

LIOS

D E C O D E

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LIFE  
INSPIRED BY  
OPEN  
SKIES



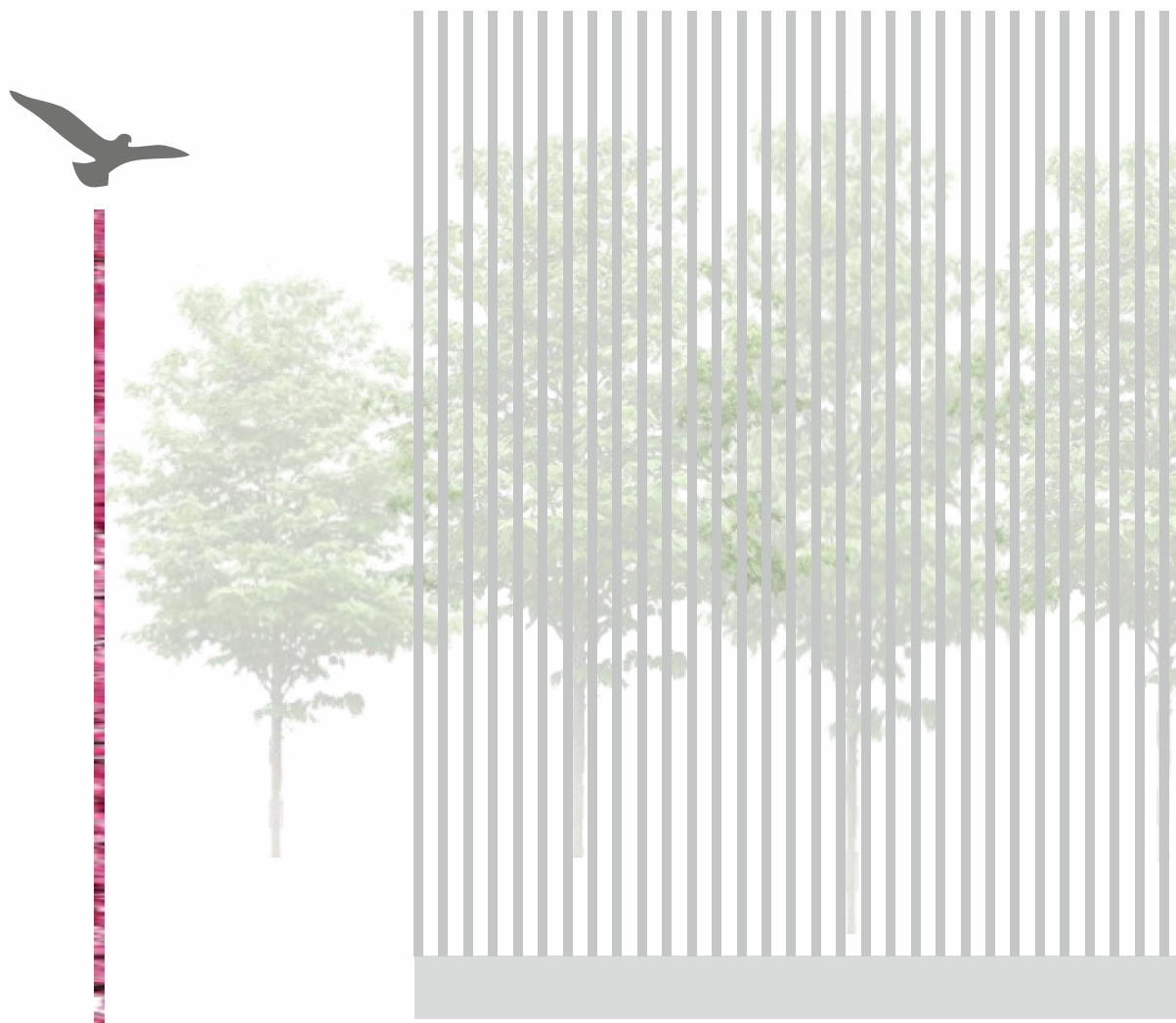


WHERE  
LIFE  
OPENS  
SOIL  
UPWARDS

31  
ACRES

156  
VILLAS

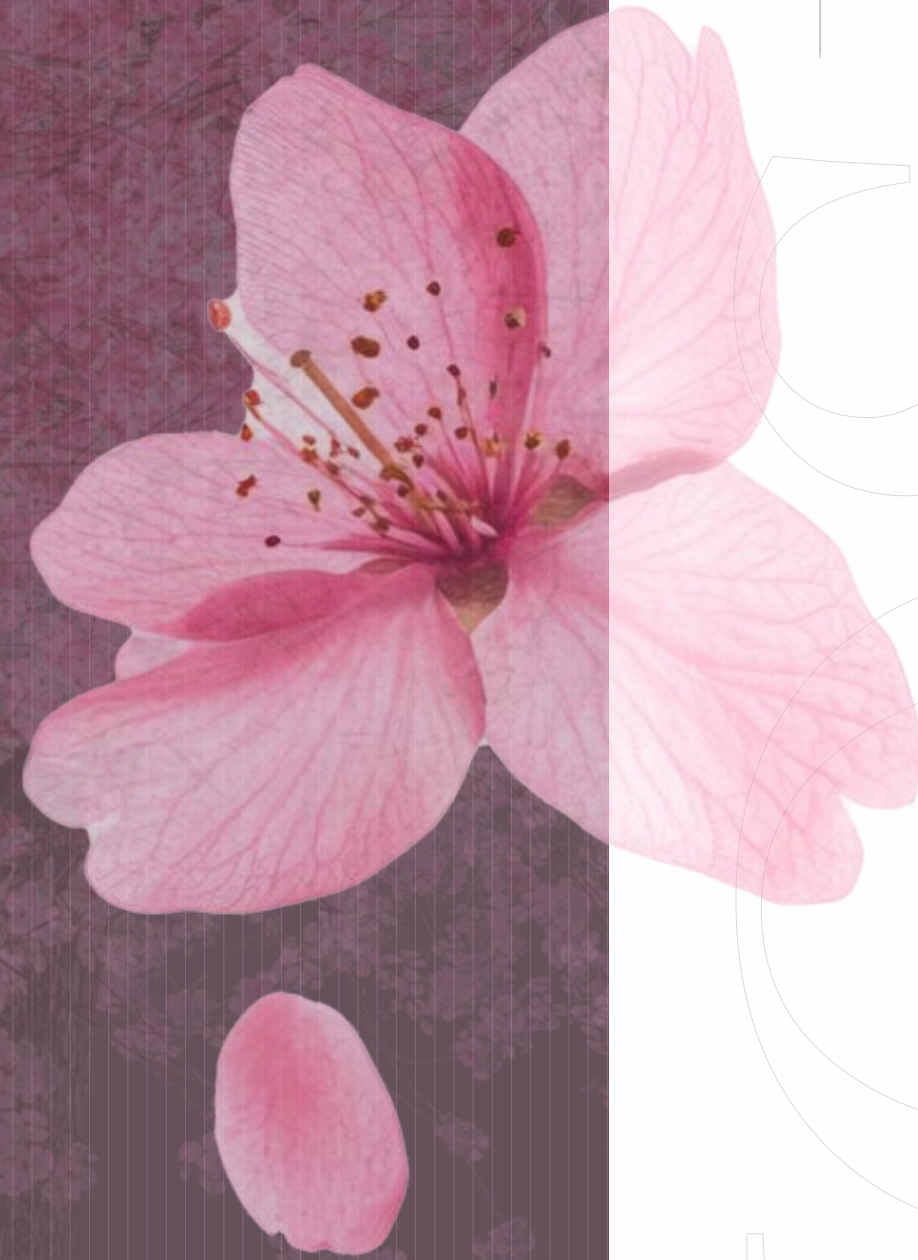
5  
UNITS PER ACRE  
(LOW DENSITY PROJECT)



D E C O D E

LIOS is all about infusing soul into our spaces insideout.

LIOS is all about  
*infusing*  
soul  
into our  
spaces  
insideout.



soul  
of the SOIL

The open skies , the earth to nurture and a blossom, *INSPIRED.*

The open skies , the earth to nurture and a blossom, *INSPIRED.*

LIOS

LOVE





D E C O R D E



FRESHNESS

the air fills





D E C O D E

FINESSE

The Timeless Design



**LIOS**  
LIFE INSPIRED BY OPEN SKIES



DECODE

FLORA

The Greens Lift

LIOS  
LIFE INSPIRED BY OPEN SKIES



LIVE  
 INSPIRED  
 BY  
 JAPANESE  
 LANDSCAPES  
 AND  
 SCANDINAVIAN  
 DESIGN

D E C O D E



T H E N E W L U X U R Y C O D E



TILOS



ZEN GARDEN

INSPIRED LANDSCAPES  
**JAPANESE 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.

**LIOS**  
LIFE INSPIRED BY OPEN SKIES



INSPIRED ARCHITECTURE  
SCANDINAVIAN STYLE

The spellbinding facade built on Scandinavian lines is not only beautiful it is like a warm invite to the wonder within.

**LIOS**  
LIFE INSPIRED BY OPEN SKIES

ORY

LUXU

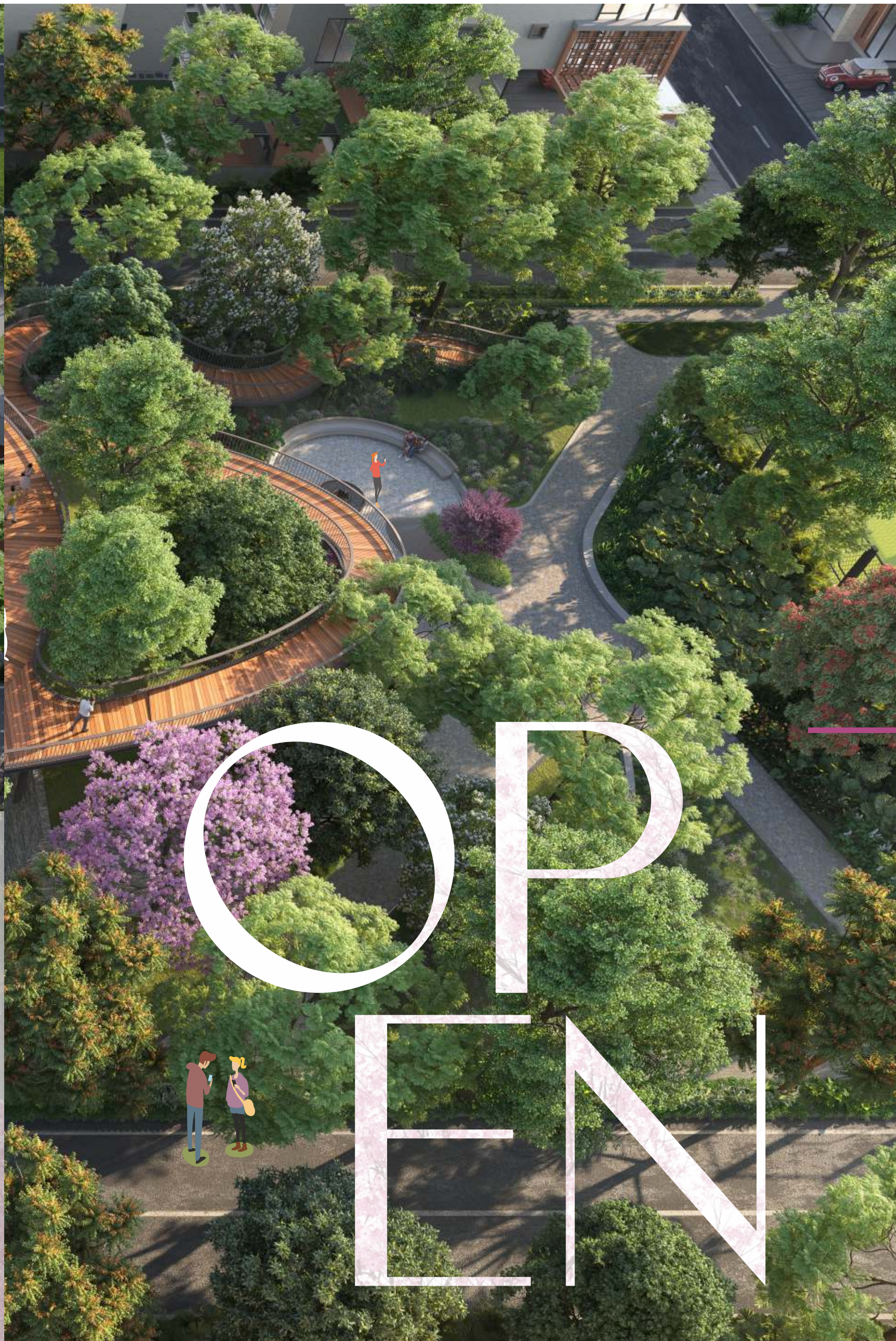
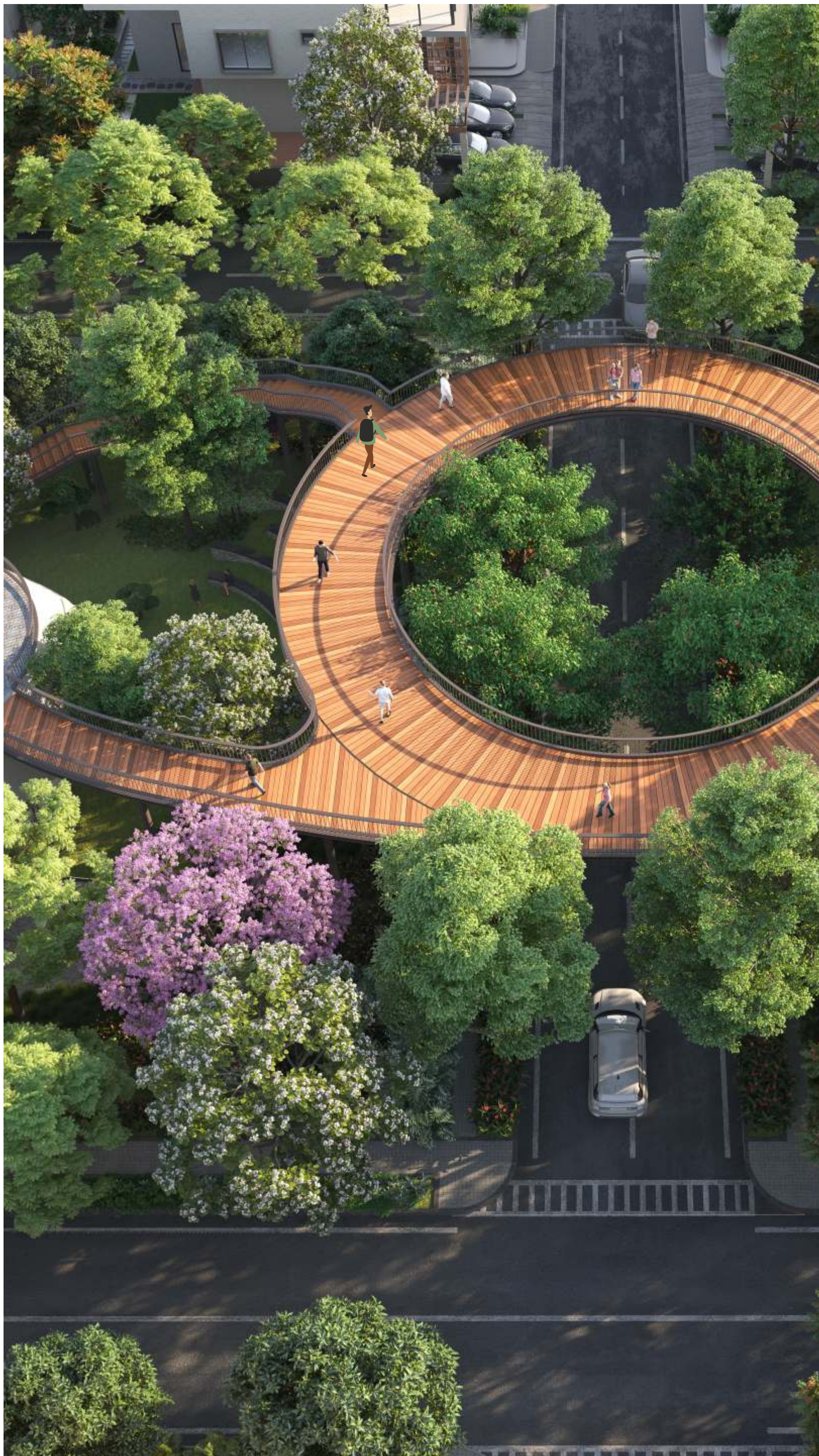
# LIVE INSPIRATIONS

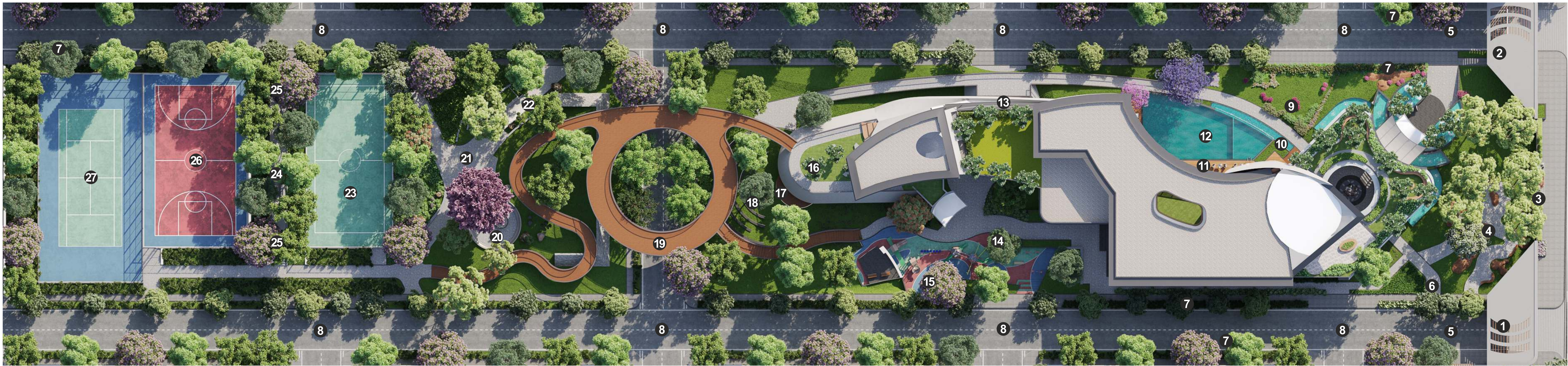
THE  
NEW  
LUXURY  
CODE

# 7

INSPIRATIONS

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  
 06. PEDESTRIAN PATHWAY

07. AVENUE PLANTING  
 08. NODES  
 09. CLUBHOUSE GARDEN  
 10. KIDS' POOL  
 11. POOL DECK  
 12. MAIN POOL

13. GREEN RETAINING WALL  
 14. CHILDREN'S PLAY AREA  
 15. SHADE STRUCTURE  
 16. TERRACE SITTING AREA  
 17. INDOOR(BADMINTON&SQUASH AREA)  
 18. AMPHITHEATRE

19. SKY WALK  
 20. CAMPFIRE ZONE  
 21. MEETING POINT  
 22. INFORMAL SEATING  
 23. MINI SOCCER  
 24. WALKWAY WITH BERM LAWN

25. SEATING GALLERY  
 26. BASKETBALL  
 27. TENNIS COURT

## 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.



2  
ORY  
LUXU

# LAVISH

6957<sup>SFT</sup>  
TO 10152<sup>SFT</sup>

"The timeless allure of Scandinavian design, with its minimalism and reverence for nature, continues to captivate the world. At LIOS, we have seamlessly woven the elegance of functional aesthetics into every villa, creating living spaces that resonate with poise and purpose.





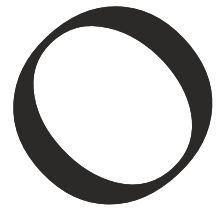
VILLAS SO THOUGHTFUL,  
THEY CAN CHANGE  
THE WAY YOU THINK

**LIOS**  
LIFE INSPIRED BY OPEN SKIES



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

**LIOS**  
LIFE INSPIRED BY OPEN SKIES



lios ring

**LIOS**  
LIFE INSPIRED BY OPEN SKIES



1  
GREET GRAND AT  
SUNKEN DRAWING ROOM

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

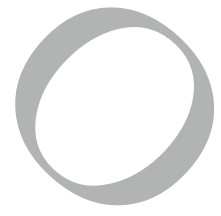
1. GREET GRAND

2. FRIEND ZONE

3. FAMILY HUB

4. MID DECK PARTY

**LIOS**  
LIFE INSPIRED BY OPEN SKIES



ELEGANCE,  
DEPTH &  
CLASSIC  
OLD-WORLD  
CHARM



2. FRIEND ZONE

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



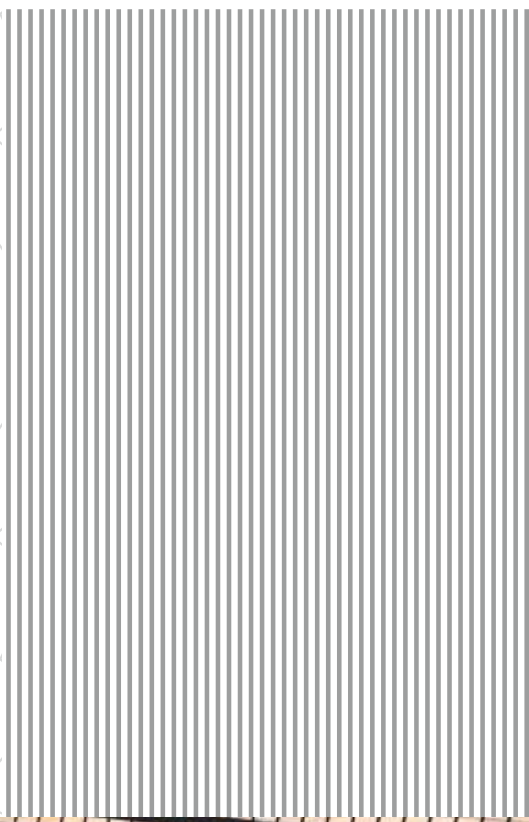
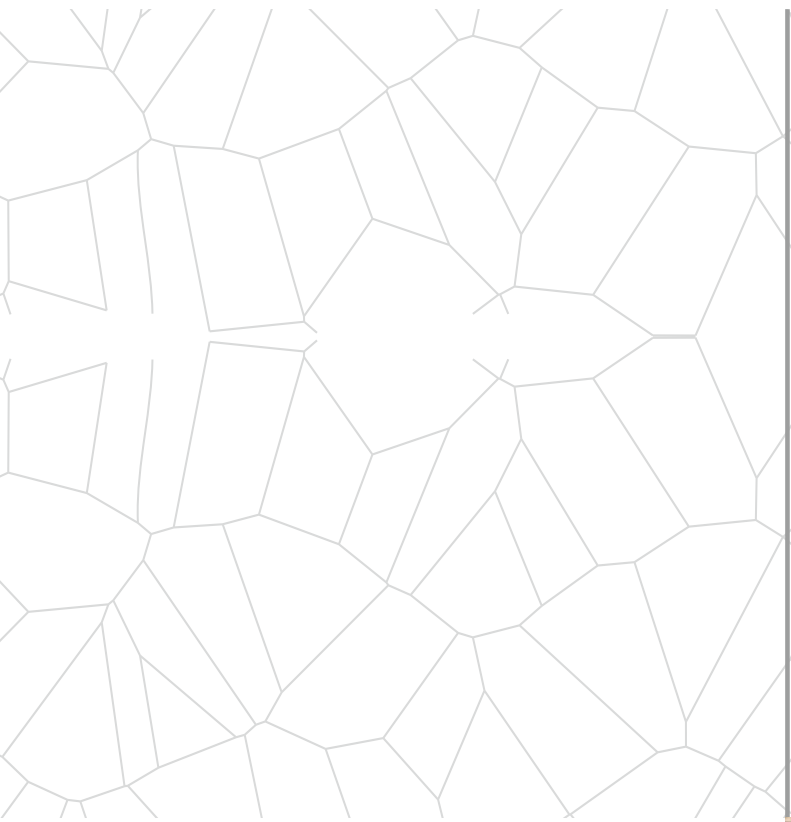


3 ORY LUXU



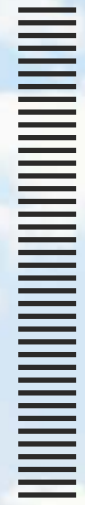
VIVIDITY IN EVERY  
FORM AND HUE

# GREEN



TOGETHERNESS  
WARMTH  
SUNSHINE  
SHADE  
AND  
HUES  
OF GREEN.





E X P L A N S I V E

# OUT LOOK

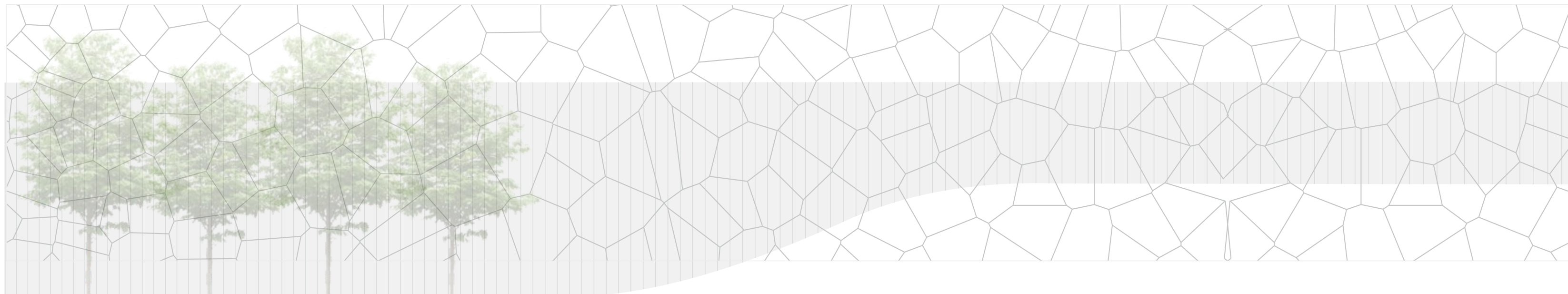
The ring of LIOS has been created as a bridge with the cosmos. The circular overhead walkway is a sublime vantage point for panoramic views of the layout and undisturbed strolls.



**LIOS**  
LIFE INSPIRED BY OPEN SKIES



E N T H R A L L I N G



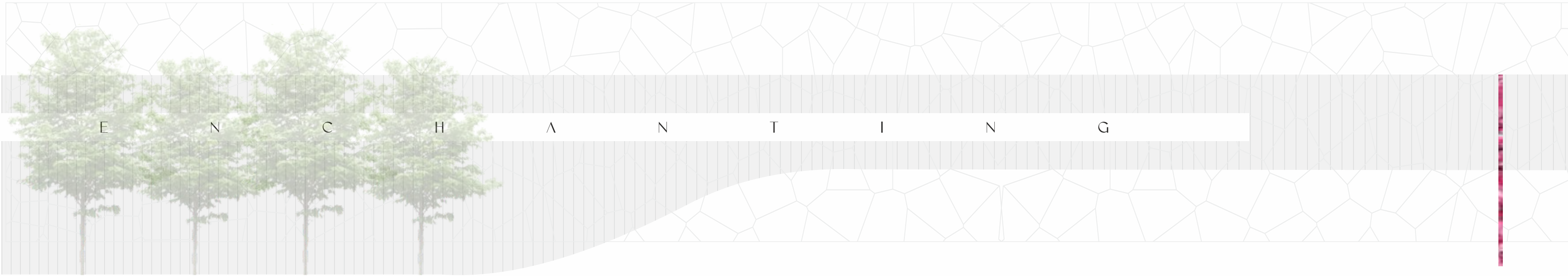
**LIOS**  
LIFE INSPIRED BY OPEN SKIES

BACKYARD STORIES

BACK  
M

E X C I T I N G

LIOS  
LIFE INSPIRED BY OPEN SKIES



**LIOS**  
LIFE INSPIRED BY OPEN SKIES

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!

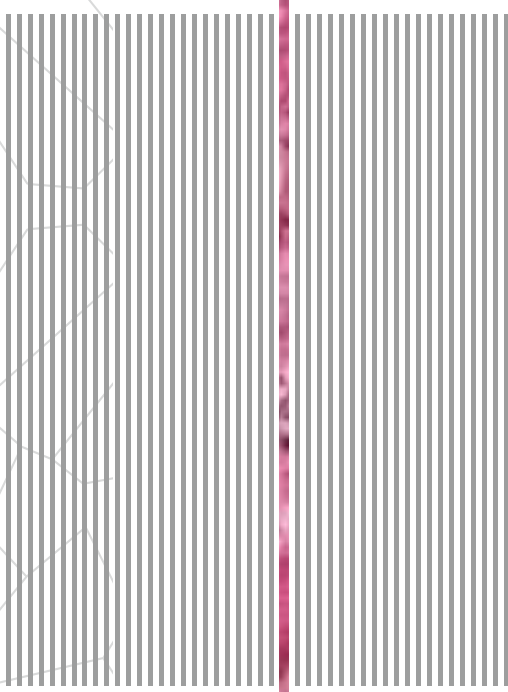




# ALIVE

MUSIC .  
MORNINGS.  
FRIENDS.  
SOLITUDE.  
AND THE LIFE  
I DARE.

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 freshness and start every new day as cheerfully as the cherry blossoms.



MEET  
ME  
AT THE  
CHERRY  
BLOSSOM  
SQUARE



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





CAMPFIRE AREA

Where warmth meets togetherness.

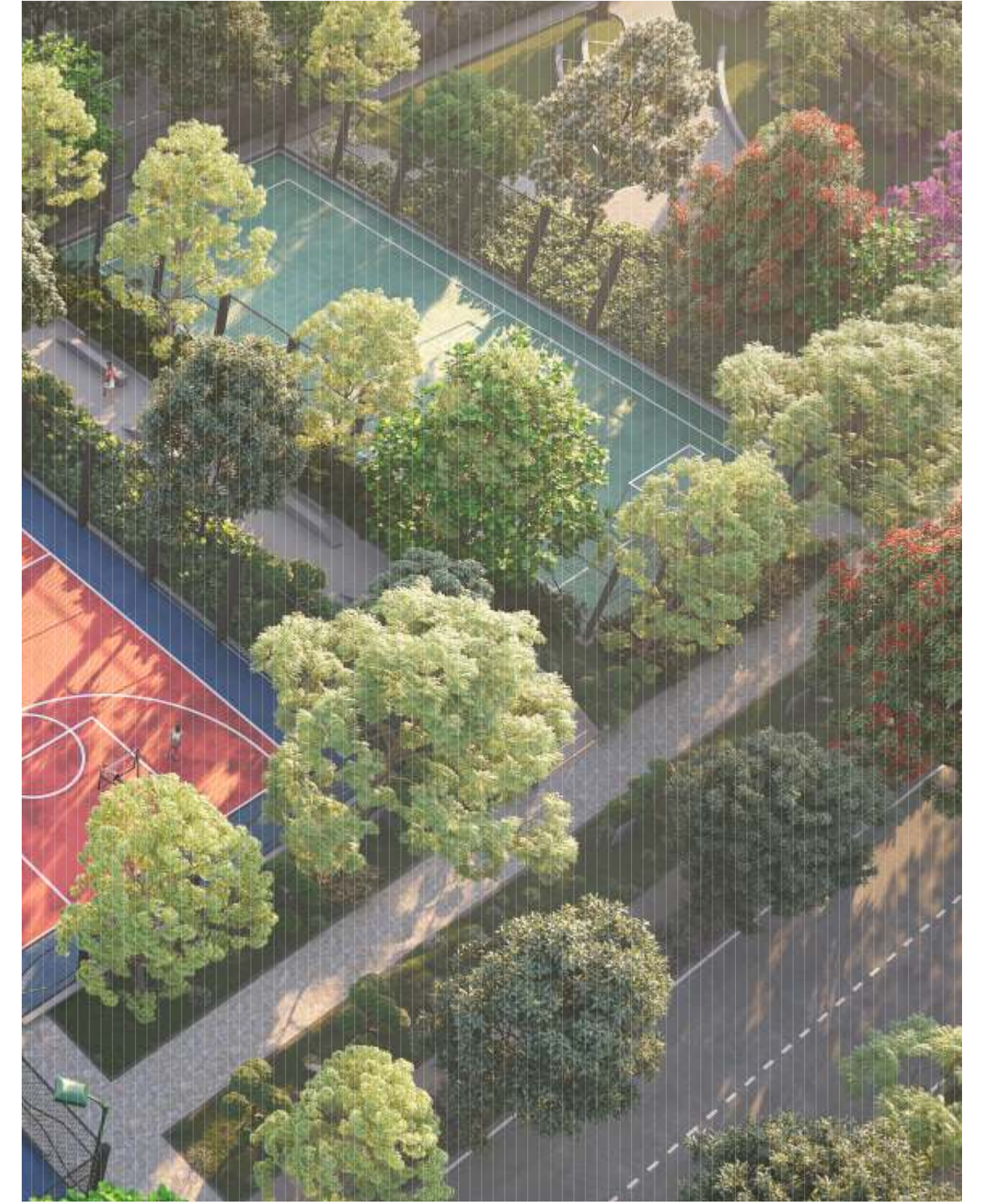
**LIOS**  
LIFE INSPIRED BY OPEN SKIES



ACTIVE



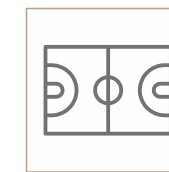
SPORTING  
ZONES  
INSPIRED  
BY  
ENERGY  
AND  
ADRENALINE



Pickle Ball



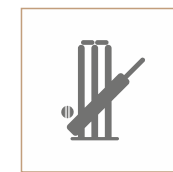
Tennis Court



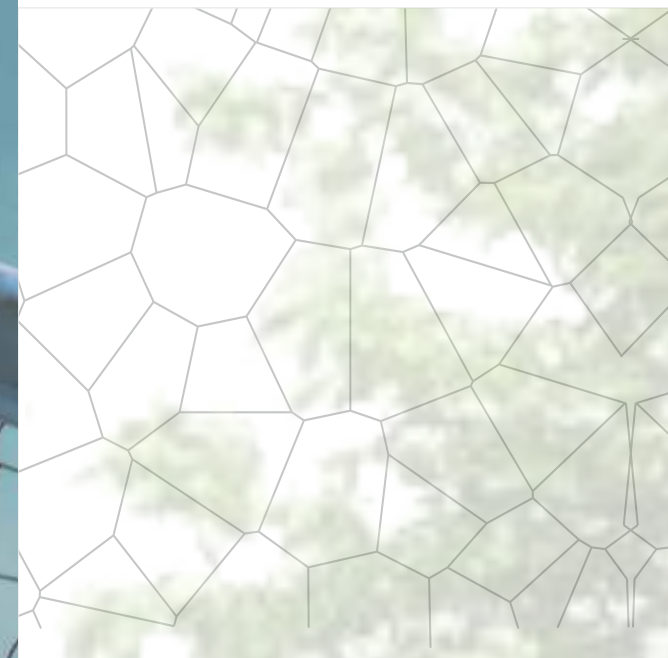
Basketball Court



Mini Soccer



Box Cricket



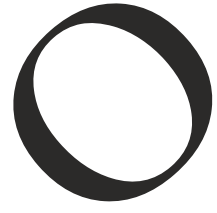


BASKETBALL, MINI SOCCER & TENNIS

WIN WOWSOME

LIOS has the perfect basketball and pickleball courts for sports enthusiasts looking for some fun. Framed by green foliage this is your place to play and rule.

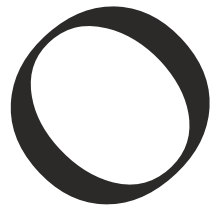
**LIOS**  
LIFE INSPIRED BY OPEN SKIES



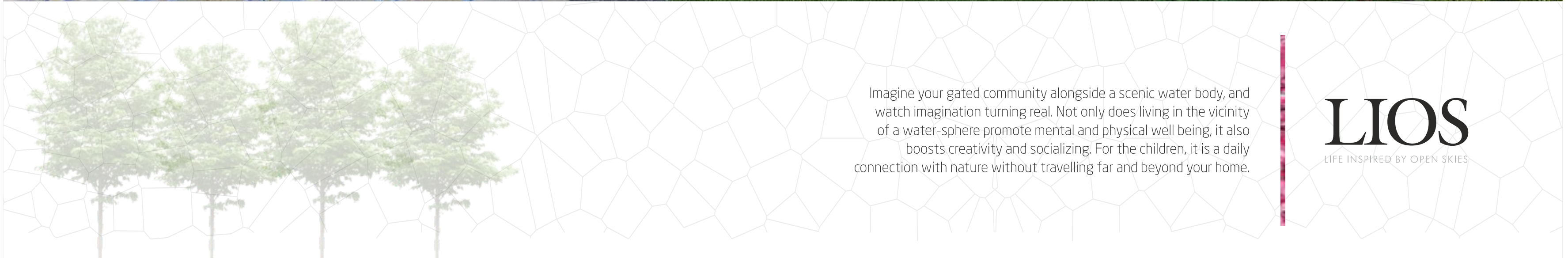
# PLAYFUL

SETTING  
THEM  
FREE TO  
REDISCOVER  
CHILDHOOD





# PEACEFUL



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.

**LIOS**  
LIFE INSPIRED BY OPEN SKIES

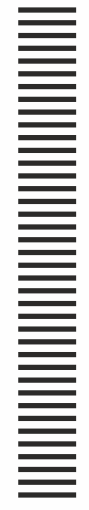




Pause and reflect. You are in a global hub of leisure at Club LIOS, and it's show time! Welcome to a clubhouse of ultra-modern architecture and luxurious interiors. Explore 3 magical levels packed with activities and conveniences, ranging from fitness to indoor sports, hospitality to dining, daily needs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

3 PARTY AREAS  
36,000 SFT

# VIBRANT



# EXTRAVAGANT

THE STATEMENT  
OF ARRIVAL.





GRANDEUR

**LIOS**  
LIFE INSPIRED BY OPEN SKIES



# LIOS

## AMENITIES

- Entrance Water Feature
- Art Sculpture
- Pool
- Kids Pool
- Pool Deck
- Banquet Halls
- Reception Area
- Entrance Pavilion
- Lounge
- Café
- Library
- Gym
- Indoor Sports & Games
- Stellar canopy
- Terrace garden & Stargazing
- Guest Rooms
- Grocery Store
- Indoor Badminton & Squash Courts
- Business center
- Terrace lounge
- Creche
- Spa & Salon
- Viewing deck connecting sky walk
- Activity room
- Senior living lounge
- Arched under pass

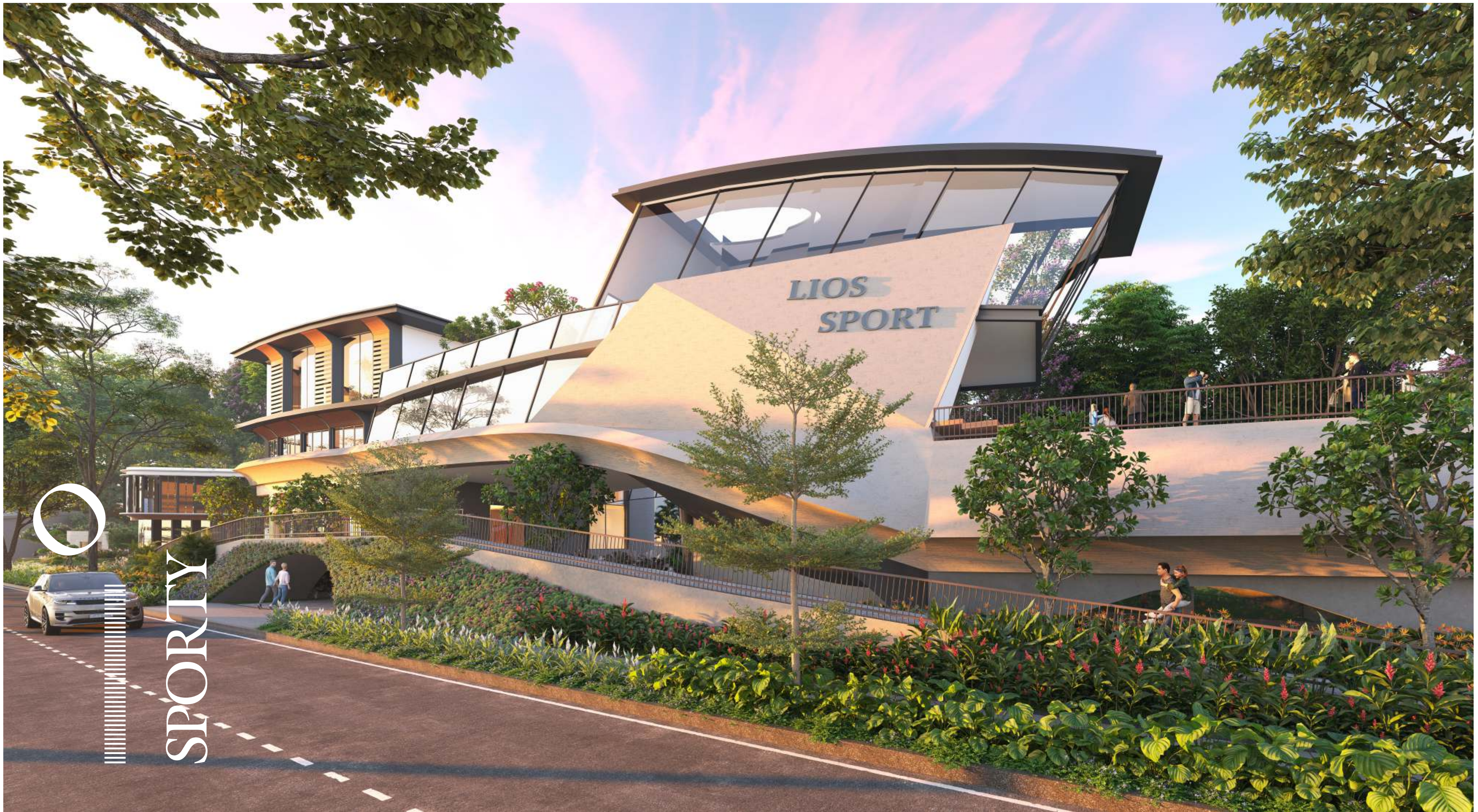


**LIOS**  
LIFE INSPIRED BY OPEN SKIES



CRAFTED FOR CONNOISSEURS  
OF LUXURY.

**LIOS**  
LIFE INSPIRED BY OPEN SKIES



SPORTY

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.

**LIOS**  
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SERENE

POOL DECK

DIVE INTO A  
REFRESHINGLY  
IMMERSIVE EXPERIENCE

LIOS  
LIFE INSPIRED BY OPEN SKIES



STARRY

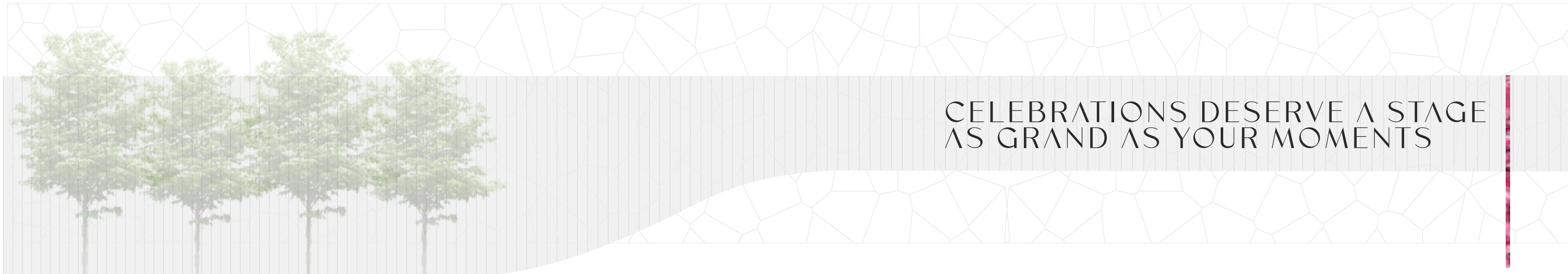
SKY DECK

STEP UP TO  
STARRY NIGHT EXPERIENCE

LIOS  
LIFE INSPIRED BY OPEN SKIES



Banquet hall



CELEBRATIONS DESERVE A STAGE  
AS GRAND AS YOUR MOMENTS

**LIOS**  
LIFE INSPIRED BY OPEN SKIES

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.



Co working space



Café



Cym



table tennis



Badminton court

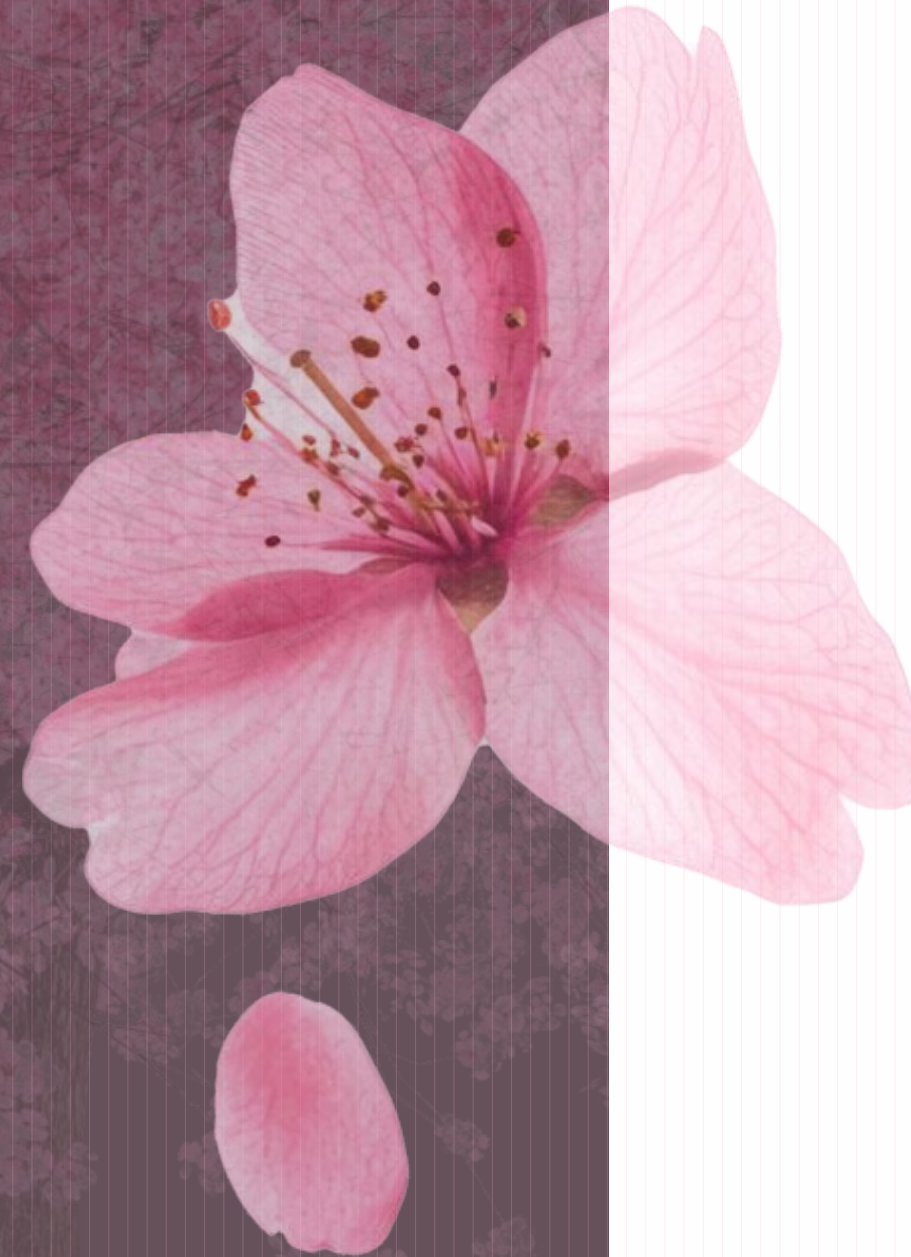


Squash court

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soul  
of the  
home

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S



## Magic of numerology

it all sums  
to a  
constellation  
of 9

EAST & WEST FACING  
VILLA SIZES IN SQYD

477 4BHK EAST - 6966 SFT  
WEST - 6957 SFT

477 5BHK EAST - 6966 SFT  
WEST - 6957 SFT

576 5BHK EAST - 8406 SFT  
WEST - 8214 SFT

747 5BHK EAST - 10080 SFT  
WEST - 10152 SFT

LIOS  
LIFE INSPIRED BY OPEN SKIES



# THE

PROPOSED MASTER PLAN ROAD

PROPOSED MASTER PLAN ROAD



## LEGEND

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



# EAST FACING

4 BHK | 477 SQ. YDS | TOTAL AREA 6966 SFT

GROUND FLOOR AREA	-	2576 Sft
FIRST FLOOR AREA	-	1920 Sft
SECOND FLOOR AREA	-	2470 Sft



FIRST FLOOR



SECOND FLOOR





# WEST FACING

4 BHK | 477 SQ. YDS | TOTAL AREA 6957 SFT

GROUND FLOOR AREA	-	2582 Sft
FIRST FLOOR AREA	-	1980 Sft
SECOND FLOOR AREA	-	2395 Sft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





# EAST FACING

5 BHK | 477 SQ. YDS | TOTAL AREA 6966 SFT

GROUND FLOOR AREA	-	2576 Sft
FIRST FLOOR AREA	-	1920 Sft
SECOND FLOOR AREA	-	2470 Sft



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



# WEST FACING

5 BHK | 477 SQ. YDS | TOTAL AREA 6957 SFT

GROUND FLOOR AREA	-	2582 Sft
FIRST FLOOR AREA	-	1980 Sft
SECOND FLOOR AREA	-	2395 Sft



FIRST FLOOR



GROUND FLOOR



40' WIDE ROAD

SECOND FLOOR



40' WIDE ROAD



# EAST FACING

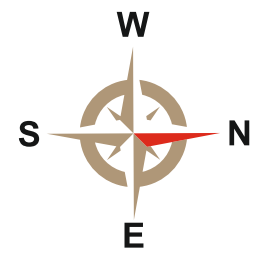
5 BHK | 576 SQ. YDS | TOTAL AREA 8406 SFT

GROUND FLOOR AREA	-	3000 Sft
FIRST FLOOR AREA	-	2392 Sft
SECOND FLOOR AREA	-	3014 Sft



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR



SECOND FLOOR



# WEST FACING

5 BHK | 576 SQ. YDS | TOTAL AREA 8244 SFT

GROUND FLOOR AREA	-	3001 Sft
FIRST FLOOR AREA	-	2403 Sft
SECOND FLOOR AREA	-	2840 Sft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





# EAST FACING

5 BHK

747 SQ. YDS

TOTAL AREA  
10080 SFT

GROUND FLOOR AREA	-	3850 Sft
FIRST FLOOR AREA	-	2728 Sft
SECOND FLOOR AREA	-	3502 Sft

FIRST FLOOR



SECOND FLOOR



GROUND FLOOR





# WEST FACING

5 BHK | 747 SQ. YDS | TOTAL AREA 10152 SFT

GROUND FLOOR AREA	-	3852 Sft
FIRST FLOOR AREA	-	2760 Sft
SECOND FLOOR AREA	-	3540 Sft



GROUND FLOOR



SECOND FLOOR



- 01 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.

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

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

- 04 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.

- 05 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

- 06 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.

- 07 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.

- 08 ELEVATOR**
- Provision for elevator of 6 people

- 09 HOT WATER SYSTEM**
- Dedicated hot water lines for solar water

- 10 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.

- 11 RAILINGS**
- Staircase Railings and Terrace Railings: Glass railing with premium grade matt finish stainless steel or equivalent type, as per architect's intent.

- 12 STAIRCASE**
- Italian Marble Flooring with Glass Railing.

- 13 POWER SUPPLY**
- Layout: HT connection for the community under HT category 6 for residential communities with net metering system.

- 14 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.

- 15 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.

- 16 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.

- 17 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.

- 18 WATER STORAGE**
- Layout: Ample storage for the water security of the community.

- 19 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.

- 20 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.

- 21 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.

- 22 GAS**
- Gas pipe line from kitchen to cylinder area

- 23 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

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

- 25 CAR WASH**
- At car parking area of each villa, car wash facility will be provided with plumbing and electricity services.

- 26 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.



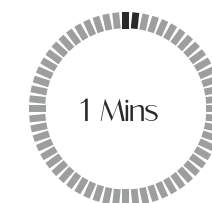
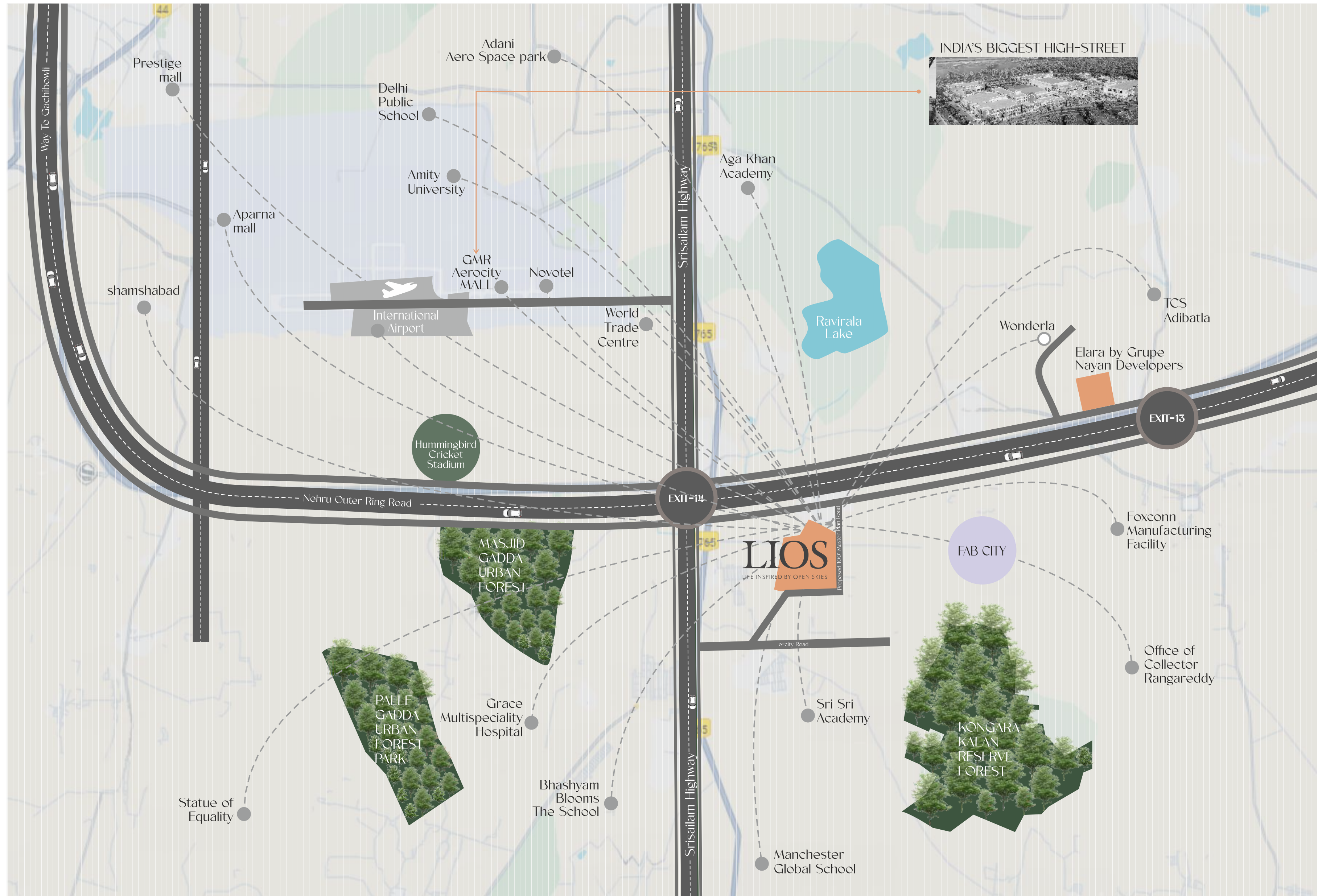
# LIOS

ACCESS  
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ORR  
GATEWAY  
TO  
FOURTH  
CITY

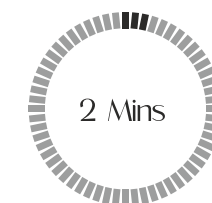
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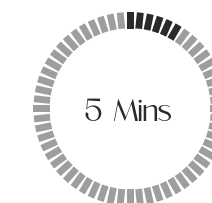
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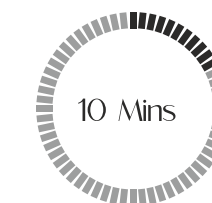
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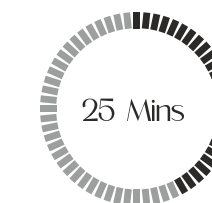
EXIT-14



Wonderla



RGI AIRPORT



Finacial District Cachibowli & Neopolis

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LUXU

THE  
NEW  
LUXURY  
CODE

LOVE

LIOS



LIOS  
H A P P I N E S S



INSPIRED BY  
OPEN  
SMILES



4<sup>th</sup> floor, Plot No. 232,  
Beside SBI Bank,  
Nagarjuna Sagar Road,  
Hasthinapuram,  
Hyderabad - 500070

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