

LIVE YOUR DREAM



ELYSIAN

AN INITIATIVE BY RASUN ACE INFRA PVT LTD



GRAND ENTRANCE OF ELYSIAN AT KONDAPUR

AN ODE TO JOY...

For those who have scaled the summit of achievement, here is a tower rising majestically for them, at Kondapur. It's a home meant for people who appreciate the finer nuances of life. Step into **Elysian** in regal splendor where you would feel on top of the world.



LIFE COMES ALIVE AT THE ELYSIAN

The ultra-luxurious **15 floor apartments** are spacious enough to accommodate your dreams. The spaces flow and the finishes blend together creating an ambience that is pleasant and inviting, setting a stage for multiple joys of life to unfold.



GROUND FLOOR PLAN



A WORLD OF JOYS

A grand entrance invites you to your kingdom. Choose from three bedroom apartments and duplex sky villas ranging from 1825 Sft to 4550 Sft catering to every need of yours. The interiors are distinct and breathtaking on account of hi-end brands and finishes. The contemporary architecture maximizes the functionality of spaces adding to your comfort. You will find Elysian a home for inspired living and enhanced relationships.



ENTRANCE VIEW

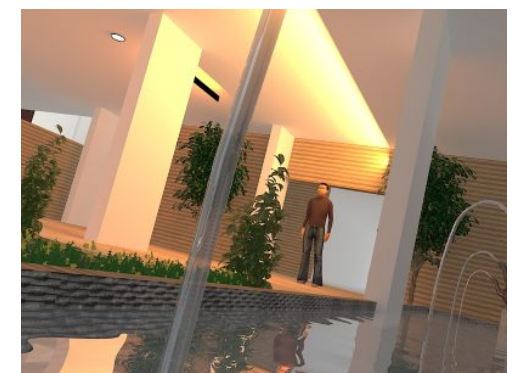
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A WORLD OF INDULGENCE...

Elysian is a paradise meant for beautiful living. A life filled with extravagance and celebration. A perpetual indulgence comes alive in this Elysian home, meant for a chosen few.



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Project Highlights

- GHMC approved project
- Premium quality construction
- Contemporary architecture
- 15-Floor Tower
- 1825 Sft - 2275 Sft areas
- 3650 Sft - 4550 Sft Duplex areas
- No common walls
- Vastu compliant
- Natural ventilation on 3 sides
- 3'X3' vitrified tiles for entire apartment (living, dining & bedrooms)
- Ready-to-fix slots for Air-conditioners
- Centralized piped gas
- Spacious balconies
- Magnificent entrance & Lobby areas
- 2-level cellar parking
- Elegant landscaping
- Terrace clubhouse
- Swimming pool
- Gymnasium & Recreation Centre on Terrace
- Gazebos
- Tot lots
- Jogging track
- 24-hr Water supply
- 24-hr Security with Electronic monitoring
- Generator back up for select points

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SKY VILLAS

FANCY THE "SKY VILLAS"

The "Sky Villas" at Elysian has the reach of an apartment and the spaces of villa. The uniquely designed, two-level, 4-BHK sky villas at the top floors present jumbo spaces. The spacious double height sit outs gives an unending views of the glittering skyline and spaces for everyone in family.



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AREAS: 3650 sft, 4550 sft



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LIFE COMES ALIVE ON TOP



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Clubhouse

- Roof top swimming pool
- Terrace lawns
- Gymnasium
- Spa
- Gazebos
- Banquet hall & Pantry
- Indoor games
- Library
- Coffee shop

A WORLD OF LEISURE

There is no place like **Elysian** to unwind after a hectic day. Evenings are eventful as you head for clubhouse on terrace. Swim a few laps under star-lit sky and relax. Elysian's community is like a part of family. Connect with them over an Indoor game. Host parties to city's who's who in stylish banquet hall. Relax at the spa and stay fit and toned at the fully equipped gym.

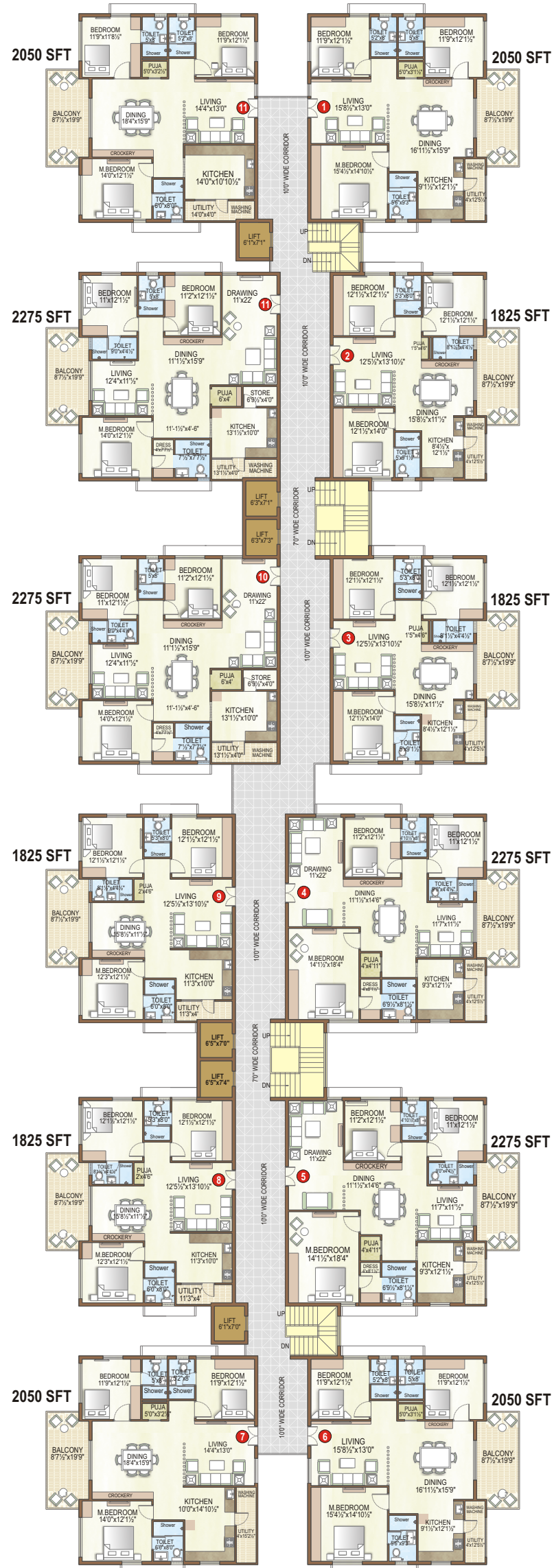


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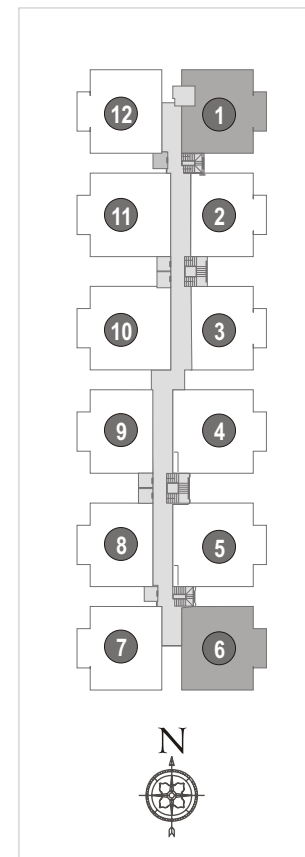
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TYPICAL FLOOR PLAN



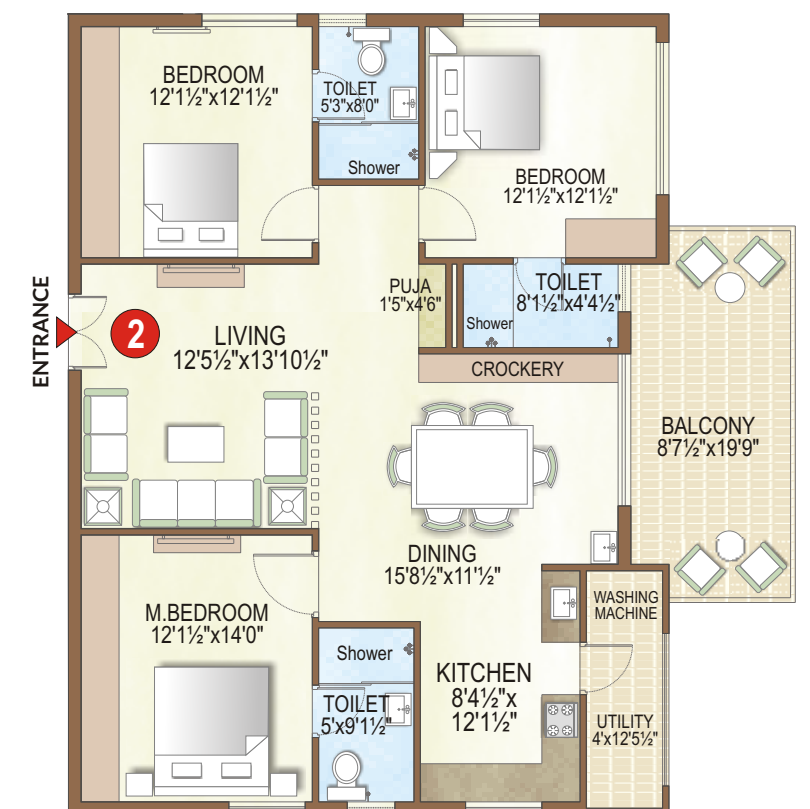
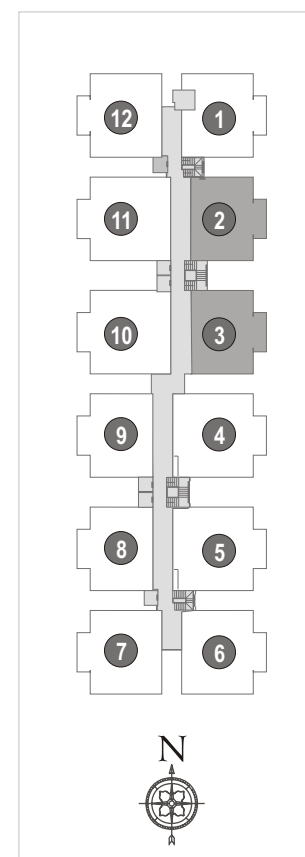
UNIT TYPE 1 2050 SFT

FLAT NO: 1 & 6 | West Facing



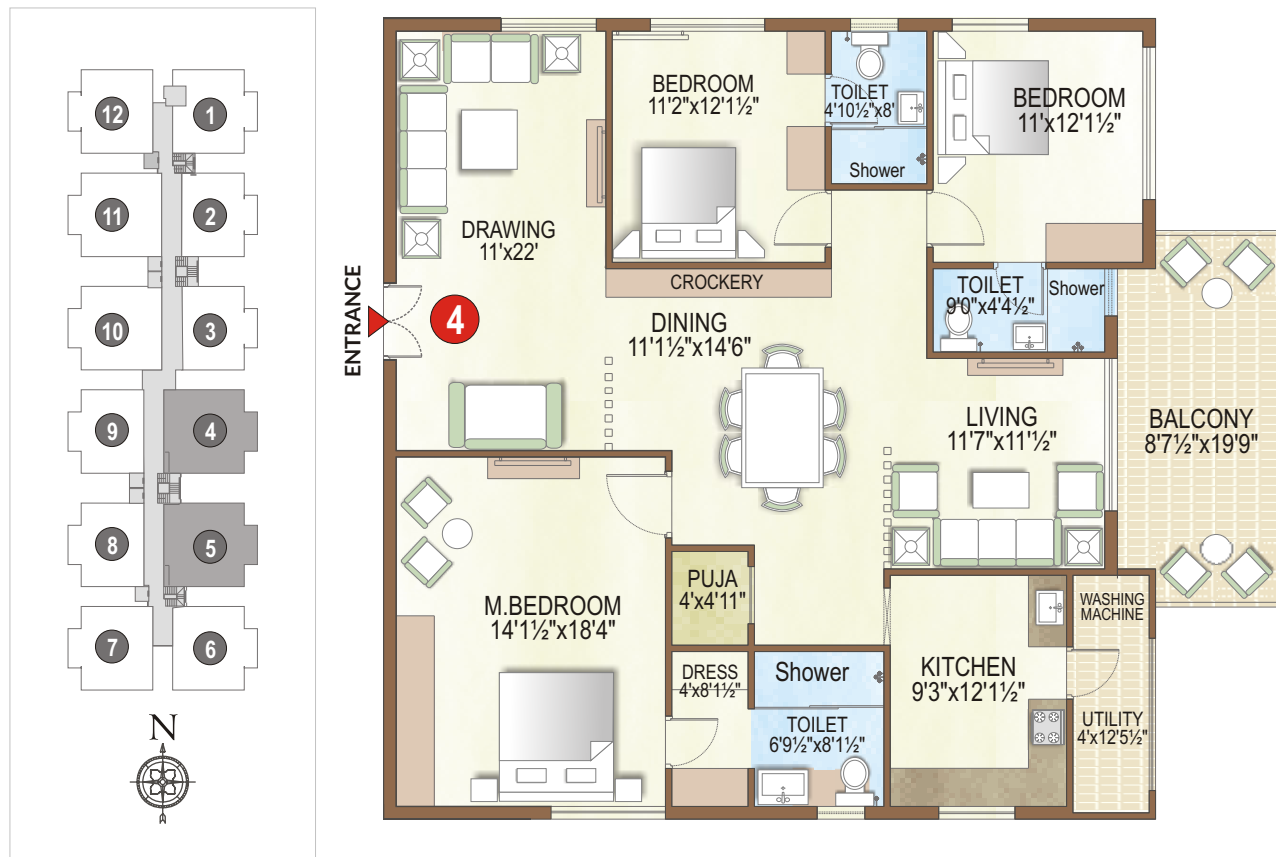
UNIT TYPE 2 1825 SFT

FLAT NO: 2 & 3 | West Facing



UNIT TYPE **3** 2275 SFT

FLAT NO: 4 & 5 | West Facing



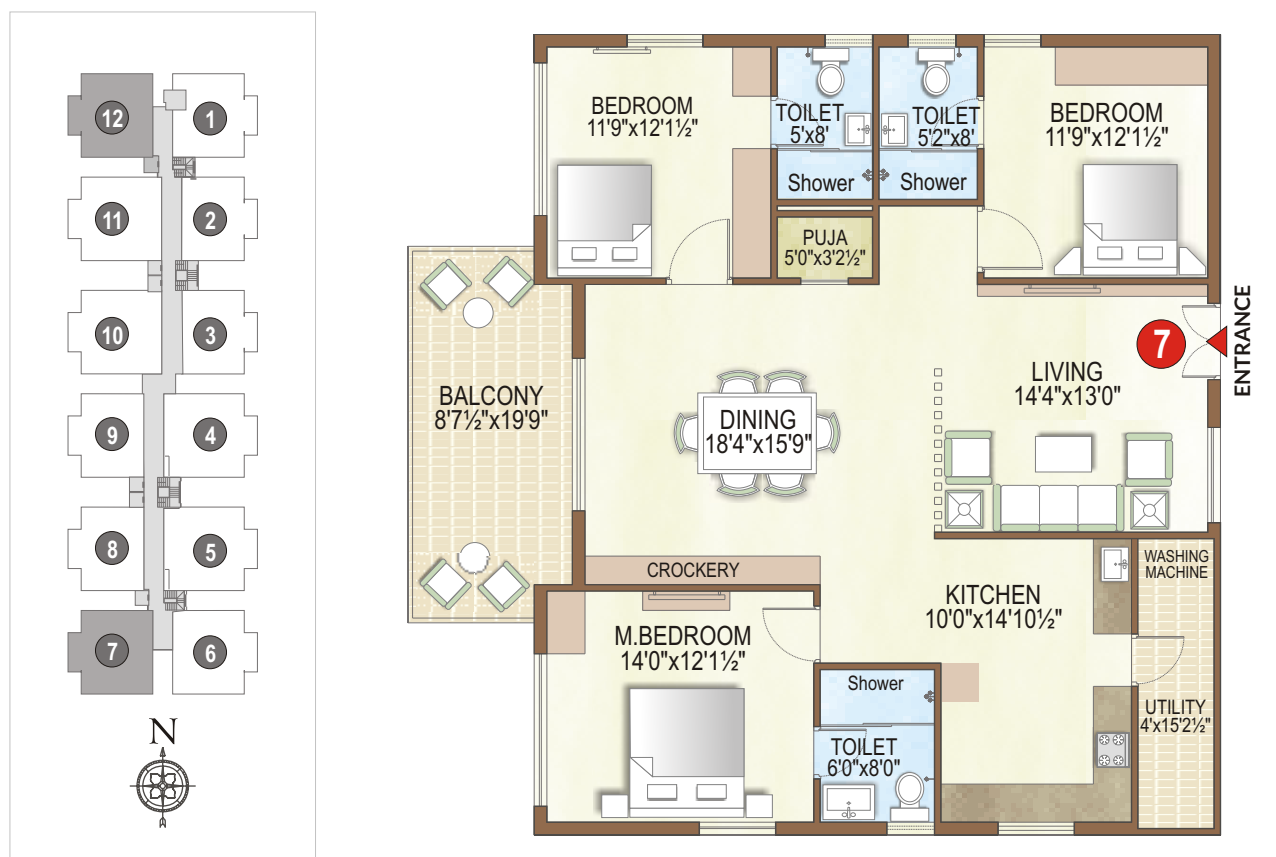
UNIT TYPE **5** 1825 SFT

FLAT NO: 9 & 8 | East Facing



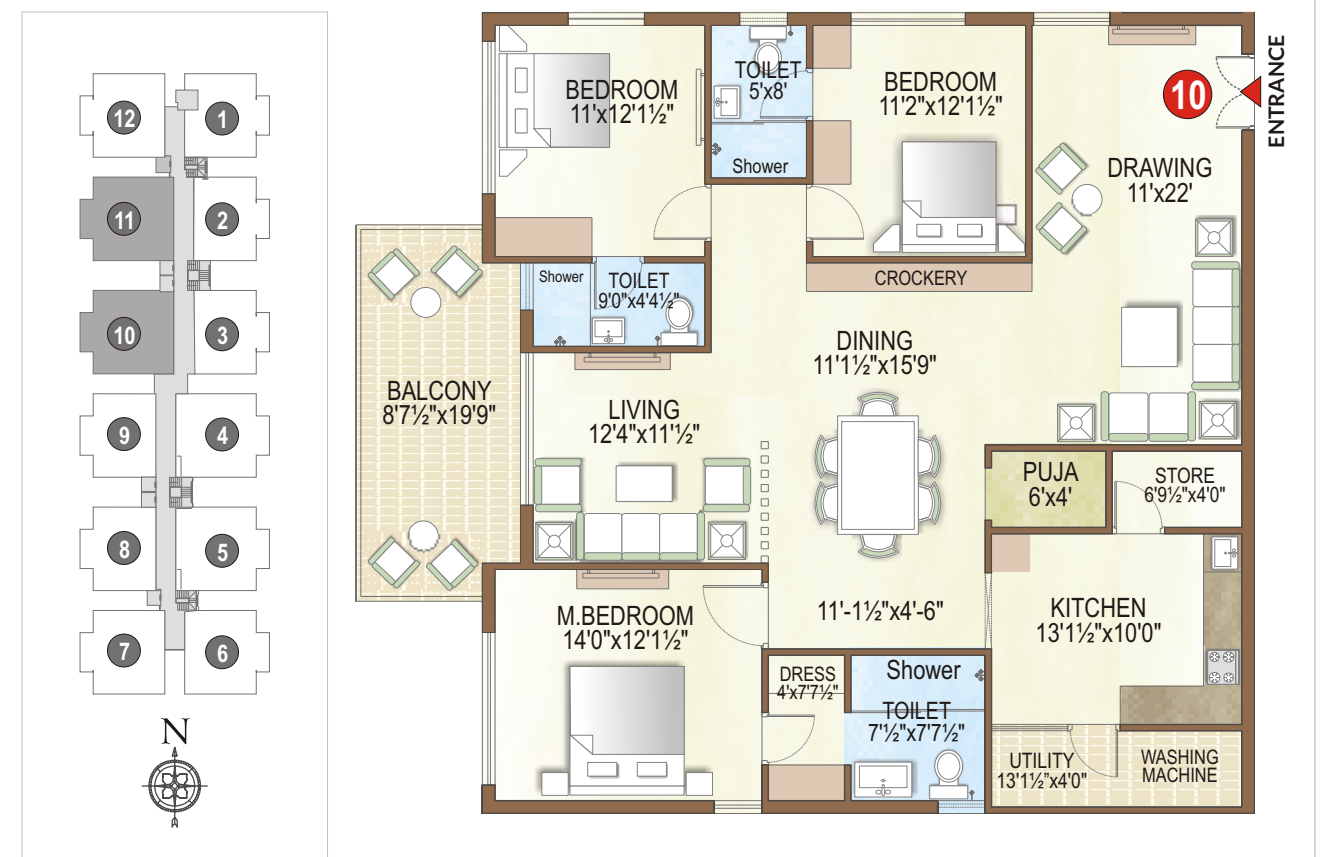
UNIT TYPE **4** 2050 SFT

FLAT NO: 7 & 12 | East Facing



UNIT TYPE **6** 2275 SFT

FLAT NO: 10 & 11 | East Facing





SPECIFICATIONS

FOUNDATION & STRUCTURE

RCC framed structure designed to withstand wind and seismic loads.

SUPER-STRUCTURE

Red brick or Fly ash cement brick masonry in cement mortar.

PLASTERING

INTERNAL: Double coat gypsum/cement plastering of 18 mm thick finished with luppum.

EXTERNAL: Double coat cement plastering of 18 mm thickness.

JOINERYWORKS

MAIN DOOR: Best Teak wood frame & shutter aesthetically designed with melamine matt polish fixed with door eye view and reputed make hardware.

INTERNAL DOORS: Best Teak wood frame and shutter with veneer finished with melamine matt polish fixed with reputed make hardware.

FRENCH DOORS: UPVC French door with glass.

WINDOWS: UPVC openable type windows with glass.

PAINTING

INTERNAL: Two coats of acrylic emulsion paint over a base coat of primer.

EXTERNAL: Premium quality texture painting.

FLOORING

MASTER BEDROOM, BEDROOMS, DINING AND DRAWING ROOMS: 3'x3' Vitrified tiles of premium quality.

KITCHEN: Anti-skid tiles of premium quality.

TOILETS: Best quality acid-resistant and anti-skid ceramic tiles.

TILE CLADDING & DADOING

KITCHEN: Vitrified glazed ceramic tiles dado up to 2' height above the kitchen platform.

TOILETS: Designer glazed ceramic tiles dadoing up to 7' height.

UTILITY / WASH: Glazed ceramic tiles dado up to 3' height.

KITCHEN

1. Modular kitchen.
2. Stainless steel sink with bore well & municipal water connection.
3. Provision for exhaust fan & chimney.
4. Provision for Aquaguard.

LIFTS

Automatic passenger lift with V3F technology. One ton capacity goods lift with V3F technology for energy saving.

GENERATOR

DG back up with acoustic enclosure for common areas and clubhouse and select points in apartment.

A GLOBAL ADDRESS...

Located on 200 feet wide Gachibowli-Miyapur highway, opposite Novotel lane at Kondapur, **Elysian** proves to be the center of the world. You will find the very best in shopping, elite schools, banking, fine dining and nightlife in five minutes drive. The IT Parks, MNCs are within a few minute drive distances. The highway takes you directly to express way, Madhapur, Financial district and Jubilee Hills in a breeze. Live a fast life in a happening world at **Elysian**.



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Location Map

Not to Scale



Distances

- Kondapur T Junction - 2 minutes
- HITEC City - 2 Kms
- Botanical Gardens - 1.5 Kms
- Inorbit Mall - 4 Kms
- Wipro X Roads - 5 Kms
- Meridian School - 2.5 Kms
- Delhi Public School - 6 Kms
- Oakridge International School - 6 Kms

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▲ ACE Atlantis at Khajaguda, Gachibowli



▲ ACE Villa Asmara @ Kokapet



▲ ACE Monte Carlo at Kothaguda (Completed Project)

A FOUNDATION OF QUALITY & TRUST

For Rasun ACE Infra Pvt Ltd, the business of building is a passion. The promoters have vast experience in the field of real estate and construction. The company is driven by professionalism at all levels and every aspect - be it architecture, floor planning, engineering or landscaping - is handled by experts. The result is nothing short of the best for discerning customers. Elysian promises to live up to the same standards of excellence.



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CORE TEAM

Kanka Ravinder Reddy, Chairman, Rasun Ace Infra

Mr. K Ravinder Reddy is also the founder chairman of Rasun Group, which is the first 100% EOU for granites in AP. He has vast experience of over three decades in mining and processing of granite. He imparts the vision and direction to the company's growth.

G.V. Satish Kumar, B.E., M.S. (USA), Managing Director, Rasun Ace Infra

Mr. Satish Reddy has Masters Degree in Industrial Engineering from USA and is also the Managing Partner of M/s Ace Constructions. He has over 20 years of experience in construction industry and is currently executing several apartment and villa projects in Hyderabad. He was also the President of M/s MTAR Technologies, India's leading Engineering Company in the fields of Nuclear, Aerospace and Defense. He is responsible for the overall management of the company.

K. Sundeep Reddy, Executive Director, Rasun Ace Infra

Mr. Sundeep Reddy has Masters Degree in Business Administration from London and has two years of experience in Global business and takes care of the business development for the company.

Suprathik. G. V. Reddy, Executive Director, Rasun Ace Infra.

Mr. Suprathik Reddy has an Engineering degree from Georgia Tech, USA. He has 3 years experience with Caterpillar USA in various positions under the Operations Leadership & Technical Development program. He takes care of Operations at Rasun Ace Infra Pvt Ltd.



Rasun Ace Infra Pvt Ltd

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ARCHITECTS & INTERIORS

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Structural Consultants



ZAKI & ASSOCIATES

3-6-10, 4th Floor, Anasaya Complex, Himayat Nagar
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Auditors

Mr. Ramana Reddy
M/s. Ramana Reddy & Associates
Hyderabad

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.