




YOUR
GATEWAY TO
UNUSUAL
LUXURY



Site Add.: Cybercity Westbrook, Near Kokapet Lake, Kokapet, Telangana 500075
Kokapet Marketing Off.: Next to GAR Laxmi Infobahn, Near Kokapet Toll Plaza, Kokapet, Hyderabad - 500 075.

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Project is registered under TSREERA No P02400003031

Project designed by
Architect
Hafeez
Contractor




Lifetime Member
CREDAI
HYDERABAD



A PROJECT BY



A woman with long dark hair, wearing a white dress and a floral cardigan, sits on a grassy bank by a lake. She is looking towards a city skyline in the distance under a sunset sky. Two swans are flying in the sky above her. The city skyline is reflected in the water. The overall mood is serene and peaceful.

A new horizon beyond the ordinary
Right in the middle of the new city
Where you find all the modern necessity
And lake views to indulge in serenity
Where you witness the future amidst innovative workplaces
And enhance your life with luxurious living spaces
Where you live away from the hustle and bustle
Yet the entire city is seamlessly accessible

*Take a step towards
a new horizon and fill your
life with Unusual luxury!*



INTRODUCING
UNUSUAL LUXURY FOR HIGHER LIVING
IN KOKAPET'S FINANCIAL DISTRICT.

3 RESIDENTIAL TOWERS IN 7.8 ACRES | G+ 35 FLOORS | 2 VIBRANT CLUB HOUSES WITH
G+3 FLOORS & G+2 FLOORS RESPECTIVELY | OVERALL 50,000 SQ.FT. OF INDOOR AMENITIES &
2 ACRES OF OUTDOOR AMENITIES | 82% OPEN SPACES



Luxurious 2 & 3 BHK Apartments
Overlooking Kokapet Lake





KOKAPET

THE FUTURE BEGINS HERE!



Kokapet is one of the most rapidly growing commercial and residential hubs in Hyderabad. It is brimming with luxurious complexes which falls under the Kokapet SEZ and is the most premium and sought after residential locations in the city.



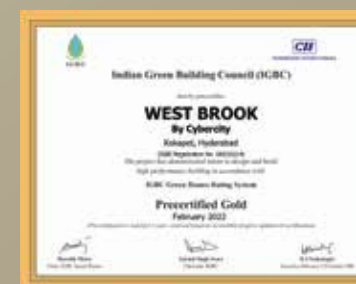
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|---|---|---|---|
|  |  |  |  |
| Gaudium School
Future Kids School
Rockwell Intl. School | Continental Hospitals
Himagiri Hospitals
Sunshine Hospitals | Google Microsoft
Waverock IT Park
Mindspace IT Park
Gar Laxmi Infobahn | Inorbit Mall
Sarath City Mall |





UNUSUAL FROM EVERY ASPECT.
OUTSTANDING IN EVERY SENSE!

Witness luxury that is untouched, unparalleled and unusual. Welcome to WESTBROOK, a new icon of fine living in Kokapet. It offers lavishly spread 2 and 3 BHKs crafted to perfection. The lifestyle is one of a kind with plenty of fine indulgences and infinite experiences having more than 82% open space right next to Kokapet Lake.



WESTBROOK IS AN IGBC
PRE-CERTIFIED
GOLD RATED PROJECT

Some of the salient features of Westbrook

Apartments designed & oriented for maximum lighting & ventilation.

Internal painting is of low VOC thus reducing health risks.

Building blocks provide higher insulation

Sewage treatment plant with re-circulation of water for landscaping

All the street lights on solar power

All common area lighting is on LED

Organic Waste Converter to treat house hold waste to produce manure.

Rain water harvesting

Water efficient fixtures

Designed for energy & water conservation

CCTV cameras at strategic locations for security

Major part of gardening is on drip irrigation.

MASTER LAYOUT



MASTER PLAN - ORR VIEW



EXTRAORDINARY LIVING IS A
RESULT OF UNUSUAL PLANNING!

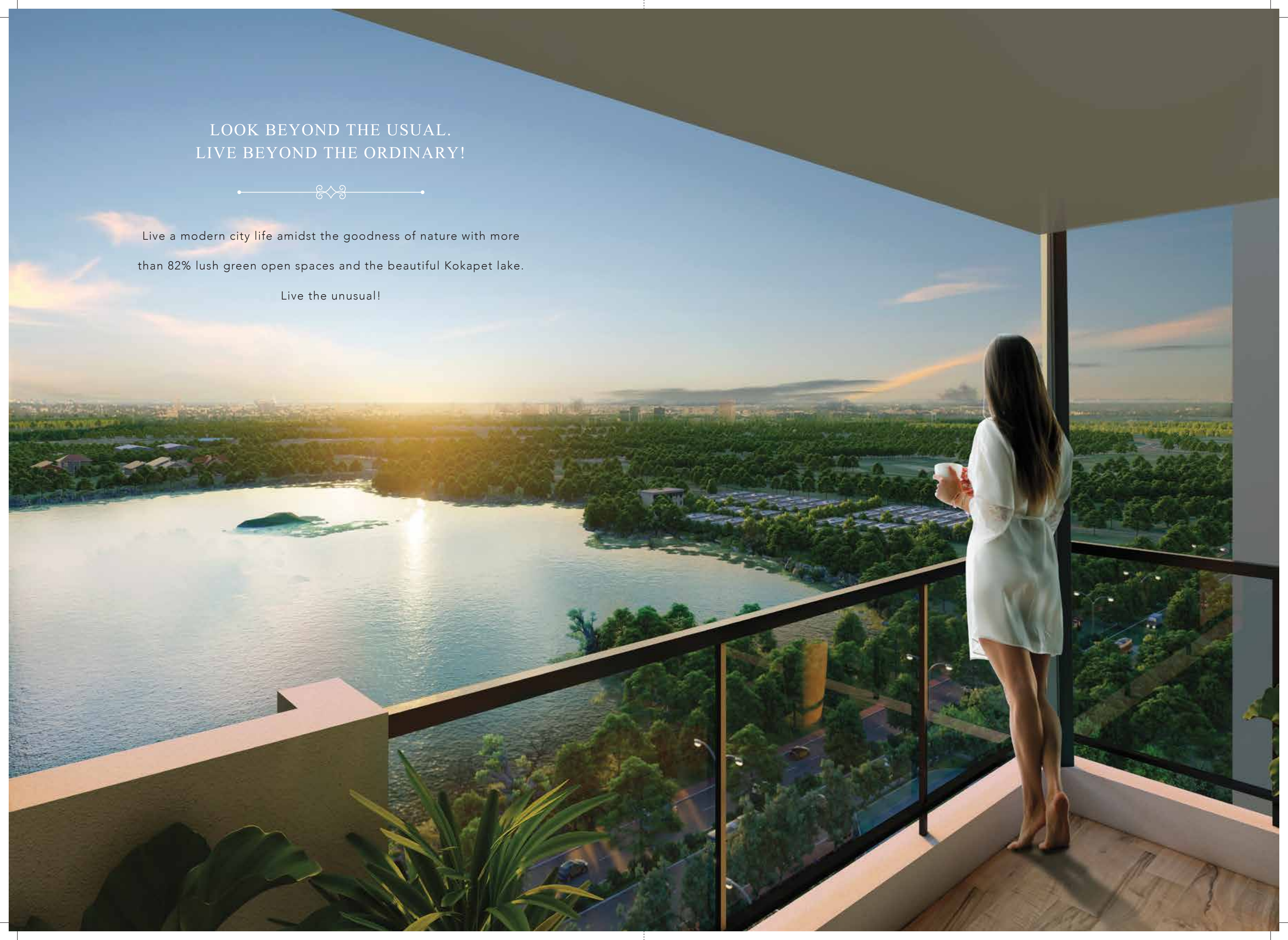
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|-----------------------|--------------------------|------------------------|
| 1 MAIN ENTRY/EXIT | 15 FLOATING CABANA | 29 SIT OUT DECK |
| 2 SECURITY HELPDESK | 16 STAGE | 30 GARDEN SIT OUT |
| 3 EMERGENCY EXIT RAMP | 17 SENIOR CITIZEN CORNER | 31 SUNKEN WET LOUNGE |
| 4 TOWER ENTRANCE | 18 KIDS PLAY AREA | 32 CRICKET PITCH |
| 5 RESTING ALCOVE | 19 AMPHITHEATER | 33 STROLLING PATH |
| 6 JOGGING TRACK | 20 CENTRAL PLAZA | 34 BUTTERFLY HAVEN |
| 7 EMERGENCY EXIT | 21 HALF BASKETBALL COURT | 35 AROMA GARDEN |
| 8 JUICE BAR | 22 GRAND STAIRWAY | 36 BOULDER COURT |
| 9 CHANGING ROOM | 23 LAKE VIEW DECK | 37 MINI GOLF |
| 10 OUTDOOR SHOWER | 24 EVENT DECK | 38 JOGGING LOOP |
| 11 POOL LOUNGE DECK | 25 BARBEQUE AREA | 39 EMERGENCY EXIT RAMP |
| 12 KID'S POOL | 26 POCKET GARDEN | |
| 13 30 M LAP POOL | 27 ENTRY PLAZA | |
| 14 PICNIC PARK | 28 TENNIS COURT | |

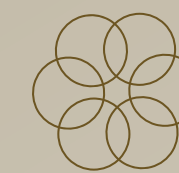
LOOK BEYOND THE USUAL.
LIVE BEYOND THE ORDINARY!



Live a modern city life amidst the goodness of nature with more than 82% lush green open spaces and the beautiful Kokapet lake.

Live the unusual!





ENTER A NEW WORLD OF NOVELTY



CLUBHOUSE

Experiences indulgences and moments that are out of the ordinary with 2 grand clubhouses of G+3 and G+2 floors having a combined area of 50000 Sq. Ft.

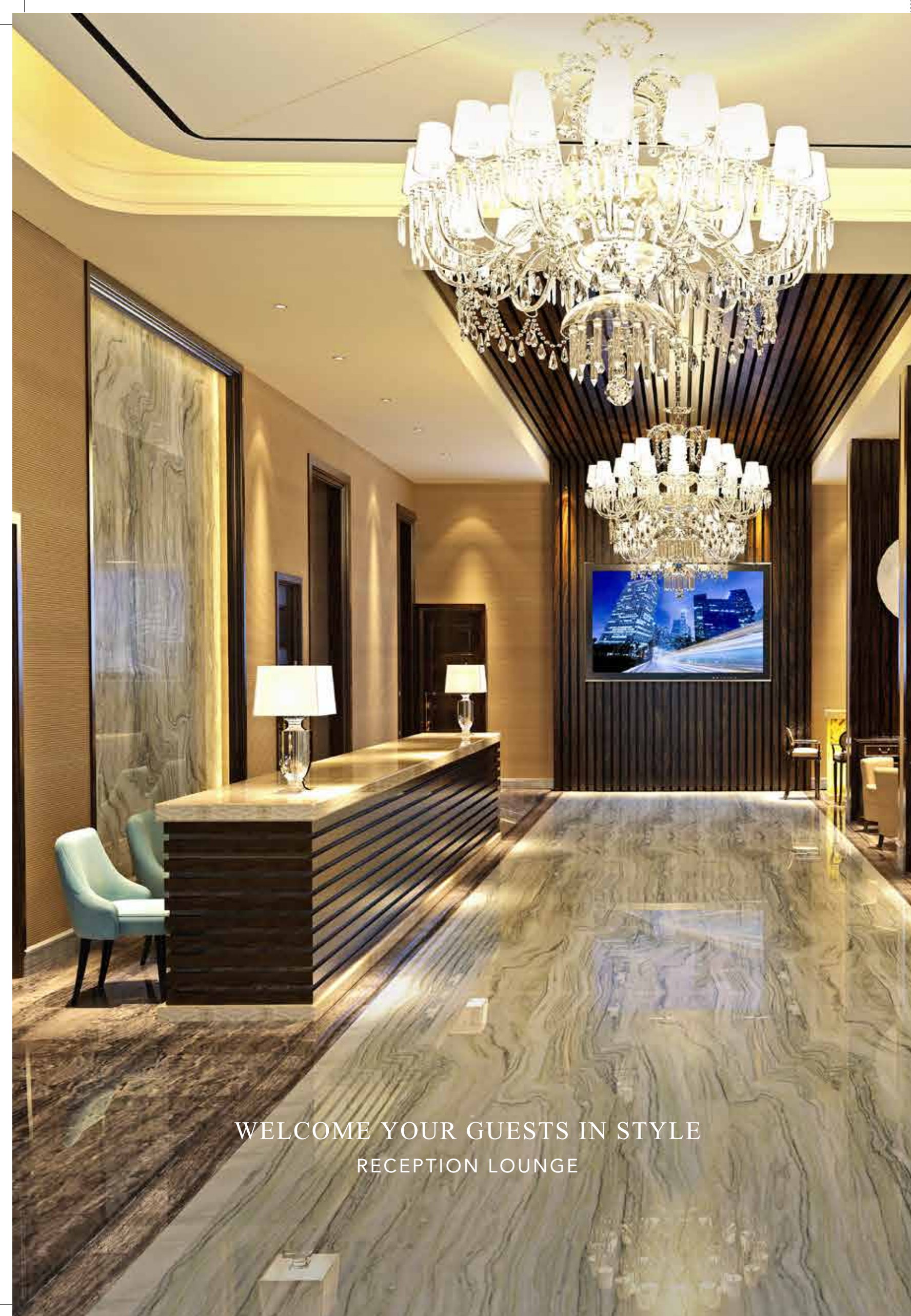
EXCLUSIVE AMENITIES

- Creche/Day Care
- Multipurpose Hall
- Spa and Salon
- Guest Rooms
- Open Terrace
- Indoor Games
- Squash Courts
- Badminton Courts
- Tennis Court
- Events Hall
- Supermarket
- Pharmacy
- Juice Bar
- Cafeteria
- Gymnasium
- Yoga & Meditation Hall
- Activity Rooms
- Party Area
- Event Deck
- Barbecue Area

TAKE A DEEP DIVE INTO REJUVENATION

SWIMMING POOL WITH WOODEN DECK,
FLOATING CABANA & SUNKEN WET LOUNGE





WELCOME YOUR GUESTS IN STYLE
RECEPTION LOUNGE

OPEN WINDOWS TO A FRESH VIEW EVERYDAY
CENTRAL PLAZA



NATURE THERAPY FOR BODY & MIND
AROMA GARDEN | BUTTERFLY HAVEN



MAKE YOUR DAILY LIFE FULL OF SURPRISES!



OUTDOOR

Every day here will be filled with unexpected and unimaginable surprises when you have more than 2 acres of outdoor amenities dotted across lush green expanse.

EMBRACE THE GOODNESS
OF THE GREENS
CENTRAL PARK WITH GRAND STAIRWAY



GRAND STAIRWAY - DAY VIEW



GRAND STAIRWAY - EVENING VIEW



LET YOUR CHILDREN
EXPLORE MORE.

KIDS' PLAY AREA



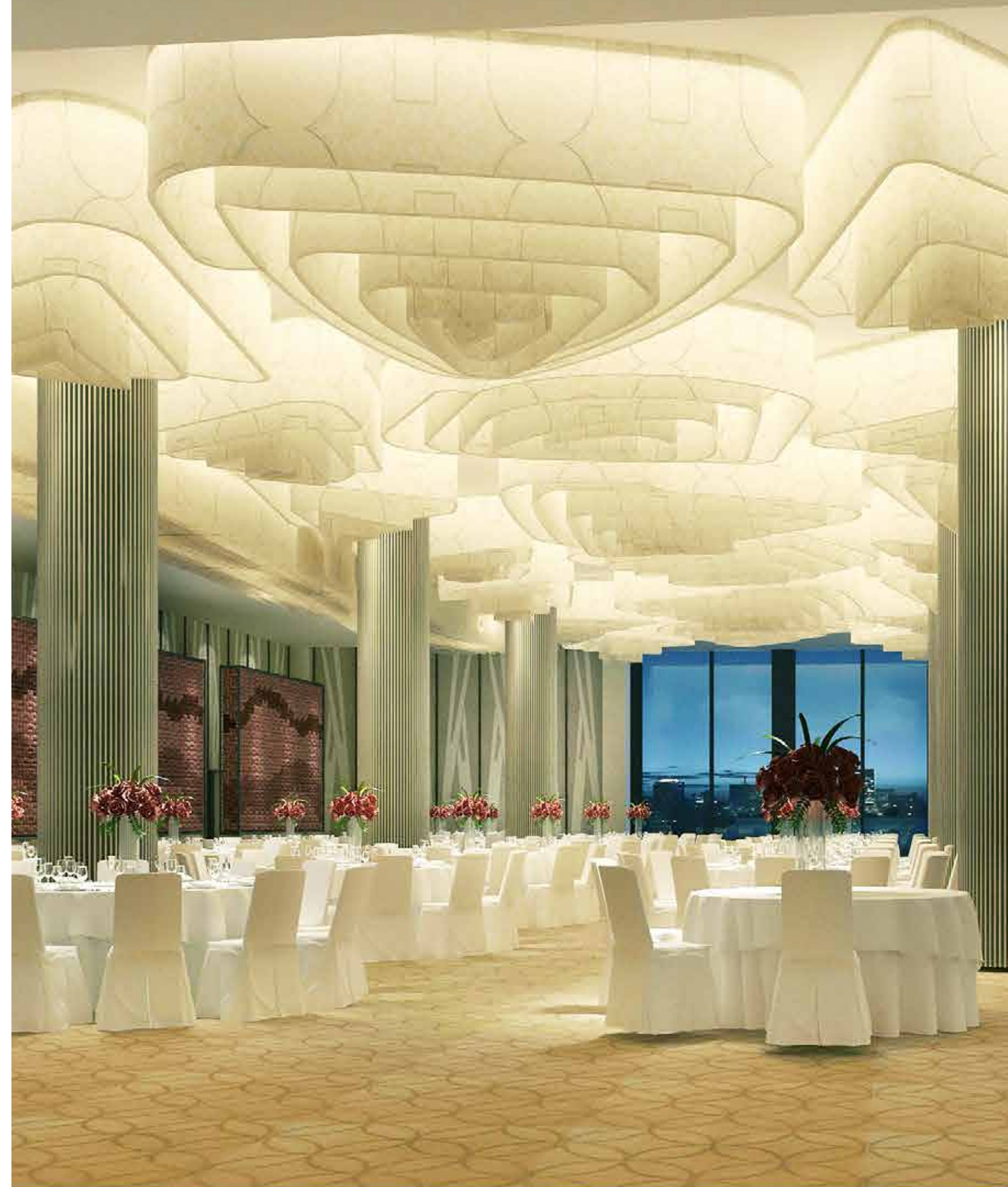
THERE IS SOMETHING
FOR EVERYONE
SENIOR CITIZEN AREA

SHOP AND SAVE WITH EASE
SUPER MARKET



THE BEST OF HEALTHCARE
PHARMACY

PARTY AT YOUR WILL
BANQUET HALL





**EMBRACE
EXCEPTIONAL
LIVING WITH
ATTENTION
TO DETAIL**



INTERIOR

CHERISH THE BEST OF BLISSFUL LIVING.
SPACIOUS LIVING ROOM



ENJOY THE LUXURY TO CHOOSE! TYPICAL FLOOR PLAN TOWER 1



TYPICAL FLOOR PLAN TOWER 2



TYPICAL FLOOR PLAN TOWER 3





**2 BHK
1075 EAST**

**SALEABLE AREA
BREAK-UP for
TYPICAL UNIT (In SFT)**

SBA	1075E
Plinth Area	850
Carpet Area	712
Balcony Area	36
Utility Area	27
External Wall Area	75
Common Area	225



**2 BHK
1210 EAST**

**SALEABLE AREA
BREAK-UP for
TYPICAL UNIT (In SFT)**

SBA	1210E
Plinth Area	955
Carpet Area	805
Balcony Area	45
Utility Area	28
External Wall Area	77
Common Area	255



**2 BHK
1075 WEST**

**SALEABLE AREA
BREAK-UP for
TYPICAL UNIT (In SFT)**

SBA	1075W
Plinth Area	839
Carpet Area	706
Balcony Area	36
Utility Area	24
External Wall Area	73
Common Area	236



**2 BHK
1210 WEST**

**SALEABLE AREA
BREAK-UP for
TYPICAL UNIT (In SFT)**

SBA	1210W
Plinth Area	955
Carpet Area	805
Balcony Area	45
Utility Area	28
External Wall Area	77
Common Area	255





**3 BHK
1470 EAST**

**SALEABLE AREA
BREAK-UP for
TYPICAL UNIT (In SFT)**

SBA	1470E
Plinth Area	1146
Carpet Area	979
Balcony Area	58
Utility Area	25
External Wall Area	84
Common Area	325



**3 BHK
1660 EAST**

**SALEABLE AREA
BREAK-UP for
TYPICAL UNIT (In SFT)**

SBA	1660E
Plinth Area	1294
Carpet Area	1085
Balcony Area	88
Utility Area	33
External Wall Area	88
Common Area	366



**3 BHK
1470 WEST**

**SALEABLE AREA
BREAK-UP for
TYPICAL UNIT (In SFT)**

SBA	1470W
Plinth Area	1146
Carpet Area	978
Balcony Area	60
Utility Area	25
External Wall Area	83
Common Area	324



**3 BHK
1660 WEST**

**SALEABLE AREA
BREAK-UP for
TYPICAL UNIT (In SFT)**

SBA	1660W
Plinth Area	1294
Carpet Area	1085
Balcony Area	88
Utility Area	33
External Wall Area	88
Common Area	366



**3 BHK
1730 EAST**

**SALEABLE AREA
BREAK-UP for
TYPICAL UNIT (In SFT)**

SBA	1730E
Plinth Area	1352
Carpet Area	1085
Balcony Area	144
Utility Area	33
External Wall Area	90
Common Area	378



**3 BHK
1825 EAST**

**SALEABLE AREA
BREAK-UP for
TYPICAL UNIT (In SFT)**

SBA	1825E
Plinth Area	1444
Carpet Area	1168
Balcony Area	147
Utility Area	33
External Wall Area	96
Common Area	382



**3 BHK
1730 WEST**

**SALEABLE AREA
BREAK-UP for
TYPICAL UNIT (In SFT)**

SBA	1730W
Plinth Area	1358
Carpet Area	1085
Balcony Area	151
Utility Area	33
External Wall Area	89
Common Area	372



**3 BHK
1825 WEST**

**SALEABLE AREA
BREAK-UP for
TYPICAL UNIT (In SFT)**

SBA	1825W
Plinth Area	1444
Carpet Area	1215
Balcony Area	90
Utility Area	41
External Wall Area	98
Common Area	381





3 BHK
1950 EAST

SALEABLE AREA
BREAK-UP for
TYPICAL UNIT (In SFT)

SBA	1950E
Plinth Area	1527
Carpet Area	1280
Balcony Area	103
Utility Area	46
External Wall Area	98
Common Area	423



3 BHK
2100 EAST

SALEABLE AREA
BREAK-UP for
TYPICAL UNIT (In SFT)

SBA	2100E
Plinth Area	1657
Carpet Area	1341
Balcony Area	186
Utility Area	29
External Wall Area	101
Common Area	444



3 BHK
1950 NORTH

SALEABLE AREA
BREAK-UP for
TYPICAL UNIT (In SFT)

SBA	1950N
Plinth Area	1536
Carpet Area	1251
Balcony Area	148
Utility Area	43
External Wall Area	94
Common Area	414



3 BHK
2100 WEST

SALEABLE AREA
BREAK-UP for
TYPICAL UNIT (In SFT)

SBA	2100W
Plinth Area	1667
Carpet Area	1340
Balcony Area	198
Utility Area	29
External Wall Area	100
Common Area	433



**3 BHK
2210 EAST**

**SALEABLE AREA
BREAK-UP for
TYPICAL UNIT (In SFT)**

SBA	2210
Plinth Area	1742
Carpet Area	1410
Balcony Area	184
Utility Area	41
External Wall Area	107
Common Area	468



**3+1 BHK
2400 NORTH
(Closed Home Theatre)**

**SALEABLE AREA
BREAK-UP for
TYPICAL UNIT (In SFT)**

SBA	2400N
Plinth Area	1877
Carpet Area	1567
Balcony Area	158
Utility Area	41
External Wall Area	111
Common Area	523



**3 BHK
2210 W**

**SALEABLE AREA
BREAK-UP for
TYPICAL UNIT (In SFT)**

SBA	2210W
Plinth Area	1728
Carpet Area	1395
Balcony Area	184
Utility Area	41
External Wall Area	108
Common Area	482



**3+1 BHK
2400 NORTH
(Closed Home Theatre)**

**SALEABLE AREA
BREAK-UP for
TYPICAL UNIT (In SFT)**

SBA	2400N
Plinth Area	1877
Carpet Area	1567
Balcony Area	158
Utility Area	41
External Wall Area	111
Common Area	523



MOST UNCOMMON POSSESSIONS OF THE BEST FROM AROUND THE WORLD!

SPECIFICATIONS

VAASTU

- 100% Vaastu compliant

STRUCTURE (Basements)

- Peripheral RCC Walls
- Waffle-slab / Apartment-slab for the parking floors
- VDF / IPS Flooring with slope

SUPER STRUCTURE

- RCC Shear wall framed structure, earthquake resistant (Zone 2)

LOBBY

- Double height entrance lobby at podium level flooring in Granite. Wall-cladding in Granite Vitrified-tiles up to false ceiling level.

LIFTS

- Tower 1 – 8 Nos Passenger Lift & 2 Service Lift (2.5m / Sec Speed)
- Tower 2 – 5 Nos Passenger Lift & 1 Service Lifts (2.5m /Sec Speed)
- Tower 3 – 7 Nos Passenger Lift & 2 Service Lifts (2.5m /Sec Speed)
- Lifts - Toshiba / Mitsubishi / Hitachi / Schindler / OTIS or Equivalent

FLOORING

- Vitrified Tiles in Drawing, Living, Dining & Kitchen (2BHK - 600x600mm; 3BHK - 800x800mm) & all Bedrooms (600x600mm) + 75mm Skirting
- Anti-skid Ceramic tiles in Balconies (1200x200mm) + 75mm Skirting

KITCHEN AND UTILITY

- Vitrified Tiled Flooring (2BHK – 600x600mm; 3BHK – 800x800mm) and Ceramic-tile Dado over the Granite Counter up to 600mm optional)
- Single Bowl Single Drain Steel Sink with CP Tap
- Anti-skid Ceramic Tiled Flooring & Ceramic Tile Dado for the Utility (300x300mm)
- Ceramic Tile Flooring & Dado in the Maid's Toilet (only in specific units) (300x300mm)

TOILETS AND FITTINGS

- Anti-skid Ceramic Tiles / Glazed Vitrified Tiles for Flooring
- Ceramic Tiles / Glazed Vitrified Tiles on Wall dado up to false ceiling
- Ceramic Wash Basin in toilets (of any reputed brand)
- Pedestal Wash Basins in maid Toilet (of any reputed brand)
- Wall mounted WCs (any reputed brand) with Flush Valves in all bathrooms
- Single Lever Tap and Shower Mixer (of any reputed brand)
- CP Fittings (of any reputed brand)
- Provision for Geysers in all Toilets except the Maid's Toilet
- Suspended Pipelines in Toilets concealed within the PVC False Ceiling

PAINTING

- Textured Paint on External Walls
- Internal Walls and Ceilings in Acrylic emulsion
- Enamel Paint on all MS Railings
- Parking Areas – Cement Based paint

RAILING

- Living & Bed room balcony - Glass Railing & RCC Parapet mix - 1250mm high
- Ac Ledges railing - MS Railing 750mm high
- Staircase Railing – MS Railing 900mm high

COMMON AREA FINISHES

- Corridor Flooring – Vitrified Tiled Flooring (600x600mm)
- Staircases - Natural stone
- Garbage Collection room - Vitrified tiles 600x600mm
- Lift Lobby Fascia – 200 mm wide Granite band around the lift opening & rest of the area texture - paint

DOORS AND WINDOWS

- Main Door – 7'6" high - African Teak wood frame and Pre-Molded Flushed Shutter in Wood, Veneer & PU polish on both sides
- Internal Doors - 7' high - Engineered Wood Frame and Flush Shutters with Laminate
- Balcony Sliding Doors - 7'6" high - UPVC / Aluminum Frames and Shutters with Performance Glass and track provision for Mosquito Mesh Shutters (of any reputed brand)
- Windows (Sliding / Operable based on Ventilation Requirement) – 5'1" high - UPVC / Aluminum Frames with Performance Glass and track Provision for Mosquito Mesh Shutters of any reputed brand)
- Kitchen to Utility door - 7'6" high - UPVC / Aluminum Frames and Shutters (operable) (of any reputed brand)
- Ventilators – 4' High (Regular) / 5'1" High (where we access AC ledges) Operable - UPVC / Aluminum frame & glass with the Provision for Exhaust fan

ELECTRICAL

- Concealed Wiring with PVC Insulated Copper Wires and Modular Switches
- Sufficient Power Outlets and Light Points will be provided
- Cable TV and Telephone Points provided in the Drawing, Living and Master bedroom
- Provision for Installation of Spilt AC in the Living, Dining rooms and all Bedrooms
- Individual Meters will be provided for all Apartments at respective floor level in the electrical shaft.
- HT Metering proposed.
- Power outlets for Electrical Appliances - Power plug for cooking range, Chimney, Refrigerator, Microwave Oven, Mixer-Grinder in Kitchen, Washing Machine / Dishwasher in utility area
- 3-Phase Power Supply – Connected load for 2 BHK, 3 BHK & Duplex as per consultant recommendation
- Internet points in Living & Master Bedroom

PLUMBING

- Domestic water supply for toilets and kitchen (Hydro pneumatic)
- Drinking water supply only to Kitchen (Hydro pneumatic)
- STP treated water for flushing (all toilets) and landscaping (Hydro pneumatic)

- STP / WTP / Sumps – Capacity as per consultant recommendation

FALSE CEILING

- Corridor and Units – Corner Box false ceiling (Gypsum) proposed to cover the Fire and Water supply lines. Gas lines are open as per norms.

GAS

- Piped-Gas provision for all apartments. Gas banks at podium level.
- DG Back up
- 100% DG backup proposed for all apartments except ACs & Geysers.
- BMS Services
- Prepaid Electricity and Water Meters provided for all apartments.

SECURITY SYSTEM

- Security Cabins at all Entrances and Exits with Peripheral CCTV Coverage
- CCTV at vantage points. Entry lobbies, basements entry and exits, Project Entry and Exit, Sports areas, Clubhouse Entry and Exit, hidden areas in parking - As per consultant recommendation
- Typical floors - CCTV proposed in the lifts
- Access Control System (provision) for Clubhouses, Main Entry/Exit passages.
- Boom barriers proposed

OUR OTHER PROJECTS

