

A lifestyle so perfect,
it could only be measured in carats

BOLLINENI
PANACHE

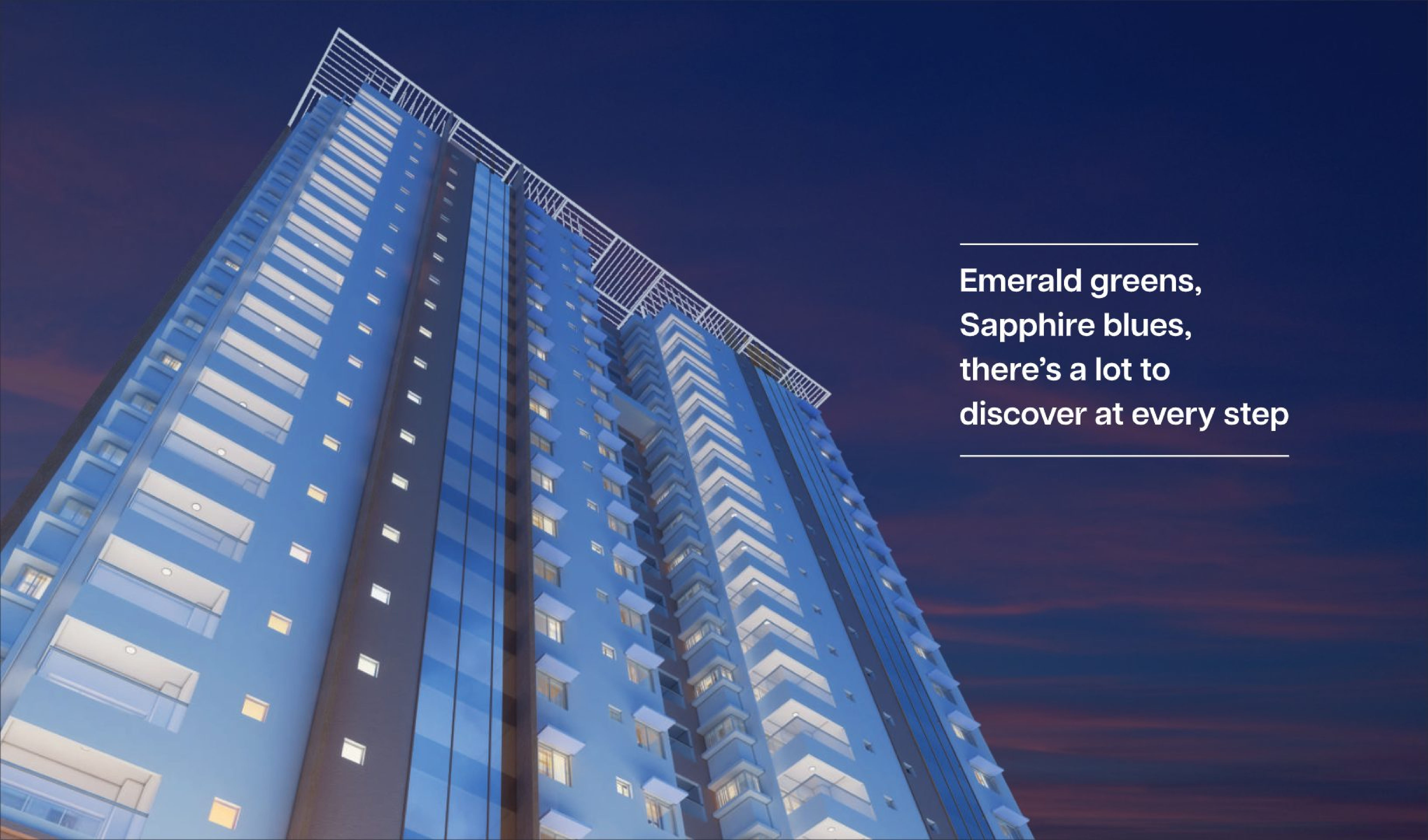


Elevation Close-up View



**True royalty is rare
that's why our homes
are reserved only
for 44 families**

While the rest talk of a good lifestyle,
let your way of life be much more than that.
Let yours be Prolific. Private. Premium.



**Emerald greens,
Sapphire blues,
there's a lot to
discover at every step**

For those who prefer the heights of exclusivity

Not more than 2 flats per floor & not less than 4 sprawling terraces per home – the uber private, individually East-West facing sprawling lifespaces here are sure to strike the right notes with true connoisseurs of fine living.

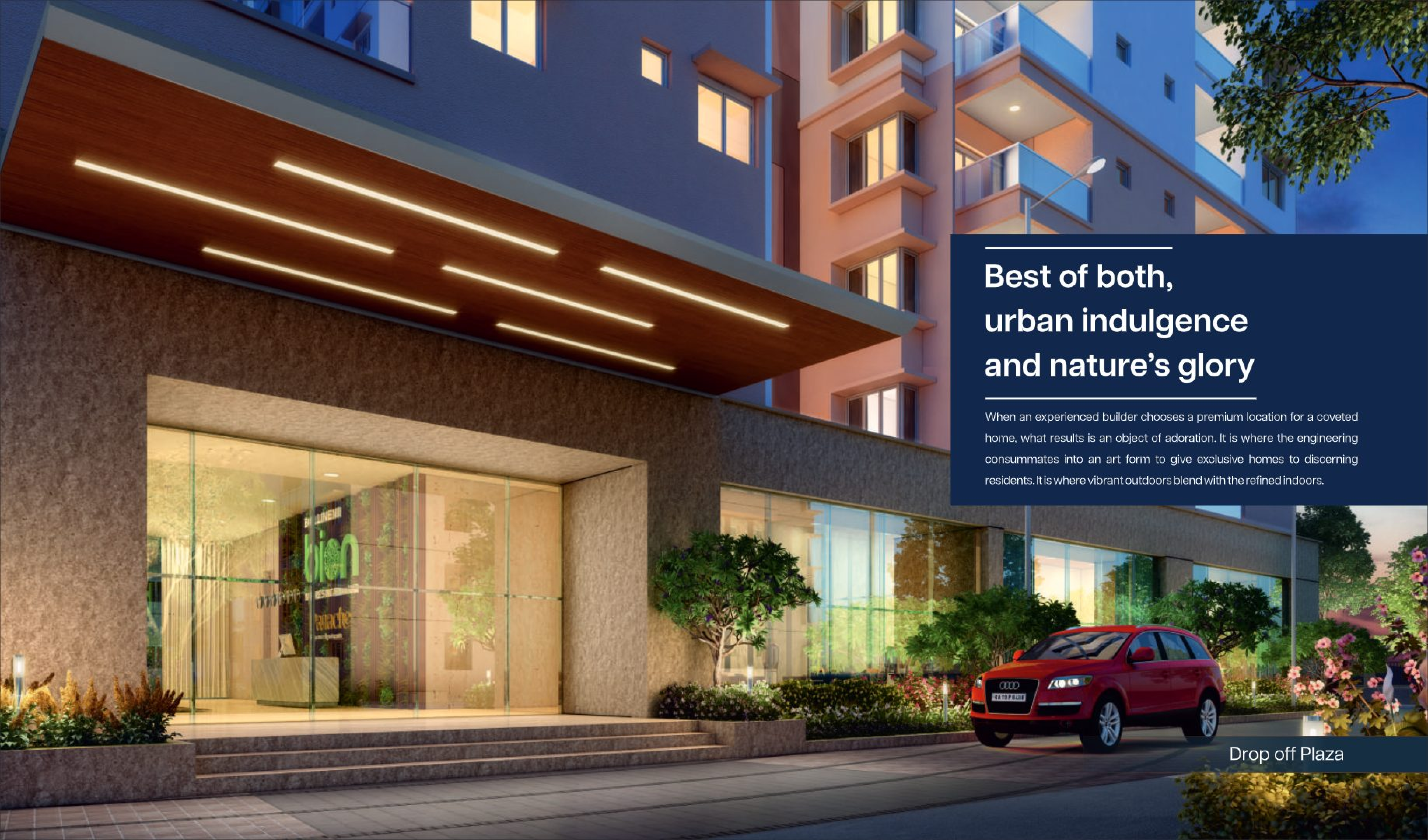
Welcome to Panache @ Bollineni Bion - your very own Private & Premium cove of a niche lifestyle.

Tower C · G+22 Floors · 5 BHK Apartments · 5720 Sft & 5890 Sft





Beautifully crafted double-height entrance lobby

A photograph of a modern building's entrance at night. The building has a dark blue upper section and a light-colored lower section. A large, illuminated canopy with multiple horizontal light strips covers the entrance area. The entrance itself is a large glass-fronted space with a reception desk and a sign that says 'bien'. To the right, there's a red Audi SUV parked on a paved area. The scene is lit with warm interior lights and cool exterior lights, creating a sophisticated atmosphere.

Best of both, urban indulgence and nature's glory

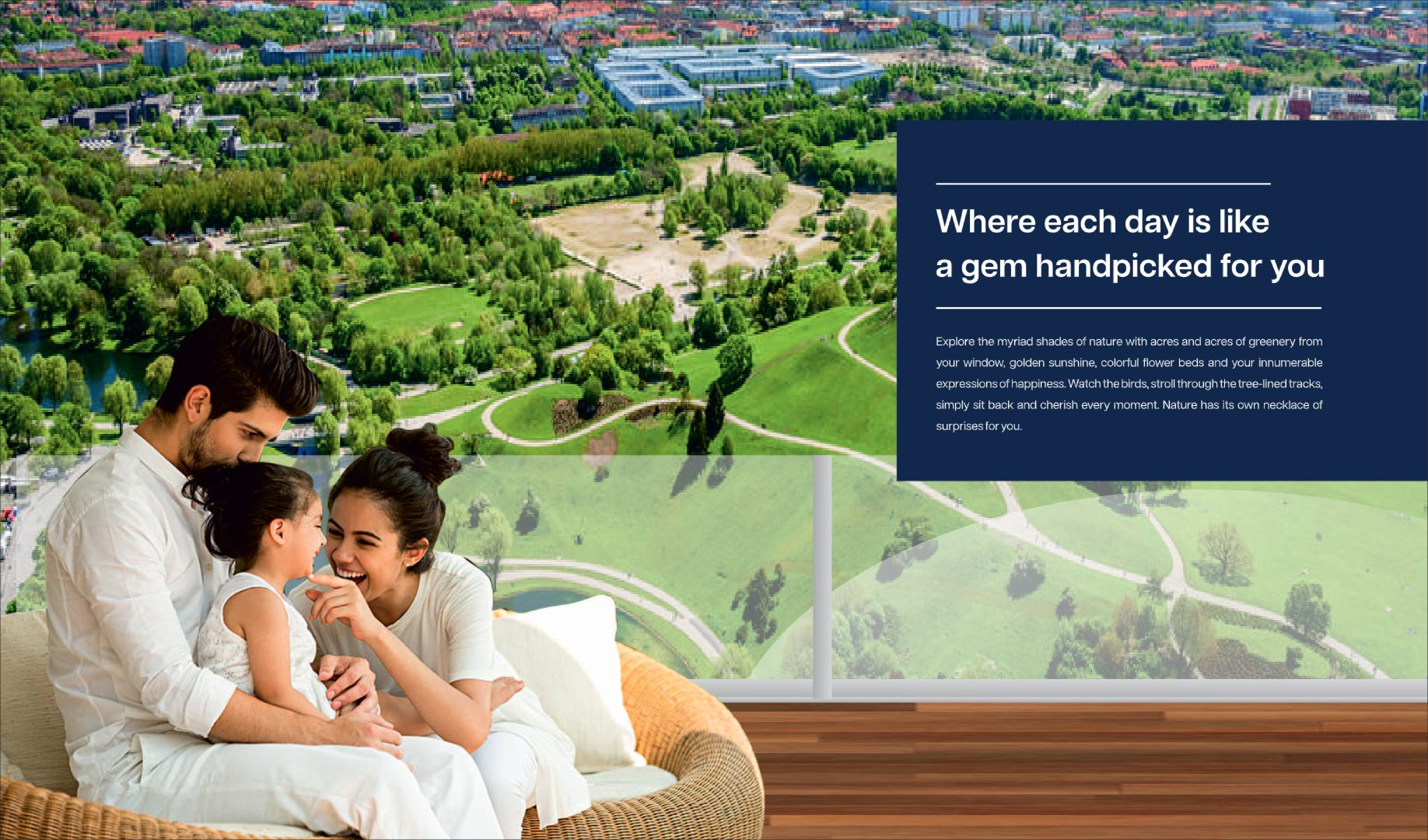
When an experienced builder chooses a premium location for a coveted home, what results is an object of adoration. It is where the engineering consummates into an art form to give exclusive homes to discerning residents. It is where vibrant outdoors blend with the refined indoors.

Drop off Plaza



A necklace of graceful residential options

Apartments studded with the ornaments of contemporary living. Count everything that spells class, comfort and convenience and you will find it right here. Moreover, this splendid residential tower host only 2 apartments per floor giving complete privacy to the owner with a reserved view of lush landscapes from every room. Not just this, extra emphasis on cross ventilation and natural light in the design promotes a stress-free living environment. Come and see these spaces filling fine lines of your dreams with a lifestyle that attracts everyone with its luster.

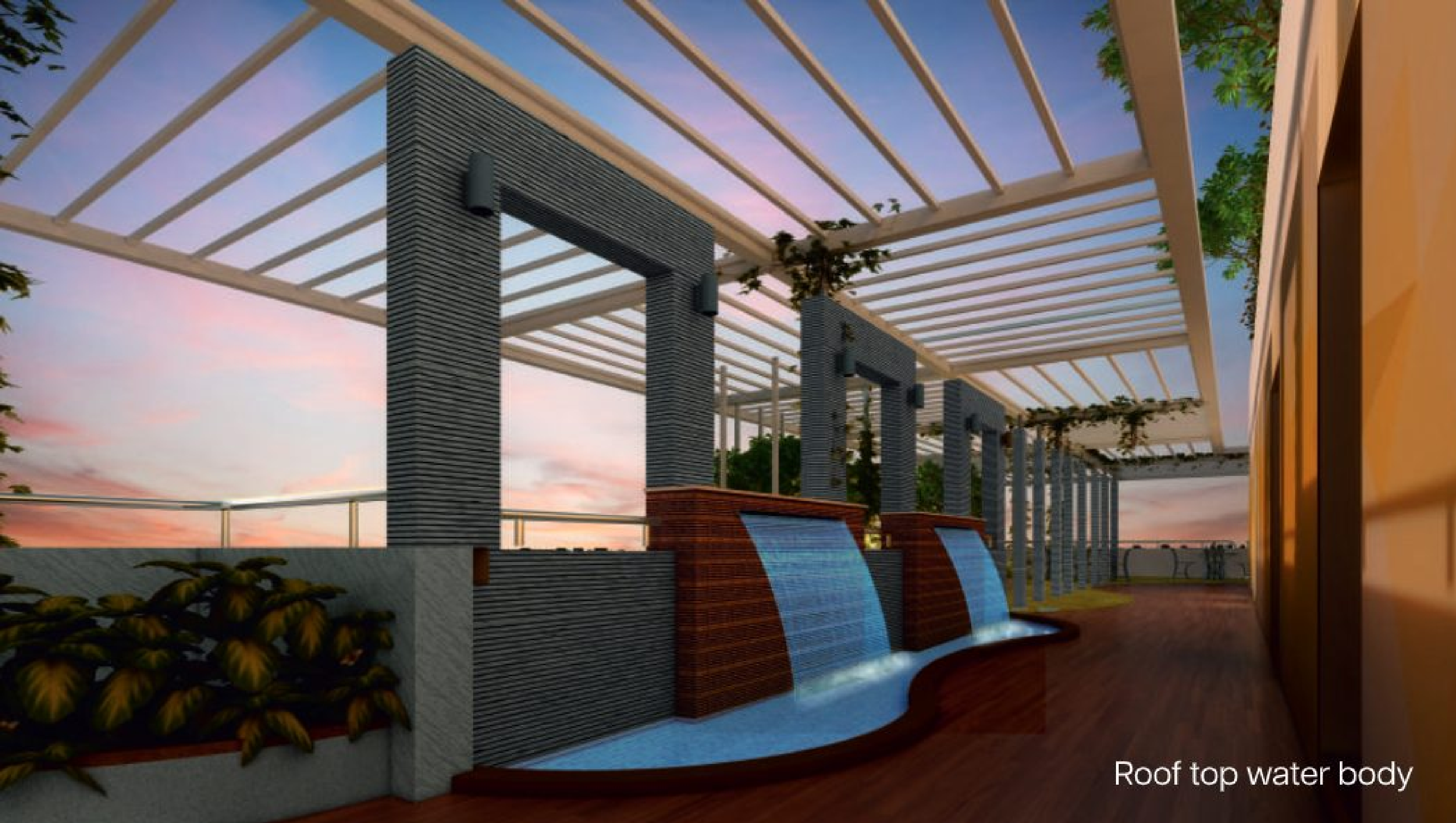


Where each day is like a gem handpicked for you

Explore the myriad shades of nature with acres and acres of greenery from your window, golden sunshine, colorful flower beds and your innumerable expressions of happiness. Watch the birds, stroll through the tree-lined tracks, simply sit back and cherish every moment. Nature has its own necklace of surprises for you.



Roof-top Infinity Pool



Roof top water body

An Exclusive collection of amenities for your Panache home

The International Standard Clubhouse spread over 15,000 sft. with roof top amenities offers the ultimate in relaxation. It encompasses a fully-equipped gym, Aerobics Studio, Roof top Swimming pool, to offer choices for our residents. A Mini Theater & Function Hall facilities, lets you extend your lifestyle to your private gatherings and celebrations too.

EXCLUSIVE AMENITIES



Lounge/
Reception



Coffee Lounge



Business center



Function Hall



Aerobics/
Yoga Studio



Steam & Sauna along with
change rooms @ terrace level



Infinity pool with
kids pool @ terrace level



Gymnasium



Library



Pool Tables



Pharmacy



Zen Garden with
meditation @ terrace



Terrace Landscaped
garden with seating



Outdoor library,
WIFI Zone, E-wall



Rooftop Garden



Deck View



Spa / Saloon



Indoor Games



62,000 Sft. Common Clubhouse

Pick the ones you would like to stud your each day

Refine your timing in the squash court. Burn your calories in a world-class gymnasium. Recharge yourself with some good food. Or simply get together with your friends and loved ones to celebrate every day like an achievement. Designed as heart of the project, the 62,000 square feet clubhouse is nothing less than several gems put together on display.

COMMON CLUBHOUSE AMENITIES



Billiards



Squash Court



Table Tennis



Shuttle Court



Multipurpose Hall



Creche



Gymnasium



Video Games



Library



Bowling Alley



Cafeteria



Supermarket



Bank & ATM



Spa / Saloon



Medical Care



When you have a collection of the rarest stones, the best way to wear them all is to put them together in a necklace. Here 'best' has many facets. It's something at this moment and something completely different at the next. The intricacy in the architecture; purity of the landscapes; and pride of owning something one-of-a-kind.

Tennis Court

Extraordinary amenities to brighten ordinary weekends

OUTDOOR AMENITIES



Kids Play area



Swimming Pool



Jogging Track



Rock Garden



Tennis Court



Senior Citizens
Area



Land Scape
Garden



Cricket
Practice Pitch



Half Basket
Ball Court



Amphitheater



HEALTH & RECREATION

A healthy physique compliments the jewels you wear. So, come and treasure good health. Play your favourite sport with loved ones or challenge yourself to get into the best shape, the only time you lose here is when you lose your stress.



KIDS PLAY AREA

“Let them learn, play and grow”. Give your kids a better playground than just video games. Allow the surroundings to stimulate the young mind and soul and let them explore a new world of fun, frolic and surprises with dedicated play areas, swings and rides.



SWIMMING POOL

Butterfly, straight or back, take a plunge of relaxation in a state-of-the-art swimming pool and enjoy the dive in your kind of stroke.



Master Layout



Legend

- | | | |
|---|--|-------------------------------------|
| 1. Entrance Portal With Security Cabin | 19. Exit Ramp From Basement | 36. Tot Lot On EPDM |
| 2. Bus Bay With Pavilion | 20. Steps With Planting | 37. Sand Pit |
| 3. Entrance Plaza | 21. Senior Citizens Exercise Station On Lawn | 38. Pool Deck |
| 4. Stepped Planting | 22. Meditation Pavilion With Seating | 39. Swimming Pool |
| 5. Vehicular Driveway | 23. Tot Lot On Sand Pit | 40. Kids Pool |
| 6. Surface Car Parking | 24. Yoga Lawn With Stage | 41. Changing Room |
| 7. Two Wheeler Parking | 25. Amphitheatre With Stage | 42. Outdoor Shower |
| 8. Cab Waiting Area | 26. Green Room | 43. Pergola With Deck Chair |
| 9. Water Truck, Gas Truck Unloading Bay | 27. Aroma Garden | 44. Stepped Water Body |
| 10. Entry Ramp To Basement | 28. Sand Pit With Climbing Wall
(below Podium Slab) | 45. Half Basketball Court |
| 11. Block Entry Plaza | 29. Lawn With Stepping Stone Pathway | 46. Giant Chess Board |
| 12. Block Entry Canopy | 30. Skating Rink (below Podium Slab) | 47. Ludo Board |
| 13. Feature Wall | 31. Rock Garden (below Podium Slab) | 48. Hopscotch |
| 14. Exercise Station For Senior Citizens | 32. Pathway From Basement To O.a.t | 49. Bicycle Parking |
| 15. Reflexology Pathway For Senior Citizens | 33. Outdoor Furniture | 50. Tennis Court |
| 16. Pavilion With Seating | 34. Swings Park | 51. Cricket Pitch With Practice Net |
| 17. Lawn With Seating | | |
| 18. Floral Garden | 35. Childerens' Play Equipments On Lawn | |



EAST FACING UNIT 1 | 5890 SFT

BLOCK - C KEY PLAN



LEGEND

1. Foyer	13'0" x 9'2"
2. Drawing Room / Home Office	12'5" x 22'4"
3. Toilet	6'0" x 9'10"
4. Toilet	6'0" x 7'6"
5. Bedroom	13'3" x 15'3"
6. Dress	6'4" x 6'2"
7. Balcony	11'9" x 6'6"
8. Toilet	6'0" x 9'10"
9. Bedroom	14'11" x 15'3"
10. Wardrobes	6'0" x 10'1"
11. Balcony	13'5" x 6'6"
12. Toilet	6'0" x 9'10"
13. Living	17'2" x 14'2"
14. Dining	17'9" x 13'7"
15. Family Room	13'3" x 14'2"
16. Dining & Bar Counter	15'0" x 13'7"
17. Leisure Lounge	12'4" x 27'8"
18. Dry Kitchen	10'0" x 20'7"
19. Store Room	9'3" x 5'0"
20. Servant Room	9'3" x 11'1"
21. Toilet	4'3" x 5'2"
22. Wet Kitchen	10'0" x 9'1"
23. Utility	8'2" x 5'2"
24. Home Theater	12'5" x 19'4"
25. Toilet	6'0" x 11'3"
26. Master Bedroom	18'1" x 15'3"
27. Wardrobes	12'8" x 6'0"
28. Toilet	6'0" x 11'3"
29. Balcony	10'0" x 6'4"
30. Puja Room	4'7" x 5'2"



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WEST FACING UNIT 2 | 5720 SFT

BLOCK - C KEY PLAN



LEGEND

1. Foyer	14'7" x 10'2"
2. Living	20'5" x 11'11"
3. Dining & Bar Counter	19'3" x 13'9"
4. Family	17'3" x 13'9"
5. Leisure Lounge	12'1" x 14'0"
6. Master Bedroom	18'1" x 15'3"
7. Wardrobes	12'8" x 6'0"
8. Balcony	10'0" x 6'4"
9. Toilet	6'0" x 11'3"
10. Home Theater	12'5" x 19'4"
11. Toilet	6'0" x 11'3"
12. Utility	11'4" x 5'3"
13. Wet Kitchen	10'0" x 9'1"
14. Dry Kitchen	6'7" x 16'7"
15. Store Room	5'0" x 8'2"
16. Puja	5'4" x 4'10"
17. Bedroom	14'4" x 15'3"
18. Balcony	12'4" x 6'4"
19. Toilet	6'4" x 11'4"
20. Toilet	6'4" x 9'10"
21. Bedroom	13'2" x 15'3"
22. Wardrobes	6'4" x 11'4"
23. Toilet	6'4" x 9'10"
24. Drawing Room / Home Office	12'3" x 22'4"
25. Servant Room	7'2" x 13'2"
26. Toilet	6'4" x 9'10"
27. Toilet	4'4" x 6'2"



BOLLINENI
PANACHE



Living Room



Informal Living



Bed Room



Leisure Lounge

Little luxuries that define your alcove.

It is often the little things in life that make up the bigger picture of memories. You'll agree. And so, we have thought out every minute detail and diligently planned every aspect of your home, so that it remains a comfortable and peaceful haven for you.

Beautifully Intercrafted Lobby

Specifications



STRUCTURE

Foundation & Super structure : RCC shear wall structural System,
Seismic zone II Compliant
Internal Walls & External Walls : RCC / Solid concrete blocks
Roof slab : Reinforced Cement Concrete slab



FLOORING FINISHES

Living, Dining, Kitchen, Foyer,
Passage : Italian marble flooring with skirting of 4"
Bed rooms : Engineered wooden Laminate flooring
Toilets : Designer ceramic tiles
Balconies / Utility : Matt finish Vitrified tiles
Entrance Lobbies at Ground floor : Italian marble flooring
Staircases : Granite - Ground to first , others – cement tiles



DADOING

Toilets: Designer ceramic/vitrified tiles up to 8' height
Kitchen & Utility: Imported Designer tiles for 2' above counter



JOINERY DOORS

Entrance Door/ Main Door :Teak wood frame with Teak wood door
Shutters
Internal doors : Engineered wood frame with both side teak
veneered Flush Shutters
Balcony : UPVC/Anodized Aluminum sliding doors with Double
Glazed (DGU) with mosquito mesh
Toilet Doors : Engineered Wood frame with Flush Shutters one side
teak & one side water resistant laminate / PU Coating



WINDOWS AND VENTILATORS

All Windows & Ventilators : UPVC/Anodized Aluminum sliding
doors with Double Glazed (DGU) with mosquito mesh



RAILINGS:

Balcony : SS railing with glass
Staircase : SS railing with glass in Ground floor
MS railing in upper floors



PAINTING:

Interior walls & ceilings : Gypsum punning with Premium Acrylic
Emulsion paint,
Exterior walls : Weather proof paint with texture finish



KITCHEN:

2' wide Granite counter with bull nosing, SS sink with single bowl
drain board



ELECTRICAL WORKS

- A/C - power Points provision in Living room & All bed rooms
- VRV system of central air conditioning for all units with individual unit/room controls
- Modular switches and socket (Legrand /Anchor or equivalent)
- One Telephone & TV point each in living room and in All Bedrooms
- Provision for water purifier, Microwave, Chimney & Refrigerator
- Fire resistant electrical wires of Anchor/Polycab or equivalent
- Earth Leakage Circuit Breaker (ELCB)
- Three phase meter with Power supply provision - 10KW for 5 BHK
- Backup power of 100% from DG for units and Common area & club facilities



SANITARY & BATHROOM FIXTURES

- White colored wall mounted sanitary ware in all toilets of imported brand such as Villeroy / Boch / Dorn Bracht / Artoeram / Kohler or equivalent make
- Counter top wash-basin in Master Bed toilet
- CP & Sanitary of imported brand such as Villeroy/Boch/ Dorn Bracht/ Artoeram/ Kohler or equivalent make in toilets for faucets
- Shower partitions in toilets
- Thermostat / Body jets in shower area



SMART CAMPUS FEATURES

- Wi-Fi @ club & at terrace area
- Ample parking – 4 cars allocated for each unit
- CCTV at strategic locations
- CCTV monitoring of critical areas such as kids play area, swimming pool, etc. on Home TV
- Gate management with RFID access
- Telephone / Intercom at Home, Club house, control room, facility management office & security



ELEVATORS

- High speed Automatic passenger elevators 2nos of suitable capacity (KONE /OTIS or Equivalent)
- Dedicated Service lift 1no. of suitable capacity (KONE /OTIS or Equivalent)

Disclaimer: specifications are subject to change without any prior notice



Location Highlights

Chirec International School - 1.5 KM
KIMS Hospital - 1.5 KM
Jain Heritage School - 2 KM
Inorbit Mall - 2.5 KM
HITEC City Metro Station - 3 KM
Hafizpet MMTS - 3 KM
Outer Ring Road - 4 KM
Hyderabad Central University - 4 KM

Balayogi Indoor Stadium - 4 KM
Dr. Ambedkar OU - 4 KM
Ikea Store - 5 KM
HITEC City MMTS - 5 KM
Financial Dist. - 5 KM
Punjagutta - 12 KM
International Airport - 40 Min. Drive



A mark of your success. A landmark to the world.

Bollineni Bion is all set to become an iconic address and the new destination for affluent living. Strategically located at Kondapur - HITEC City, the residents of Bollineni Bion can truly experience the unparalleled quality of an international lifestyle with the best of education, health care, shopping and entertainment destinations in close proximity. Also, with the Cybercity, Google, Infosys and a host of other tech parks with leading corporates in the vicinity, travel to and from work is sure to be a breeze.

Building the nation's lifelines

INFRASTRUCTURE | HEALTHCARE | REAL ESTATE



A Hyderabad based conglomerate, BSCPL Infrastructure Ltd. is involved in a range of projects including roads, airport works, bridges, building construction, real estate, irrigation and railway freight corridor works. Moving beyond infrastructure, the company has forayed into different sectors like Healthcare Services, Education, Power, Steel, Real Estate Development. The Company has forayed into Irrigation sector and has been awarded major projects.

A multi- interest Group with wide presence Institutions owned by BSCPL Group include the Krishna Institute of Medical Sciences (KIMS), an established multi-specialty hospital, with a capacity of over 3,500 beds, and hospitals all over Telangana and Andhra Pradesh.

It also runs affiliated schools and nursing colleges. The BSCPL Group today has a presence all over India. It also has subsidiaries or joint ventures in the United Arab Emirates, Afghanistan and Bangladesh. The success behind its growth and track record is its team of people.

These highly motivated professionals employ state-of-the-art technologies to set new industry benchmarks. The company already has a significant presence in Chennai, Bangalore and Hyderabad along with international presence in Dubai.

Company has stayed focused on its goals and delivered a total of 5 million sqft so far. In addition, over 5 million sqft of construction is in progress and around 11 million sqft of development is on the anvil in the near future.



BENGALURU



BOLLINENI
Silas
AN ADDRESS TO DE-STRESS

2, 2.5 & 3 BHK Luxury Apartments
@ Whitefield

RERA No: PRM/KA/RERA/1251/446/PR/171026/000371



BOLLINENI
County

Residential Plots
@ Chikka Tirupathi

RERA No: PRM/KA/RERA/1265/347/PR/190722/002708



BOLLINENI
ASTRA
ENHANCED LIVING

2, 3 & 4 BHK Luxury Apartments
@ Kogilu, Yelahanka

RERA No: PRM/KA/RERA/1251/446/PR/171026/000371



PROJECT BY UNICON
HAMLET
DEVELOPED BY BOLLINENI

Residential Plots
@ Sarjapur - Attibele Road

RERA No: PRM/KA/RERA/1251/309/PR/170824/000068



BOLLINENI
NESTOR
Get your own place

2 & 3 BHK Affordable Apartments
@ Doddaballapur Road

RERA No: PRM/KA/RERA/1250/301/PR/171026/000612

Other Projects

CHENNAI



BOLLINENI
Hillside 2

2, 2.5 & 3 BHK Apartments
@ Sholinganallur

RERA No: BHS2: TNRERA/0191/2017
BHS2 EXTN: TNRERA/0183/2017



BOLLINENI
Renata
PREMIUM APARTMENTS & VILLAS

2 & 3 BHK Luxury Apartments
3 & 4 BHK Villas & Compact Villas
@ Ottiyambakkam, Off OMR

CMDA Approval Layout No. 20/2014 dtd. 11.7.2014



BOLLINENI
iris
Nestled in luxury

3 & 4 BHK Luxury Villas
& Town Houses
@ Sholinganallur



BOLLINENI
iris
Nestled in luxury

2, 2.5 & 3 BHK Apartments
@ Sholinganallur

RERA No: IRIS: TNRERA/0298/2018
VIOLET: TNRERA/016/2019
INDIGO: TNRERA/051/2019



BOLLINENI
ZION
HIGH LIVING CONTEMPORARY

2 & 3 BHK Apartments
Near Sholinganallur, OMR

RERA No. TN/01/Building/0458/2020



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BSCPL INFRASTRUCTURE LIMITED

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CREDAI