



ONLY
FOR THE
TOP
NOTCH

THE
TWINNS
BY DSR

15,999 SQ. FT. OF SUPREMACY



WHERE DETAILS BECOME BENCHMARKS
AND ELEGANCE BECOMES TIMELESS

Welcome to a world of micro-precision living, where life pulsates in all its glory. One of the latest limited editions to join the DSR Residential portfolio and India's one and only largest single floor plate residences beckons high, in Hyderabad.

Flip over the pages and explore a timeless journey where your idea of "what a home actually is" will be transformed into an ultimate feeling of supremacy.



UNDENIABLE PERFECTION THROUGH DETAILING

Presenting a conceptual residence at the west side of Hyderabad which we wanted to create, not had to create.

The first ever largest single floor plate luxury residences of 15,999 sq. ft. in India with a 13 feet floor to floor ceiling height and undeniably the finest fixtures that complement a connoisseur's lifestyle.

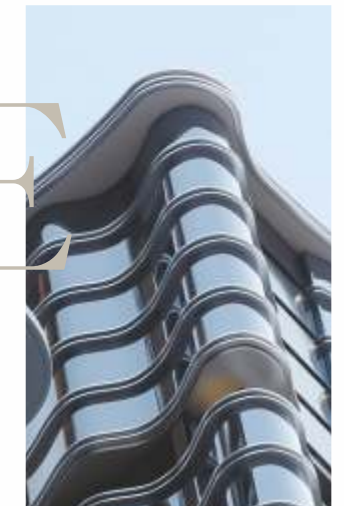
Welcome to THE TWINS, 88 palatial residences thoughtfully crafted by DSR, where supremacy reigns.



BUILDING

FOR THE

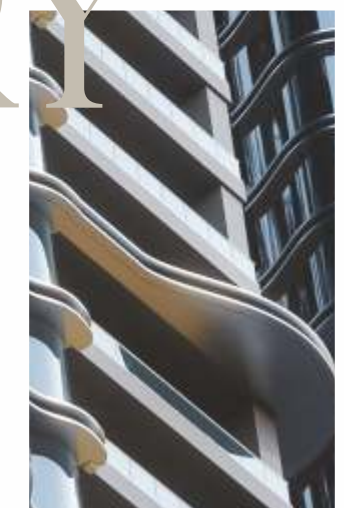
FUTURE.



CREATING



HISTORY



A pure glass prism, the first of its kind will boldly reflect on the opulent linear feet of Gachibowli ORR, one of Hyderabad's most desirable location. These glass facades will definitely have envious glances from the outside but will never allow those jealous eyes to get the inside views of THE TWINS. How does it feel for the beginning of external privacy?

15,999 SQ. FT. OF SUPREMACY

2
TOWERS

44
FLOORS

1 UNIT
PER FLOOR

THE TWINNS

BY DSR



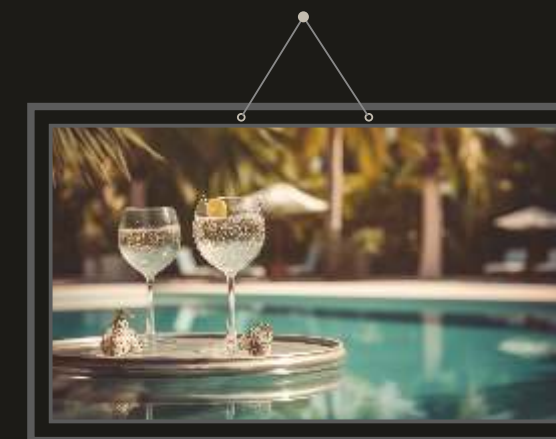


A PERFECT SENSE
OF ARRIVAL

The palatial residences of THE TWINS will be a tranquil respite, encouraging relaxation, inspiration and a perfect reflection of your well deserved status. From a distance, the striking architecture soars into the sky, while the glass glamour shimmers in opulence and the elegant porte' cochere greets you in style through beautiful water sculptures and lush landscapes stylishly curated at each of the twin towers.



★★★★★
STAR HOTEL
MEMBERSHIP



OPER AIR
SKY THEATER



SKY LOUNGE



FINE ASPECTS OF SUPREMACY



LIMOUSINE
SERVICE



VALCUCINI
KITCHEN
IMPORTED
FROM MILAN

★★★★★
STAR HOTEL
MEMBERSHIP

50,000 SQ. FT.
CLUB LIFE

OPER AIR
SKY THEATER

SKY LOUNGE

FINE ASPECTS OF SUPREMACY

13' FEET
CEILING
HEIGHT

2
TOWERS
44
FLOORS
1 UNIT
PER FLOOR

360°
DEGREE VIEWS

LIMOUSINE
SERVICE

GET LIFTED
WITH
EASE OF
PRIVACY

Nowhere else in Hyderabad can you find a setting quite like this. There is an exclusive lift for the owners, a separate one for the guests, another one for the support staff and a dedicated service lift too. Yes! With 4 exclusive lifts for each home, privacy and exclusivity will be at its peak.





FIX YOUR
APPOINTMENTS
AT
THE REGAL
BUSINESS LOUNGE

The double height grand Lobby of THE TWINS is like stepping into your private world of unrivalled relaxation and comfort. The large areas all around the lobby with private concierge service and a business lounge gives you instant access to transport your bags up to your residence while you are in the lounge for coffee conversations, or playing a relaxed board game.



BESPOKE HIGH-END BRANDED FIXTURES



Paying homage to a rich and meaningful European tradition, our Italian Valcucine Kitchen, that is an art in itself and the impeccable marble work of art gives every home, an eclectic outlook that would impress any resident.

Using different kinds of greenery in combination with plenty of natural light, you will also experience the true meaning of spatial life in an urban oasis that predicts your every need.



THE ULTIMATE EXPRESSION
OF ENDURING STYLE

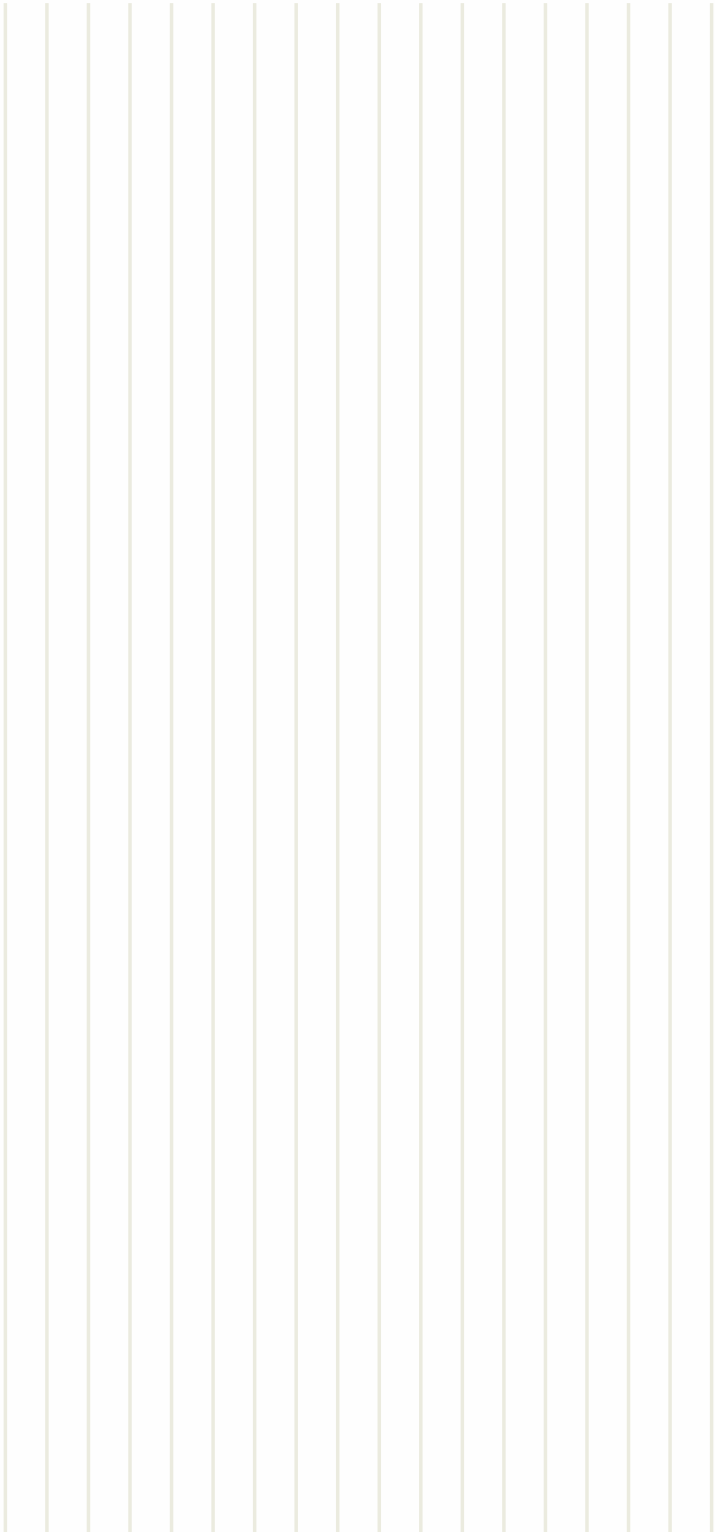
The striking geometric art deco lines of the home foyer and entrance creates an impression of sleek and crisp modernity. Borrowing from the best design aesthetics of the past to fashion of the future, this timeless and enduring style is perfect for those who desire an affluent, artistic temperament. Whether you jet set or prefer to reset, our residences will weave moments of glory and offer worldly experiences within your world.



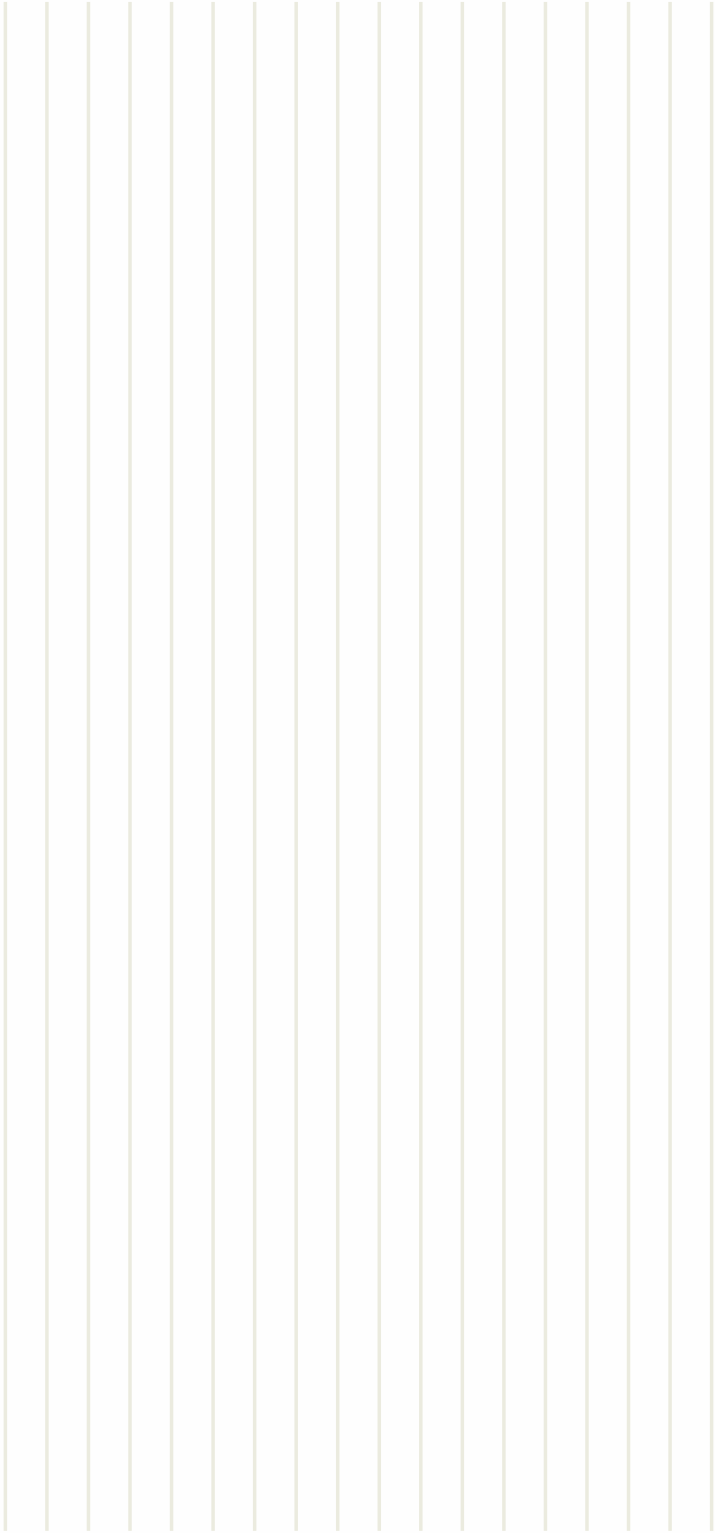
A MASTERPIECE
OF A FLOOR PLAN

Explore the largest floor layout available in the market and also experience luxury like nowhere before.

You will hardly know where your home ends and the party area begins with a seamless living area that extends from one corner to the other. You've got to see it to believe it.



SUPREME ROYALTY FOR THE MASTER



What makes a home? Is it a welcoming space of unity?
Or Is it a place of reflection on the past and present?
One thing is certain, a home is a tranquil oasis that
provides us with peace and royalty.

Experience it all in a 1800 square feet master bedroom
that allows you to just be, exclusively yourself. No
wonder, it's only for the top notch who prefer their
regal, private space.





CLOSET CORNERS
THAT'S MORE LIKE A BOUTIQUE

The owners of THE TWINS residences will enjoy the perks of an extraordinary closet lifestyle and amenities available only to them. Here, the closet corners in the home not only define your signature style but also establishes a strong connect of power and privacy.



BEING UNAPOLOGETICALLY
COMFORTABLE

At the end of a busy day, our oversized rest rooms create a soulful retreat in the master suite offering lazy comforts to the extreme and engaging all your senses in getting them back to life.



WHEN YOUR VIEWS
MATTER

Embrace panoramic breathtaking environments that set as a perfect stage for classy evenings or explore artistic views that make your mind flutter and take you above and beyond all notions of what more to expect from life.



A SOUND
SANCTUARY

Who says theatrical joys cannot be experienced at home? Introducing you to the ultimate sound space at THE TWINS. An uncompromising spacious comfort that allows you to unwind, just the way you like and watch the flick of your choice within a royal atmosphere.



CELEBRATE YOUR
GLORIOUS MOMENTS

Spend delightful moments with friends and family or indulge in secluded time at the large party deck areas that will always demand your soul to create new reasons for socialising. Well! That's the price you pay for owning blissful pleasures.



AN EXCLUSIVE LIFE PLANNED TO PERFECTION

What if you have it all? THE TWINS is a world of its own. Anticipating your every need, the amenities are envisioned to provide the best quality of life, all under one roof, with a personal touch of finesse that reflects the history of one of the most influential brands in luxury living.

Welcome to five star amenities, at THE TWINS. Made for unforgettable moments, a wide array of luxuries are created to bring glamorous leisure life to every resident in our state of the art, 50,000 square feet club culture.



50,000 Sq. Ft. Club Life



LAP IT ALL UP
IN
LEISURE

An expansive, infinity-edge pool with private cabanas and poolside grille, are extensions of your home. These spaces – all managed by an expertly trained staff – ensure that your residence is a place of rest, rejuvenation, and conviviality.



SOUL
STIRRING
MOMENTS

Well-deserved “me time” has never been more attainable. World class spa amenities at THE TWINS are provided for your ultimate relaxation and motivation to become your best self.



TONE UP
AT
THE SAUNA

A perfect place to begin your day and heat up your inner spirits, our sauna room will help you charge up for your business decisions.



KICK OFF
YOUR DAY
IN SPORTY
ACTION

If you like being playful, welcome to the sporty arena. For the first time, enjoy a soccer game right inside the community that releases your pressure of work into a pleasure world.



SHUTTLE AND SWEAT OUT

Age is no barrier over here. So whenever you feel like getting energized, take that racket and smack the shuttle all over the court and be in a healthy state of mind...everytime.



STATE-OF-THE-ART GYMNASIUM

The gym is equipped with the best of the fitness industry. So whatever your mood of work out you will find the equipment to keep you going.



COMPETE AT THE PLAY STATION

Saddle up to the gaming chair and set your pulse racing for some good competition and fun-tastic time at the hi-tech gaming zone that offers a plethora of sci-fi games.



A
BUSINESS
ATMOSPHERE
THAT
INSPIRES

Command attention, invest in mid caps or large caps or have your global conversations at the comfort of an exclusive business room made available right next to your palatial residence, giving you your much desired privacy, yet keeping you in touch with your kith and kin.



RETREAT
AND
TEMPTING
PASTIMES

The grand banquets holds a perfect set up to mingle and enjoy to your hearts fill. It's a perfect haven for social gatherings, entertaining and celebrations galore.



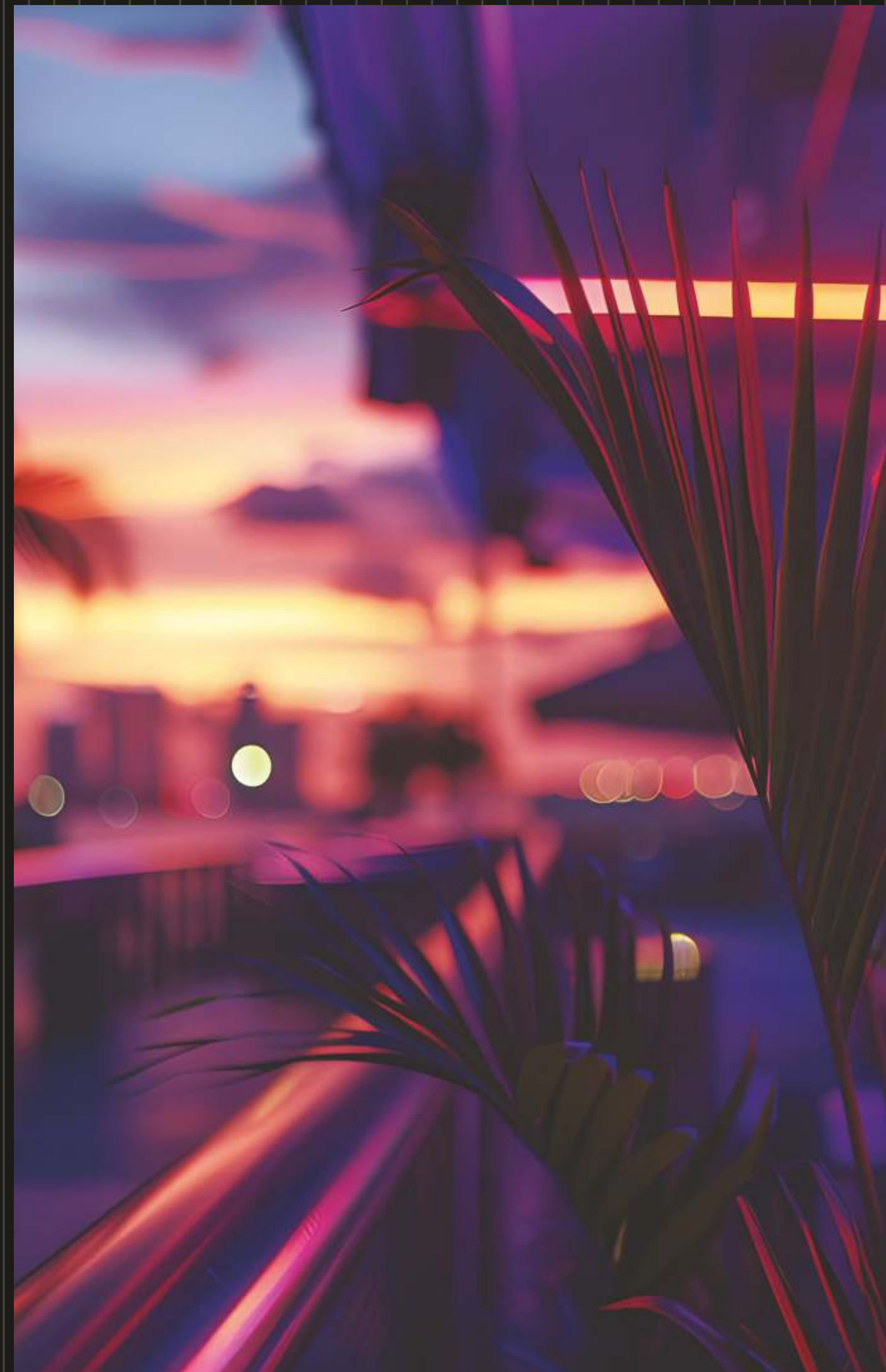
MOMENTS WORTH
REMEMBERING

Make the best memories with your loved ones, only a few steps outside your home. Savour the precious time spent together in our reading lounge where you can recite granny tales of the past or quietly ignite your minds on kindle.



AN UNRIVALED ART OF SOCIALIZING

The sky bar and lounge truly are the jewels at THE TWINS Residences. With a double-height ceiling, panoramic views and welcoming verandas, residents can unwind in style while musing upon the sun-dappled bay.



LIVE LIFE AT
THE TOP





WE'VE RAISED THE BAR FOR YOU
TO LIVE IT UP

Sip serenely or simply soak in the aura and energy flow of our rooftop terrace bar and lounge that's only private to you and your friends. Asymmetrical in design yet anchored with a carefully studied sense of logic and placement, these places of refined luxury will make you cherish every moment of your existence.



OPEN AIR
TERRACE THEATER

A new Hyderabad has arrived. Nowhere else in Telangana does color, culture, cuisine, energy, and a passion for living coexist so perfectly. Escape from life downtown rush, surround yourself amidst the clouds and revel in our terrace theatre that gives you an adrenalin of New York lifestyle.



LANDSCAPE OVERVIEW

Step into lush, beautifully manicured landscapes that elevate your senses and breathe life into each moment. From meticulously designed gardens to serene water features and open green expanses, THE TWINS creates a harmonious oasis that inspires awe.



LOCATION MAP
not to scale

NEAR BY LOCATIONS

BEAUTIFULLY POSITIONED PERFECTLY CONNECTED



EDUCATIONAL INSTITUTIONS

DPS Khajaguda	10 Mins
Oakridge Intl. School	10 Mins
Indian School of Business	10 Mins
Rockwell Intl. School	15 Mins
Phoenix Intl. School	15 Mins
CBIT	18 Mins
MGIT	18 Mins



ACCESS/ CONNECTIVITY

Outer Ring Road	05 Mins
Neopolis	10 Mins
Gachibowli IT park	10 Mins
U.S Consulate	10 Mins
Mindspace	20 Mins



MALLS & RESORT

Golkonda Resorts	15 Mins
Sarath City Capital Mall	15 Mins
Inorbit Mall	20 Mins



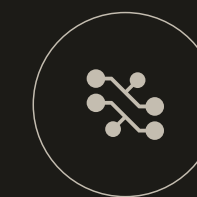
HOTELS & RESTAURANT

Fishermans Warf	07 Mins
Hyatt	07 Mins
Sheraton Hotel	10 Mins
Sandwicho Café	12 Mins



EMERGENCY/ HOSPITALS

Apollo Hospitals	05 Mins
Continental Hospitals	07 Mins
AIG Hospitals	18 Mins



IT HUBS & CORPORATES

Financial District	05 Mins
Google	07 Mins
Cognizant	08 Mins
Cap Gemini	08 Mins
Wipro	10 Mins
ICICI	10 Mins
Microsoft	10 Mins
Amazon	12 Mins
Infosys	15 Mins



TRANSPORTATION/ TRAVEL

RGIA Airport, Shamshabad	40 Mins
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MASTER SITE PLAN



LEGEND

- | | | | | | | | | |
|-------------|------------------|--------------------|---------------------------------|------------------------|---------------------|-------------------------|-----------------------|---------------|
| 01 Entrance | 03 Lawn | 05 Drive way | 07 Grand Entrance Water Feature | 09 Multi Purpose Court | 11 Transformer Yard | 13 Senior Citizen Court | 15 Seating Lounge | 17 Entry Ramp |
| 02 Exit | 04 Seating Court | 06 Avenue Planting | 08 Tropical Planting | 10 Pet Park | 12 Stepped Lawn | 14 Children's Play Area | 16 Multi Purpose Lawn | 18 Exit Ramp |

FLOOR PLAN



CLUB HOUSE FLOOR PLAN



TOWER – A CLUB HOUSE GROUND FLOOR PLAN



TOWER – B CLUB HOUSE GROUND FLOOR PLAN



TOWER – A CLUB HOUSE FIRST FLOOR PLAN

TWINS

SPECIFICATION

	ITEM SUPER STRUCTURE • R.C.C shear wall framed structure to withstand wind & seismic loads. • 13' feet height from slab to slab.	INTERNAL & EXTERNAL WALLS • Reinforced shear walls as per structural design.	
	WALL PUNNING • Internal: Gypsum plaster or equivalent excluding balconies, sit-outs, shoe room, party area, home theatre, toilets, utility, walk- in-closet, wet kitchen, store rooms and servant rooms.		
	DOORS • Main Door Frame & Shutter: Premium designer main door frame & shutter of 10' height with premium hardware fittings. • Internal Door Frame & Shutter: Premium designer internal door frame & shutter of 9' height with premium hardware fittings.		
	WINDOWS AND FRENCH DOORS • Windows: Anodised aluminum frame with double glass (DGU) / toughened glass (As per wind tunnel test certificate) with mosquito mesh of Schueco / Alumil or equivalent make. • French Doors: Anodised aluminum frame with double glass (DGU) / Toughened Glass (As per Wind Tunnel Test Certificate) with mosquito mesh of Schuco / Alumil or equivalent make. • Ventilators/ Windows: UPVC/Aluminum ventilators for all toilets, store wet kitchen, servant room & servant toilet of LG Hausys / Aluplast or equivalent make.		
	PAINTING • External: Texture finish with 2 coats of Asian paint or equivalent make as per architect design. • Internal: 2 coat putty, 1 coat premier and 2 coats of Asian Aspire paint or equivalent make. • Sit-out/ Party Area: Weather proof paint over external putty finish at utility / sit-out walls. • Basement / Parking Area: Water proof cement paint and over a base coat of primer for columns as per architect design and one coat putty finish for the entire ceiling roof.		
	FLOORING • Living, Dining, Drawing, Pooja, Wet And Dry Kitchen & All Bed Rooms: Imported Marble with 3" skirting. • All Toilets: Imported marble up to grid ceiling height. • Corridors: Marble / Granite as per architect design. • Home Theatre: Wooden flooring of premium make. • Living Balconies / Party Area/sit-out / Balcony: Marble / Granite as per architect design. • Staircase (Passenger): Granite as per architect design. • Staircase (Fire): Tandoor stone. • Store / Wash Area / Utilities/servent Room & Servant Toilet: Premium vitrified tiles.	MODULAR KITCHEN • Dry Kitchen of Imported make. • Wet Kitchen of Indian make. BIOMETRIC LOCK • Biometric lock with biometric access along with regular key operation for the main door of Yale or equivalent.	
	KITCHEN / UTILITY / WASH • Provision for separate municipal water tap (Manjeera) and borewell water through softener plant in kitchen with CP fittings. • Provision for borewell water for dishwasher, washing machine and washing utensils with CP Fittings in utility.		
	BATH ROOMS • Rain showers in all bedroom bathrooms except the powder room, servant bathroom and party area washroom. • Wash basin with inbuilt console. • Wall mounted EWC with flush valves. • Thermostat/Single lever diverter of imported make. • Servant bathroom floor mount WC with CP fittings of Indian make. • Jacuzzi / steam will be provided in the master bedroom. • Shower cubicles in all washrooms except the powder room, servant washroom and party area washroom.		
	ELECTRICAL • Concealed copper wiring of Finolex / RR/ Havells or equivalent make. • Power outlets for geysers and exhaust fans in all bathrooms. • Power plugs for cooking range chimney, refrigerator, microwave oven, mixer / grinder and aqua water in kitchen. • Power plugs for Washing machine and dish washer in Utility Area. • Three phase power supply for each unit and individual Meter Boards. • Miniature Circuit breakers (MCB) for each distribution board. • Elegant designer Modular Electrical switches of Legrand Arteor model or equivalent make. • Plug pins for TV & Audio in the living room, drawing area, home theatre, all bedrooms and servant room.		

	HOME AUTOMATION • Automation with three circuits each in drawing room, living room, home theatre and all bedrooms with provision for upgradation of premium make.	TELECOM • Telephone points in all bedrooms, living room & drawing room.	
	INTERCOM • Intercom facility connecting all the flats to security, reception and concierge within the community. • Intercom provision from flat to the servant room.	CABLE TV / INTERNET • Providing all cables from service provider to individual flat for cable connection and internet.	
	LIFTS • Each block will have 3 No's High speed automatic passenger lifts with rescue device and V3F for energy efficiency of Toshiba / Schindler or equivalent make. • Each block will have 1 High speed automatic service lift with rescue devices and V3F for energy efficiency of Toshiba / Schindler or equivalent make.		
	WTP & STP • Treated borewell water will be supplied through an exclusive water softening and purification plant of reputed make. • A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for Flushing and Landscaping.		
	CAR PARKING • Parking will be in 4 Levels. • Visitor's car parking as per norms.	GENERATOR • 100% D.G set backup including air conditioning with acoustic enclosure & AMF panel for all flats and common area.	
	CAR WASH FACILITY • Car Wash facility in cellar parking area available at specified area.	RAIN WATER HARVESTING • Rainwater harvesting through recharge wells onsite to improve ground water level.	
	BMS • Building management software for gas bank, generator power and general power connection.	FACILITIES FOR PHYSICALLY CHALLENGED • Access and non-slippery ramps at all entrances shall be provided for the physically challenged, appropriately designed preferred car park, uniformity in floor level and visual warning signages.	
	SECURITY • Sophisticated round-the-clock security system. • Intercom between security and all flats. • Solar power fencing around the compound. Identity cards for all servants. • Boom Barriers at entry for vehicles with mechanical operation. • Panic Button and an intercom is provided in the lift which is connected to the security room. • Gas leak detector with shut-off valve. • All Security related services connected to BMS.	CCTV • CC Cameras will be provided at the entrance gate, parking areas, common areas and where ever necessary.	
	LPG • Providing all gas systems to supply gas from a centralised gas bank to all individual flats in their kitchen with gas meters from any govt. designated provider.	FIRE & SAFETY • Fire Systems will be provided as per the fire department norms.	
	CENTRALIZED AIR CONDITIONING • VRV System of Mitsubishi / Hitachi or equivalent brand in the drawing room, living, dining, home theatre & all bedrooms.	CENTRALIZED PEST CONTROL SYSTEM • System of perforated tubes is included in the walls throughout your home so that pesticidal chemicals can be injected with the force of air from ports located on the exterior of your home.	
	FRESH AIR CIRCULATION SYSTEM • Renson or equivalent make, smart demand controlled indoor air quality system with app monitoring and control, piping, sensors and diffuser valves.	LANDSCAPING • Landscaping in the setback areas and in tot lot areas as per architect design.	
	WASTE MANAGEMENT • Garbage/ Chute with separate bins to collect dry waste and wet waste will be provided for a better disposal facility.	DRIVEWAY • V.D.F. Flooring as per architect design.	
	EXTERNAL LIGHTING • LED Light posts with lamp fittings around the setback and landscaping areas • Lights in the staircase & corridor areas.		
	COMPOUND WALL • A compound wall will be constructed around the entire plot with solar fencing.		

LEADERSHIP. PERSEVERANCE. PRIDE. LOYALTY.

A beginning that redefined excellence over three and a half decades ago, DSR set its firm foot in the construction arena of Hyderabad. Throughout the years, DSR Builders & Developers have carved a niche for themselves in the realty sector for its premium housing, fabulous internal & external amenities, as well as, the timely possession of properties as promised. They are responsible for changing the concept of living a luxury lifestyle. Every project delivered then and today is an example of robust structure, innovation and opulence.

OUR COMPLETED PROJECTS:

- THE FIRST
 - BN TECH SQUARE
 - GVK SKY CITY
 - W BY DSR
- THE CLASSE
 - SOM BOULEVARD
 - DSR REGANTI
 - SONTHALIA SKY VILLAS



Architectural Consultant 	Structural Consultant 
MEP Consultant 	Landscape Consultant 
PMC Consultant 	Brand Consultant 

THE TWINNS

BY DSR

📍 1st ORR Tollgate, Gachibowli

DSR

BUILDERS & DEVELOPERS

+91-90-549-549-90 / 90-579-579-90

sales@dsrssibuilders.com | www.dsrbuilder.in

DSR SIGNATURE, Plot No. 506, Road No. 10, Kakatiya Hills, Madhapur – 500081

Site Address: C932+PX5, Narsing Nanakramguda Service Rd, Financial District, Nanakramguda, Telangana - 500032

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