



# WEAVING DREAMS

Krinss is inspired by the vision of Mr S P Reddy. Mr Reddy is a serial entrepreneur, active philanthropist and investor whose experience spans across USA, Singapore, Malaysia and India in domains like IT, Defense, Healthcare and Real Estate. He has been a founder and contributor to various industry associations including technology and business forums. Mr Reddy brings his international experience to Krinss to create a distinct lifestyle habitat on par with the best in the world.

# KRINSS

# INSPIRED BY **VISION**, TRANSFORMED BY **DESIGN**



Krinss is a symbol of modernity. The gated community is a contemporary home with design in evolution, blending with nature, constantly evolving in an unending journey to perfection.

# BLENDING MODERNITY WITH NATURAL ELEMENTS



The design of **Krinss** is a journey of self discovery. The minimalist approach achieves vast flowing spaces merging seamlessly with the exteriors, striking an immediate chord with eternal joy. It's where the nature collaborates with construction to create an aura of a vibrant and fulfilling lifestyle.



## AN ICONIC GATED COMMUNITY FOR CONTEMPORARY LIFESTYLE



Krinss is a joyful lifestyle, cocooned in the bounty of nature, unfolding a stage for magical moments of life.













# A SYMPHONY OF **SPACES**

# ENCHANTING OUTDOORS





# A SYMPHONY OF **SPACES**



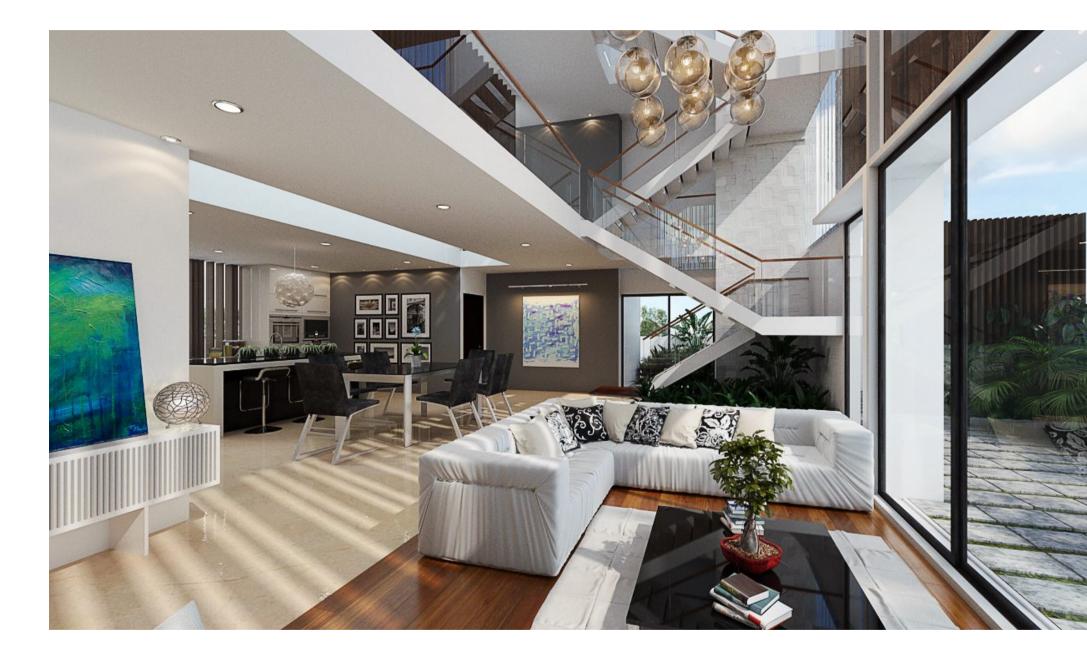


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A TERMINUS PROJECT AT PUPPALAGUDA

**Krinss** is deeply sensitive to the spaces - both inner and outer... chiseling spaces to suit your need to stay warmly in congenial ambience. Striking a chord with nature, these homes infuse a character and soul that is as distinct as you.











A TERMINUS PROJECT AT PUPPALAGUDA

## PROJECT HIGHLIGHTS

HMDA-approved project A gated community of villas 47 Villas An Exclusive Clubhouse 500 - 1000 SqYd plots 5234 Sft - 7390 Sft areas Double height living room Open Terraces Home theater Water bodies Open courtyard Guest suites Glass facade 24-hr Water supply 24-hr Security 100% Power backup

## DESIGNED AS PER **VASTU**

The project enjoys the expertise of internationally acclaimed Architects who are also adept at Vastu principles of India. They have deftly incorporated Vastu principles in designs working closely with Vastu experts.

# **ENERGY** CONSERVATION

Energy efficiency has been a top priority resulting in CFL & LED lighting. Solar energy is harnessed for outdoor lighting. Recycled water through STP will be used to irrigate vast tracts of landscaping.





The clubhouse is central to social life at Krinss. Be it outdoor activity or indoor games, the clubhouse offers superb facilities to indulge in. Stay fit, relax, entertain and celebrate.



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3-Level Clubhouse Swimming pool Barbeque pits Spa

Lounge & Cafeteria Gymnasium Squash court Shuttle court

Lawn Tennis court

Kids Play area Basketball hoopYoga & Meditation roomMulti-sports SimulatorJogging & Cycling trackParty Area(100 People)Convenience store





The sinuous topography is preserved with minimal re-grading. The architecture unifies with the land as an organic entity preserving the gentle rolling landscape. The hillocks and boulders at Krinss give your home a distinct flavor.

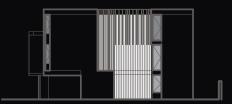
The large villas are placed to the centre and smaller villas at the periphery.

The individual designer villas are designed to provide maximum privacy.

The houses are laid only on one side of the road to give you private entry feel with no overlooking into the opposite houses.

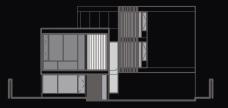


FACING **WEST** (1001 to 1014) 500 to 720 SqYds BUILT UP AREA 5234 Sft



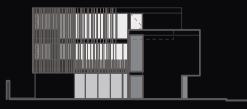
**⊺02** 

FACING NORTH PLOTS (1015 to 1040) AREAS 700 to 1000 SqYds BUILT UP AREA 7390 Sft



## r03

FACING **EAST** PLOTS (1041 to 1047) AREAS 500 to 800 SqYds BUILT UP AREA 5318 Sft



## AREA STATEMENT

Plot Area in	n Sq Yds   Buil	t up Area in Sft
	WEST VILL	AS
PLOT	PLOT	BUILT UP
NO.	AREA	AREA
1001	513.75	5234.00
1002	510.27	5234.00
1003	510.27	5234.00
1004	510.27	5234.00
1005	510.27	5234.00
1006	510.27	5234.00
1007	714.38	7200.00
1008	510.27	5234.00
1009	510.27	5234.00
1010	510.27	5234.00
1011	510.27	5234.00
1012	714.38	7200.00
1012	510.27	
1013	718.05	7200.00
Ν	IORTH VIL	LAS
PLOT	PLOT	BUILT UP
NO.	AREA	AREA
1015	974.47	7390.00
1016	907.40	7390.00
1017	719.46	7390.00
1018	716.06	7390.00
1019	715.92	7390.00
1020	719.26	7390.00
1021	726.70	7390.00
1022	720.90	7390.00
1023	720.85	7390.00
1024	720.90	7390.00
1025	723.91	7390.00
1026	830.52	7390.00
1020	858.09	7390.00
1028	804.21	7390.00
1029	754.38	7390.00
1030	747.85	7390.00
1031	744.08	7390.00
1031	740.58	7390.00
1032	741.28	7390.00
1033	740.52	7390.00
1034	740.52	7390.00
1035	744.49 802.08	7390.00
	802.08 885.08	
1037 1038		7390.00
	823.23	7390.00
1039	768.08	7390.00
1040	771.15	7390.00
	EAST VILL	AS
PLOT	PLOT	BUILT UP

EAST VILLAS		
PLOT	PLOT	BUILT UP
NO.	AREA	AREA
1041	690.00	5318.00
1042	676.10	7200.00
1043	524.21	5318.00
1044	541.49	5318.00
1045	583.94	5800.00
1046	789.06	7200.00
1047	679.54	7200.00







The international look and feel is visible. The beautiful gated community is designed in detail with an emphasis on both what is visible and what is not. The design team of the finest international and Indian designers & consultants have brought in a vivid character into Krinss that aims to elevate the way we live.





# A TRIBUTE TO THE SPIRIT OF **JOYFUL LIVING**.

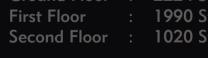


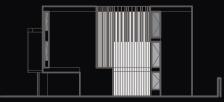




# r**01**

PLOTS AREAS BUILT UP AREA BUILT UP AREA BUILT UP AREA BUILT UP AREA







FIRST FLOOR PLA



FCOND FLOOR PLAI





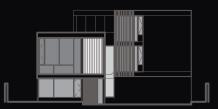


# NORTH FACING VILLA

Ground Floor	2868 Sf
First Floor	2814 Sf
Second Floor	1708 56

# <sub>[</sub>02

FACING PLOTS AREAS BUILT UP AREA PLOTS T00 to 1000 SqYds 7390 Sft







# FIRST FLOOR PLAN



# SECOND FLOOR PLAN



A TERMINUS PROJECT AT PUPPALAGUDA





# EAST FACING VILLA

# <sub>[</sub>03

FACING PLOTS AREAS BUILT UP AREA **EAST** (1041 to 1047) **500 to 800 SqYds 5318 Sft** 

Ground Floor	2410 Sft
First Floor	2052 Sft
Second Floor	856 Sft



# **ROUND FLOOR** PLA





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### STRUCTURE

RCC framed structure to withstand wind and seismic loads

#### SUPER STRUCTURE

Brick masonry with first class bricks in cement mortar

## PLASTERING

Sand faced cement plastering

#### WATER PROOFING

Water proofing treatment for areas exposed to water such as toilets, balconies and terraces

#### PAINTING

External: Two coats of waterproof acrylic exterior emulsion Internal: Two coats of acrylic emulsion paint over smooth putty finish Parking Area: Washable acrylic emulsion External and Internal elevations to use cladding tiles and glass, as selected in the elevation design approved

#### FLOORING

Dining/Kitchen: Pamesa tiles- Spain/Italian marble/Engineered wooden flooring or equivalent Living Room: Spanish/Italian marble in combination with wood Bedrooms: Engineered wood flooring Home Theatre: Engineered wood flooring Balcony/Deck: Pamesa tiles or equivalent Staircase: Wooden flooring treads/Italian marble or as per approved design Parking Area: Interlocking pavers/granite/grass pavers or equivalent

#### TOILETS

Anti Skid tiles for Flooring of reputed make: Pamesa Ceramica from Spain or equivalent Wall-tiles of reputed make: Pamesa Ceramica from Spain or equivalent Wash basin, WC, Sanitary fixtures of reputed make: Toto/Villeroy& Boch/Duravit or equivalent

#### FAUCETS

All faucets of reputed make - Grohe, Daniel, Toto, Sirius or equivalent

#### DOORS

Entrance Door: Solid Teak wood frame and shutter with solvent based PU finish Hardware from Hafele/DorsetKaba or equivalent Internal Doors: Teakwood frame with designer flush shutter of reputed make with matt melamine polish

#### WINDOWS

Pre-manufactured wood/metal/composite material windows with glass of reputed make

### KITCHEN

Complete Imported Modular Kitchen with granite or Corian top & cabinets without appliances: Poggenpohl/Hacker orequivalent

### POWER

Underground cabling with copper cables with 3-Phase meter provided for each villa Miniature Circuit Breaker (MCB) and ELCB for each distribution board 10KW and 12KW of power for a standard unit of 4 bedroom and 5 bedroom villa respectively

<b>ELECTRICAL</b> Electrical wiring is concealed with PVC insulated flame retardant copper wires with modular switches power points for all required appliances in ELCB and MCB of Havells or Legrand equivalent. Switches Schneider/Legrand or equivalent
<b>GENERATOR BACKUP</b> 100% Power back up facility for each villa, from a centralized DG power back up facility
<b>COMMUNICATION &amp; CABLE</b> TV, Telephone and Data points provided in Kitchen, Living, Family and all bedrooms
WATER SUPPLY Underground water supply to each villa through centralized hydropneumatic system of reputed make
<b>RAILING</b> SS based / MS powder coated based railing with glass partitions of Saint Gobain make
ELEVATOR / LIFT Mitsubishi / Sjec or equivalent
<b>AIR CONDITIONING</b> Provision for VRF (Variable Refrigerant Flow) air conditioning system compatible to Daikin/Mitsubishi or equivalent
SOLAR POWER STREET LIGHTS & WATER HEATING SYSTEMS Tata Power solar system, Racold or equivalent.

espective areas.

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

Krinss at Puppalaguda comes as a breath of fresh air to a global generation. Located next to Future Kids School and abutting Outer Ring Road, the villa community will be a pioneering habitat in an ever-growing infrastructure built around ORR. Connected by highways, you can reach Wipro X Roads, swanky malls, shopping streets in Gachibowli, Kondapur and Madhapur driving in top gear.

#### → Distances from Site to certain Landmarks:

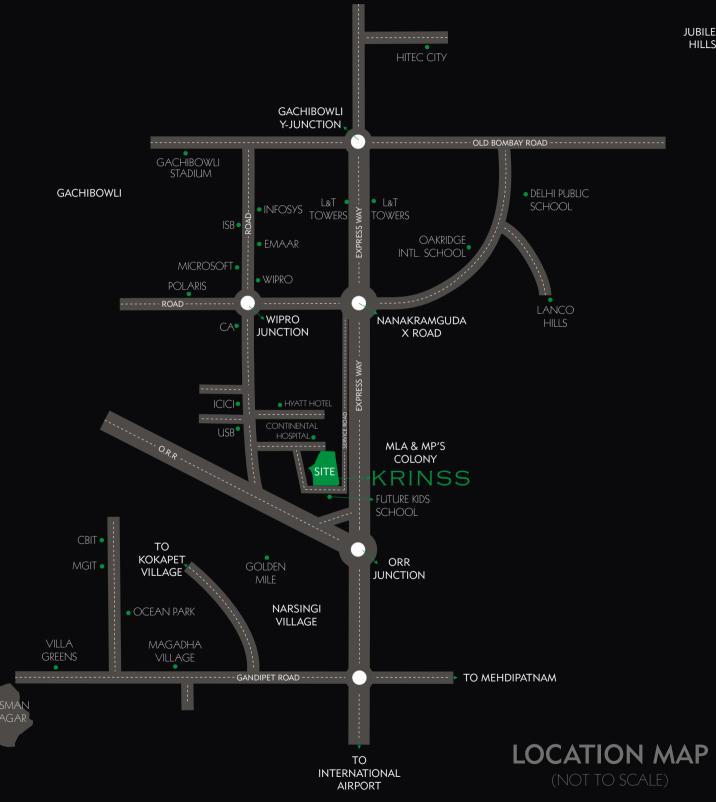
#### Schools:

Future Kids School - Adjacent to the site Hospitals: Hotels: Hyatt Hyderabad Gachibowly - 2.9 kms Malls:

#### IT Buildings:

Infosys - 4.8 kms

#### Other places:









# THE MEETING OF MINDS

#### Some of the best brains are involved in **Krinss**.

Passionate to the core, these teams with vast international experience and talent, have drawn the contours of good living on Hyderabad canvas.



#### A Visionary zeal

Terminus brings a vision of inspired living translated through the best of engineering practices, avant-garde designs, construction management and the use of finest construction material and brands. Their international experience combines with passion to create uncompromising lifestyles environments for Hyderabad citizens.



Dean/Wolf

architects

#### At Home with Hyderabad Real Estate

Navanami signifies the coming together of like-minded people in delivering extraordinary homes to the accomplished. With over a decade of experience in Real Estate field in Hyderabad, Navanami benefits the project with their expertise and quality attitude.



#### The Architecture Team of W Design Studio & Dean/Wolf Architects:

W Design Studio a design consultancy in India has partnered with Dean/Wolf architects based in New York. The company is experienced in Residential and Retail projects, known for the intelligent integration of interior and exterior boundaries. The team jointly have won several international awards. They engage client's mind and the physical space in evolving the architectural design and also blend international flavor with local conditions. They offer state-of-the-art design and deliver design solutions for Retail, Residential, Commercial and Corporate spaces.

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