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**EMBRACE THE LUXURY**



**SOLITAIRE  
UNITY**  
SHAPING DREAMS TO REALITY

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. All renderings and views are for representation of the project meant for conveying the idea only.

A PROJECT BY



**TECHNOPOLIS  
CONSTRUCTION**  
SHAPING AN INNOVATIVE TOMORROW





## BLESSED LUXURY *Living*

Sometimes, life throws an opportunity of comfort and prosperity your way. Solitaire Unity is one such beautiful opportunity. Indulge in a lifelong experience of ease and luxury that enhances and nurtures your lifestyle.

## Overview

Extent	:	2 Acres, 10 Guntas
Parking	:	03 Basements
Ground Floor	:	Amenities
No. Of Units	:	352
Upper 16 Floors	:	Residential
Total Area	:	5,80,000 sft
Clubhouse (sft)	:	32,000
Type of Flats	:	2 & 3 BHK
2 BHK (sft)	:	1225 to 1615
3 BHK (sft)	:	1400 to 2230



IMMERSE YOURSELF IN AN  
*Elite Lifestyle*

Solitaire Unity has been designed and crafted to delivery incredible living experiences that bring comfort and joy to every member of your family. Indulge in the life of your dreams right here.





# Embrace

## A LIFE OF COMFORT AND LUXURY

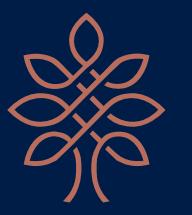
The 352 - 2 & 3 BHK luxurious apartments have been smartly designed to not only bring out the best in you but to fortify the happiness of your family with the top-notch comfort of living that they deserve. Enjoy each moment with your loved ones, not stressing about the future because with the right investment choice, you have made your tomorrow secure.





LIVE A LIFE  
CRAFTED FOR  
*Comfort*

SOLITAIRE  
**UNITY**  
BY TECHNOPOLIS  CONSTRUCTION



SOLITAIRE  
**UNITY**

SHAPING DREAMS TO REALITY



SOLITAIRE  
**UNITY**  
SHAPING DREAMS TO REALITY



LIVE CONNECTED TO  
*Everything*

Spread across 2.24 acres in Kondapur, Solitaire Unity lets you live connected to facilities you need. Enjoy easy access to the best educational institutes, offices, hospitals, entertainment centres and so much more. Live in the middle of excitement right here at Solitaire Unity.



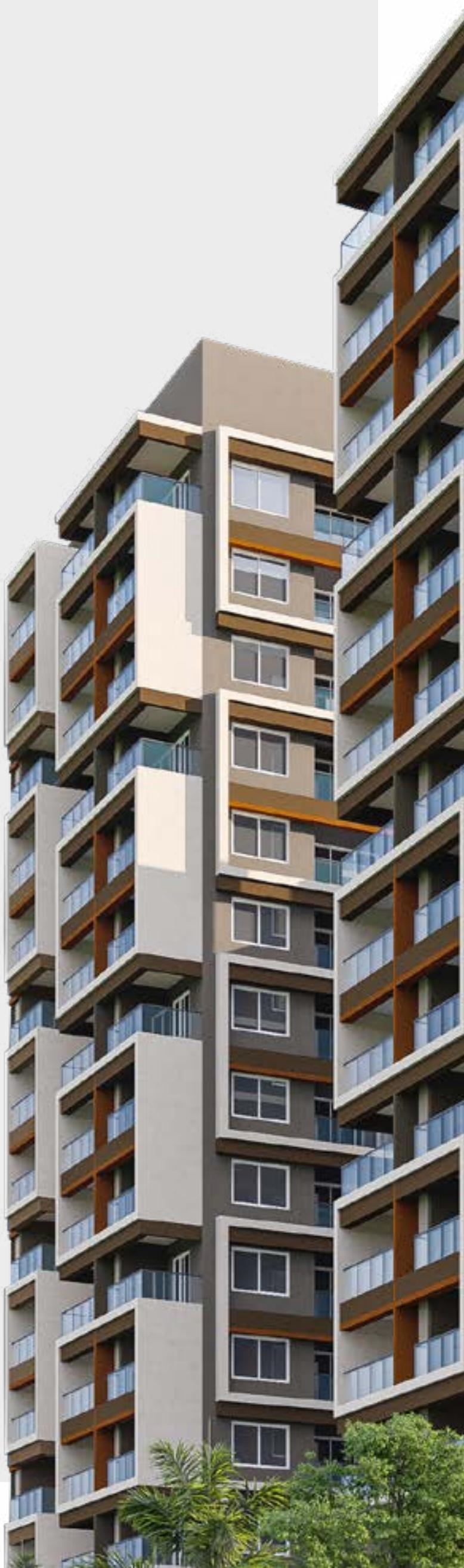


# SOLITAIRE UNITY

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## TYPICAL AREA STATEMENT

FLAT NO	TYPE	FACING	TYPICAL AREA (SFT)	FIRST FLOOR (SFT)
1	3BHK	WEST	1655	1400
2	2BHK	WEST	1225	1225
3	3BHK	WEST	1715	1715
4	3BHK	WEST	1715	1715
5	2BHK	EAST	1225	1225
6	3BHK	EAST	1715	1715
7	2BHK	EAST	1225	1225
8	2BHK	EAST	1480	1245
9	3BHK	WEST	1920	1525
10	3BHK	WEST	1750	1450
11	3BHK	WEST	1695	1405
12	3BHK	WEST	1995	1635
13	2BHK	WEST	1515	1235
14	3BHK	NORTH	1555	1265
15	3BHK	NORTH	1555	1265
16	3BHK	NORTH	1555	1265
17	3BHK	NORTH	1555	1265
18	3BHK	EAST	2230	1775
19	3BHK	EAST	1870	1550
20	3BHK	EAST	2000	1695
21	2BHK	EAST	1615	1355
22	3BHK	EAST	1795	1450



**3D VIEW**

1. ENTRANCE | 2. LIVING ROOM | 3. DINING AREA  
 4. TOILET | 5. BEDROOM | 6. WIDE BALCONY  
 7. MASTER BEDROOM | 8. UTILITY  
 9. KITCHEN | 10. BALCONY

TYPE-FLAT NO. 08 | 2 BHK  
 (EAST FACING) | 1480 sft.

**3D VIEW**

1. ENTRANCE | 2. LIVING ROOM | 3. DINING AREA  
 4. TOILET | 5. BEDROOM | 6. WIDE BALCONY  
 7. MASTER BEDROOM | 8. UTILITY  
 9. KITCHEN | 10. BALCONY

TYPE-FLAT NO. 09 | 3 BHK  
 (WEST FACING) | 1920 sft.

**3D VIEW**

1. ENTRANCE | 2. LIVING ROOM | 3. DINING AREA  
 4. TOILET | 5. BEDROOM | 6. WIDE BALCONY  
 7. MASTER BEDROOM | 8. UTILITY  
 9. KITCHEN | 10. BALCONY

TYPE-FLAT NO. 01 | 3 BHK  
 (WEST FACING) | 1655 sft.

**3D VIEW**

1. ENTRANCE | 2. LIVING ROOM | 3. DINING AREA  
 4. TOILET | 5. BEDROOM | 6. WIDE BALCONY  
 7. MASTER BEDROOM | 8. UTILITY  
 9. KITCHEN

TYPE-FLAT NO. 14-17 | 3 BHK  
 (NORTH FACING) | 1555 sft.



WHERE MEMORIES

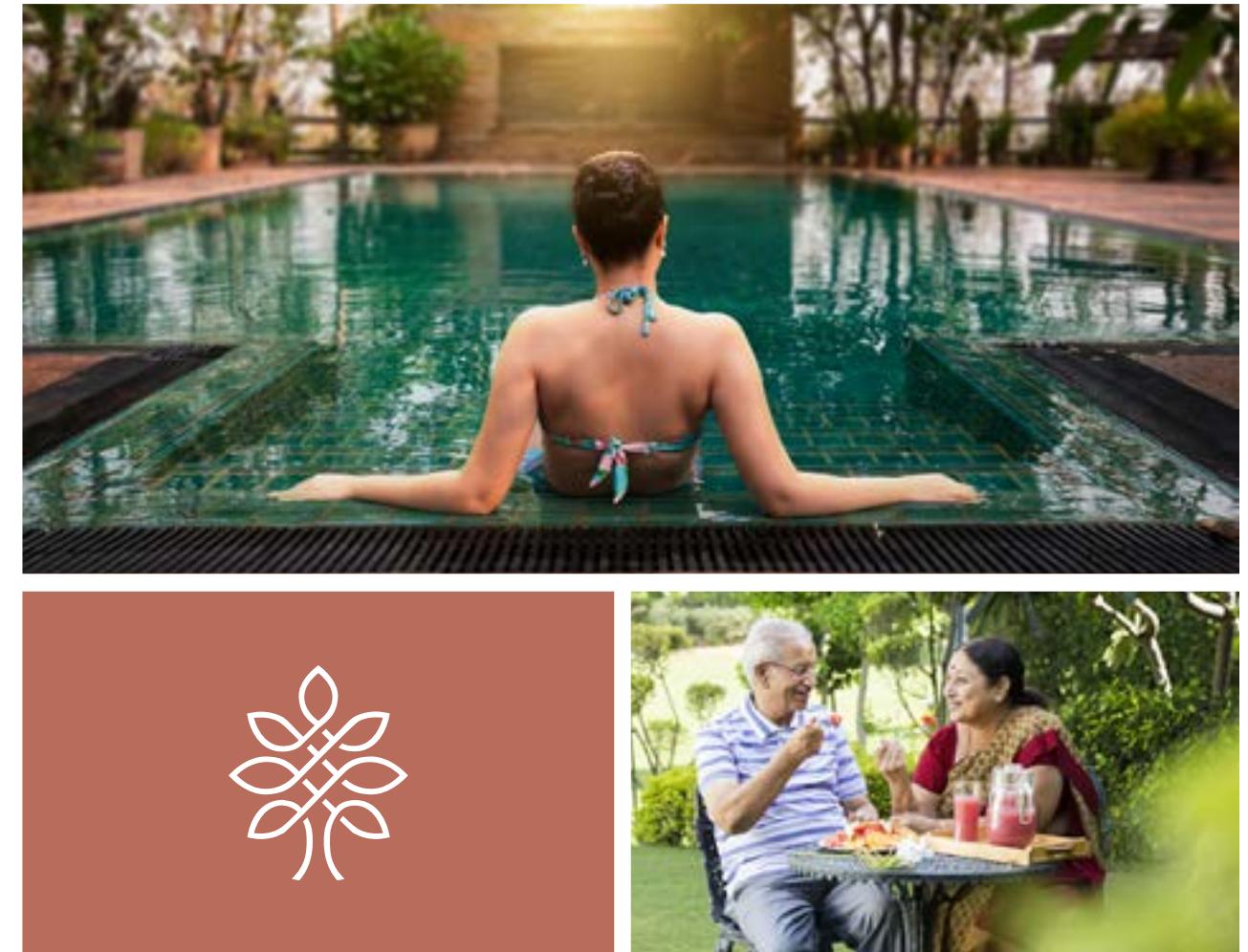
*Live Forever*

The impeccable quality at every step of the construction process along with smartly integrated amenities ensures you a comfortable living. With world-class infrastructural technology, your home here is a space that lasts for generations to come.

## INDOOR

 Business Centre and Co-working Space	 Swimming Pool with Pool Deck	 Air-conditioned Gymnasium	 Yoga & Meditation Room	 Music / Dance / Aerobics Room
 Banquet Hall	 Community Kitchen	 Grocery Store / Utility Store	 Guest Room for Common Use	 Common Toilet Block
 Senior Citizen Lounge	 Creche	 Ladies K.T. Room	 Indoor Games Room	 Library

## PROJECT HIGHLIGHTS



Solitaire Unity delivers a host of different comforts and amenities to make your life easy every day. From underground parking spaces to a host of recreational facilities, the project is a home that helps you relax and stay active as well. Indulge in the comforts, for you deserve it.





## PROJECT HIGHLIGHTS

### OUTDOOR



Multipurpose  
Lawn



Landscape Features  
(Sculptures, Fountains)



Kids Play Area  
and Sand Pit



Zen Garden



Badminton /  
Multi-Purpose Court



Basketball  
Court



Jogging Track



Meditation Gazebo



Seating Niche



Live More  
WITH MORE





# S P E C I F I C A T I O N S

## STRUCTURE & SUPER STRUCTURE:

- R.C.C. framed structure to withstand Wind and Seismic Loads with Solid Block Work for external walls & internal walls.

## PLASTERING:

- 2 Coats of plaster for external walls.
- 1 Coat of plaster for internal walls.

## DOORS, WINDOWS & RAILINGS:

- MAIN DOOR: Manufactured Teak Veneered door frame & shutter finished with good quality melamine polish and hardware of reputed make.
- INTERNAL DOORS: Manufactured hardwood door frame & laminated shutter and hardware of reputed make.
- TOILET DOORS: Manufactured hardwood door frame & laminated shutter and hardware of reputed make.
- UTILITY DOOR: Manufactured hardwood door frame & laminated shutter and hardware of reputed make.
- FRENCH DOORS: UPVC door frame of reputed profile sections, with clear glass paneled shutters and designer hardware.
- WINDOWS: UPVC window frame of reputed profile sections with clear glass with suitable finishes as per design.
- BALCONY RAILINGS: Elegantly designed glass railings.
- STAIRCASE RAILINGS: Elegantly designed MS railings.

## PAINTING:

- EXTERNAL: Two coats of exterior emulsion paint of Asian Paints / Jotun with partly texture finish.
- INTERNAL: Smooth putty finish with 2 Coats of Premium Acrylic Emulsion Paint of reputed make.

## FLOORING:

- DRAWING, LIVING, DINING & ALL BEDROOMS: 800 x 800 Vitrified Tiles of Kajaria / Nexion / Simpolo or equivalent make.
- ENTRANCE LOUNGE: Marble finish vitrified tiles of Kajaria / Nexion / Simpolo.
- BATHROOMS: Anti-skid vitrified / ceramic tiles on floor.
- CORRIDORS: 600 x 1200 vitrified tile of Kajaria / Nexion / Simpolo / Johnson or equivalent make.
- ALL BALCONIES: Anti-skid vitrified tiles of Kajaria / Simpolo / Johnson or equivalent make.
- UTILITY: Anti-skid vitrified tiles of Kajaria / Nexion or equivalent make.
- STAIRCASE: Granite finish / tile / kota.

## CP & SANITARY FIXTURES:

- BATHROOMS: Vanity type wash basin / granite counter top of Jaquar or equivalent make.
- EWC with couple closet of Jaquar or equivalent make.
- Single lever diverter for mixer and shower of Jaquar or equivalent make.
- All C.P. fittings are of Jaquar or equivalent make.

## ELECTRICAL FIXTURES:

- Concealed copper wiring of reputed make (Polycab / Vinay / RR).
- Power outlets for air conditioners in all rooms.
- Plug points for T.V. & audio systems etc. in drawing room and master bedroom.
- 3 Phase supply for each unit with individual meter boards.
- Miniature Circuit Breakers (MCB) for each distribution boards of reputed make.
- Switches of reputed make (Legrand / Vinay / GM).
- Copper piping for air conditioning units for all flats. (To be decided)
- Power outlets for geysers in all bathrooms.
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine in utility area.

## TELECOMMUNICATIONS, CABLE TV & INTERNET:

- INTERCOM FACILITY: Intercom facility to all the units connecting security.
- CABLE TV: Provision for cable connection in drawing, living and master bedroom.
- INTERNET: Provision for internet connection in drawing and master bedroom.

## ELEVATORS / LIFTS:

- PASSENGER LIFTS: High-speed automatic passenger lifts of Otis/Schindler/Kone or equivalent with rescue device with V3F for energy efficiency.

## POWER BACKUP:

- 100% DG set backup with acoustic enclosure & A.M.F.

## TILE CLADDING:

- DADO IN KITCHEN: 600 x 600 vitrified tiles dado of Kajaria / Simpolo / Johnson or equivalent make, up to 2'-0" height above kitchen platform.
- BATHROOMS: 300 x 600 vitrified / ceramic tile Dado of Kajaria / Simpolo / Johnson up to 7'-0" height.
- UTILITY: 300 x 600 vitrified / ceramic tile Dado up to 3' Height of Kajaria / Simpolo / Johnson.

## KITCHEN:

- COUNTER: Granite platform with stainless steel sink of Nirali or equivalent make.
- WATER PROVISION: Municipal and bore well water supply.
- Provision for fixing of water purifier & exhaust fan.

## LIGHTS:

- Lighting LED light fixtures for all common areas & landscape area lighting.



CEASE YOUR  
CHANCE TO  
*Celebrate life*  
EVERYDAY

Life is a celebration of opportunities and Solitaire Unity helps you celebrate your moments to the fullest. Come home and let this luxurious living space add vibrant colours of joy to your life.



### NEARBY LOCATION

- 3.5 kms to Sancta Maria School
- 3.7 kms to MMTS Lingampally Railway Station
- 6.7 kms to Hi-tech City
- 1.6 kms to HCU
- 7.5 kms to Continental Hospital
- 4.6 kms to KIMS, Kondapur
- 12 kms to Delhi Public School
- 10 kms to Oakridge International School

