

A PROJECT BY

**TEJASE**  
DEVELOPERS

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YOU DREAM IT. WE BUILD IT.

*It's Luxury Draped in Tranquillity!*

 **TRANQUIL  
CREEK**

Premium Gated Community  
Apartments @ Mokila



Home is all about space element. Your choice of home depends on how well the space is wrapped in great design, embellished by generous features and wrapped in lush green landscapes. Luxury without spaces and design without features are undesirable. But here is an exceptional home that balances between space and luxury to deliver a world of joys for you. Welcome home to **Tranquil Creek!**

*Luxury. Space. Serenity.*



## Live future Today

Hyderabad is spreading towards west. Land prices are through the roof even beyond Shankarpally. The State Government has ambitious plans to develop IT Parks around Gandipet lake like Neopolis will create millions of IT spaces that necessitate residential, shopping, healthcare infrastructure. Mokila is an obvious choice for upscale villa communities that have sprung up all around. Before the prices are beyond one's reach, it's prudent to own a home at **Tranquil Creek**.

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## Live in an Exceptional Home

**Tranquil Creek** is one such home rising on 150 ft wide road in the futuristic location of Mokila. The two block project offers ultra premium 3-BHK flats for a chosen 78 privileged families in Block-A to live a life of luxury. Experience fresh air, sunshine that sweep through your home. Plenty of recreation features, thoughtful amenities and an expanse of designer greenery make your home one-of-a-kind in the west of Hyderabad.

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EAST SIDE ELEVATION

## LEGEND

- 1 Main Entrance
- 2 Water Featured Wall
- 3 Driveway
- 4 Avenue Plantation
- 5 Jogging Track
- 6 Badminton Court
- 7 Plaza
- 8 Giant Chess Board
- 9 Children Play Area
- 10 Outdoor Fitness Area
- 11 Outdoor Seating Area
- 12 Lawn
- 13 Seating with Pergola



## PROJECT HIGHLIGHTS

- HMDA-Approved luxury project
- Premium gated community apartments
- 2 Blocks
- 3 BHK East & West facing apartments
- 1965, 1810 & 1750 Sft areas
- Premium quality construction
- Vastu compliant
- No common walls
- 2-Level parking
- Designer landscaping
- 100% Acoustic DG back up
- 24-hr water supply
- 24-hr security with Intercom & CC cameras



SITE LAYOUT PLAN

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## *A breath of fresh Living*

The moment you step into **Tranquil Creek**, you know the home is beyond compare. Designed around your leisure and convenience, Tranquil Creek has spaces that delight you at every step. Apartments ranging from 1750 to 1965 Sft areas have sprawling spaces and top-of-the-line features that take luxury to a new level.



## What sets your home sets you apart

Your home excels in offering features that are quite special. A 17ft wide corridor make your home feel like an independent villa. Entertain your guests at Reception and lounge area without inconvenience to your privacy. Star quality guest rooms with concierge services, beautiful views of landscapes and all round jogging track will make your home an exceptional one. Purity of air, serenity of pollution-free ambience will rejuvenate and keep you in great moods.

### SPECIAL FEATURES

- Pollution-free location
- 17 ft wide corridors
- 3-Sides road
- Secured Entrance
- Guest rooms & services
- Guest kitchen
- Car-free ground floor
- All round jogging track

 **TRANQUIL CREEK**





## Experience Beyond Expectations

You are transported into a whole new world of class and comfort. Functional spaces, shining interiors coupled with excellent cross ventilation and natural light make your home a fountain of joy. Chosen brands, smooth flooring and shining walls add a world of charisma to your home. The craftsmanship transcend the engineering to a work of aesthetics. Spacious sit-outs and balconies connect with outdoors that witness countless experiences of togetherness.



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## Never a Dull Moment

A host of recreation amenities at **Tranquil Creek** will keep your body, mind and soul refreshed. Unwind with daily jogging within premises, and tone your body in well-equipped gym. Swim in covered sparkling pool with family and have loads of fun. Connect with friends over an indoor game. Celebrate parties in banquet hall that are held frequently. Indulge in Yoga practice and stay focused. Have good times with like-minded and distinguished residents to make every day memorable.

### CLUB FEATURES

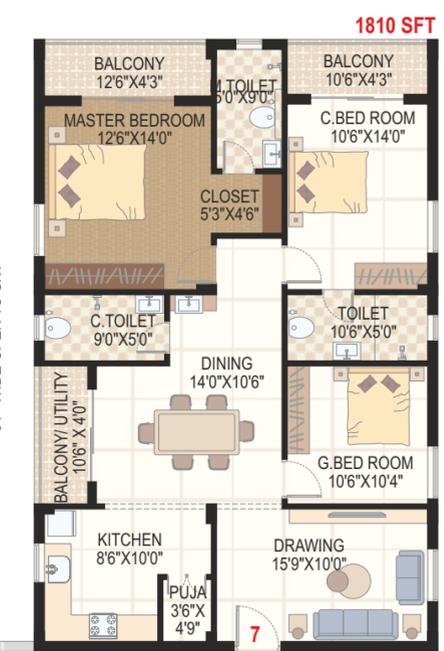
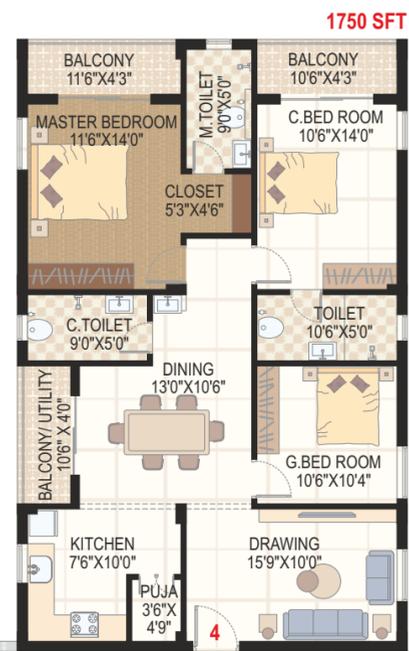
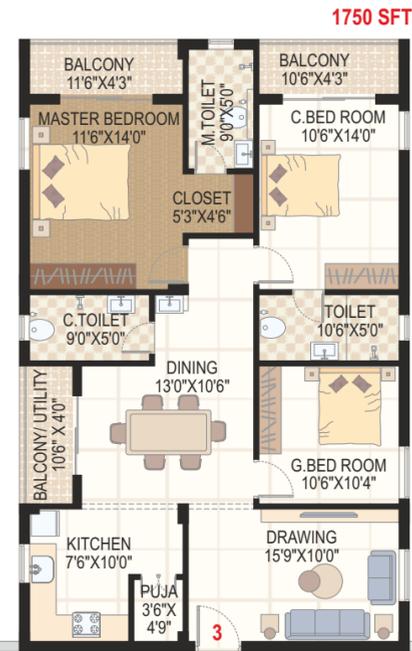
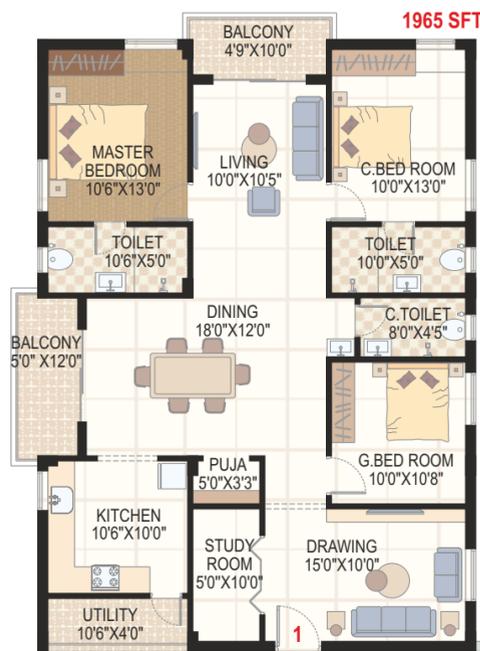
- Covered swimming pool with change rooms
- A/c Gymnasium
- Indoor games enclave
- Multi-purpose hall
- 150 pax Banquets along with kitchen
- Park & Play area

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GROUND FLOOR PLAN

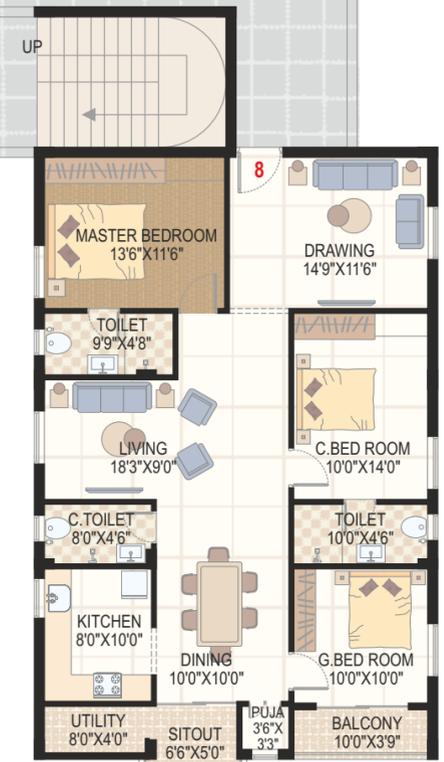


2.1 M WIDE CORRIDOR

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# Experience Well Defined Details



WEST SIDE ELEVATION

## SPECIFICATIONS



**FOUNDATION & STRUCTURE**  
Earthquake resistant RCC framed structure with standard Ready Mix Concrete



**SUPERSTRUCTURE**  
**Outer wall:** 9" thick brick wall.  
**Inner wall:** 4" thick brick wall.



**DOORS**  
**Main door:** Natural Teak wood door frame and the natural Teak wood shutter or engineered wood shutter with melamine polish with all standard hardware.  
**Internal doors:** Modular doors with hardware of reputed brand.



**WINDOWS**  
UPVC windows with float glass with mosquito mesh track. (The shutter for the mosquito mesh is in the scope of the purchaser).



**FLOORING**  
**Living, Dining & Kitchen:** Premium quality Vitrified tiles of size 800X800 mm.  
**Bed rooms:** Premium quality wooden floor in Master Bedrooms and vitrified tiles in other bedrooms.  
**Bath rooms:** Anti-skid ceramic tile flooring in toilets with glazed ceramic/ vitrified tile dado up to 7 feet height.  
**Balconies and utility areas:** Anti skid tiles and dado up to 3 feet height with ceramic / vitrified tiles.  
**Corridors:** Granite or vitrified tiles.  
**Stair case:** Granite.



**SANITARY**  
Designer ceramic tiles up to 7' height, concealed pipeline, European WCs, Washbasins, Toilet accessories of standard make.



**PAINTING**  
All interior walls with smooth finish and Acrylic emulsion paint over cement putty. All exterior walls with cement based exterior paint of reputed brands.



**ELECTRICAL**  
Concealed copper wiring of standard make as per professional MEP consultant design. Power plugs in all necessary areas. Provision for power outlets for air conditioners in all bed rooms and hall.

Power outlets for geysers in all bath rooms.  
Power plug for cooking range chimney, refrigerator, mixer/grinder in the kitchen and washing machine in utility area.  
3 phase supply for each unit and individual meter boards.  
Electrical switches and fixtures of standard make.  
Generator: 100% DG set power back up for the entire flat except for A/Cs, geysers and other 15amp points.



**ELEVATOR**  
High speed 6-Passenger Elevators with VRD of standard make.



**WATER SUPPLY**  
All pipelines will run from overhead to toilets and kitchen and wherever the wash basins are provided. Provision for Municipal water in kitchen.



**CABLE TV**  
Provision for Cable connection in all bed rooms and living room.



**INTERNET**  
Provision in living room for each apartment.



**KITCHEN**  
Granite counter top with ceramic tile dado up to 2' above the counter and stainless steel sink, glazed ceramic tile cladding in the utility area up to 3 feet height.



**SECURITY SYSTEM**  
Intercom audio system shall be provided to each flat from the security for additional security. Panic button & intercom is provided in the lifts connected to the security room. Surveillance cameras at the main security, entrance lobbies, lift areas in the cellars and covering the out side of the apartment complex.



**SWIMMING POOL**  
A swimming pool shall be provided as per the sanctioned plans by HMDA on the amenities floor with changing rooms and toilets.



**GYMNASIUM**  
A modern gymnasium shall be provided on the amenities floor.



**TABLE TENNIS**  
Table tennis is provided on the amenities floor.



**MULTI PURPOSE HALL**  
A multi purpose hall shall be provided on the ground floor with 150 pax capacity for conducting small get-togethers, kitty parties and yoga/ meditation classes etc.



**SOCIETY OFFICE ROOM**  
Office room for the flat owners welfare society shall be provided in the ground floor.



**BADMINTON COURT**  
A badminton court as per the standard dimensions shall be provided in the open space.



**CHILDREN PLAY AREA**  
Children play is provided in the open space with the minimum required equipment for the entertainment of the children.



**LANDSCAPING**  
Landscaping and greenery shall be developed in the premises wherever feasible with water bodies in front of the entrance



**STP**  
A sewerage treatment plant is provided in the cellar of the apartment complex to treat the sewerage generated in the apartment complex as per the norms of HMDA. The treated water shall be used for the landscaping.



**P** Visitors Parking and guest rooms provision



LOCATION MAP (NOT TO SCALE)



**NEARBY AMENITIES:**

Abutting 150ft wide Shankarpally - Kokapet Road	
ICFAI University	5 Minutes
Indus International School	10 Minutes
Mokila MMTS Station	10 Minutes
Kondakal SEZ	15 Minutes
Proposed Neopolis SEZ, Kokapet	15 Minutes
Financial District & Wipro X Roads	25 Minutes



Indus International School



ICFAI University

## Our Successfully Completed Project



Tejase Lake View  
Luxury Apartments @ Miyapur

## Our Ongoing Projects



Tejase Service Suits  
110 Luxury Service Apartments @ Kokapet



Serene County  
Ultra Modern Villas @ Turkayamjal, ORR Exit-12

PROMOTERS

**TEJASE**  
DEVELOPERS  
YOU DREAM IT. WE BUILD IT.

**Office:** Mezzanine Floor, One West Building  
Sy # 88/AA & 88/E, Nanakramguda, Hyderabad 500 008 Telangana

**Site:** Behind Vijetha Supermarket, Besides Countryside Villas  
Main Road, Mokila, Shankarpally, Telangana

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ARCHITECTS

**LIVE ARCHITECTURE & DESIGN**  
Laboratory for Interactive Visionary Environment

Approved by



Project Approved by Banks

**AXIS | HDFC | ICICI**

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