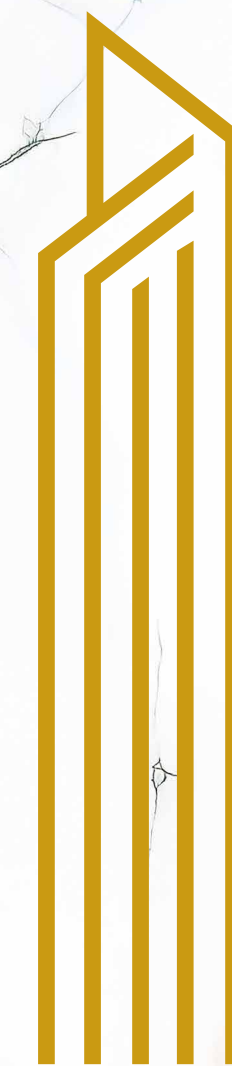
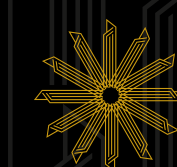
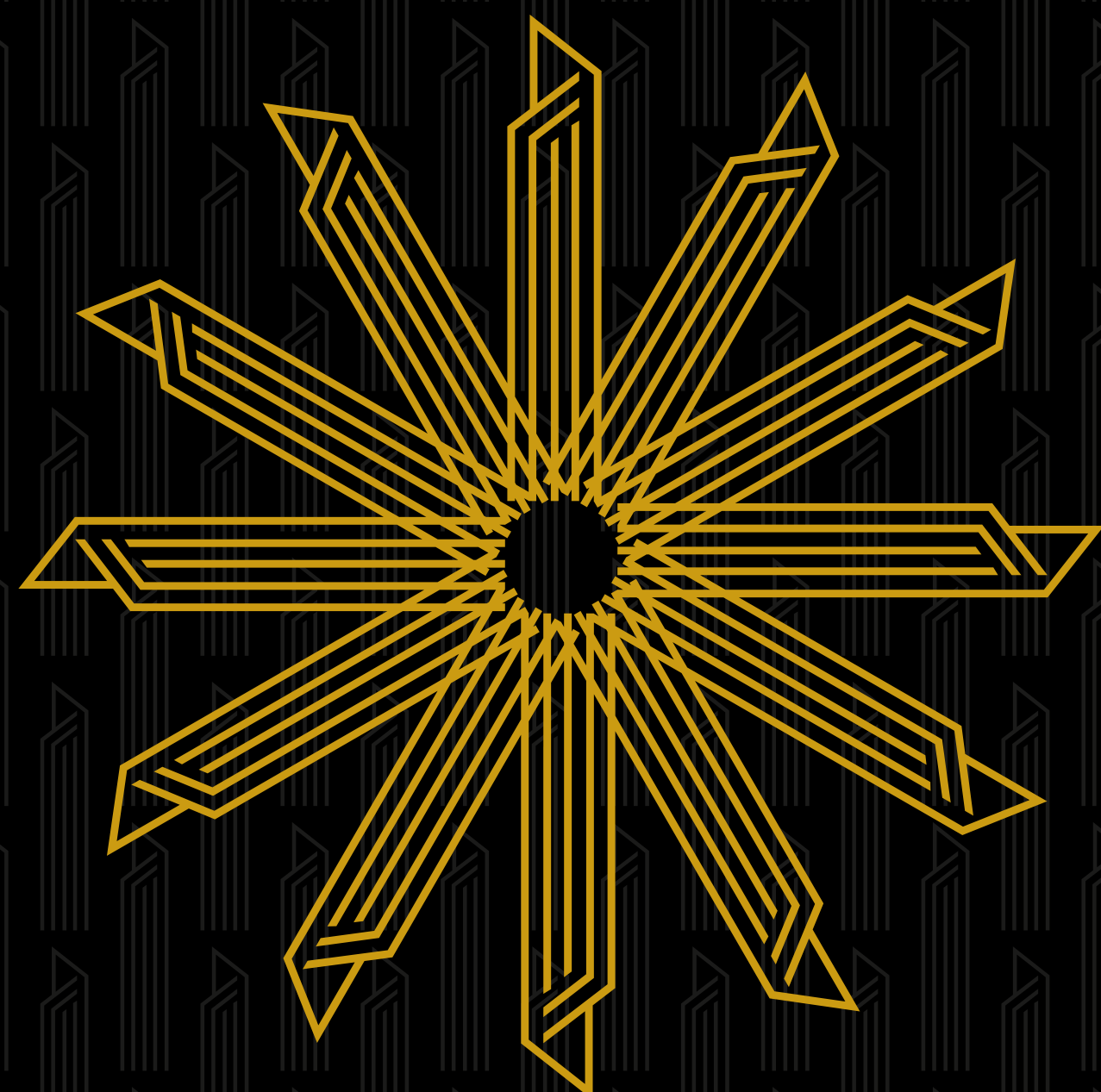


A masterpiece,
scaled to the sky.





ALTUS



Location

P01 – P08



Liveability

P09 – P44



Specifications

P45 – P46



History

P47 – P50





A New Horizon
in Urban Luxury

3.5 Acres
490 Units
S+50
Tower A
2S
+44
Tower B

3 & 4 BHK Ultra Premium Flats @ Kondapur





A
Statement
in
Sophistication



Kondapur's Tallest Skyscraper.

A Hallmark of Legacy.



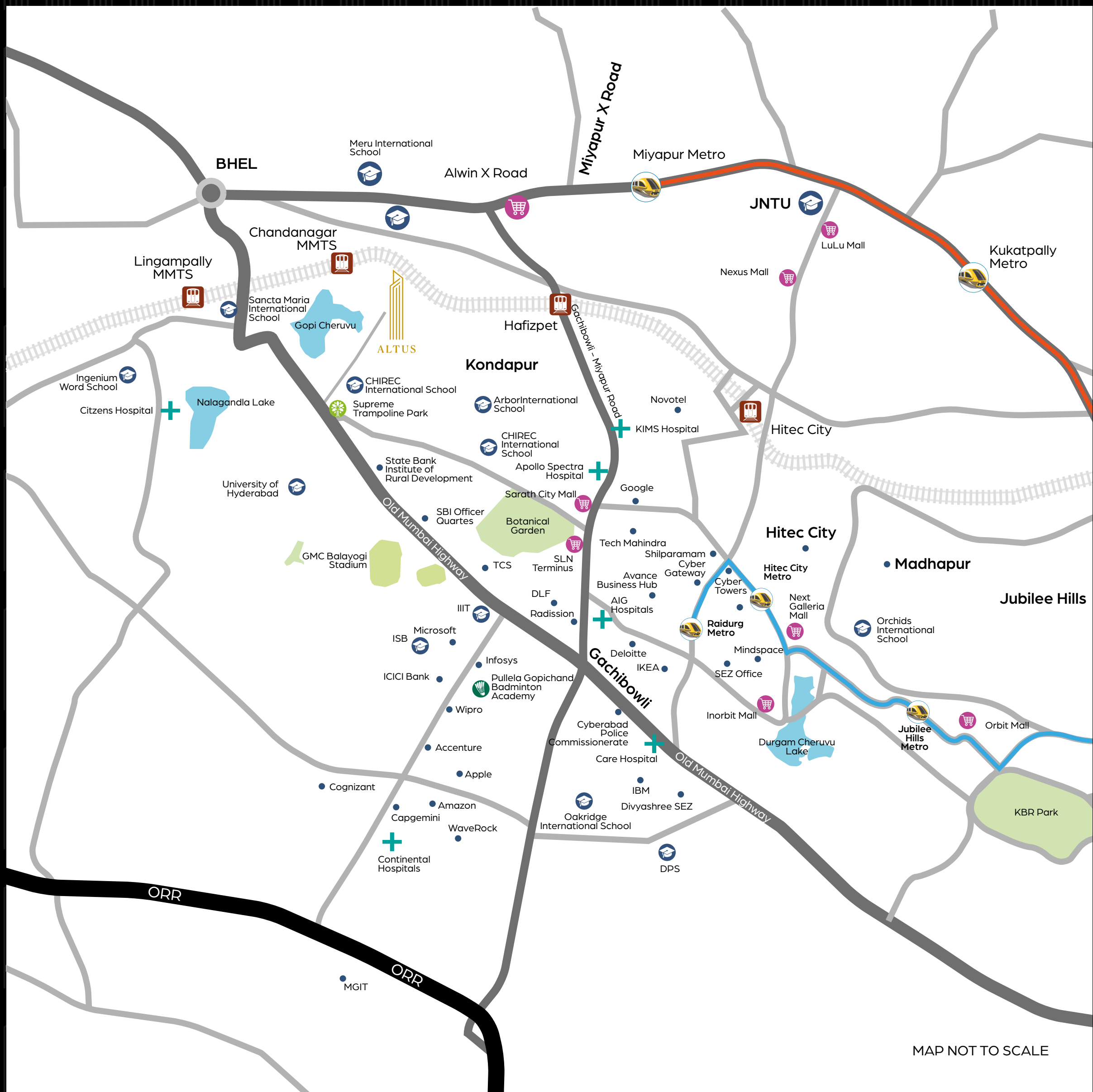
Altus by Hallmark soars above Kondapur, not merely as the tallest tower in the skyline, but as a bold expression of vision, brought to life with impeccable craftsmanship.

Nestled in the heart of Hyderabad's western corridor, Altus stands as a modern icon. Its graceful silhouette and commanding presence redefining urban sophistication.

Strategically located just minutes from HITEC City, Gachibowli, Sarath City Mall, and the city's top educational and healthcare institutions, Altus offers unmatched connectivity. But its true essence transcends location, Altus is a legacy in the making, a landmark for those shaping Hyderabad's future.

At Altus, your home is more than just a residence. It's a statement of lifestyle, a reflection of identity, and a space where aspirations rise into achievements.

Where You Live, Where It All Comes Together.



Premier Hotspots

TRANSPORTATION:

★ Lingampalli Railway Station	3 KM
★ Raidurgam Metro Station	8.6 KM
★ Gachibowli ORR	9.8 KM
★ RGI Airport	38 KM

LIFESTYLE & RECREATION:

★ Pala Pitta Cycling Park	5 KM
★ Sarath City Capital Mall	5.8 KM
★ Botanical Gardens	6.1 KM
★ SLN Terminus	7.6 KM
★ Shilparamam	8.6 KM
★ IKEA	9.8 KM
★ Inorbit Mall	10 KM

HOTELS:

★ Le Meridien Hotel	7.2 KM
★ Radisson Blu Hotel	8 KM
★ Sheraton Hyderabad Hotel	8.9 KM
★ Trident Hotel	11 KM
★ ITC Kohenur	12 KM

HOSPITALS:

★ Citizens Speciality Hospital	5.2 KM
★ KIMS Hospitals Kondapur	5.5 KM
★ AIG Hospitals	8.7 KM

EDUCATION:

★ CHIREC International School	1.1 KM
★ University of Hyderabad	2 KM
★ EuroKids Preschool	3.2 KM
★ IIIT Gachibowli	4.5 KM
★ ISB Hyderabad	5.4 KM
★ NIFT	8.3 KM

OFFICES:

★ TCS	5.2 KM
★ Google	5.6 KM
★ Microsoft	6.4 KM
★ Infosys	7.1 KM
★ Deloitte	7.9 KM
★ Wipro	8.7 KM
★ ICICI	8.9 KM
★ Amazon	9.4 KM
★ Wells Fargo	12 KM





Elevate
Your
Everyday

An Entrance That Sets the Tone

The grand entrance sets the stage for an elevated lifestyle, where thoughtful design, refined elegance, and a true sense of arrival come together in perfect harmony.





Live in Grandeur

Spread across 3.5 acres, this gated community welcomes you with a majestic entrance archway, leading to 490 premium residences.



Above the Skyline, Beyond Expectations.

With impressive slab heights: 12 feet in Block A and 11 feet in Block B, Altus redefines vertical living.

These expansive ceilings invite abundant natural light, enhanced ventilation, and create a remarkable sense of openness, transforming everyday luxury into architectural brilliance.





More Space. More Peace. More Life.

Altus offers an expansive 1.3 lakh+ sq. ft. of thoughtfully designed amenity spaces, seamlessly integrated across four elevated zones:

Stilt-Level Retreat | 50,000 sq. ft.

A peaceful sanctuary designed for movement, mindfulness, and meaningful moments.

Clubhouse | 50,800 sq. ft.

A vibrant hub where wellness, work, and leisure come together in perfect sync.

Sky-Borne Terraces | 20,000 sq. ft.

Bask in sunset views, host open-air gatherings, or find solitude under the sky.

Environment Deck | 10,000 sq. ft.

An immersive green space for leisure, lifestyle, and tranquil escapes amid nature.

At Altus, every square foot is intentionally designed to enrich your lifestyle with balance, purpose, and enduring beauty.



Sanctuaries
Crafted for Leisure,
Wellness & Renewal

LEGEND

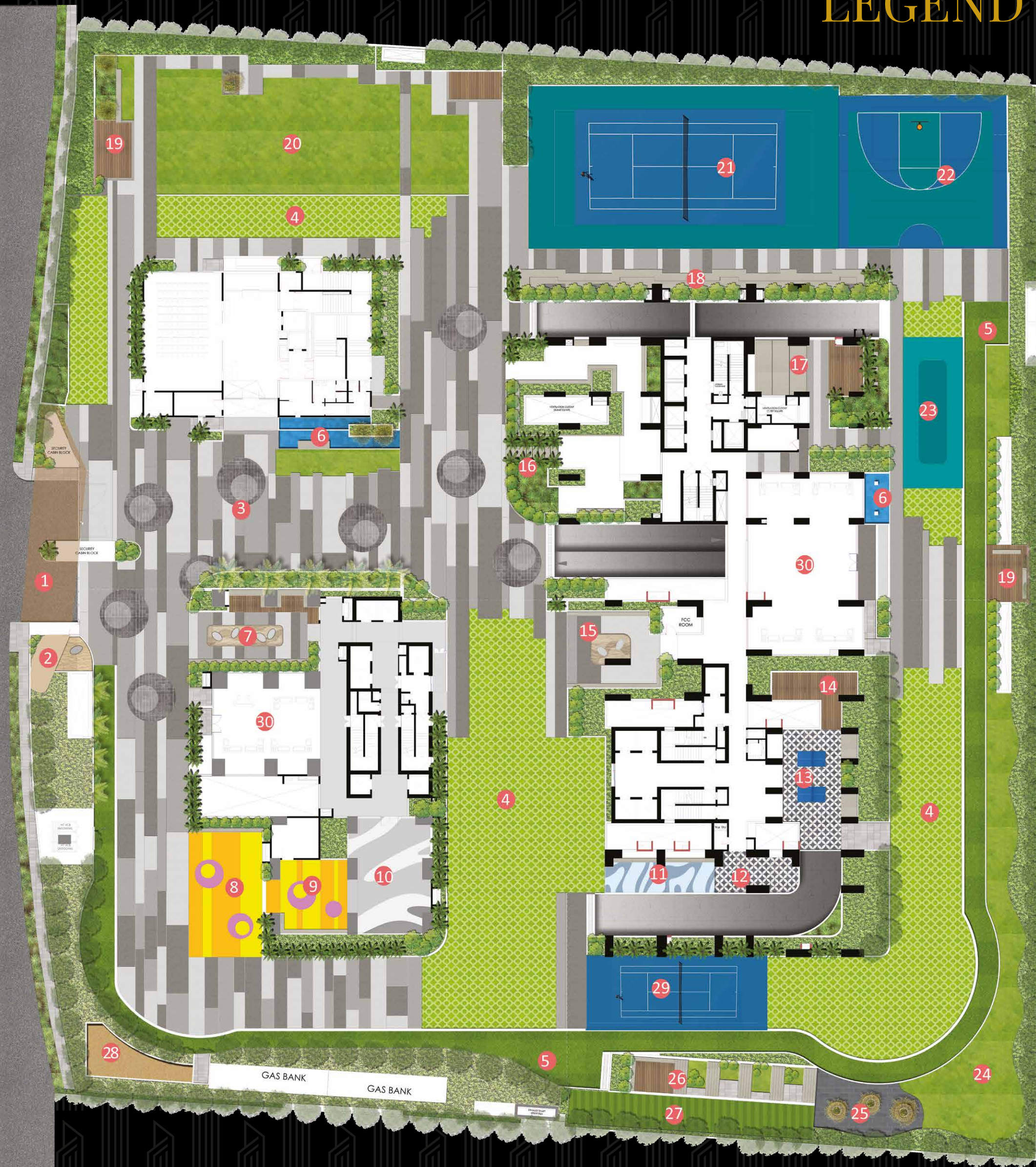


Functionality, Refined for a Life Well-lived

Podium Amenities

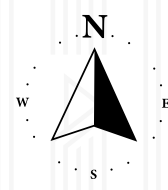
1. Grand Entry & Exit Boulevard
2. 24*7 Security Plaza
3. Central Pavilion
4. Access Drive with Grass Pavers
5. Jogging Trail
6. Reflecting Pool & Water Feature
7. Designated Pick-Up & Drop-Off Zone
8. Multi-age Play Zone
9. Children's Play Area with Sand Pit
10. On-Site Daycare Facility / Creche
11. Open-Air Fitness Zone
12. Multipurpose Hall
13. Table Tennis Lounge
14. Senior Citizens' Social Area
15. Zen Meditation Garden
16. Tropical Plantation Garden
17. Community Amphitheatre
18. Outdoor Sit-Out
19. Lounge deck with Pergola
20. Party Lawn
21. Tennis Court
22. Half-Court Basketball Arena
23. Skating Rink
24. Landscaped Green Lawn
25. Seating Plaza
26. Terraced Landscaping
27. Practice Cricket Nets
28. Dog Walking Park
29. Pickle Ball Court
30. Grand Entrance Lobby

150' Feet Wide Road



Nature-Framed Corners for Every Mood

Stilt Amenities



- 1. Library
- 2. Chess area
- 3. Co-Working space
- 4. Nest & nook
- 5. Biophillic garden
- 6. Deck



Pets Park



Biophillic Garden

Where Heights Redefine Living.



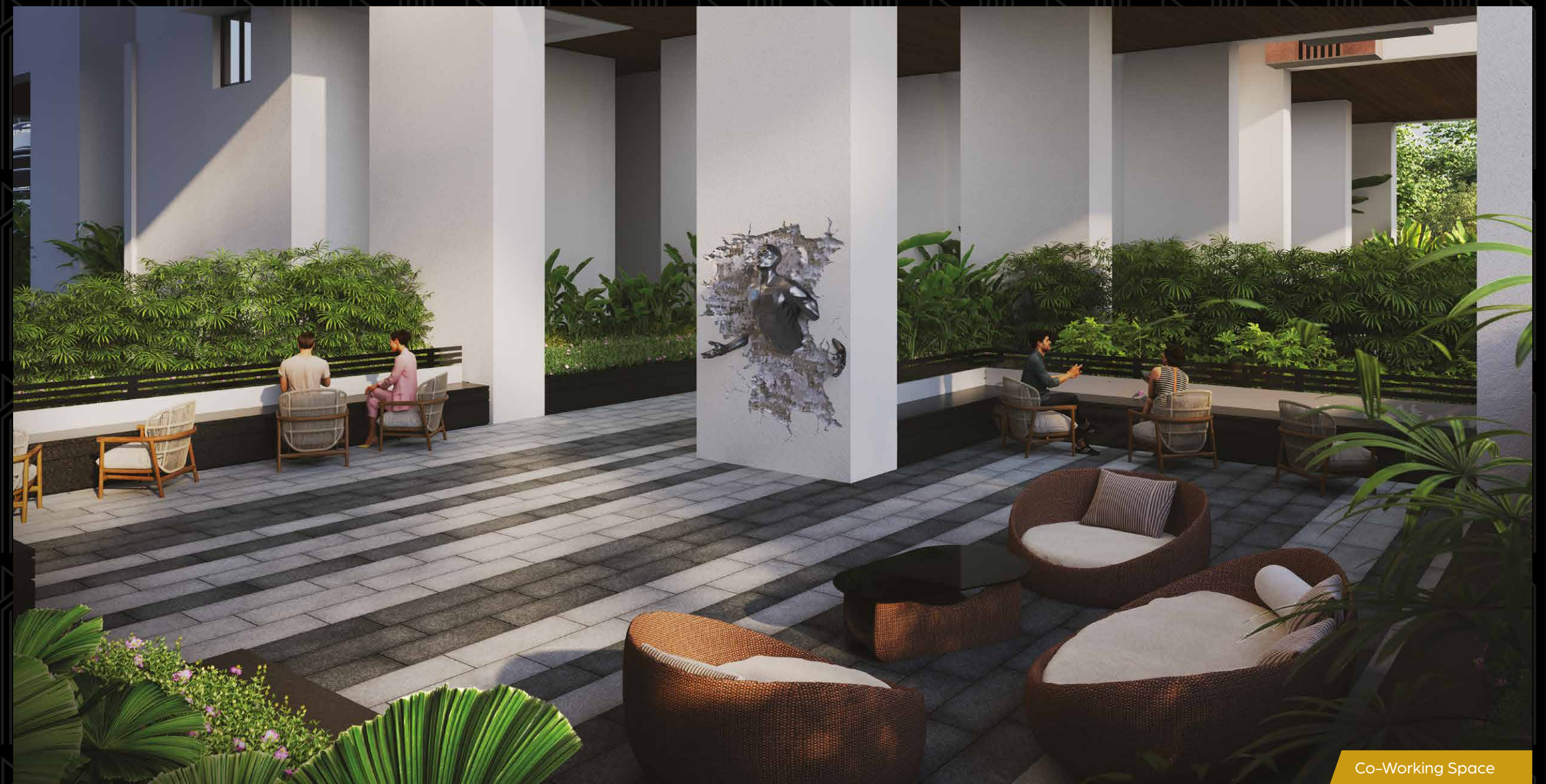
Biophilic garden



Multi-Purpose Court



Indoor Games



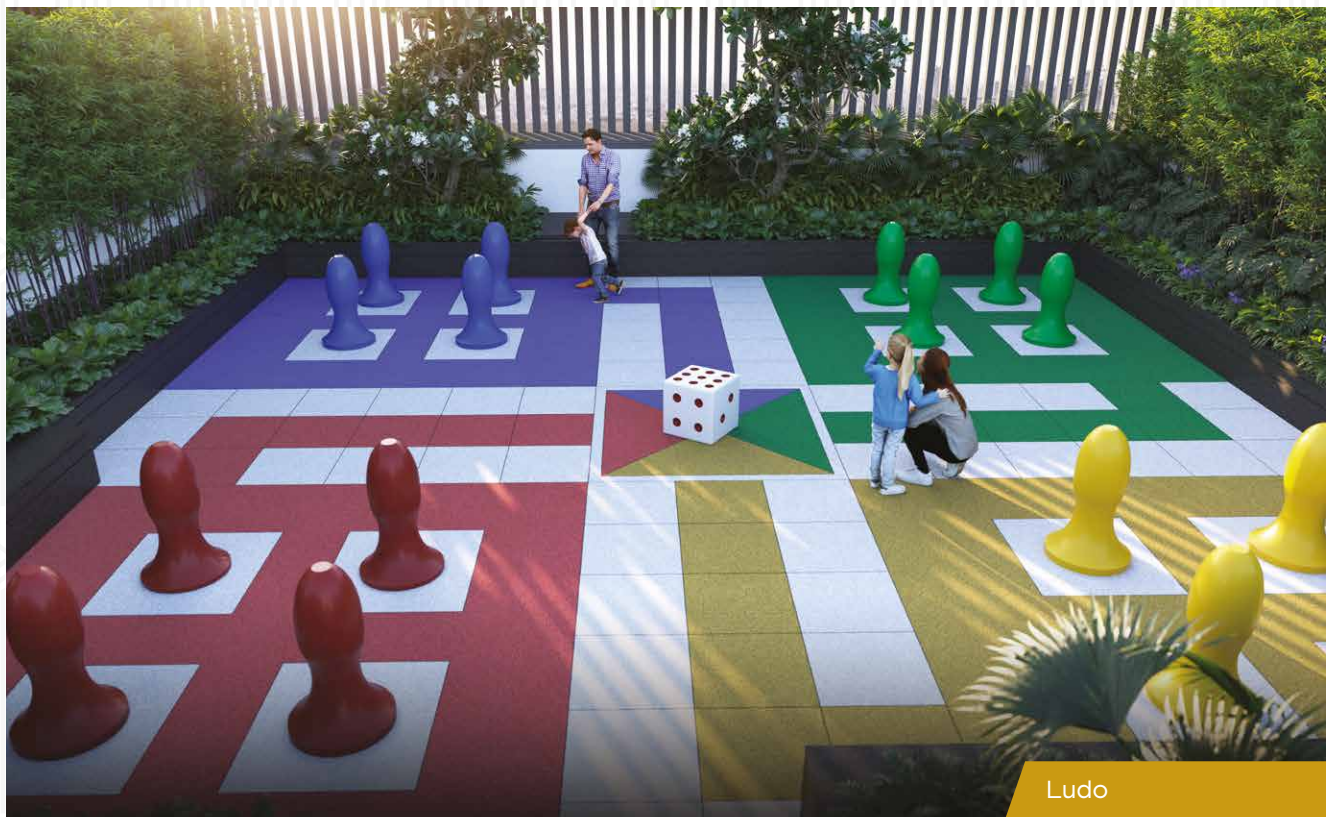
Co-Working Space

Open Spaces for Unscripted Moments.

Terrace Amenities



- 1. Mini golf
- 2. Yoga & Meditation
- 3. Aerobics
- 4. Ludo
- 5. Elevated walkway
- 6. Sky garden
- 7. Rooftop theatre
- 8. Barbeque
- 9. Party lawn



Ludo



Sky bar



Rooftop theatre

The
Energy
Hub
of
ALTUS



Indulge in the pinnacle of luxury at
the Altus Clubhouse, an exclusive
haven designed for those
who live life king-size.

The Layout of Leisure

Carefully curated spaces come together in a seamless floor plan that makes room for all things indulgent. At the Altus clubhouse, every zone is thoughtfully placed for comfort, connection, and community.

- Badminton Courts
- Squash Courts
- Viewing Gallery
- Main Lobby
- Air Hockey
- Foosball
- Multi-Purpose Hall
- Waiting Lounge
- Fcc Room
- Guest Rooms
- Aerobics
- Dance
- Zumba Studio
- Indoor Games
- Billiards
- Preview Theatre
- Service Counter
- Music Room

- Karaoke Room
- Café
- Social Gathering Area
- Reading Lounge
- Gym
- Senior Citizen Lounge
- Conference Room
- Meeting Rooms
- Business Lounge
- Co-Working Spaces
- Spa
- Physio Clinic
- Swimming Pool
- Ride Pool
- Shallow Pool
- Relaxation Lounge
- Club Room
- Icebreaker

Ground Floor



2nd floor



4th Floor



6th Floor



8th Floor



1st Floor



3rd Floor



5th Floor



7th Floor



Terrace Floor



Experience the
Center of It All



The Art of Arrival, Celebration & Stillness



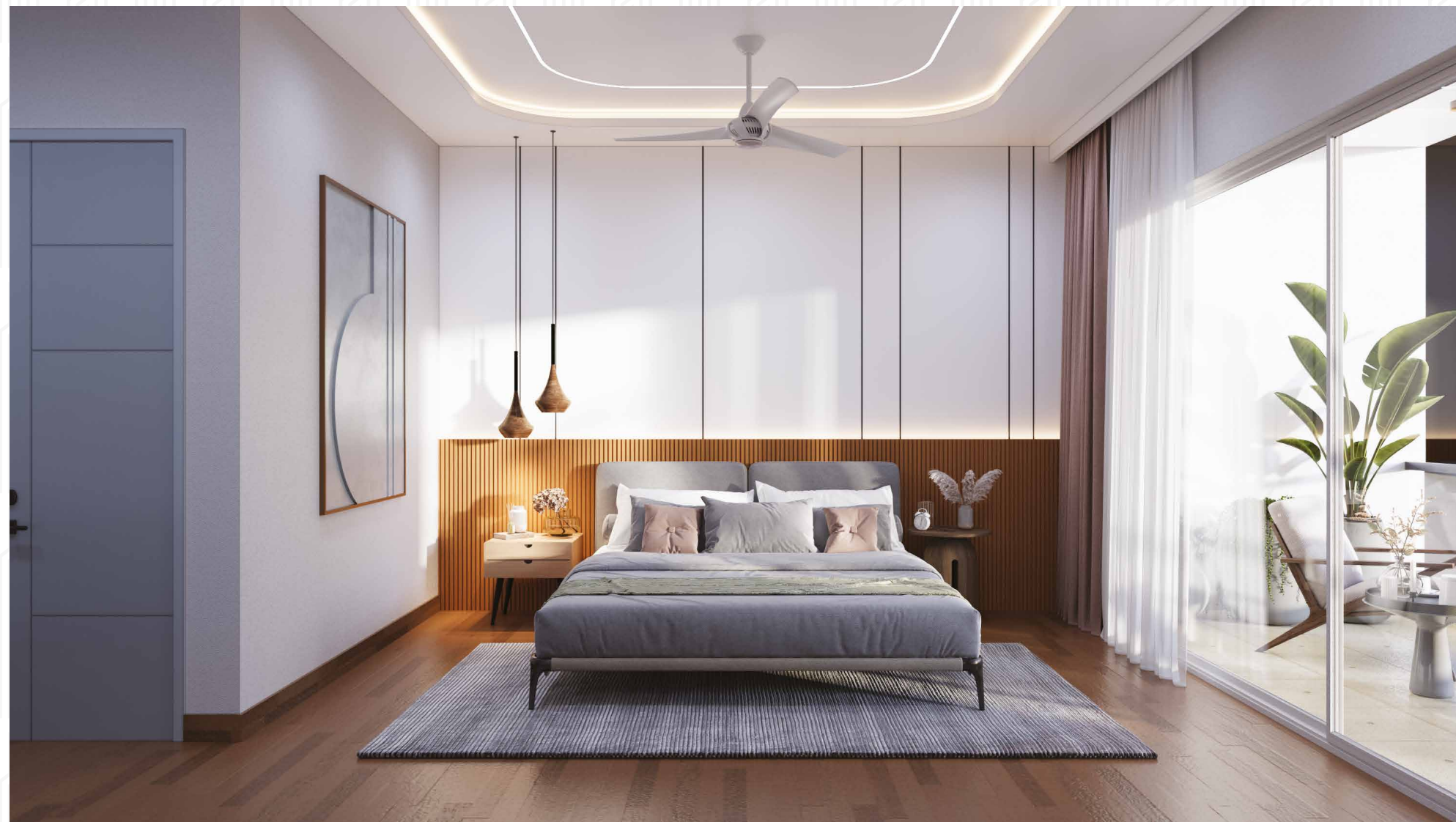
A thoughtfully designed lobby, an elegant banquet hall, and a serene yoga room, the Altus Clubhouse embodies a lifestyle that harmonizes energy and ease.



Where the Sky Meets the Water

Step onto the terrace and into a world above it all. With a shimmering pool, open skies, and refined lounging spaces, every moment feels like a vacation, without ever leaving home.





A Clubhouse That Hosts, Entertains & Impresses.

From screening your favourites in the preview theatre to welcoming loved ones in elegant guest suites, Altus ensures your hospitality goes beyond the expected.



Crafted for the Way You Live



Thoughtfully laid out for modern families, Altus homes offer flexible spaces, intuitive flow, and future-ready design. Choose from configurations that feel as expansive as they are efficient.

Floor Plans >>>



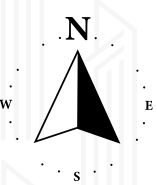
4575 Sft. 4 BHK + HT (E)

Block A



4685 Sft. 4 BHK + HT (N)

Block B



3270 Sft. 4 BHK (E)

3270 Sft. 4 BHK (W)



2265 Sft. 3 BHK (E)

2540 Sft. 3 BHK+Study (W)

TING BRIDGE BELOW

1950 Sft. 3 BHK (E)

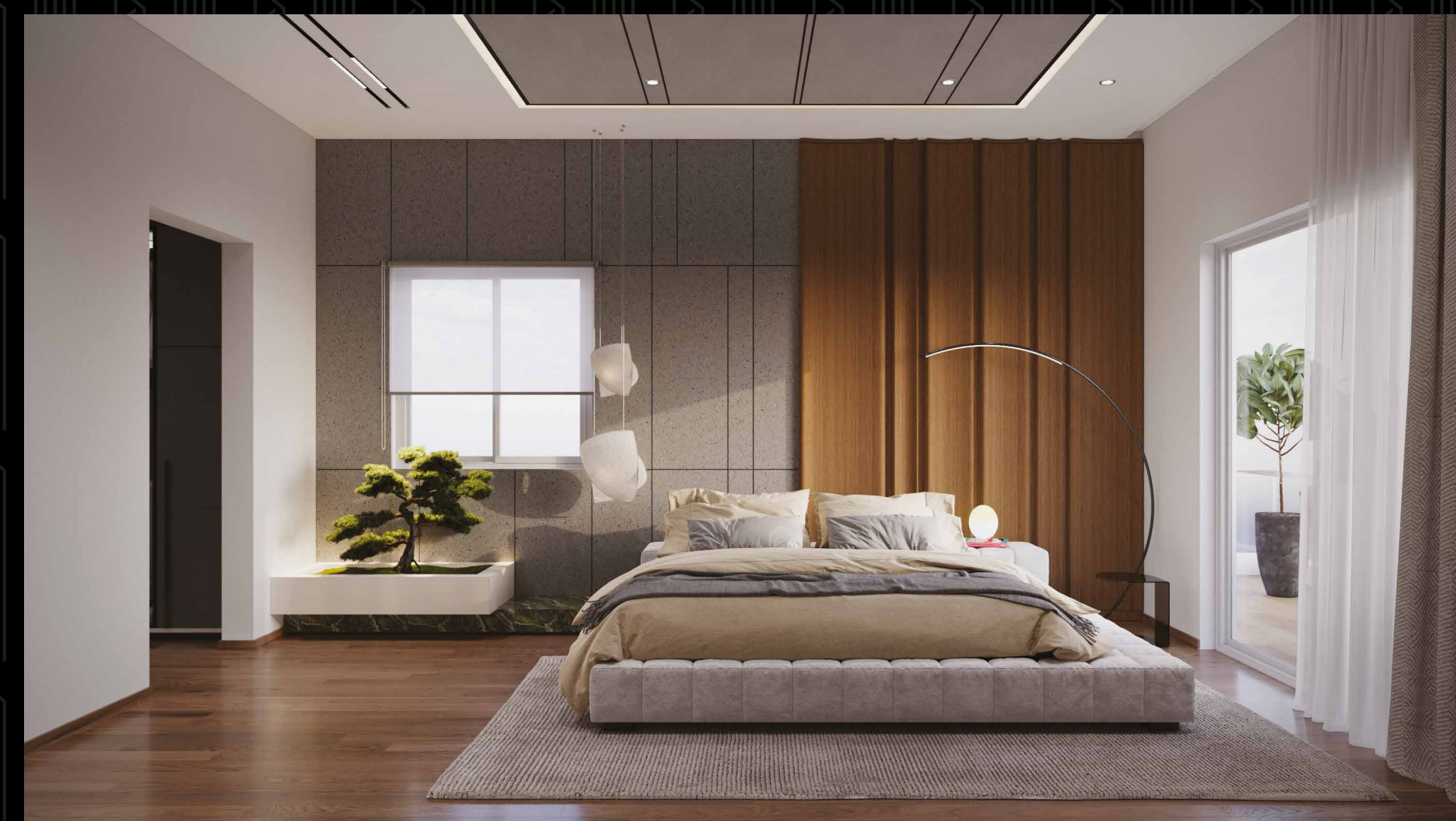
2540 Sft. 3 BHK+Study (W)



2975 Sft. 3 BHK+Study (E)

2975 Sft. 3 BHK+Study (W)

1760 Sft. 3 BHK (W)



The Art of Everyday Living

Altus brings form and function together with living, dining, and drawing spaces that exude refined aesthetics. Spacious, sunlit, and thoughtfully laid out, these areas elevate every moment at home.



SPECIFICATIONS

SUPER STRUCTURE

- ★ RCC shear wall framed structure, resistant to wind and earthquake.

WALLS

- +INTERNAL WALLS:** Reinforced shear wall.
- +EXTERNAL WALLS:** Reinforced shear wall.

DOORS

- +MAIN DOOR:**
 - ★ Designer Main Door Frame and Shutter of 8'height with premium designer hardware fittings.
- +INTERNAL DOORS:**
 - ★ BLOCK-A: Designer Internal Door Frame and Shutter of 8'height with premium designer hardware fittings.
 - ★ BLOCK-B: Designer Internal Door Frame and Shutter of 7'height with premium designer hardware fittings.

WINDOWS AND FRENCH DOORS

- +WINDOWS:**
 - ★ Aluminium frame with toughened glass with provision for mosquito mesh.
- +FRENCH DOORS:**
 - ★ Aluminium frame with toughened glass with provision for mosquito mesh.

FLOORING AND WALL CLADDING

- +DRAWING, LIVING, DINING AND KITCHEN:**
 - ★ Italian Mable with 4” inch Skirting for Block-A
- +BED ROOMS:**
 - ★ Premium vitrified tiles with 4” inch Skirting for Block-A
- +DRAWING, LIVING, DINING, ALL BEDROOMS AND KITCHEN:**
 - ★ Premium vitrified tiles with 4”inch Skirting for Block-B
- +BALCONIES:**
 - ★ Premium anti-skid vitrified tiles.
- +BATHROOMS:**
 - ★ Acid-resistant and anti-skid premium, vitrified tiles and wall cladding up to door height.
- +UTILITY:**
 - ★ Anti-skid tiles and wall cladding up to 4’ feet.
- +STAIRCASES:**
 - ★ Granite/Tandoor

+FIRE STAIRCASE:

- ★ Tandoor / Kota Stone.

+CORRIDOR & ELEVATOR LOBBIES:

- ★ Vitrified tiles combination as per architect design.

PAINTING

+EXTERNAL:

- ★ Textured finish with 2 coats of external emulsion paint of reputed make.

+INTERNAL:

- ★ Pumping finish with 2 coats of Premium acrylic emulsion paint of reputed make over a coat of primer.

+SIT-OUTS:

- ★ Weather-proof paint of reputed make over external putty finish at utility/sit out walls and ceiling.

RAILING

+BALCONY:

- Glass railing

PLUMBING

+BATHROOMS:

- ★ All CP fitting and sanitary fixtures of premium make.
- ★ Wash basins in all the toilets except servant toilet.
- ★ Wall-mounted EWC with flush valves and health faucets in all Bathrooms.
- ★ Rain Shower in Master bathroom and Overhead shower in all bathrooms.

+KITCHEN:

- ★ Provision for fixing of water purifier.
- ★ Provision for washing machine and dish washer in utility area.

ELECTRICAL

- ★ Elegant designer modular electrical switches of legrand/ schneider/ equivalent make.
- ★ Concealed copper wiring of Premium make.
- ★ Power outlets for geyser and exhaust fan in all bathrooms.
- ★ Plug points for TV in drawing, living and all bedrooms.
- ★ Power plugs for cooking range chimney, refrigerator, microwave oven, mixers / grinders, and water purifier in kitchen.
- ★ Power plugs for washing machine and dishwasher.
- ★ Three-phase power supply for each unit.
- ★ Miniature Circuit Breakers (MCB) for each distribution boards of reputed make.

COMMUNICATION

+TELECOM:

- ★ Telephone point in drawing room Intercom facility to all units connecting Security, Club House and Maintenance Office.

+CABLE:

- ★ Provision for DTH /cable connection for TV in drawing, living and all bedrooms.

+INTERNET:

- ★ Wired internet provision in drawing room and master bedroom.
- ★ Wi-Fi internet within the community and clubhouse.

GENERATOR

- ★ 100% DG set backup with enclosure and AMF panel for all apartments and common areas.

ELEVATORS

- ★ High-speed automatic passenger elevators with rescue device and V3F for energy efficiency of Mitsubishi / Fujitec / OTIS equivalent make.

WTP / STP

- ★ Fully treated bore water made available through exclusive water-softening and purification plant of reputed make.
- ★ Sewage treatment plant of adequate capacity as per norms will be provided.
- ★ Treated sewage water will be used for landscaping and flushing purposes.

RAINWATER HARVESTING

- ★ Rainwater harvesting through recharge wells on site to improve ground water level.

WATER SUPPLY

- ★ Pneumatic pumps will be used for supply of freshwater and treated water to individual apartments.

CAR WASH FACILITY

- ★ Provision for car wash facility in all basement areas.

EV CHARGING STATION

- ★ Electrical vehicle charging stations to fuel the next generation vehicles.

RFID VEHICLE MANAGEMENT SYSTEM

- ★ Provides accurate and reliable information to manage and control the movement of vehicles.

SECURITY & BMS

- ★ Sophisticated round-the-clock security system.
- ★ Boom barriers at entry gate with mechanical operation.
- ★ Panic button and intercom is provided in the lift that is connected to security room.
- ★ CC cameras will be provided at all common areas as per consultant design.

LPG

- ★ Provision for piped gas from centralized gas bank to all kitchens with individual gas meter.

FIRE & SAFETY

- ★ Fire hydrant and re sprinkler system on all floors and in basements as per Fire Department norms.
- ★ Fire alarms, smoke detectors in all apartments as per Fire Department norms.
- ★ Public address system in all floors and parking areas (basements), control panel at main security as per Fire Department norms.

WASTE MANAGEMENT

- ★ Garbage Room/Chutes with separate bins to collect dry waste and wet waste is provided in every floor.

COMPOUND WALL

- ★ Aesthetically designed compound wall shall be constructed all around the project with solar fencing.

LIGHTING

- ★ LED lighting for all common areas including indoors and outdoors with
- ★ Lighting Management System (LMS).

GREENERY & LANDSCAPE

- ★ LED lighting for all common areas including indoors and outdoors with Lighting Management System (LMS).

Beyond
Construction,
We Build
Experiences.



For over 15 years, Hallmark has been shaping skylines with excellence, innovation, and trust. Since our establishment in 2008, we've built a reputation for delivering super-luxury, ultra-premium, and premium residences, each showcasing impeccable craftsmanship and thoughtful design.

At Hallmark, we don't just build homes; we create experiences.

Each project is a seamless blend of quality, innovation, and timeless appeal, designed to turn dreams into reality.

We are dedicated to designing spaces that inspire and uplift. With a customer-first approach, we craft homes that nurture happiness, comfort, and a true sense of belonging.

With every project, we aim to enrich lifestyles, deliver lasting value, and build homes where memories are made.



From the House of Hallmark

Apartments



Hallmark Treasure
G +29 Ultra Luxury Apartments
Kokapet



Hallmark Skyrena
G +14 Ultra Premium Flats
Narsingi



Hallmark Sunnyside
G+9 Luxury Apartments
Manchirevula



Hallmark Pinnacle
G +14 Premium Apartments
Pati, Off Kollur

Villas



Hallmark Nature Nest
G+2 Ultra Premium Villas
Pati, Off Kollur



Hallmark Floresta
G+2 Ultra Luxury Villas
Pati, Near Patancheru



Hallmark Oakshir
G +2 Ultra Luxury Villas
Tukkuguda



Hallmark 5A
G +2 Ultra Modern Boutique Villas
Velimala, Off Kollur

Commercial



Hallmark 4Drive
G+7 Retail & Office Spaces
Narsingi



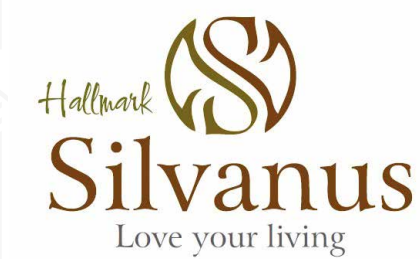
Hallmark Affare
G+11 Retail & Office Spaces
Kokapet, Near Neopolis

With a legacy of excellence and a drive for innovation, Hallmark Builders has redefined Hyderabad's skyline through groundbreaking developments. Altus is a testament to that vision—seamlessly blending sophisticated design, superior specifications, and a lifestyle that rises above the ordinary.

Completed Projects



Hallmark Tranquil (2017)
G+5, 158 Modern Apartments
@ Puppalaguda



Hallmark Silvanus (2018)
G+5, 240 Modern Apartments
@ Manikonda



Primera (2019)
G+5, 84 Modern Apartments
@ Puppalaguda



Empyrean (2020)
G+ 5, 245 Modern Apartments
@ Puppalaguda



Hallmark Vicinia (2022)
G+12, 441 Luxury Flats
@ Narsingi



Hallmark Vesta (2024)
G+5, 222 Premium Apartments
@ Pati, Kollur

Our Consultants

Architect



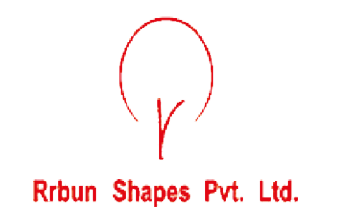
MEP Consultant



Structural Consultant



Landscaping Consultant





TG RERA No. P02400008439

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DISCLAIMER: All dimensions are in square feet, and measured from finish-to-finish excluding construction tolerances. All materials, dimensions, and drawings are approximate only. Information is subject to change without notice, at developer's absolute discretion. Actual area may vary from the stated area. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.