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LIFE WELL SPENT IS LONG

– LEONARDO DA VINCI

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# THE EUGEN

PREMIUM RESIDENTIAL SUITES AT PRIME LOCATION - BEVERLY HILLS

**RERA NO. : P02400004603**

For those seeking the most prized upscale life and a new royal dimension to their lifestyle. Bhavya Constructions presents Eugen, the opulence without bounds. We have always envisioned presenting living spaces that carve a niche for themselves in unmatched grandness, upscale amenities and ultimate lifestyle experience Eugen is yet another sparkling model of contemporary class featuring topnotch architecture and delicate care through which every structure and space, amenity and ambience is offered to make your living wholesome.

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# COME HOME TO THE CANVAS OF LIFE



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# IN THE REALMS OF EXTRAORDINARY

There is nothing mundane or colourless about The Eugen in Hyderabad. Nestled elegantly in the tree-lined avenues of Kakatiya Hills, these exquisitely designed apartments offered are soulful and vibrant at the same time.

This is an address that makes a statement about your stature and taste. This is upscale living like never before.

# OPEN SPACE FOR A SPATIAL EXPERIENCE

Stretch your imagination and your legs, your home is boundless.
Every apartment in The Eugen is an invitation to live in complete freedom.
The lavish rooms, large sit-outs, massive windows and sunlit corners create
a larger-than-life kaleidoscope. It is obviously the touch of master architects
and top-notch designers that lends grandeur to your dream home.


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# HIGHLIGHTS

- RECEPTION LOUNGE
- 24/7 POWER BACK UP
- DESIGNER LANDSCAPE
- LARGE SIT OUT WITH IN EACH FLAT
- DOUBLE HEIGHTED BALCONIES
- 2 PASSENGER LIFTS
- ROUND THE CLOCK SECURITY WITH INTERCOM & CC CAMERAS
- KIDS PLAY ZONE
- WATER SOFTENER PLANT
- FIRE FIGHTING SYSTEMS
- SMART SECURITY
- LOCATION
- 100% VASTHU COMPLIANT
- DESIGNER TERRACE GARDEN

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# LOFTY BALCONY, SPLASHED WITH COLOUR

The most spectacular part of your home is the double-height balconies! We have made it a gateway to nature, where your colourful planters and seasonal blooms light up the day. Start your mornings with a breathtaking view of the grounds and the open skies above. Sip your coffee, sing a song, entertain your friends! This is not just a balcony, it's an extension of who you are!

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# AN AERIAL VIEW OF WONDERLAND

From whichever way you look at The Eugen, it's a feast for the eyes. The grounds, the balconies and the terrace have been planned as places of relaxation and points of rejuvenation. And yet, every inch is exclusive and preserves your privacy.

There is no concrete jungle to cramp your style. All you have is luxury within and greenery around you.

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# A TRIUMPH OF DESIGN

## CLUB HOUSE EUGEN

Supremely luxe and aesthetically designed, the Clubhouse at Eugen is a feast for the senses. The look is captivating, and gets even better as you step into the grand reception foyer. There are seamless spaces that cater to people of every age.

From the world-class gym to the indoor games area, from the mini conference room to the children's play zone every inch of the Clubhouse offers a dash of magic.

# CLUB HOUSE EUGEN




WELCOME LOUNGE



MINI CONFERENCE SPACE

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FULLY EQUIPPED GYM

# CLUB HOUSE EUGEN



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# CLUB HOUSE EUGEN




INDOOR GAMES




KIDS PLAY ZONE

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# THE TERRACE EXTRAVAGANZA

This is not just another terrace, it's an experience by itself. We have passionately crafted a terrace that is green and gold, sunshine and stardust, leisure and adventure! There are shaded seating areas, places for the kids to play, seasonal blooms to admire. Above all, a spectacular view that will leave you gasping!



## LIFE ON THE TERRACE

# WHERE ELEGANCE AND NATURE ARE IN HARMONY







Every inch of The Eugen is a masterpiece, and the terrace is its crowning glory. You could perfect your yoga here or have a meditation session. Or you could play the guitar under the stars while entertaining friends on the terrace. It's a great place for social interaction and impromptu parties. And also for one-to-one conversations with nature.

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# GOD IS IN THE DETAILS

The attention to detail and passion for aesthetics is for all to enjoy.
Each aspect is looked into, and nothing but the finest goes into the making of your home. The apartments offer a perfect blend of privacy and togetherness, with meticulous space planning in every square foot. Airy, well lit and spacious, The Eugen spells comfort and convenience all the way.



# SUBLIME SPACES THAT MAKE THE HEART SING

The interiors are designed with a minimalistic style approach to create a vivacious life space. There is a beautiful play of colours and textures that blends with your personal design sensibilities. The Rooms, Balconies are conceptualized carefully to let nature into the indoors.

Welcome to a world that is peaceful and playful at the same time. Welcome to a home that matches your persona!

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# A VERY SPECIAL INDULGENCE

The understated sophistication of your apartment at the Eugen speaks of your class. It's where your spouse can paint a canvas of joys, as fresh breeze caresses the indoor plants. It's where the children can play hide-n-seek even as they watch the birds sing.

You'll love the muted opulence of the materials used, the space planning and the sheer beauty of its bold and captivating design signature.

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# WHERE DETAILED PLANNING MEETS DELICATE EXECUTION

From concept to plan to execution, the layout represents an urbane, cosmopolitan outlook on life. Answering the needs of the city's elite, Eugen uses pops of colour against subdued backdrops. The blocks are set on dreamy landscaped grounds, tranquil and secure.

This is the ultimate opulence that a home can offer for those who understand excellence.

# 4BHK - WEST
# 4052SFT.










**CUSTOMISE AS PER YOUR CHOICE**
HOME THEATER OR BEDROOM

YOU CAN CHOOSE TO HAVE A BEDROOM IN PLACE
OF HOME THEATER. THE CHOICE IS YOURS,
WE EXECUTE IT FOR YOU

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# 3BHK - EAST
# 3126SFT.





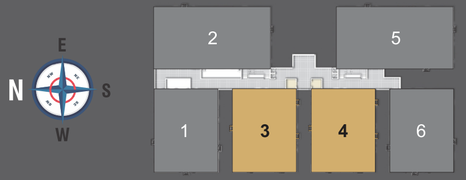





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# 3BHK - EAST
# 3126SFT.










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# 3BHK - EAST
# 3126SFT.













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SPECIFICATIONS

# NOTHING BUT THE FINEST

There are no short cuts, no compromises when it comes to the specifications of your Eugen home. Rich in detailing and fitted with world-class fixtures, this is a lustrous pearl in the ocean of ordinariness. Whether we talk walls or doors, chimney hobs or lights, paints or woodwork – you get the best brands in the market with workmanship that will stand the test of time.

# Specifications

## STRUCTURE
RCC Framed Structure with earth quake resistant design.

## SUPER STRUCTURE
Clay brick or AAC blocks.

## PLASTERING
Internal : Single coat smooth finishing with cement plastering
External : Double coat sand faced cement plastering 18 mm thick finished with putty/texture/Elevation.

## JOINERY WORKS
Main Door : Engineered Door frame with polished Veneered wood and premium hardware of reputed Brand.
Internal Doors : Engineered Door frame with polished Veneered wood and premium hardware of reputed Brand
Windows : Premium Aluminium Frame windows
Bath Windows : UPVC
Grills : Aesthetically designed mild steel grills with enamel paint finish.

## PAINTING
Internal : Gypsum punning with Two coats of premium quality plastic emulsion paint.
External : Premium quality texture painting.

## FLOORING
Dining & Living : 6x3 Italian Marble
M.Bedroom : Wooden Laminate Flooring.
Kitchen : Double charged vitrified.
Toilets : Best quality Acid resistant, anti-skid designer tiles.
Parking : Cement based designer tile flooring/VDF.
Staircase : Granite/Marble/Stone flooring as per design.

## CLADDING & DADOING
Toilets : Best quality acid resistant designer tiles 600*600
Kitchen : Ceramic tiles dado up to 2ft. height above kitchen platform.
Utility / Wash : Glazed ceramic tiles dado

## KITCHEN
Provision for water inlet near kitchen sink for water purifier.
Provision for chimney, refrigerator, microwave and exhaust fan.

## TOILETS
- All toilets to consist of dry and wet areas.
- Wall mount water closets with flush tank of TOTO/Kohler/Geberit/ Roca/GROHE make.
- Hot and cold-water mixer with shower, All fixers and C.P coated quality from GROHE/Kohler/TOTO.
- Provision for geysers in all bath rooms.
- PVC and CPVC pipes of ASHIRWAD make or similar.

## ELECTRICAL
- Concealed copper wiring of Finolex/Havells make.
- Power outlets for A/C in living, drawing, dining & bedrooms, with piping.
- Power outlets for geysers in all bathrooms.




- Power plug for cooking range chimney, refrigerator, microwave oven,
- mixer grinders in kitchen.
3 Phase supply for each unit and individual meter boards Miniature
- Circuit breakers (MCB) for each distribution board.

## TELEPHONE
- Telephone provision for Master bedroom and living
- Intercom facility to all flats connecting security

## CABLE TV
Cable provision in all bedrooms, living room and drawing Room

## LIFT
Schindler/Thyssenkrupp fully automated high-speed elevator.

## GENERATOR
100% Power Backup

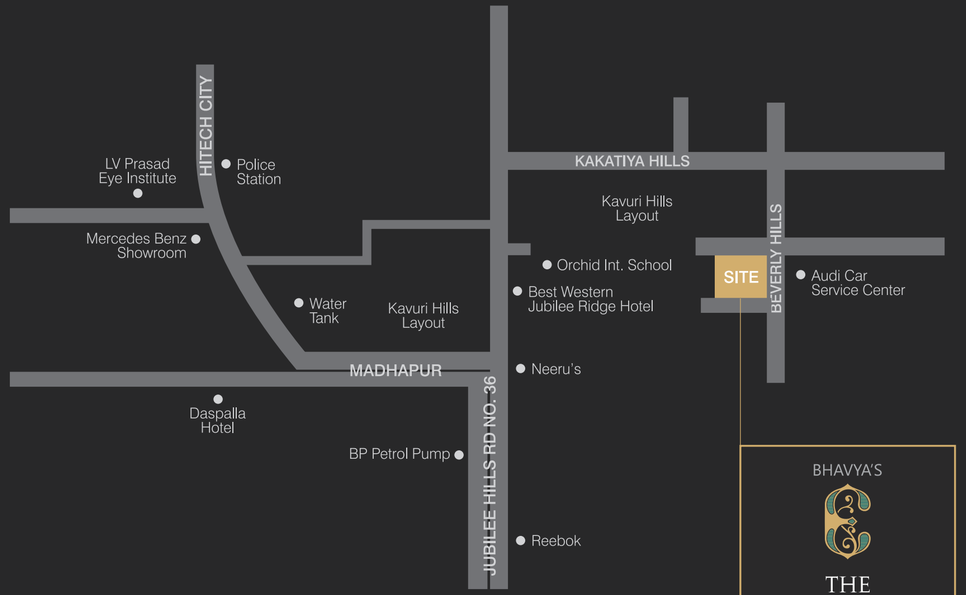
## PARKING
- Two level covered parking; entire parking is well designed to suit the number of car parks required, parking signages at required places to ease of driving.
- 3 parking slots per flat of which one slot has Exclusive EV Charge provision.

## FALSE CEILING
False ceiling with saint gobain gypsum sheets will be provided with in the flat, balcony, toilets and corridor.

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# Location Plan – not to scale

LOCATION QR CODE




# WELCOME TO SHIMMERING KAKATIYA HILLS

A hub of action and brilliantly connected to every happening area in the city, Kakatiya Hills is a coveted residential neighbourhood. You don't have to stay on the outskirts to experience a luxurious life because Eugen offers you the best of both worlds. The finest schools, hospitals, malls and workplaces are at a stone's throw. Come, settle here and be the owner of a fantastic address.

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# RAISING THE BAR, EACH TIME & EVERYWHERE

At Bhavya Constructions, we owe our genesis to building upscale properties, reimagining high watermark modernity and a spectacular dimension to the lifestyle, where spaces are not just to live, but to relive and revel. With a legacy of building highly sophisticated living, office and retail spaces, in the past three decades, Bhavya Constructions Private Limited (BCPL) enjoys immaculate and impeccable track record, till date having developed 7 million square feet across 70 premium properties. Bhavya has to its credit the first gated community of Hyderabad, that was developed way back in 1995.

Our designs outmatch expectations and outwit your radical scale of imagination and ideation, delivering comfort and class at the best possible level. Into building living spaces as a legacy, we just continue to expand and improve with every project, giving bigger, giving better.

**7 MILLION** SQ.FT.
SUCCESSFULLY DELIVERED BUILT-UP AREA TILL DATE

**10 MILLION** SQ.FT.
UNDER DEVELOPMENT

**30**
YEARS OF MOST TRUSTED LEGACY

**70**
COMPLETED RESIDENTIAL & COMMERCIAL PROJECTS

**Office Address**

Plot No. A- 1, 1st Floor,
Bhavya's Spoorthi Bhavan, Road No.1,
Film Nagar, Jubilee Hills, Hyderabad,
Telangana-500096.

**Mob.: +91 7207914105**
**Ph. : +91 40 23559804, 23559805**

**Site Address**

Plot Nos: 19 (P), 20-23, 32-35 & 36 (P),
Sy No: 34 (P) & 35 (P), Road No:5,
Beverly Hills, Kakatiya Hills,
Madhapur, Hyderabad, Telangana-500081.

**www.bhavyaconstructions.com**

## TEAM

Architects

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Structural Engineers

**AVR Consultants**
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Landscape and Interior

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Auditor

**MAHAVISHNU & SARMA CHARTERED ACCOUNTANTS**
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Branding

**D3 Concepts**
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