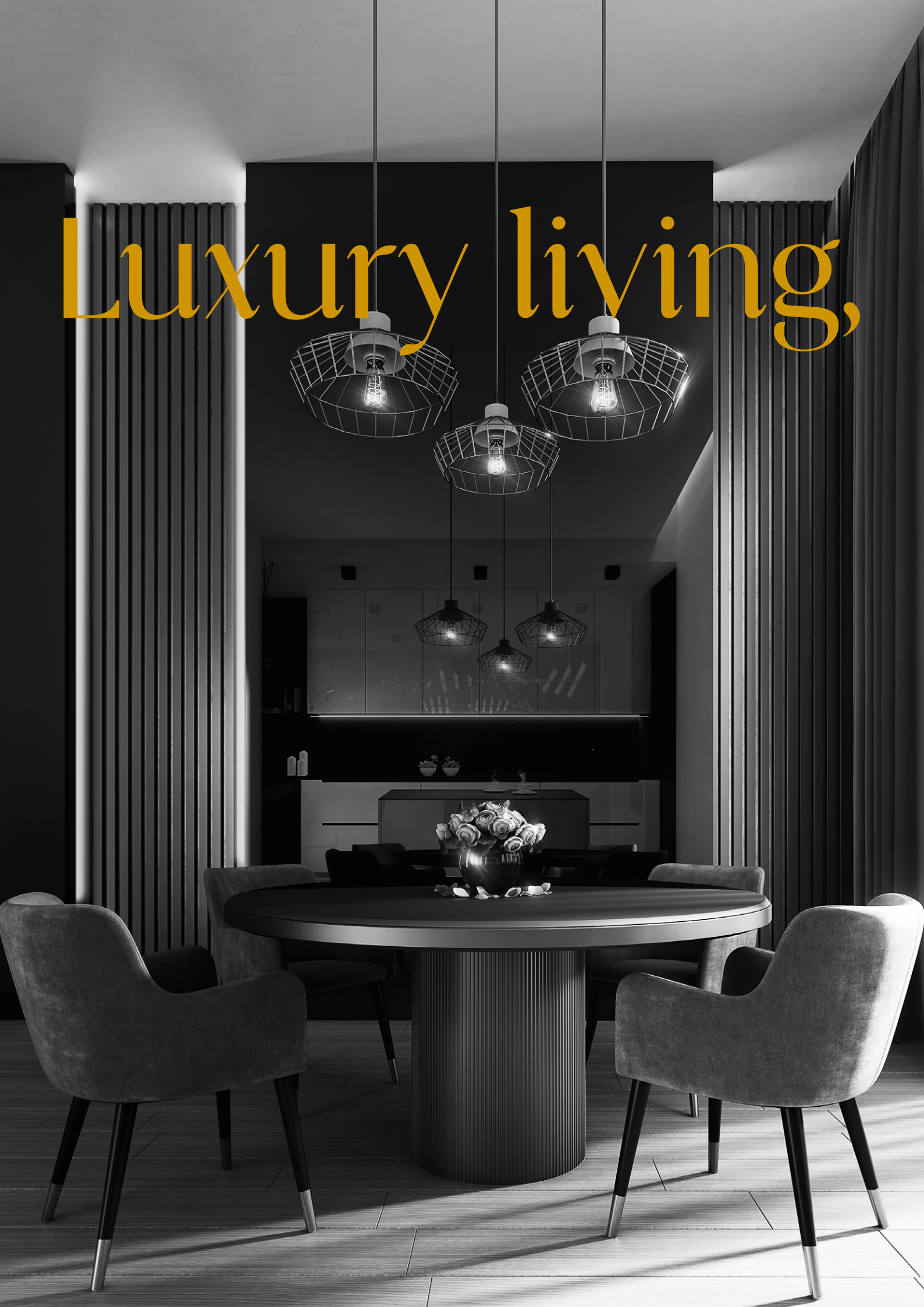




THE ESSENCE OF EXCLUSIVITY





Luxury living,

elevated.

Think of all the fine things in life — wine, cigars, watches. What makes them so exclusive? They're all crafted painstakingly, by hand, in small batches. Edition is an extension of this ethos. Homes so rare, so exquisite, that only a handful exist. Exclusive, limited edition homes that bring to life the concept of elevated luxury, for those who have a penchant for the finer things in life.

A sanctuary, an oasis, a blank canvas — each home at Edition is what you want it to be. It's a place to entertain, a receptacle for unforgettable memories, a sanctum that melts away the stresses of the day; a home that transforms itself to your discerning tastes. It's what everyone vies for, but only a select few can have.

Located in Gachibowli, with seamless connectivity to the Outer Ring Road, Edition offers residents sprawling 4BHK duplexes that champion exclusivity. Each unit — spanning an impressive 7,850 sq. ft. — promises you an abode that breaks away from the conventional, boxy structure of an apartment, and instead offers you boundless room, both horizontally and vertically.

1
TOWER

31
HOMES

0
NEIGHBOURS. *Well, almost.*

IT DOESN'T GET MORE EXCLUSIVE
THAN THIS.



31
APARTMENTS

30

29

28



31 pockets of *peace*.

Edition is a single tower that stands tall at 123m, elegantly overlooking Hyderabad's IT corridor. It makes good on its promise of ultimate exclusivity, with only 31 apartments for the taking, and 2 floors reserved for enriching lifestyle amenities.

With 1 apartment on each floor, Edition bestows you with the best of both worlds—the luxury of a private oasis with all the benefits of community living. Replete with double-height balconies, a lush, landscaped private terrace and majestic bay windows, the only neighbours you'll have are nature, and spectacular views of the city, of course.



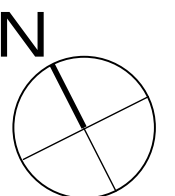
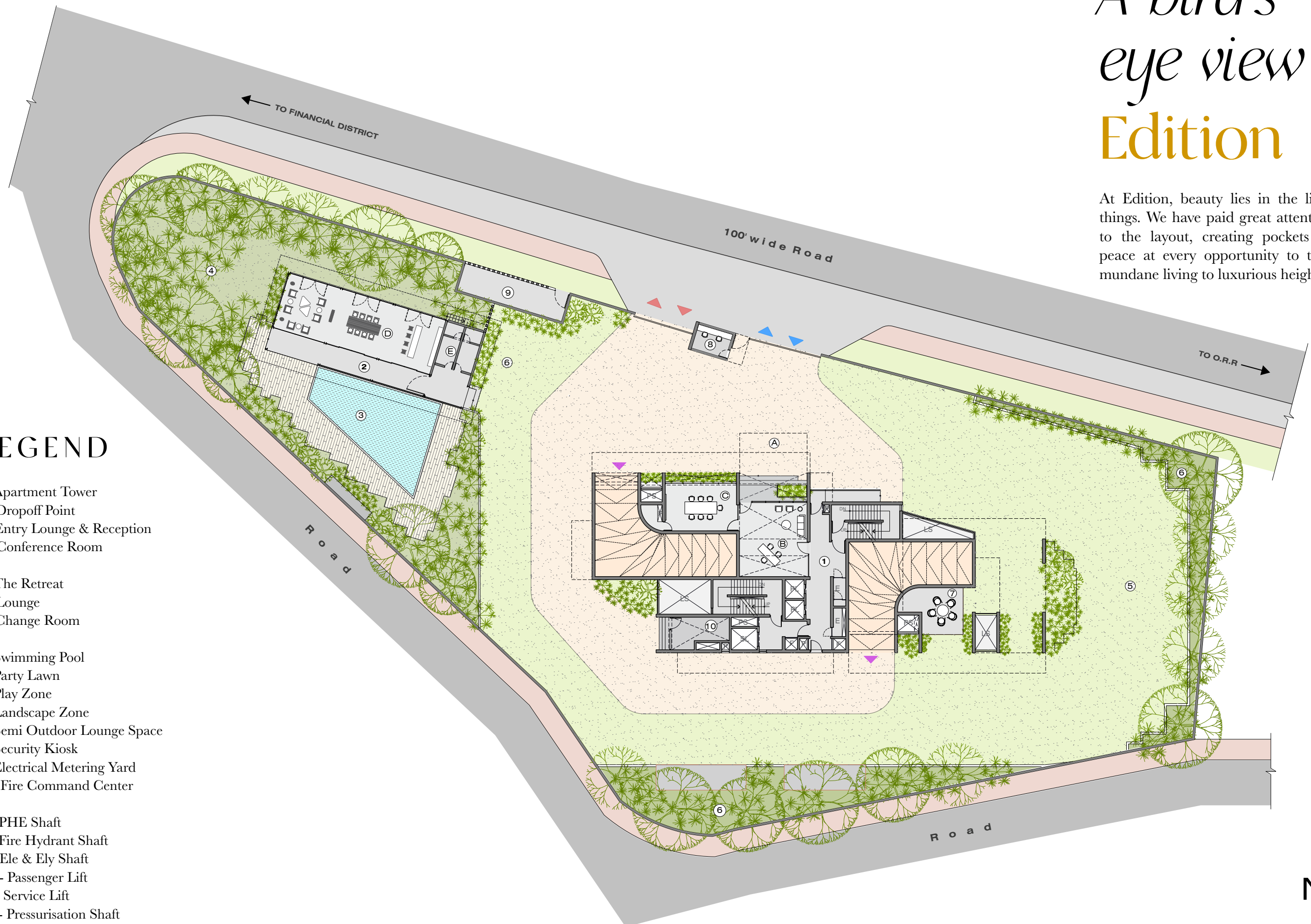
A bird's eye view of Edition

At Edition, beauty lies in the little things. We have paid great attention to the layout, creating pockets of peace at every opportunity to take mundane living to luxurious heights.

LEGEND

- 1. Apartment Tower
- A. Dropoff Point
- B. Entry Lounge & Reception
- C. Conference Room
- 2. The Retreat
- D. Lounge
- E. Change Room
- 3. Swimming Pool
- 4. Party Lawn
- 5. Play Zone
- 6. Landscape Zone
- 7. Semi Outdoor Lounge Space
- 8. Security Kiosk
- 9. Electrical Metering Yard
- 10. Fire Command Center

- P - PHE Shaft
- F - Fire Hydrant Shaft
- E - Ele & Ely Shaft
- PL - Passenger Lift
- SL- Service Lift
- PS - Pressurisation Shaft
- LS - Light Shaft



Welcome to *The Retreat*

Your refuge from the cacophony.

Tucked away in one corner of the property is The Retreat, a pavilion that's visually magnificent and the perfect venue to decompress, entertain and make memories.

Cloaked in bamboo louvers, The Retreat is a stark contrast to the magnificent concrete structure that is Edition. Step out of your home and step into this sanctuary, where bamboo, glass, and earthy tones mingle to create magic. Surrounded by lush greens and an inviting pool, The Retreat is the perfect place to curl up with a book or a podcast.

So go on, press pause on hustle of everyday life, for The Retreat is welcoming you with open arms.



Relax your shoulders,
unclench your jaw, exhale,
and reclaim your zen.

Amenities



LOBBY

A 22-feet tall, double-height lobby welcomes you on the ground floor, setting the tone for what's to come—understated elegance and swathes of breathing room that allow you to just be.

GYM

What if pumping iron could be a breath of fresh air? At Edition, it is. Situated on the 33rd floor, the gym offers sublime, sweeping views of the city that are just as invigorating as your workout routine.

GAMES ROOM

A home at Edition gives you access to a double-height indoor games room, situated on the first level. Crafted thoughtfully for children and adults alike, it overlooks a soothing green landscape and the kids play area.

KIDS PLAY AREA

Situated below the games room, on the ground floor, is a section that's carved out especially for tiny tots. A triple-height roof helps young minds connect with the earth and the big blue sky, setting the tone for carefree child play.

YOGA/DANCE STUDIO

Strike a pose or perfect your Virabhadrasana in an arena that lends itself to yoga, dance, aerobics and more. Like every space at Edition, it's a canvas that moulds itself as per your needs.

CONFERENCE ROOM

Need a quiet escape to make big decisions? Look no further than our conference room. Located on the ground floor, this no-distractions zone is where strategic thinking flourishes.



Live the good life.



Bespoke homes for boundless living

At Edition, nothing is done in half measure. Every apartment boasts of double-height volumes, so that you can live life to the fullest. Whether it's a soirée with friends, a quiet Sunday morning reading the papers or a weekend of play with the kids, you have room to do it all and more.



A home that's built around you

With 7,850 sq. ft. at your disposal, you'll never feel like the walls are closing in on you. Au contraire, Edition's lofty living spaces, spacious bedrooms and magnificent closets will leave you awestruck. Did we mention that all homes at Edition are vastu-compliant too?



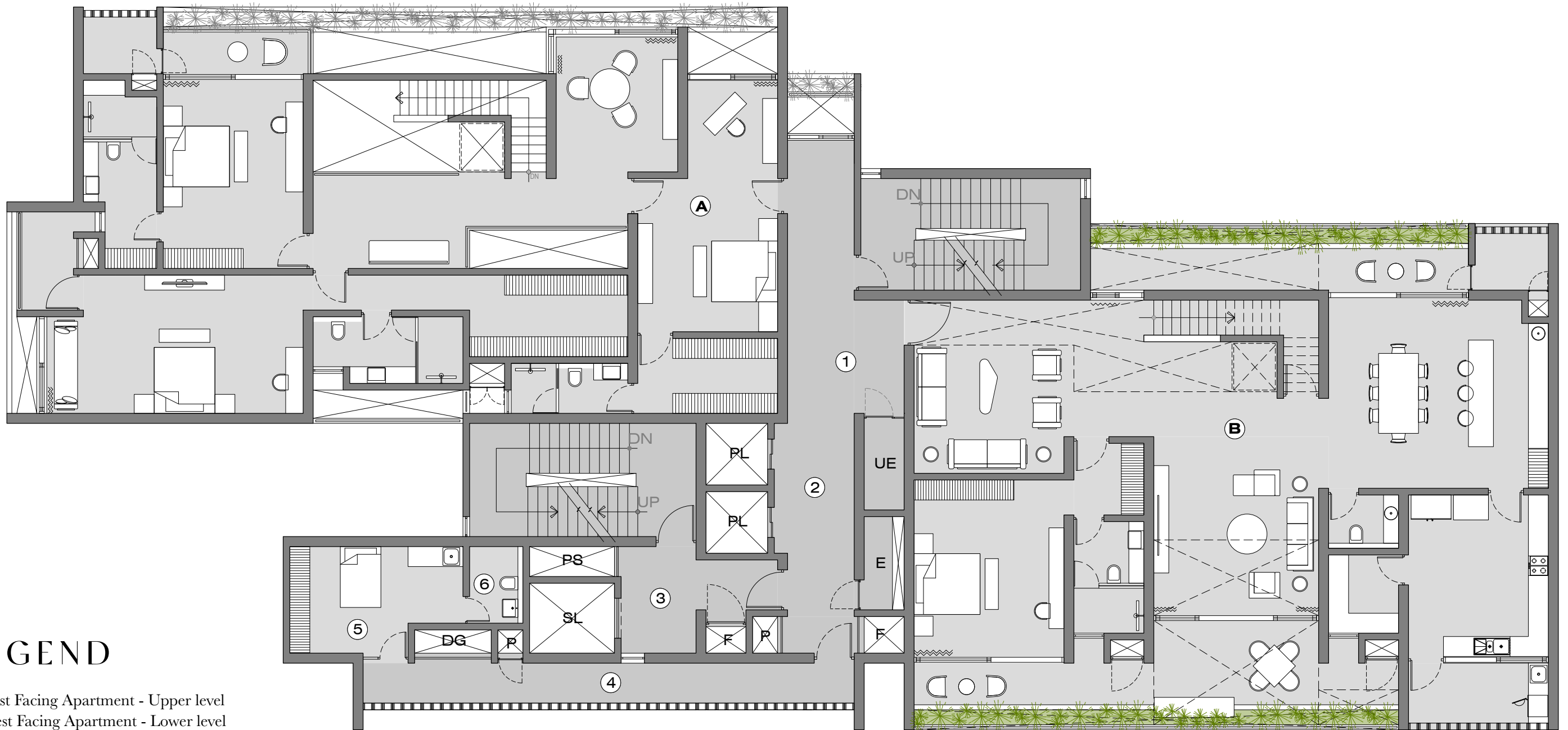
Where privacy is paramount

Your privacy isn't an after-thought. It's the principle that has guided all our decisions. Each apartment comes with its own, exclusive lobby entrance and a private elevator. The entrance to the staff quarters has been separated as well, ensuring that your peace is preserved.



A treat for your eyes and the senses

Each home is accompanied by enormous sit-outs that are a fitting extension of the spacious rooms. Double-height terraces with bay windows let in swathes of sunlight and a gentle breeze, while a personal, landscaped mini-garden in your balcony further reinforces your privacy.

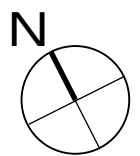


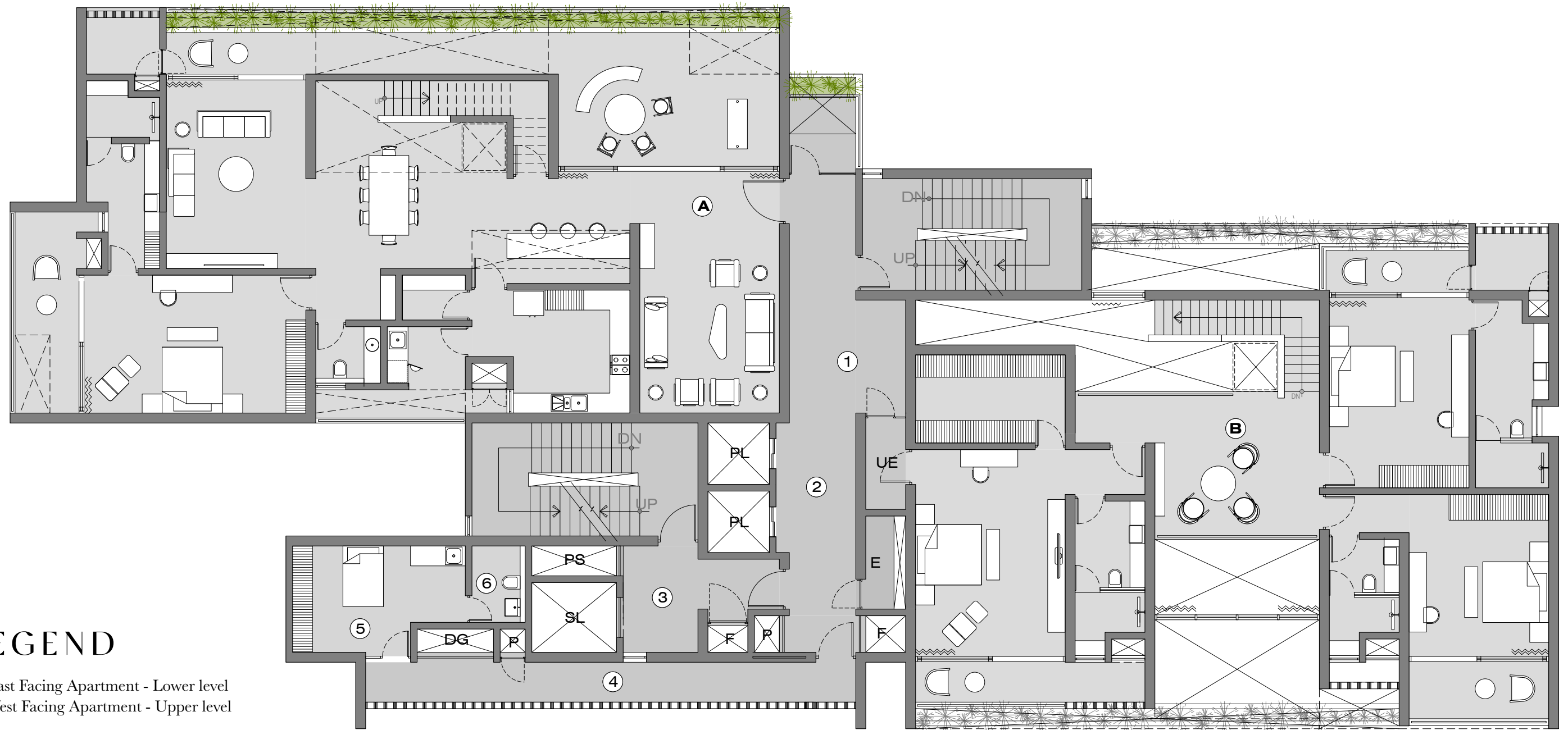
LEGEND

A. East Facing Apartment - Upper level
B. West Facing Apartment - Lower level

1. Central Lobby
2. Lift Lobby
3. Fire Tower
4. Staff Corridor
5. Staff Room
6. Staff Toilet
- P - PHE Shaft
- F - Fire Hydrant Shaft
- PS - Pressurisation Shaft
- E - Ele & Elv DB Shaft
- UE - Unit Ele & EN DB Room
- DG - DG Flue Pipe, Shaft
- PL - Passenger Lift
- SL - Service Lift

ODD NUMBER FLOOR PLAN



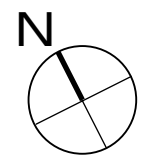


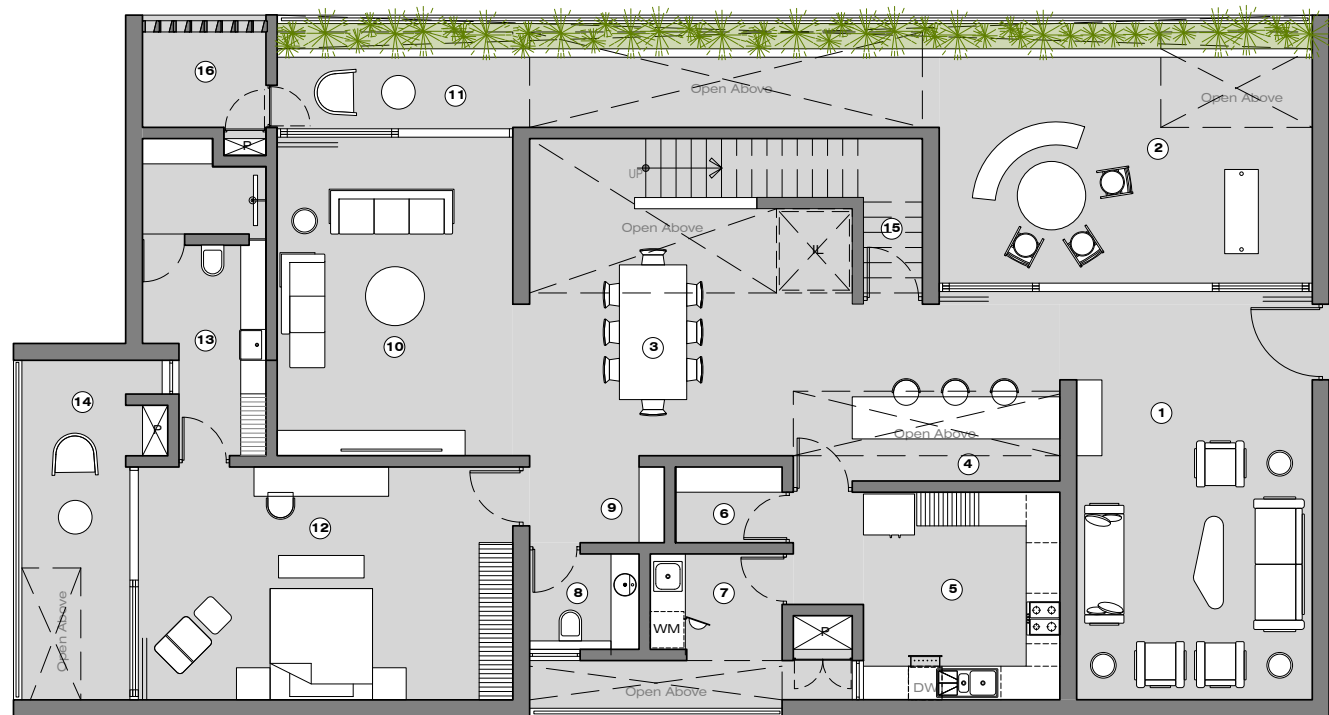
LEGEND

A. East Facing Apartment - Lower level
B. West Facing Apartment - Upper level

1. Central Lobby
2. Lift Lobby
3. Fire Tower
4. Staff Corridor
5. Staff Room
6. Staff Toilet
- P - PHE Shaft
- F - Fire Hydrant Shaft
- PS - Pressurisation Shaft
- E - Ele & Elv DB Shaft
- UE - Unit Ele & EN DB Room
- DG - DG Flue Pipe, Shaft
- PL - Passenger Lift
- SL - Service Lift

EVEN NUMBER FLOOR PLAN

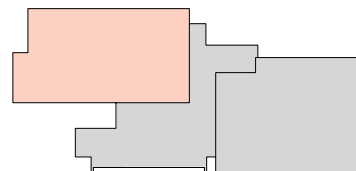




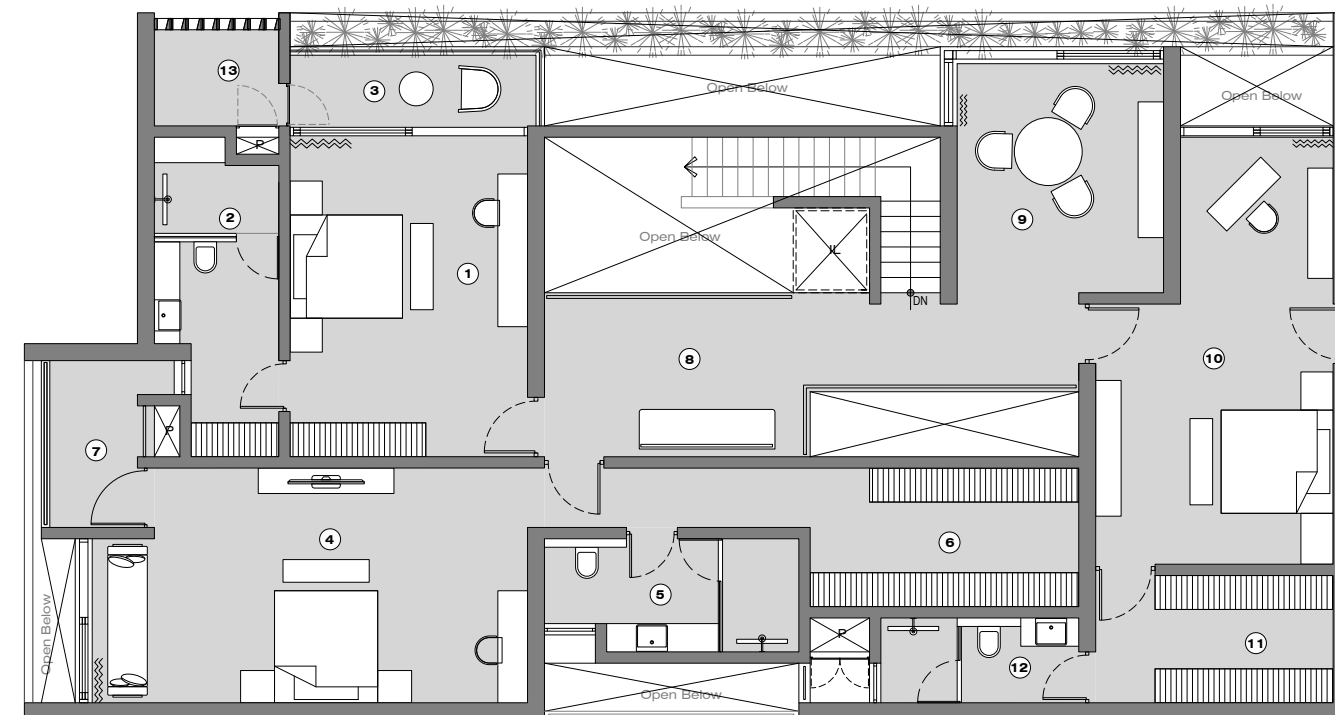
EAST FACING UNIT LOWER LEVEL

LEGEND

1. Formal Living	13'-9" x 23'-1"
2. Balcony	21'-10" x 13'-9"
3. Dining	14'-5" x 14'-5"
4. Pantry	12'-2" x 6'-0"
5. Kitchen	15'-7" x 12'-2"
6. Store Room	6'-3" x 4'-5"
7. Utility	7'-9" x 6'-3"
8. Powder Room	6'-5" x 5'-7"
9. Puja	1'-6" x 4'-5"
10. Family Living	13'-9" x 18'-6"
11. Balcony	37'-9" x 4'-1"
12. Bedroom -1	21'-8" x 13'-7"
13. Toilet	7'-3" x 18'-6"
14. Balcony	6'-1" x 19'-0"
15. Store Room	3'-5" x 9'-0"
16. AC-ODU	7'-3" x 5'-7"
DW - Dish Washer	
WM - Washing Machine	
P - PHE Shaft	
IL - Internal Lift Provision	



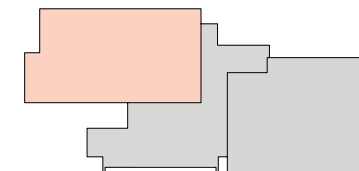
KEYPLAN



EAST FACING UNIT UPPER LEVEL

LEGEND

1. Bedroom -2	13'-9" x 18'-6"
2. Toilet	7'-3" x 18'-6"
3. Balcony	14'-3" x 4'-1"
4. Master Bedroom	21'-8" x 13'-7"
5. Toilet	14'-9" x 6'-7"
6. Master Closet	15'-7" x 8'-0"
7. Balcony	5'-1" x 9'-8"
8. Lounge	15'-5" x 9'-6"
9. Study/ Lounge	12'-0" x 13'-3"
10. Bedroom -3	13'-9" x 24'-9"
11. Closet	13'-9" x 7'-5"
12. Toilet	11'-6" x 4'-11"
13. AC-ODU	7'-3" x 5'-7"
DW - Dish Washer	
WM - Washing Machine	
P - PHE Shaft	
IL - Internal Lift Provision	



KEYPLAN



East-facing

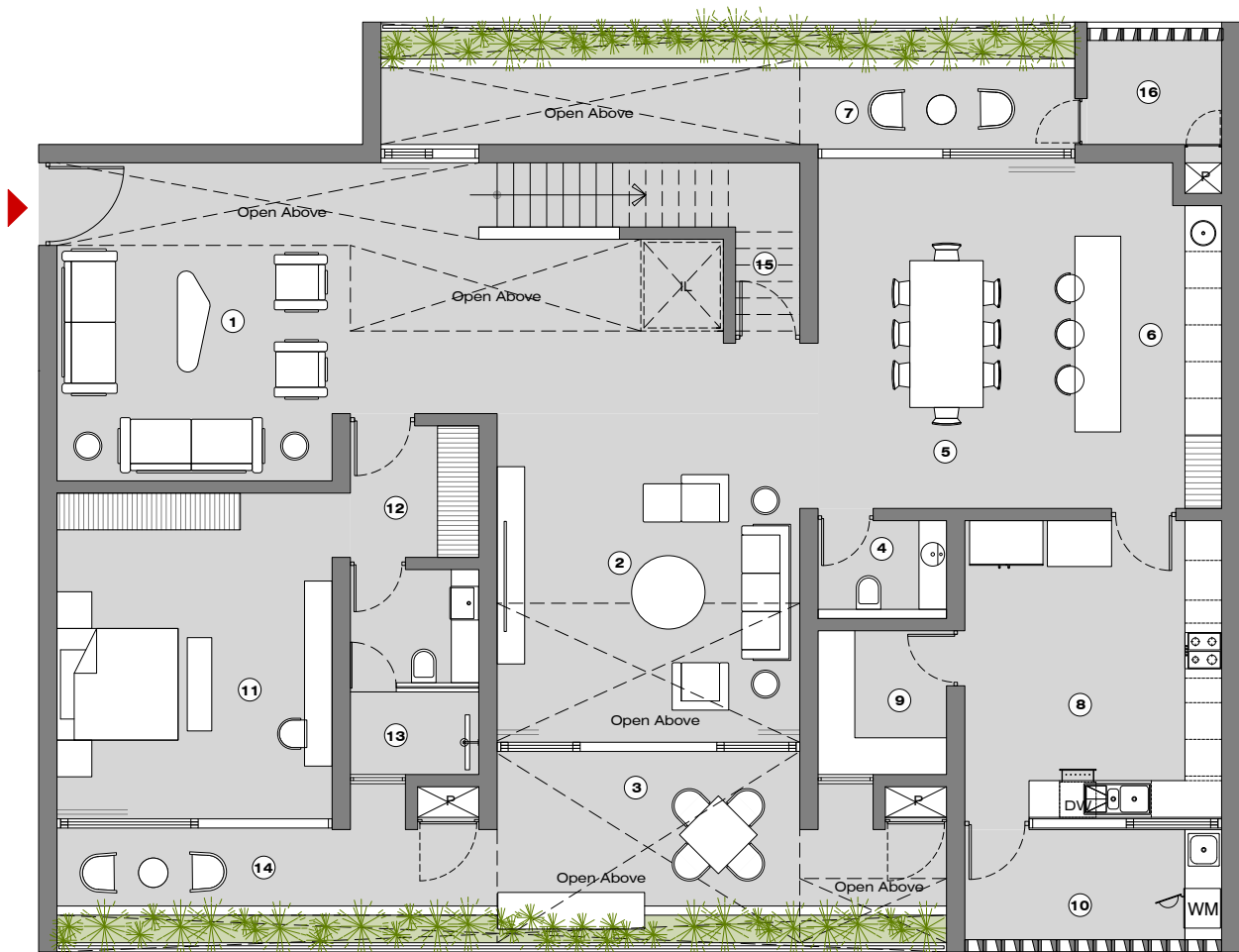
FLOOR PLANS

7850 sft

7850 sft

West-facing

FLOOR PLANS

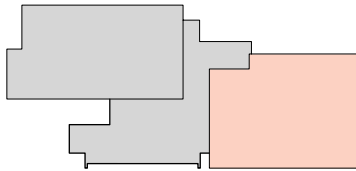


WEST FACING UNIT LOWER LEVEL

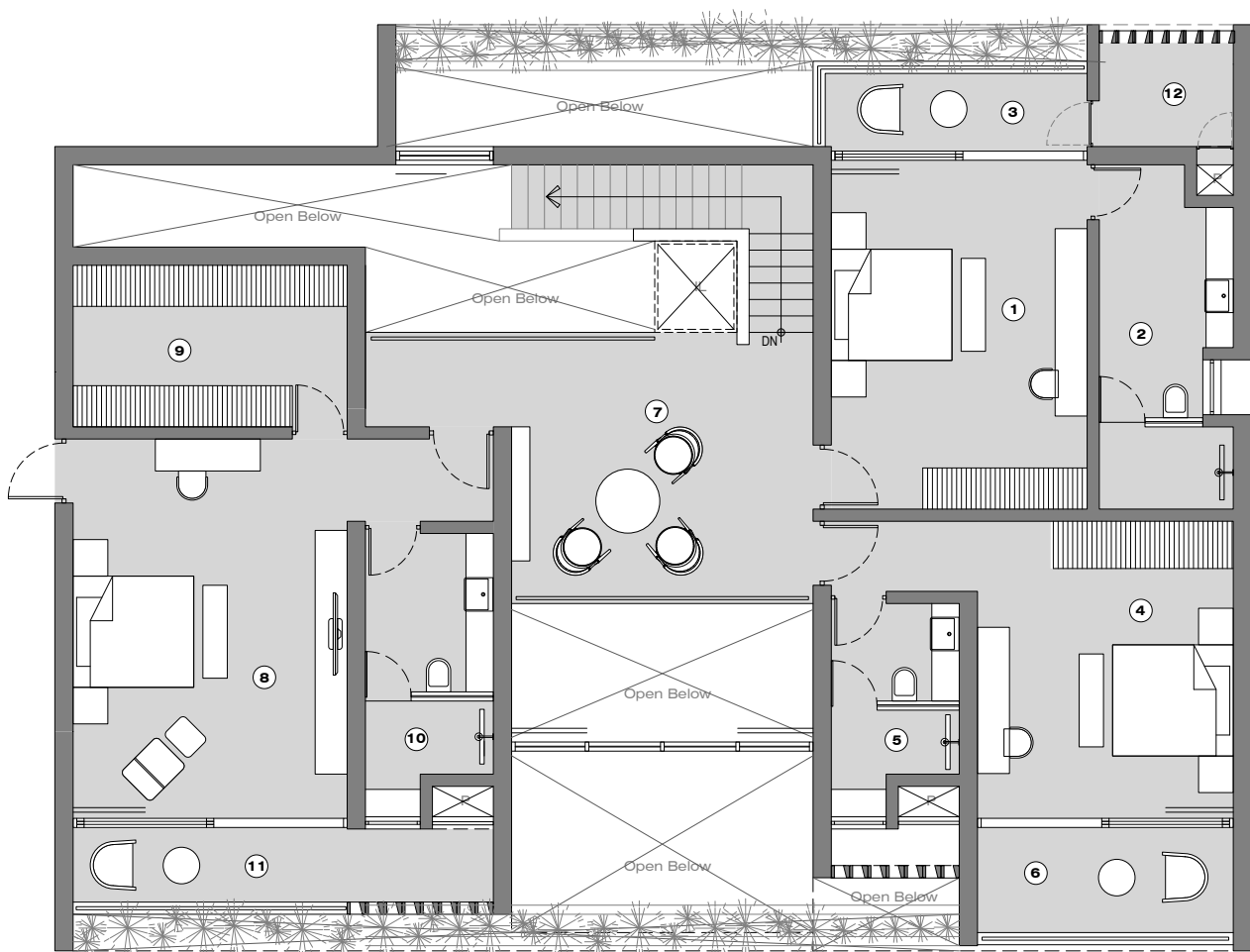
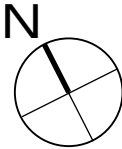
LEGEND

1. Formal Living	14'-9" x 17'-1"
2. Family Living	16'-3" x 17'-5"
3. Balcony	24'-1" x 8'-1"
4. Powder Room	6'-11" x 5'-3"
5. Dining	13'-9" x 18'-6"
6. Pantry	7'-10" x 16'-3"
7. Balcony	37'-3" x 4'-1"
8. Kitchen	13'-9" x 15'-11"
9. Store Room	6'-11" x 7'-9"
10. Utility	13'-9" x 5'-11"
11. Bedroom -1	14'-9" x 17'-5"
12. Closet	6'-11" x 7'-1"
13. Toilet	6'-11" x 11'-0"
14. Balcony	23'-7" x 4'-1"
15. Store Room	3'-5" x 9'-0"
16. AC-ODU	7'-3" x 5'-7"

DW - Dish Washer
WM - Washing Machine
P - PHE Shaft
IL - Internal Lift Provision



KEYPLAN

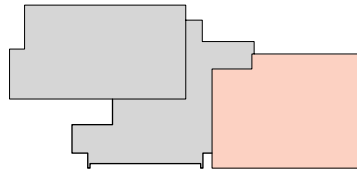


WEST FACING UNIT UPPER LEVEL

LEGEND

1. Bedroom -2	13'-9" x 18'-10"
2. Toilet	7'-3" x 18'-6"
3. Balcony	14'-3" x 4'-1"
4. Bedroom -3	13'-9" x 15'-7"
5. Toilet	6'-11" x 9'-2"
6. Balcony	13'-9" x 5'-7"
7. Lounge	16'-3" x 14'-7"
8. Master Bedroom	14'-9" x 20'-2"
9. Master Closet	14'-9" x 8'-8"
10. Toilet	6'-11" x 13'-9"
11. Balcony	22'-8" x 3'-11"
12. AC-ODU	7'-3" x 5'-7"

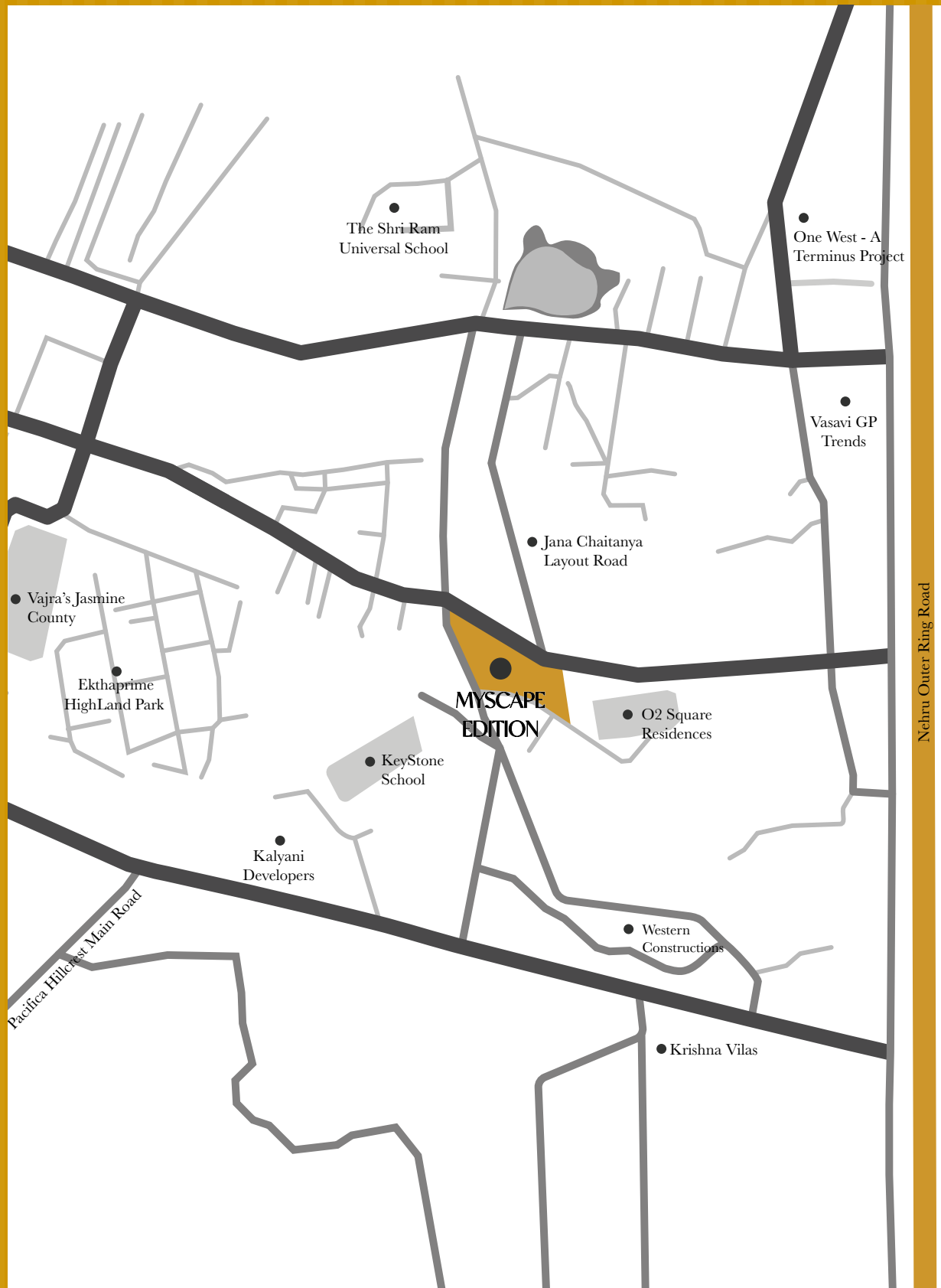
DW - Dish Washer
WM - Washing Machine
P - PHE Shaft
IL - Internal Lift Provision



KEYPLAN



Location



Specifications

STRUCTURE

RCC framed structure with block masonry.

FLOORING & DADO

Drawing room, Living room,
Dining room – Marble flooring.

All bedrooms – Laminated wooden floor.

Kitchen; Balconies; Toilets – Anti-skid vitrified tiles.

TOILETS

Sanitary ware – Villeroy & Boch or equivalent.

Faucets – Villeroy & Boch or equivalent.

Counter – Granite counter.

DOORS AND WINDOWS

Doors – Hardwood frame with veneered flush shutter,
finished with melamine polish and reputed hardware.

Windows & French doors – Powder coated aluminum
frame with toughened glass.

PAINT

External – Two coats of acrylic exterior emulsion paint
with texture finish as per approved design.

Internal – Two coats of acrylic emulsion paint over
smooth putty finish.

KITCHEN & UTILITY

Power plug for cooking range chimney, refrigerator,
microwave ovens, kettle, air fryer, mixer / grinder in
kitchen.

Granite counter for utility area with stainless steel sink.

Two feet vitrified tile dado above granite counter.

ELECTRICAL

Concealed copper wiring of Finolex or equivalent make
(Ceiling wiring not included).

Legrand switches or equivalent make.

TELEPHONE & NETWORK

DTH provision in all bedrooms and living areas.

Intercom Provision within the unit.

Telephone points in all bedrooms, living room, and
drawing room.

Standalone video door phone of reputed make.

LIFTS

High speed automatic Schindler (or equivalent) passenger
elevators.

WTP & STP

Fully treated water made available (in case of bore well
water) through exclusive water softening and purification
plant; Sewage treatment plant of adequate capacity as
per norms will be provided inside the project.

Treated sewage water will be used for landscaping and
flushing purpose.

GENERATOR

100% DG set backup with acoustic enclosure & AMF
Panel for all flats and common areas.

SECURITY

Sophisticated round the clock security system.

Surveillance cameras at the main security gate, passenger
lifts and children's play area.

Boom barriers at entry for vehicles with mechanical
operation

LPG

Provision for supply of gas from centralized gas bank to
kitchen with individual gas meters.

BMS

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

WASTE MANAGEMENT

Garbage collection will be provided for every floor for
better disposal.

LANDSCAPING & WATER BODIES

Landscaping and water bodies in the setback areas
wherever feasible, and in Tot-lot areas as per design of
landscape consultant.

WATER SUPPLY & METERING

Pneumatic pumps will be used for supply of treated
water to individual flats.

Individual water meters will be provided for each
apartment.



At the intersection of *work and life*

Edition's location is just as perfect as everything else. The property is adjacent to a proposed 100ft-wide road that offers seamless connectivity to the Outer Ring Road on one end, and ISB Road at the other end.

Stay at Edition and balance work and play, as it is within close proximity to IT offices, recreational hotspots, hospitals, educational institutions, and even the airport.

