



POULOMI
PALAZZO



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55 STORIES OF LUXURY





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EXPERIENCE LUXURY - EVERY DAY
AT POULOMI PALAZZO

Home can now be synonymous with the high life. Every time you enter Poulomi Palazzo, you know that you are living your best life.

55 STORIES OF LUXURY



SWIM AMONG THE CLOUDS AND STARS,
TO THE EDGE OF YOUR WORLD AND BEYOND.

Calming yet invigorating, water always has a splendid effect on the mind, body, and soul.
The Infinity Pool, 52 stories high, makes for a breathtaking experience every time you take a dip.





MAKE A GRAND ENTRANCE – EVERYDAY.

The lush gardens welcome you home. A place of beauty, a joy forever.



EXPERIENTIAL GRANDEUR AND
LUXURY – BUILT INTO EVERY INCH.

The Poulomi Palazzo's five floor Lobby is but a hint of the extravagance this property holds.
The Lobby space makes a striking first impression, and its Grandeur sets the luxurious tone of the property.



WITH EXCEPTIONAL PLANNING
COMES TRUE INDULGENCE.

The crux of luxury living is impeccable planning, so your home and surroundings imbibe a smooth flow and easy living. Immaculate planning translates to a seamless home, holds the best influx of light and air, and is the perfect canvas to create a home to your taste.



INDULGE IN TRUE LUXURY WITH THE
FINEST FROM ACROSS THE WORLD.

At the Poulomi Palazzo, you are surrounded by the best of everything. Access every Luxury in your home that reflects your personal preferences of the world's finest things.



DREAM OR DINE - SUNSET OR STARS

Experience stunning sunsets and breathtaking sky views, every day from your home at Poulomi Palazzo. Host kitty parties and family gatherings with stunning views in every direction.





CLUB
PALAZZO

Exercise, Play and Network at Club Palazzo. Equipped with world-class amenities, Club Palazzo houses an all weather jogging track, gym, indoor pool, spa, private dining room, billiards and more..



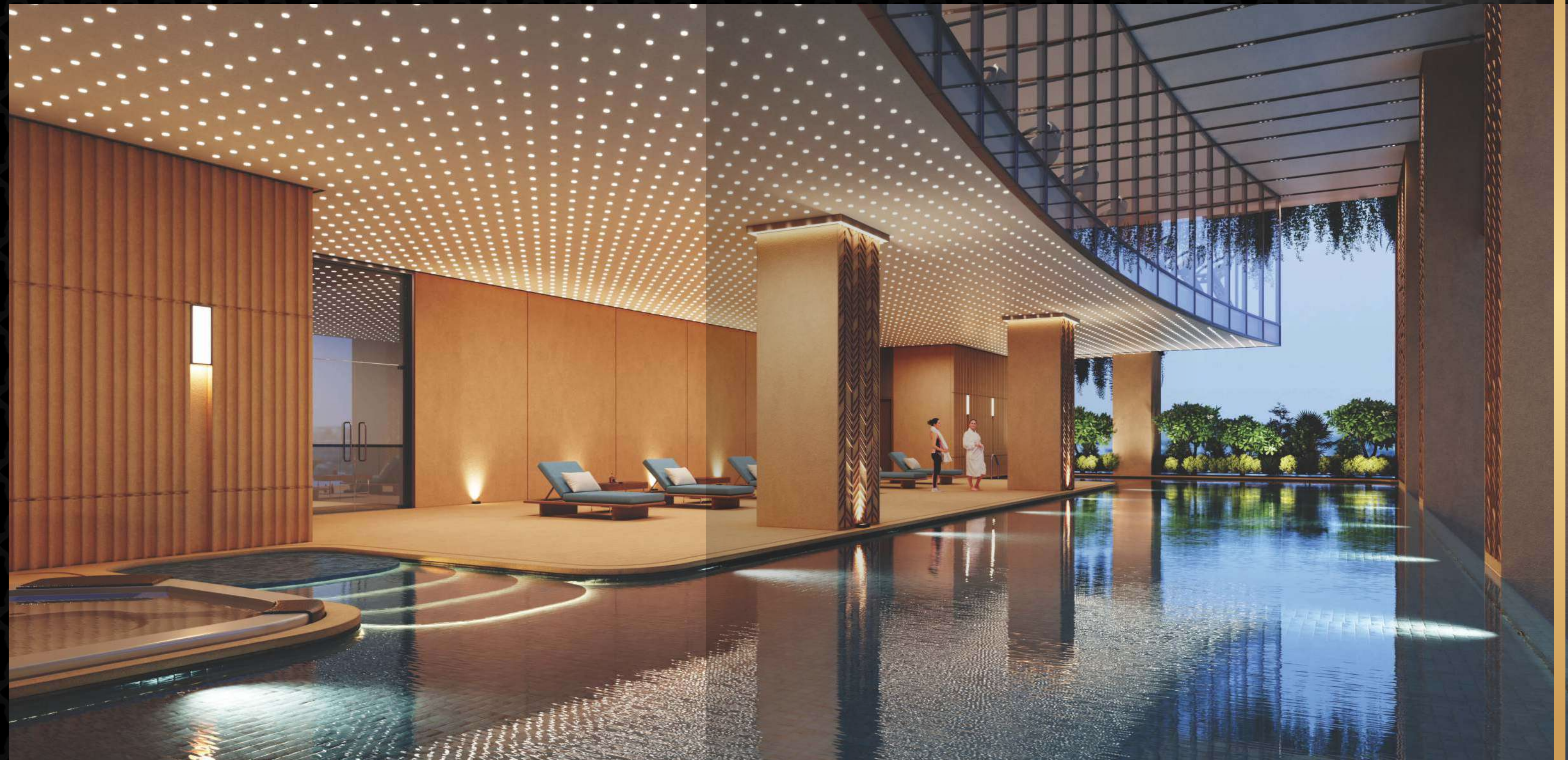
JOG LEISURELY AT ANY TIME OF
YOUR CONVENIENCE.

Jog, de-stress & relax while ensuring to protect your knees on our shock absorbent, safe, comfortable & high performance all weather indoor jogging track.



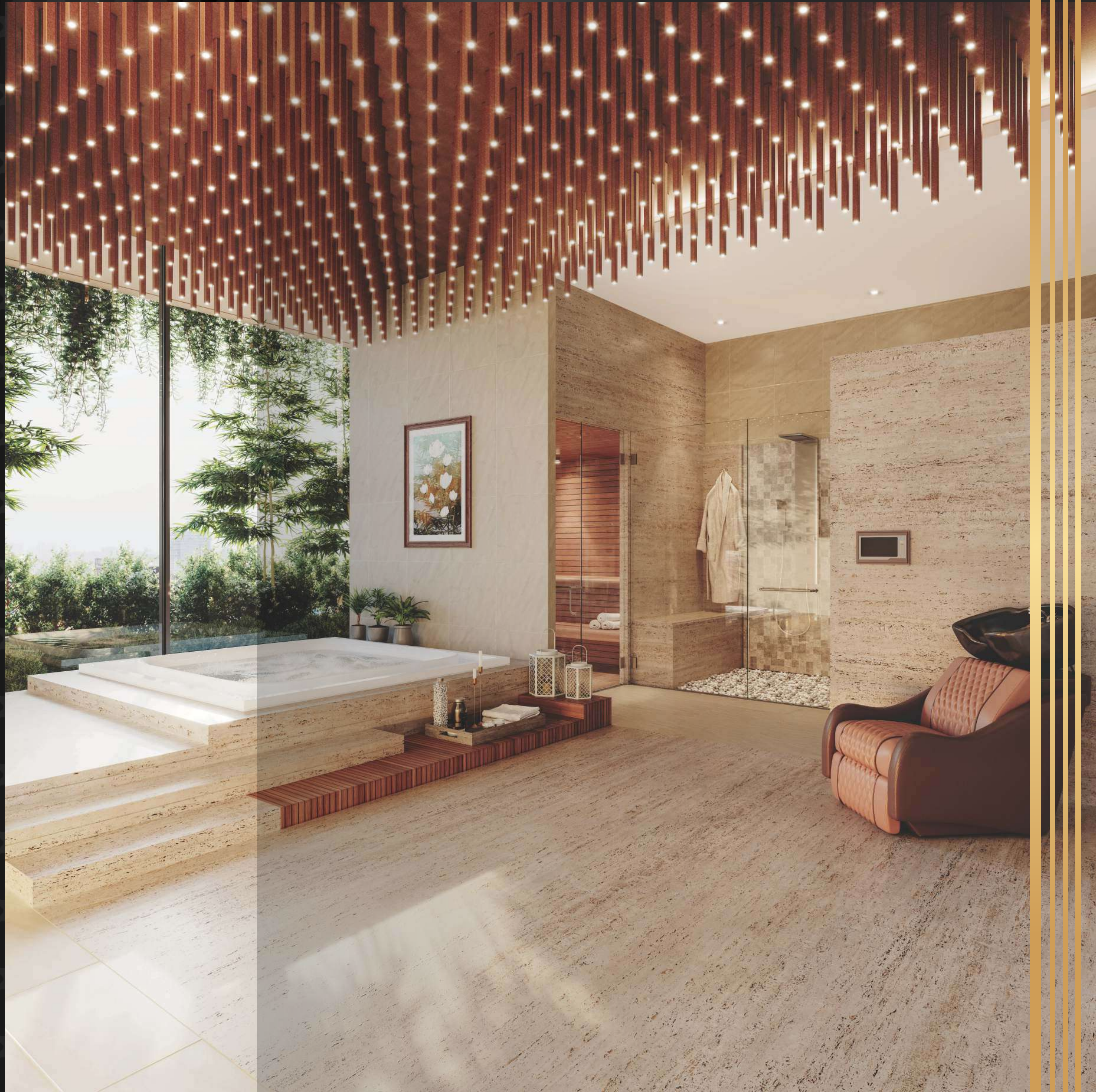
SOAK, SWIM AND SUBMERGE IN YOUR
LAVISH INDOOR POOL.

The indoor pool is always accessible to ensure your daily laps and swim workout.
True Luxury is having access to two pools in your own home.



RELAX, REJUVENATE & REVIVE AT
CLUB PALAZZO SPA.

Pamper yourself with massages, facials, scrubs, therapies & treatments.
Life is worth living and soaking it all in.



EXPENSIVE & ELEGANT. LUXURIOUS & LUSCIOUS.
MEETINGS & MEALS FIT FOR KINGS & QUEENS.

Caviar & Champagne - celebrate in true celebrity style. Entertain & dine with finely curated menus in Palazzo's Private Dining Room - offering privacy, intimacy and an idyllic tailor-made solution.



TASTEFULLY DESIGNED MEETING ROOM WITH
AMPLE NATURAL LIGHT.

Perfectly fit for important meetings and discussions. Elegance combined with the finest state-of-the-technology, communication systems and presentation facilities.



GRANDEUR IN EVERY CELEBRATION

An in-house venue for swanky parties and celebrations, equipped with all the amenities to cater to every occasion. The Banquet Hall at the Palazzo, is a venue like none other where you will be the host with the most.



THE HIGH LIFE BECKONS

Built to house your dreams and fuel moments of peace, the personal spaces here envelop light from the sun and the stars to create an atmosphere of wellness. All it needs is your sensibilities and insight to make it your own.





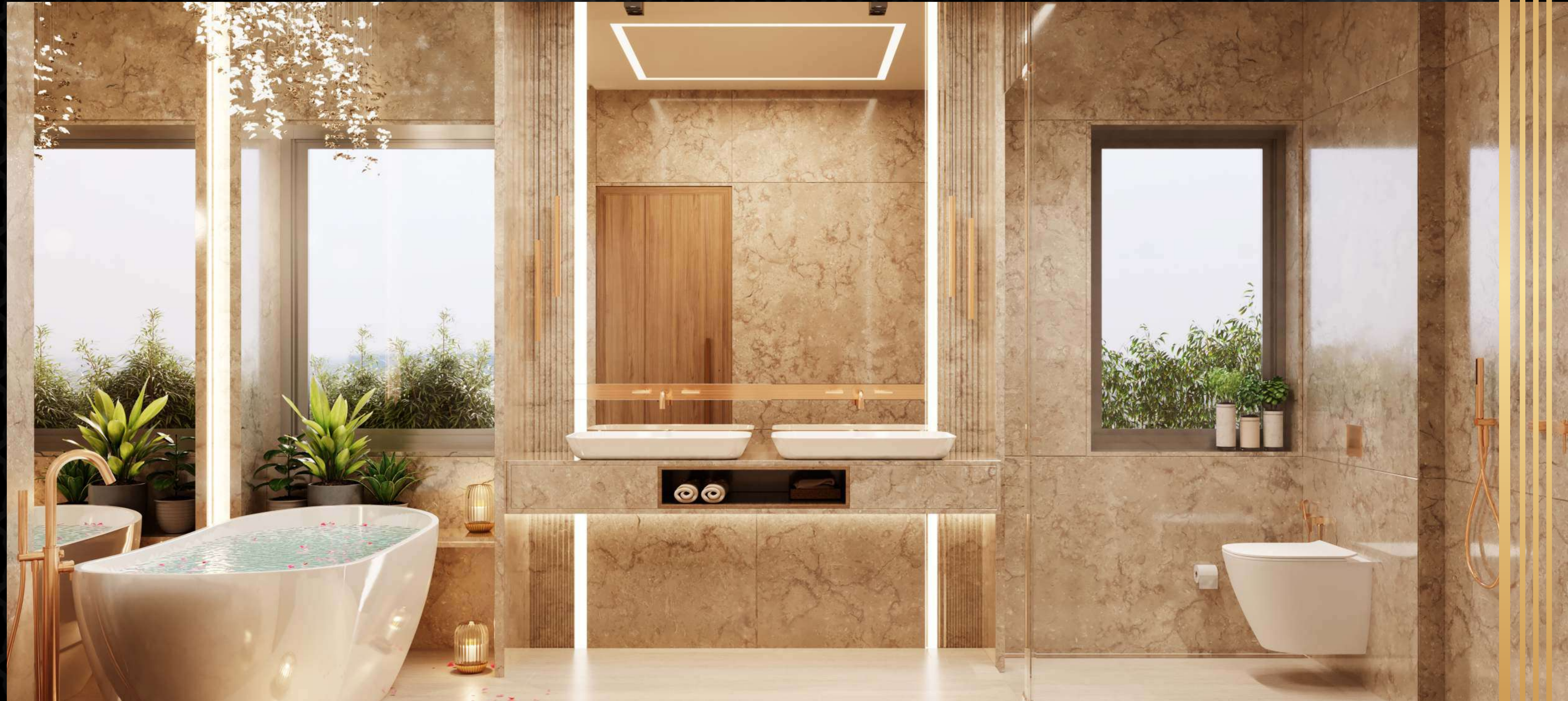
YOUR ABODE, YOUR SANCTUARY.

Built to house your dreams and fuel moments of peace, the personal spaces here envelop light from the sun and the stars to create an atmosphere of wellness. All it needs is your sensibilities and insight to make it your own.



EXTRAVAGANCE EVERYWHERE/IN
EVERY CORNER.

Indulge yourself in the most sensual baths and stimulating showers. Every detail is imbibed into the aesthetic to ensure that you can always relax and destress.



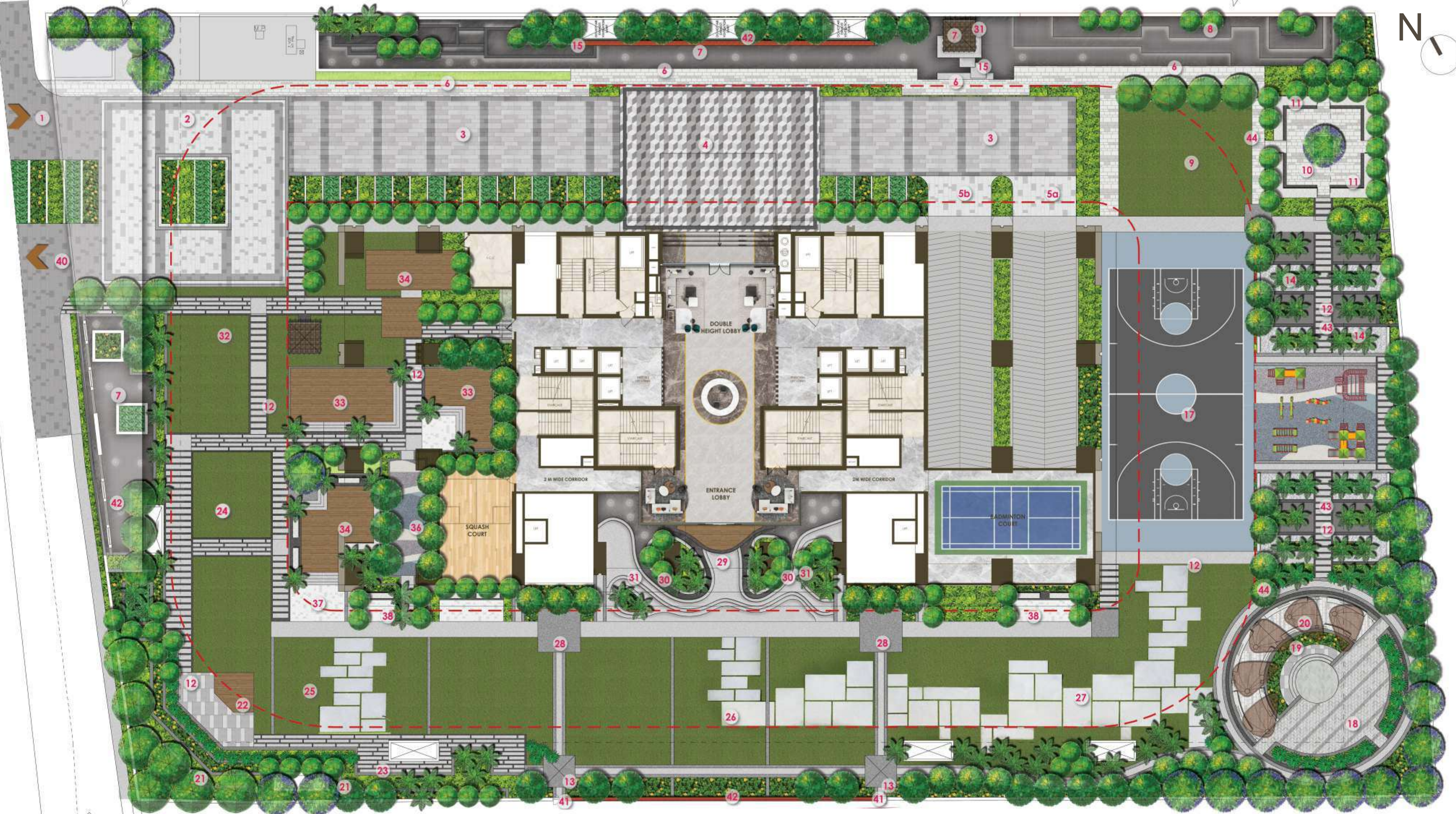
SITE PLAN

ENTRANCE LOBBY

5 Floor Height Grand Lobby
 Visitor's Lounge
 Indoor Badminton Court
 Squash Court

LEGEND

- 1 Entry
- 2 Entrance Round About
- 3 7.5mts Wide Driveway
- 4 Tower Drop-off
- 5 Ramp Entry/ Exit
- 6 1.8 mts Wide Pathway
- 7 Entrance Water Feature with Bubblers
- 8 Accent Water Feature with cascade and Fountains
- 9 Play field
- 10 Elderly seating Area
- 11 Seats
- 12 Leisure Walk/ Stepping Stones
- 13 Pavilions
- 14 Palm Court Plaza
- 15 Beach edge
- 16 Kids' Play Zone
- 17 Basketball Play area
- 18 Activity Plaza and Barbeque Zone
- 19 Stepped Seating Planter
- 20 Shaded Walkway
- 21 Amphitheatre/ Stepped Seating
- 22 Performance Area
- 23 Reflexology
- 24 Leisure Lawn
- 25 Cultural Lawn
- 26 Congregation Lawn
- 27 Floor Play Area
- 28 Plaza Areas
- 29 Deck Space
- 30 Garden Entry Water feature
- 31 Seating Alcove
- 32 Fire tender Greens
- 33 Raised Shaded Deck Space
- 34 Library
- 35 Kids' Play
- 36 Indoor Games Space
- 37 Floor Play area
- 38 Hammock Zone
- 39 Accent Gazebo, seating space
- 40 Exit
- 41 Access to South Gardens
- 42 Feature Walls
- 43 Moon Gates and portals
- 44 Sculpture Points



CLUB PALAZZO
FLOOR PLAN LEVEL - 01

WELLNESS FLOOR

Swimming Pool
Kids Pool
Billiards Lounge
Table Tennis / Board Games

Library/Reading Room
Business/Waiting Lounge
Outdoor Gym



CLUB PALAZZO
FLOOR PLAN LEVEL - 03

RECREATION FLOOR

- Private Dining Rooms
- Conference Room
- Banquet Hall / Lawn
- Lawn Deck



FLOOR PLAN
NORTH DECK

Outer Ring Road



80' feet road

Tower 3 - 8100 Sq.Ft

Tower 2 - 6225 Sq.Ft

Tower 1 - 8100 Sq.Ft

FLOOR PLAN
SOUTH DECK

Outer Ring Road

80' feet road



Tower 3 - 8100 Sq.Ft

Tower 2 - 6225 Sq.Ft

Tower 1 - 8100 Sq.Ft

FLOOR PLAN - TOWER 1

NORTH DECK LAYOUT
8100 SQ. FT

Outer Ring Road



FLOOR PLAN - TOWER 1

SOUTH DECK LAYOUT
8100 SQ. FT



FLOOR PLAN - TOWER 2
CENTRAL UNIT
6200 SQ. FT



FLOOR PLAN - TOWER 3

NORTH DECK LAYOUT
8100 SQ. FT

80' feet road



Outer Ring Road

FLOOR PLAN - TOWER 3
 SOUTH DECK LAYOUT
 8100 SQ. FT

80' feet road

Outer Ring Road



SPECIFICATIONS

PROJECT LEVEL

Super Structure	RCC "Structural Shear Wall System", designed to withstand wind and seismic loads as per IS Codes
Non-structural Walls	RCC Walls / Block Masonry where required as per design.

UNIT LEVEL

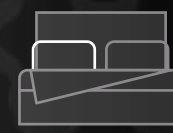
DRAWING / LIVING / HOME OFFICE / DINING / / POOJA ROOM

Floor	Imported Marble Flooring as per Design Intent
Walls	Gypsum Punning + Skim Coat + Acrylic Primer + 2 Coats of Luxury Emulsion Paint of low VOC



MASTER BEDROOM

Floor	Premium Engineered Wooden Flooring
Walls	Gypsum Punning + Skim Coat + Acrylic Primer + 2 Coats of Luxury Emulsion Paint of low VOC



MASTER BEDROOM WALK-IN CLOSET

Floor	Imported Marble Flooring as per Design Intent
Walls	Gypsum Punning + Skim Coat + Acrylic Primer + 2 Coats of Luxury Emulsion Paint of low VOC



MASTER BEDROOM ENSUITE

Floor	Imported Marble Flooring as per Design Intent
Walls	Full Height Marble Cladding as per the design intent
Ceiling	False Ceiling with Gypsum Board MR Grade with Trap Door as per requirement
Lights	Provision for Lighting as per Design Intent
Plumbing Fixtures	- Luxury Collection Plumbing Fixtures from Gessi, V&B, Fantini, Dornbracht, THG or equivalent make as per Design Intent - Fixtures model and finishes as per selection - Sensor based fixtures including EWC, Taps etc. - Low Flow Fixtures
Shower Cubicle	Full height shower cubicle with integrated Shower Panel & Rain Shower Head
Bath Tub / Jacuzzi	- Bath Tub as per Design Intent
Vanity	Factory Made Fully Integrated Vanity Unit with Mirror, Dual Basin, Cabinet and other features as per Design Intent
Ventilation and Exhaust	Ceiling integrated exhaust system with silent dual exhaust fans separate for WC and Shower Cubicle



OTHER BEDROOMS

Floor	Premium Laminated Flooring Double Charged Vitrified Tiles
Walls	Gypsum Punning + Skim Coat + Acrylic Primer + 2 Coats of Luxury Emulsion Paint of low VOC



OTHER BEDROOM TOILETS

Floor	Large Format Vitrified Tiles of Premium Quality as per Design Intent
Walls	Full Height Imported Marble Cladding on one wall and remaining walls with Large Format Vitrified Tiles of Premium Quality as per Design Intent
Ceiling	False Ceiling with Gypsum Board MR Grade with Trap Door as per requirement
Lights	Provision for Lighting as per Design Intent
Plumbing Fixtures	- Luxury Collection Plumbing Fixtures from Gessi, V&B, Fantini, Dornbracht, THG or equivalent make as per Design Intent - Fixtures model and finishes as per selection - Low Flow Fixtures
Shower Cubicle	Full height shower cubicle with integrated Shower Panel & Rain Shower Head
Vanity	Factory Made Fully Integrated Vanity Unit with Mirror, Basin, Cabinet and other features as per Design Intent
Ventilation and Exhaust	Ceiling integrated exhaust system with silent dual exhaust fans separate for WC and Shower Cubicle



POWER ROOM

Floor	Imported Marble Flooring as per Design Intent
Walls	- Marble Cladding upto 4' as per the design intent - Remaining wall area above dado Gypsum Punning + Putty + Acrylic Primer + 2 Coats of Luxury Emulsion Paint of low VOC
Ceiling	False Ceiling with Gypsum Board MR Grade with Trap Door as per requirement
Lights	Provision for Lighting as per Design Intent



Plumbing Fixtures

- Luxury Collection Plumbing Fixtures from Gessi, V&B, Fantini, Dornbracht, THG or equivalent make as per Design Intent
- Fixtures model and finishes as per selection
- Sensor based fixtures as per selection
- Low Flow Fixtures

Vanity

Factory Made Fully Integrated Vanity Unit with Mirror, Basin, Cabinet and other features as per Design Intent

Ventilation and Exhaust

Ceiling integrated silent exhaust system



KITCHEN (OPEN & DRY)

Floor	Imported Marble Flooring as per Design Intent
Walls	Large format Premium Tiles (Upto Lintel Height) as per Design Intent
Exhaust	Provision for Exhaust Systems as per Design Intent
Appliances	Provision of Electrical Sockets
Sensors	Equipped with sensors to detect Heat & Smoke

KITCHEN (WET)

Floor	Matte Finish Full Body Vitrified Tiles
Walls	Large format Premium Tiles (Upto Lintel Height) as per Design Intent
Exhaust	Provision for Exhaust Systems as per Design Intent
Appliances	Provision of Electrical Sockets
Sensors	Equipped with sensors to detect Heat & Smoke



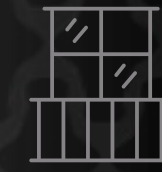
UTILITY

Floor	Matte finish Full Body Vitrified Tiles
Walls	- Wall Dadoing using Large Format Tiles as per Design Intent - Remaining wall area above dado Gypsum Punning + Putty + Acrylic Primer + 2 Coats of Premium Emulsion Paint of low VOC
Appliances	Provision of Electrical Sockets for Washing Machine / Dishwasher



BALCONY / SIT-OUTS

Floor	Large format vitrified tiles of Matte Finish Wood / Rustic Series
Walls	Exterior Grade Coating as per Design Intent
Ceiling	False Ceiling with WPC or Metal Ceiling or as per Design Intent
Lights	Provision for Lighting as per Design Intent
Electrical	Provision of Electrical Socket (IP67)
Railing / Parapet	Laminated Glass Railing designed to withstand all loads in accordance with IS Codes and as per Design Intent



TERRACE LAWN / DECKING

Floor	As per Landscape Design Intent
Walls	Exterior Grade Coating as per Design Intent
Ceiling	False Ceiling with WPC or Metal Ceiling or as per Design Intent
Lights	Provision for Lighting as per Design Intent



Electrical	Provision of Electrical Socket (IP67) for AV / FTTH etc
Railing / Parapet	Laminated Glass Railing designed to withstand all loads (Wind) in accordance with IS Codes and as per Design Intent.
Plumbing	Provision for Water Drains, Water Connection Points as per Design Intent

DOORS & WINDOWS

Main Door	- Dimension - 9' Height & 4'6" Width - Factory made doors with reputed brand hardware of Imported or Equivalent make - Integrated Soft Autoclosure to prevent door accidents - Finish as per Design Intent
Internal Doors	- Dimension - 9' Height & Width as per design - Factory made doors with reputed brand hardware of Imported or Equivalent make - Integrated Soft Closure to prevent door accidents - Finish as per Design Intent
Toilet & Utility Doors	- Dimension - 9' Height & Width as per design - Factory made doors with reputed brand hardware of Imported or Equivalent make - Finish as per Design Intent
Balcony Doors	- Sliding Folding Doors connecting Living Room & Terrace Lawn / Sit-Out - Sliding Doors in bedroom connecting balconies - All fenestration framing is reinforced with hurricane bars to withstand wind loads in accordance with relevant IS Codes - Aluminium Powder Coated - Integrated Insect Screen



Windows

- Aluminum Windows
- Where required fenestration framing is reinforced with hurricane bars to withstand wind loads in accordance with relevant IS Codes
- Aluminium Powder Coated
- Integrated Insect Screen

INTEGRATED SMART BUILDING CONTROL SYSTEMS

FAS / FPS

- Equipped with sensors to detect Heat, Co2 and CO
- Sprinklers installed as per Fire Regulations

Access Control

Main Door integrated with Smart Lock & Interactive Security Systems

LPG

Uninterrupted Reticulated / Piped Gas System Supply with Gas Detection and Auto Shut-O Valves

Indoor Climate Control

Energy Ecient VRV systems with high SEER rating at extra cost



MEP PROVISIONS & AMENITIES

WALL FINISHES TOWER

Internal Walls

Gypsum Punning + 2 Coats Putty + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC.

Building Envelope

Exterior Grade paint over texture / Exterior Putty, Glazing/GRC/Stone & Green pocket as per Elevation Intent.

Entrance Lounge

Structural Glazing with Automatic glass door and canopy



COMMON AREA

Corridor | Staircases

- Gypsum Punning + 2 Coats Putty + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC over large format tile cladding 4' height

Lift Lobby

Imported Marble / Granite / Lacquered Cladding as per Design Intent.



CEILING

COMMON AREA

Arrival Lobby / Lift Lobby Corridor

Designer False Ceiling with Gypsum Board / Metal

Staircases

Gypsum Punning + 2 Coats Putty + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC.



FLOORING

COMMON AREA

Arrival Lobby / Lift Lobby Corridor

Imported Marble Flooring as per Design Intent

Staircases

Granite / Natural Stone

Refugee Area

Double Charged Vitrified Tile / Rustic

Basements / parking

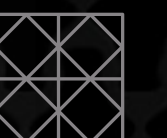
VDF with marking as per standards

Driveways

Epoxy Coating over VDF

Ramps

VDF / Stamped Concrete / VDF with cobble stone with marking as per standards



MEP PROVISIONS & AMENITIES (SITE / COMMON AREAS)



HVAC	
Electrical (High Side)	Centralised Air-Conditioning in Main Lobbies
Electrical (Low Side)	As per Load Calculation
Power Back-Up	- Provision of Electrical Sockets in Common Areas as per Electrical Design Intent 100% Power Backup using D.G Sets with acoustic enclosure
PHE	- Hydro-Pneumatic system with 100% treated water. - Separate Municipal water supply to units. - Individual water metering for units.
Water Supply	- Hydro-Pneumatic Water Supply System - Provision of Central Water Softner
STP	- Sewage Treatment Plant of adequate capacity as per norms is provided. - Treated water from STP will be used for landscaping and flushing purpose.
Access Control	- Main Gate & Basement Entry integrated with Smart & Interactive Security Systems including Boom Barriers, Crash Barriers as per design. - Separate entry for visitors. - Surveillance Cameras covering entire site & common areas.
Lighting & Smart Controls	- Provision for Lighting as per Design Intent - Sensor & Timer based lighting control system for entire site & common areas
EV Charging	Provision for EV charging ports as per Design Intent & Applicable Norms
BMS	Centralised BMS controls for common MEP services.
Vertical Transportation	- Energy Ecient High Speed Automatic Passenger Elevators with emergency rescue system of Hitachi / Mitsubishi / Schindlers / Thyssenkrupp or better equivalent make. - Bespoke Elevator Car Interiors as per Design Intent.
Trac Safety & Control	Providing of trac safety devices like Convex Mirror, Road Studs, Wheel Stopper, Protection Guards, Speed Bumps / Humps etc. as per Trac Safety Plan.
Parking Capacity	- Parking is provided as per regulatory norms. - Additional parking can be provided as per agreement.
Communication	Central Communication System App Based
Water Heater	Energy Ecient Heat Pump Water Heater
FAS / FPS	- Equipped with sensors to detect Heat. - Sprinklers, Hydrants are installed as per Fire Regulations - Fire Command Centre is provided for every building as per regulations.
Water Softner	Central Gas Bank as per Regulations
Solid Waste Management	Central Water Softner Garbage Chutes are provided at every floor level and centrally collected
Car Wash	Car Wash facility is provided

CLUB PALAZZO AMENITIES



Entrance Lobby	5 Floor Height Grand Lobby Visitor's Lounge Indoor Badminton Court Squash Court	
Activity Zone	Swimming Pool Kids Pool Billiards Lounge Table Tennis / Board Games Library/Reading Room / Business/Waiting Lounge Outdoor Gym	 
Fitness Zone	Techno Gym Yoga / Meditation Hall Dance / Fitness Studio Spa Indoor Jogging / Walking Track	 
Recreation Zone	Private Dining Rooms Conference Room Banquet Hall / Lawn Lawn Deck	
INFINITY POOL		
Terrace Pool	Infinity Pool Party Deck	
COMMUNITY OUTDOOR AMENITIES		
Landscape Feature	Senior Citizen's Zone Amphitheatre Seating Zones Event Lawns / Free Play Lawns Cycling / Walking Track Main Entry Plaza Kids Play Area Medicinal/Herbal Garden Pet Park Sculpture Garden Water Scapes Botanical Garden	 
Sports Activity	Kids Skating Ring Kids Play Area Basket Ball Court	
Facilities	School Bus Waiting Lounge Cab Drop o points	



WITHIN 1.5 KM - 3.5 KM RADIUS

Offices

- Google
- Amazon
- ICICI
- Wave Rock SEZ
- Capgemini
- Cognizant
- Franklin Templeton
- Broadcom
- Microsoft
- Wipro
- Infosys
- US Consulate

Social Infrastructure

- Oakridge International School
- Sreenidhi International School
- CBIT
- ISB
- Gachibowli Stadium
- P Gopichand Badminton Academy
- Hyatt
- Sheraton Hotel
- Continental Hospital
- Osman Sagar Lake



25 MINS

Rajiv Gandhi International Airport

Project Developed By:



POULOMI

PEACE OF MIND

Member



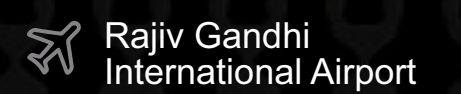
Principal Architects



Brand Consultants



Sales Consultants



55 STORIES OF LUXURY



PROJECT RERA NO: P02400004428

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