

SERENE LIVING SPACES IN NATURE'S LAP



*Blue Lotus Villas*

FINE LIVING SPACES @ BHANUR



With Blue Lotus we let you live in the nature's lush green surroundings, the hint of a birdsong filling the early hours of the morning, take a chance to stretch your feet on the fresh morning grass, take a walk in the gardens.

Strategic location, picturesque setting for Blue Lotus endowed by nature's beauty. The lush green landscape, the breeze, the settings, etc. make it the ideal choice for holistic living. Relax and avoid the stresses of modern day busy life. Being away from the hustle and bustle of the city life, makes our project suitable for peaceful living.



## Blue Lotus Villas

FINE LIVING SPACES @ BHANUR

Blue Lotus is a luxurious villa gated community, located on the green neighbourhood of Bhanuru, Hyderabad. Surrounded by flourishing residential communities and educational institutes, more than 71 beautifully made villas are encompassed in 6.12 acres. Villas are uniquely designed with contemporary flair, overlooking tranquil verdant.

Complementing such a beautiful neighbourhood, the community's facilities are designed with luxurious indulgence in mind. Each villa finished to the highest specifications, offer designer interiors, generous storage and living space commanding breathtaking views of surroundings coupled by stunning architecture and designer landscapes with array of trees, notably neem, sampangi, temple trees and many more botanical trees.



*Images shot in Project*



Dynamic yet subtle, Blue Lotus villas bring life into a new area of contemporary luxury. Within this portrait of idyllic beauty, you'll find a myriad of facilities offering you a complete lifestyle that's both stimulating and carefree. Featuring a full-equipped clubhouse hall for celebrating life, kids play area and other thoughtful amenities, there's something for everyone.



*Blue Lotus  
Villas*

## **East Facing Villa**

Plot Sizes: 220/210 Sq.yds

Ground Floor - 1231sft

First Floor - 1231sft

Total Built-up Area - 2462sft

210 sq.yds - 50'x37'9" | 220 sq.yds - 55'x36'



# 210 Sq.yds - East Facing Villa

Ground Floor Plan



Blue Lotus  
Villas

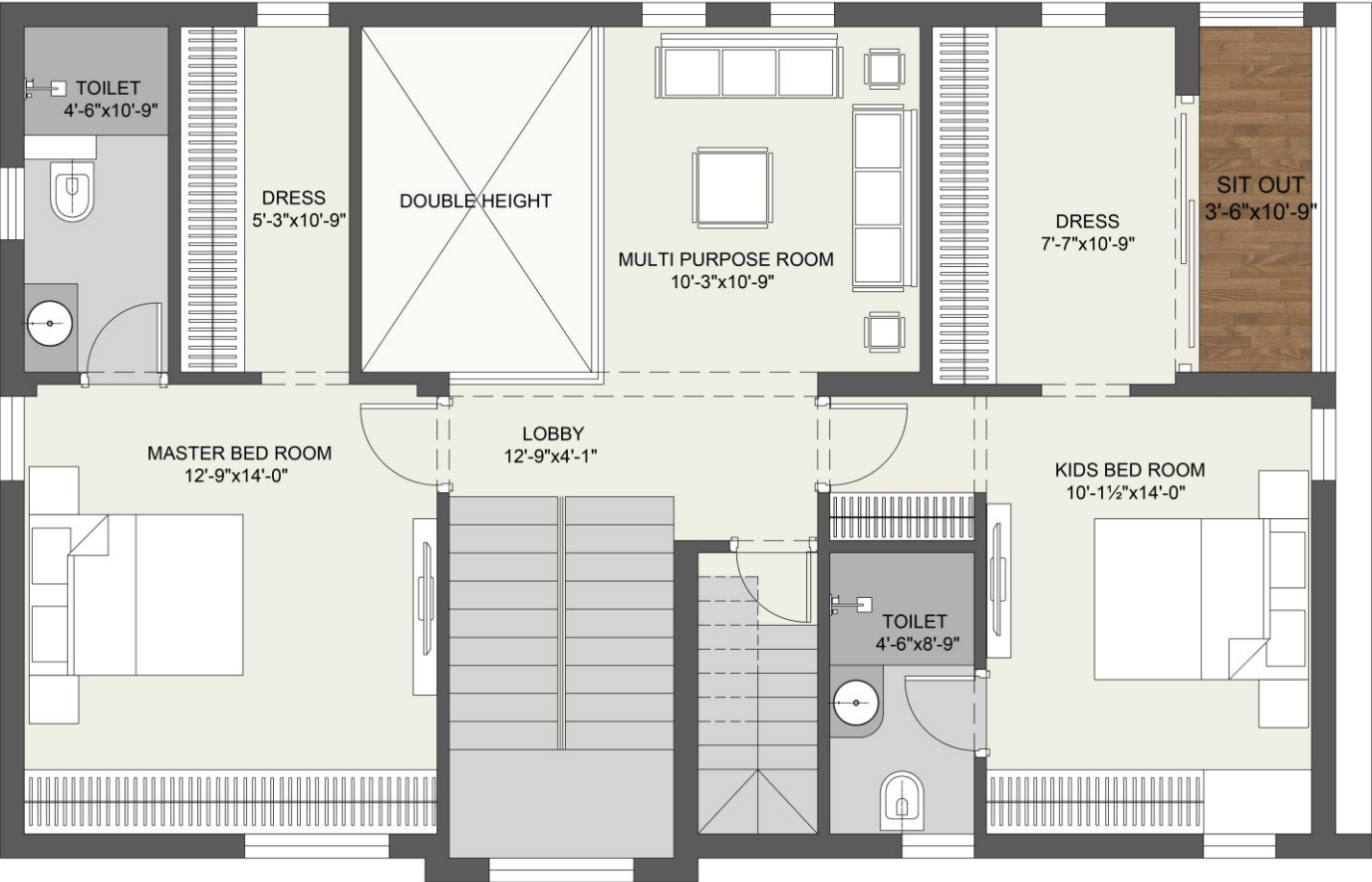


210 Sq.yds - East Facing Villa

First Floor Plan



Blue Lotus  
Villas



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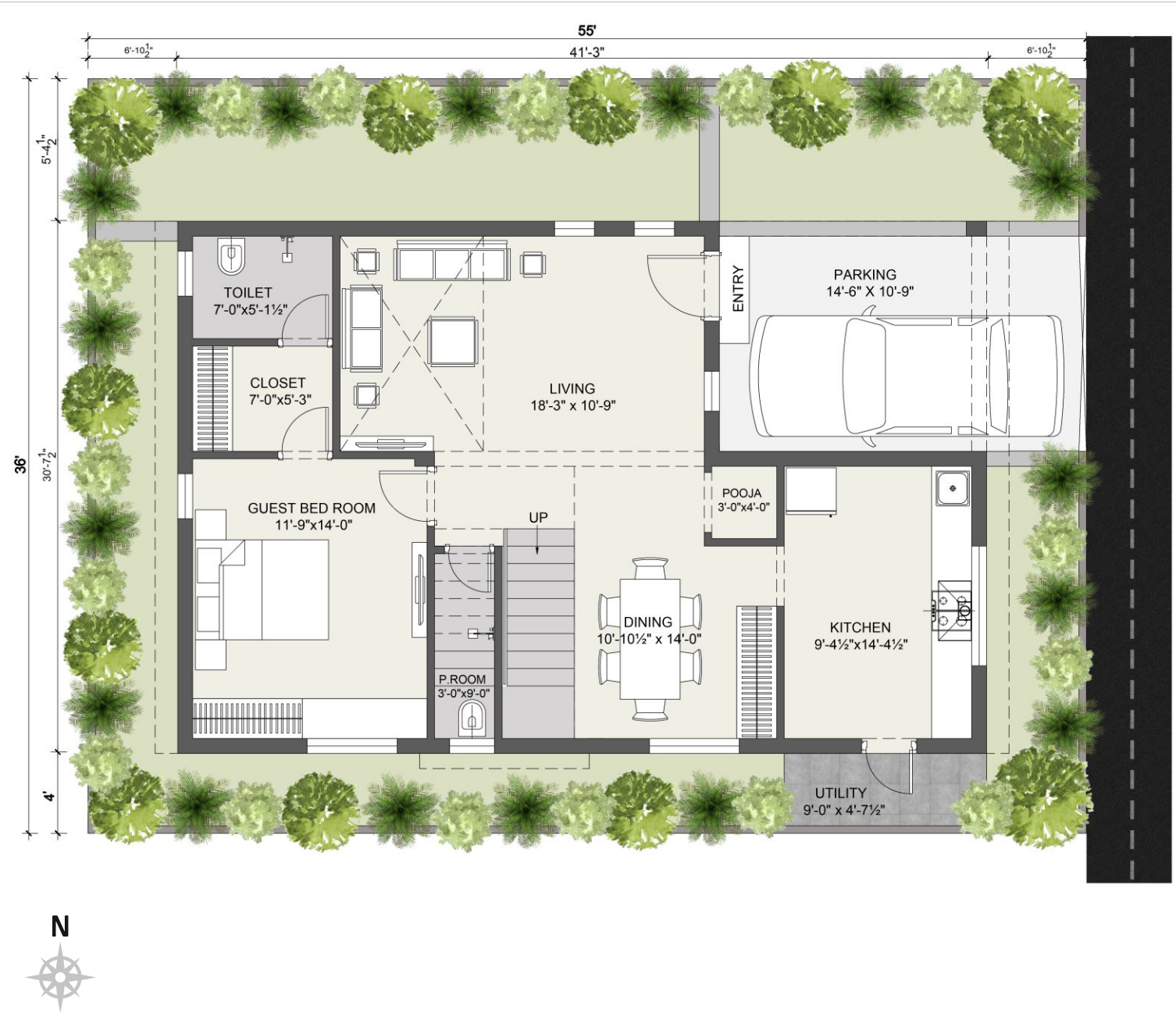


# 220 Sq.yds - East Facing Villa

Ground Floor Plan



Blue Lotus  
Villas

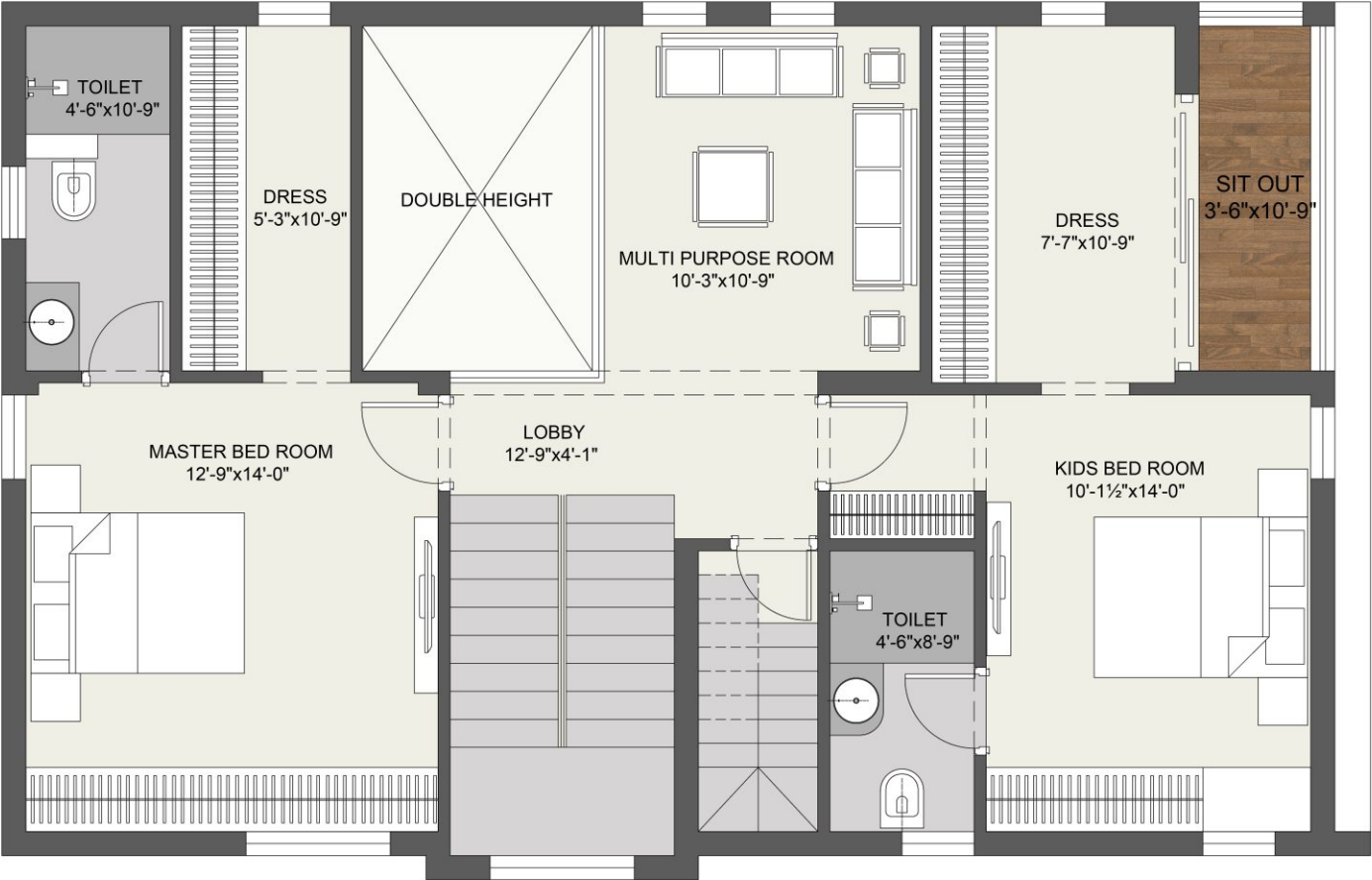


220 Sq.yds - East Facing Villa

First Floor Plan



Blue Lotus  
Villas





*Blue Lotus  
Villas*

### **West Facing Villas**

**Plot Size: 210 Sq.yds**

Ground Floor - 1222sft

First Floor - 1258sft

Total Built-up Area - 2480sft

**Plot Size: 220 sq.yds**

Ground Floor - 1228sft

First Floor - 1266sft

Total Built-up Area - 2494sft

210 sq.yds - 50'x37'9" | 220 sq.yds - 55'x36'

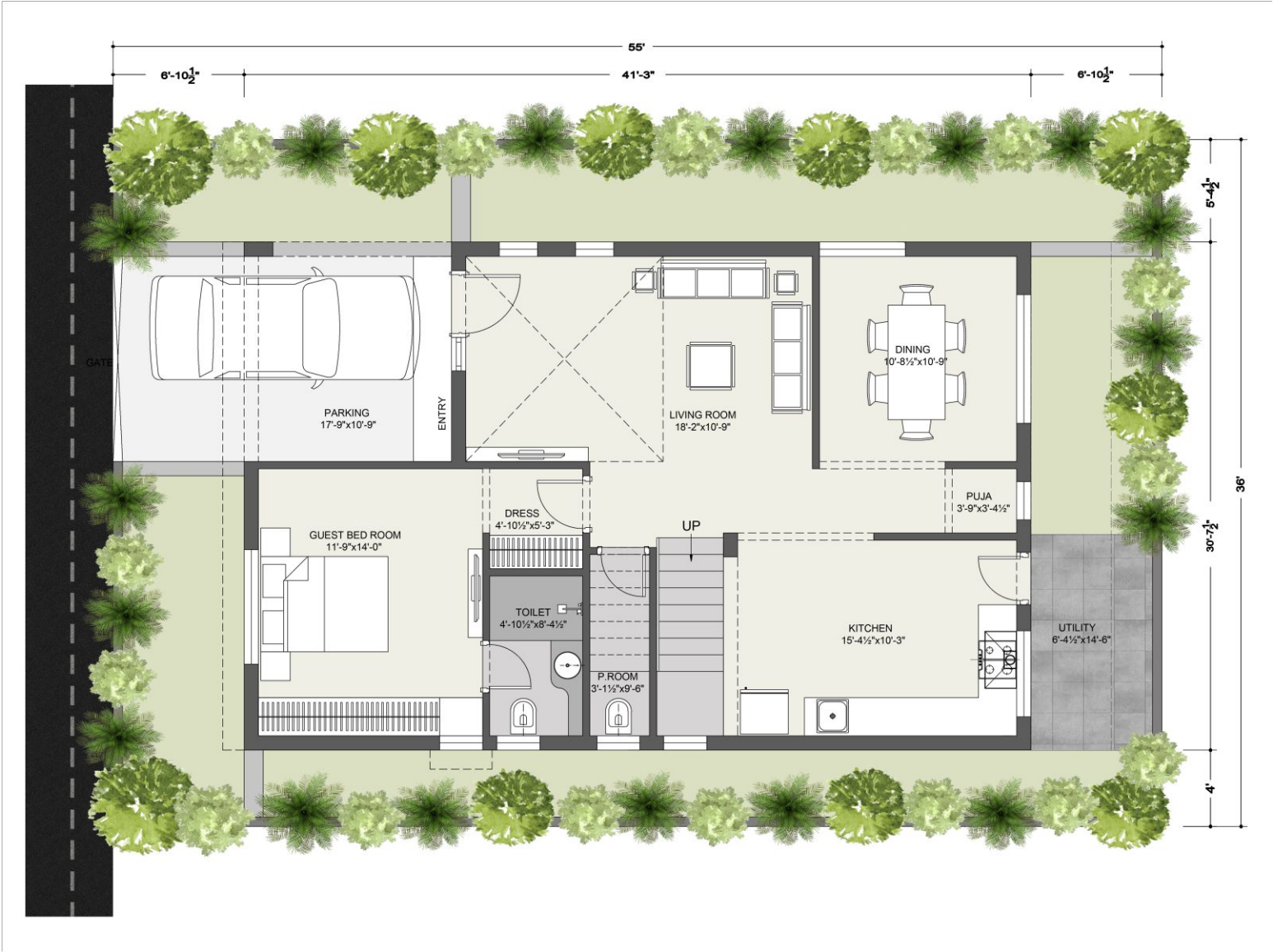


# 220 Sq.yds - West Facing Villa

Ground Floor Plan



Blue Lotus  
Villas

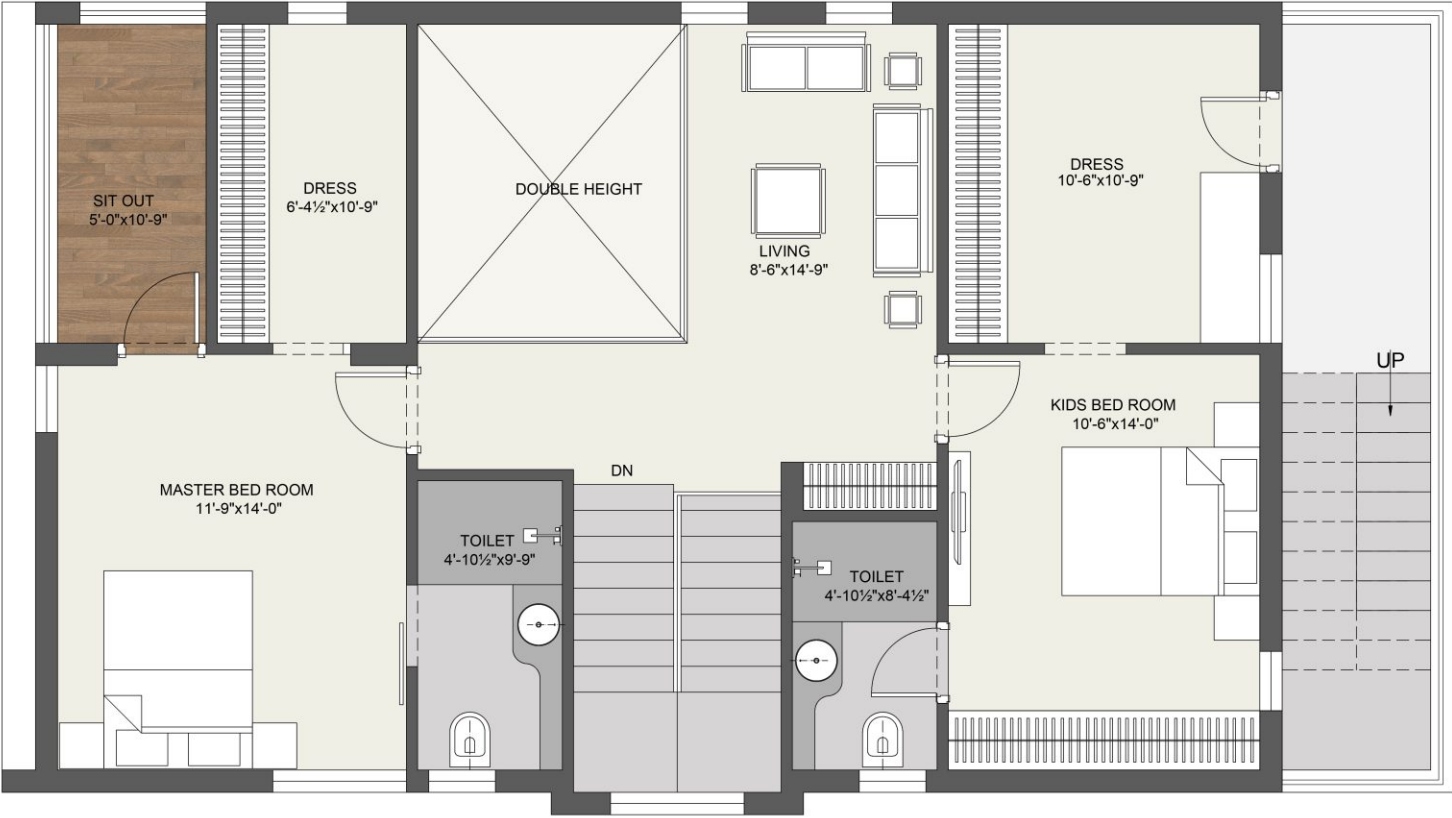


220 Sq.yds - West Facing Villa

First Floor Plan



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Villas

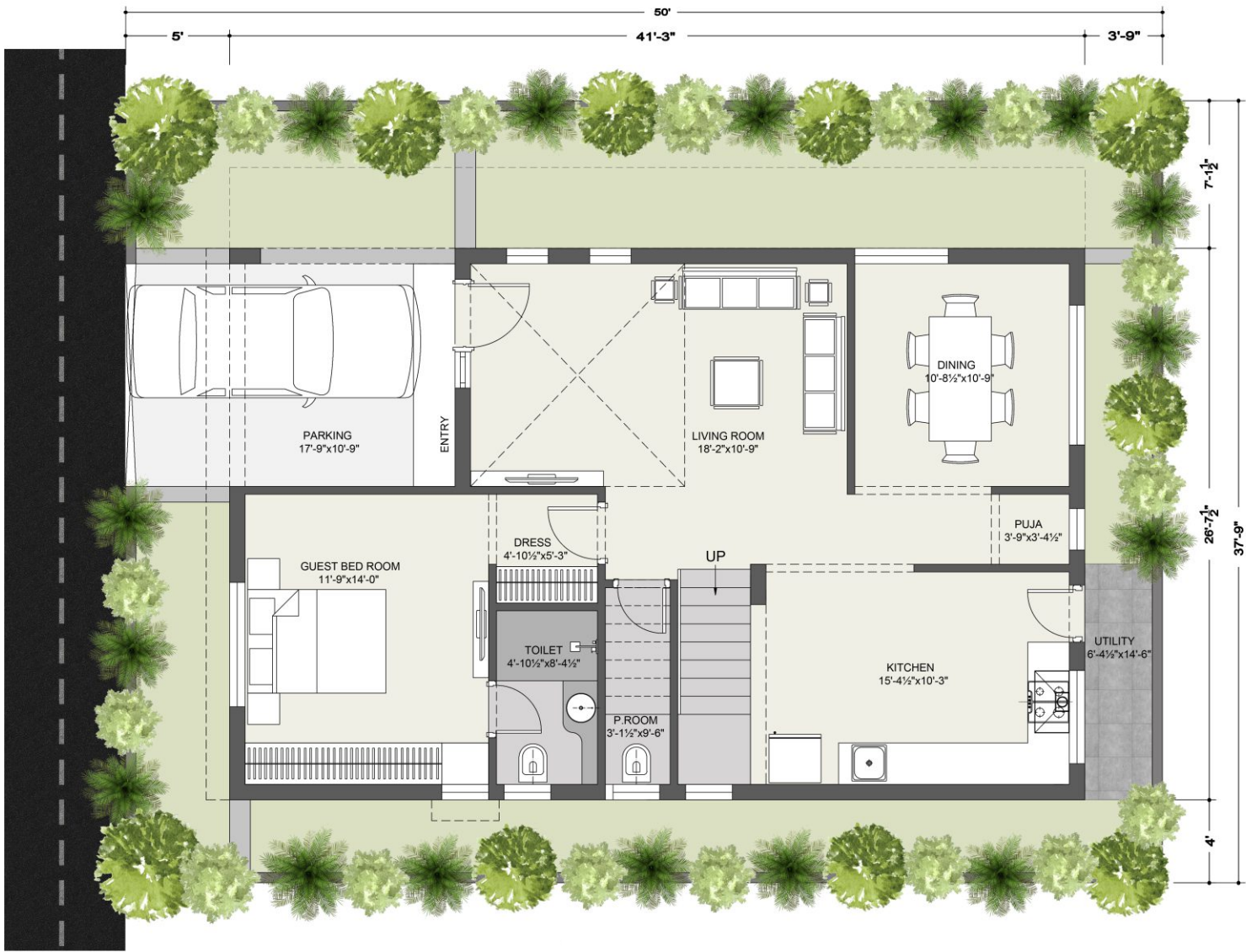


# 210 Sq.yds - West Facing Villa

Ground Floor Plan



Blue Lotus  
Villas

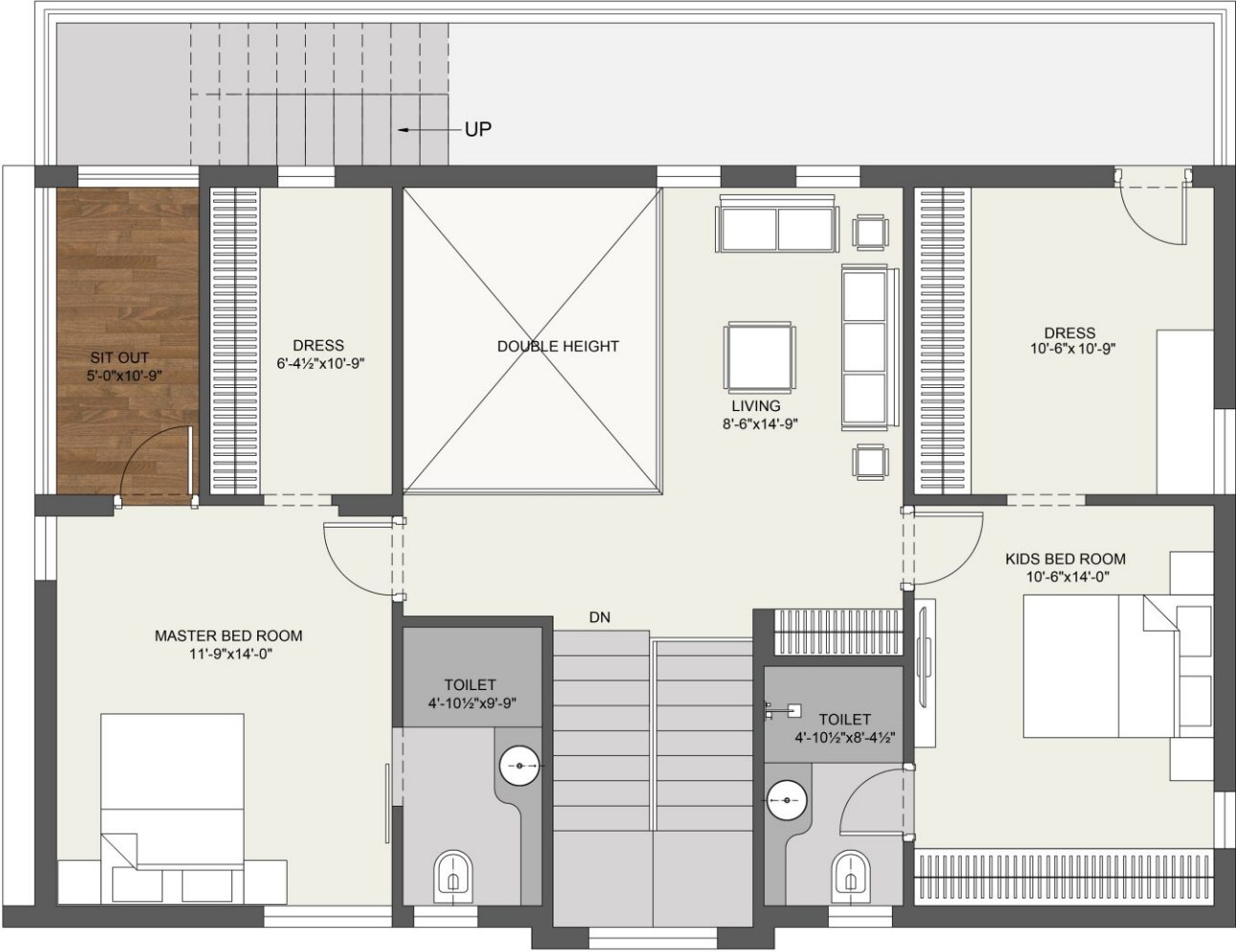


210 Sq.yds - West Facing Villa

First Floor Plan



Blue Lotus  
Villas



# Master Layout

6.12

Acres

40%

Open Spaces



3 BHK  
Duplex Villas



Designer  
Landscape



Excellent  
Connectivity

## Project Highlights

- Spacious design to provide natural light and scenic views of the Blue Lotus
- Barbeque area
- Designed to enjoy the community greenery
- Street Lighting
- Lavish Gardens
- Internal Cables for Electricity, Telephone and Internet
- Water supply (Hydro-Pneumatic System) with Power backup
- Well designed landscaped roads, avenue plantation and broad walkways
- Beautifully landscaped, the community is encircled with greenery for a rich experience of jogging and cycling track
- Rain Water Harvesting



Blue Lotus  
Villas



Approved by:





**Blue Lotus Clubhouse** is what you want, what you need and everything you deserve.

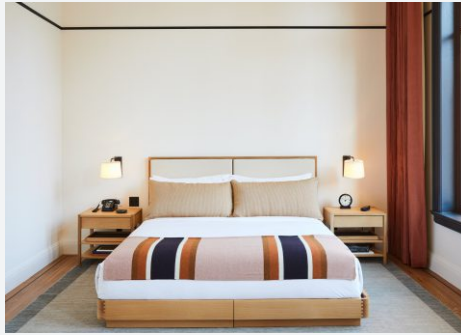
- Fitness Center
- Games Room
- Multi-purpose Hall
- Kids Play Area
- Guest Rooms
- Banquet Hall
- Walking Track
- Yoga/Meditation Room
- Barbeque
- Billiards
- Party Lawns
- Multi purpose Court



**Working from home is a new trend for many!**

Keeping the current scenario we, at Blue Lotus facilitating office space in clubhouse with individual work desks, conference hall and meeting rooms to suit the work from home concept.







# Specifications



## STRUCTURE

- RCC framed structure designed as per ISI Standards.
- Anti-Termite Treatment Carried out as per ISI Standards.

## SUPER STRUCTURE

- 9" thick Brick masonry for external walls.
- 4'5" thick Brick masonry for external walls.

## PLASTERING

- Internal walls shall have sponge finish.
- External walls shall have sponge finish and cladding as per elevation drawings.

## DOOR

- Main door in teak frame with engineered wooden door shutters.
- Internal door in non - teak wood frames with flushed shutters.

## WINDOWS

UPVC Windows system wiith glass as per design.

## MOSQUITO MESH

Provision for mosquito net.

## PAINTING

- External walls with two coats exterior Acrylic Emulsion paint of Asian/ICI or equivalent make over one coat primer.
- Internal walls with smooth finish with wall punning and Acrylic Emulsion paint of Asian/ICI or equivalent make over a coat of primer.

## FLOORING

- In Living, Dining, Bedrooms and Kitchen : 2'x2' Vitrified tiles.
- **Toilet and Utility** : Acid Resistant, Anti - skid Ceramic Tiles.

## DADOING

- 2' height ceramic tiles dado above kitchen platform and 7' height dado in toilets of Jhnson/Bell/Kharia or equivalent make.
- Utility/ Wash : Glazed Ceramic tile
- Dado up to 4' height of johnson or equivalent.

## KITCHEN

Granite platform with stainless steel sink, with water connection and provision for a) Water purifier  
b) Exhaust c) Chimney

**WASH AREA** : Provision for washing machine and wet areas for washing utensils etc...,

## BATHROOMS

- Well-planned toilets layout with wet and dry areas.
- CP fitting shall be Grohe or equivalent make.
- Sanitary fitting shall be Grohe or equivalent make.

## ELECTRICAL

- Concealed piping with copper wires, of Polycab of Havels oe Finecab with adequate points for power and lighting.
- Switch Boards : Modular switches and sockets.
- Power supply for each unit with Individual meters.
- TV and Telephone points to be provided in the living & all bedrooms.

## COMMUNICATION AND SECURITY

- Telephone points to be provided in the living room, dining and all bedrooms.
- One internet points shall be provided.
- Intercom facility to all the units including security and activity center.
- Provision for cable connection in master bedroom and living room.

## Location Highlights

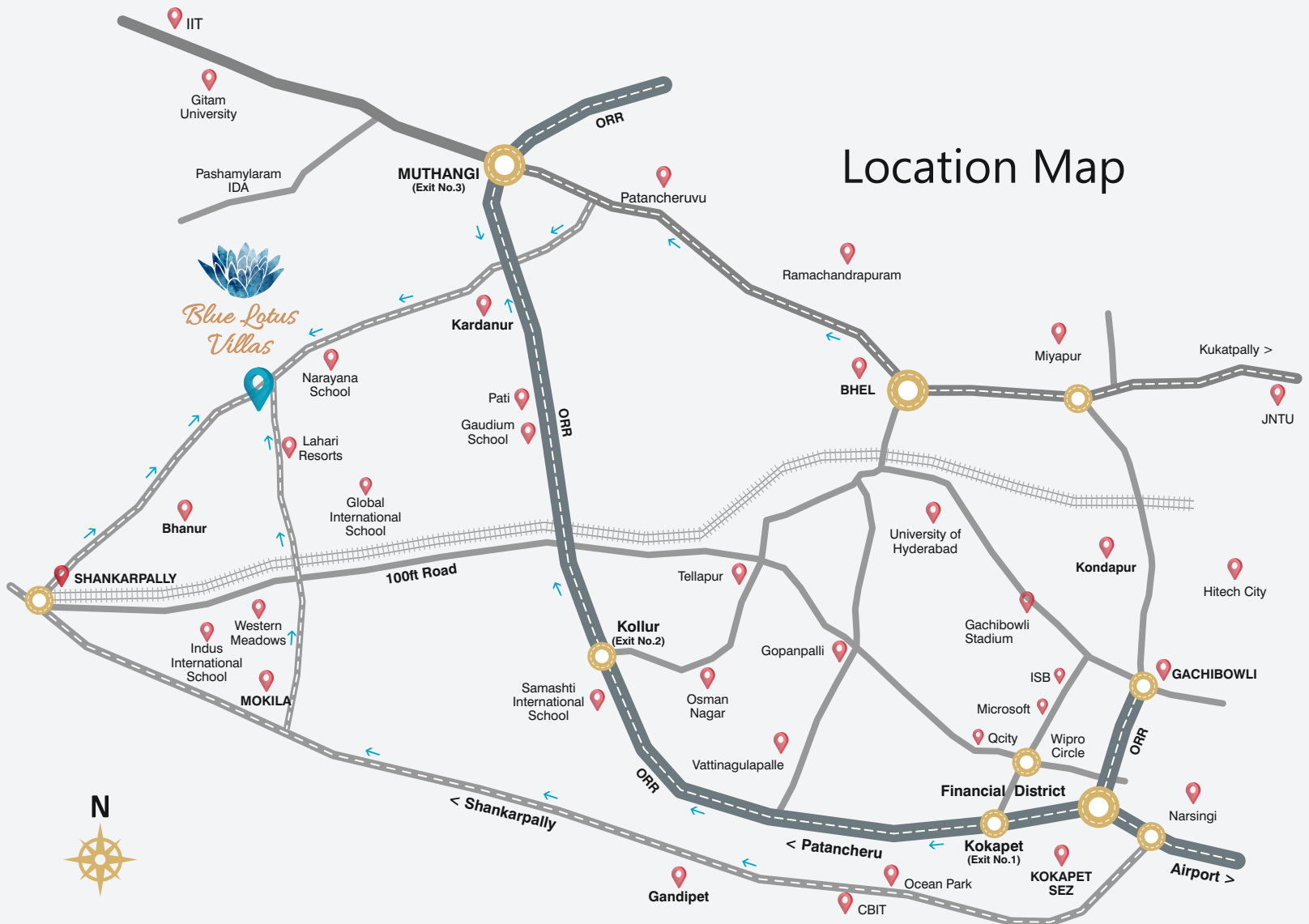
Discover an environment where your life and your family's can blossom. Whether it is work, education, leisure or an impressive host of business hubs, schools and retail amenities, this flourishing neighborhood is minutes drive away. It is an important destination adjacent of the ORR; just 15kms from Hyderabad's busy central hub of Kokapet SEZ, Financial District, Hitech City and 45 mins from Rajiv Gandhi International Airport, Shamshabad.

- IT companies such as Microsoft, Infosys, Deloitte, Infotech, Capgemini and world leading financial companies like CA, Franklin Templeton, UBS, ICICI falls within 15 to 20kms radius
- Fully functional Wipro Gopanpally campus is just 30 mins drive away
- Surrounded by educational institutes like Samashti International School, Birla School, Indus International School, GITAM Engineering Colleges, ICFAI, CBIT, MGIT IIIT and other institutes.



*Blue Lotus  
Villas*

## Location Map



Blue Lotus is developed by Lotus Blue Projects Pvt. Ltd.  
The project is one of the most picturesque residential  
gated community in the city of Hyderabad with avenue  
plantation and well designed landscapes.



**Lotus Blue Infra Projects Pvt. Ltd.**

Bhanur, Patancheru, Sangareddy District, Telangana - 502305.

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Note: This brochure is only a conceptual presentation of the project and not a legal offering.  
The promoters reserves the right to alter and make changes in elevation, specifications and plans ad deemed fit.

