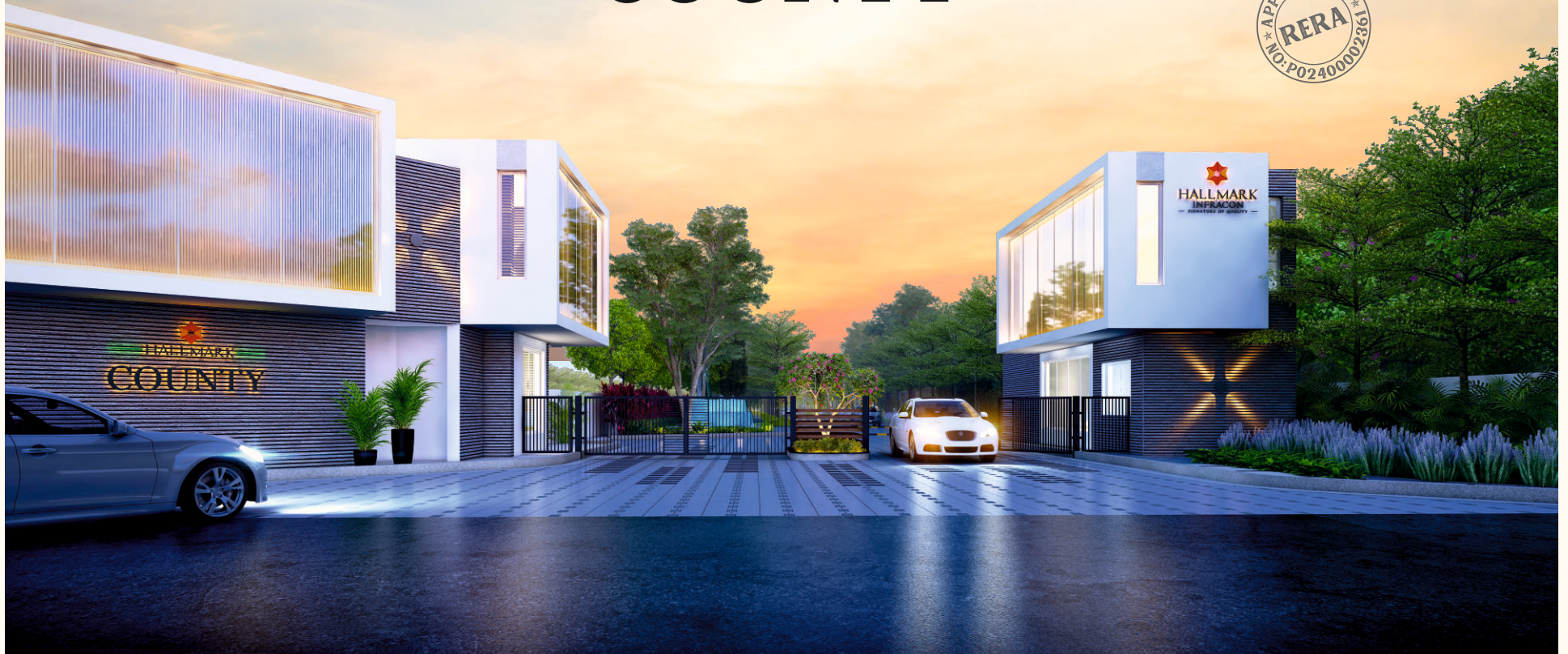


Engineered homes. Enhanced living.

— HALLMARK —
COUNTY





We are happy to present our project - **Hallmark County**.

Unique. Inspired.
Precision Engineering has always been our hallmark.

Presenting 3780sft to 5250sft premium villas with timeless,
minimalist design so very popular across Scandinavia and Europe.

PRESENTING 171 VILLAS SPREAD OVER 21 ACRES IN OSMAN NAGAR



WEST FACING VILLA



Space is the ultimate in luxury

The villas have vibrant spaces, sunlight and natural fresh air in abundance.



280 sq yds - 3700+ sft

4 Bedrooms with Home Theatre

330 sq yds - 4200+ sft

4 Bedrooms with Home Theatre

410 sq yds - 5100+ Sft

5 Bedrooms with Home Theatre



- 4-5 Bedrooms
- Double Height Ceiling
- Home Theatre Room
- Pooja Room
- Provision for Lift
- Covered Laundry Space
- Spacious Sit-outs
- Servant Room with Toilet
- 2 Car Parking Spaces

The images above are all from the Hallmark County Model Villa.

WELL-APPOINTED SPACES MAKE LIVING TRULY BLISSFUL



Hallmark County is the ideal serviced residence for an upscale villa lifestyle. Our luxury residences come complete with five-star services and offerings such as:

Club House

- A/C Gym, Aerobics
- Multi-purpose hall
- Indoor Badminton Court
- Library
- Home Theatre
- Billiards & Table Tennis
- Board Games
- Guest Rooms
- Provision for Barbeque
- Reception Lobby

Outdoor Amenities

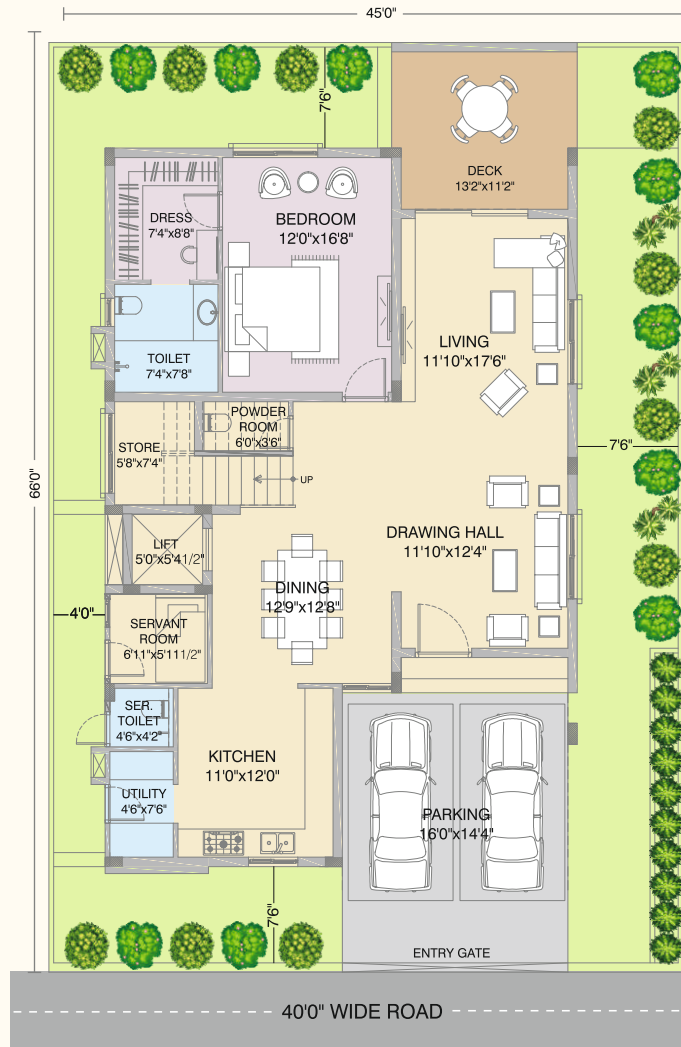
- Swimming Pool
- Tennis cum Basketball Court
- Cricket Practice Net
- Yoga and Meditation Deck
- Kids Play Area
- Elderly Seating Areas
- Open Air Amphi Theatre

Master Layout

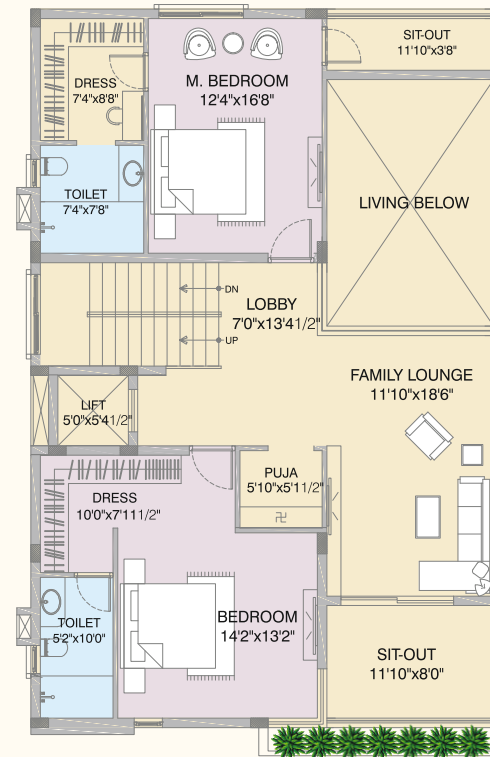


330 East Facing
Sq yds Villa | Ground+2 Floors
4280 SBUA

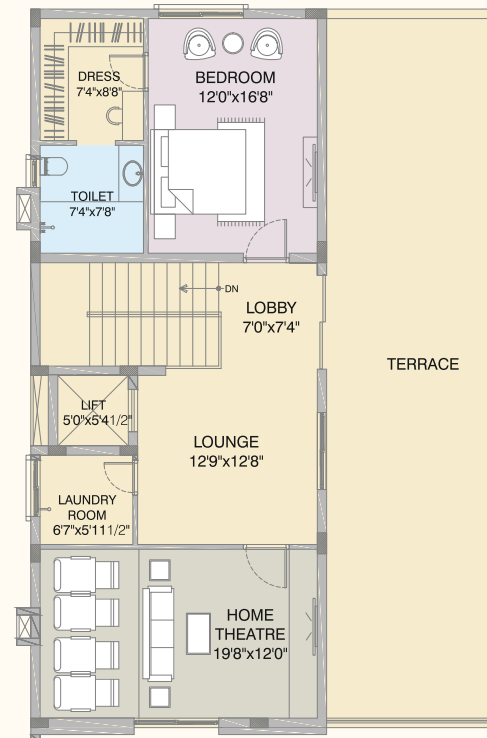
Ground Floor - 1708sft



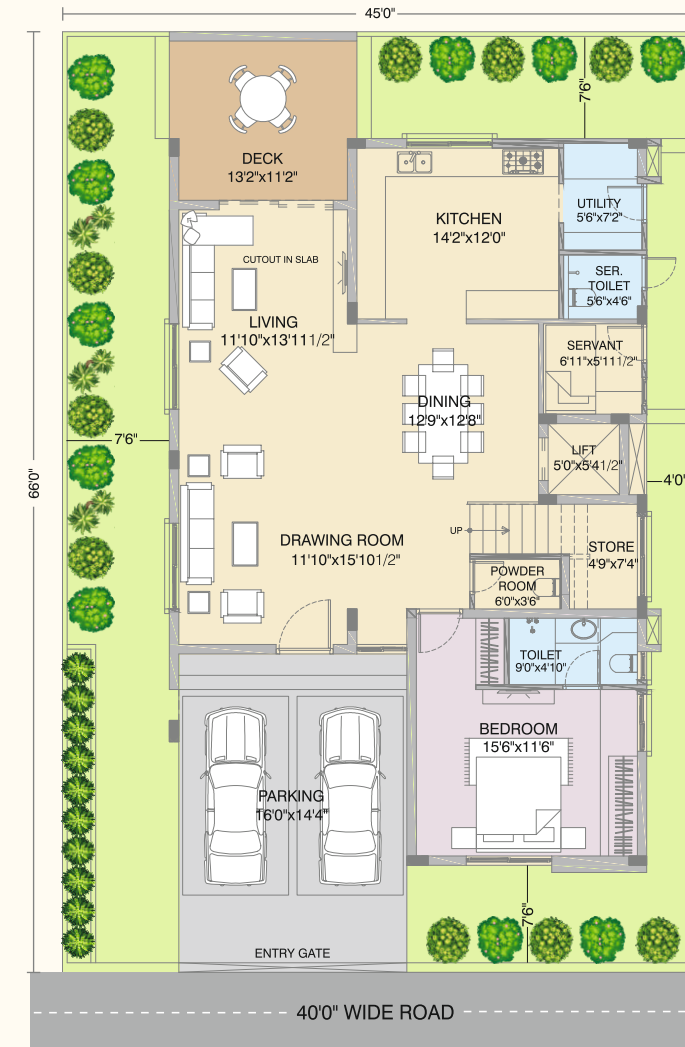
First Floor - 1501sft



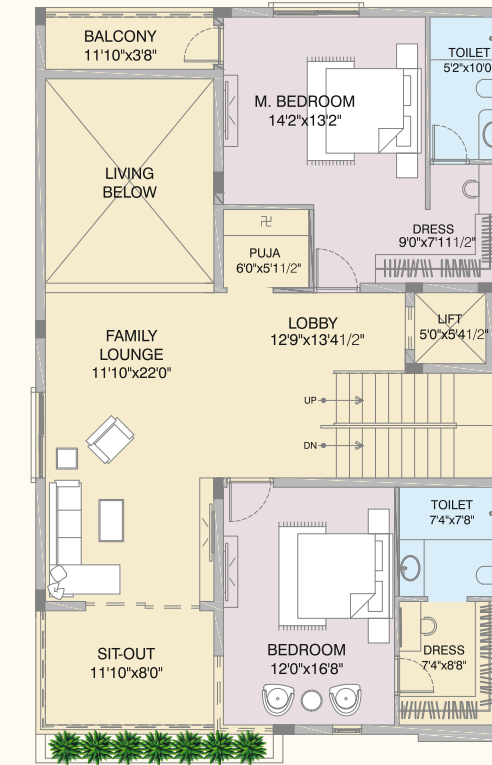
Second Floor - 1071sft



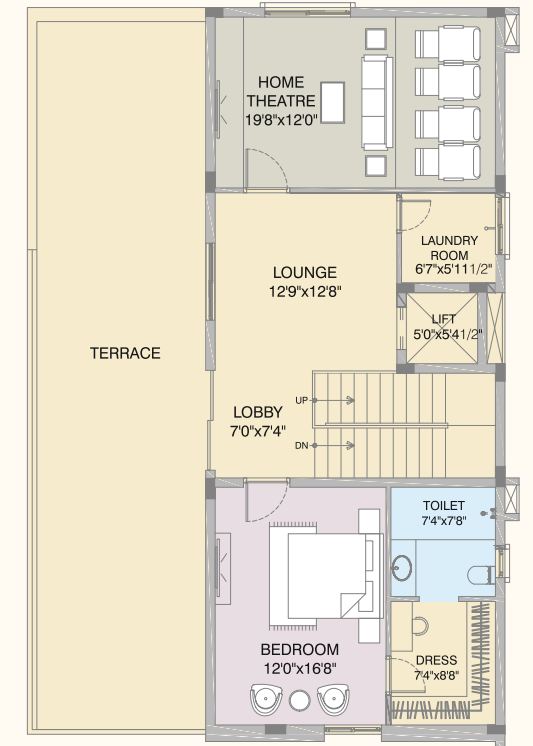
Ground Floor - 1709sft



First Floor - 1538sft

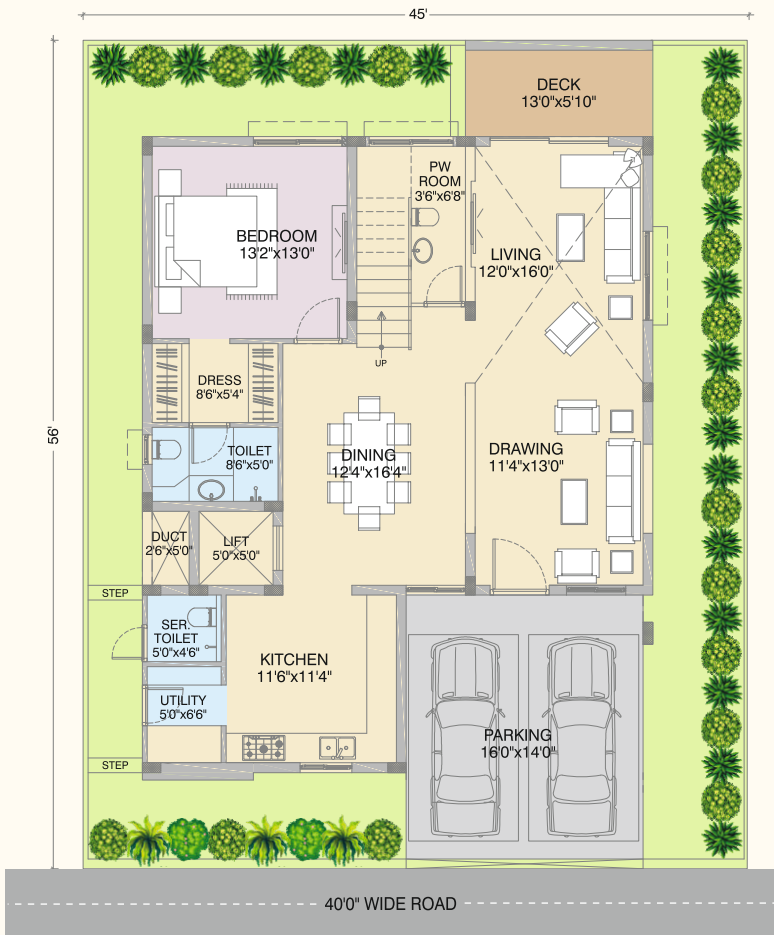


Second Floor - 1071sft

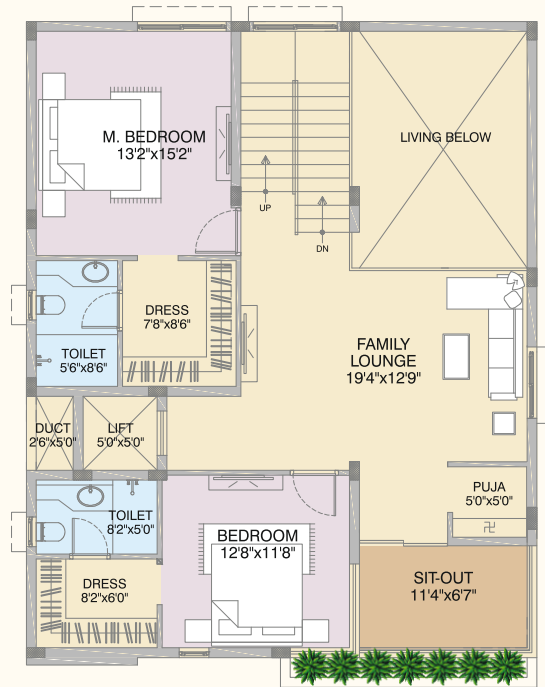


280 East Facing
Ground+2 Floors
Sq yds Villa 3767.49 SBUA

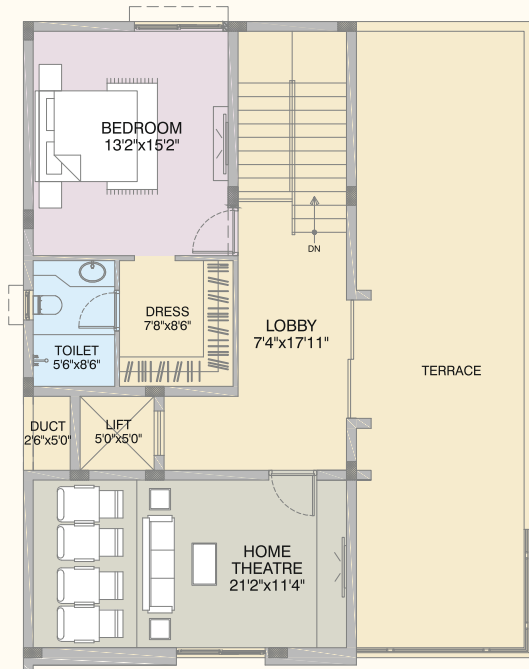
Ground Floor - 1483.5sft



First Floor - 1302.16sft



Second Floor - 981.83sft



Specifications

STRUCTURE

Framed Structure: RCC framed structure resistant to wind and earthquake (Zone-2)
Super Structure: Solid Cement Concrete Blocks for External and Internal walls

PLASTERING

Internal: Gypsum / Cement sand plaster for walls and ceilings
External: Double coat plaster for RCC and masonry surfaces

DOORS AND WINDOWS

Main Door:- Frames - Teak wood with melamine polish
Shutter - Flush shutter with veneer on both sides with melamine polish
Internal Doors: Frames - Hard wood/Engineered wood
Shutter - Flush shutter with veneer on both sides with melamine polish
Hardware: Hardware of reputed make

FRENCH DOORS:

UPVC sliding door with clear glass and provision for mosquito mesh
Windows: UPVC sliding door with clear glass and provision for mosquito mesh for sliding windows

FLOORING

Drawing/Living/Dining/Family Lounge/All Bedrooms/Kitchen and Home Theatre: 1200 X 600 mm
Vetrified Tiles of reputed make
Bathrooms: Anti-skid Vetrified Tiles of reputed make
Terrace: Anti-skid Vetrified Tiles of reputed make
Parking Area: Full body Vetrified Tiles of reputed make
Staircase: Granite or equivalent make

DADO

Bathrooms: Polished Glazed Vetrified Tiles (PGVT) / Glazed Vetrified Tiles (GVT) of reputed make upto lintel level
Utility/Wash Area: Polished Glazed Vetrified Tiles (PGVT) / Glazed Vetrified Tiles (GVT) of reputed make upto sill level

KITCHEN

- Kitchen ready to receive Modular Unit
- Counter, Dado, Sink and Taps are not included in the scope of work
- Provision for electrical and plumbing points for sink and water purifier
- Power Plug for Chimney, Refrigerator, Micro Oven/Mixer/Grinder and Cooking Range/Rice Cooker

PAINTING

External: Texture/smooth paint with two coats of weather shield exterior emulsion. Tile cladding as per facade detail
Internal: Two coats of emulsion paint over smooth putty finish

LIFT

Structural provision will be provided (Purchase of Lift, earth pit, cladding etc., is at Client scope only).

RAILING

Staircase & Balconies: Internal staircase railing will be of SS and First floor front side elevation balcony railing will be of Glass and the remaining balconies railings will be MS

PLUMBING AND SANITARY

- All Bathrooms
- Polished Chrome (CP) and sanitaryware fixtures from Jaquar
 - Vanity Type Wash Basin with Hot & Cold mixer
 - Shower - single lever diverter with Spout & Overhead Shower

ELECTRICAL

- Concealed copper wiring of reputed make
- Power Socket for ACs in the villa
- Heat Pump shall be provided with hot water connection in Four / Five Bedroom Washrooms
- Power socket for cooking range, chimney/exhaust fan, refrigerator, microwave oven, mixer/grinder & water purifier in kitchen
- Power socket for washing machine in utility area
- Three-phase supply for each unit with individual dual source energy meter
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make
- Modular switch boards of reputed make

TV/TELEPHONE

- Fibre-to-the-home for Internet, telephone & Intercom
- Provision for DTH & TV services in all Bedrooms, living room, family lounge & multipurpose hall
- Provision for Telephone in Drawing Room

WATER PROOFING

Toilets and Open Terrace

BACK-UP FOR POWER

DG Back up for the common services and for each villa upto 5KVA load

BILLING SYSTEM

Prepaid Billing System for electricity, DG, Water & Maintenance

SECURITY SYSTEM

- Sophisticated Round the Clock Security System
- Solar fencing through out the boundary
- Intercom facility to all the units connecting to main security

WATER SUPPLY

Centralised water distribution by hydro-pneumatic system for all villas with individual water meters for each villa

WTP & STP

- Water Treatment Plant only for bore-well water supply
- Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping purpose
- Rainwater harvesting provided for recharging ground water levels

Location Map



GET TO KNOW US

For Enquires Call: +91 800 800 4755, 9111 74 6666.



**HALLMARK
INFRACON**
— SIGNATURE OF QUALITY —

Unit No.213, 2nd Floor, Hallmark Hub, Pipeline Road, Manikonda, Hyderabad - 500089.

Email: sales@hallmarkinfracon.in Website: www.hallmarkinfracon.in

Project financed by and mortgaged to
Bajaj Housing Finance Ltd.



Amazon Campus



Wipro Gopanpally Campus



Continental Hospitals



Samashti International School



Birla Open Minds School



Q-City



Citizen Hospitals