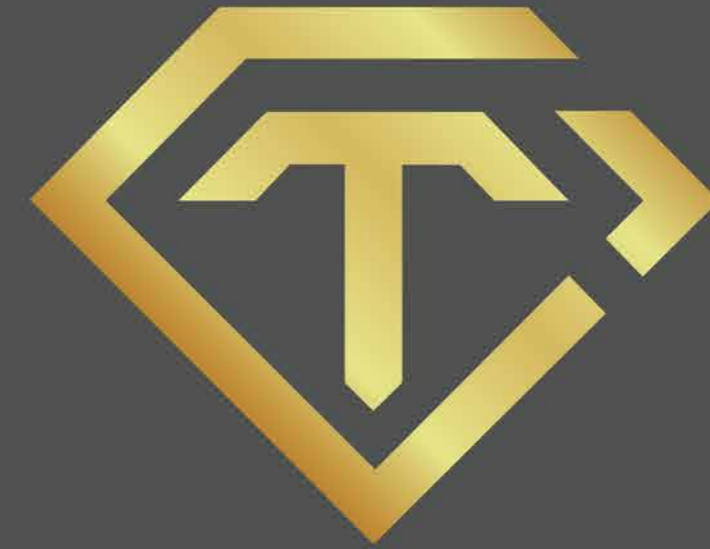




**TWINS**  
SKY HIGH LIVING



**CANDEUR GROUP**

© CANDEUR TWINS, H.No: 1-72, Sy. No: 200 & 201,  
Beside Aurigine East Gate, New Mayuri Nagar, Miyapur, Hyderabad.

🌐 [www.candeurtwins.com](http://www.candeurtwins.com)

TS RERA NUMBER :  
**P02400005082**





OWN THE SKY



CANDEUA  
Build with Honesty



# THE SKY'S THE LIMIT

CANDEUR TWINS is home to a collection of Three bedroom apartments. Designed to take advantage of the elevated position, looking East and North towards the City and South over the ever-developing skyline, they offer some of the finest far-reaching views at TWINS.

The 47 storied hi-rise apartments have been carefully laid out to maximise natural light with open plan layouts, featuring well-equipped kitchens and plenty of storage throughout. Each comes with private outdoor spaces in the form of generously sized balconies. Residents also have access to the charming, courtyard garden all year round.



# LIVE WHERE LUXURY HAPPENS

**CONNECTED CONVENIENTLY  
FROM HORIZON TO HOME**

Within easy walking distance of TWINS are a number of educational hubs, cultural highlights, multiplexes, malls, green spaces and health care hubs - giving you the perfect fun-filled day out.



## EDU HUBS

SENTIA GLOBAL SCHOOL	2	KM
KENNEDY GLOBAL SCHOOL	4	KM
SILVER OAKS	5	KMS
CREEK INTERNATIONAL SCHOOL	5	KMS
GANGES VALLEY SCHOOL	5	KMS
OAKRIDGE	10	KMS
DELHI PUBLIC SCHOOL	10	KM



## COLLEGES

GOKA RAJU RANGA RAJU COLLEGE	5	KMS
BVRIET WOMENS COLLEGE	5	KMS
VNR VIGNANA JYOTI	6	KMS
DRK INSTITUTE OF SCIENCE	8	KMS
MAMATA MEDICAL COLLEGE	10	KMS



## MALLS

ASIAN GPR MALL	3	KMS
MANJEERA MALL	5	KMS
SRUJANA MALL	5	KMS
AMB MALL	7	KMS



## HEALTH CARE HUBS

RAINBOW CHILDREN HOSPITALS	3	KMS
LANDMARK HOSPITALS	3	KMS
SRI SRI HOLISTIC	4	KMS
SLG HOSPITALS	4	KMS



## LANDMARKS

D-MART	100	METRES
MIYAPUR 'X' ROADS	700	METRES
ORR	8	KMS
MIYAPUR METRO STATION	2	KMS
JNTU	5	KMS
HI-TECH CITY	10	KMS





# BREATH IN NATURE IN THE CITY

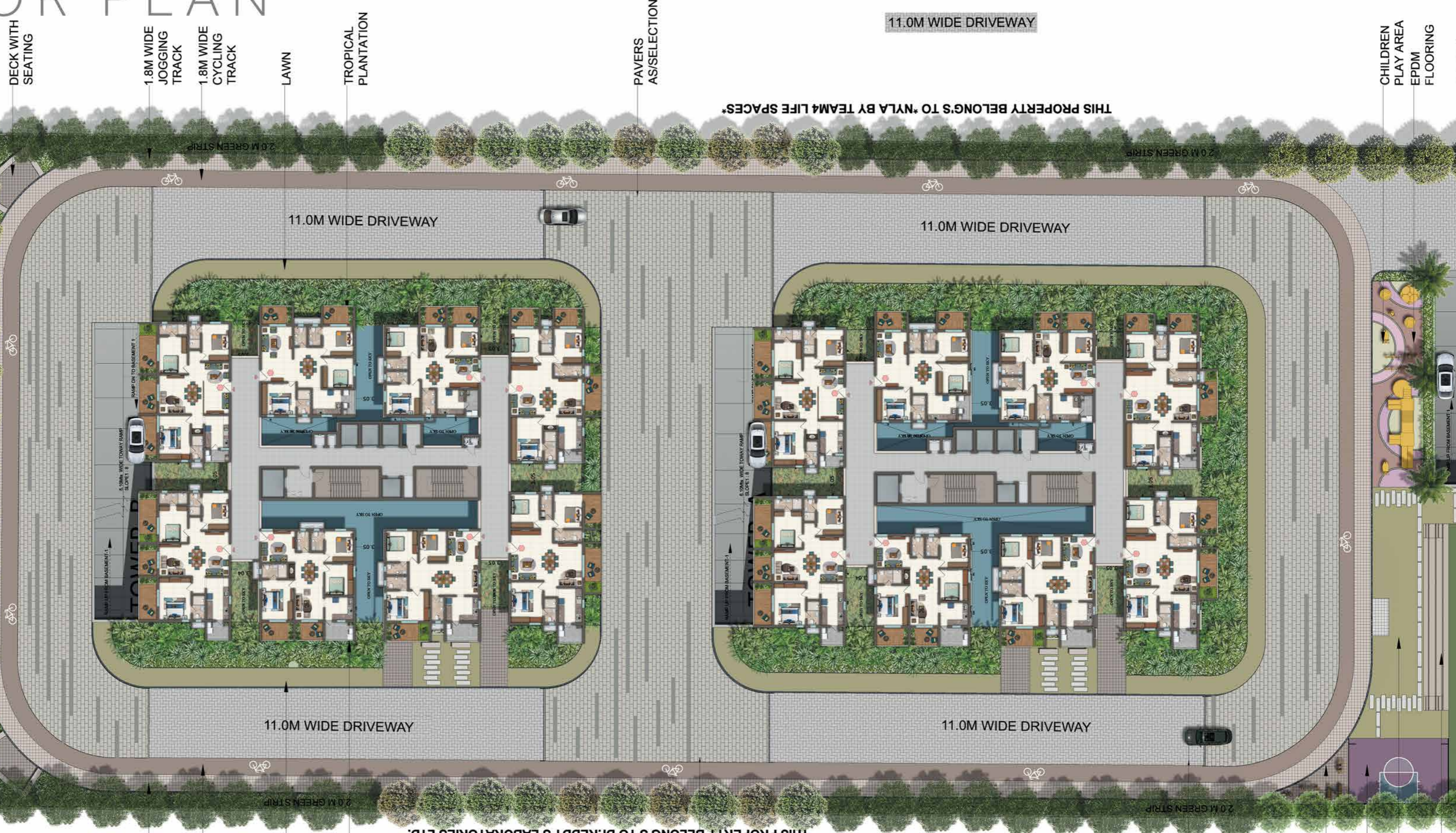
TOWER 1                      TOWER 2  
EMERALD & SAPPHIRE



# GROUND FLOOR PLAN

THIS PROPERTY BELONGS TO DR. REDDY'S LABORATORIES LTD.

THIS PROPERTY BELONGS TO NYLA BY TEAM4 LIFE SPACES.



DECK WITH SEATING

1.8M WIDE JOGGING TRACK

1.8M WIDE CYCLING TRACK

LAWN

TROPICAL PLANTATION

PAVERS AS/SELECTION

11.0M WIDE DRIVEWAY

CHILDREN PLAY AREA  
EPDM FLOORING

PAVERS AS/SELECTION

1.8M WIDE JOGGING TRACK

1.8M WIDE CYCLING TRACK

LAWN

TROPICAL PLANTATION

PAVERS AS/SELECTION

11.0M WIDE DRIVEWAY

PAVERS AS/SELECTION

OUT DOOR GYM AREA

HALF BASKET BALL COURT

LAWN

AMPHITHEATER



# OWN THE SKY BEYOND BOUNDARIES

It is often said that the sky is the limit, but have you ever wondered embracing the sky and owning it? Candeur TWINS is all about that beautiful sense of owning the sky. Situated in the prime of the city, this much coveted project brings the finest amenities with a touch of artistry and elevates you a notch above. TWINS is truly the luminescent one in the Miyapur.



3.5  
ACRES

47  
FLOORS

8  
UNITS  
PER FLOOR

1591  
to 2059  
SFTS OF 3 BHKS

742  
UNITS

100%  
VAASTU COMPLIANT

Candeur TWINS welcomes you to an elevated living, where the expansive blues greet you to a sky high life. Where contemporary blends with tranquility and convenience whisks with comfort.

7 Levels  
CLUB HOUSE

45,000  
SFT CLUB HOUSE

4 Levels  
PARKING AREA

75%  
OPEN AREA

100%  
INFINITE SKY

Abundant  
LUSH GREEN SPACES



# HOMES DESIGNED WITH DETAIL



Each apartment has been configured to make the most of TWINS natural surroundings. All homes come with balconies to dissolve boundaries between indoor and outdoor living.

Spacious kitchens with sleek minimal finishes are designed as versatile spaces which aim to make daily tasks that much easier.

The vast majority of apartments have main bedrooms which benefit from en-suite bathrooms. Contemporary white bathware is paired with eye-catching tiles and plenty of useful storage space.





# TYPICAL FLOOR PLANS

## EMERALD & SAPPHIRE

### FLAT NO. 8

BUILT UP AREA : 1596.50  
COMMON AREA : 426.99  
TOTAL FLAT AREA : 2059.49 SFT



### FLAT NO. 5

BUILT UP AREA : 1256.04  
COMMON AREA : 364.25  
TOTAL FLAT AREA : 1620.29 SFT



### FLAT NO. 4

BUILT UP AREA : 1233.22  
COMMON AREA : 357.63  
TOTAL FLAT AREA : 1590.85 SFT



### FLAT NO. 1

BUILT UP AREA : 1538.48  
COMMON AREA : 446.16  
TOTAL FLAT AREA : 1986.64 SFT



### FLAT NO. 7

BUILT UP AREA : 1553.34  
COMMON AREA : 450.47  
TOTAL FLAT AREA : 2003.81 SFT



### FLAT NO. 6

BUILT UP AREA : 1326.44  
COMMON AREA : 384.67  
TOTAL FLAT AREA : 1711.10 SFT



### FLAT NO. 3

BUILT UP AREA : 1308.35  
COMMON AREA : 379.42  
TOTAL FLAT AREA : 1687.77 SFT



### FLAT NO. 2

BUILT UP AREA : 1503.50  
COMMON AREA : 436.02  
TOTAL FLAT AREA : 1939.52 SFT



# EMERALD & SAPPHIRE ISOMETRIC VIEWS



FLAT NO. 1



FLAT NO. 3



FLAT NO. 2



FLAT NO. 4

# EMERALD & SAPPHIRE ISOMETRIC VIEWS



FLAT NO. 5



FLAT NO. 7



FLAT NO. 6



FLAT NO. 8



LET  
LAUGHTER  
AND  
FREEDOM  
RESONATE

7 Levels  
CLUB HOUSE

45,000  
SFT CLUB HOUSE



GROW WITH  
NEVER-ENDING  
PLAYTIME

CLUB  
HOUSE  
AMENITIES

Floor ZERO

Grocery / Super Market  
Sit out

Floor ONE

Kitchen / Restaurant  
Clinic / Pharmacy

Second TWO

Multi Purpose Hall  
Dining Area

Floor THREE

Badminton Court  
Table Tennis, Billiards

Floor FOUR

Spa & Saloon  
Crèche

Floor FIVE

Gym, Yoga Centre &  
Aerobics

Floor SIX

Home Theatre  
Senior Citizen Sit out  
2 Guest Rooms  
Society Office

Floor SEVEN

4 Guest Rooms  
Terrace Swimming Pool  
Podium Level:

Amphitheatre  
Children's Play Area  
Net Practicing  
Cricket Pitch  
Jogger's Track  
Tennis Court  
Half Basket Ball Court  
Cycling Track



# SPECIFICATIONS

## A RCC Framed Structure

Aluminium Form work  
Solid or AAC Block work in the designated areas

## B PLASTERING

### INTERNAL

Gyproc, Saint Gobian, Aditya Birla, Surya, Ultratech, Diamond (Punning on the walls if required as per the finishing surface.)

### EXTERNAL

No External Plastering. However, the wall tie holes to be packed with Non-Shrink grout material of acrylic based

## C DOORS

### MAIN DOOR

Main Door Frames : African teak wood frames of 5"x3" sections with polish finishing.

Main Door Shutter : Both side recon Teak Veneer, front side groove, back side no grooves, as per approved design,

BWR, Pine+partical in fill, With hard wood lipping (36 mm thick Shutter)

### INTERNAL DOORS

Bed Room Door frames -Red Miranty frame of 4" x 3" section with polish finishing

Bed Room Door Shutters both side laminate as per approved design, BWR, Pine+partical in fill, With hard wood lipping around. (30mm Thick Shutter)

### TOILET DOOR

Toilet Door frames : Red Miranty frame of 4" x 3" section with polish finishing

Toilet Door Shutter both side laminate as per approved design, BWR, Pine+partical in fill, With PVC lipping (30mm thick Shutter)

## D UPVC Doors & Windows

Utility Door UPVC Casement doors (Door+Window Together as the case may be)

### FRENCH DOORS

UPVC Sliding door of single glazed unit complete with toughening/ Heat strengthening at vision panel system with designer hardware of reputed make and fly proof shutter. (2 / 2.5 Track frame)

### WINDOWS

UPVC Window of Single glazed unit complete with toughening/ Heat strengthening at vision panel system , with provision for mosquito mesh shutter. (2.5 or 3.5 Track based on the size of the window)

### GRILLS NA

## E PAINTING

### INTERNAL

Asian Putty, JK Wall care putty, Dulux wall putty, Technotec, Aletek (Smooth finish Acrylic/Cement Based Putty)  
Premium/Plastic Emulsion Paint with smooth finish of approved shades.

### EXTERNAL

Aisan Ultima, Dulux All Weather proof coat, Jenson & Nicholson or equivalent, (for external texture and painting)  
Parking area Only OBD Paint of two coats over one of coat primer. With approved brands or make

## F FLOORING

Living / dining 600 x 1200 mm Vitrified tile with double / multicharged based on the area of laying.

Master bed room 600 x 1200 mm Vitrified tile with double / multicharged based on the area of laying.

Other Bed rooms 600 x 1200 mm Vitrified tile with double / multicharged based on the area of laying.

Kitchen 600 x 1200 mm Vitrified tile with double / multicharged based on the area of laying.

Staircase Kota / Tandur stone or precast staircase tiles. (300 x 1200 tiles)

Corridors Vitrified tiles of 600 x 600 mm tiles with patterns of dark shade intermittently

Balcony Ceramic tiles of 600 x 600 mm depending on the balcony size.

## G KITCHEN

### KITCHEN

No Kitchen counters are provided

RO provision on the kitchen counter top and Dishwasher provision below counter to be provided.

Utility area Washing machine provision and washing tap provision in the utility

## H BATH ROOMS

### WASH BASIN

EWC of reputed make in all toilets

Single lever fixture with wall mixer cum shower with concealed divertor.

Provision of geysers in all bathrooms with dummy closures for inlet and outlet pipes

All CP and sanitary fittings of reputed make like Grohe, Jaquar (ESSCO) or equivalent

## I ELECTRICAL

Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders, RO and Dishwasher provision in kitchen.

Washing machine in Utility Area.

3 phase supply for each unit with dual source meter with rising mains

Miniature Circuit breakers (MCB) for each distribution boards of reputed make.

Designer Modular Electrical switches of reputed make inside the flats in all rooms

## J DADOING

Toilets Cermic Tiles for dado 300 x 600 mm size and Anti Skid Ceramic tiles of 300 x 300 mm for flooring  
Utility Ceramic tiles upto 1200 mm height of 300 x 600 mm size and Anti skid Ceramic tiles of 300mm x300mm

## K TELECOM / I-NET / CABLE TV

Provision of FTH with WiFi internet DTH, Telephone & Intercom

## L Air Conditioning

Provision of Split AC system without copper piping in all Bed Rooms and Living areas

## M LIFTS

High Speed Automatic Passenger Lifts with Emergency Rescue Device with V3F for energy efficiency of reputed make, with a provision for CC Camera inside the lift cabin.

05 Nos. of Lifts for each tower  
(04 Passenger Lifts & 01 Service Lift)

Total No. of Lifts 10 Nos.

## N SECURITY, SURVEILLANCE and BMS

Access control at Main Gate with RFID tag for owner's vehicles

Boom Barrier operated with Access control devices

Separate Lane with barrier at Main Gate Entry

CC Cameras in-and-around the Community for 24 hours Surveillance at strategic locations

## O WTP & STP

Fully Treated Water made available through an exclusive water softening and purification plant.

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 and flushing purpose.

## P GENERATOR

100% D.G Set backup with Acoustic enclosure & A.M.F

## Q PARKING

Each apartment will have a mandate one car parking per unit. Extra car parking shall be purchased subject to availability.

## R FIRE SAFETY

Fire hydrant and fire sprinkler system in all floors

and basements and inside the flats and basement as per statutory requirements from the Fire Service Department Control panel will be kept at the designated and designed locations

## S LPG RETICULATION \*

Reticulated Supply of Gas from centralised Gas bank to all individual flats with Prepaid/Postpaid Gas Meters by the Third party Operators with all safety measures as per the Statutory requirements at owners cost for the infrastructure works

## T WATER SUPPLY \*

Hydro-Pneumatic & Gravity system with 100% treated water to the kitchen and other areas of the flats

## U WASTE MANAGEMENT \*

Dedicated Garbage Chutes will be provided for every tower with a wet and dry disposal provision at each floor level and is centrally collected at the basement in the Garbage Room, for better disposal. Waste shall be collected and managed separately as per the local governing body norms

## V CAR WASH FACILITY \*

Car Wash facility will be provided in the parking floors level.

## W CLUB AMENITIES

### SPACE PROVIDED FOR THIRD PARTY VENDORS

- 1 Super Market / General Store
- 2 Coffee Lounge / Barbeque Terrace Party Area
- 3 Kitchen for Restaurant (Dry kitchen)
- 4 Restaurant with indoor seating
- 5 SPA and Salon

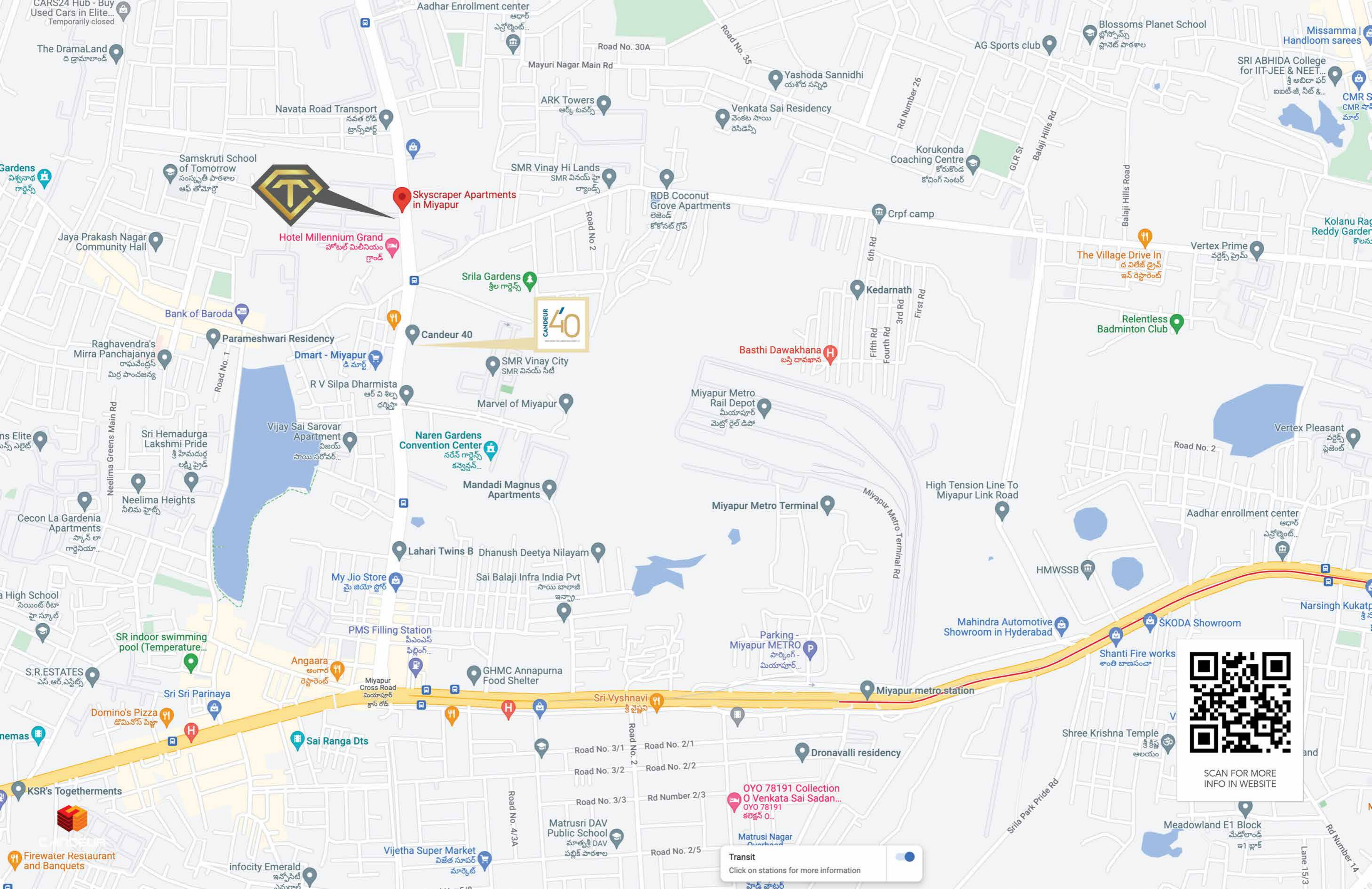
### AMENITIES PROVIDED BY DEVELOPER

- 1 Aerobics Out door Open Terrace
- 2 Badminton Court
- 3 Children 's Play areas
- 4 Conference / Board Rooms
- 5 Crèche
- 6 GYM
- 7 Guest Rooms
- 8 Indoor Games  
Billiards | Cricket Pitch | Table Tennis  
Carroms | Chess
- 9 Library
- 10 Multipurpose Hall
- 11 Meditation Area
- 12 Pantry at Multipurpose hall area
- 13 Preview Theatre
- 14 Swimming Pool with Kids Pool
- 15 Yoga Outdoor Open Terrace



# SPECK AND SPAN WITH SPLENDID FEATURES





Skyscraper Apartments in Miyapur

Hotel Millennium Grand  
హోటల్ మిలీనియం గ్రాండ్



Candeur 40

Basthi Dawakhana  
బస్తి దావఖానా



SCAN FOR MORE INFO IN WEBSITE

Transit  
Click on stations for more information



