

life... in an idyllic environment



A Trail Blazing Presence



His Presence motivates thousands of personnel. They imbibe his vision and materialize it into a reality. He is young, multi-faceted and widely traveled. Lion Dr. Y. Kiron holds a doctorate in Urban Planning and Tourism Development, USA and a Management graduate degree from St Petersburg, Russia. He is a member of many professional organizations and recipient of several awards.

Tourism infrastructure projects like Theme Parks and Hospitality interests Dr. Kiron. He transformed vast tracts of land into islands of clean, green, spacious ambience and home to happiness. At his hands Mount Opera, the A.P's biggest multi-theme park has taken its shape. He authored several books on fundamental issues of Real Estate business and taught in training sessions. He is a friend, philosopher and guide to countless admirers and customers.

His vision of providing an environment extra ordinaire, finds a true expression at Timberleaf in spirit and execution. To the world of new vision and aspiration This project defines exclusive life in a resort environment.



Suchirindia's *Timberleaf* ... Resort Living European Style

Created in an unspoilt countryside environment, resembling the Mediterranean tropical paradise with stunning Spanish styled villas.

Timberleaf is a celebration of freedom of life.

Lush green landscape, breathtaking outdoors, extensive plantation with blooms in riot of colors, pollution-free sky, fresh breeze, grey horizons mark this premium gated community.

Project Insights

- On Bengaluru Highway • 123 Luxury Spanish Villas
- 25 Acres of Lush Landscaped Community
- Plot Size 330 Sq Yds. • Built up area 3800 Sq Ft. / 5 BHK
- Gigantic integrated Club House



Classic European Styles in

Your Dream Home!



MODEL VILLA PHOTO SHOT AT SITE

The classic villas epitomize the luxury living. The 123 villas in Timberleaf have Spanish interiors with modern elements characterized by multi-layer curved sloping roofs with high quality shingles and roof tiles.

The Vastu compliant villas come in a stunning elevations to choose from. They command unobstructed vistas through toughened glass balconies. View galleries, innovative finishes, well secured bold entrance doors take you to new levels of domestic experience.



STREET VIEW PHOTO SHOT AT SITE

Your Home

- A Perennial Fount of Happiness !

Suchirindia's
Timberleaf
... Resort Living European Style
on Bengaluru Highway



Model
Villa Interiors

REAL PICTURES SHOT AT SITE



Spanish Styled Villas

Intercom Facility

Centralized Gas

Modular Kitchen Cabinets

Solar Water Heating System

24 hr Generator Backup

Ready Telephone Line

Ready Cable Connection

Keyless Lock

Gas Leak Detector

L-Shaped Granite Kitchen Platform with Stainless Steel Sink

A Home Like No Other !

Timberleaf addresses expectations of the highest standards.

The interior spaces are designed and detailed in every aspect. A high bay entrance foyer, spacious entrance lobby, separate drawing room for the visitors and the adjacent large spaced living and dining rooms are well defined and open to natural elements.

Open lawns and sit outs surround the villa at ground level. A separate lounge with bamboo grove on one side and sit out on the other add glamour to the villa.



Landscaped Gardens	01
Acupressure Park	02
Herbal Park	03
Swastik Garden	04
Designer Landscape	05
Tree-lined Vistas	06
Street Lighting	07
Centralized Water Sump	08
Underground Cabling	09
Underground Drainage	10
Water Falls and Fountains	11
Black Topped Roads with Side Walks	12
Rain Water Harvesting	13



The Club

- The World of Indulgence!

Suchirindia's
Timberleaf
... Resort Living European Style
on Bengaluru Highway



Suchir's
MANIA

SI 01 40001
Name
VALID 02/12 - 02/22

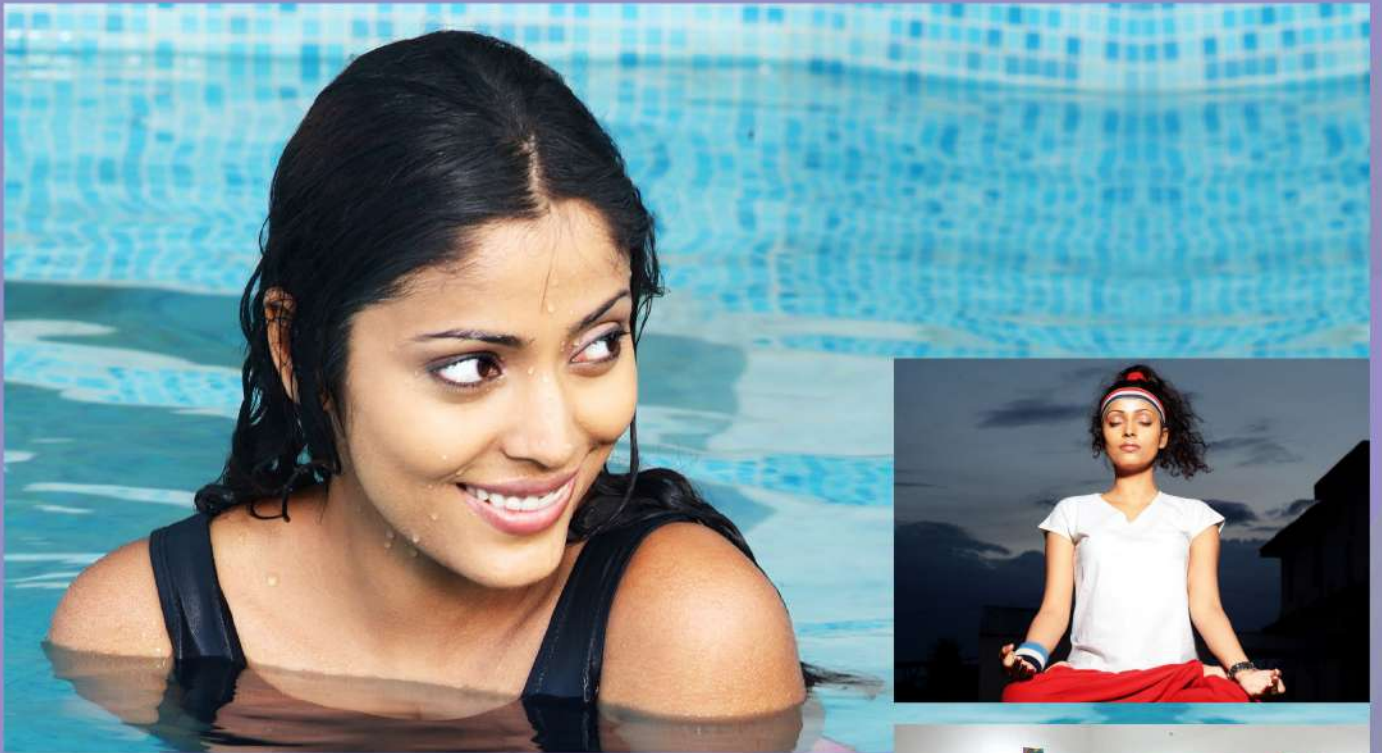


Timberleaf has a huge 70,000 Sft. integrated club which entice the social fabric of residents. The club's architecture presents a contemporary style. Interior spaces are articulated with large open areas making it transparent to natural elements.

Free Membership to Suchir Kingdom	01	Chill out Bar	05
Centralized Bill Payment Facility	02	Reception	06
Library	03	Dance Floor	07
Gaming café	04	Poolside Restaurant	08
		Party Lawn	09



Fit as a Fiddle !



It is just the kind of place friends can't keep away from. The perfect recipe for some great socializing is to leave your home setting undisturbed and make full use of infrastructure available. Lawns, multi-cuisine restaurants, café and a function hall with ample seating form a background as pretty as a picture post card.

You can take care of weekly groceries from convenience store. Same is with banking and post office. If you are bored with indoor cooking, you can enjoy food at barbeque on a full moon day.



Power Backup	01
Departmental Store	02
Senior Citizen Park	03
Free Banquet Furniture	04
Car Washing Area	05
Nearby Banking and Post Office	06
Amphitheatre(Outdoor)	07
Sewerage Treatment Plant	08
Swimming Pool	09

Gymnasium	01
Steam Bath	02
Sauna	03
Jacuzzi	04
Massage Room	05
Yoga and Meditation Centre	06
Aerobics	07
Jogging Track	08

Celebrate a Colorful and Happy Childhood!

Suchirindia's
Timberleaf
... Resort Living European Style
on Bengaluru Highway



Timberleaf offers its children flowering experience with nature, space and facilities. The premises reverberate with children playing in parks while grand parents look on, splash in fun pool under supervision, learn to concentrate and come to grip with skills as they play in world class sporting grounds.

Working mothers take comfort in crèche, kindergarten school and toddlers' lounge.

So let the young tigers loose---their time starts now!



Children Park	01
Fun Pool for Children with Main Pool	02
Cycling Track	03
Music Room with Instruments	04
Study/Tuition Room	05
Virtual Gaming Station	06
Toddlers' Lounge	07



The Right **Body** for Right **Mind!**



Timberleaf has a full fledged sporting infrastructure developed under expert guidance. Hone your skills whether in sprinting or cycling, Table Tennis or cricket. Skating, or swimming, badminton or squash and so many more. Rejuvenate yourself after a hard day's work with a whole range of indoor and outdoor sports.



Tennis Court	01	Volleyball	07
Table Tennis	02	Cricket Practice Nets	08
Squash	03	Floor Chess	09
Badminton	04	Fuse Ball, Caroms and Darts	10
Basketball	05	Croquet	11
Billiards	06	Sand Pit	12

You are at Home
when it comes to **Business!**

Suchirindia's
Timberleaf
... *Resort Living European Style*
on Bengaluru Highway



A seamless connectivity and business facilities at Timberleaf help enhance your productivity. The broadband internet connects to your global partners instantly. Sit cozy at your home and transact your business with far corners of the world. Or invite your business colleagues and discuss in a well appointed business lounge. Entertain and impress them at star quality restaurant in club.

Meeting Room 01

Community Hall 02

Solar Fencing 03

Furnished Society Office 04

Team of Electricians 05

Round-the-Clock Security 06

Watchman Tracking Device 07

CC TV Integrated with Cable TV 08

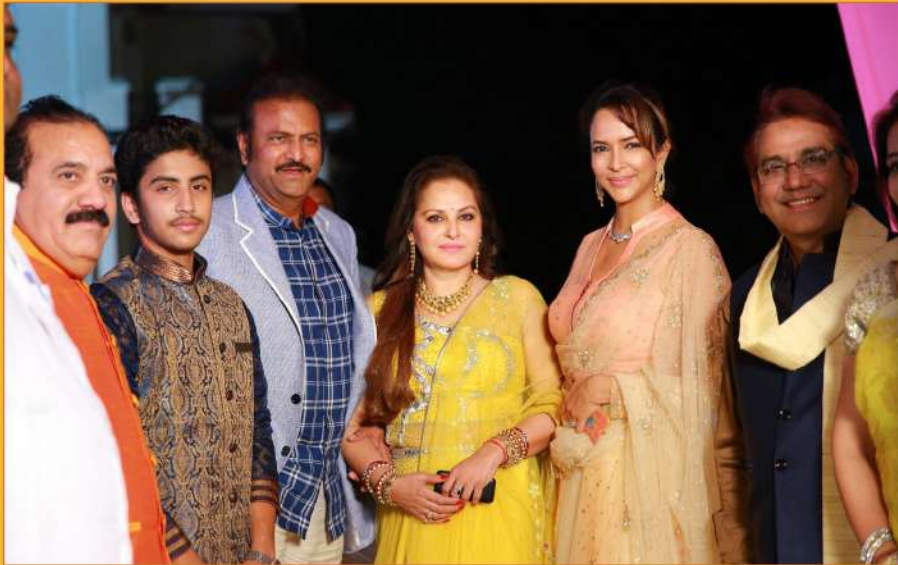
Panic Button 09

Team of Plumbers 10

Timberleaf Villa Owners Meet & Greet



An Celebration like no Other ! *(Jayaprada Son's Sangeeth)*



Plantation at Timberleaf Project



An Astonishing Celebrations *(Shastipoorti)*



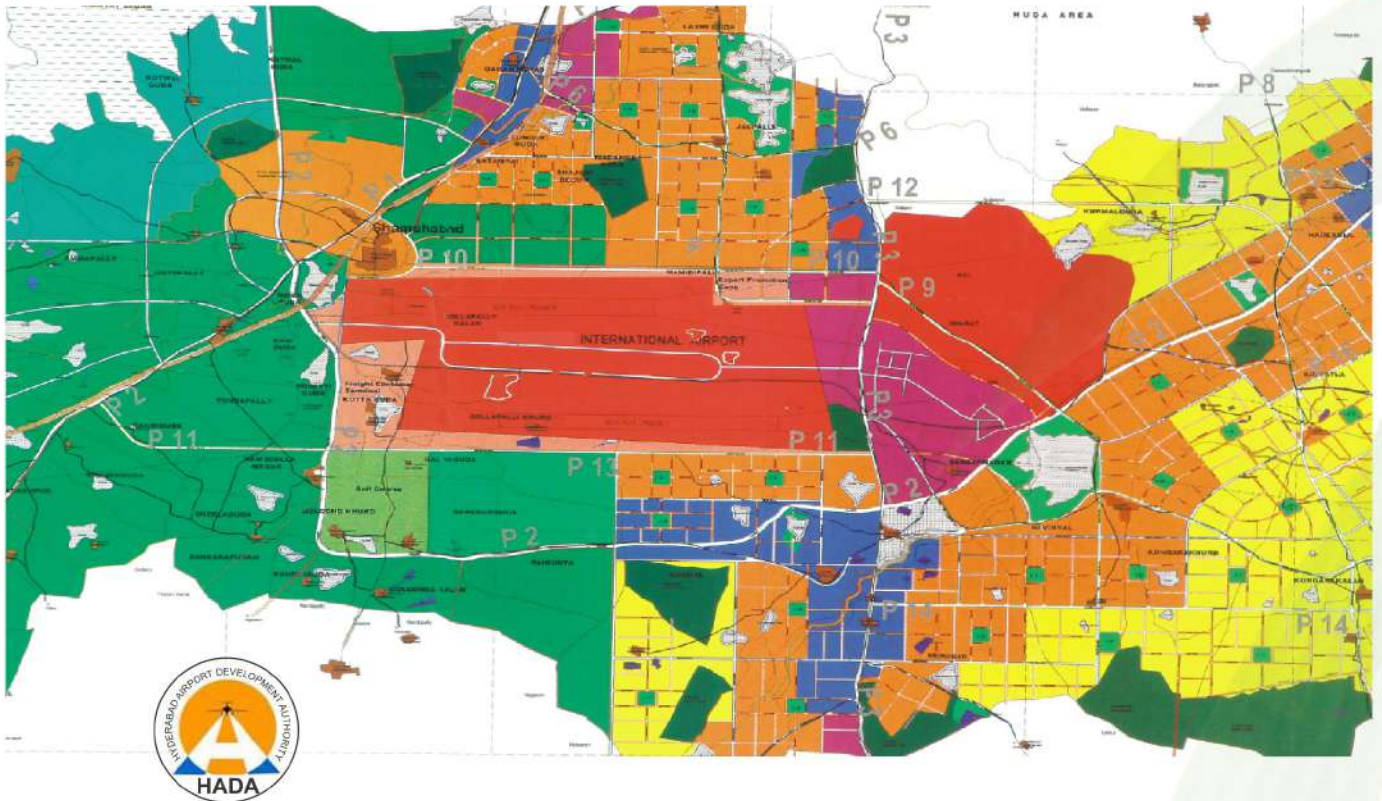
Actual Pictures at Timberleaf Project



Best Homes at Unbeatable Location!

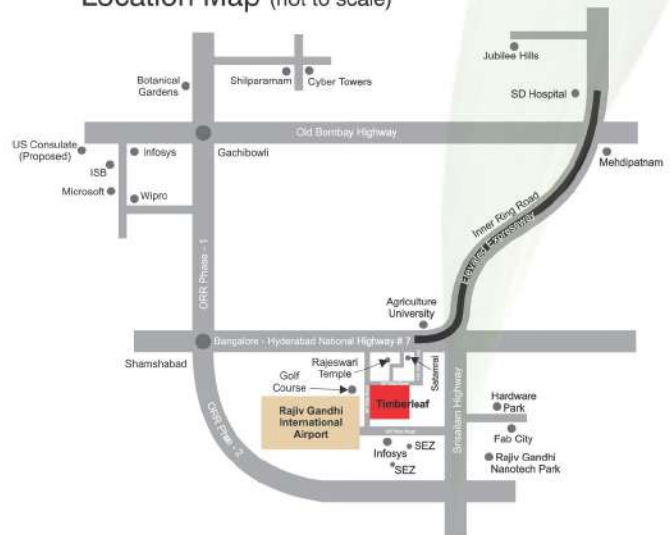
Located near Pashambanda, Shamshabad Mandal, Timberleaf is nearby India's biggest airport at Shamshabad, due to take off in 13 months. It is in immediate proximity to SEZs, IT Parks, world class communities that will vibrate with life in no time.

Timberleaf is also close to the proposed billion dollar Hardware Park and Rajiv Gandhi Nanotech Park at Maheswaram through express highways. On NH7 Bangalore Highway, "Nakshatra Mandalam", a 65 acre enclave is earmarked for proposed five and seven star hotels. Timberleaf is connected to the city by a five minute drive through the PVNR express way.



From / To	Time
Jubilee Hills	20 Min.
Hitech City	20 Min.
Intl. School	20 Min.
Hospitals	5 Min.
MMTS	5 Min.
Intl. Airport	3 Min.
NH	2 Min.

Location Map (not to scale)



West Facing Unit

Area Statement

Ground Floor : 1498 Sft.

First Floor : 1401 Sft.

Second Floor : 696 Sft.

Total Area : 3595 Sft.

*Including common area is 3800 Sft.

Ground Floor



First Floor



North Facing Unit

Area Statement

Ground Floor : 1589.98 Sft.

First Floor : 1515.62 Sft.

Second Floor : 504.18 Sft.

Total Area : 3609.78 Sft.

*Including common area is 3800 Sft.

Ground Floor



First Floor



East Facing Unit

Area Statement

Ground Floor : 1551.07 Sft.

First Floor : 1520.11 Sft.

Second Floor : 454.96 Sft.

Total Area : 3526.14 Sft.

*Including common area is 3800 Sft.

Ground Floor



First Floor



After villas, you can find the luxury of life extending to apartment blocks. In the next phase, you can anticipate spacious studio apartments coming up in five blocks.

Project Plan



Plot Area Statement

Plot No.	Area in Sqyd.	Facing
1 to 4	326.16	(West)
5, 6	389	"
7 to 14	326.16	"
15	389	"
16	326.16	(North)
17 to 19	326	(North)
20	389	(East)
21 to 28	326.16	"
29, 30	389	"
31 to 33	326.16	"
34	326.16	(West)
36, 37	326.16	"
38,39	389	"
40 to 47	326.16	"
48	389	(West)

Plot No.	Area in Sqyd.	Facing
49,50	326	(North)
51	462	(North)
52	389	(East)
53 to 60	326.16	"
61, 62	389	"
63, 64	326.16	"
67	326.16	"
68, 69	389	"
70 to 77	326.16	"
78	389	"
79	389	(North)
80	326	(North)
81	326	(North)
82	389	(East)

Plot No.	Area in Sqyd.	Facing
83 to 86	326.16	(East)
87	326	"
88, 89	389	"
90	435	"
93 to 97	326.16	"
98, 99	389	"
100 to 107	326.16	"
108	389	"
109, 110	326	(North)
111	326	(East)
112 to 117	326.16	"
118, 119	389	"
120 to 124	326.16	"