









the air fills







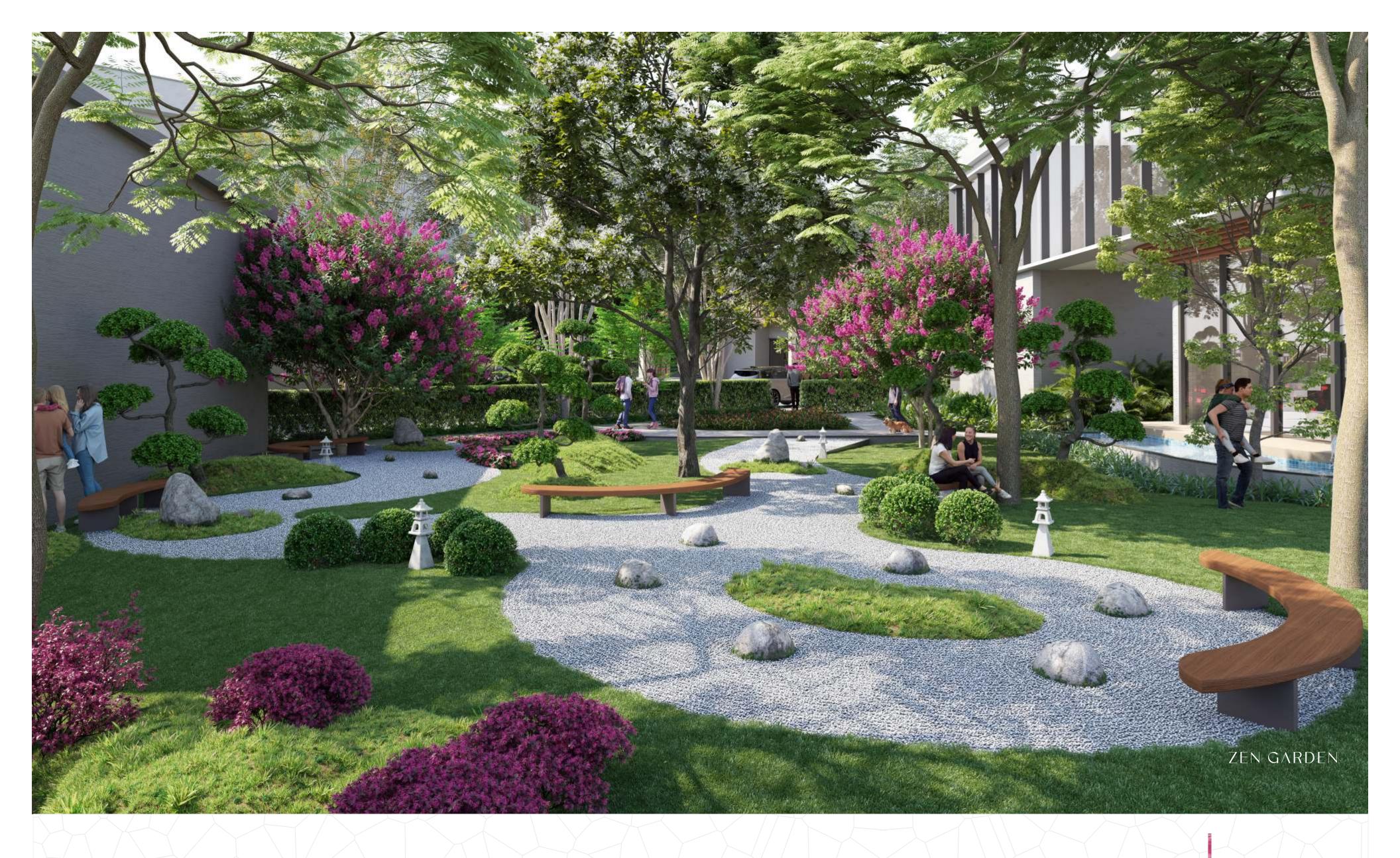






INSPIRED JAPANESE LANDSCAPES SCANDINAN DESIGN





INSPIRED LANDSCAPES

JAPANEESE STYLE

inspired by the Japanese principles the landscape at LIOS uses natural elements like rocks and pebbles, special foliage and water bodies, low seating and miniature sculpture.







SOMETIMES, THE WAY HOME IS AS BEAUTIFUL AS THE HOME ITSELF





01. ENTRY ARCH WITH GUARD ROOM 02. EXIT ARCH WITH GUARD ROOM 03. ARRIVAL PLAZA 04. ZEN GARDEN

05. DRIVEWAY

07. AVENUE PLANTING 08. NODES

06. PEDESTRIAN PATHWAY 09. CLUBHOUSE GARDEN

11. MAIN POOL 12. KIDS' POOL 13, POOL DECK 14. CHILDREN'S PLAY AREA 10. FEATURE WALL 15. SHADE STRUCTURE

16. OUTDOOR GYM 17. SKY WALK 18. AMPHITHEATRE 19. TERRACE SITTING AREA 20. INDOOR BADMINTON & SQUASH

21. CAMPFIRE ZONE 22. INFORMAL SEATING 23. MEETIING POINT 24. BASKETBALL

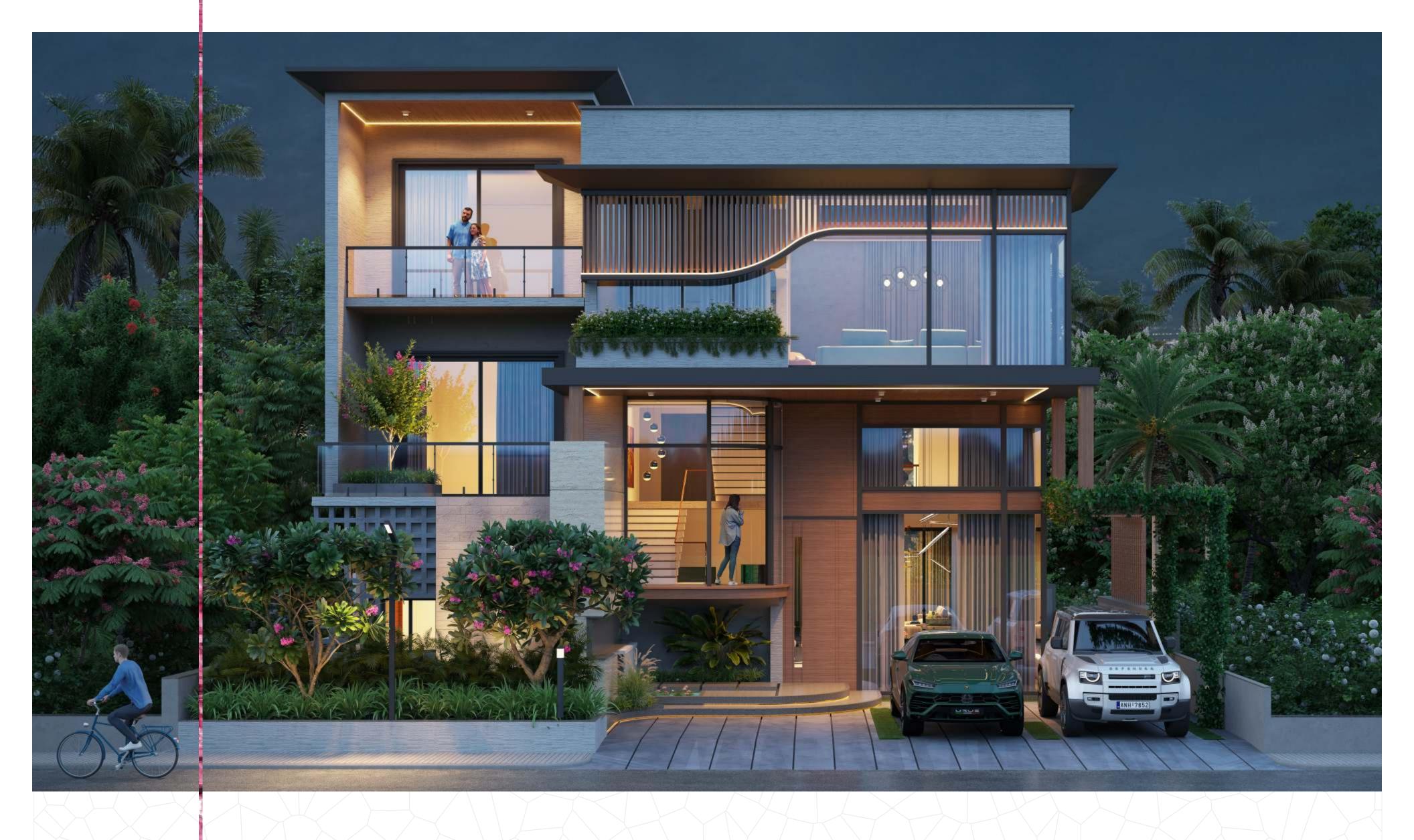
25. MINI SOCCER

26. TENNIS COURT

27. PICKLE BALL COURT 28. PET CORNER 29. WALKWAY WITH BERM LAWN 30. SEATING GALLERY

TO MEMORABLE
MOMENTS AROUND THE
GRAND CENTRAL PARK

The essence of LIOS is its harmony with the outdoors. This amazing community of villas is designed with the grand central park as its centre of gravity. Life revolves around this vast stretch of gardens, clubhouse facilities, sports courts and play parks. It's a concept that focuses on wellness, clean air to breathe in, healthy physical activity and mental peace for residents of every age and attitude.



VILLAS SO THOUGHTFUL, THEY CAN CHANGE THE WAY YOU THINK





WHAT YOU SEE, WHAT YOU FEEL, WHAT YOU JOURNEY THROUGH





The ultra-tall entrance, the split-level living areas, the majestic high ceiling give you ultimate spaciousness and comfort. Witness the play of levels and the generous use of glass to let natural sunlight stream in. This is where art and functionality are in close embrace.

Majestic spaces





The living room flaunts a 18'-9" high ceiling making a grand 'first impression' on connoisseurs of style. It's clearly a larger-than-life experience, and only you hold the key!

FOUR LIVING ZONES

1. GREET GRAND

2. FRIEND ZONE

3 FAMILY HUB

4. MID DECK PARTY







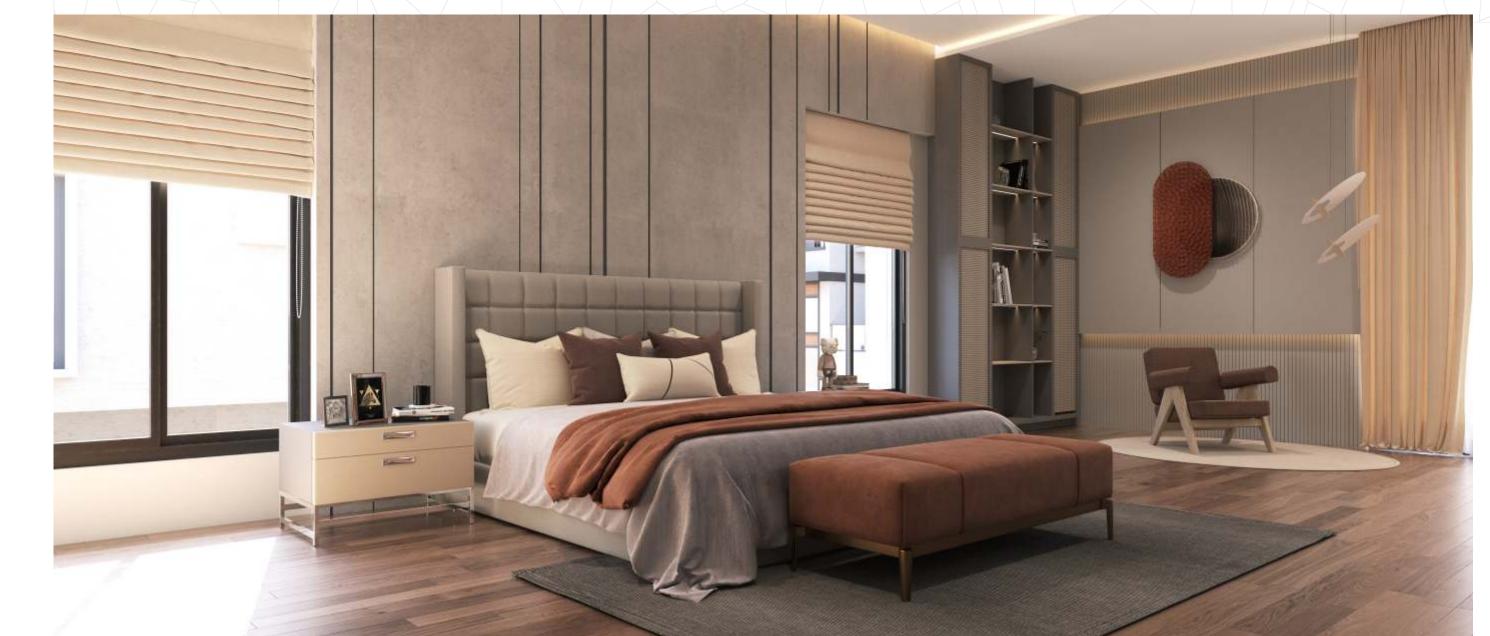


2. FRIEND ZONE 3 FAMILY HUB

4. MID DECK PARTY

ELEGANCE, DEPTH & CLASSIC OLD-WORLD CHARM

The design narrative plays on the social aura of every generation living under one elegant roof. So you have multiple mind blowing living areas, with tall 8' windows to let golden sunlight splash the corners. Also enjoy the charming dining space which can accommodate sparkling conversations and cuisine.



PRIVATE NEST





VIVIDITY IN EVERY FORM AND HUE

TOGATHERNESS

WARMTH

SUNSHINE

SHADE

AND

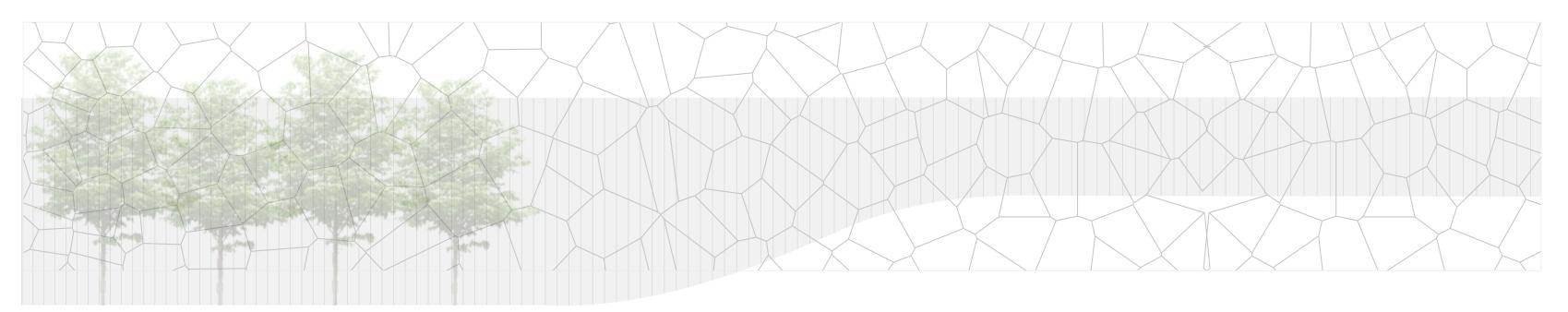
HUES

OF GREEN.



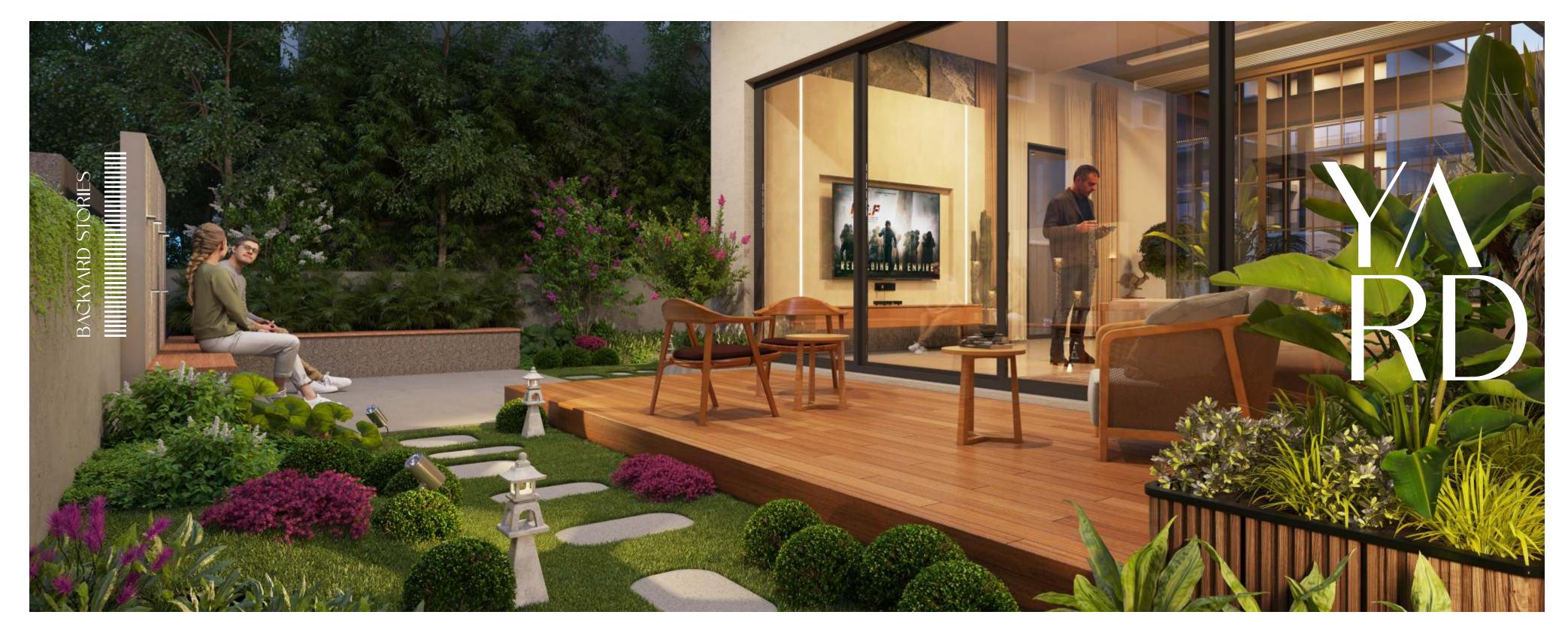


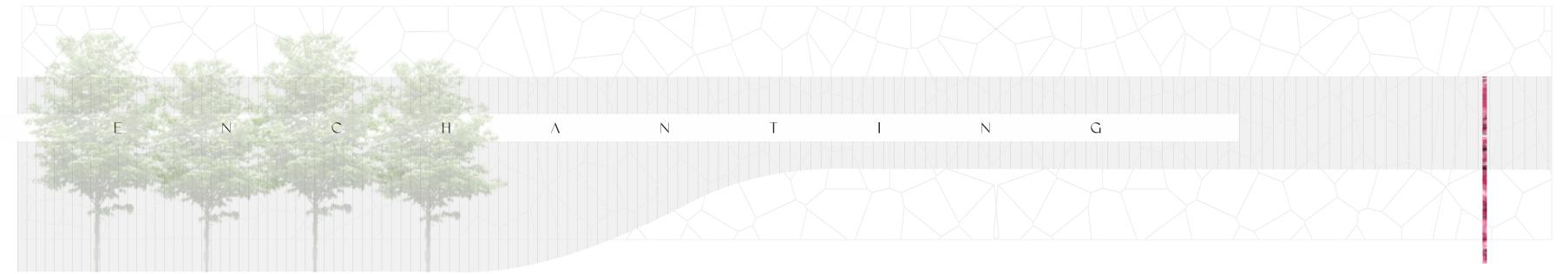










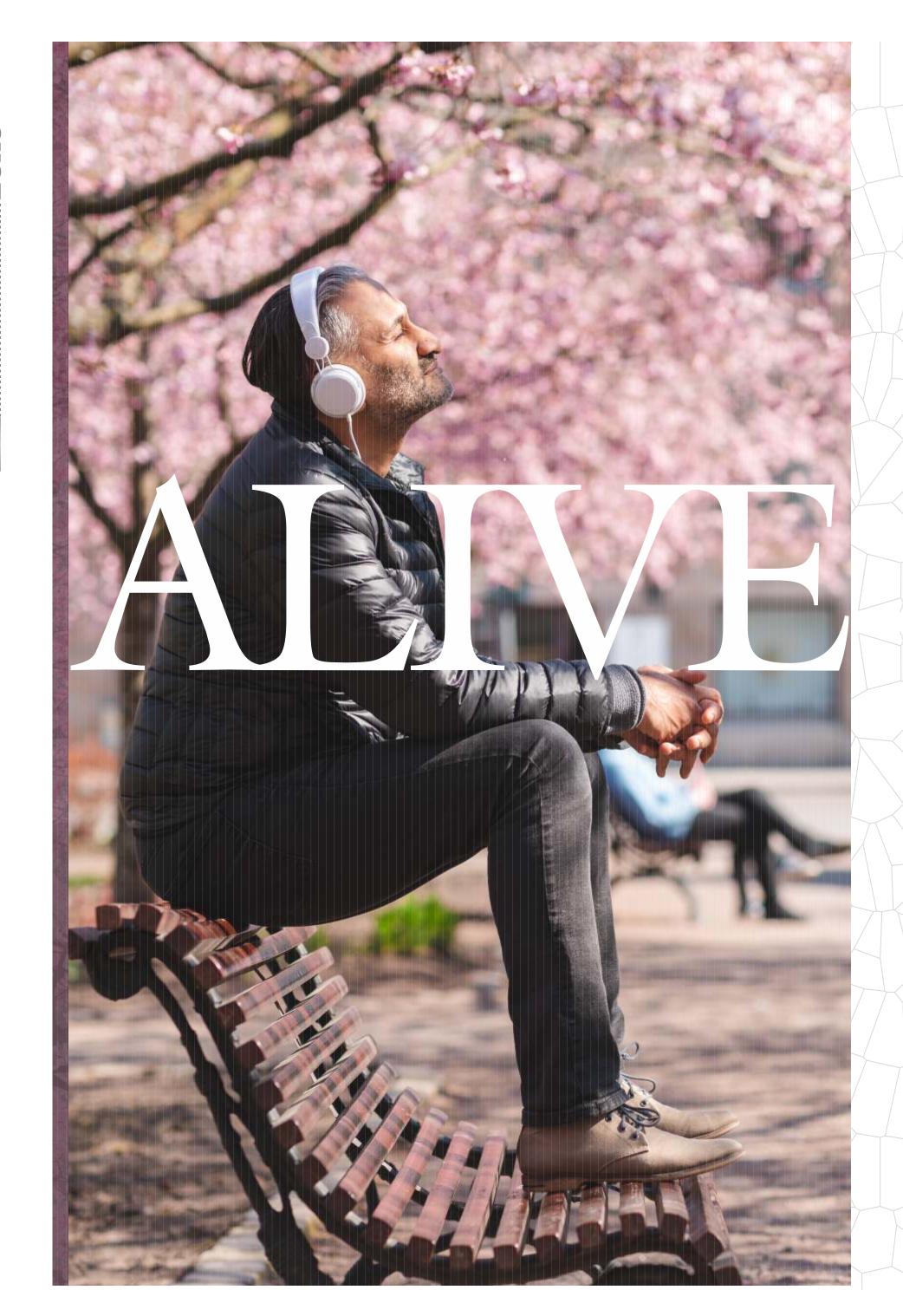




The backyard at LIOS is a beautifully designed setting with curated nuances like wooden deck, comfortable seating, ornamental greens, mini water bodies and even a statement wall for those perfect Instagram moments!



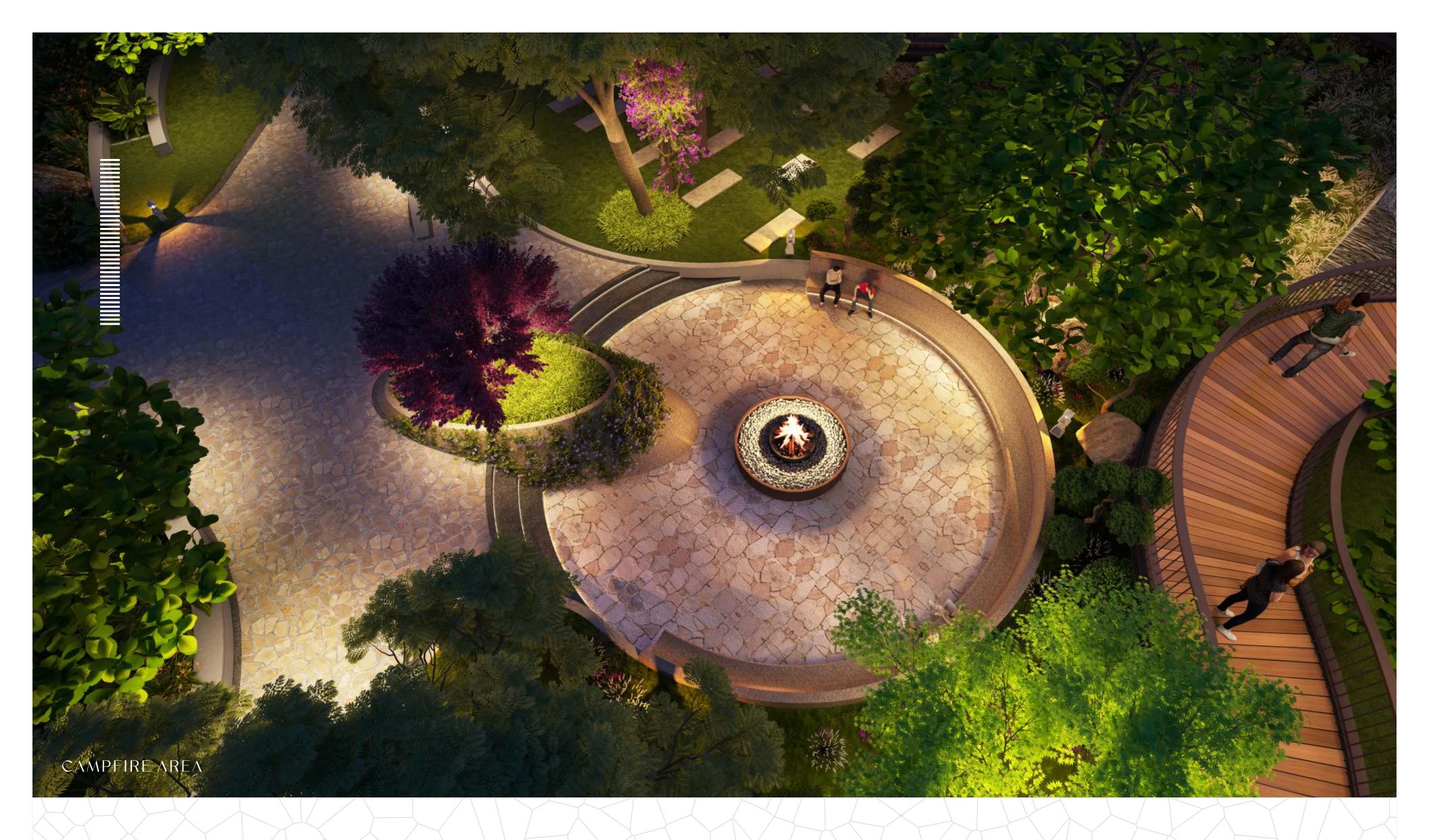






The cherry blossom square in LIOS is a symbol of renewal and hope, of romance and poetry. Sakura, as the Japanese call it, will mean that it is always spring in this oasis of peace. Breathe in the freshness and start every new day as cheerfully as the cherry blossoms.



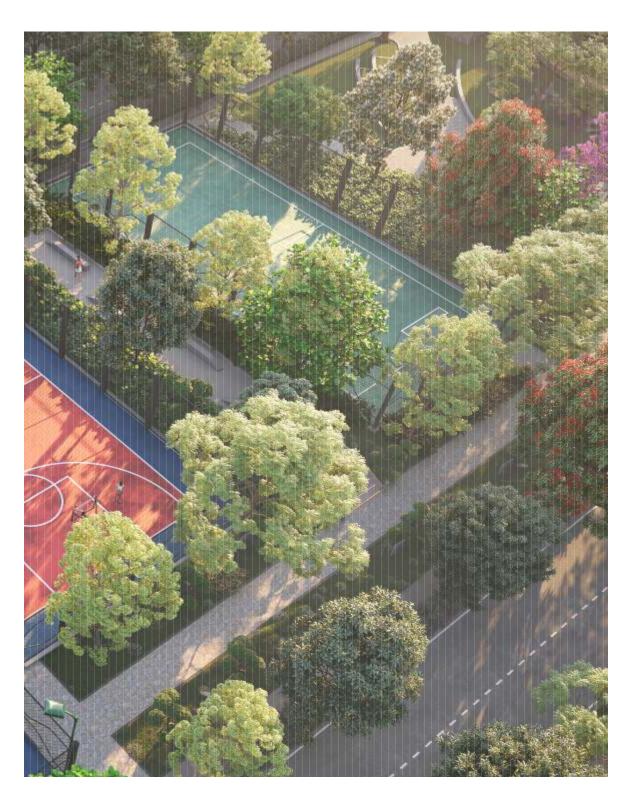


The cherry blossom square in LIOS is a symbol of renewal and regeneration, of romance and poetry.

LIFE INSPIRED BY OPEN SKES



SPORTING ZONES INSPIRED BY ENERGY AND ADRENALINE





Pickle Ball



Tennis Court



Basketball Court













WIN WOWSOME

LIOS has the perfect basketball and pickleball courts for sports enthusiasts looking for some fun. Framed by green foliage and designed at the centre of the villa layout, this is your place to play and rule.

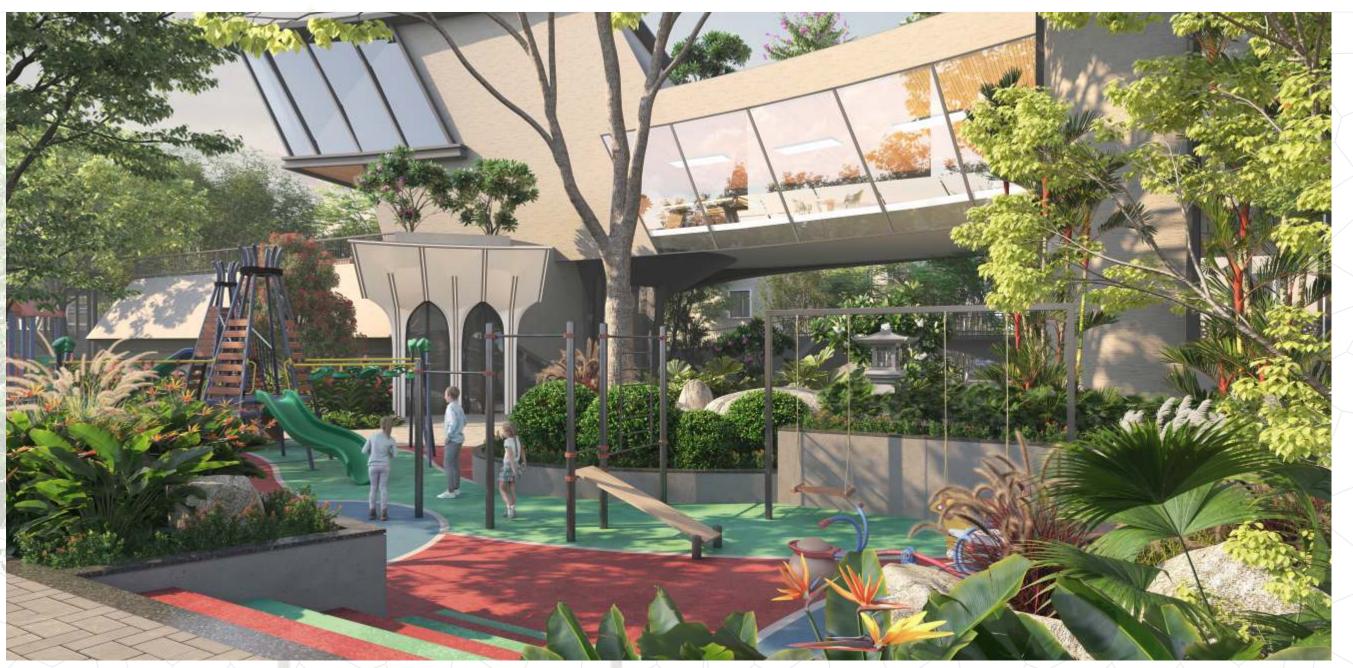


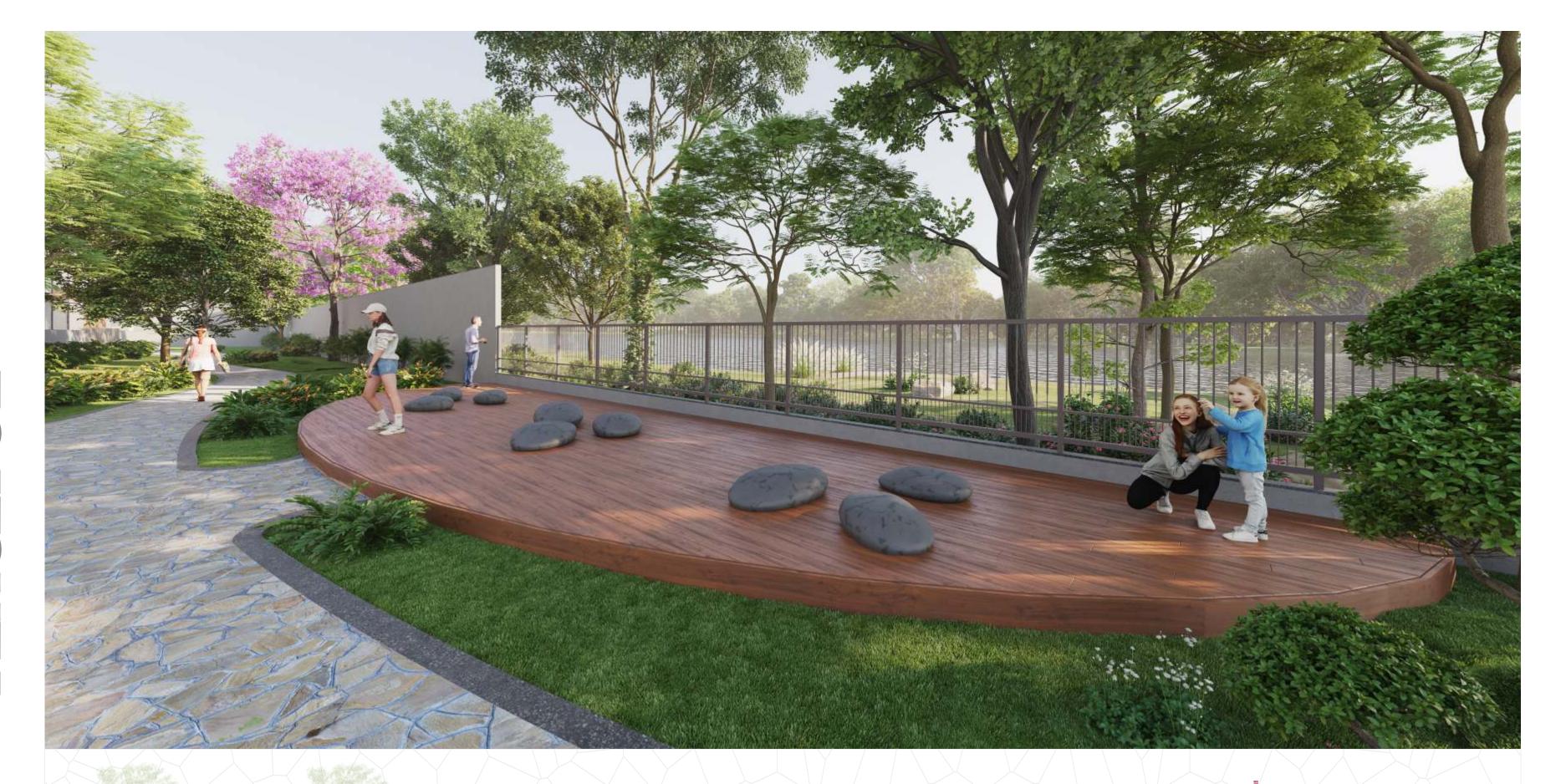




SETTING THEM FREE TO REDISCOVER CHILDHOOD







Imagine your gated community alongside a scenic water body, and watch imagination turning real. Not only does living in the vicinity of a water-sphere promote mental and physical well being, it also boosts creativity and socializing. For the children, it is a daily connection with nature without travelling far and beyond your home.











Pause and reflect. You are in a global hub of leisure at Club LIOS, and it's show time! Welcome to a clubhouse of ultra-modern architecture and luxurious interiors. Explore 3 magical levels packed with activities and conveniences, ranging from fitness to indoor sports, hospitality to dining, daily needs to indulgence zones. Anything your body, mind or soul wishes for is here!

3 PARTY AREAS

36,000 SFT





WE'RE GAME IF YOU ARE.

LIOS SPORT is a dedicated arena for the sports lover. Built on the lines of established sports clubs in the metropolis, LIOS Sport offers the finest facilities for basketball and tennis, cricket and badminton, skating and swimming.





DIVE INTO A REFRESHINGLY IMMERSIVE EXPERIENCE



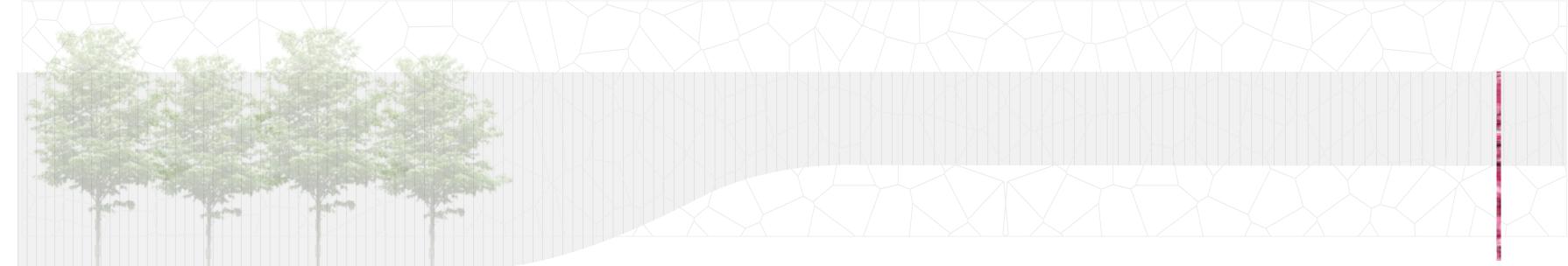


STEP UPTO STARRY NIGHT EXPERIENCE









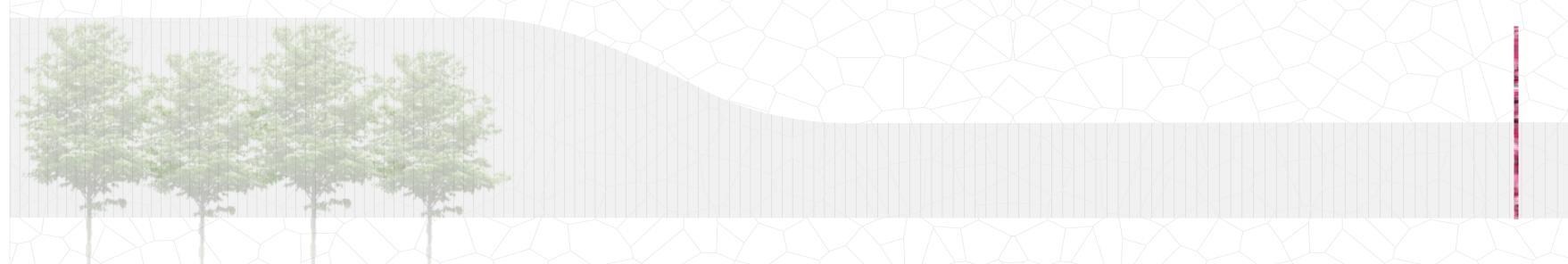






Step into a world where there is no room for boredom.
There are specially designed spaces for a whole range of activities. So if you want to have a business meeting or work on your laptop in privacy – we have your back.



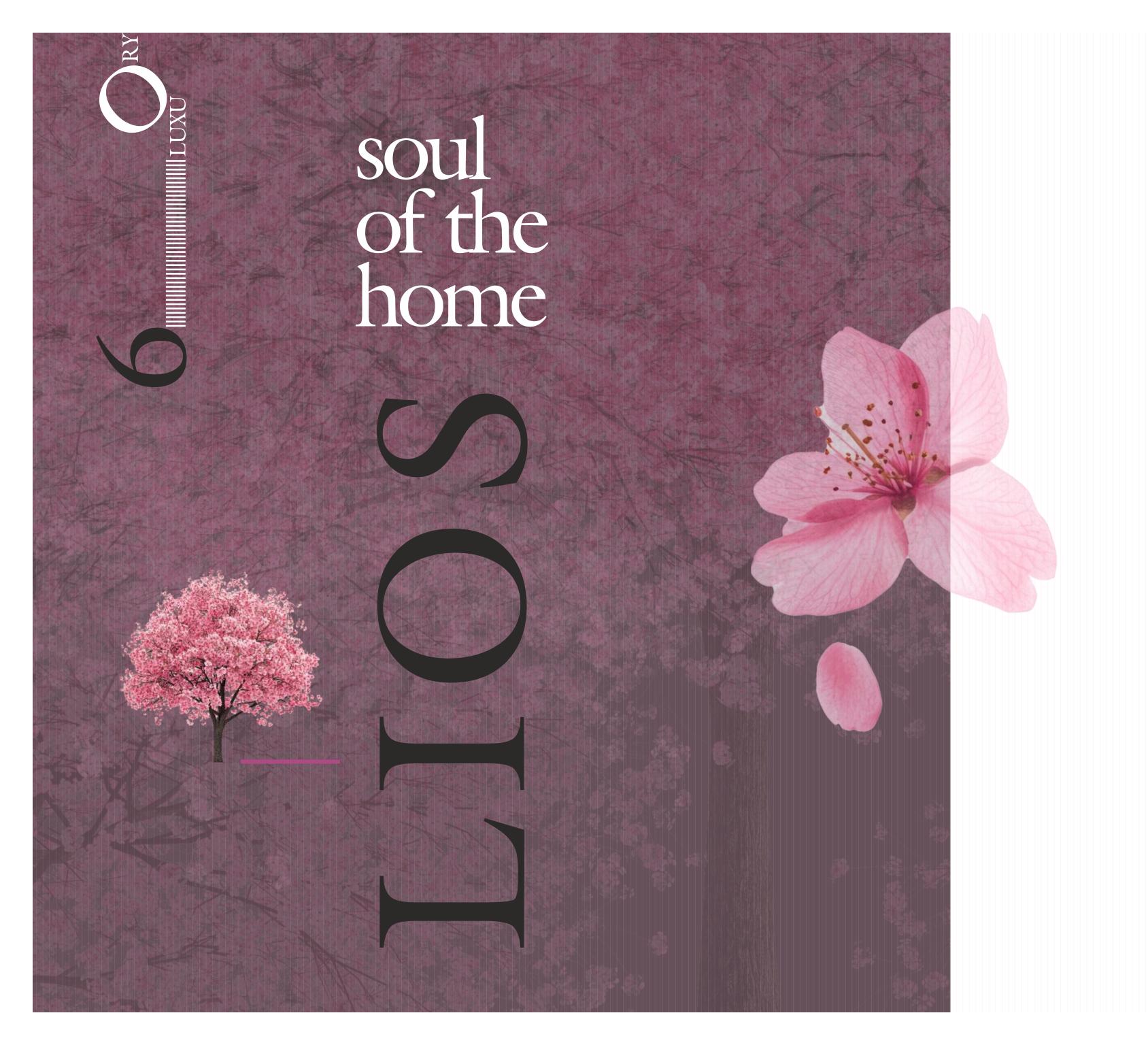












EAST & WEST FACING VILLA SIZES IN SQYD

477 48HK EAST - 6660 SFT WEST - 6588 SFT

477 5BHK EAST - 6660 SFT WEST - 6588 SFT

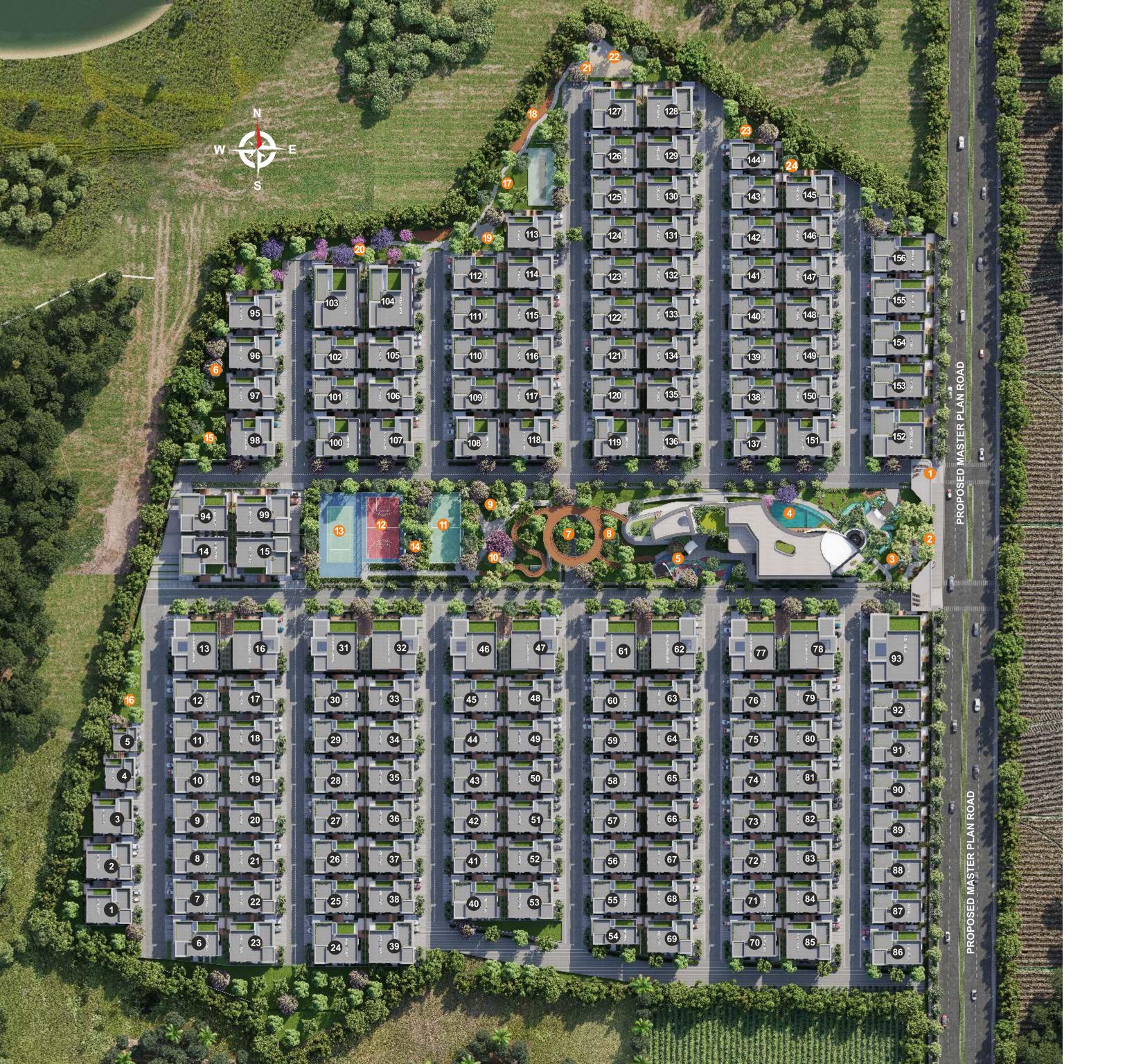
576 5BHK EAST - 7992 SFT WEST - 7803 SFT

747 5BHK EAST - 9603 SFT WEST - 9720 SFT

5 UNITS PER ACRE (LOW DENSITY PROJECT)

31 156 ACRES VILLAS





LEGEND

- 1. ENTRY AND EXIT ARCH WITH GUARD ROOM
- 2. ART SCULPTURE
- 3. ZEN GARDEN
- 4. POOL
- 5. CHILDREN PLAY AREA
- 6. OUT DOOR GYM
- 7. SKY WALK
- 8. AMPHITHEATRE
- 9. CAMP FIRE ZONE
- 10. JAPANESE GARDEN TRAIL
- 11. MINI SOCCER
- 12. BASKET BALL COURT
- 13. TENNIS COURT
- 14. SEATING GALLERY (SPORTS AREA)
- 15. PICKLE BALL COURT
- 16. PET CORNER
- 17. BOX CRICKET
- 18. PICNIC AREA
- 19. MEDITATION FOREST
- 20. CHERRY BLOSSOM SQUARE
- 21. MULTIPURPOSE SAND COURT
- 22. UMBRELLA SEATING
- 23. REFLEXOLOGY PARK
- 24. SKATE PARK





4 47 3HK SO VDS

TOTAL AREA

666
SET

GROUND FLOOR AREA - 2451 Sft

FIRST FLOOR AREA - 1850 Sft

SECOND FLOOR AREA - 2359 Sft





FIRST FLOOR

SECOND FLOOR











1 17 BHK SO VDS

TOTAL AREA
6588
SET

GROUND FLOOR AREA - 2357 Sft

FIRST FLOOR AREA - 1940 Sft

SECOND FLOOR AREA - 2291 Sft



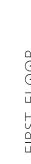








- **2451** Sft GROUND FLOOR AREA FIRST FLOOR AREA **1850** Sft **2359** Sft SECOND FLOOR AREA





FIRST FLOOR













5 | 477

TOTAL AREA
6588
SET

GROUND FLOOR AREA - 2357 Sft

FIRST FLOOR AREA - 1940 Sft

SECOND FLOOR AREA - 2291 Sft

AU WIDE ROAD







40' WIDE ROAD



5 | 576

7992 SFT

GROUND FLOOR

GROUND FLOOR AREA - 2823 Sft

FIRST FLOOR AREA - 2319 Sft

SECOND FLOOR AREA - 2850 Sft



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SECOND FLOOR



GROUND FLOOR AREA - **2751** Sft FIRST FLOOR AREA **2351** Sft **2701** Sft

SECOND FLOOR AREA

FIRST FLOOR



GROUND FLOOR









5 74°

TOTAL AREA

9603
SFT

GROUND FLOOR AREA - 3435 Sft

FIRST FLOOR AREA - 2727 Sft

SECOND FLOOR AREA - 3441 Sft

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IRST FLOOR





SECOND FLOOR





5 74 so yps

9720 SFT GROUND FLOOR AREA - 3502 Sft

FIRST FLOOR AREA - 2767 Sft

SECOND FLOOR AREA - 3451 Sft





GROUND FLOOR









RCC FRAME STRUCTURE

- Designed to withstand loads Ground floor height -13', First & Second floor height -12'.
- Structural steel of Vizag Steel/Jindal/Jai Raj or equivalent make.
- Ready mix concrete/cement as specifically advised by the structural engineer.

SUPER STRUCTURE

- 6" TH Solid block masonry for internal walls in cement mortar.
- 8" TH Solid block masonry for external walls in cement mortar.

PLASTERING

- Internal Walls: Double coat sponge finished cement plaster using glass fibers
- External Walls: Double coat sand faced cement plaster.

PAINTING

- Internal Wall Finishes: Smooth Birla putty finish with two coats of premium acrylic emulsion paint over a coat of primer, as per architect's intent.
- External Wall Finishes: Two coats of acrylic weatherproof emulsion paint, textured surfaces and cladding as per architect's intent.

JOINERY WORK DOORS

- MAIN DOOR: Teak wood door frame & veneer skin shutter with polish finish of 12'0" height, finished with good quality hinges, lock, handle.
- INTERNAL AND BATHROOM: Engineered solid core door frame with shutter of 8'0" height, consisting of veneer skin on the top of plywood on both sides, framing in solid wood rails and stiles, tubular chipboard infill with good quality hinges, lock and handle.
- DOOR HARDWARE: All hardware in brush finished stainless steel. The main door with a night latch of Godrej/Dorset or equivalent make. All other doors with door bolts and a mortise lock or tubular/cylindrical lock. Magnetic/concealed door stoppers of Hafele or equivalent make for the main door and bedroom doors.
- Windows and Sliding Doors: Aluminium frame with toughened glass sliding/ openable/fixed shutters with mosquito mesh shutters

FLOORING & DADO

- Foyer, All Living Areas, Staircases, Powder Rooms, Dining, Dry Kitchen, Master Bedroom& Children Bedroom are Polished Italian marble flooring
- Wet Kitchen, Stores, Utility, Laundry, Maid Room & Bathroom: Vitrified tiles & anti-skid
- Other Bedrooms: Italian/ Wooden floor reputed brand as per architect's intent.
- Pooja Room: Polished Italian marble flooring or granite flooring or equivalent as per architect's intent
- Bathrooms: Vitrified tiles for floors and walls respectively up to the false ceiling height as per architect's intent.
- Home Theatre: Wooden flooring of reputed brand as per architect's intent
- Party Hall: Italian marble flooring
- Deck and Terraces: Vitrified tiles/anti-skid (Kajaria/Johnson or equivalent make)
- Parking And Driveway: Rough finished granite or equivalent finish as per architect's intent.

BATHROOMS

- Sanitary appliances in bathroom: Wall mounted EWC with concealed flush tank an health faucet. Designer basin with counter and basin mixer. 2 flow diverter with mixer for shower and spout in shower area of bathrooms. Thermostatic mixer and 3 flow diver tor for shower with rain shower, spout and hand shower in master bathroom.
- Sanitaryware & CP Fittings: Premium quality white sanitaryware from Villeroy & Boch or equivalent. Premium chrome CP fittings from Villeroy & Boch or equivalent.
- Shower Cubicles: Toughened glass partitions of premium quality fittings in all bathrooms wherever applicable.

ELEVATOR

- Provision for elevator of 6 people
- HOT WATER SYSTEMDedicated hot water lines for solar water

LAUNDRY ROOM/KITCHEN/UTILITY

- Provision for water and electrical points for appliances in kitchen & utility.
- Provision for water & electrical points for washing machine, dryer in laundry.

RAILINGS

- Staircase Railings and Terrace Railings: Glass railing with premium grade matt finish stainless steel or equivalent type, as per architect's intent.
- 1 STAIRCASE
 - Italian Marble Flooring with Glass Railing.

POWER SUPPLY

Layout: HT connection for the community under HT category 6 for residential communities with net metering system.

1 \ | ELECTRICAL POWER

- Layout: Ample power supply to each villa with equal EB and DG supply. The system is designed to support the consumption at the villa level and the community.
- Captive DG for ensuring 100% backup of common areas and villas.
- Silent DG with sync panels to ensure maximum capacity utilisation of the working DG and fail safe operation.
- Elegant Designer Modular Electrical Switches of Legrand or Equivalent.
- Concealed Cooper Wiring of Finolex/Havells/Polycab or Equivalent.

POWER DISTRIBUTION

- Layout: Electrical HT power availed from electrical authority is stepdown using transformers equipped with voltage regulation technology. The regulated power is distributed with underground cabling with required PCC panels and feeder pillars.
- Villa: Dual source metre for EB and DG supply.

POWER POINTS & LIGHTS

- Villa: Ample sockets will be provided in all rooms, USB sockets with ample light points for wall and ceiling lights, as per architect's intent. Power points for heavy duty vacuum cleaners, high power hair dryers, steam iron in every dress area
- Provision for installing a Bharat Type 1 AC charger for EV charging in every villa.

WATER SOURCE

- Layout: Municipal /Krishna water supply backed up with borewells for water safety.
- Villa: Continuous pressurized supply from the community supply for equal pressure distribution to all villas.

WATER STORAG

• Layout: Ample storage for the water security of the community.

WATER SUPPLY

- Layout: 3 qualities of water for domestic, drinking and landscape water.
- Villa: Metred supply for domestic and drinking water. Recycled flushing water is free to use.

SEWER NETWORK

- Layout: Gravity sewer with access point system leading to the sewage treatment plant.
- Villa: Sanitary piping system for soil and waste piping system for soil and waste piping system with modern piping and chambers.

STORMWATER DRAINAGE

- Layout: Stormwater drainage with underground pipe duct and chamber system leading into rainwater storage and harvesting system.
- Villa: Roof rainwater drainage with piped network and underground pipe network around the villa leading to the external drain.

GAS

Gas pipe line from kitchen to cylinder area

PEST CONTROL TREATMENT

Pest control with warranty certificate to be obtained from pest work under "Termiseal service-prep-construction anti-termite treatment" for all structures and landscaped areas

ROADS

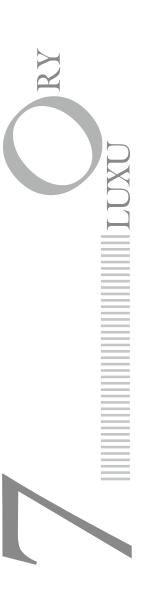
Roads to be 40 feet wide, finished in BT/CC/ equivalent finish as decided by the architect/ landscape architect.

CAR WASH

 At car parking area of each villa, car wash facility will be provided with plumbing and electricity services.

SECURITY, SURVEILLANCE & BMS

- Solar powered security fence all around the villa project.
 - Boom barrier near entry to allow only owners vehicles.
 - CC Cameras around the community for surveillance.





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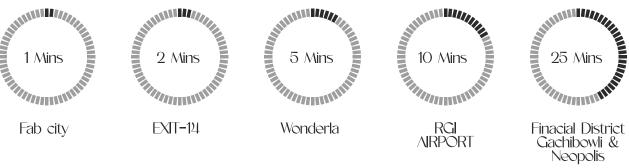
ACCESS
VIA EXIT 14,
ORR
GATEWAY
TO
FOURTH
CITY























ELEMENTS



