


LOCATION MAP




CLOSE TO
NATURE AND
EVERYTHING ELSE.


- 


Financial District
2 Min.



Nehru ORR
< 1 Min.
- 

GAR Laxmi Infobahn
< 1 Min.



Global Edge School
4 Min.
- 

Continental Hospitals
5 Min.



Lingampally
Railway Station
20 Min.
- 

Airport
25 Min.

Corporate/Regd. Office:

Cybercity Builders & Developers Pvt. Ltd.
4th Floor, Sathsurya Complex, Road No. 36,
Extended Jubilee Hills Hyderabad - 500033.

Sales Office: HITEC City

Cybercity Builders & Developers Pvt. Ltd.
Cybercity, Hariram Hills,
Green Hills Road, Near IDL Road,
Near HITEC City MMTS, Hyderabad,

Sales Office: Kokapet

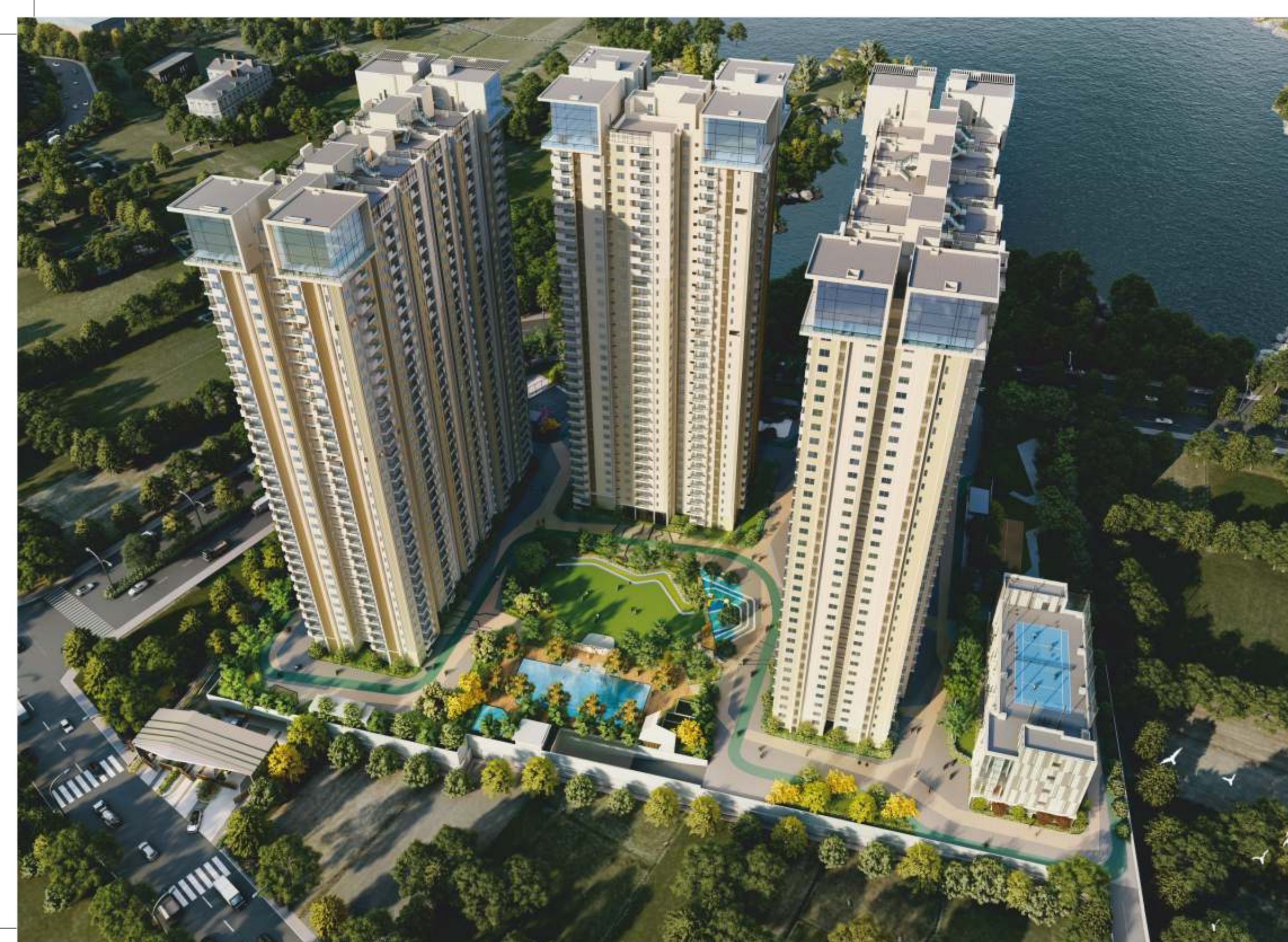
Cybercity Builders & Developers Pvt. Ltd.
KOKAPET Marketing Office,
Next to GAR Laxmi Infobahn,
Near Kokapet Toll Plaza,
Kokapet, HYDERABAD - 500075.

TS RERA NO.: P024 0000 3031

V1.3/11/21

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EMBRACE LUXURY LIVING IN NATURE'S LAP!

THE CENTRE OF FUTURE HYDERABAD

A life of quality and serenity which your heart always yearns for. A kind of luxury graced with accessibility and convenience, living amidst peace and nature. Here, you can get the best of both worlds.





















Welcome to Westbrook. It's time to change your perspective.

- 300m from ORR & Financial District
- 82% Open Spaces. IGBC Pre-Certified Green Building
- 2 Clubhouses - 50,000 sft. of Amenities
- Designed by Architect Hafeez Contractor
- Next to Kokapet Lake
- G+34 Floors, 1102 Units
- Provision for Electrical Vehicle Charging
- 3 Towers in 7.8 Acres
- 2,3, 3+1 BHK. 1075 to 2400 sft.



LUXURY CRAFTED FOR URBAN LIFESTYLE

CLUBHOUSE AMENITIES

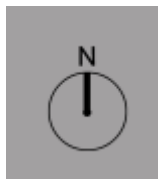
-  Creche/Day Care
-  Multipurpose Hall
-  Spa and Salon
-  Guest Rooms
-  Open Terrace
-  Indoor Games
-  Squash Courts
-  Badminton Courts
-  Tennis Court
-  Events Hall
-  Supermarket
-  Pharmacy
-  Juice Bar
-  Cafeteria
-  Gymnasium
-  Yoga & Meditation Hall
-  Activity Rooms
-  Party Area
-  Event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

THE MASTER PLAN FOR PERFECT LUXURY

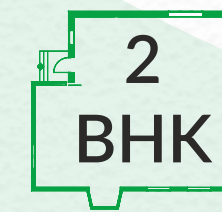


LEGEND

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



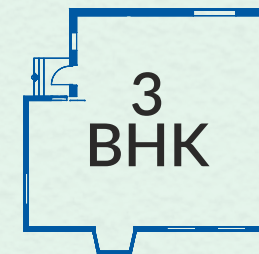
BUILT FOR CONVENIENCE.



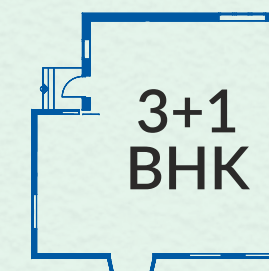
1075 E | W
1210 E | W



1470 E | W
1660 E | W
1730 E | W



1950 E | N
2100 E | W
2210 E | W

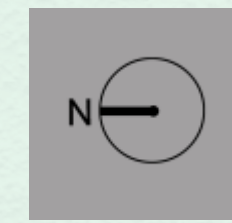


1825 E | W
2400 | N

BASK IN THE COMFORTS OF LUXURY



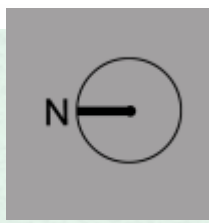
TOWER 1



TOWER 2



TOWER 3



CELEBRATE THE FREEDOM TO CHOOSE

UNIT PLANS



2 BHK 1075 EAST

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

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

2 BHK 1075 WEST

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

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



2 BHK 1210 EAST

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

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

2 BHK 1210 WEST

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

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

UNIT PLANS



3 BHK 1470 EAST

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

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

3 BHK 1470 WEST

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

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



3 BHK 1660 EAST

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

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

3 BHK 1660 WEST

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

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

UNIT PLANS



3 BHK 1730 EAST

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

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

3 BHK 1730 WEST

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

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



3 BHK 1825 EAST

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

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

3 BHK 1825 WEST

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

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

UNIT PLANS



3 BHK PREMIUM 1950 EAST

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

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

3 BHK PREMIUM 1950 NORTH

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

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



3 BHK PREMIUM 2100 EAST

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

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

3 BHK PREMIUM 2100 WEST

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

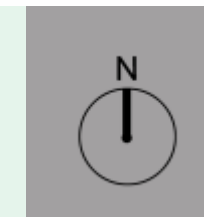
SBA	Plinth Area	Carpet Area	Balcony Area	Utility Area	External Wall Area	Common Area
2100	1667	1340	198	29	100	433

UNIT PLANS



3 BHK PREMIUM 2210 EAST						
SALEABLE AREA BREAK-UP for TYPICAL UNIT (In SFT)						
SBA	Plinth Area	Carpet Area	Balcony Area	Utility Area	External Wall Area	Common Area
2210	1742	1410	184	41	107	468

3 BHK PREMIUM 2210 WEST						
SALEABLE AREA BREAK-UP for TYPICAL UNIT (In SFT)						
SBA	Plinth Area	Carpet Area	Balcony Area	Utility Area	External Wall Area	Common Area
2210	1728	1395	184	41	108	482



3+1 BHK 2400 NORTH (Closed Home Theatre)						
SALEABLE AREA BREAK-UP for TYPICAL UNIT (In SFT)						
SBA	Plinth Area	Carpet Area	Balcony Area	Utility Area	External Wall Area	Common Area
2400	1877	1567	158	41	111	523

3+1 BHK 2400 NORTH (Open Home Theatre)						
SALEABLE AREA BREAK-UP for TYPICAL UNIT (In SFT)						
SBA	Plinth Area	Carpet Area	Balcony Area	Utility Area	External Wall Area	Common Area
2400	1877	1567	158	41	111	523

SPECIFICATIONS

1. Vaastu

- a. 100% Vaastu compliant

2. Structure (Basements)

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

3. Super Structure

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

4. Lobby

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

5. Lifts

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

6. Flooring

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

7. Kitchen and Utility

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

8. Toilets and Fittings

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

9. Painting

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

10. Railing

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

11. Common Area Finishes

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

12. Doors and Windows

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

13. Electrical

- a. Concealed Wiring with PVC Insulated Copper Wires and Modular Switches
- b. Sufficient Power Outlets and Light Points will be provided
- c. Cable TV and Telephone Points provided in the Drawing, Living and Master bedroom
- d. Provision for Installation of Spilt AC in the Living, Dining rooms and all Bedrooms
- e. Individual Meters will be provided for all Apartments at respective floor level in the electricalshaft.
- f. HT Metering proposed.

- g. Power outlets for Electrical Appliances - Power plug for cooking range, Chimney, Refrigerator,Microwave Oven, Mixer-Grinder in Kitchen, Washing Machine / Dishwasher in utility area
- h. 3-Phase Power Supply – Connected load for 2 BHK, 3 BHK & Duplex as per consultant recommendation
- I. Internet points in Living & Master Bedroom

14. Plumbing

- a. Domestic water supply for toilets and kitchen (Hydro pneumatic)
- b. Drinking water supply only to Kitchen (Hydro pneumatic)
- c. STP treated water for flushing (all toilets) and landscaping (Hydro pneumatic)
- d. STP / WTP / Sumps – Capacity as per consultant recommendation

15. False ceiling

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

16. Security System

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

17. Gas

- a. Piped-Gas provision for all apartments. Gas banks at podium level.

18. DG Back up

- a. 100% DG backup proposed for all apartments except ACs & Geysers.

19. BMS Services

- a. Prepaid Electricity and Water Meters provided for all apartments.