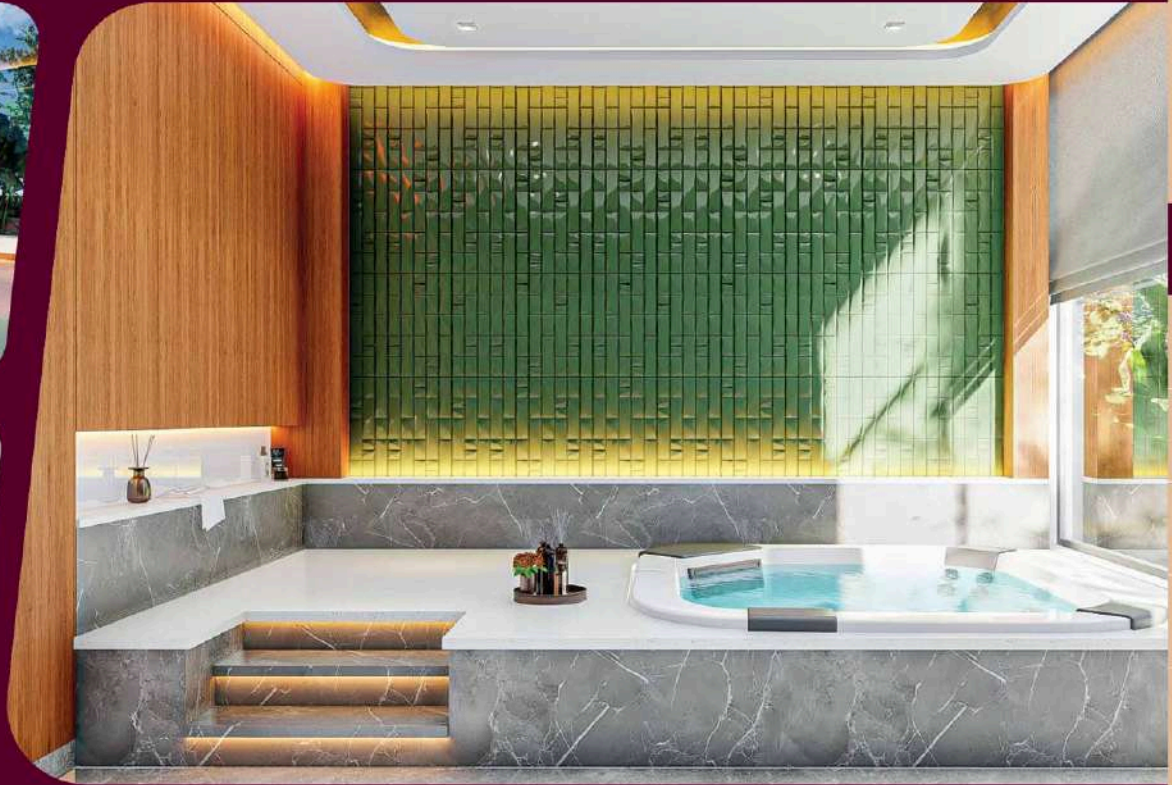
Badminton Court,  
Indoor Games,  
Squash Court,  
VR Room

1

Co-working Space,  
Mini Theater, Board Room,  
Huddle Room,  
Pre-Function Hall,  
Banquet Hall

G

Reception, Cafe,  
Pre-Function Hall,  
Banquet Hall,  
Crische,  
Convenience Store



GYM HIIT | JACUZZI | SALON

## Terrace Floor

Infinity Pool,  
Party Area,  
SIT-Out Area

5

Gym HIIT, Jacuzzi,  
Salon, Spa

4

Sports Bar,  
Bowling Alley, Gym,  
Gentlemen's Room

3

55 Guest Rooms

2

Badminton Court,  
Indoor Games,  
Squash Court,  
VR Room

1

Co-working Space,  
Mini Theater, Board Rooms,  
Huddle Room,  
Pre-function Hall,  
Banquet Hall

G

Reception, Cafe,  
Pre-function Hall,  
Banquet Hall,  
Cricche,  
Convenience Store



PARTY AREA | SIT-OUT AREA | TERRACE POOL

## Terrace Floor

Infinity Pool,  
Party Area,  
Sit-Out Area

5

Gym/HIT, Jacuzzi,  
Salon, Spa

4

Sports Bar,  
Bowling Alley, Gym,  
Gentlemen's Room

3

5 Guest Rooms

2

Badminton Court,  
Indoor Games,  
Squash Court,  
VR Room

1

Co-working Space,  
Mini Theater, Board Rooms,  
Nursing Room,  
Pre-function Hall,  
Banquet Hall

G

Reception, Cafe,  
Pre-function Hall,  
Banquet Hall,  
Crèche,  
Convenience Store

Every level, designed to **CING**



with your lifestyle.

# TOWER 1 & 4



4BHK EF \_ 3630 SFT

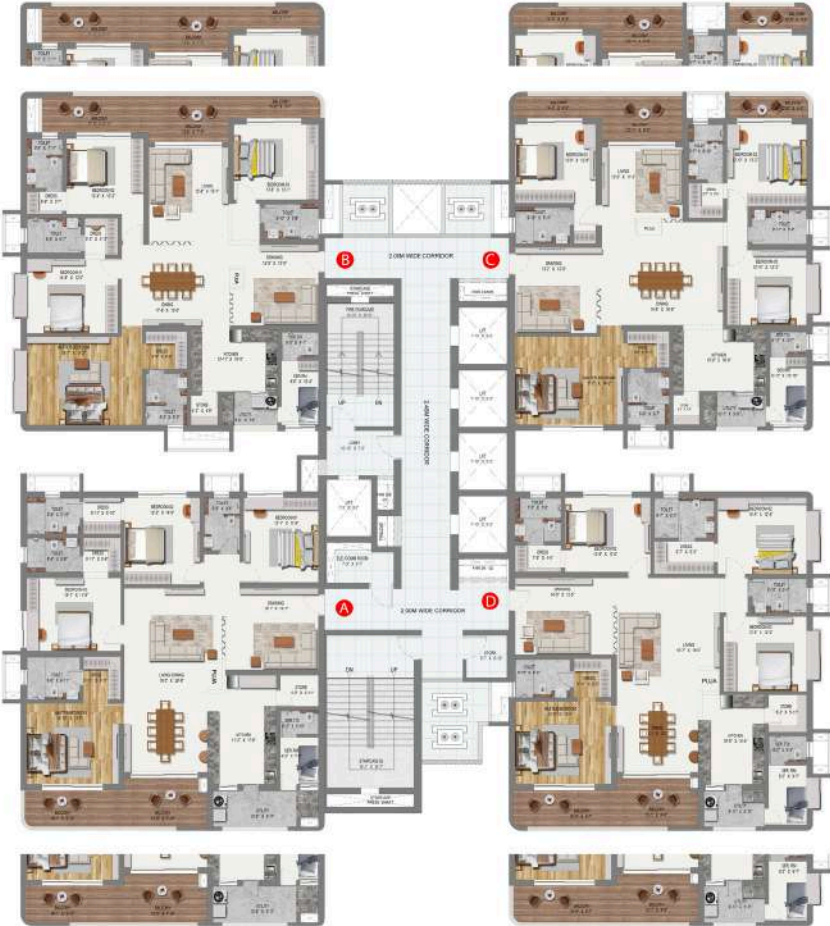
4BHK WF \_ 3589 SFT

4BHK EF \_ 3620 SFT

4BHK WF \_ 3644 SFT

# TOWER 2

4BHK EF \_ 3589 SFT



4BHK WF \_ 3592 SFT

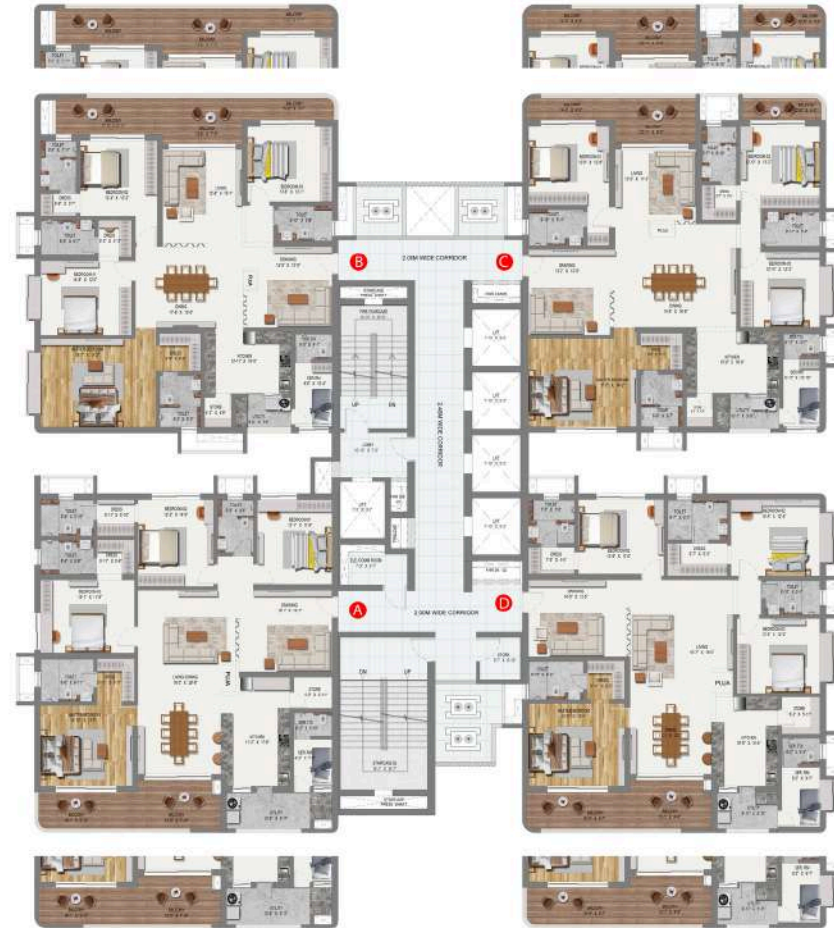
4BHK EF \_ 3586 SFT

4BHK WF \_ 3620 SFT



# TOWER 3&5

4BHK EF \_ 3589 SFT



4BHK WF \_ 3592 SFT

4BHK EF \_ 3586 SFT

4BHK WF \_ 3620 SFT

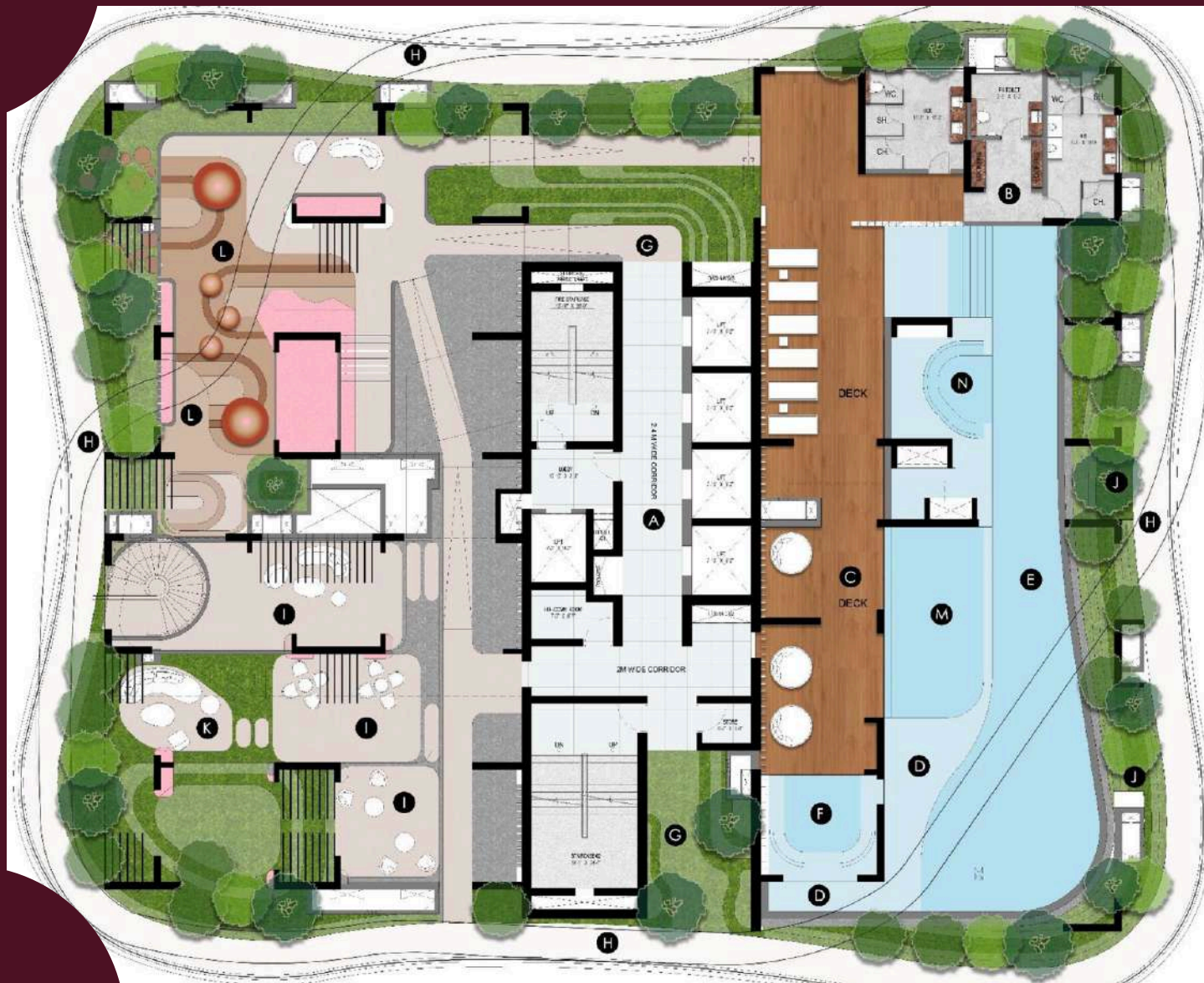


Introducing The **Oasis**





Activities for your  
whole family,  
in every tower



- A. Lift Lobby
- B. Changing Room
- C. Pool Deck
- D. Shallow Pool
- E. Swimming Pool
- F. Hot Water Pool
- G. Landscape
- H. Elevated Walkway
- I. Party Area
- J. Viewing Deck
- K. Nature Lounge
- L. Play Area
- M. Kids Pool
- N. Jacuzzi

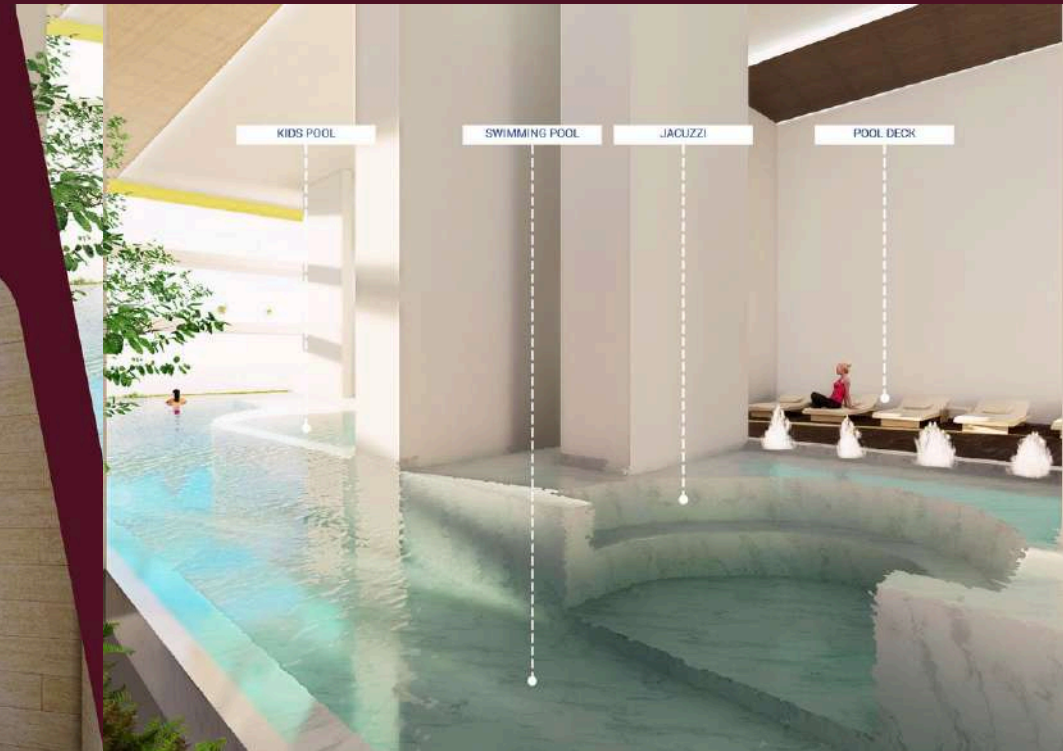


MOUNTAIN CLIMBING

## SENSORY PLAYGROUND



# SENIOR CORNER



JACUZZI + POOL DECK

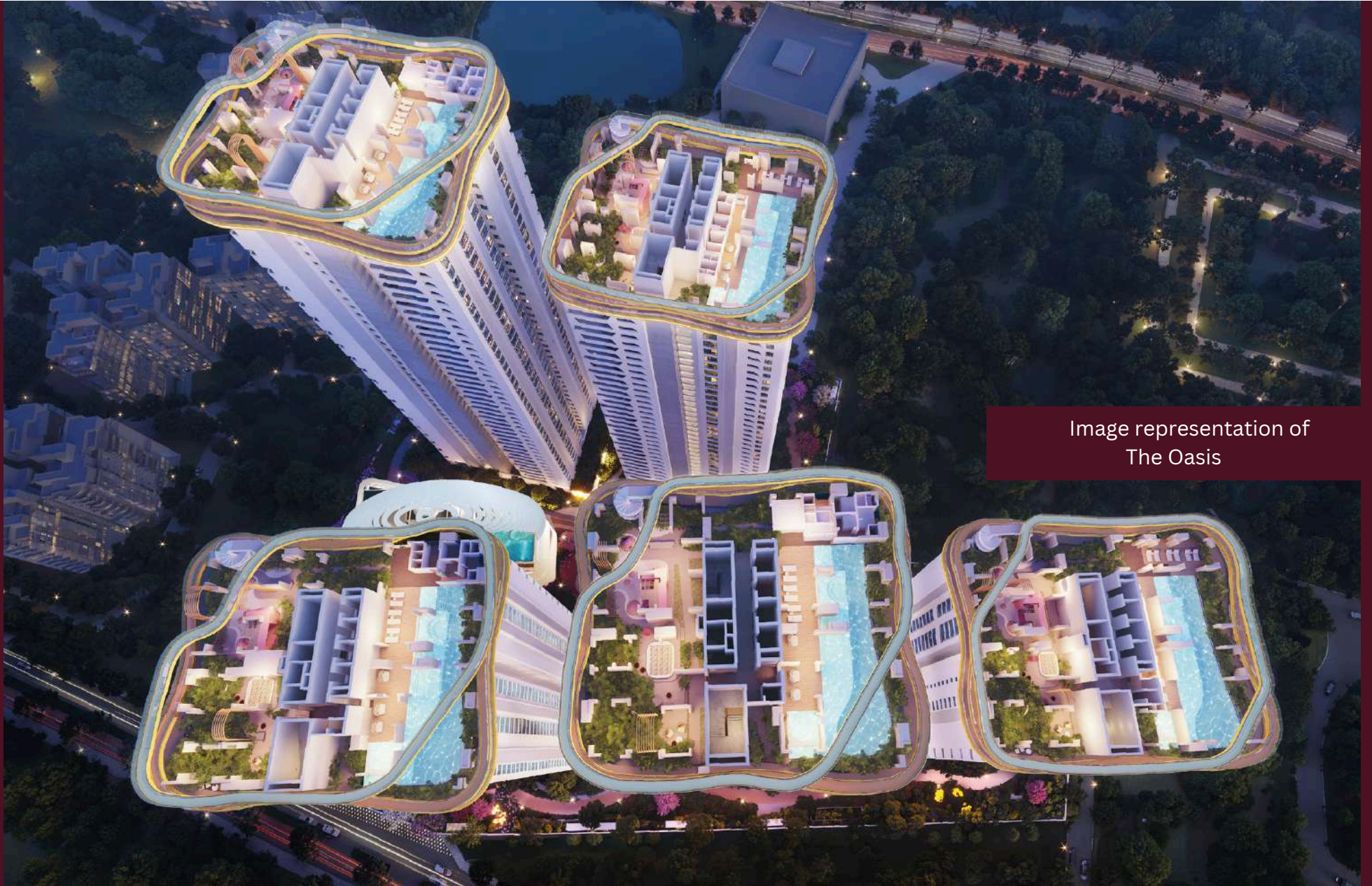
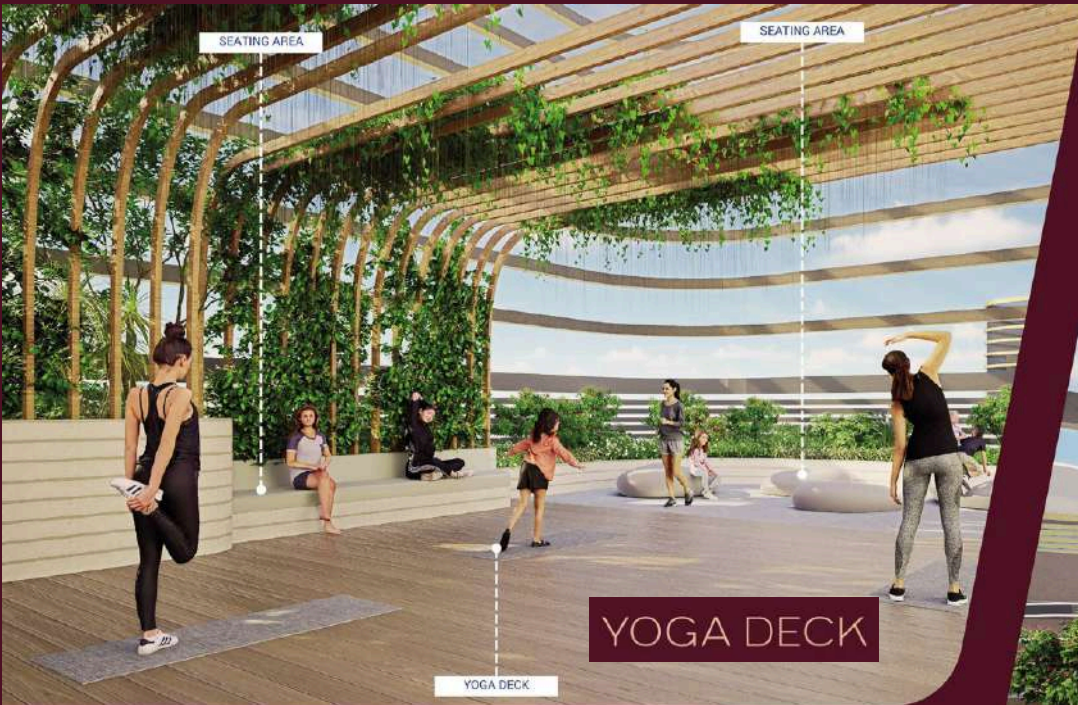


Image representation of  
The Oasis

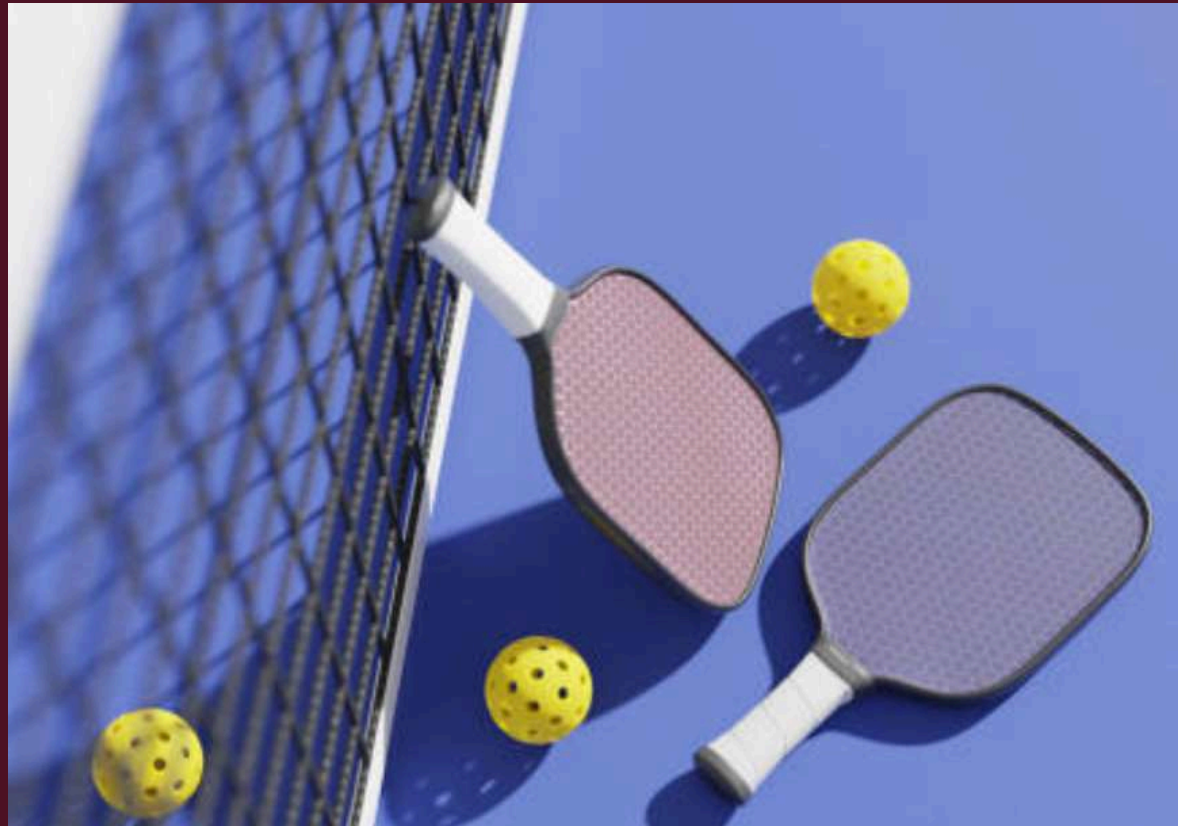
# SKY LOUNGE

Breath taking views  
and  
even better  
amenities





Pickle Ball  
like  
never  
before.



- SKY LOUNGE
- SKY SEATING
- STEPPING PLANTER
- ROOFTOP SEATING
- ROOFTOP TERRACE
- SHADED SEATING
- TRELIS CANOPY
- YOGA DECK
- PICKLEBALL



# Specifications

## FOUNDATION & STRUCTURAL FRAME

- RCC foundation & RCC framed structure

## SUPERSTRUCTURE

- Aluminium form work & Shear Wall technology.
- RCC "shear wall structure system" designed to withstand wind and seismic loads as per relevant IS codes.

## PLASTERING INTERNAL

- Internal Walls: Gypsum plastering to smooth finish for internal walls.

## JOINERY WORKS

### MAIN DOOR

- Premium Designer made Solid Teak wood frame, solid core shutter 8' Height with teak veneer on both sides finished PU coat.
- Designer hardware with smart lock.

### INTERNAL DOORS

- Premium Designer made solid / engineered wood frame, solid core shutter 8' Height with teak veneer on both sides with PU coat.
- Designer hardware

### TOILET DOORS

- Premium Designer made solid / engineered wood frame, solid core shutter 8' with teak veneer on one side finished with PU coat and PU paint finish / Inside Laminate finish.

### UTILITY DOOR

- Factory made aluminium/upvc doors with premium hardware as per design.

### SLIDING DOORS

- Aluminium Double-Glazed Sliding Doors with performance glass as per relevant IS code with premium hardware and provision for mosquito mesh track.

### WINDOWS

- Aluminium Double-Glazed Sliding Windows with performance glass as per relevant IS code with premium hardware and provision for mosquito mesh track.

### VENTILATORS

- Aluminium glazed ventilators with premium hardware and integrated with insect frame.

## PAINTING

### EXTERNAL WALLS

- Textured / Smooth finish & two coats of exterior emulsion paint with Architectural features.

### INTERNAL WALLS

- Smooth Gypsum finish with 2 coats putty + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint

### CEILING

- Gypsum boxing to cover services as per design. Two coats putty + Primer + 2 coats of luxury acrylic emulsion Paint.

### SITOUT/BALCONY

- Weather proof paint over external putty Finish at Utility / sit out / Balcony walls

### BASEMENT / PARKING AREA

- Water proof cement paint and over a base coat of primer with one coat putty with smooth finish

## FLOORING

### ROOMS

- Drawing, Living, Dining: 800x1600 Vitrified Tile Flooring/Skirting as per Design.
- Master Bed Room: Laminated Wooden Flooring / Skirting as per design.
- Other Bed Rooms: 1000x1000 Vitrified Tile Flooring/Skirting as per design as per Design.
- Kitchen: 1000x1000 Vitrified tiles
- Utility: Matte finish Vitrified Tiles
- Balcony/Sit outs: Vitrified Tiles in Wooden Matte Finish as per design.
- Maid Room: Vitrified Tiles as per design.

### TOILETS

- All Toilets: Acid resistant and anti-skid premium, large formatted tile

### CORRIDORS

- All lobby Flooring would be large formatted tiles as per architectural design

### STAIRCASE

- Granite flooring up to still level rest of the floors Tandoor/Kota stone flooring.

## TILE CLADDING

- **ALL TOILET** - Vitrified tile large formatted with acid resistant as per design.

- **UTILITY** - Wall Cladding upto 3' height with vitrified tiles.

- **LIFT LOBBY** - Granite / Vitrified tile/ Architectural intent.

## HAND RAILING

- **BALCONY** - Glass railing as per the design intent.

#### **KITCHEN / UTILITY**

##### **WATER CONNECTIONS**

- Separate Municipal tap (Manjeera or any other water provided by GHMC along with bore well water), Provision for fixing of water RO system.

##### **EXHAUSTS**

- Provision for chimney.

##### **UTILITY / WASH**

- Washing machine/Dishwasher provision in Utility area.

#### **TOILETS**

##### **MASTER BEDROOM**

- CP: Fixtures shall be high – capacity diverter with integrated thermostatic with angle shower, hand shower with spout from reputed brand.
- Sanitary: Wall hung WC integrated with tornado flush, rimless bowl and cofintect technology.

##### **ALL BEDROOMS**

- CP: Fixtures shall be high – capacity diverter with integrated thermostatic angle shower with spout from reputed brand.
- Sanitary: Wall hung WC integrated with tornado flush, rimless bowl and cofintect technology.

#### **INTERNET / CABLE TV / TELECOM**

- Provision of internet / television / Intercom

#### **LIFTS**

- High speed automatic passenger lifts with rescue device with V3F for energy efficiency & one service lift in each tower make of Toshiba/Mitsubishi/Hitachi or equivalent.

#### **WATER SUPPLY SYSTEM / SEWAGE TREATMENT PLANT**

- WTP: Treated water will be made available through exclusive water softening for domestic purpose in all units with Water meters.
- STP: A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping & flushing.
- Municipal Water: Municipal water point will be provided to all units with Water meters.

#### **GENERATOR POWER BACK UP**

- 100% DG set back up prepaid energy meter for DG power & EB power billing system.

#### **SECURITY / BMS**

- Sophisticated round – the clock security system.
- Surveillance cameras at the main security/entrance of each block, club house, & open areas as per design.
- Dual source prepaid energy meter for DG power and EB power billing system.
- BMS for electrical, Gas & water consumption with prepaid meters will be provided (centralized billing).

#### **PARKING MANAGEMENT**

- Entire parking is well designed to suit the number of car parks required. Parking signage and equipment at required places to improve driving comfort.
- Dedicated space for car washing, car charging will be provided.
- Dedicated 3 car parking space will be provided.

#### **FIRE & SAFETY**

- Fire hydrant & fire sprinkler system in all the flats, corridors & all basements.
- Fire alarms & public addressing system will be provided.

#### **LPG**

- Pipeline gas / PNG supply to all individual apartments with pre – paid gas meters will be provided.

#### **ELECTRICAL**

- Cables concealed copper wiring of Havells / Polycab or equivalent.
- Modular switches for other services (make Schneider, Legrand , AEP or equivalent).
- LED light fixtures for all common areas & landscape area lighting.
- 3 phase supply for each unit and prepaid energy meters.

#### **HOME AUTOMATION**

- Wired smart home automation to smart assistant to help with lighting control will be provided to all units (make Hager, Schneider, Lutron or equivalent).
- Smart intelligent video door phone will be provided (make Yale, Samsung or equivalent).

#### **PLUMBING LINE SYSTEM**

- Single stack system will be provided (make Geberit or equivalent).