

3ACASA

LUXURY APARTMENTS BY SIMCHAH



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LEISURE WITH PARKS

SIMCHAH:simkhaw'

Joy, mirth, gladness.

Inspired and raised by the influence of Design and Construction for over 30 years.

Simchah Estates is a venture by new age developers with an ambition to bring freshness and innovation to the industry. We develop projects that are not only beautiful and functional, but also sustainable and conscious of their impact.

We at Simchah are committed to excellence. Come join us in our exciting journey and discover the joyous possibilities that lie ahead.





HOME IN THE SKY: THE ACASA STORY

Born from the pursuit of designing a home, where you are happy and where you feel you belong, Acasa is Home to the Soul - Homes where you feel comfortable with your family shrouded in positive vibrations and energies filled with love and life.



KOKAPET IS WHERE THE WORLD IS

As Hyderabad's fastest growing area, Kokapet is the city's western bastion and the area everything new and bold calls home. Located on the historical Nizam-era pipeline road from Osman Sagar to Old City, Acasa is an address you can always be proud of.



AIRPORT
30 MINS



HOSPITAL
10 MINS



LAKES
5 MINS



FINANCIAL DIST.
10 MINS



INSTITUTIONS
10 MINS



ORR EXITS
12 MINS



LIFE AT ACASA



VENTILATION

A breathe of fresh air, always.



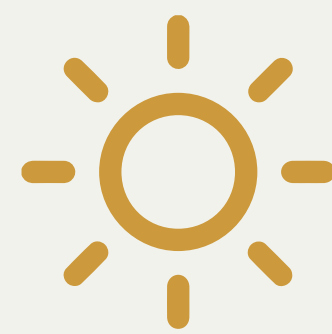
INNOVATION

Services that make life easy.



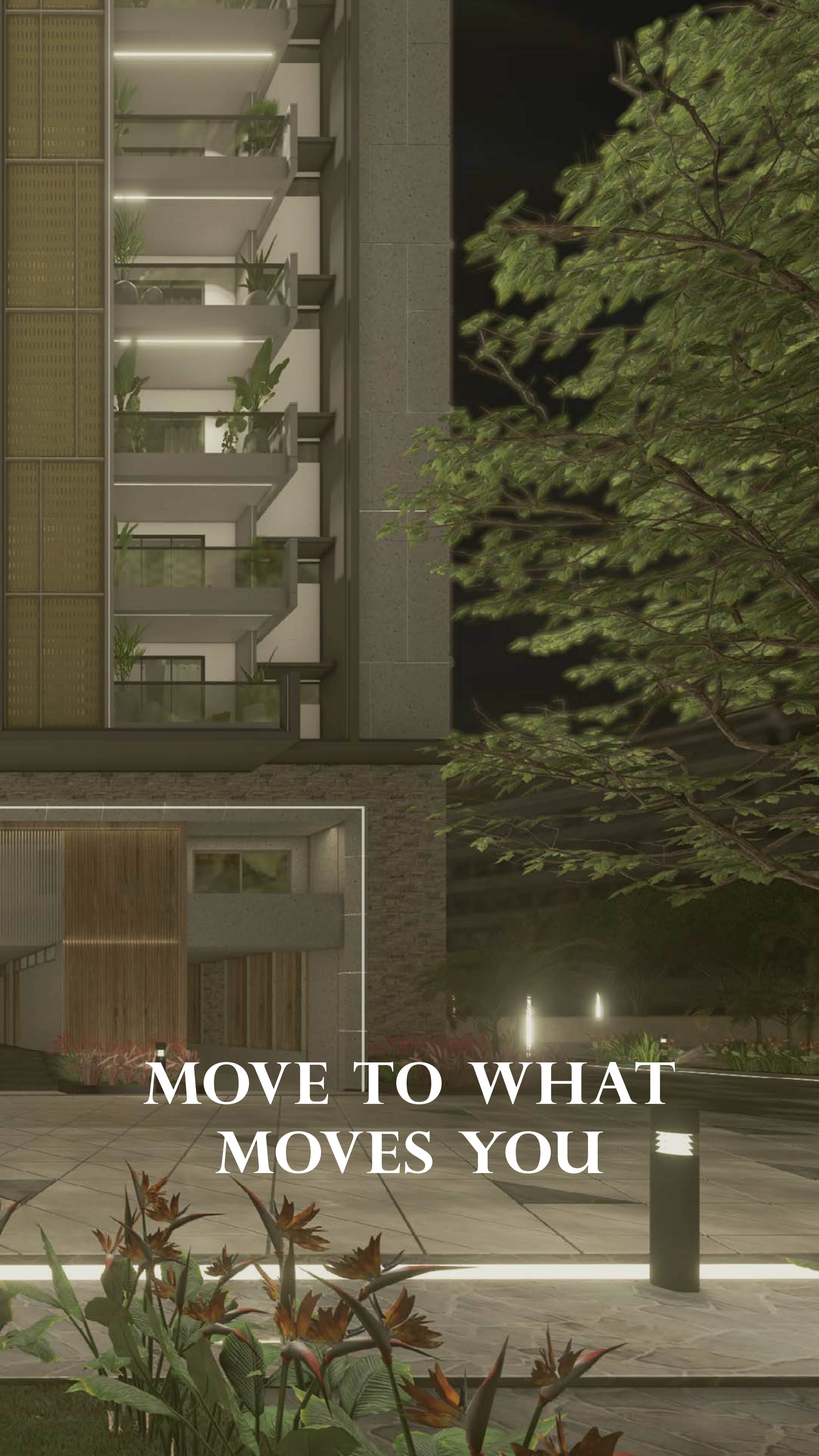
LANDSCAPE

The shape of our identity.



SCIOGRAPHY

A play of light and shadow.



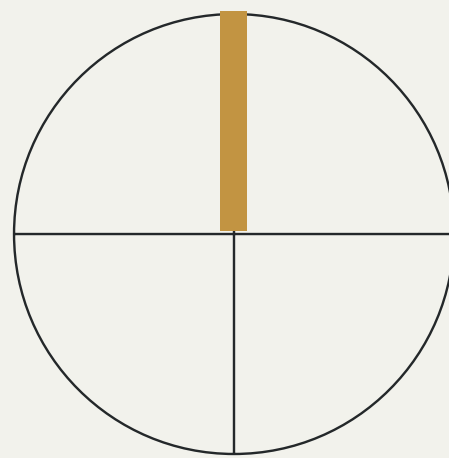
**MOVE TO WHAT
MOVES YOU**

TRUE NORTH HOMES

Designed to the True North orientation, every Acasa home is aligned to the cosmic geometry which harnesses energies that bring you well-being and good fortune.

Full of freshness of both air and energy, your living space in Acasa is a pure sanctuary tucked away from the noise of the city.

NORTH





SURREAL OUTDOOR SPACES

What awaits you outside your home is just as important as what awaits you within. Designed to be surreal yet cosy, Acasa's outdoor spaces transport you to a world of comfort that effortlessly speaks to your senses.





PLAY IT UP

Unwind and let go in outdoor play areas that bring out the best in you. Built to international standards, our sporting amenities invite you to breach your limits and cultivate your love for sport with pure and unrestricted freedom.

- MULTI-PURPOSE COURT
- NATURAL CASCADE
- OUTDOOR SITOUTS
- JOGGING/WALKING TRACK
- CHILDREN'S PLAY AREA
- AMPHITHEATRE



WELCOME TO THE CLUBHOUSE

Spread over 17,000 sqft, Acasa's clubhouse is where many worlds meet. As the beating heart of the community, the clubhouse is designed for you to step into a world of boundless joy and enthusiasm to pursue your interests as well as to bring you together with friends—both old and new.





LOUNGE AREA



INDOOR SWIMMING POOL

PLAY IT MORE

World-class indoor sporting facilities allow you to exercise, pursue, and conquer the sport of your choice in any season and at any time. Rediscover an old favourite or discover a new one in our high-octane indoor sports arena.

- INDOOR MULTIPURPOSE COURT • INDOOR GAMES
- GYM & YOGA STUDIO • INDOOR POOL
- TWO GUEST BEDROOMS • MULTIPURPOSE





A LIFE OF BLISS

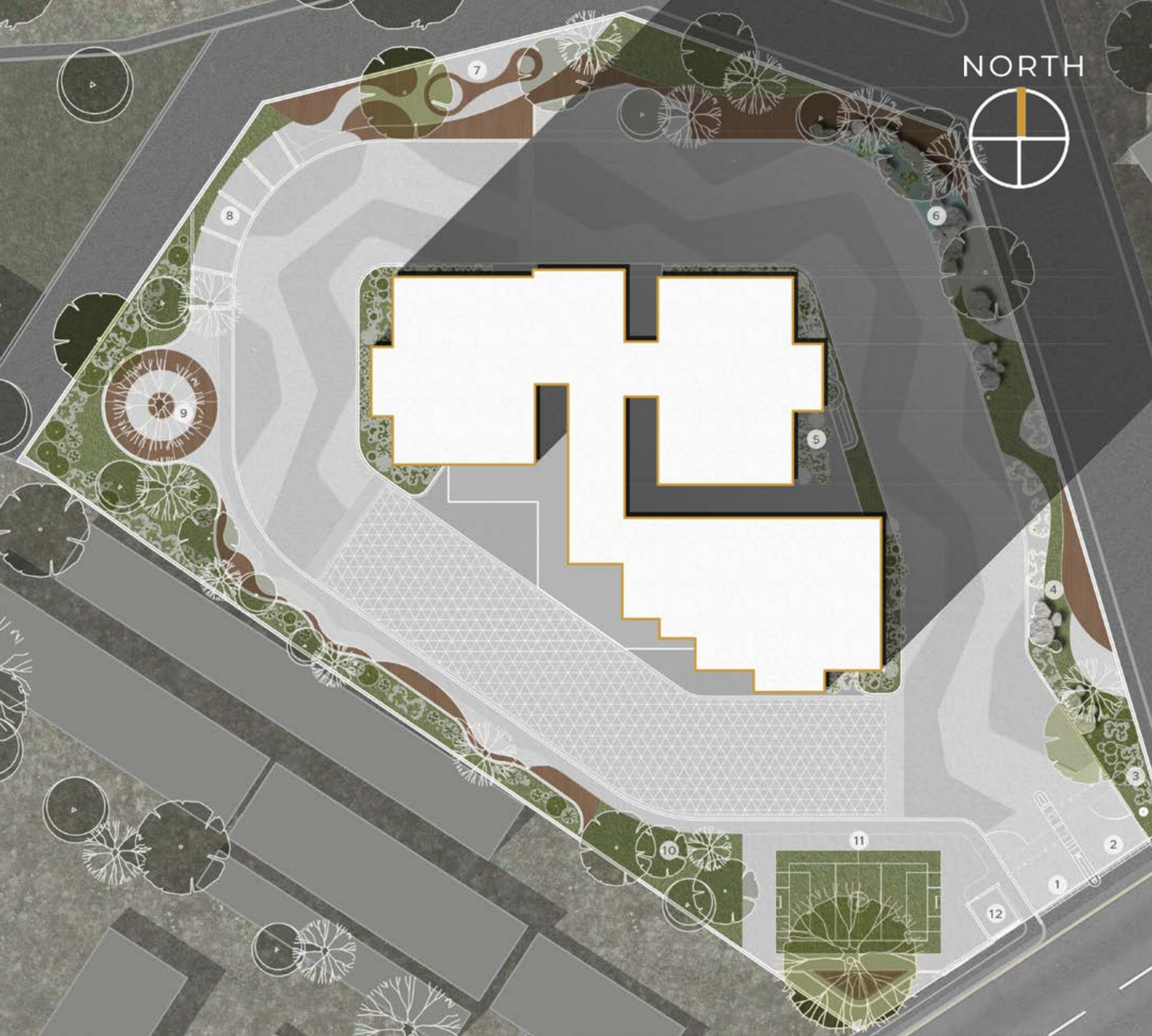
PRIVATE CORRIDOR



LIVING ROOM



BEDROOM



SITE PLAN

1. ENTRY
2. EXIT
3. WAITING DECK
4. JOGGING TRACK
5. LANDSCAPE SIT-OUT
6. WATERBODY
7. CHILDREN'S PLAY AREA
8. TRELIS WALKWAY
9. TREE SEATING
10. ELECTRICAL YARD
11. MULTI-PURPOSE COURT
12. SECURITY CABIN



FLOOR PLAN

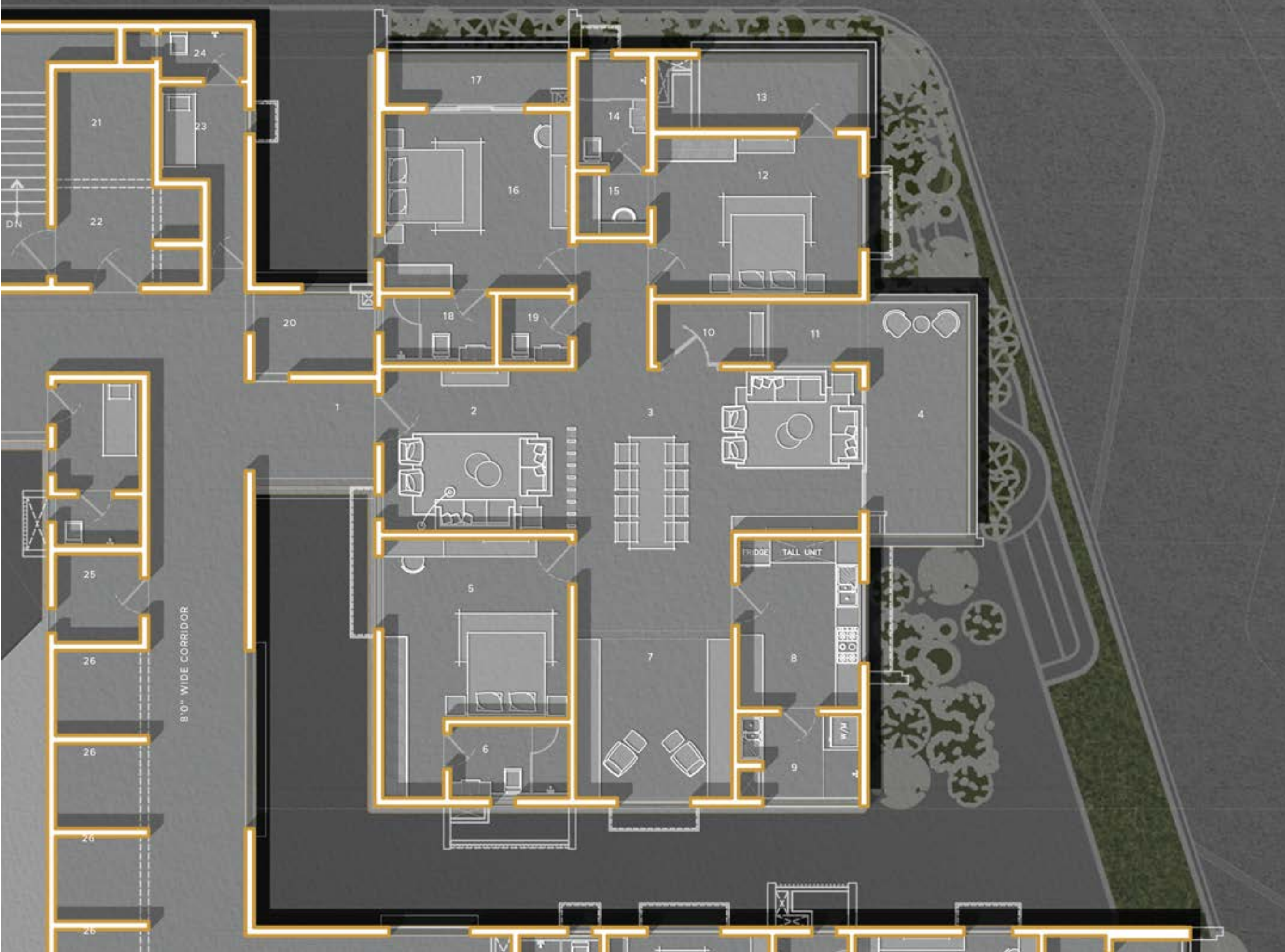
1. UNIT 1 - E 3520
2. UNIT 2 - W 3720
3. UNIT 3 - W 3750
4. LIFT
5. STAFF QUARTERS
6. STAIRCASE
7. SERVICES
8. GARBAGE SHAFT
9. SERVICE LIFT

Disclaimer - The floor height of the 2nd and 3rd are 3M. Whereas the rest of the residential floors from 4th to 35th are 3.3M. *



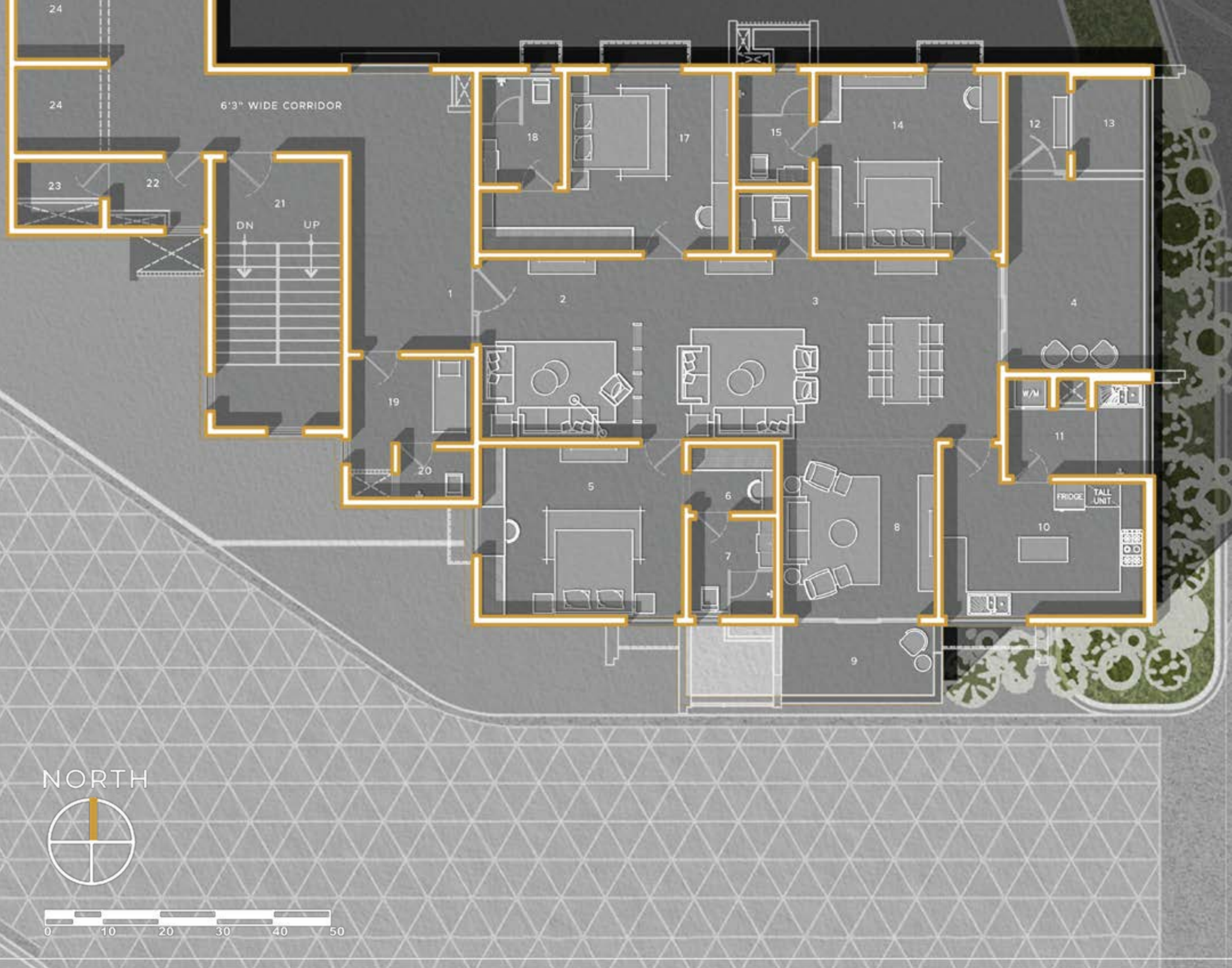
UNIT 1 - E 3520

- | | |
|--|---------------------------------|
| 1. ENTRY FOYER | 16. BALCONY - 11'0" X 4'6" |
| 2. DRAWING ROOM - 12'0" X 15'8" | 17. TOILET - 5'6" X 8'6" |
| 3. DINING ROOM - 17'3" X 18'8" | 18. DRESS - 5'6" X 5'0" |
| 4. LIVING ROOM - 9'10" X 12'2" | 19. POWDER ROOM - 5'6" X 5'0" |
| 5. SITOUT - 9'0" X 12'3" | 20. BEDROOM 3 - 11'9" X 16'0" |
| 6. MASTER BEDROOM - 16'0" X 14'0" | 21. BALCONY - 11'9" X 4'6" |
| 7. DRESS - 8'0" X 6'6" | 22. TOILET - 7'3" X 7'0" |
| 8. TOILET - 8'0" X 7'0" | 23. SERVICE AREA |
| 9. KITCHEN - 10'0" X 14'0" | 24. STAFF QUARTER - 7'0" X 9'0" |
| 10. UTILITY - 6'0" X 14'0" | 25. TOILET - 7'0" X 4'0" |
| 11. POOJA ROOM - 5'10" X 5'0" | 26. SERVICE AREA |
| 12. LANDSCAPE - 4'6" X 5'0" | 27. LIFT SHAFT - 7'0" X 7'0" |
| 13. MULTI-PURPOSE HALL - 11'6" X 15'0" | 28. STAIRCASE |
| 14. BALCONY - 11'5" X 4'6" | 29. SERVICE LIFT - 8'0" X 9'0" |
| 15. BEDROOM 2 - 11'3" X 17'0" | 30. LOBBY - 8'0" X 8'0" |



UNIT 2 - W 3720

- | | |
|---|---------------------------------|
| 1. ENTRY FOYER | 14. TOILET - 6'6" X 9'0" |
| 2. DRAWING ROOM - 16'0" X 13'6" | 15. DRESS - 6'6" X 5'0" |
| 3. LIVING & DINING ROOM - 23'6" X 21'0" | 16. BEDROOM 3 - 15'4" X 14'6" |
| 4. SITOUT - 9'0" X 20'3" | 17. BALCONY - 15'4" X 4'6" |
| 5. MASTER BEDROOM - 15'5" X 15'0" | 18. TOILET - 9'0" X 5'6" |
| 6. TOILET - 10'0" X 6'0" | 19. POWDER ROOM - 5'9" X 5'6" |
| 7. MULTI-PURPOSE HALL - 13'0" X 14'6" | 20. SERVICE AREA |
| 8. KITCHEN - 10'0" X 14'0" | 21. SERVICE LIFT - 8'0" X 9'0" |
| 9. UTILITY - 10'0" X 7'8" | 22. LOBBY - 8'0" X 8'0" |
| 10. POOJA ROOM - 9'0" X 5'0" | 23. STAFF QUARTER - 7'0" X 7'9" |
| 11. LANDSCAPE - 7'8" X 5'0" | 24. TOILET - 7'0" X 4'0" |
| 12. BEDROOM 2 - 17'0" X 13'0" | 25. SERVICE AREA |
| 13. BALCONY - 14'0" X 6'6" | 26. LIFT SHAFT - 7'0" X 7'0" |



UNIT 3 - W 3750

- | | |
|---------------------------------------|------------------------------------|
| 1. ENTRY FOYER | 13. POOJA ROOM - 5'0" X 8'0" |
| 2. DRAWING ROOM - 13'3" X 15'0" | 14. LANDSCAPE - 6'3" X 8'0" |
| 3. LIVING & DINING - 29'6" X 15'0" | 15. BEDROOM 2 - 15'0" X 14'8" |
| 4. SITOUT - 12'0" X 16'2" | 16. TOILET - 6'0" X 9'3" |
| 5. MASTER BEDROOM - 17'0" X 14'0" | 17. POWDER ROOM - 6'0" X 5'0" |
| 6. DRESS - 7'0" X 5'6" | 18. BEDROOM 3 - 14'0" X 14'8" |
| 7. TOILET - 7'0" X 8'0" | 19. TOILET - 6'0" X 9'3" |
| 8. MULTI-PURPOSE HALL - 12'8" X 14'6" | 20. STAFF QUARTER - 10'0" X 7'0" |
| 9. SITOUT - 12'6" X 6'6" | 21. TOILET - 6'0" X 4'0" STAIRCASE |
| 10. KITCHEN - 16'6" X 11'0" | 22. SERVICE AREA |
| 11. UTILITY - 12'0" X 8'0" | 23. GARBAGE ROOM - 7'0" X 5'6" |
| 12. LANDSCAPE - 6'3" X 8'0" | 24. LIFT SHAFT - 7'0" X 7'0" |

SPECIFICATIONS

Super Structure	R.C.C framed structure to withstand wind and seismic loads. Walls : Reinforced shear walls or cement concrete blocks.
Doors	Main Door and Internal Door : 8' Height Engineered hardwood frame finished with melamine spray on veneer flush shutters with reputed hardware.
Windows	5' Height Aluminium frames with toughened glass panelled sliding/casemate with fly proof shutter with double glazed glass.
Wall Finishes	External Walls: Textured/ smooth finish with two coats of exterior emulsion paint of reputed make. Internal Walls: Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make, over a coat of primer.
Ceiling Finishes	Toilets: grid ceiling to cover service lines.
Flooring	Drawing, Living, Dining and Bedrooms: Large format vitrified tiles and laying with spacer and epoxy grout with 3" skirting. Toilets and powder room: Concept designer tiles for walls and floors. Balconies / kitchen: Anti- Skid vitrified tiles of reputed make. Utility: Glazed ceramic tiles. Staircases: Granite / Tandoor stone as per architect design.
Tile Cladding/ Dadoing	Dadoing: Dadoing up to lintel height in all toilets and powder room. Lift Cladding: Large format vitrified tiles.
Kitchen and Utility	Provision for Sink. Separate tap connection for municipal water and borewell water. Granite platforms will not be provided in the kitchen. Hot water connection to the sink in the kitchen. Utility: Granite counter for utility area with stainless steel sink. Two feet ceramic tile dado above granite counter in utility.
Bathrooms	Porcelain wash basins of reputed make. Overhead shower faucets of reputed make. Western style porcelain EWC of reputed make. Concealed dual flush valve of reputed make. A detachable stainless steel cockroach trap of reputed make in all bathrooms. Hot water connection to the shower and wash basin in each bathroom. Glass Cubicle to be provided in all bathrooms.
Electrical	Concealed internal wiring with fire retardant PVC insulated copper wires for all points. Good quality modular type switches and sockets. Adequate number of light/ fan points in every room. Adequate power points in the kitchen for grinders/ mixers/ cooking range/ exhaust chimney/ microwave oven etc and in the wash area for washing machines/ dryers/ dishwashers etc. Exhaust fans provision in toilets. Separate metering for each unit for normal supply and DG supply. Earthing for every unit as per standards. 3-Phase power connection of required load for each unit depending on size of apartment.
Air Conditioning	Electrical provision in all rooms for split Air-conditioners. No provision for window Air-conditioners. Concealed copper piping for Air-conditioning shall be done by the builder at extra cost
Telecom/ Cable/ Internet	DTH provision in all bedrooms and living areas. Intercom Provision in drawing/living. Wired Internet provision in master bedroom, children's bedroom and drawing room. Standalone video door phone of reputed make. Wi-Fi internet in clubhouse.
Lifts	High - Speed automatic lifts of Mitsubishi/ Toshiba or equivalent made with group control and ARD V3F for energy efficiency. Service Lift: High Speed automatic lifts of reputed make with ARD with V3F for energy efficiency.
Wtp and Stp	Fully treated water made available through exclusive water softening and purification plants in case of borewell water. Sewage treatment plant of adequate capacity as per norms will be provided in the project. Treated sewage water will be used for landscaping and flushing purposes. Water metres for each unit shall be provided.
Security/Bms	Sophisticated round the clock security system. Surveillance cameras at the main security gate, passenger lifts and children's play area. Boom barriers at entry for vehicles with mechanical operation. Building management software for gas bank, generator, water metre and power connections.
Fire Safety	Fire Hydrant and fire sprinkler system in all floors and basements. Fire alarm and public address system in all floors and parking areas. Control panel will be kept at main security.
Landscape	Landscaping and water bodies in the setback areas wherever feasible and in Tot-Lot areas as per design of landscape consultant.
Waste Management and Rain-Water Harvesting	Separate bins to collect dry waste (paper, plastic, glass and metals) and wet waste (organic). Rain-water harvesting system in place to recharge wells onsite and to improve ground water level
Parking Management	Well-designed car parks , signage boards and equipment at strategic locations for the ease of driving. One EV Charge point for each flat shall be provided. Car wash facility provided for two cars.
LPG	Supply of gas from centralised gas bank to all individual flats with Pre-Paid gas metres shall be provided.
ClubHouse and Amenities	Well-designed clubhouse with facilities for Double Height Reception and Waiting, Gym, Multipurpose Hall, Multipurpose Courts (badminton/ half basketball), Guest Rooms, Swimming Pool with toddlers pool. Outdoor : Multi-purpose Court, Jogging track and Children's Play Area.

Disclaimer - The specification mentioned as subject to change with respect to availability.*



HOME TO THE SOUL

Experience life on a higher note only at Acasa, where the worlds of design, luxury, and nature come together to create a residential community unlike any other in Hyderabad.

After all, Acasa is where you'll find a home for your soul. Start your journey with us today.

THE TEAM



CIVIL CONTRACTORS



PMC



MEP CONSULTANTS



SALES STRATEGIC PARTNERS



DESIGN CONSULTANT



ARCHITECTS



PARKING AND TRAFFIC CONSULTANTS



BRANDING PARTNER

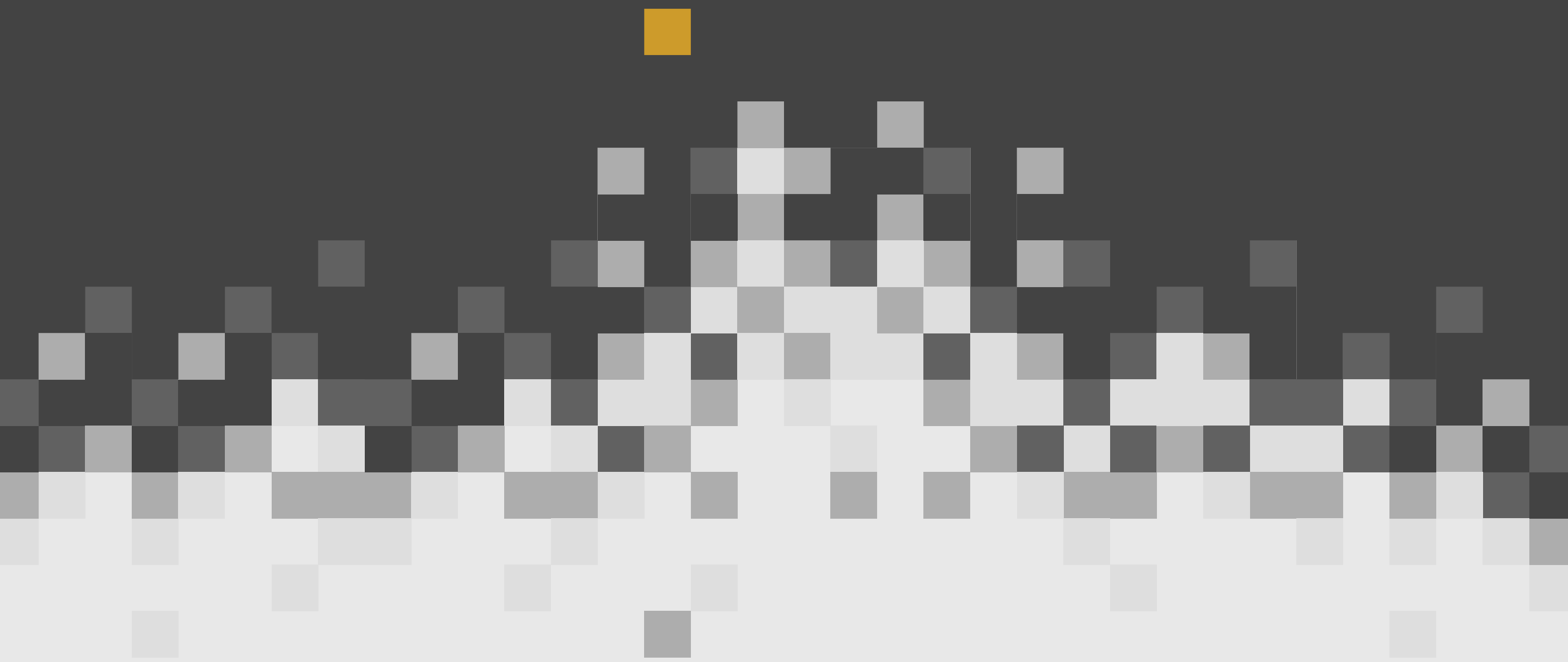


STRUCTURAL CONSULTANTS



S.Abhijeeth Reddy
Anusha Bharath

LEGAL



7207946888



@simchahestates



www.simchahacasa.com

SITE ADDRESS: Acasa Hirise Towers, Survey No: 26, Pipeline Road,
Kokapet, Hyderabad, Telangana

REGISTERED ADDRESS: 8-2-293/82/J-111/28, Road no 78, Jubilee Hills,
Film Nagar, Hyderabad - 500096

2023 A PROJECT BY SIMCHAH ESTATES PRIVATE LIMITED

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