


ALL YOU DESIRE IS JUST A *BRIDGE* AWAY



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# AN ENDURING LEGACY OF *TRUST*

For over 128 years, the Godrej name - built upon an unwavering foundation of trust and a core commitment to excellence - has been among the silent architects of India's progress.

As the nation's leading real estate developer, Godrej Properties continues this storied tradition. We create landmark developments that serve as benchmarks for design innovation, environmental sustainability, and purposeful urban lifestyles.

Our presence in Hyderabad is a testament to this commitment. Across the city's vibrant neighborhoods and growing corridors, Godrej Properties is meticulously creating spaces informed by a profound understanding of how people live, thrive, and seek harmony between their professional ambitions and personal well-being.



# A FOUNDATION STRENGTHENED BY *RECOGNITION*

National Brand Leaders  
Trust Quotient Brand Report, 2019-2020.

Real Estate Company Of The Year  
Construction Week Awards, 2019.

Wealth Creator  
Among The Top 10 Companies  
Fortune India

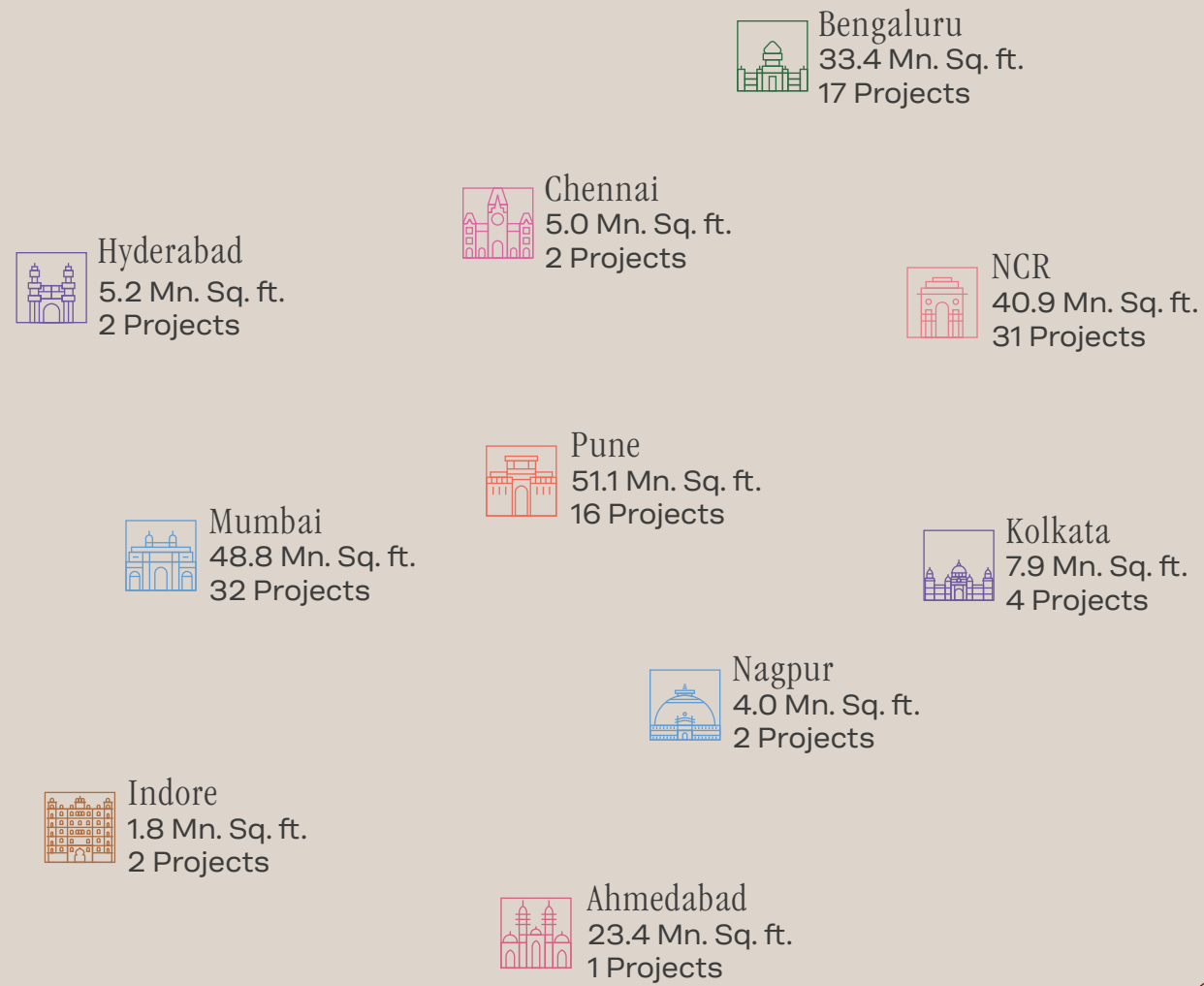
Porter Prize  
For Leveraging Unique Activities  
Porter Prize, 2019.

India's Top Builders  
Construction World Architect and  
Builder Awards, 2018.

GRESB  
Global Real Estate Sustainability  
Benchmark Ranked 2<sup>nd</sup> in Asia  
and 3<sup>rd</sup> Globally By GRESB.



# A PRESENCE ACROSS LANDSCAPES



India's No. 1  
Real Estate Developer by  
Booking Value, FY24 & FY25

~229 Mn.  
Square Feet Development

29,444+ Cr.  
Booking Value Recorded  
FY25 In INR

119+  
Project Portfolio

15 Cities  
Across India





# ADDING PEARLS TO THE CITY OF *PEARLS*

Hyderabad seamlessly blends a 400-year-old heritage with a fast-paced, modern economy.

Once famous as a global trading center for diamonds and exquisite pearls. Today, its iconic historic monuments coexist with a massive, forward-looking tech landscape. Attracting professionals from all over the world.

Its rich history, its fabled gastronomy, its cutting-edge tech, its harmonious social fabric and sheer potential are all pearls in their own right. And Godrej Properties is proud to add to this priceless string by pioneering world class living in a city which bridges so many worlds.





## A SUBURB BECOMES *A POWERHOUSE*

Directly tied to Hyderabad's modern economic boom is Kukatpally, a major commercial and residential suburb situated in the city's northwestern corridor.

Originally a quiet locality known for JNTU and the massive KPHB colony, the area underwent a major shift in the late 1990s and 2000s due to its proximity to IT hubs like HITEC City and Gachibowli.

Now a powerhouse of luxury high-rises, retail malls, and tech institutes with excellent metro connectivity and vibrant commercial streets, Kukatpally serves as a prime example of how traditional residential suburbs have integrated into Hyderabad's global tech architecture.





A LANDMARK *INSPIRES*  
A LANDMARK

Much like the vibrant, cultural convergence that is Hyderabad, the borough of Brooklyn in New York is the quintessential melting pot where diverse global cultures thrive.

With its most recognized landmark perfectly embodying the spirit of Brooklyn by manifesting the spirit of connections.

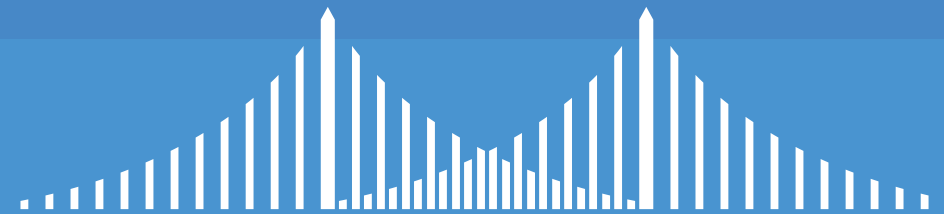
In its substance, The Brooklyn Bridge connects the past to the present as historic masonry meets with modern steel.

In its purpose, it links the comfort of Brooklyn homes with the boundless aspiration and ambition of tech, commerce and the arts in NYC.

And in its metaphor, it brings together diverse worlds.

Uniting the reassurance of age old tradition with the excitement of a limitless future.

Inviting you to experience elevated living in your new home.



# **GODREJ BROOKLYN AVENUE**

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A BRIDGE TO BETTER LIVING

Artistic impression. Not actual site image.





# BRIDGE *EVERY* DISTANCE

Live in Hyderabad's most coveted address where your simplest needs and your greatest desires can all be found within the shortest distance.



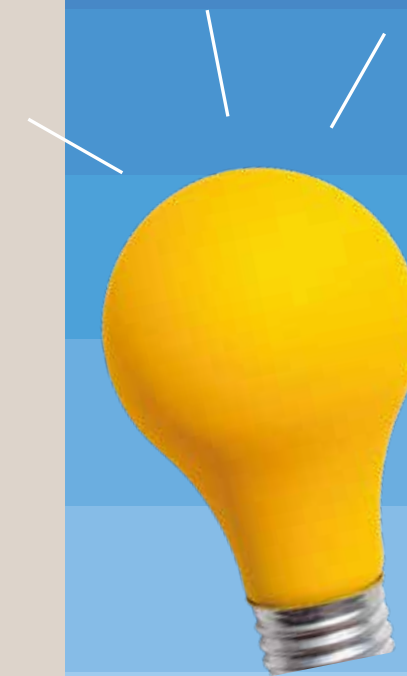
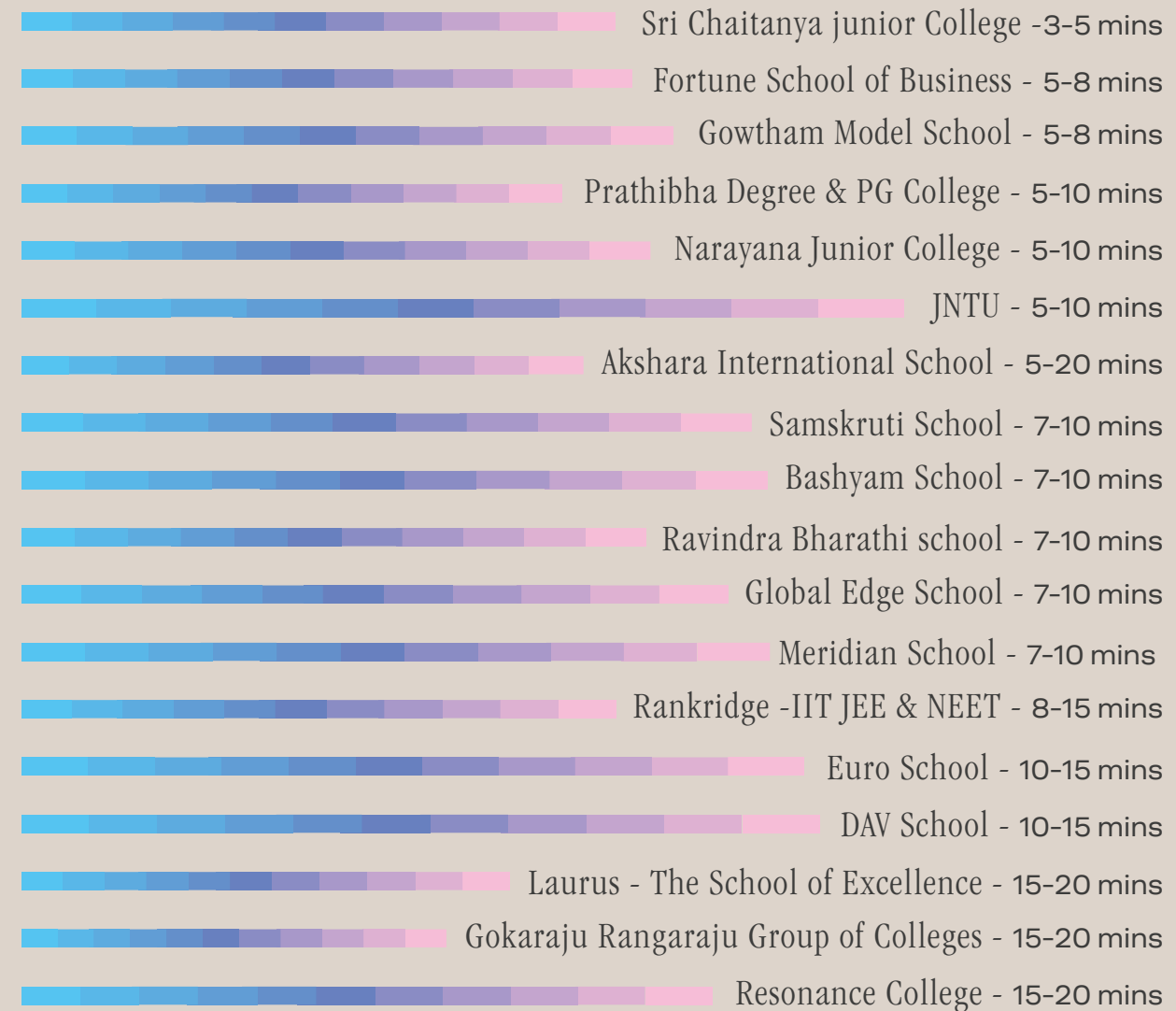
-  Educational Institutions
-  Hospitals
-  Tech/Business Hubs
-  Lifestyle
-  Connectivity



**GODREJ BROOKLYN AVENUE**  
A BRIDGE TO BETTER LIVING

# LIVE *CLOSER* TO THE LIGHT

## Educational Institutes ( Schools & Colleges )



# GET *CLOSER* TO BRIGHT CITY LIGHTS

## Entertainment and Shopping



Kalamandir



Khazana Jewellery



LULU Mall



D Mart



Nexus Mall

5-10 mins



Malabar Gold  
and Diamonds



Ashoka One  
Mall



Lalithaa  
Jewellers



KLM Shopping  
Mall

8-10 mins



Southindia  
Shopping Mall



E Galleria  
Hitech City



CMR  
Shopping Mall



Lakeshore  
Mall

10-15 mins



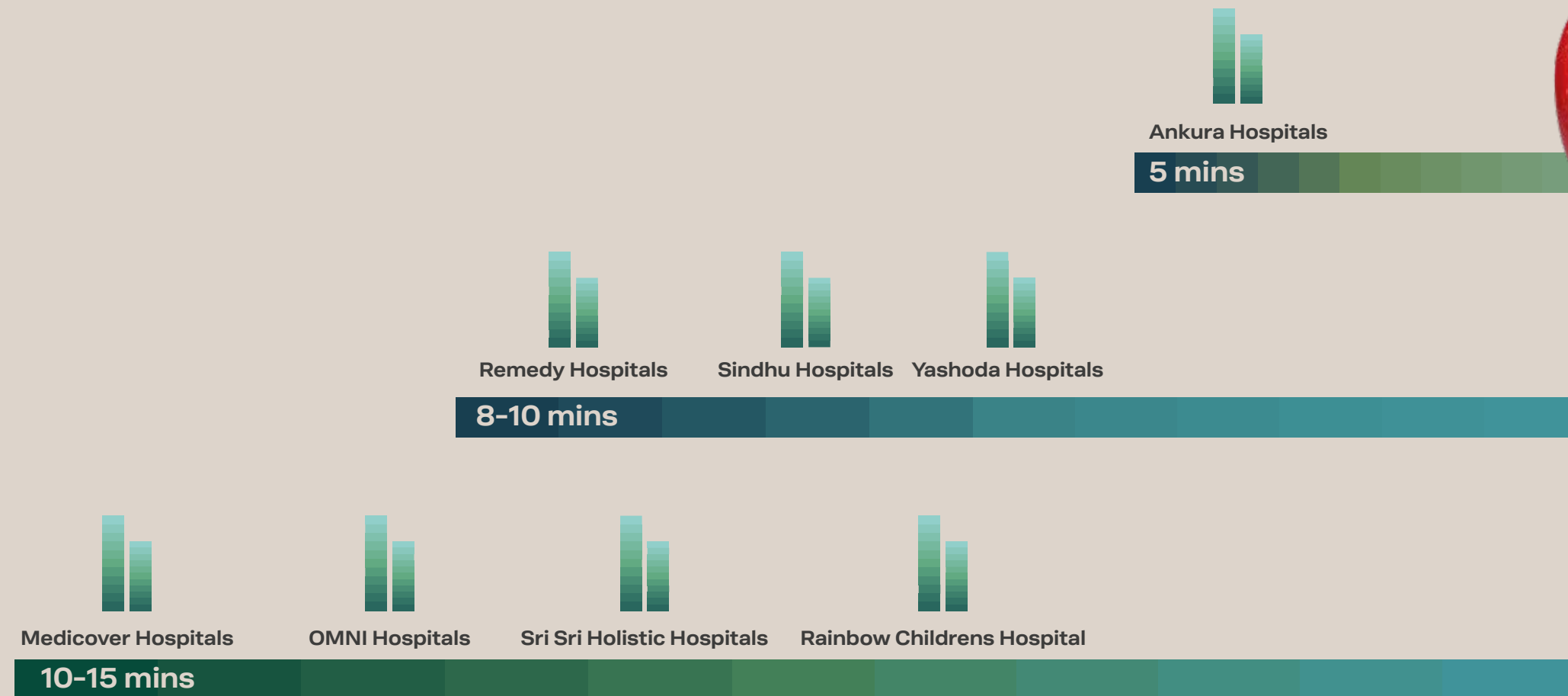
Sarath City  
Capital Mall

15-20 mins



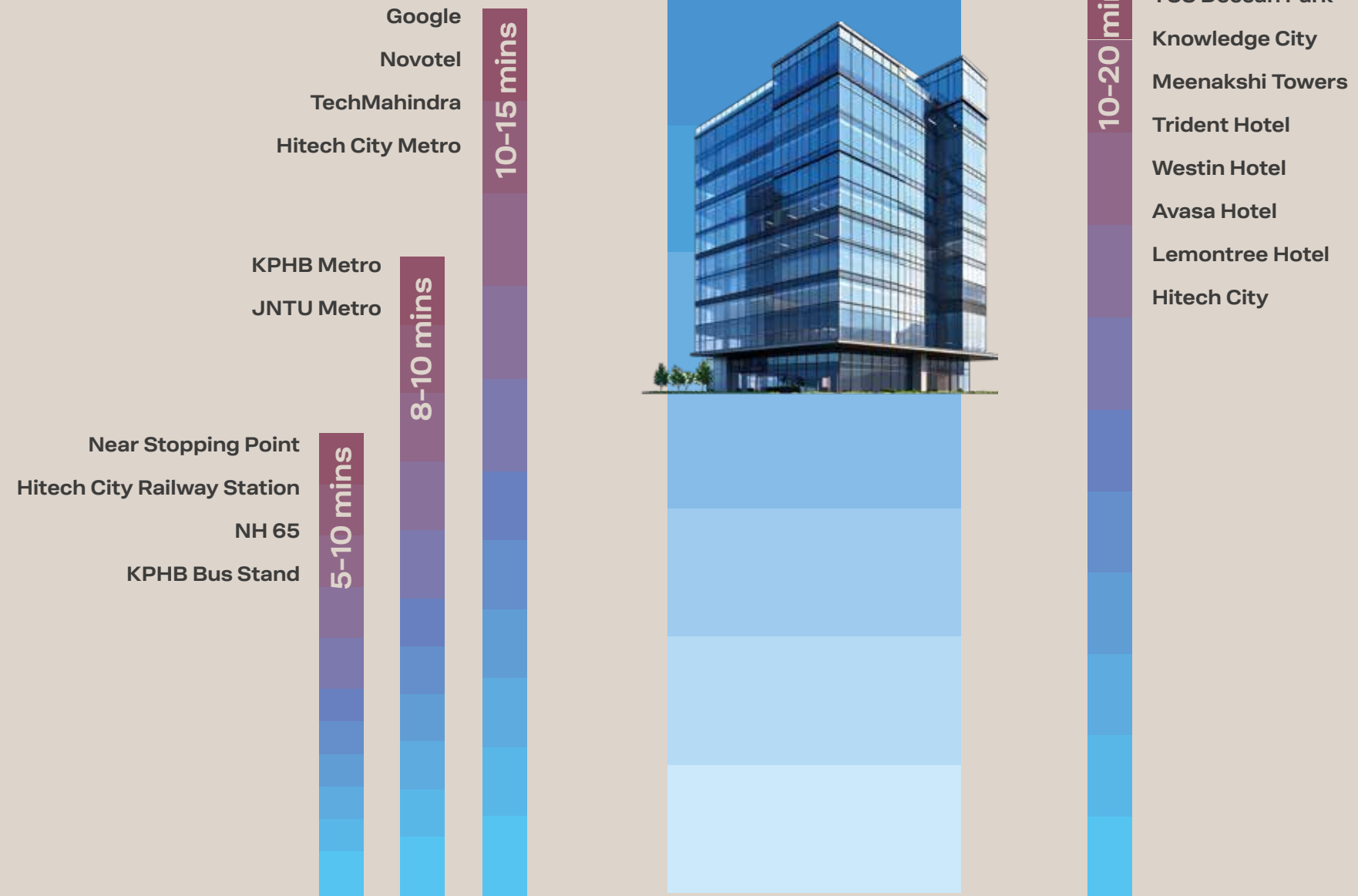
# STAY *CLOSE* TO HOUSES OF HEALING

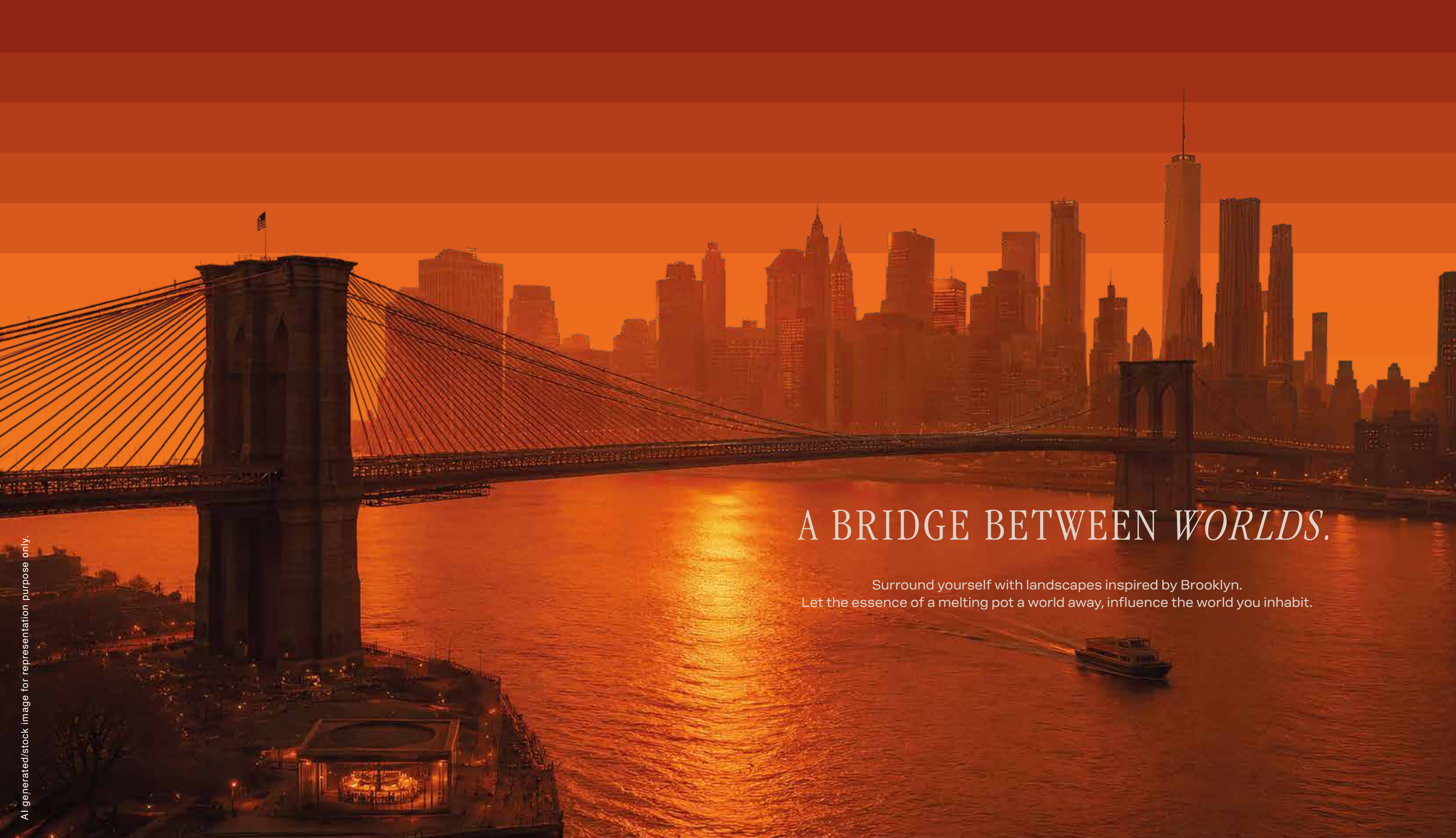
## Hospitals



# KEEP *CLOSE* TO NETWORKS OF GROWTH

IT Hubs & Connectivity





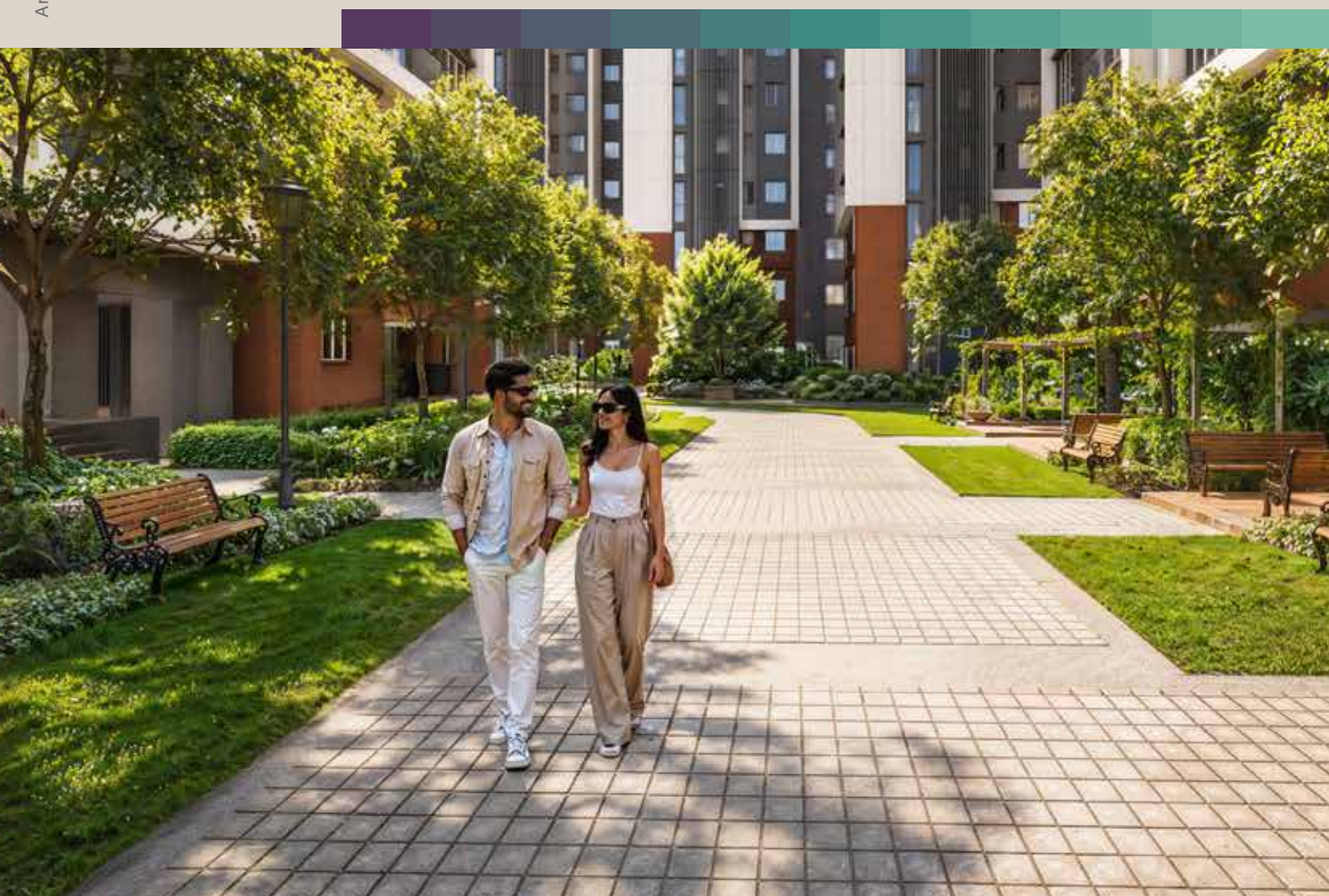
# A BRIDGE BETWEEN *WORLDS*.

Surround yourself with landscapes inspired by Brooklyn.  
Let the essence of a melting pot a world away, influence the world you inhabit.

Artistic impression. Not actual site image.

# POCKET GARDENS

Community spaces inspired by the typical rear gardens shared between multiple units of quintessential Brooklyn brownstone homes.



# CENTRAL SPINE

Designed with benches, cobblestones and a metal trellis to rekindle the distinct Brooklyn street character.

# DUMBO INSPIRED *PALETTE*

Colour choices recreating the warehouse aesthetics of the industrial art district even in the play areas.



Artistic impression. Not actual site image.

# BROOKLYN *BRIDGE* THEMED PLAY AREA

Children's play equipment inspired by the iconic bridge.



## BROOKLYNESQUE *SCULPTURES*

Sculptures in the club spillover and tower fronts as tribute to many eye-catching sculptures that dot the streets, avenues and parks of Brooklyn.





# THE MILESTONES CLUB

## BRIDGING *RECREATION* WITH *RELAXATION & REJUVENATION*

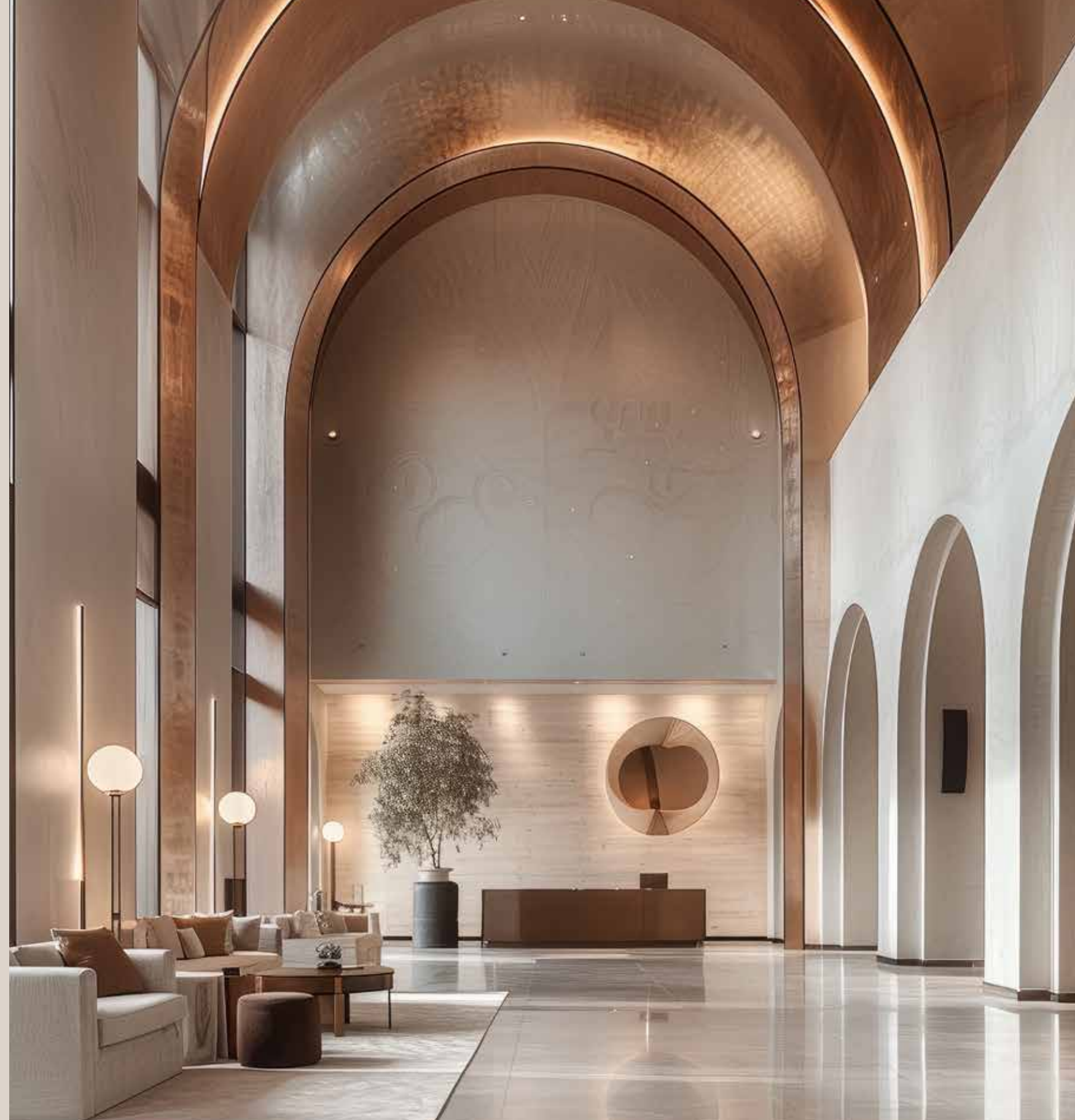
Whether it's a personal best or a personal occasion, celebrate every milestone in a lavish 75,000 square foot clubhouse brimming with best-in-class amenities that would stand out anywhere in the world.



# LOBBY

Soaring arches, and timeless materials like stone, plaster, brass and marble come together to create an atmosphere of quiet elegance.

Artistic impression. Not actual site image.



# CAFÉ

For morning coffee, an impromptu meeting, a familiar conversation and everything in between, enjoy the feeling of community, shaped by the simple moments that connect us.

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# BANQUET HALL

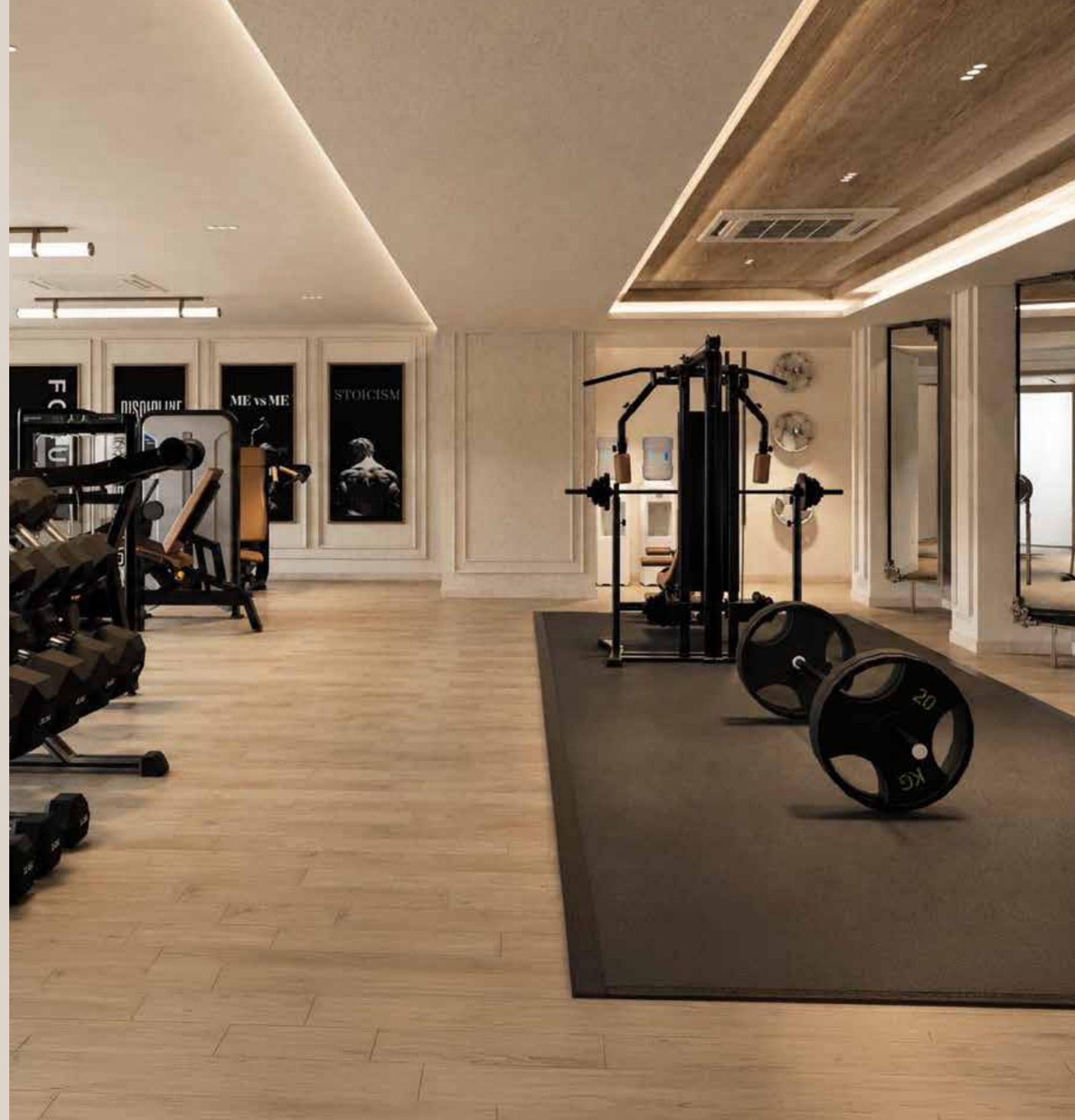
For moments shared today and remembered tomorrow - a space designed to celebrate life's most meaningful occasions, inspired by the grand entertainment rooms of historic brownstones.

Artistic impression. Not actual site image.



# GYM | YOGA | INDOOR GAMES ROOM

Artistic impression. Not actual site image.



# CONFERENCE ROOM | CO-WORKING SPACE

Artistic impression. Not actual site image.



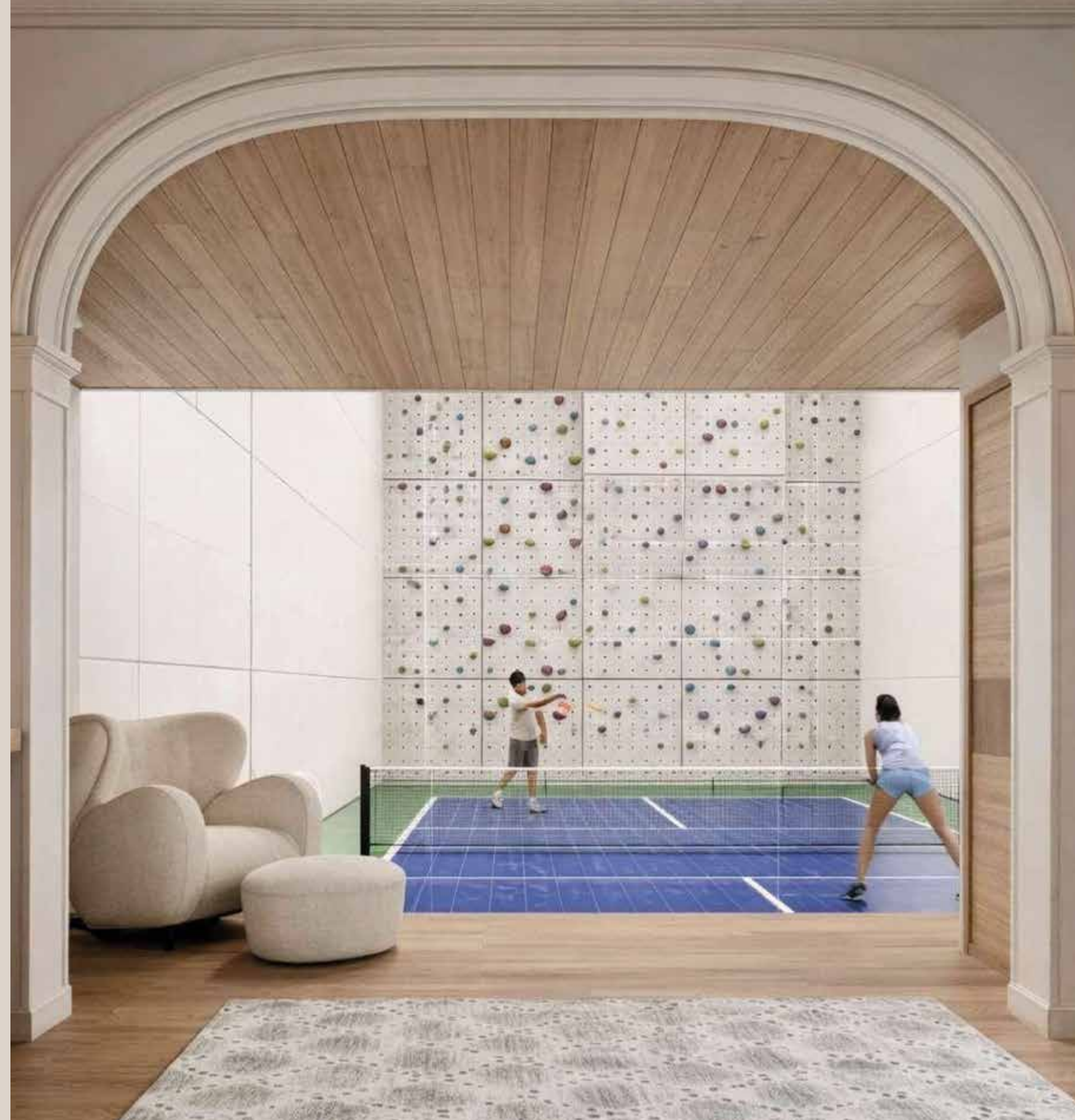
# SALON | SPA | JACUZZI

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# SQUASH COURT | BADMINTON COURT

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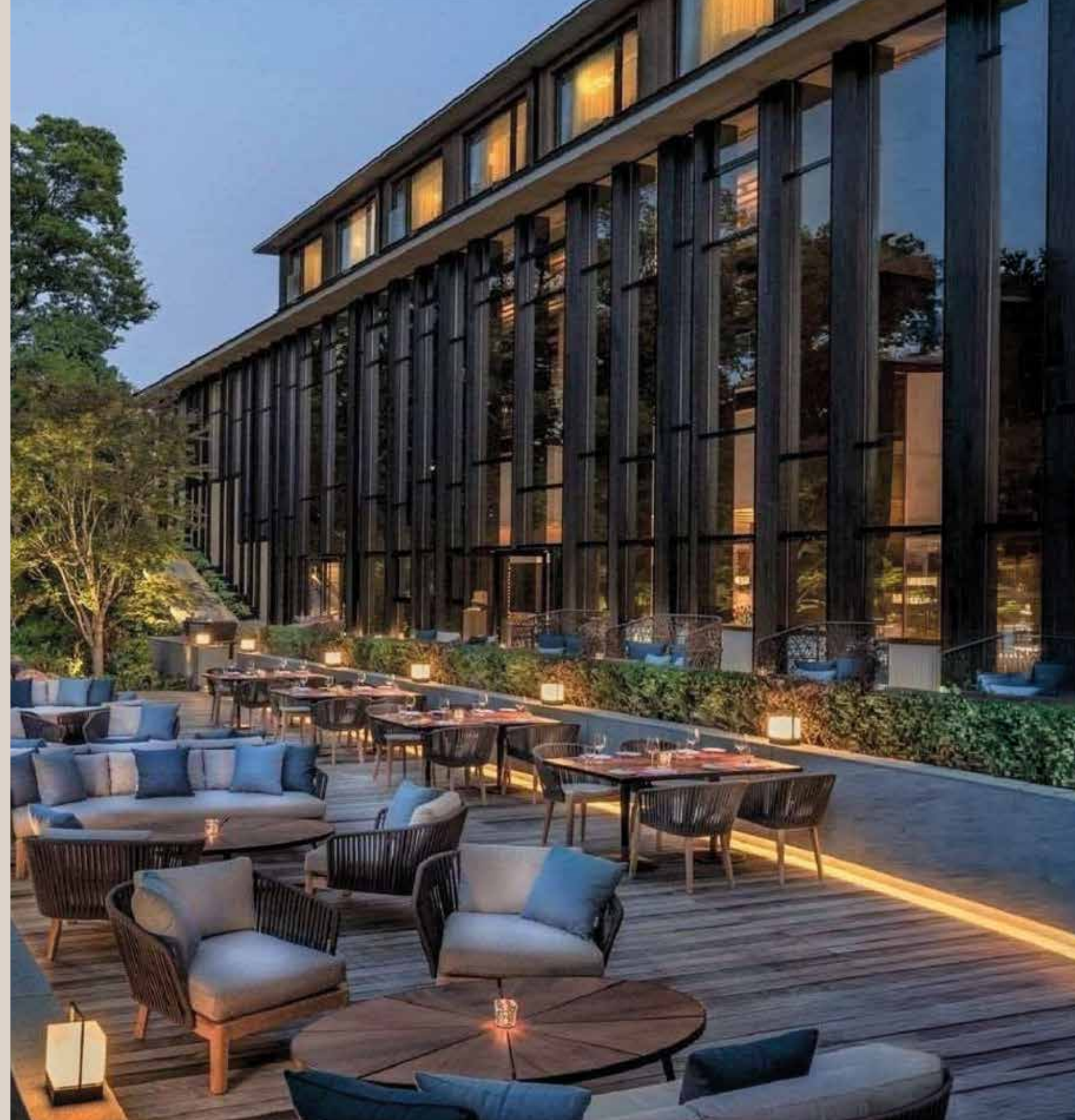
# AV ROOM

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# TERRACE PARTY AREA

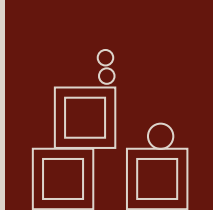
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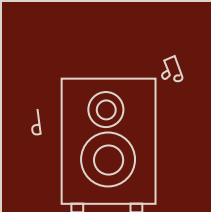
BRIGHTER *DAYS*. BIGGER *SMILES*. BETTER *LIVING*.  
ALL *JUST* A BRIDGE AWAY.



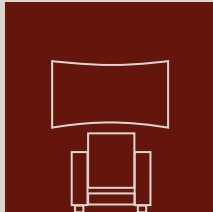
Lobby



Kids Active Zone  
Hobby Room



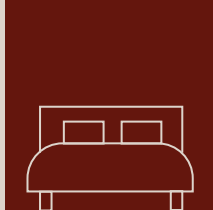
Nutrition Kiosk  
Music Room  
Dance Area



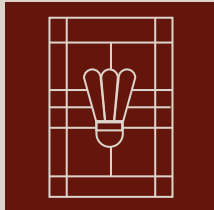
AV Room



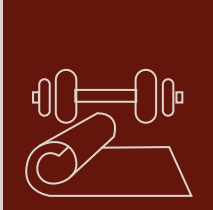
Salon. Spa, Jacuzzi



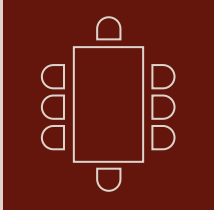
Guest Bedroom  
and Bathroom



Squash Court, Badminton Court



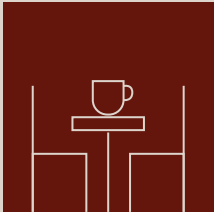
Gym | Yoga  
Indoor Games Room



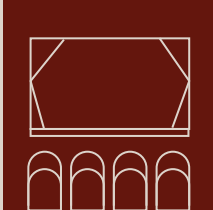
Conference Room  
Co-working Space



Terrace Party  
Area



Café



Banquet Hall



Library

# THE *PROMISE* OF ALL THAT AWAITS

## MASTER LAYOUT PLAN



### LANDSCAPE AMENITIES

- 1. Party Spill Over Plaza
- 2. Swimming Pool
- 3. Leisure Seating
- 4. Multi Purpose Court
- 5. Box Cricket

- 6. Cricket Practice Net
- 7. Outdoor Gym
- 8. Children's Play Area
- 9. Skating Arena
- 10. Paddle Court

- 11. Pickle Ball Court
- 12. Pet's Play Area/Pet's Park
- 13. Butterfly Park
- 14. Outdoor Working Pods
- 15. Cognitive Play Area

- 16. Outdoor Exercise Area
- 17. Central Avenue
- 18. Amphitheatre
- 19. Pocket Garden
- 20. Foot Reflexology Walkway

- 21. Seniors Yoga/Exercise Lawn
- 22. Ev Charging Parking Lot
- 23. Waiting Zone
- 24. Jogging Track

### PROJECT INFRASTRUCTURE

- A. Entrance Plaza
- B. Fire Driveway
- C. Lobby Drop-Off
- D. Services
- E. Entry/Exit Ramp
- F. Water Feature
- G. Triple Height Lobby
- H. Covered Parking
- I. Creche
- J. Clinic
- K. Convenience Store

# SPECIFICATIONS



Structure

## Walls

RCC Shear Wall Structure (Aluform)

## Floor-to-Floor Height

Typical Floors - 3.1 m (10'-2")  
Ground Floor - 4.0 m (13'-1")



Flooring

## Balconies

200 x 1200 mm Anti-Skid  
Wood Pattern Vitrified Tile.

## Utility

200 x 1200 mm Anti-Skid  
Wood Pattern Vitrified Tile.

## Toilets

600 x 600 mm Anti-Skid  
Vitrified Tiles.

## Corridors

800 x 800 mm Anti-Skid  
Vitrified Tiles.

## Staircase

Granite (Only for B+G+2 Floors)  
& Cement Tiles For Other Floors.

## Entrance Lobby

600 x 1200 mm Marbonite Tiles.

## Living & Dining

Marble Flooring.

## Master Bedroom

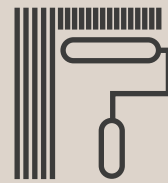
Laminate Wooden  
Flooring.

## Kitchen & Other Bedrooms

Double Charged Vitrified  
Tiles 800 x 800 mm.

## Maid's Room

Double Charged Vitrified  
Tiles 600 x 600 mm.



Wall Finishes

## All Internal

Two Coats Of Premium Acrylic Emulsion  
Paint Over Gypsum.

## External (Balconies & Utility)

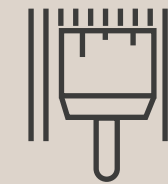
Exterior Emulsion Paint With  
Texture/Smooth Finish.

## Corridors

Two Coats Of Premium Acrylic  
Paint Over Gypsum.

## Staircase

Two Coats Of Premium Acrylic  
Emulsion Paint Over Gypsum.



Ceiling Finishes

## Ceiling - Internal Area

Two Coats Of Premium Acrylic  
Emulsion Paint Over Gypsum.

## Ceiling - Toilet

Grid False Ceiling.

## Corridors

Gypsum False Ceiling.



Dado

## Toilets

600 x 1200 mm Glazed Vitrified Tile  
Dado With Epoxy Grouting Till  
False Ceiling Level.

## Utility

4 Ft High Wall Dado In Utility Area;  
600 x 600 mm Glazed Vitrified Tiles  
- 3 Sides Only.



Joinery

## Main Door

Door Height Of 2350 mm With  
Teak/Hardwood Frame With Threshold;  
Both Sides Veneer Flush Shutter With  
Godrej/Dorset/Yale Hardware + Smart  
Door Lock.

## Internal Doors

Door Height of 2250 mm With  
Hardwood/Engineered Wood Frame;  
Both Sides Laminated Flush Shutter  
With Godrej/Dorset/Yale Hardware.

## Balcony Sliding Door

Door Height 2250 mm With UPVC  
Framed Sliding Doors With Performance  
Glass and Provision For Mosquito Mesh.

## Utility

Door Height 2250 mm With UPVC  
Framed Doors With Performance Glass  
And Concealed Door Closure.

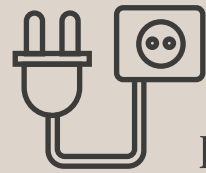
## Windows, Sliding Door

UPVC Framed Windows With Performance  
Glass And Provision For Mosquito Mesh.

## Ventilators

UPVC Ventilators With Frosted  
Glass & Exhaust Fan Provision.

# SPECIFICATIONS



## Electrical

### 3BHK

Adequate Power Will Be Provided Through HT Metering.

### 4BHK

Adequate Power Will Be Provided Through HT Metering.

### AC Point In Bedroom

Power Provision Only.

### AC Point In Living/Dining Area

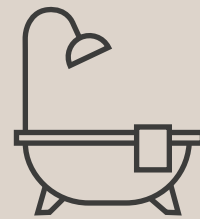
Power Provision Only.

### Modular Switches & Sockets

Modular Switches/Sockets Of Legrand /Schneider/Panasonic/ABB/Equivalent Make.

### Wiring

Concealed Copper Wiring Of Polycab/RR/KEI/Equivalent Make.



## CP & Sanitary

### Master Toilet

- Shower Area: Single Lever Concealed Diverter With Spout And Shower Of Grohe/Equivalent Make.
- Water Closet: European Water Closet With Flush Tank, Health Faucet Of Grohe/Equivalent Make.
- Wash Basin: Above Counter Type Wash Basin Of Grohe/Equivalent Make.
- Water Supply: Centralised Water Supply System/Shafts.

### All Toilets

- Shower Area: Single Lever Concealed Diverter With Spout And Shower Of American Standard/Kohler/Equivalent Make.
- Water Closet: European Water Closet With Flush Tank, Health Faucet Of American Standard/Kohler/Equivalent Make.
- Wash Basin: Above Counter Type Wash Basin Of American Standard/Kohler/Equivalent Make.
- Water Supply: Centralised Water Supply System/Shafts.

### Dining Wash Basin

Above Counter Type Wash Basin Of American Standard/Kohler/Equivalent Make. Along With The Counter In Granite.

### Shower Partion In Master Bedroom

A Glass Shower Partion With A Door Will Be Provided For Master Toilet.

### Kitchen Tap

Swan Neck Mixer Tap (Supply Only).

### Kitchen Sink

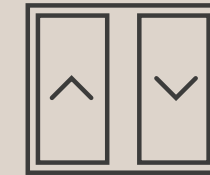
SS Sink With Drain Board (Supply Only).



## HVAC

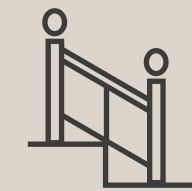
### Air Conditioning

Only Sleeve Provision For Copper Piping And AC Drain Piping.



## Lifts

SS Finish Lifts With Automatic Rescue Device (ARD) With Emergency Call Facility.



## Railing

### Balcony Railing

Glass Railing: Laminated, Toughened, Seamless Glass Railing From The Ground To The 45th Floor. And MS Railing For The Ground, First And Second Floors (For The Units Facing The Central Spine).

### Utility

RCC Parapet Wall With Texture Paint.

### Common Area Staircase

MS Railing.



# SPECIFICATIONS



Others

## Power Backup

100% DG Backup For Apartments With Standard Diversity (Excluding EV Car Charging Points).

## Security System

CCTV At Selected Common Areas.

## Fire & Safety

Sprinkler System And Fire Alarm Public Addressing System As Per NBC/NOC.

## EV Car Charge Point

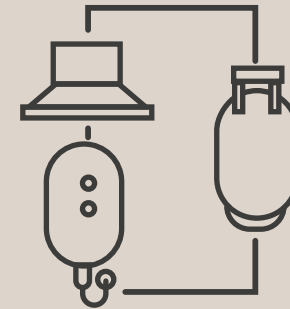
One EV Charging Point For Every Apartment.

## Water Meter

Smart Meter.

## WTP & STP

Provided.



Provisions

## LPG

Space Provision For Gas Bank With Pipeline & Meter Installation.

## Water Purifier

Provision Given (Water Supply Point And Power Outlet).

## Chimney Exhaust

Provision Given With Sleeve.

## Geyser In Toilets

Water & Power Provisions.

## Kitchen Sink

Inlet & Outlet Provision With Piping.

## Utility

Inlet & Outlet Provision With Piping For Sink & Dishwasher. Granite, MS Brackets, 600 mm High Tiles For Cladding Above Counter Will Be Handled Over (To Be Fixed By End User).



