

# THE TWINNS

By DSR

LIMITLESS  
LUXURY





# LUXURY IS AN INEVITABLE NECESSITY OF THE FUTURE.

Since the inception of the human race on earth, people have relentlessly been on the move, always wanting more. Whether we considered conquering the highest mountains, defeating the most fierce beasts, gliding our way through the sky or diving deep into the ocean, we have done it all. Through this journey, comes a revelation. We have always belonged to a free spirited and far stretched land, waiting to be discovered and celebrated. This is relevant even today, because every individual seeks to have a space to themselves where they can rewrite their own version of discoveries in this world. It was never meant to be a moment of conclusion to achieve any of this, but indeed about being on the move and pushing ourselves further to see beyond what we have already experienced as a species. From living like nomads, to becoming well-versed with our own preferences and opulent indulgences, we have come a long way.







## The revelation of flawless extravagance.



When we are constantly on a journey of discovering the unknown, we seldom stumble upon a place of familiarity that makes us want to remain there forever. Just like whales swimming in an ocean that accommodates their large bodies comfortably, while giving them a sense of belonging. People are experiencing a constant evolution as well, which helps them define their need for larger residential spaces and leading a life of endless possibilities.

They are slowly adapting to the thought of achieving a sense of freedom within enormous spaces they can call their own and experience largeness in sync with their version of a massive ocean that seems to have no end and a place to call home. The edge of the horizon, where this thought ceases to be a fragment of our imagination and becomes a true opportunity within our reach, is none other than 'The Twins by DSR' where limitless luxury awaits you.



◆ ◆ ◆  
Every home  
signifies something  
intriguing...





◆◆◆  
...but not every home  
exceeds your idea  
of opulence.





**INDIA'S FIRST TWIN TOWERS WITH AN  
EXCLUSIVE COMMUNITY OF 15999 SFT HOMES  
WITH ONE RESIDENTIAL APARTMENT  
ON EVERY FLOOR.**







# ABOUT THE PROJECT

A lifestyle that exudes exclusivity & privacy at its best.

Privilege is redefined when you have exclusive access to something unique. A luxury that belongs to only a chosen few. It is a 'state of the art extravagance', and indeed a distinctive world within itself. The constant evolution responsible for the magnetic interest in real estate has been limited to the straightforwardness of necessity and aspiration among people. However, The Twins by DSR does not place its dependency on keeping up with one's imagination, but instead paves a path for its residents to fearlessly aspire towards limitless luxury.

India's first residential apartment measuring up to 15,999 square feet does not simply accommodate people, but also their stature. With exclusively one flat on each floor, the project comprises a total of 85 apartments across 2 towers with exclusive amenities in both. It is surrounded by scenic landscapes and is easily accessible, located in Puppalaguda. The project is set to uplift and transform the neighborhood into a luxurious locality, being South India's first residential project with a unique glass facade.

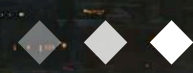


A residence that  
encompasses  
every luxury...





◆◆◆  
...but will always  
have room for so  
much more.





**SOUTH INDIA'S FIRST RESIDENTIAL  
PROJECT WITH A UNIQUE GLASS FAÇADE.**





SCAN FOR DIRECTIONS



Where luxury is settled with pride.

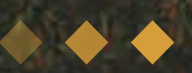


Become part of a thriving community of well-established individuals located at **Puppalaguda**, with some of the most desirable whereabouts only a stone's throw away. **'The Twins'** is located **1 kilometer away from Gachibowli at Nehru Outer Ring Road** and a **30 minute drive from Rajiv Gandhi International Airport**. The search for a unique sensation of escaping the day-to-day and enjoying the privilege of residing at Hyderabad's growth corridor ends here.



◆◆◆  
Where you  
return home to  
extravagance at  
night...

THE  
TWINNS  
By DSR





◆◆◆  
...and the mornings  
hold glorious  
significance.





**SOUTH INDIA'S FIRST RESIDENTIAL PROJECT  
WITH SPEEDY ELEVATORS MOVING AT  
4 METERS PER SECOND.**







# PROJECT OVERVIEW

Redefining the perception of ultra-luxury residential apartments.



- LOCATED AT **PUPPALAGUDA**
- 2** TOWERS
- 4** BASEMENTS & GROUND FLOOR
- 50,000** SFT CLUBHOUSE
- 44** FLOORS IN EACH TOWER
- 85** UNITS
- 15,999** SFT APARTMENT



◆◆◆  
When you fall  
short of words  
to describe your  
home...



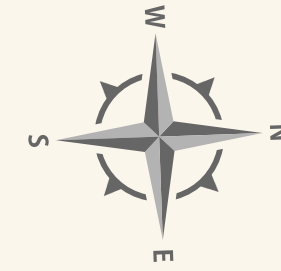


...because merely  
praising it would  
not suffice.





# Master Plan



EXISTING 40' WIDE SERVICE ROAD

EXISTING 12M/ PROPOSED 18M WIDE ROAD

EXISTING OUTER RING ROAD

## Legend

- |                                |                         |
|--------------------------------|-------------------------|
| 1 Entrance                     | 10 Pet Park             |
| 2 Exit                         | 11 Transformer Yard     |
| 3 Lawn                         | 12 Stepped Lawn         |
| 4 Seating Court                | 13 Senior Citizen Court |
| 5 Drive way                    | 14 Children's Play Area |
| 6 Avenue Planting              | 15 Seating Lounge       |
| 7 Grand Entrance Water Feature | 16 Multi Purpose Lawn   |
| 8 Tropical Planting            | 17 Entry Ramp           |
| 9 Multi Purpose Court          | 18 Exit Ramp            |



# Floor plan





◆◆◆  
**Only a chosen  
few are bound  
to experience...**





◆ ◆ ◆  
...the privilege of  
residing at such an  
exceptional address.





**HYDERABAD'S FIRST RESIDENTIAL  
PROJECT WITH 13 FT FLOOR HEIGHT.**







Luxury amenities  
spread across  
a multi level  
clubhouse.



'The Twins' has personalized amenities spread out across both towers for the residents. The landscape elements of the project include a basketball court, jogging track, pet park, sitting areas, outdoor party spaces, a water body and lawns to name a few.

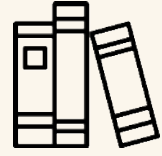


# Luxurious Amenities

Extraordinary comfort,  
pleasure and convenience.



Reception desk  
with a lobby area  
and lounge.



Library & Reading  
Lounge



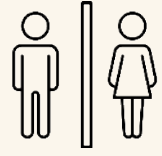
Conference Room



Infinity Pool



Kids Pool



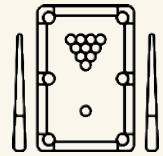
Changing Rooms  
(Separate for Men  
& Women)



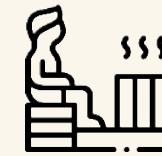
Senior Citizen  
Room



Billiards Room



Snooker Room



Steam Bath  
(Separate for Men &  
Women)



Sauna Bath  
(Separate for Men &  
Women)



Spa



Table Tennis  
Rooms



Playstation  
Room



Yoga & Aerobics  
Room



Gym



Cafeteria



Restaurant



Soccer Turf Court



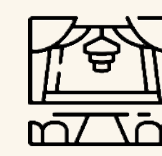
Badminton Court



Squash Court



Party Area &  
Dance Floor



Multipurpose  
Hall



Buffet Hall





# Clubhouse Amenities Floor Plan



TOWER - A CLUB HOUSE GROUND FLOOR PLAN



TOWER - B CLUB HOUSE GROUND FLOOR PLAN



TOWER - A CLUB HOUSE FIRST FLOOR PLAN



A residence that  
sets you apart...





◆ ◆ ◆  
**...becoming a  
symbol of  
your stature.**





**HYDERABAD'S FIRST RESIDENTIAL  
PROJECT WITH CENTRAL VACUUM &  
PEST CONTROL FACILITIES.**





# Project Specifications

## ITEM SUPER STRUCTURE

- R.C.C Shear wall framed structure to withstand wind & Seismic Loads.
- 13'0" ft height from Slab to Slab.

## INTERNAL & EXTERNAL WALLS

- **Internal:** Gypsum Plaster or equivalent excluding balconies, Sit-outs, Shoe Room, Party area, Home theatre, Toilets, Utility, Walk-in-closet, Wet kitchen, Store rooms and servant rooms.

## DOORS

- **Main Door Frame & Shutter:** Premium designer main door frame & shutter of 10' height with premium hardware fittings.
- **Internal Door Frame & Shutter:** Premium designer internal door frame & shutter of 9' height with premium hardware fittings.

## WINDOWS AND FRENCH DOORS

- **Windows:** Anodized aluminum frame with double glass (DGU) / Toughened Glass (As per Wind Tunnel Test Certificate) with mosquito mesh of Schueco / Alumil or equivalent make.
- **French Doors:** Anodized aluminum frame with double glass (DGU) / Toughened Glass (As per Wind Tunnel Test Certificate) with mosquito mesh of Schueco / Alumil or equivalent make.
- **Ventilators/ Windows:** UPVC/Aluminum ventilators for all toilets, store wet kitchen, servant room & servant toilet of LG Hausys / Aluplast or equivalent make.

## PAINTING

- **External:** Texture finish with 2 coats of Asian paint or equivalent make as per architect design.
- **Internal:** 2 coat putty, 1 coat premier and 2 coats of Asian Aspire paint or equivalent make.
- **Sit-out/ Party Area:** Weather proof paint over external putty finish at utility / sit-out walls.
- **Basement / Parking Area:** Water proof cement paint and over a base coat of primer for columns as per architect design and One coat putty finish for entire ceiling roof.

## FLOORING

- **Living, Dining, Drawing, Pooja, Wet And Dry Kitchen & All Bed Rooms:** Imported Marble with 3" skirting.
- **All Toilets:** Imported marble up to grid ceiling height.
- **Corridors:** Marble / Granite as per architect design.
- **Home Theatre:** Wooden Flooring of premium make.
- **Living Balconies / Party Area/sit-out / Balcony:** Marble / Granite as per Architect Design.
- **Staircase (Passenger):** Granite as per architect design.
- **Staircase (Fire):** Tandoor stone.
- **Store / Wash Area / Utilities/servent Room & Servent Toilet:** Premium Vitrified tiles.

## MODULAR KITCHEN

- Dry Kitchen of Imported make.
- Wet Kitchen of Indian make.

## KITCHEN / UTILITY / WASH

- Provision for Separate municipal water tap (Manjeera) and Bore Well water through softener plant in kitchen with CP fittings.
- Provision for Bore well water for Dish Washer, Washing Machine and washing utensils with CP Fittings in utility.

## BATH ROOMS

- Rain showers in all bed room toilets except powder room, Servant toilets and Party area toilet.
- Wash basin with LED mirrors and inbuilt console.
- Wall mounted EWC with Flush Valves.
- Thermostat/Single lever diverter of imported make.
- Servant room toilet – floor mount WC with CP Fittings of Indian make.
- Jacuzzi / steam will be provided in Master bed room.
- Shower cubicles in all toilets except powder room, Servant toilets and Party area toilet

## ELECTRICAL

- Concealed Copper Wiring of Finolex / RR/ Havells or equivalent make.
- Power outlets for geysers and exhaust fans in all bathrooms.
- Power plugs for cooking range chimney, refrigerator, microwave oven, mixer / grinder and Aqua Water in kitchen.
- Power plugs for Washing machine and dish washer in Utility Area.
- Three phase power supply for each unit and individual Meter Boards.
- Miniature Circuit breakers (MCB) for each distribution board.
- Elegant designer Modular Electrical switches of Legrand Arteor model or equivalent make.
- Plug pins for TV & Audio in Living, Drawing, Home theatre, All bed rooms and Servant room.

## BIOMETRIC LOCK

- Biometric lock with biometric access along with regular key operation for main door of Yale or equivalent.

## HOME AUTOMATION

- Automation with three Circuits each in drawing room, living room, home theatre and all bed rooms with provision for upgradation of premium make.

## TELECOM

- Telephone points in all bedrooms, living room & drawing room.

## INTERCOM

- Intercom facility connecting to all the flats and Security, Reception, Concierge within the community.
- Intercom provision from flat to the servant room.

## CABLE TV / INTERNET

- Providing all cables from service provider to individual flat for Cable Connection and internet.

## LIFTS

- Each block will have 3 No's High speed automatic passenger lifts with rescue device and V3F for energy efficiency of Toshiba Mitsubishi or equivalent make.
- Each block will have 1 High speed automatic service lift with rescue devices and V3F for energy efficiency of Toshiba / Mitsubishi or equivalent make.

## WTP & STP

- Treated Bore well water will be supplied through an exclusive water softening and purification plant of reputed make.
- A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for Flushing and Landscaping.

## CAR WASH FACILITY

- Car Wash facility in cellar parking area available at specified area.

## GENERATOR

- 100% D.G Set backup including air conditioning with acoustic enclosure & AMF panel for all flats and common area.

## CAR PARKING

- Parking will be in 4 Levels.
- Visitor's car parking as per norms.

## BMS

- Building management software for gas bank, generator power and general power connection.

## RAIN WATER HARVESTING

- Rainwater harvesting through recharge wells onsite to improve ground water level.

## SECURITYS

- Sophisticated round-the-clock security system.
- Intercom between security and to all flats.
- Solar power fencing around the compound. Identity cards for servants.
- Boom Barriers at entry for vehicles with mechanical operation.
- Panic Button and intercom is provided in the lift that is connected to security room.
- Gas leak detector with shut-off valve.
- All Security related services connected to BMS.

## FACILITIES FOR PHYSICALLY CHALLENGED

- Access and Non-slippery ramps at all entrances shall be provided for Physically Challenged, appropriately designed preferred car park, Uniformity in floor level and visual warning signage's

## CCTV

- CC Cameras will be provided at Entrance Gate, Parking areas, Common areas and where ever necessary.

## FIRE & SAFETY

- Fire Systems will be provided as per fire department norms.

## LPG

- Providing all gas systems to Supply gas from centralized Gas bank to all individual flats in kitchen with gas meters from any govt. designated provider.

## CENTRALIZED AIR CONDITIONING

- VRV System of Mitsubishi / Hitachi or equivalent make in drawing room, living, dining,
- Home theatre & all bed rooms.

## CENTRALIZED VACCUM SYSTEM

- Wet and dry of Drainvac or equivalent make centralized vacuum system with cleaning accessories, static free piping, inlet valves with patented auto flush functionality.

## FRESH AIR CIRCULATION SYSTEM

- Renson or equivalent make smart demand controlled indoor air quality system with app monitoring and control, piping, ensors and diffuser valves.

## CENTRALIZED PEST CONTROL SYSTEM

- System of perforated tubes is included in the walls throughout your home so that pesticidal chemicals can be injected with the force of air from ports located on the exterior of your home.

## WASTE MANAGEMENT

- Garbage/ Chute with separate bins to collect dry waste and wet waste will provided for better disposal.

## LANDSCAPING

- Landscaping in the setback areas and in tot lot areas as per architect design.

## EXTERNAL LIGHTING

- LED Light posts with lamp fittings, at setback and Landscaping areas and lights in staircase & corridor areas.

## DRIVEWAY

- V.D.F. Flooring as per architect design.

## COMPOUND WALL

- Compound wall shall be constructed all around the plot with Solar fencing.





An aesthetically  
pleasing lifestyle...





...for individuals  
with a keen eye  
for details.





**HYDERABAD'S FIRST  
PROJECT WITH A TREATED  
FRESH AIR SYSTEM.**





# ABOUT DSR

Leadership.  
Perseverance.  
Pride.  
Loyalty.

A beginning that redefined excellence over a decade and a half ago. DSR set its firm foot in the construction arena of Hyderabad. Throughout the years, **DSR Builders & Developers** have carved a niche for themselves in the realty sector for its premium housing, fabulous internal & external amenities, as well as, the timely possession of properties as promised. They are responsible for changing the concept of living a luxury lifestyle. Every project delivered then and today is an example of robust structure, innovation and opulence.



PROJECT BY

**DSR SSI**  
Builders & Developers





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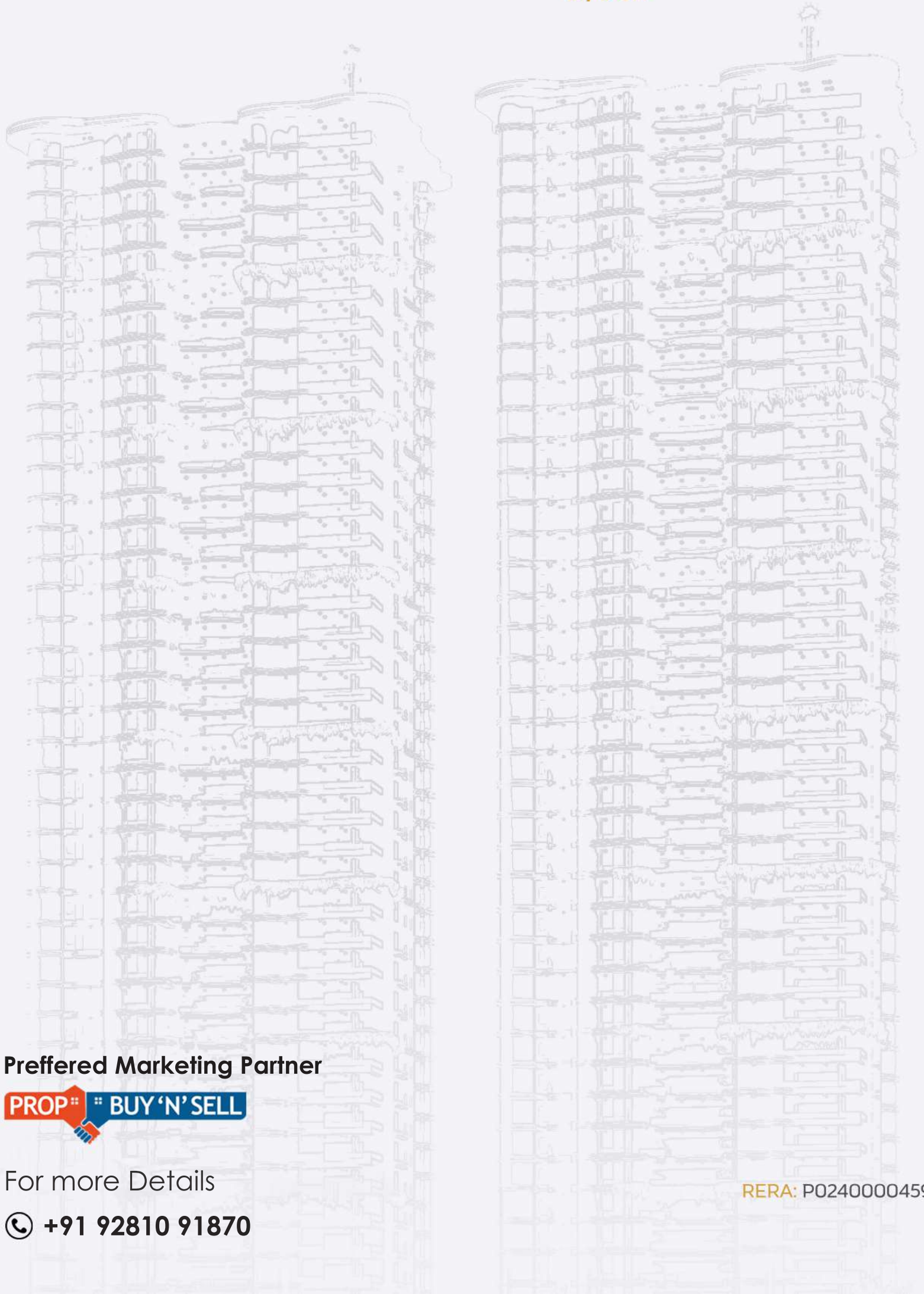
◆ ◆ ◆  
**Become an example  
of unfathomable  
privilege.**





# THE TWINS

By DSR



Preferred Marketing Partner



For more Details

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