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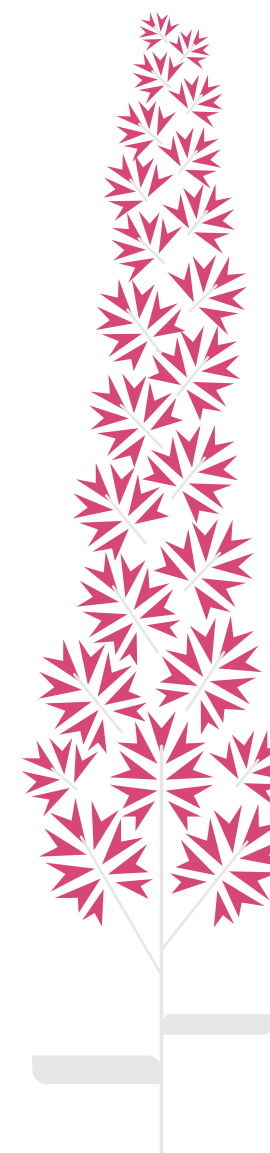
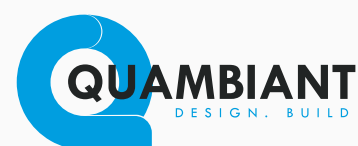
Quambiant Amaranthine

Quambiant Design Build Pvt. Ltd

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Amaranthine

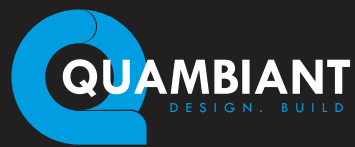
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There comes a time when art,
architecture, and lifestyle converge.
There comes a time when space,
sophistication, and style unite. There
comes a time when all of these come
together for eternity. Quambiant presents
the space designed for that time. Where
eternity has shape and form.

Presenting Amaranthine.



S H A P I N G . E T E R N I T Y .

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ARRIVED

You have arrived. Now announce it in style.

Find yourself in a space where tranquility and rejuvenation await. Embrace this treasured moment to immerse yourself in the warm hug of self-care, and a gentle breeze of serenity that beckons you forward. Let your soul be soothed by the tender caress of leisure as you walk into our suite-styled living spaces.



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Never too far with the world at your feet



LOCATION MAP
Not to scale

Located at the cusp of Khajaguda and Financial District, AMARANTHINE offers seamless access to a network of major roads, spanning from Lanco Hills Road to the Old Mumbai Highway. Notable educational institutions such as Oakridge International School and top-tier healthcare facilities like KIMS Hospital are conveniently located with in close proximity, ensuring all essential amenities are easily accessible.



Amaranthine

CONNECTIVITY

Khajaguda Cross Rds
Nehru ORR
Financial District
Gachibowli
Mehdipatnam
HITECH City

EDUCATION

Delhi Public School
Oakridge Int. School
Eng. Staff College of India
Indian School of Business
Hyderabad Central University

HOSPITALS

KIMS, Gachibowli
Care Hospitals
Continental Hospitals

WORKPLACES

HITECH City
NSL SEZ
Financial District
Lanco SEZ

LEISURE

Trekking Trail
Botanical Garden
Bio Diversity Park
Inorbit Mall
Shilparamam
Golconda Fort

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It is

SPEECH

speaking for itself.

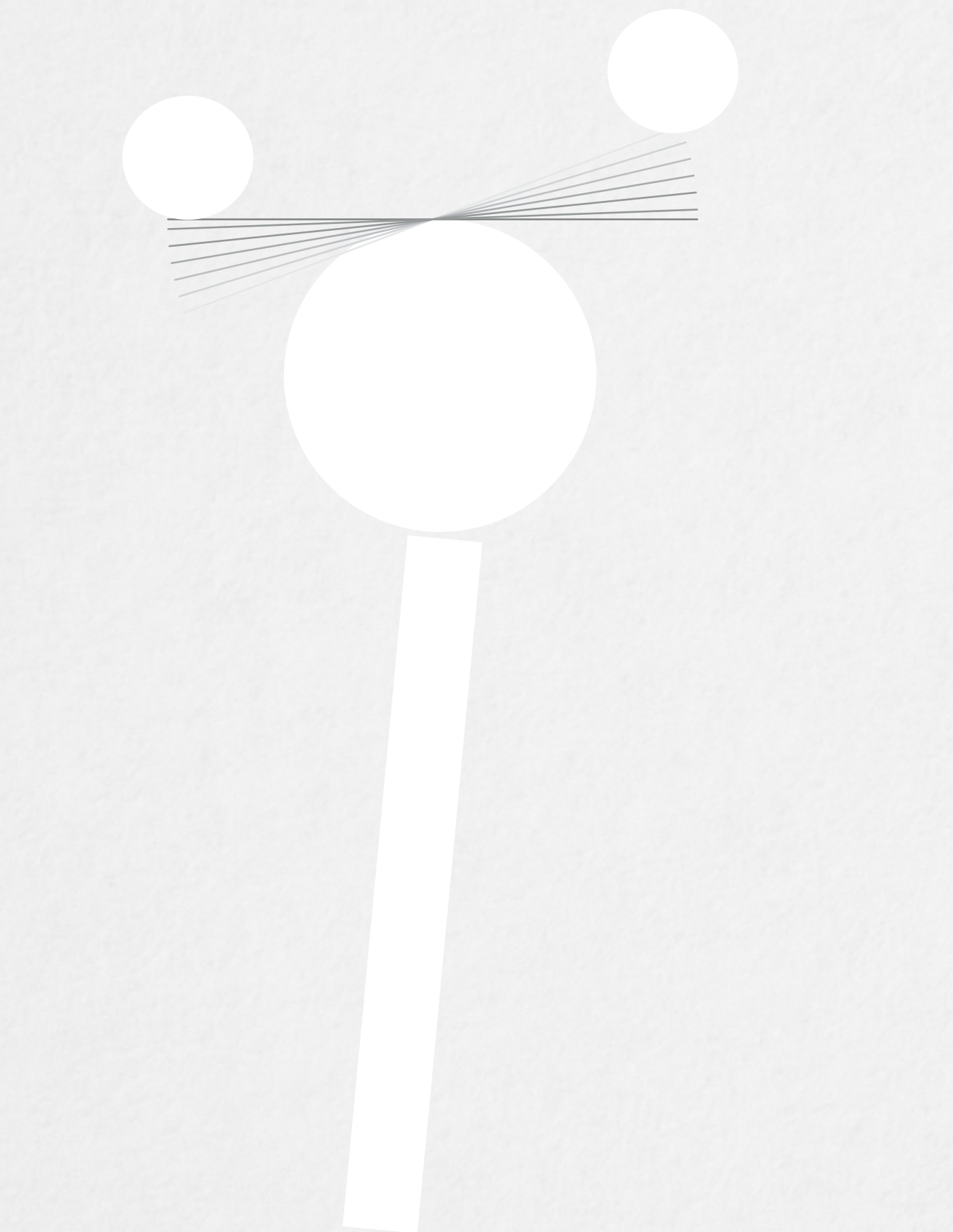


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SPECS

An array of project specs for your cognizance!

 Gated community in a spread of 2.98 acres.	 1 Block, 502 Units.	 3,4 and 5 BHK Duplex residencies
 5 Basements parking + Stilt level parking.	 Unit sizes between 1615 sft and 5700 sft.	 38,000 sqft clubhouse with world-class amenities.
 Access ramps at all the entrances for differently-abled.	 Domestic water available through a water-softening plant.	 Mini supermarket.
 Safety and security CCTV surveillance, controlled entry and exit systems (Boom barrier).		
IGBC Gold Registered. HMDA Approved Project		
With a tranche of features that are a modern-day pamper and also a future-need, how about having everything what you desire without having to ask for it? Quality and luxury are not an option at Amaranthine, but a given.		
Centralized pre-paid GAS supply.	Open area to be 75%	VAASTU compliant units
STP Provided for Landscaping and Flushing Purpose only	Pre-paid ELECTRICITY supply	Driver waiting LOUNGE driver & maid toilets
		Fast EV CHARGING STATION provision in each basement.

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ZERO

Zero-traffic clubhouse with an intimate community of less than 500 families.



Amaranthine



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Lounge



Office



Supermarket



Grand Entrance Lobby



Yoga Meditation Room



Association Room

Your pace. Of course, your
SPACE.

Gym & Champions Gym



Spa



Laundry

Library



Home Theatres



Terrace Swimming Pool with Rain Dance



Kids' Pool



Auditorium



Guest Rooms



Outdoor Party Area



Creche

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Absolute essentials go about making your life convenient.



Barbeque Station



Cycling Track



Jogging Track

Staying active and fit is easy at Amaranthine on the cycling track, jogging track, and many other spaces like these. Embrace an active and vibrant outdoor lifestyle with our exquisite amenities.

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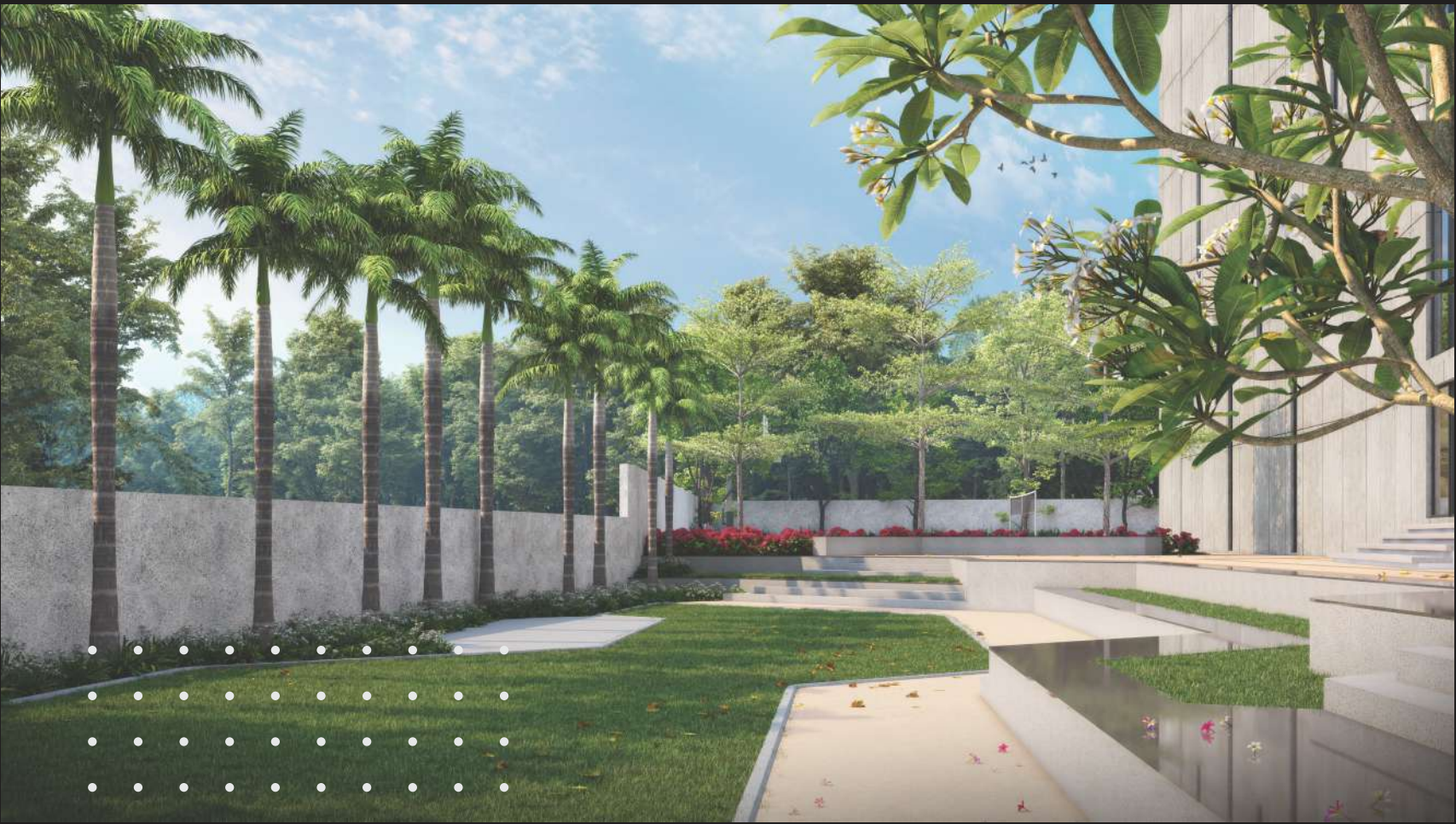
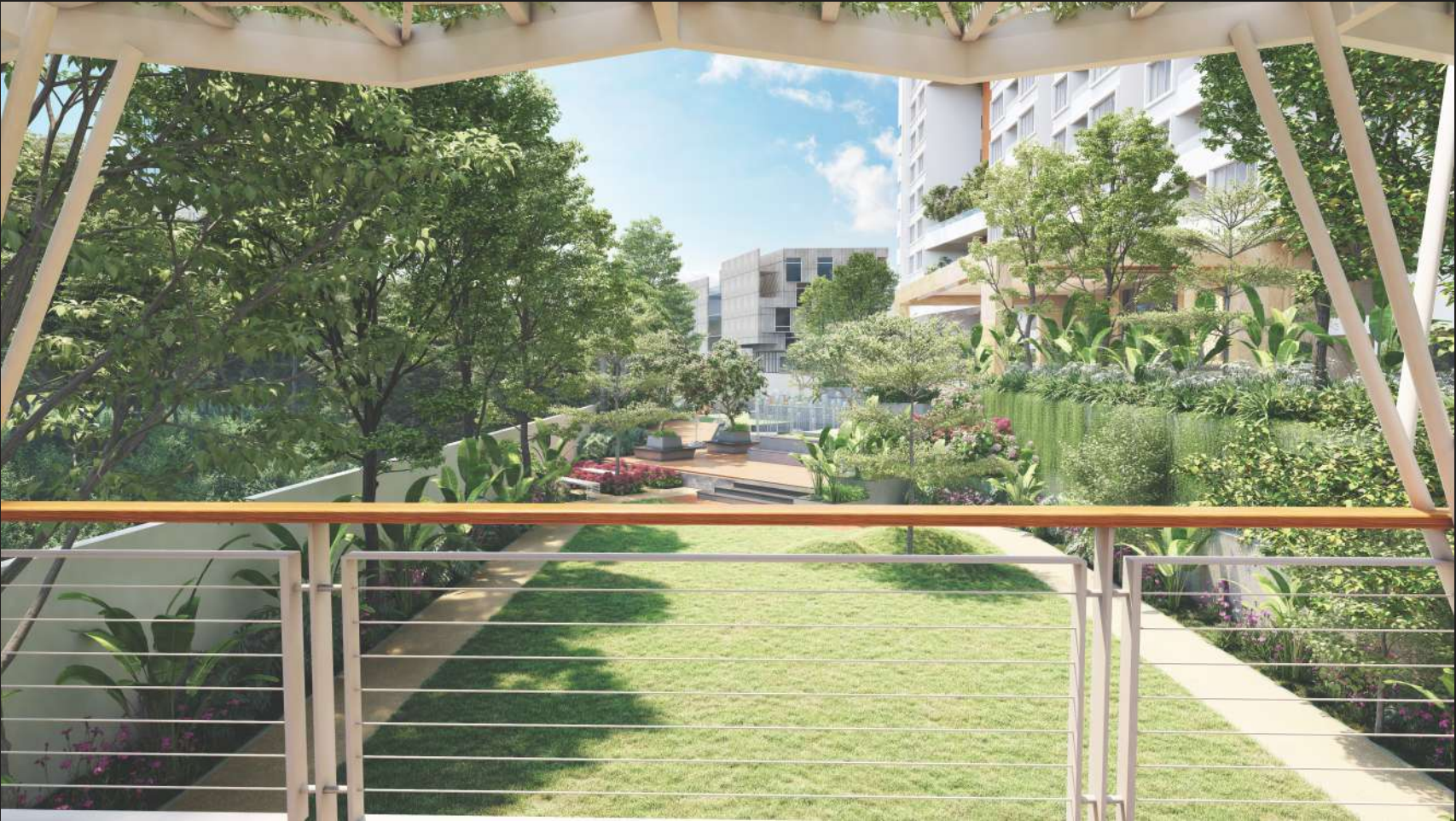
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Cruising along well-crafted

LANDSCAPES

is a feeling.

Wide driveways that are interspersed with installations, landscapes, and interestingly-manicured stopovers are all here. Tiled-driveways that you can zig-zag along, in your four-wheels. All of this and more, for a great feeling.



Amphitheatre

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To find your corner of calm, lose

YOURSELF

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WARRIOR

friendship over yummy times.



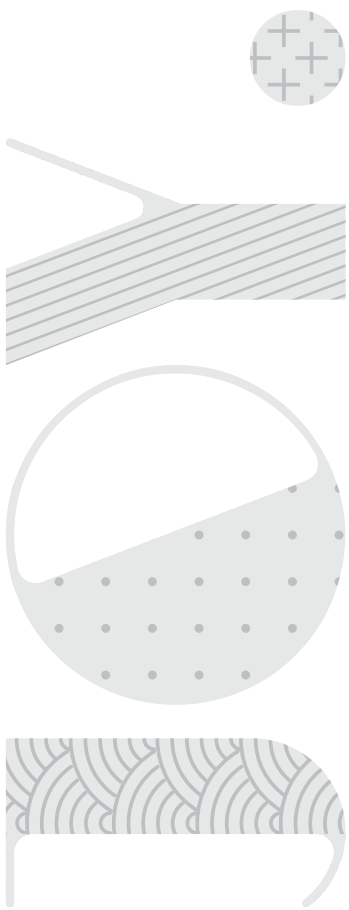
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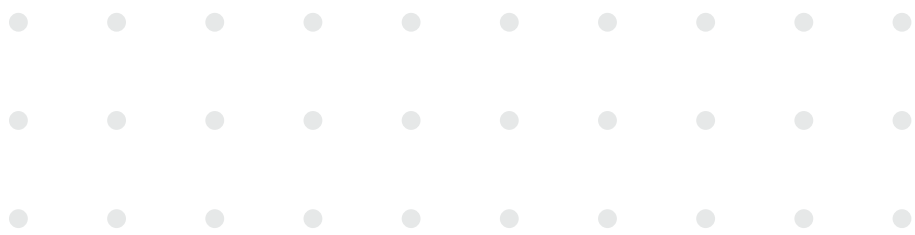
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When innocence jumps two squares, it's a leap of



Amaranthine has been envisaged as a place with colourful corners and play areas that are in the middle of nature to celebrate the shades of childhood. Come together with your little ones, because here delight will be unbound.



Badminton Courts



Table Tennis Courts



Chess / Carroms



Billiards Table



Sports Lounge

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Laid out to leverage space, and maximize

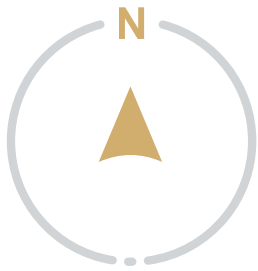
LIFESTYLE.

LANDSCAPE AMENITIES

- | | |
|---|--|
| 1. Entrance Plaza with Security Cabin | 21. Sandpit with Kids' Slide |
| 2. Bus Bay | 22. Tot-Lot on Sandpit |
| 3. Lily Pond with Fountain | 23. Climbing Wall |
| 4. Swings Park under Tree Court | 24. Kids' Play Area on Synthetic Lawn 5-12+Yrs |
| 5. Campfire Zone | 25. Outdoor Fitness Zone |
| 6. Viewing Deck | 26. Reflexology Pathway |
| 7. Jogging Track/Pathway | 27. Outdoor BBQ/Cafeteria |
| 8. Cycling Track with Cycle Stands | 28. Informal Amphitheater with Stage |
| 9. Sculpture Court | 29. Pergola with Seating |
| 10. Pet Park with Pet Equipments | 30. Half Basket Ball Court |
| 11. Outdoor Workstations under Tree Court | 31. Multipurpose Play Court (Tennis + Volleyball) |
| 12. Multipurpose Lawn with Stage-
Gathering/Party/Yoga | 32. Giant Chess with Seating |
| 13. Aroma Garden | 33. Cricket Practice Pitch (2 Nos) |
| 14. Floral Garden | 34. Clubhouse Seating Plaza |
| 15. Informal Seating on Deck | 35. Tot-Lot on Epdm Flooring-Ludo/Hopscotch/Snake &
Ladders/Floor Games |
| 16. Interactive Water Fountain | 36. Chalk Wall for Kids |
| 17. Open Air Theater | 37. Skating Rink |
| 18. Stage/Dance Platform | |
| 19. Water Feature with Cascade | |
| 20. Outdoor Picnic Zone | |



MASTER PLAN



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RISING

and shining won't be a stretch.

Ensnconced on 2.98 acres and running across 42 floors, Amaranthine is a residence for 502 units. Here, what you will read is the script of luxury, where you will live at an address called sophistication.

AREA STATEMENT

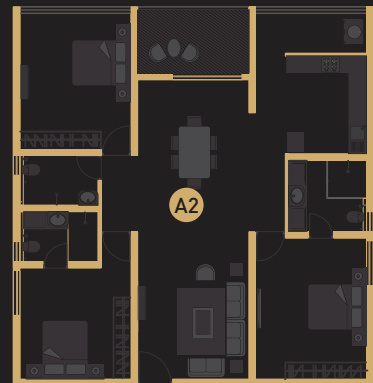
Flat No.	1st Floor	Typical Floor
A1	1585	2250
A2	1500	1820
A3	-	1615
A4	-	1615
A5	1500	1820
A6	2090	2850
A7	2090	2850
A8	1665	2020
A9	1665	2020
A10	2105	2335
A11	2105	2335
A12	1755	2450



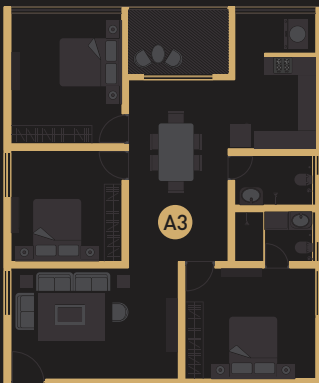
3BHK West-facing | 2250 sq.ft



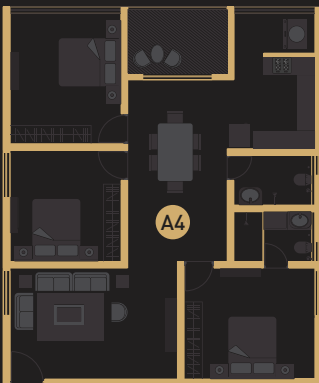
3BHK West-facing | 1820 sq.ft



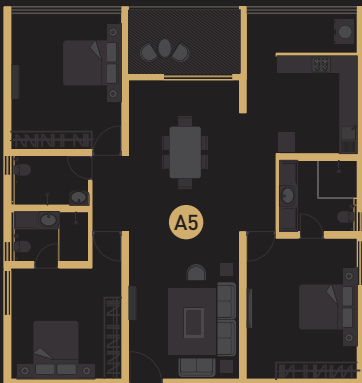
3BHK West-facing | 1615 sq.ft



3BHK West-facing | 1615 sq.ft



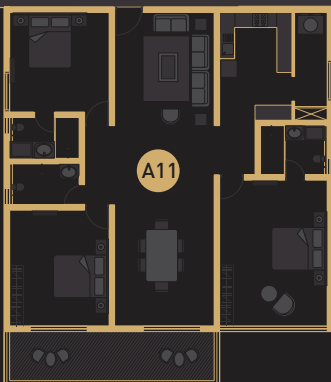
3BHK West-facing | 1820 sq.ft



4BHK West-facing | 2850 sq.ft



3BHK East-facing | 2450 sq.ft



3BHK East-facing | 2335 sq.ft



3BHK East-facing | 2335 sq.ft



3BHK East-facing | 2020 sq.ft



3BHK East-facing | 2020 sq.ft



4BHK East-facing | 2850 sq.ft

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When your home is reaching for the stars, quite literally so, why will you stay behind? Yes, let a starry life play host to your lifestyle at Amaranthine.



It's likely that even
STARS
will envy you.

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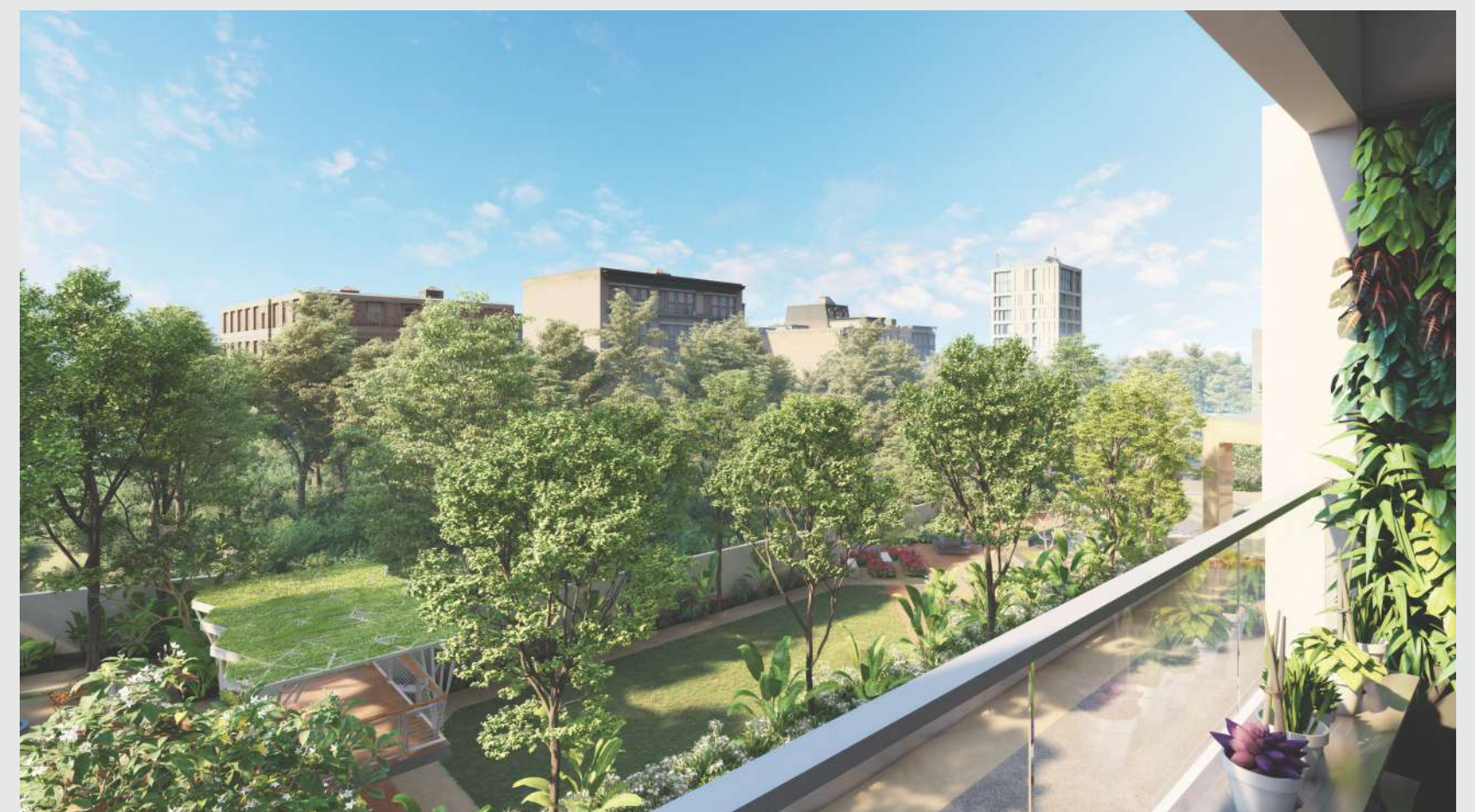
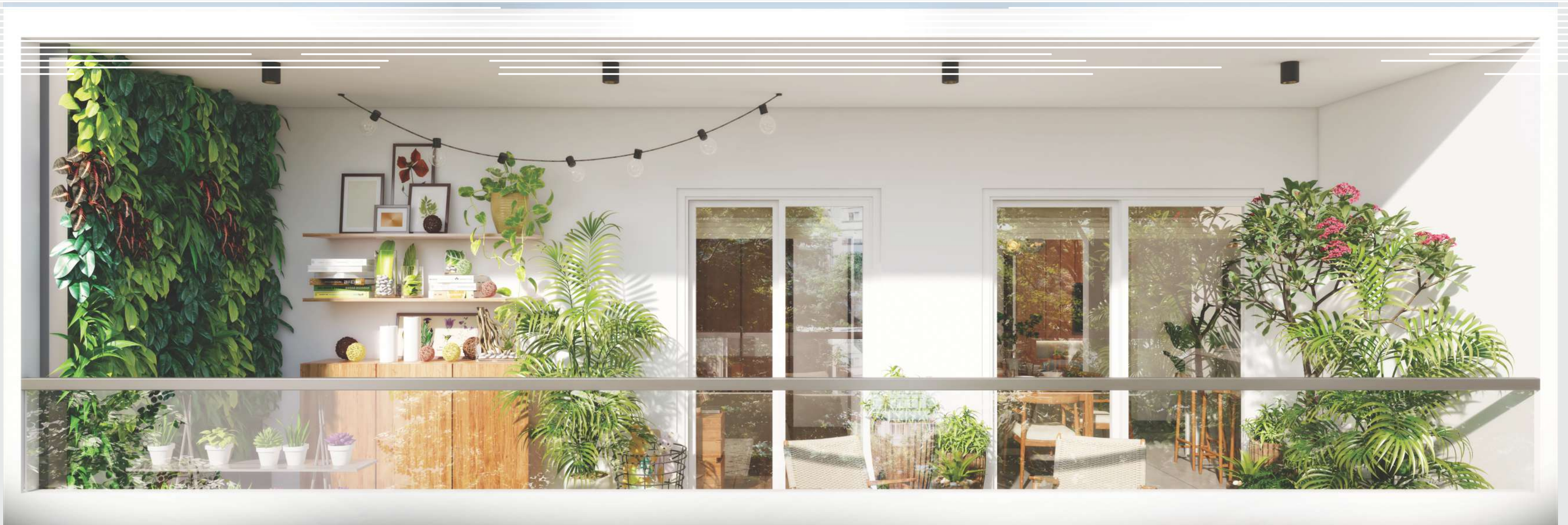
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WRAP

Wrap-around balconies that embrace you with panoramic views and adequate luminosity.



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Home Theatre

THEATRICALS

Embedded home theatre spaces that cater to the movie connoisseur in you.

Have your own audio-visual convertible room for you to indulge in your favourite movies, TV shows, or gaming adventures on a high-definition screen with an immersive surround sound system at home.



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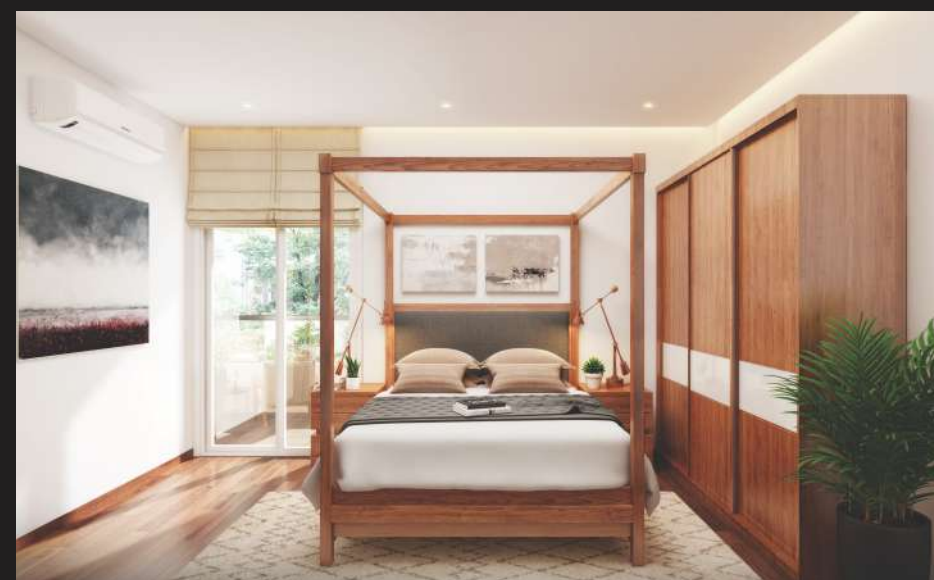
Living & Dining



Dining & Kitchen



Kitchen



Bedroom

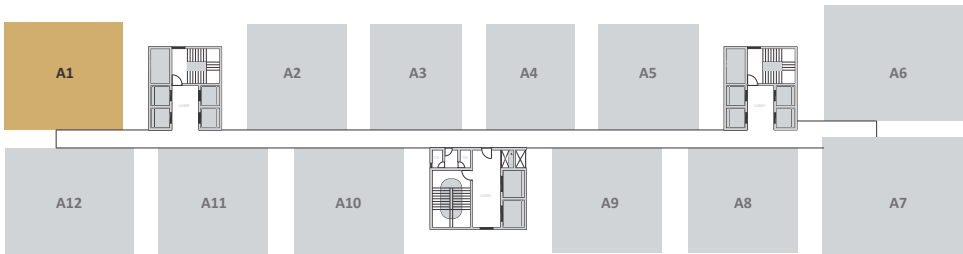
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A1 - 3BHK West-facing | 2250 sq.ft.



- | | | | |
|---|---------------------------|----|------------------------|
| 1 | LIVING/DINING - 31'3"X11' | 7 | BEDROOM - 14'0½"X11' |
| 2 | M.BEDROOM - 14'11"X11' | 8 | SIT-OUT - 39'1½"X6'6½" |
| 3 | TOILET - 7'10½"X7'8½" | 9 | TOILET - 4'11"X7'8½" |
| 4 | KITCHEN - 10'3"X11' | 10 | TOILET - 4'11"X7'8½" |
| 5 | UTILITY - 3'11"X11' | 11 | BEDROOM - 11'11½"X11' |
| 6 | SIT-OUT - 6'6½"X11' | | |

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Amaranthine means

ETERNITY.

And we mean it too.

With quality that has no equal and a finish that will connote elegance, come make Amaranthine yours.

SPECIFICATIONS

FOUNDATION & STRUCTURAL FRAME

- RCC-foundation and RCC frame.

SUPERSTRUCTURE

- Aluminium form work and Shear Wall Technology.
- RCC "Shear Wall Structure System" designed to withstand wind and seismic loads as per relevant IS codes.

PLASTERING & PAINTING

- **Internal:** Putty finished with premium emulsion paints like Asian / Berger / ICI / Nippon or equivalent make over a coat of primer.
- **External:** Two coats of Exterior Emulsion Paint of Asian / Berger / Nippon / ICI / SKK / Juton/equivalent make.

DOORS & RAILINGS

- **Main Door:** Factory-made solid teakwood frame, solid core shutter with teak veneer on both sides finished with PU coat. Designer hardware with smart lock. 8" high with 1" foot width see-through window.
- **Internal Doors:** Factory-made solid / engineered wood frame, laminated shutters, hardware of reputed make of 7" height.
- **Toilet Doors:** Factory-made solid / engineered wood frame, laminated shutters, hardware of reputed make of 7" height.
- **Utility Doors:** Factory-made solid / engineered wood frame, laminated shutters, hardware of reputed make of 7" height.
- **Slide and Fold Doors:** Factory-made solid / engineered wood frame, laminated shutters with Glass of 7" height, hardware of reputed make, installed between living and fourth bedroom only for A6 and A7 Flats.
- **Windows:** UPVC frames, with energy efficient glass, sliding / casement type, with provision of mosquito mesh where possible in 2½ Track, Fenesta / Apama or equivalent Make.
- **Sliding Doors:** UPVC frames, with energy efficient glass, sliding / casement type, with provision of mosquito mesh where possible in 2½ Track, Fenesta / Apama or equivalent Make.
- **Ventilators:** UPVC glazed ventilators with branded hardware.
- **Balcony Railings:** Aesthetically-designed railing systems with high-quality handrails, cap rails and railing base of reputed make. As per design intent.

ELEVATORS / LIFTS

Passenger Lifts

- **Specification:** 8 nos high-speed automatic passenger lifts with rescue device with V3F for energy efficiency lifts of ThyssenKrupp / KONE / Schindler or equivalent.
- **Flooring:** Aesthetically-designed flooring with marble / equivalent.
- **Lift-surrounding Cladding:** Imported marble / large format tile cladding.

Service / Goods Lifts

- **Specification:** 2 nos high-speed automatic passenger lifts with rescue device with V3F for energy efficiency lifts of ThyssenKrupp / KONE or equivalent.
- **Flooring and Car Finish:** Flooring with granite and the car internal finish with SS vandal proof finish.
- **Lift-surrounding Cladding:** Granite cladding.

ENTRANCE LOUNGE

- **Flooring & Skirting:** Imported marble flooring and skirting.
- **False-ceiling:** Aesthetically-designed false-ceiling for entrance lounge.

FLOORING:

- **Drawing, Living, Dining & Kitchen:** 1200 X 1200 mm size vitrified tiles.
- **Master Bedroom:** Engineered wooden flooring / skirting as per design.
- **Other Bedrooms:** 600 X 600 mm size double charged vitrified tiles.
- **Utility:** Matte finish full body vitrified tiles.
- **Balcony / Sit-outs:** Vitrified tiles in anti-skid finish as per design.
- **Corridors:** GVT (vitrified tiles)
- **Arrival / Lift Lobby:** Marble / tiles flooring as per design.
- **Toilet Flooring:** 300 X 300 mm anti-skid vitrified tiles.
- **Staircase:** Exposed concrete with steel nosing / Kota stone flooring.

WALL CLADDING:

- **Toilet:** 300 X 600 mm glazed tiles up to false-ceiling height
- **Utility:** Wall cladding up to 2' height with glazed vitrified tiles.

TOILETS

- Sanitary fixtures or reputed make.
- CP fittings of reputed make.
- Wash Basin Granite counter wash basin of reputed make.
- Glass shower partition for all toilets.
- Exhaust Fan Reputed make exhaust fan like Havells, Panasonic or equivalent.

KITCHEN / UTILITY

- **Water Provision** Water tap (Manjeera or any other water provided by GHMC along with borewell water).
- Provision for exhaust fan or chimney outlet.
- Utility/wash provision for dishwasher/washing machine in utility.

CEILING

- Ceiling Putty finish and cornice for fire sprinkler lines inside the apartments and corridors.

ELECTRICAL

- Cables concealed copper wiring of Havells / Polycab or equivalent.

- Modular switches for other services of Schneider, Legrand or equivalent make.
- LED light fixtures for all common areas and landscape area lighting.
- 3-phase supply for each unit and prepaid energy meters.

TELECOMMUNICATIONS, CABLE TV & INTERNET

- Internet, television provision for cable connection in living and all bedrooms.

CAR PARKING

- Entire parking is well-designed to suit the number of car parks required. Parking signage and equipment will be provided at required places to improve driving comfort.
- Car Parking shall be in 5 levels and allotment will be through lottery system

FACILITIES FOR DIFFERENTLY-ABLED

- Access ramps at all Entrances shall be provided for differently-abled.

POWER BACK-UP

- 100% DG set backup with acoustic enclosure and auto change-over only for lighting circuit.

WSP & STP

- **WTP:** Treated water will be made available through Water Treatment Plant for domestic purpose in all units (not RO Plant).
- **STP:** A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.
- Rain Water Harvesting at regular intervals provided for recharging ground water levels as per the norms.

SECURITY / BMS

- Sophisticated round-the-clock security / surveillance system.
- BMS for electricity and gas consumption with prepaid card system will be provided (centralized billing).
- Panic button and intercom is provided in the lifts connected to the security room.
- Surveillance cameras at the main security and in open areas as per design and entrance of each block and inside lifts to monitor.

FIRE & SAFETY

- Fire hydrant and fire sprinkler system in all rooms of apartment, all floors and basements.
- Fire alarm and Public Address System in all floors and parking areas (basements).
- Control panel will be kept at main security.

LPG

- Supply of gas from centralised gas bank to all individual flats with pre-paid gas meters.

SOLAR POWER

- Solar Power is provided and is connected to common area grid for optimisation of common area power consumption where possible.

OTHERS

- Safety and security
- 24/7 security services
- CCTV surveillance
- Automatic entry and exit system

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