

TWINS

SKY HIGH LIVING



CANDEUR
DEVELOPERS & BUILDERS
Build with Honesty



OWN THE SKY



THE SKY'S THE LIMIT

CANDEUR TWINS is home to a collection of Three bedroom apartments. Designed to take advantage of the elevated position, looking East and North towards the City and South over the ever-developing skyline, they offer some of the finest far-reaching views at TWINS.

The 47 storied hi-rise apartments have been carefully laid out to maximise natural light with open plan layouts, featuring well-equipped kitchens and plenty of storage throughout. Each comes with private outdoor spaces in the form of generously sized balconies. Residents also have access to the charming, courtyard garden all year round.



LIVE WHERE LUXURY HAPPENS

**CONNECTED CONVENIENTLY
FROM HORIZON TO HOME**

Within easy walking distance of TWINS are a number of educational hubs, cultural highlights, multiplexes, malls, green spaces and health care hubs - giving you the perfect fun-filled day out.



EDU HUBS

SENTIA GLOBAL SCHOOL	2	KM
KENNEDY GLOBAL SCHOOL	4	KM
SILVER OAKS	5	KMS
CREEK INTERNATIONAL SCHOOL	5	KMS
GANGES VALLEY SCHOOL	5	KMS
OAKRIDGE	10	KMS
DELHI PUBLIC SCHOOL	10	KM



COLLEGES

GOKA RAJU RANGA RAJU COLLEGE	5	KMS
BVRIET WOMENS COLLEGE	5	KMS
VNR VIGNANA JYOTI	6	KMS
DRK INSTITUTE OF SCIENCE	8	KMS
MAMATA MEDICAL COLLEGE	10	KMS



MALLS

ASIAN GPR MALL	3	KMS
MANJEERA MALL	5	KMS
SRUJANA MALL	5	KMS
AMB MALL	7	KMS



HEALTH CARE HUBS

RAINBOW CHILDREN HOSPITALS	3	KMS
LANDMARK HOSPITALS	3	KMS
SRI SRI HOLISTIC	4	KMS
SLG HOSPITALS	4	KMS



LANDMARKS

D-MART	100	METRES
MIYAPUR 'X' ROADS	700	METRES
ORR	8	KMS
MIYAPUR METRO STATION	2	KMS
JNTU	5	KMS
HI-TECH CITY	10	KMS





BREATH IN NATURE IN THE CITY

TOWER 1

TOWER 2

EMERALD & SAPPHIRE



GROUND FLOOR PLAN





OWN THE SKY BEYOND BOUNDARIES

It is often said that the sky is the limit, but have you ever wondered embracing the sky and owning it? Candeur TWINS is all about that beautiful sense of owning the sky. Situated in the prime of the city, this much coveted project brings the finest amenities with a touch of artistry and elevates you a notch above. TWINS is truly the luminescent one in the Miyapur.



3.5
ACRES

47
FLOORS

8
UNITS
PER FLOOR

1591
to 2059
SFTS OF 3 BHKS

742
UNITS

100%
VAASTU COMPLIANT

Candeur TWINS welcomes you to an elevated living, where the expansive blues greet you to a sky high life. Where contemporary blends with tranquility and convenience whisks with comfort.

7 Levels
CLUB HOUSE

40,307
SFT CLUB HOUSE

4 Levels
PARKING AREA

75%
OPEN AREA

100%
INFINITE SKY

Abundant
LUSH GREEN SPACES



HOMES DESIGNED WITH DETAIL



Each apartment has been configured to make the most of TWINS natural surroundings. All homes come with balconies to dissolve boundaries between indoor and outdoor living.

Spacious kitchens with sleek minimal finishes are designed as versatile spaces which aim to make daily tasks that much easier.

The vast majority of apartments have main bedrooms which benefit from en-suite bathrooms. Contemporary white bathware is paired with eye-catching tiles and plenty of useful storage space.



TYPICAL FLOOR PLANS

EMERALD & SAPPHIRE

FLAT NO. 8

BUILT UP AREA : 1596.50
COMMON AREA : 462.99
TOTAL FLAT AREA : 2059.49 SFT



FLAT NO. 7

BUILT UP AREA : 1553.34
COMMON AREA : 450.47
TOTAL FLAT AREA : 2003.81 SFT



FLAT NO. 5

BUILT UP AREA : 1256.04
COMMON AREA : 364.25
TOTAL FLAT AREA : 1620.29 SFT



FLAT NO. 6

BUILT UP AREA : 1326.44
COMMON AREA : 384.67
TOTAL FLAT AREA : 1711.10 SFT



FLAT NO. 4

BUILT UP AREA : 1233.22
COMMON AREA : 357.63
TOTAL FLAT AREA : 1590.85 SFT



FLAT NO. 3

BUILT UP AREA : 1308.35
COMMON AREA : 379.42
TOTAL FLAT AREA : 1687.77 SFT



FLAT NO. 1

BUILT UP AREA : 1538.48
COMMON AREA : 446.16
TOTAL FLAT AREA : 1984.64 SFT



FLAT NO. 2

BUILT UP AREA : 1503.50
COMMON AREA : 436.02
TOTAL FLAT AREA : 1939.52 SFT



EMERALD & SAPPHIRE ISOMETRIC VIEWS



FLAT NO. 1



FLAT NO. 3



FLAT NO. 2



FLAT NO. 4

EMERALD & SAPPHIRE ISOMETRIC VIEWS



FLAT NO. 5



FLAT NO. 7



FLAT NO. 6



FLAT NO. 8



LET
LAUGHTER
AND
FREEDOM
RESONATE

7 Levels
CLUB HOUSE

40,307
SFT CLUB HOUSE



GROW WITH NEVER-ENDING PLAYTIME

CLUB HOUSE AMENITIES

FLOOR ZERO

GROCERY / SUPER MARKET
SIT OUT

FLOOR ONE

KITCHEN / RESTAURANT
CLINIC / PHARMACY

FLOOR TWO

MULTI PURPOSE HALL
DINING AREA

FLOOR THREE

BADMINTON COURT
TABLE TENNIS, BILLIARDS

FLOOR FOUR

SPA & SALOON
CRÈCHE

FLOOR FIVE

GYM, YOGA CENTRE &
AEROBICS

FLOOR SIX

HOME THEATRE
SENIOR CITIZEN SIT OUT
2 GUEST ROOMS
SOCIETY OFFICE

FLOOR SEVEN

4 GUEST ROOMS
TERRACE SWIMMING POOL

PODIUM LEVEL:

AMPHITHEATRE
CHILDREN'S PLAY AREA
NET PRACTICING
CRICKET PITCH
JOGGER'S TRACK
TENNIS COURT
HALF BASKET BALL COURT
CYCLING TRACK



SPECIFICATIONS

A RCC Framed Structure

Aluminium Form work
Solid or AAC Block work in the designated areas

B PLASTERING

INTERNAL

Gyproc, Saint Gobian, Aditya Birla, Surya, Ultratech, Diamond
(Punning on the walls if required as per the finishing surface.)

EXTERNAL

No External Plastering. However, the wall tie holes to be packed with Non-Shrink grout material of acrylic based

C DOORS

MAIN DOOR

Main Door Frames : African teak wood frames of 5"x3" sections with polish finishing.

Main Door Shutter : Both side recon Teak Veneer, front side groove, back side no groves, as per aproved design,

BWR, Pine+partical in fill, With hard wood lipping (36 mm thick Shutter)

INTERNAL DOORS

Bed Room Door frames -Red Miranty frame of 4" x 3" section with polish finishing

Bed Room Door Shutters both side laminate as per aproved design, BWR, Pine+partical in fill, With hard wood lipping around. (30mm Thick Shutter)

TOILET DOOR

Toilet Door frames : Red Miranty frame of 4" x 3" section with polish finishing

Toilet Door Shutter both side laminate as per aproved design, BWR, Pine+partical in fill, With PVC lipping (30mm thcik Shutter)

D UPVC Doors & Windows

Utility Door UPVC Casement doors (Door+Window Together as the case may be)

FRENCH DOORS

UPVC Sliding door of single glazed unit complete with toughening/ Heat strengthening at vision panel system with designer hardware of reputed make and fly proof shutter. (2 / 2.5 Track frame)

WINDOWS

UPVC Window of Single glazed unit complete with toughening/ Heat strengthening at vision panel system, with provision for mosquito mesh shutter. (2.5 or 3.5 Track based on the size of the window)

GRILLS NA

E PAINTING

INTERNAL

Asian Putty, JK Wall care putty, Dulux wall putty, Technotec, Aletek (Smooth finish Acrylic/Cement Based Putty)

Premium/Plastic Emulsion Paint with smooth finish of approved shades.

EXTERNAL

Asian Ultima, Dulux All Weather proof coat, Jenson & Nicholson or equivalent, (for external texture and painting)

Parking area Only OBD Paint of two coats over one of coat primer. With approved brands or make

F FLOORING

Living / dining 600 x 1200 mm Vitrified tile with double / multicharged based on the area of laying.

Master bed room 600 x 1200 mm Vitrified tile with double / multicharged based on the area of laying.

Other Bed rooms 600 x 1200 mm Vitrified tile with double / multicharged based on the area of laying.

Kitchen 600 x 1200 mm Vitrified tile with double / multicharged based on the area of laying.

Staircase Kota / Tandur stone or precast staircase tiles. (300 x 1200 tiles)

Corridors Vitrified tiles of 600 x 600 mm tiles with patterns of dark shade intermittently

Balcony Ceramic tiles of 600 x 600 mm depending on the balcony size.

G KITCHEN

KITCHEN

No Kitchen counters are provided

RO provision on the kitchen counter top and Dishwasher provision below counter to be provided.

Utility area Washing machine provision and washing tap provision in the utility

H BATH ROOMS

WASH BASIN

EWC of reputed make in all toilets

Single lever fixture with wall mixer cum shower with concealed divertor.

Provision of geysers in all bathrooms with dummy closures for inlet and outlet pipes

All CP and sanitary fittings of reputed make like Grohe, Jaquar (ESSCO) or equivalent

I ELECTRICAL

Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders, RO and Dishwasher provision in kitchen.

Washing machine in Utility Area.

3 phase supply for each unit with dual source meter with rising mains

Miniature Circuit breakers (MCB) for each distribution boards of reputed make.

Designer Modular Electrical switches of reputed make inside the flats in all rooms

J DADOING

Toilets Cermic Tiles for dado 300 x 600 mm size and Anti Skid Ceramic tiles of 300 x 300 mm for flooring

Utility Ceramic tiles upto 1200 mm height of 300 x 600 mm size and Anti skid Ceramic tiles of 300mm x300mm

K TELECOM / I-NET / CABLE TV

Provision of FTH with WiFi internet DTH, Telephone & Intercom

L Air Conditioning

Provision of Split AC system without copper piping in all Bed Rooms and Living areas

M LIFTS

High Speed Automatic Passenger Lifts with Emergency Rescue Device with V3F for energy efficiency of reputed make, with a provision for CC Camera inside the lift cabin.

05 Nos. of Lifts for each tower
(04 Passenger Lifts & 01 Service Lift)

Total No. of Lifts 10 Nos.

N SECURITY, SURVEILLANCE and BMS

Access control at Main Gate with RFID tag for owner's vehicles

Boom Barrier operated with Access control devices

Separate Lane with barrier at Main Gate Entry

CC Cameras in-and-around the Community for 24 hours Surveillance at strategic locations

O WTP & STP

Fully Treated Water made available through an exclusive water softening and purification plant.

A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.

P GENERATOR

100% D.G Set backup with Acoustic enclosure & A.M.F

Q PARKING

Each apartment will have a mandate one car parking per unit. Extra car parking shall be purchased subject to availability.

R FIRE SAFETY

Fire hydrant and fire sprinkler system in all floors and basements and inside the flats and basement as per statutory requirements from the Fire Service Department Control panel will be kept at the designated and designed locations

S LPG RETICULATION *

Reticulated Supply of Gas from centralised Gas bank to all individual flats with Prepaid/Postpaid Gas Meters by the Third party Operators with all safety measures as per the Statutory requirements at owners cost for the infrastructure works

T WATER SUPPLY *

Hydro-Pneumatic & Gravity system with 100% treated water to the kitchen and other areas of the flats

U WASTE MANAGEMENT *

Dedicated Garbage Chutes will be provided for every tower with a wet and dry disposal provision at each floor level and is centrally collected at the basement in the Garbage Room, for better disposal. Waste shall be collected and managed separately as per the local governing body norms

V CAR WASH FACILITY *

Car Wash facility will be provided in the parking floors level.

W CLUB AMENITIES

SPACE PROVIDED FOR THIRD PARTY VENDORS

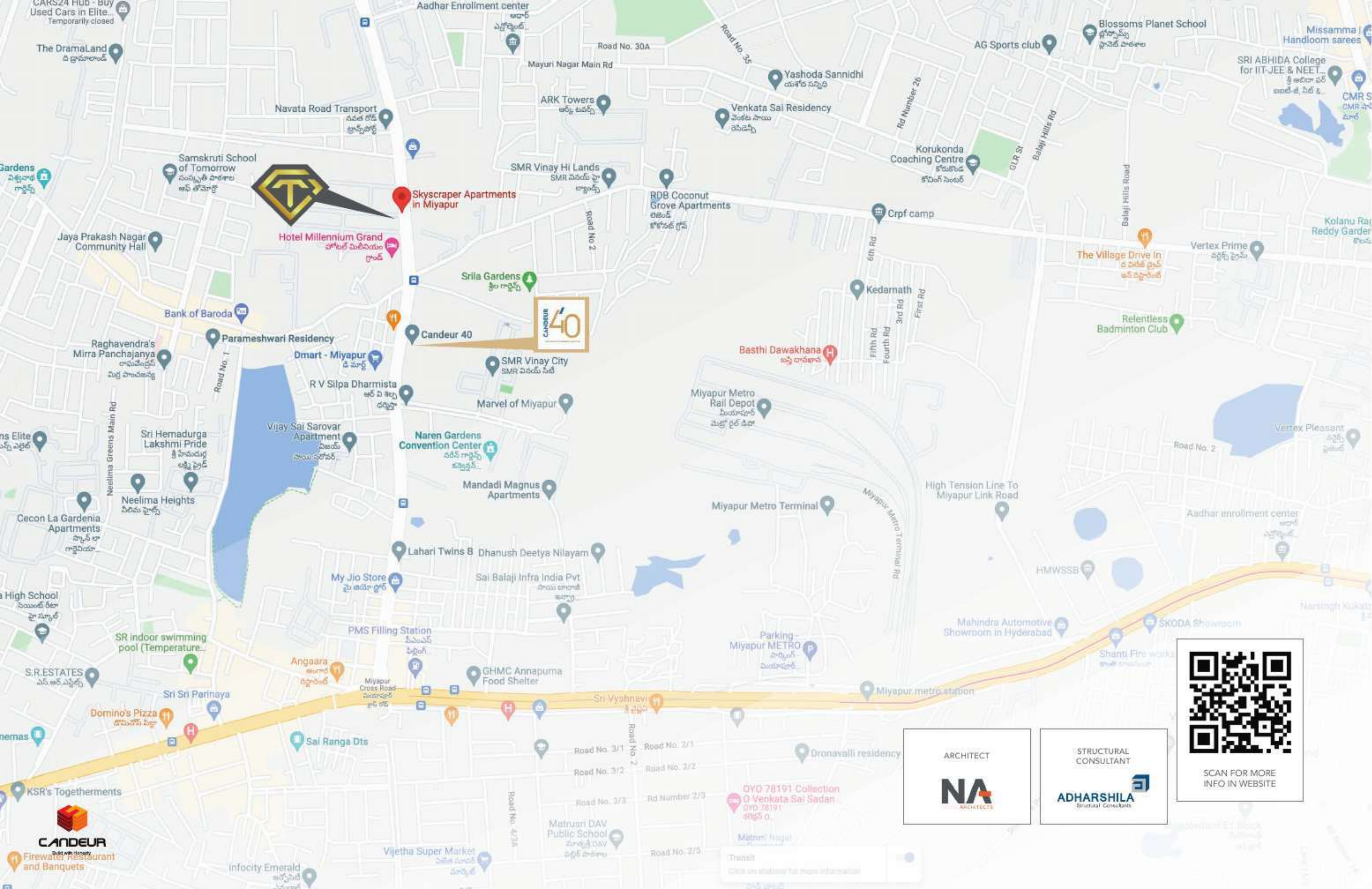
1. Super Market / General Store
2. Coffee Lounge / Barbeque Terrace Party Area
3. Kitchen for Restaurant (Dry kitchen)
4. Restaurant with indoor seating
- 5 SPA and Salon

AMENITIES PROVIDED BY DEVELOPER

1. Aerobics Out door Open Terrace
2. Badminton Court
3. Children 's Play areas
4. Conference / Board Rooms
5. Crèche
6. GYM
7. Guest Rooms
8. Indoor Games
- Billiards | Cricket Pitch | Table Tennis
- Carroms | Chess
9. Library
10. Multipurpose Hall
11. Meditation Area
12. Pantry at Multipurpose hall area
13. Preview Theatre
14. Swimming Pool with Kids Pool
15. Yoga Outdoor Open Terrace



SPECK AND SPAN WITH SPLENDID FEATURES



SCAN FOR MORE
INFO IN WEBSITE

ARCHITECT

NA
ARCHITECTS

STRUCTURAL
CONSULTANT

ADHARSHILA
Structural Consultants



CANDEUR

Build with Honesty

CANDEUR GROUP

📍 CANDEUR TWINS, H.No: 1-72, Sy. No: 200 & 201,
Beside Aurigine East Gate, New Mayuri Nagar, Miyapur, Hyderabad.

📞 Sales Enquiry : 73370 34040 | 73370 44040 | 9121364040.

🌐 www.candeurtwins.com | sales@candeurtwins.com

**TS RERA NUMBER :
P02400005082**