


Bayleaf

Serene Living by Verdant

@ Manchirevula

Your personal haven

Welcome to **Bayleaf** Apartments,
where the pulse of the city life
meets the tranquillity of nature.
Nestled amidst lush greenery and
conveniently located in the heart
of the city, **Bayleaf** offers a unique
blend of modern convenience
and natural serenity.

choices of life


choices





Your home is the most important choice you will make. If you have found yourself wondering, what is the right choice of your **dream home**? Look no more, follow this path to tranquility

choices of life



the road to
tranquility
choose

Bayleaf

Serene Living by Verdant



choose



the view
you will
wake up to

2

BLOCKS

10

FLOORS

200

UNITS

3&4

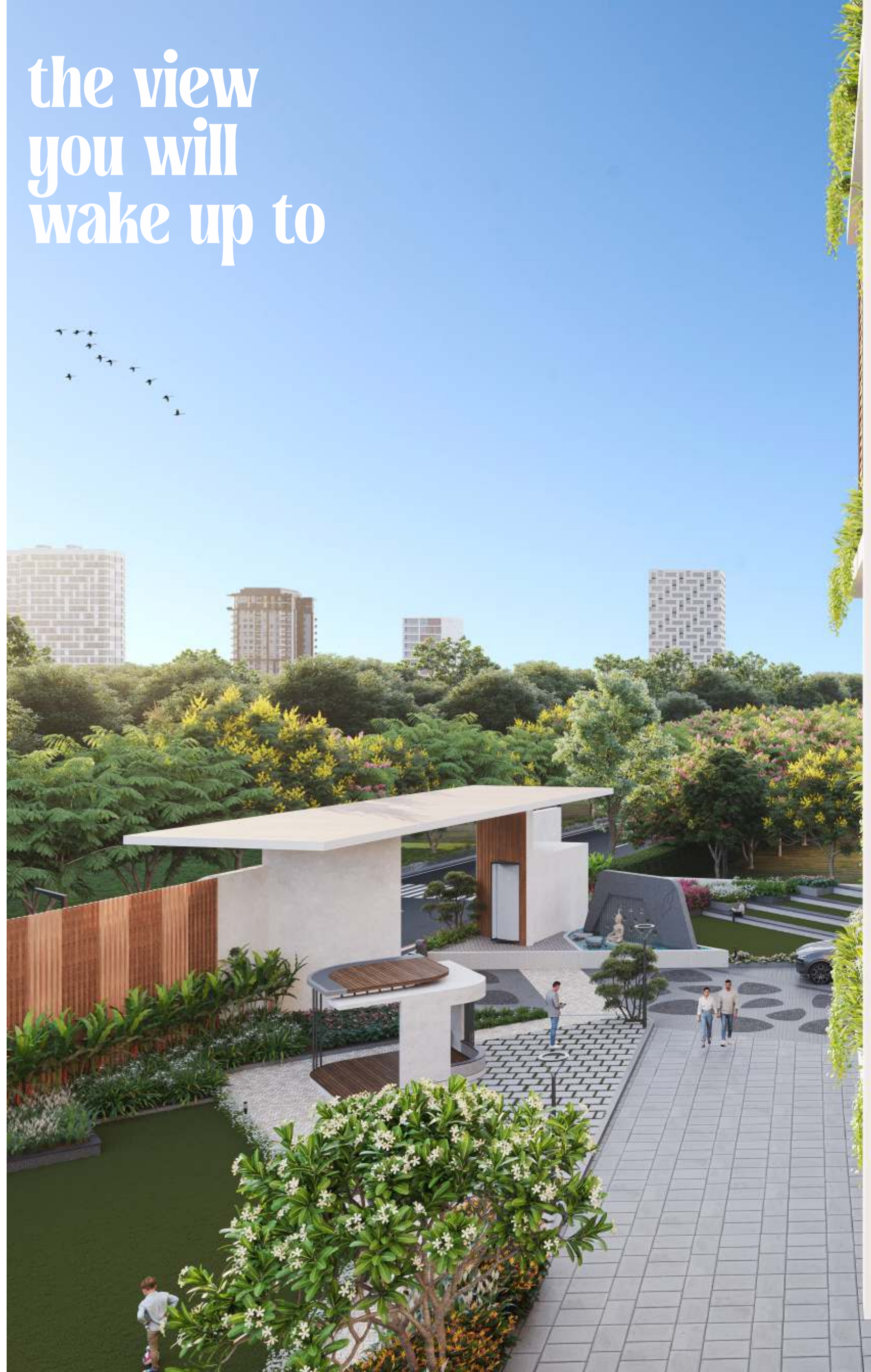
BHK

1695^{SFT}

TO

2595^{SFT}

100%
VAASTU COMPLIANT



choices of life

Bayleaf

Serene Living by Verdant

choose joy

choices of life

365 days of fun

sun or rain, we always play the game

The double height stilt in the play area becomes a magical kingdom for children to create their own adventures. Be it sun or rain, the area offers endless possibilities of fun and excitement for the little explorers.

covered play areas





choices of life

green living,
redefined.

Bayleaf
Serene Living by Verdant



adults find joy
in play too

Outdoor Amenities

- Sit Out and Gazebos
- Senior Citizens Seating Area
- Multi Purpose Court
- Cricket Nets
- Skating Rink
- Landscaped Gardens with Natural Stone Seating
- Open Party Lawn



a home
where
nature and
convenience
live in
harmony

Bayleaf

Serene Living by Verdant



choices of life



thoughtful
details
transform
houses to
your homes

Bayleaf

Serene Living by Verdant



22,000^{SFT}
CLUB

entertain



choices of life

CLUB AMENITIES

- Indoor Badminton Court
- Terrace Swimming Pool
- Multipurpose Banquet Hall
- Library/Open Study
- Indoor Games
- Kids Indoor Play Area
- Creche
- Indoor Squash Court
- Gym- Guest Rooms
- Yoga/Aerobics Room

Bayleaf

Serene Living by Verdant

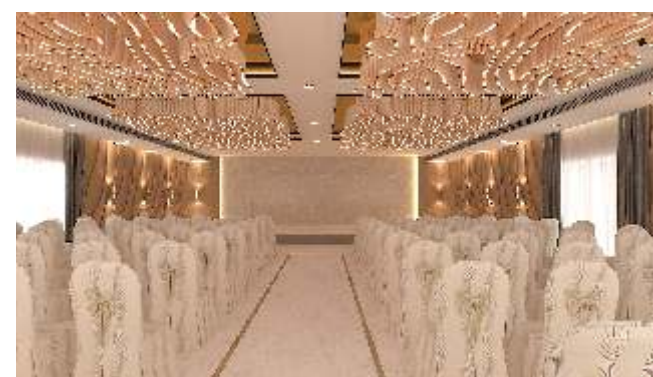
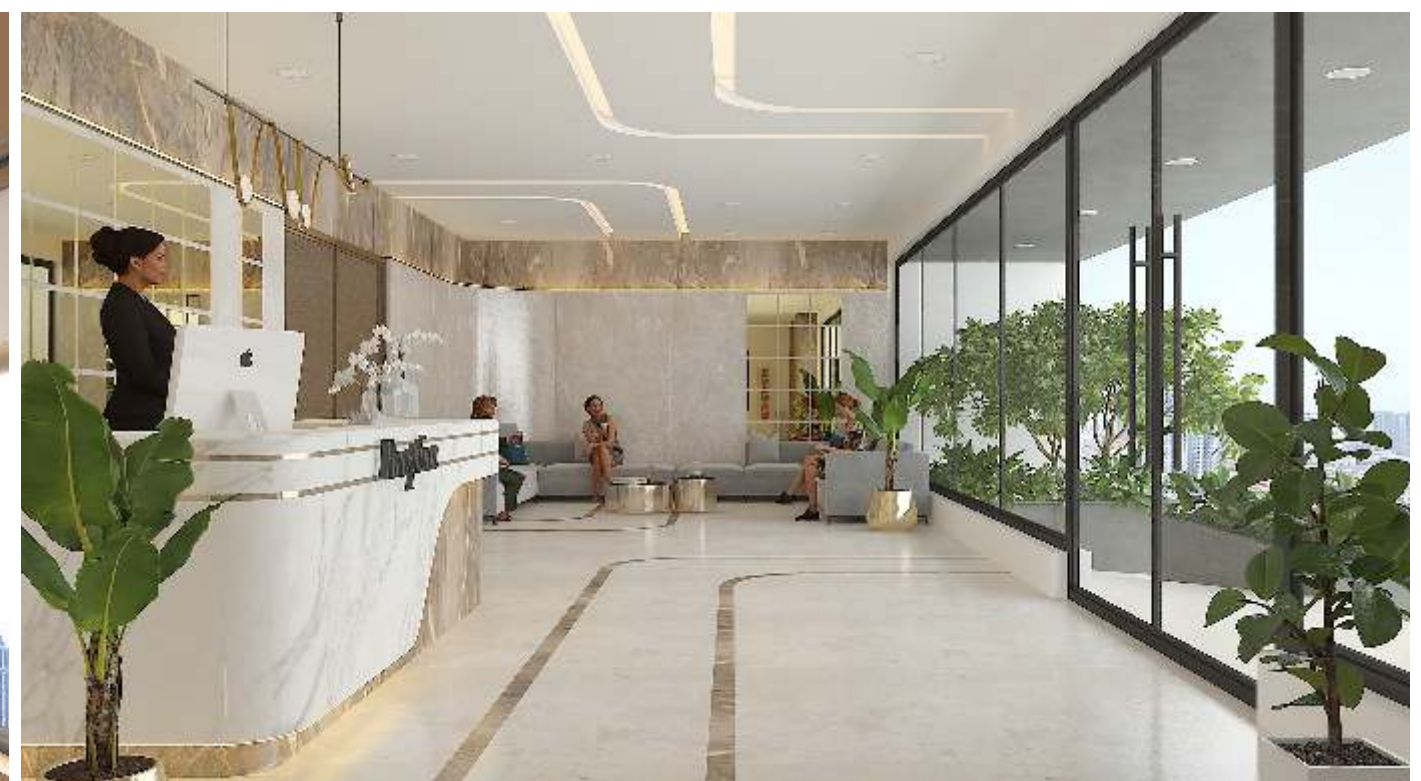


the club gives you a place for leisure,
celebrations and everything in between



fully equipped gym

a plethora of amenities to enjoy



double height stilt - 20 feet

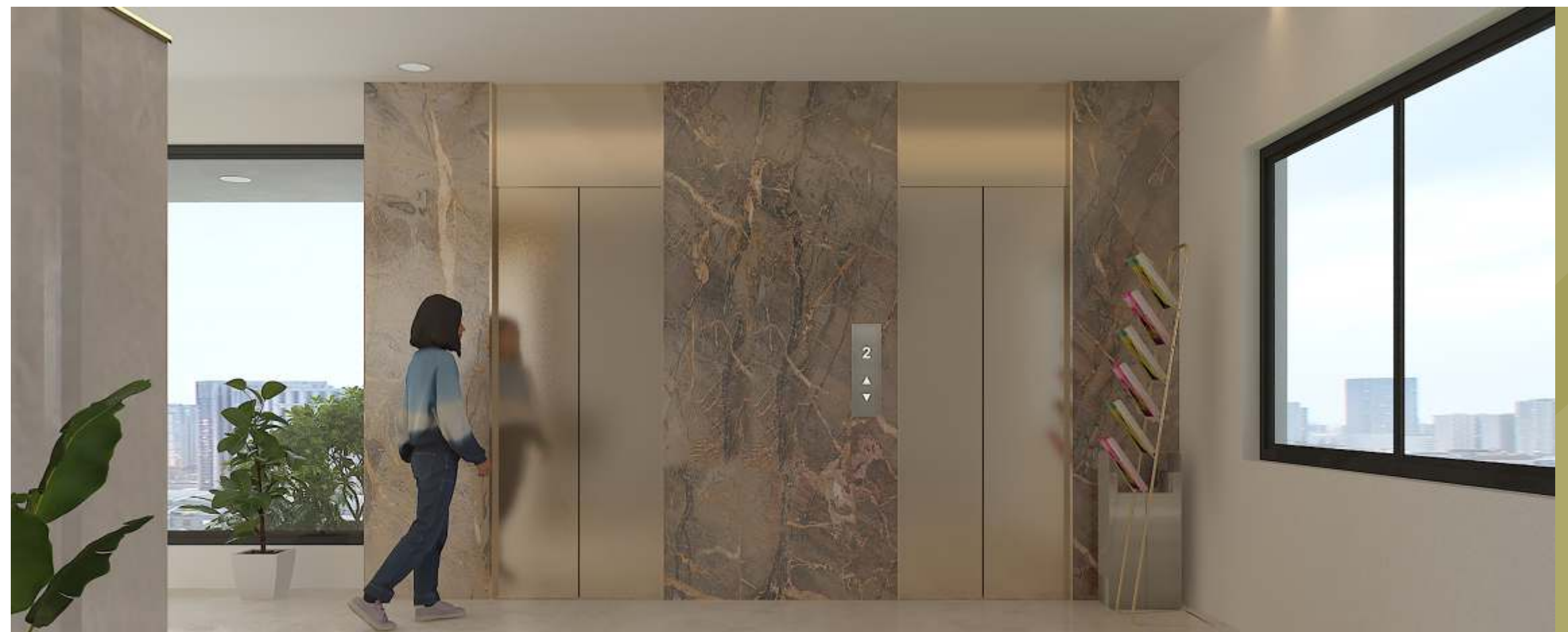


choose

tastefully
designed
common
spaces

choices of life

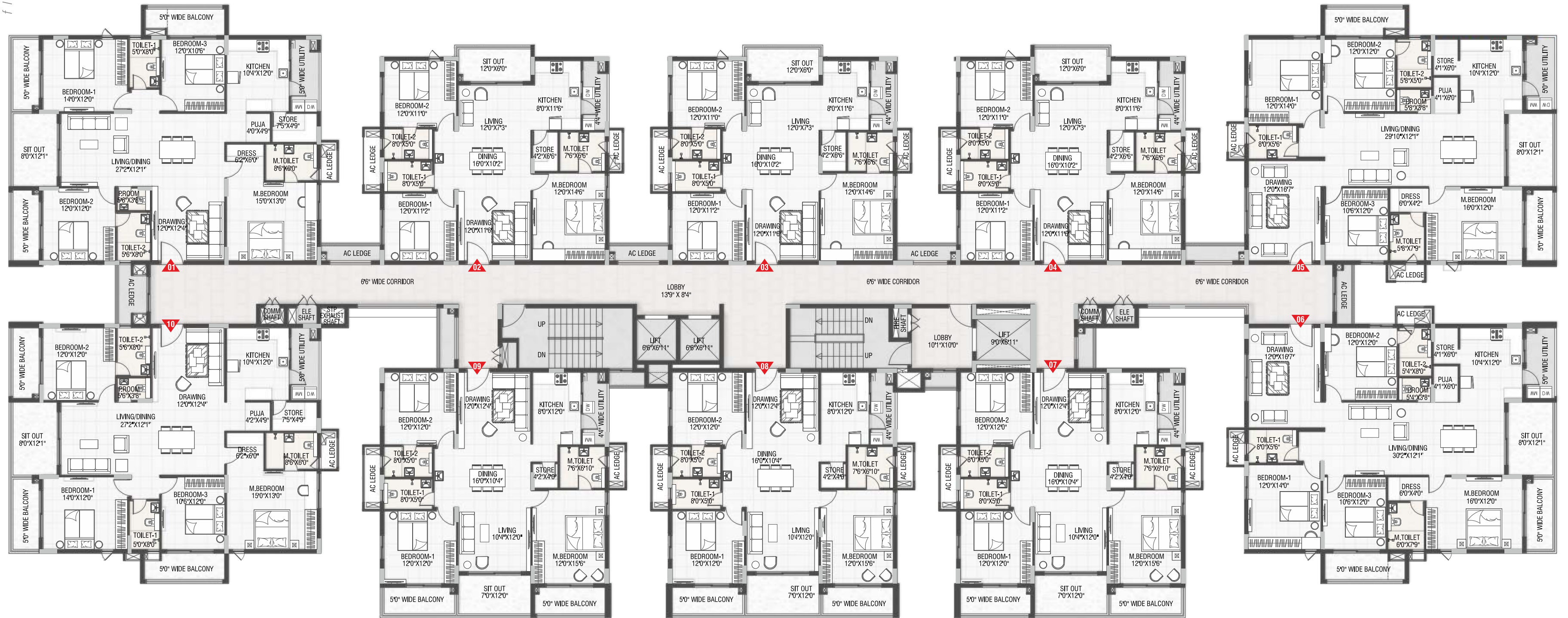
clubhouse lift lobby





site layout





TYPICAL FLOOR PLAN
BLOCK A



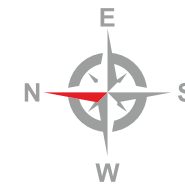
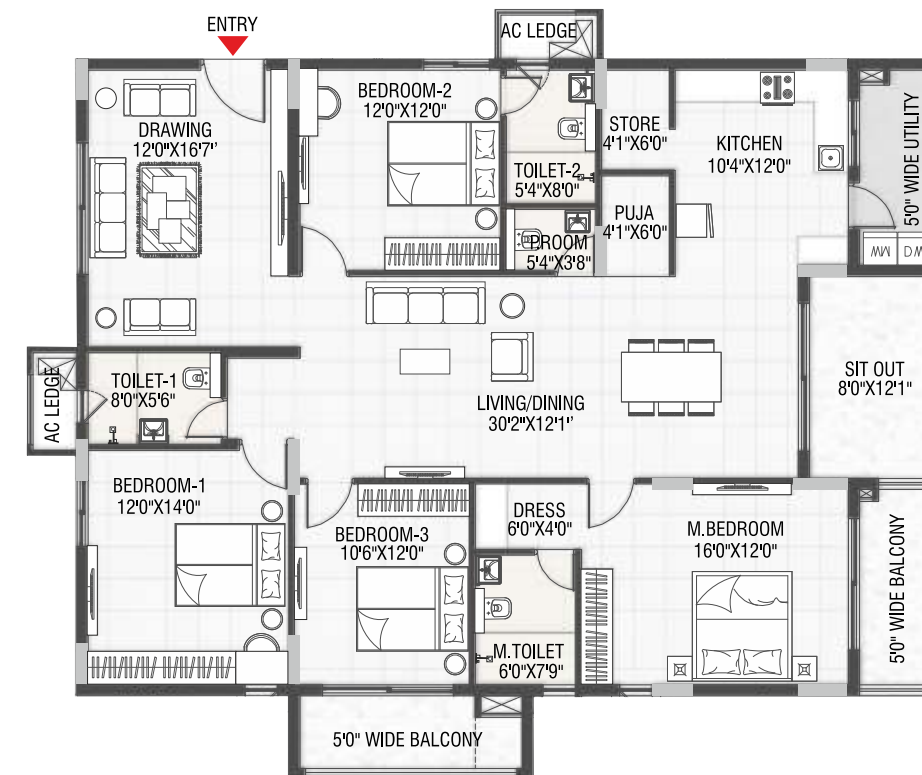
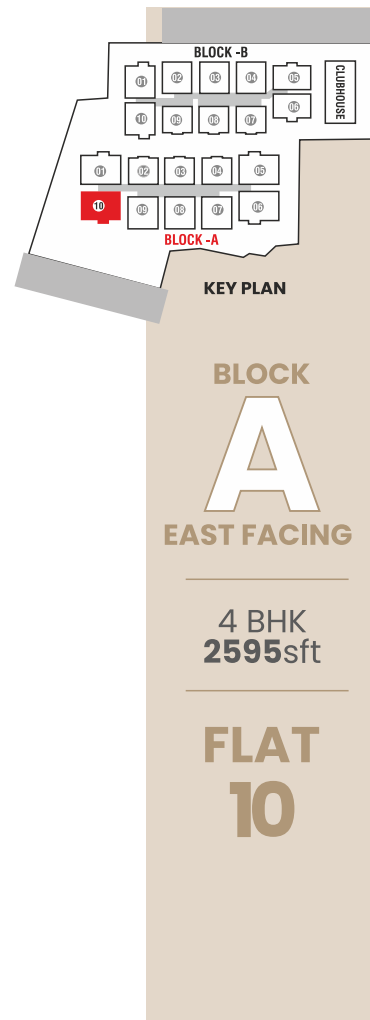
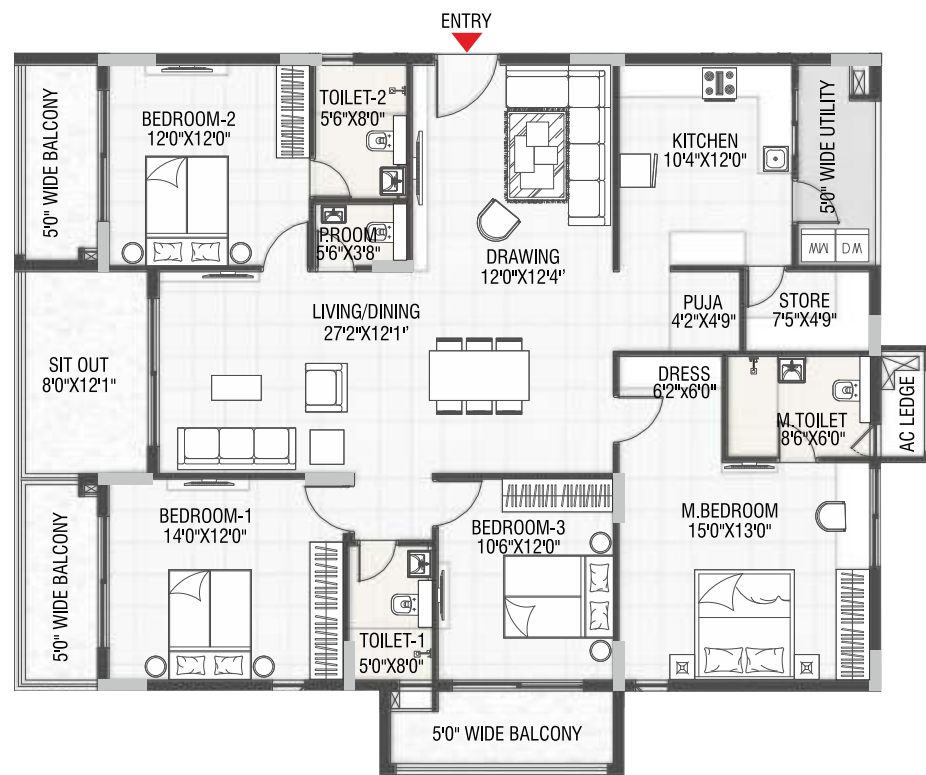
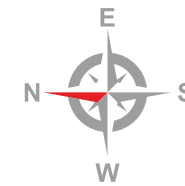
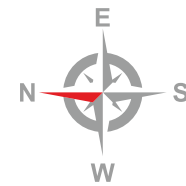
FLAT NO	01	02	03	04	05	06	07	08	09	10
BHK	4	3	3	3	4	4	3	3	3	4
FACING	WEST	WEST	WEST	WEST	WEST	EAST	EAST	EAST	EAST	EAST
SALEABLE AREA (SFT)	2595	1695	1695	1695	2595	2595	1995	1995	1995	2595

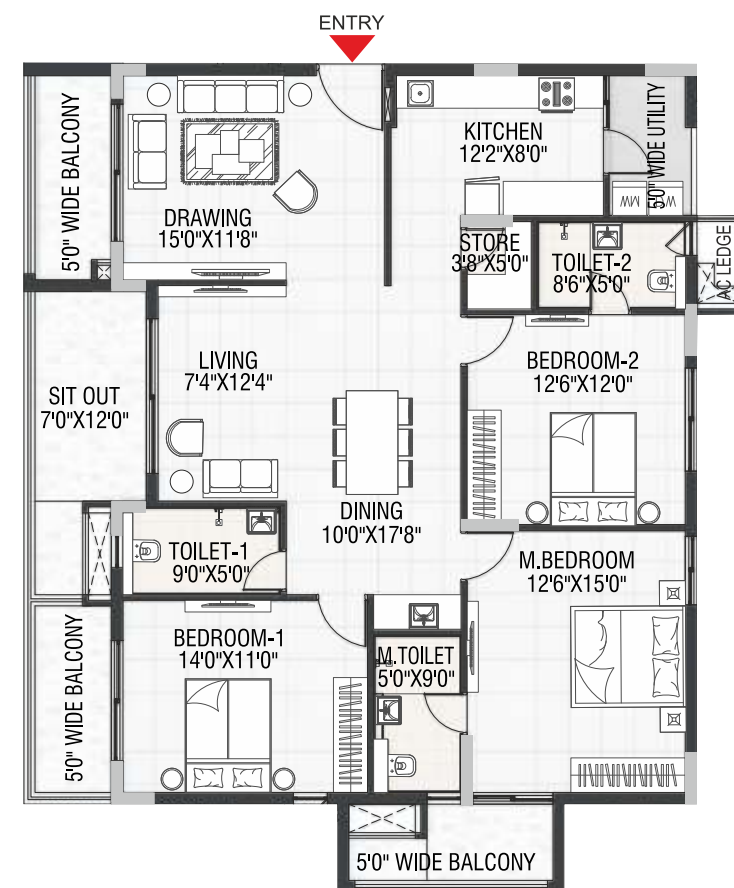
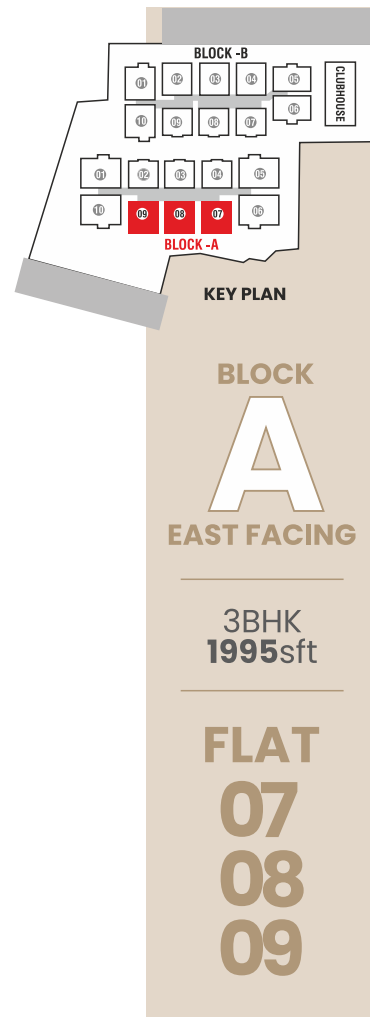
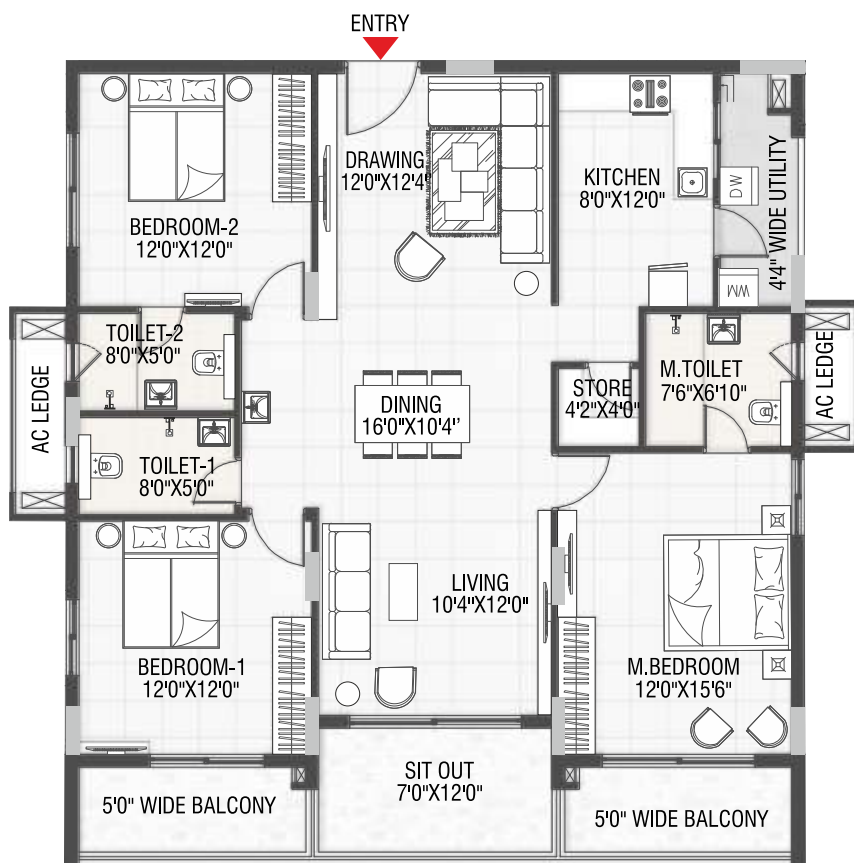
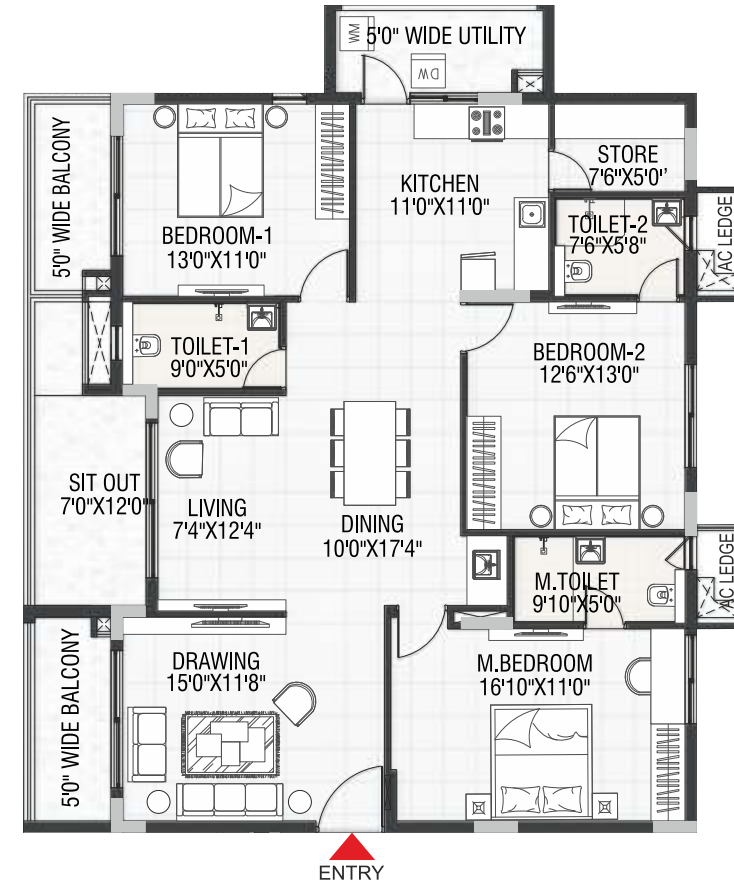
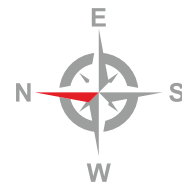
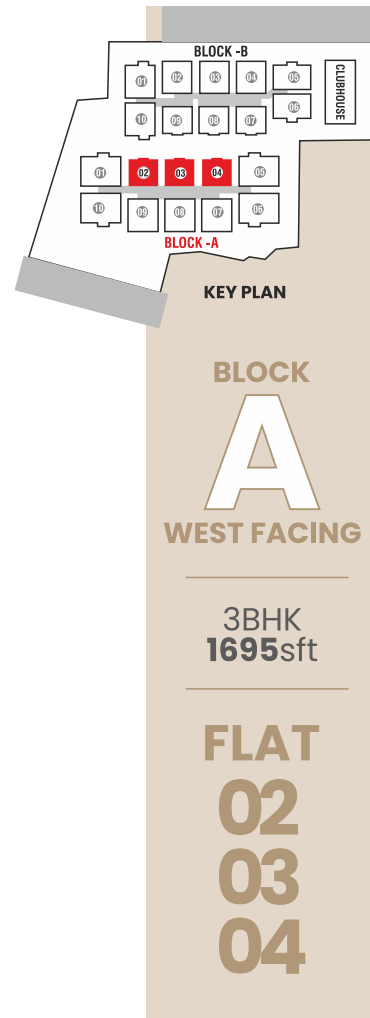


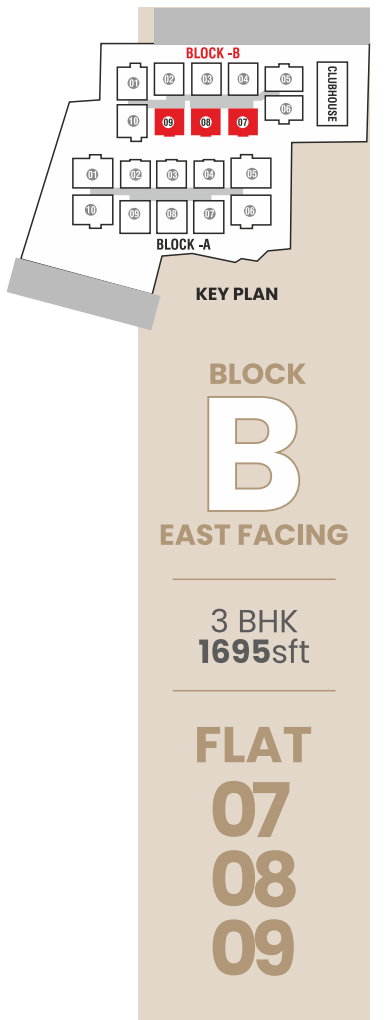
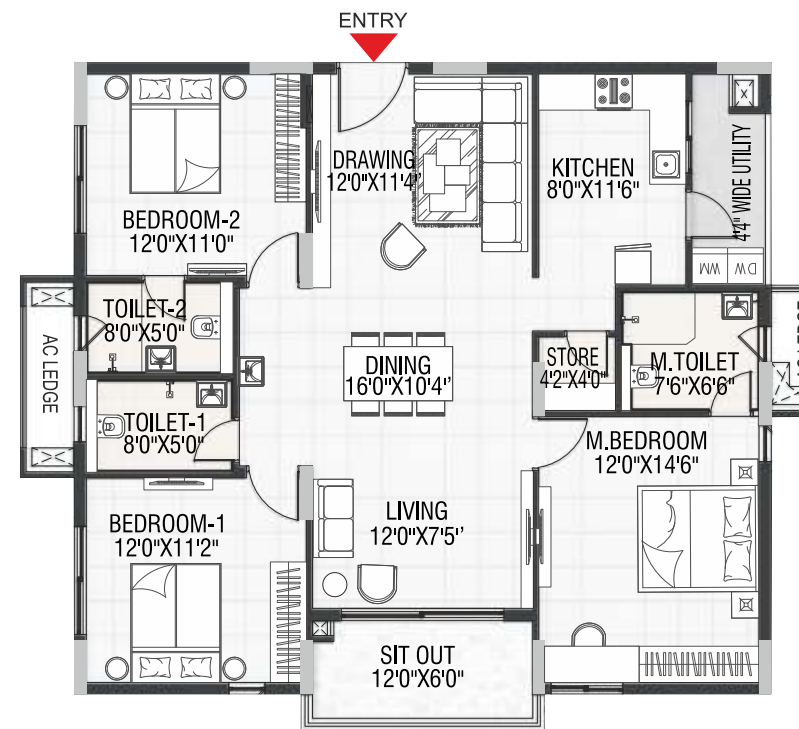
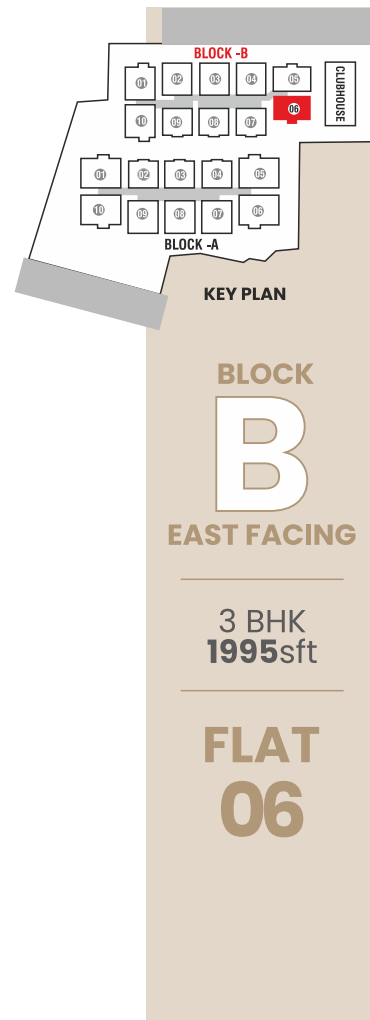
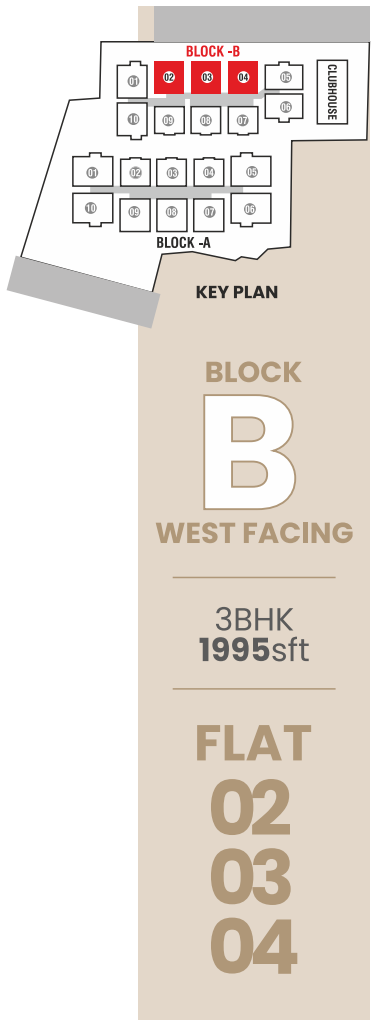
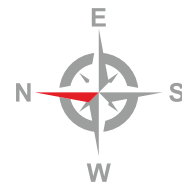
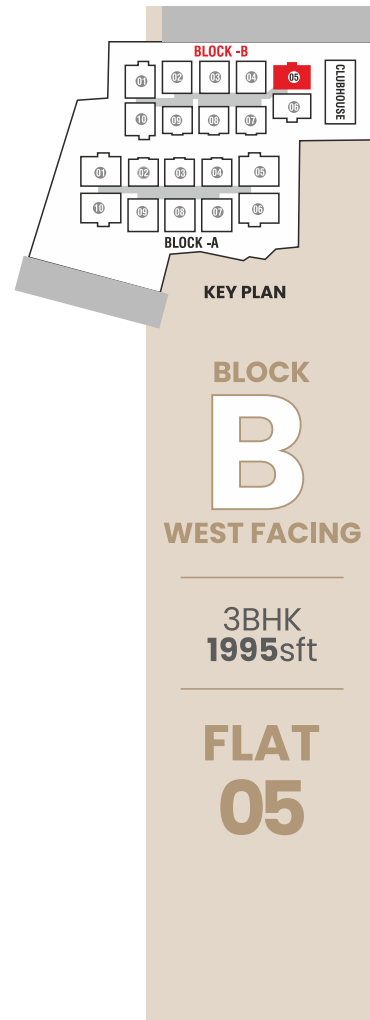
TYPICAL FLOOR PLAN
BLOCK B

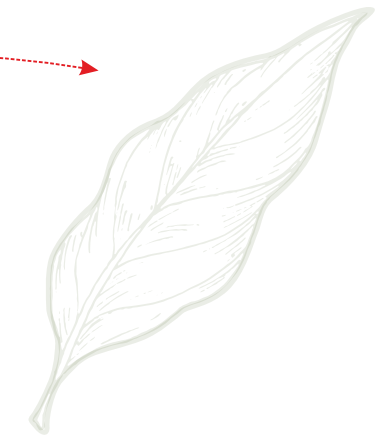
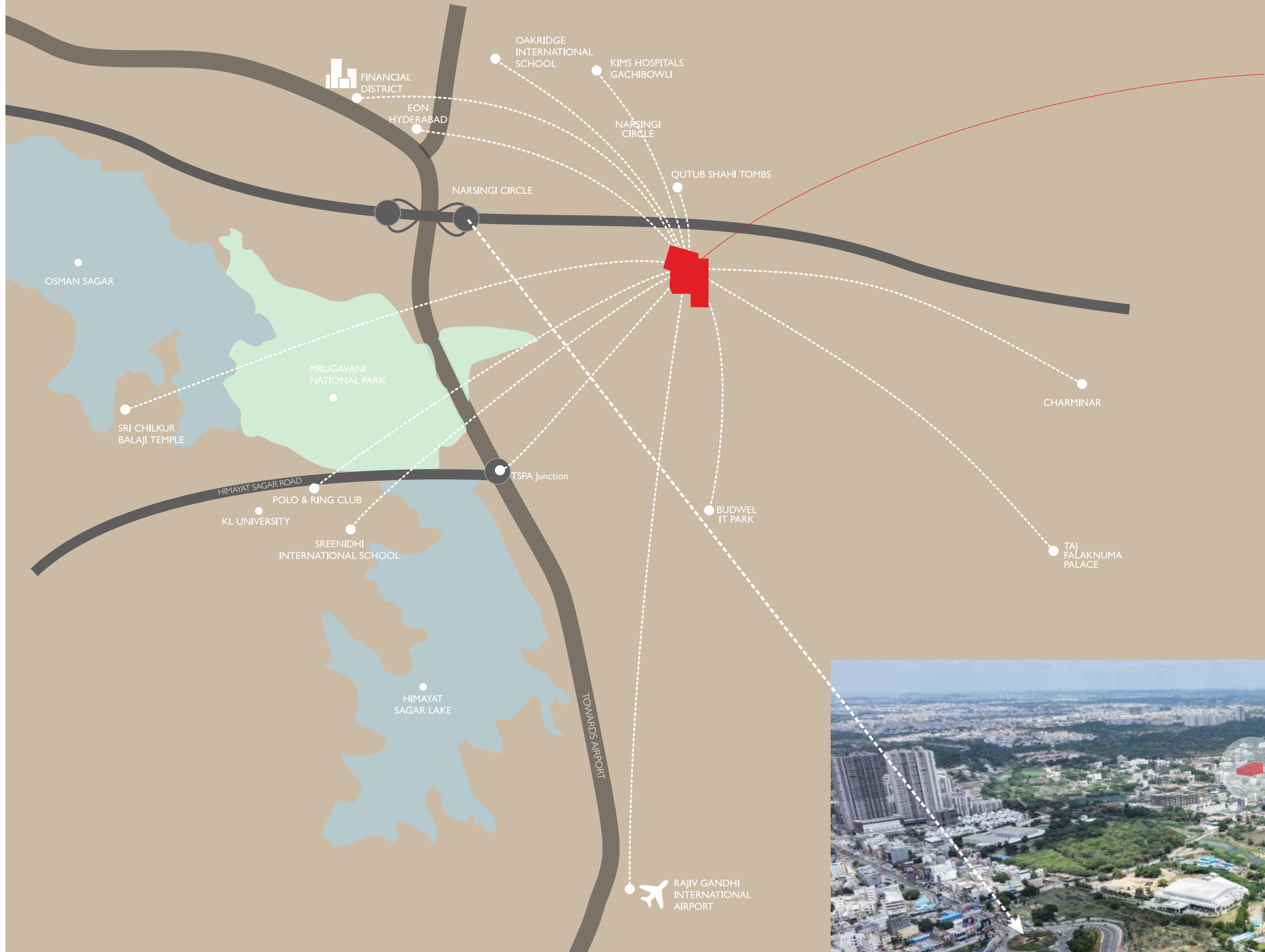


FLAT NO	01	02	03	04	05	06	07	08	09	10
BHK	3	3	3	3	3	3	3	3	3	3
FACING	WEST	WEST	WEST	WEST	WEST	EAST	EAST	EAST	EAST	EAST
SALEABLE AREA (SFT)	2155	1995	1995	1995	1995	1995	1695	1695	1695	2155









a location connected better

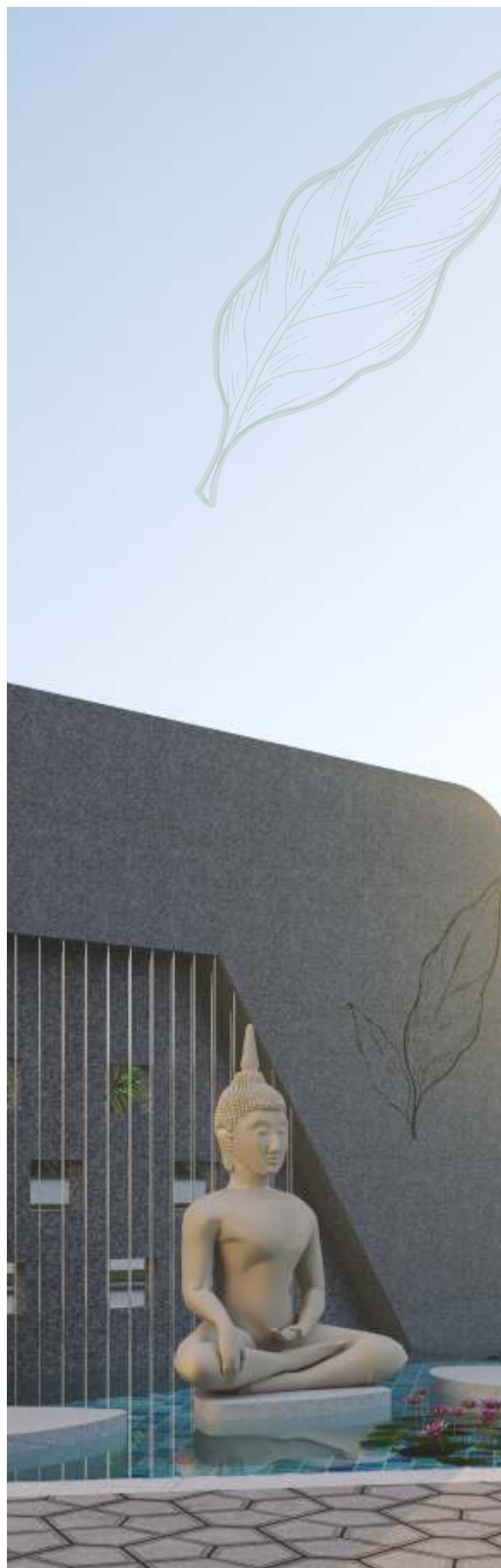
- Oakridge : 19 mins
- Inorbit Mall : 26 mins
- Gachibowli IT Hub : 29 mins
- Jubilee Hills : 30 mins
- RGI Airport : 30 mins
- Madhapur : 35 mins



LOCATION



Serene Living by Verdant



specifications

STRUCTURE

R.C.C. framed structure to withstand seismic and wind loads.

SUPERSTRUCTURE

CC Bricks of 8" thickness for External walls and 4" thickness for Internal walls.

PLASTERING

Internal Walls: Two coats cement plaster with smooth finishing.

External Walls: Two coats cement Plaster with smooth finishing.

FLOORING

Living, Dining, Kitchen and all Bedrooms:

Large format tiles of reputed make like Varmora, Simpola or equivalent.

All Balconies / Sit outs: Anti-skid vitrified tiles of reputed make as per design.

Corridors: Combination of Granite / vitrified tiles as per design.

Staircase: Granite / natural stone.

Bathrooms: Anti-skid, acid resistant tiles of reputed make.

Utility: Anti-skid, acid resistant tiles of reputed make.

DADOING

All Bathrooms: Glazed tiles of standard make up to door height.

Utility: Glazed tiles of Standard make up to 3 feet height.

DOORS AND WINDOWS

Main Door: 8' high frame engineered wood seasoned kiln dried frame with melamine polish.

Main Door Shutter: Flush door with solid wood rail and style with both sides veneer with melamine polish fitted with hardware of reputed make.

Internal Door: Frames of 7' height engineered wood seasoned kiln dried with melamine Polish.

Internal Door Shutter: Flush door with solid wood rail and style with both sides laminate fitted with hardware of reputed make.

French Door: UPVC door frame of reputed profile sections with float glass panel sliding shutters with mosquito mesh shutter.

Windows: UPVC sliding / Casement shutter with clear glass panels with mosquito mesh shutter fitted with hardware of reputed make.

KITCHEN

Provision for Domestic and municipal water connections.

Provision for water purifier.

UTILITY / WASH AREA

Provision for washing machine, dishwasher and wet area for washing utensils etc.

PAINTING

Internal: 2 coats of water-based putty, One coat primer and two coats of premium emulsion paint of reputed make.

External: Texture / putty finish with One coat primer and two coats of exterior emulsion paint of reputed make.

SECURITY NETWORK

- CCTV cameras at identified common areas including Clubhouse with monitoring and recording system from security room.
- Solar powered security fence around compound wall.

TELECOMMUNICATIONS / INTERNET / CABLE TV

Telephone point in Living room Provision for cable connection in living room and all bed rooms.

Provision for Internet connection in living room

ELECTRICAL

- Concealed copper wiring of reputed make.
- Power outlets for air conditioners in all bedrooms.
- Power outlets for geysers and exhaust fans in all bathrooms.
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen and washing machine, Dish washer in Utility area.
- Three-phase power supply for each unit with individual Smart Meters
- MCB of reputed make in all distribution boards.

BATHROOMS & PLUMBING

- All internal and external waterlines of CPVC Ashirvad / Astral or equivalent.
- All drainage fittings and lines are P.V.C Ashirvad / Astral or equivalent
- Premium quality wall-mounted EWC with concealed flush tank or Flush valves in all toilets.
- C.P. fittings are chrome plated of reputed make.
- Provision for geysers in all bathrooms.

LIFT

High speed automatic passenger lifts with rescue device provided of KONE / Schindler / Otis / Jhonson or equivalent make.

GENERATOR POWER BACK UP

100% DG backup with acoustic enclosure and AMF panel for all flats & common areas.

FIRE SAFETY

- Fire Hydrant System (F.H.S) & Fire sprinklers in basements.
- Fire Alarm And public address system as per norms.

WTP & STP

- Domestic water made available through an exclusive water softening plant.
- Sewage Treatment plant of adequate capacity inside the project, treated sewage water will be used for the landscaping and flushing purpose.
- Rainwater harvesting at select locations to recharge the ground water levels.

LPG REGULATION

Provision for piped gas system from centralized Gas bank to all the individual flats with meters.

CHARGING POINTS FOR ELECTRIC VEHICLES

Common charging points for electric vehicles shall be provided.



Serene Living by Verdant

consultants

PRINCIPAL ARCHITECT



STRUCTURAL CONSULTANT



MEP CONSULTANT



PMC CONSULTANT



LANDSCAPE CONSULTANT



3D IMAGES CONSULTANT



BRANDING





SCAN TO
KNOW MORE



3rd Floor, Linoy Lumina, Plot No. 233,
Road no.5, Kakatiya Hills, Hyderabad - 500 033

Ph: +91 90 6343 6343
www.verdantbuilders.com



*Note: This brochure is purely a conceptual presentation and not a legal offering.
The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.*