



smondo

GACHIBOWLI

The Smart Condominium

What is a Smondo?

The combination of smart design and efficient use of space makes for smart living at a smart price. A Smondo is distinct. It is a solution that caters to detailed living needs. It is an answer to own your own home and a solution to long tiring commutes and high rents. Simply put, the Smondo is an efficient and functional home in a smart location, at a smart price.

“A Smondo brings greater efficiency into every single moment of my family’s daily life.”

Smart fact

The first Smondos in India came up at Neotown - Bangalore South. These are now complete and occupied. The project was completed ahead of schedule and earned rave reviews from buyers and industry alike.



Completed Smondos at Bangalore

Where is Smondo?

Smondo is located smartly in the heart of Gachibowli in Hitec City. This central location helps Smondo owners save a lot of time each day.

Key distances:

- ▶ Less than 5 minutes drive from major offices
- ▶ Less than 10 minutes away from malls
- ▶ Less than 10 minutes away from schools

Key landmarks nearby:

- ▶ Botanical Garden - 3 Minutes
- ▶ Hitec City Center- 4 Minutes
- ▶ IIIT - 6 Minutes
- ▶ Microsoft - 6.5 Minutes
- ▶ Gachibowli Stadium - 7 Minutes
- ▶ Infosys - 8 Minutes
- ▶ Ikea - 2 Minutes
- ▶ AIG Hospitals - 1 Minute
- ▶ Sarath City Mall / AMB Cinemas - 3 Minutes

“A Smondo saves me time each day.”

Smart fact

Most people spend a lot of time on travel. By choosing a Smondo that is located right next to major offices and schools, more time can be spent with family or on activities of interest.

Location Map





Why a Smondo?

- ▶ Smart design ensures maximum usable space.
- ▶ Smart features such as built-in-window seating provide much needed extra seating without occupying floor space.
- ▶ Well-planned common areas and amenities.
- ▶ Vaastu compliant design.
- ▶ Smart pricing ensures that owners are less burdened by EMIs.
- ▶ Proven design acceptance by over 1000+ families who are now moving into their Smondos.

See all the smart features on page 10

“My Smondo has generated great value for me.”

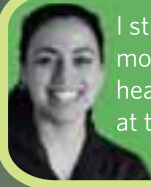
Smart fact

The Smondos at Neotown, Bangalore have appreciated by over 100% since their launch.

Smondo - Front Elevation



Why people are choosing Smondo?



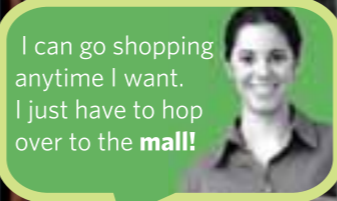
I start my morning with a healthy workout at the **gym!**



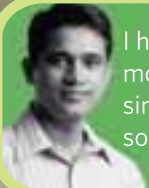
I know my weekends will be relaxed, I can unwind in the nice **swimming pool!**



I never have to worry about my kids, I can always walk them to **school!**



I can go shopping anytime I want. I just have to hop over to the **mall!**



I have so much more spare time, since my **office** is so close by.



I never have to worry about where to eat; there are so many **restaurants** around!



With all these **hotels** around, my outstation guests are also taken care of!



I can go to the multiplex and catch a **movie** whenever I want!



My in-laws are never bored because of all the great **amenities!**



With so many different types of residences here, I feel like I live in a **community.**

What makes a Smondo smart?

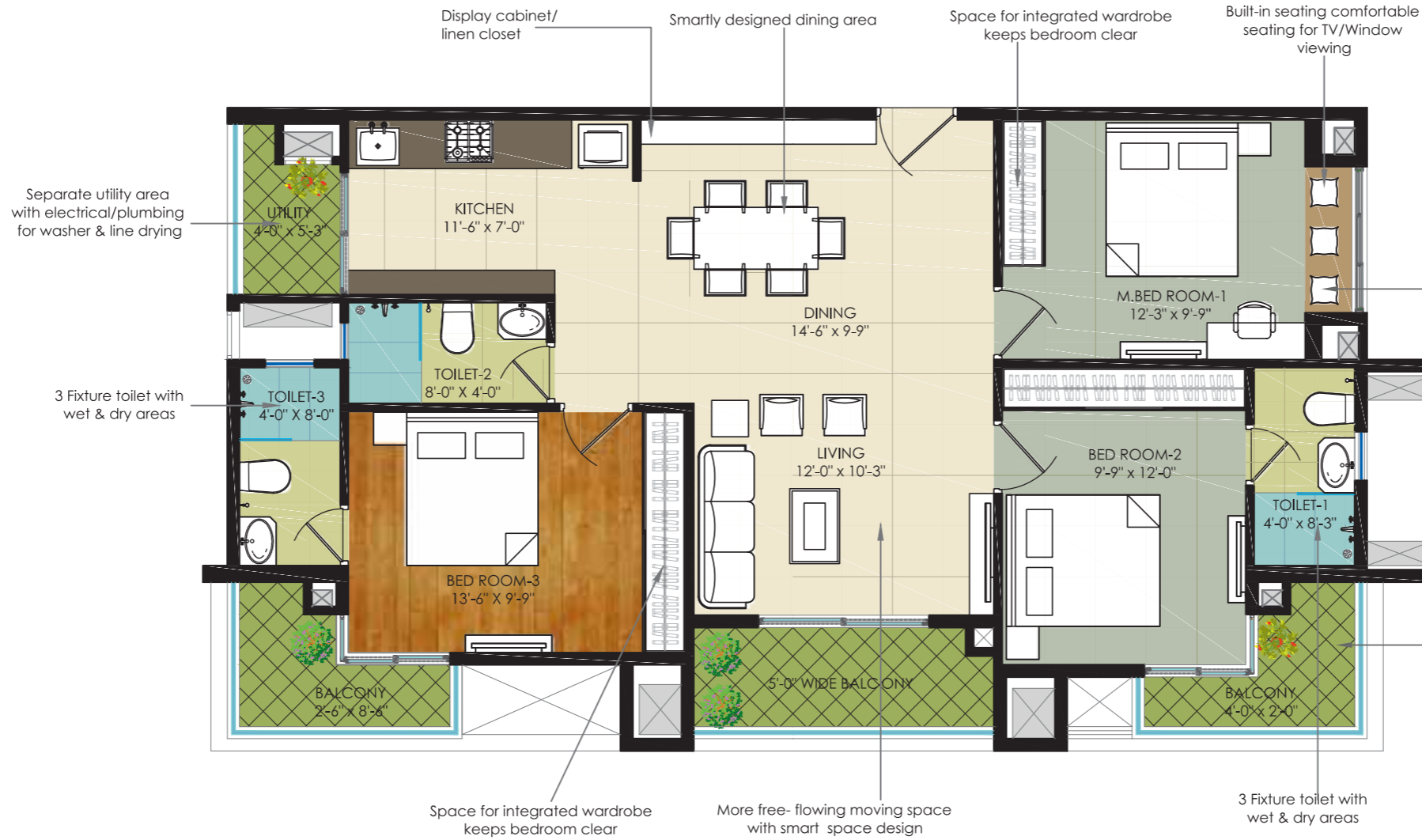
The 3BHK Smondo (1435 SFT)



1. Open Kitchen
Planned space for all fixtures with separate niche for refrigerator



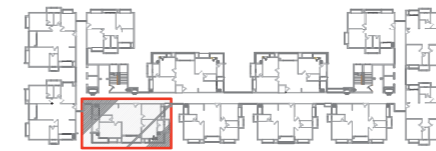
2. Living Room
Designed keeping in mind essentials such as sofa, TV unit location, wiring etc.



3. Built-in Seating in Bay-window
Adds extra seating into your room without blocking floor space



4. Open Balcony
Vast L-shaped balcony with double corner doors makes the bedroom larger and more usable



KEY PLAN



NORTH

The 3BHK Smondo (1435 SFT)

MASTER PLAN

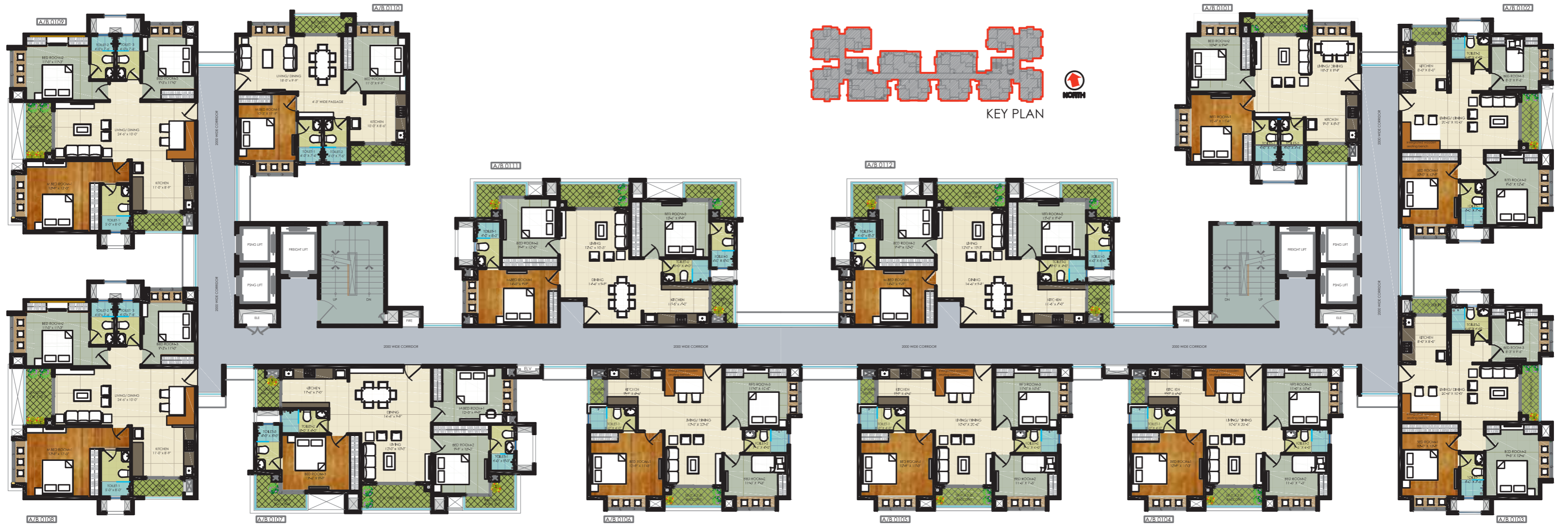


NORTH

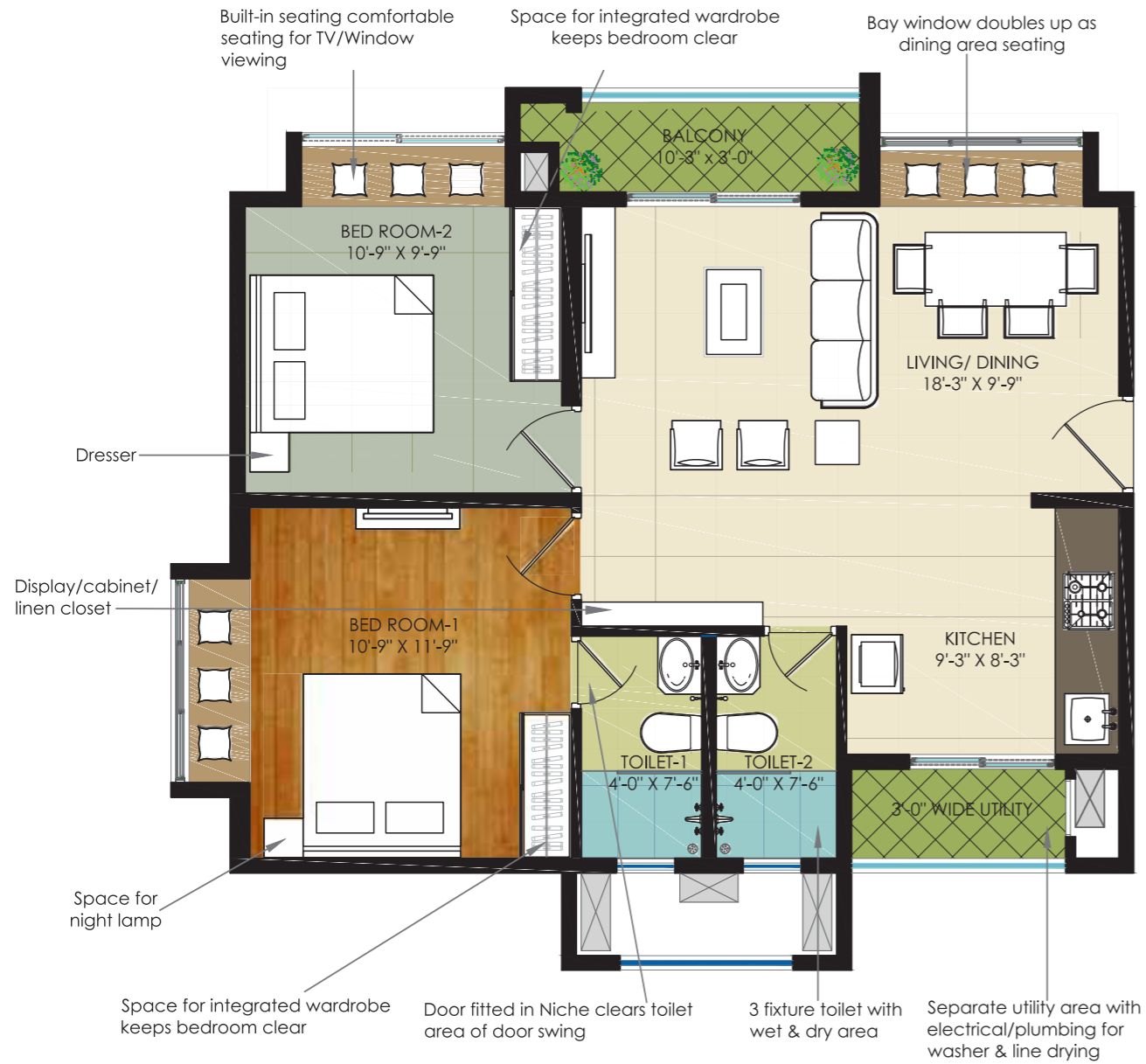
LEGEND:

- | | | | |
|------------------|---------------------------------|-------------------------------------|--------------------------------|
| 1 ENTRANCE PLAZA | 3 CLUB HOUSE | 4 SWIMMING POOL | 10 REFLEX-OLGY PATH |
| 2 DROP OFF AREA | > LOUNGE | 5 KIDS POOL | 11 KIDS PLAY AREA |
| | > MULTIPURPOSE HALL | 6 CAFE | 12 SENIOR CITIZEN SIT-OUT AREA |
| | > GYMNASIUM WITH CHANGING AREAS | 7 JOGGING TRACK | |
| | > YOGA/MEDITATION ROOM | 8 PARTY LAWN | |
| | > GAMES ROOM | 9 GROUP SIT-OUT COVERED WITH GAZEBO | |

TYPICAL FLOOR PLAN



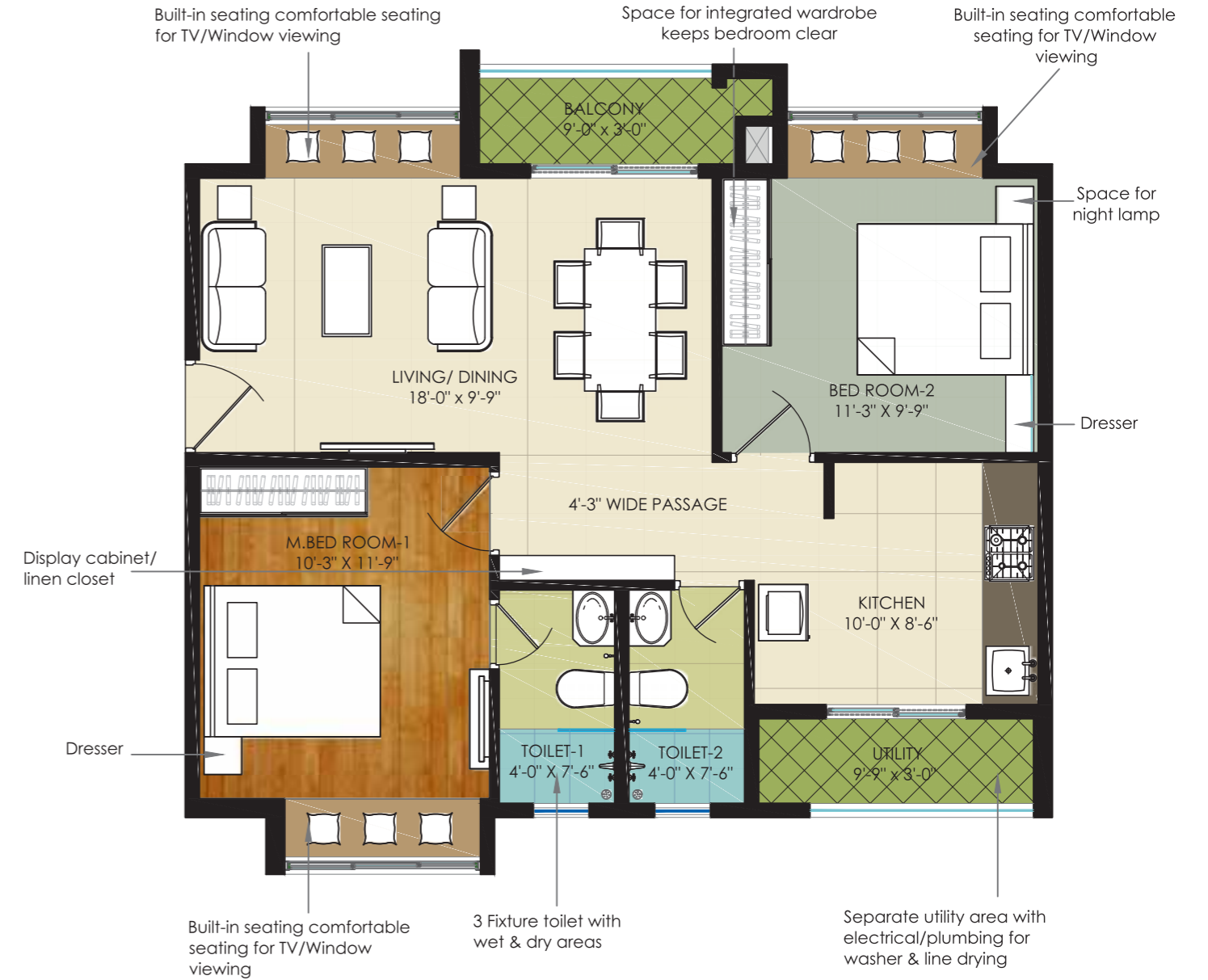
The 2BHK Smondo (990 SFT)



KEY PLAN



The 2BHK Smondo (990 SFT)



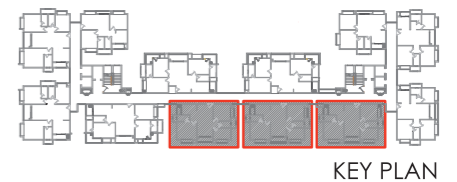
KEY PLAN



The 2.5BHK Smondo (1120 SFT)



The 2.5BHK Smondo (1120 SFT)



The 3 BHK Smondo (1400 SFT)



The built-in-seating in the bay window brings extra space into the home



Shot at model flat

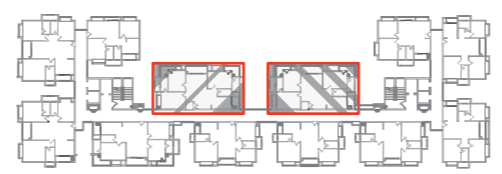
The 3 BHK Smondo (1435 SFT)



Built-in seating comfortable seating for TV/Window viewing

Space for integrated wardrobe keeps bedroom clear

Smartly designed dining area



AMENITIES



Features

- ▶ Elegant arrival experience with landscaped forecourts and water bodies
- ▶ Designer entrance and lift lobby
- ▶ Multipurpose hall
- ▶ Well equipped gym with toilets and changing areas
- ▶ Games, yoga & meditation room
- ▶ Café
- ▶ High speed elevators for each tower & two dedicated service elevators
- ▶ Recycled water supply system and rain water harvesting
- ▶ Adequate open and covered car parking

Landscaping Features

Podium deck with soft and hard landscaping including:

- ▶ Children's play area
- ▶ Reflexology path
- ▶ Pathway for leisure walk
- ▶ Gazebos
- ▶ Swimming pool with independent kids' pool

Apartment Features

- ▶ Vaastu compliant
- ▶ Designer vitrified flooring in living, dining & kitchen
- ▶ Master Bedroom with laminated wooden flooring
- ▶ Toilets with anti-skid ceramic tiled flooring and glazed ceramic dado with Jaquar or equivalent CP fixtures
- ▶ Sanitaryware of Hindware/ Cera or equivalent make

- ▶ Balconies and terraces with anti-skid ceramic flooring. M.S. railing designed as per safety norms
- ▶ Elegant railings with integrated clothes drying facility in utility areas
- ▶ Separate utility/dry yard with active ventilation in each apartment
- ▶ Main door and Internal doors with hard wood frame and laminate finished shutters with stainless steel hardware
- ▶ UPVC/Aluminum anodized windows with clear glass
- ▶ Concealed conduits with copper wires of ISI standards and adequate points for power and lighting
- ▶ Provision for cable TV and telephone points in Living and master bedrooms
- ▶ Provision for Internet point in study area
- ▶ 100% power backup for common amenities with power back up for each apartment upto 1KVA



Mall of Bangalore



Our in-house architectural team



Smondoville Bangalore



Neotown Bangalore



Completed Smondos at Bangalore



Neotown Mauritius



Patel Estate - Commercial building in Mumbai

THE PEOPLE BEHIND SMONDO

Patel Engineering, established in 1949, has a successful track record of **350 projects** over **six decades and a global presence**. It is a public listed company with a staff of over 1500 people. From bridges to dams to highways to buildings, the Patel group has been a front-runner all over the world, with a mission to

make the previously impossible a reality. The company has a global turnover of over **INR 3801 crores** and a project pipeline of over **INR 10,000 crores**. Patel Engineering is committed to our environment, preserving our planet's resources as far as possible.



More than buildings. Building brands.

We have been suspicious of the obvious, and look at our projects as brands that engage with our customers. We bring great benefits of scale and learning into each of our brand-extended projects and that value in turn creates delight for our customers.

Smart means success.

Questioning the obvious led to one thing after another. Smondos re-defined the way people looked at condominiums. Our townhomes were the first of their kind. Smart offices designed by us are helping organizations keep their workforce happy. Innovating is not a habit, but a way of life.

God truly is in the details.

We are obsessed with the finer things. Our project canvas is large, but our penchant for looking at the smaller details and executing them is creating genuine value for all our customers, investors and partners.

Visit  

Disclaimer
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GACHIBOWLI

An urban lifestyle concept by



www.smondo.in

Being developed by Patel Engineering Ltd. (Group company PBSR Developers Pvt. Ltd.)

PBSR Developers Pvt. Ltd.

1st Floor, Patel Engineering Building,
8-2-293/82/A/76,
Road No. 9A, (Celebrations Hotel lane),
Jubilee Hills, Hyderabad-500 033

Site Office Address

Survey No. 31 & 32,
Gachibowli, Serlingampally Mandal
Ranga Reddy District, Hyderabad.
(Landmark: Beside Rolling Hills villa community)

Customer Response Cell (CRC)

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THIS PROJECT IS MORTGAGED TO AXIS BANK LIMITED

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