

SAMRACANA
WALDEN
A Sanctuary of Opulence

Premium Villas Near ORR Exit 2



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WALDEN

A Sanctuary of Opulence

Sophisticated home is a representation of a sophisticated life.
It's a space that evokes emotions and creates a lasting impression.
It's a place that exudes your character and, of course, luxury.
It's a sanctuary that offers an unparalleled experience of opulence and relaxation.

It's Samracana Walden, a sophisticated take on life!

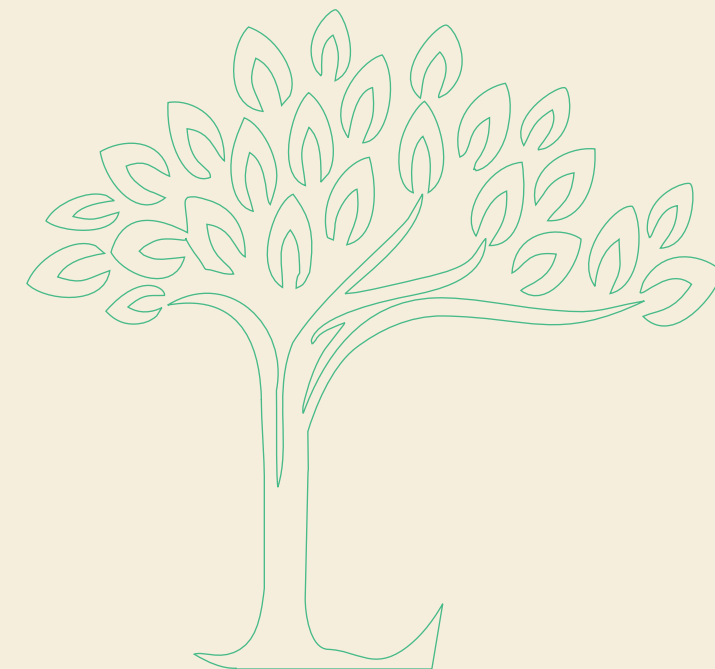
Step into a realm of opulence and sophistication, where every detail is meticulously crafted to create spaces that exude elegance. Whether it's harmonious location, serene surroundings, bespoke villas or most modern amenities, Samracana Walden offers a way to stamp your identity on your life.



Every element epitomizes elegance and opulence



Savour the villa experience to the fullest with your home at Samracana Walden. Elegant, stylish and with a modern, contemporary feeling, these villas offer an unmatched level of exclusivity and a comfortable retreat from the bustling lifestyle of the city.



MASTER PLAN



LEGEND

1. Clubhouse
2. Swimming pool
3. Badminton court
4. Amphi Theatre
5. Lawn

OVERVIEW

Project Area 17 Acres	Size Range 325 to 643 Syds.	No. of Units 140
Type G+2 Floors	Built-up Area 5,000 to 6,000 Sft.	Exclusive Clubhouse 2,505 Syds.



EAST FACING
STREET VIEW

EAST FACING VILLA



EAST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA STATEMENT

PLOT AREA	- 358 Sq.Yds.
GROUND FLOOR AREA	- 2135 Sft.
FIRST FLOOR AREA	- 2135 Sft.
SECOND FLOOR AREA	- 1545 Sft.
TOTAL BUILT-UP AREA	- 5815 Sft.

EAST FACING VILLA



EAST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA STATEMENT

PLOT AREA	- 325 Sq.Yds.
GROUND FLOOR AREA	- 1890 Sft.
FIRST FLOOR AREA	- 1890 Sft.
SECOND FLOOR AREA	- 1385 Sft.
TOTAL BUILT-UP AREA	- 5165 Sft.



WEST FACING
STREET VIEW

WEST FACING VILLA



WEST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA STATEMENT

PLOT AREA	- 358 Sq.Yds.
GROUND FLOOR AREA	- 2120 Sft.
FIRST FLOOR AREA	- 2120 Sft.
SECOND FLOOR AREA	- 1460 Sft.
TOTAL BUILT-UP AREA	- 5700 Sft.

WEST FACING VILLA



WEST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA STATEMENT

PLOT AREA	- 325 Sq.Yds.
GROUND FLOOR AREA	- 1875 Sft.
FIRST FLOOR AREA	- 1875 Sft.
SECOND FLOOR AREA	- 1365 Sft.
TOTAL BUILT-UP AREA	- 5115 Sft.

Every inch tells a tale of luxury and elegance



Living Area

Step into a world where extravagance comes alive. From opulent to expansive living spaces, every inch of your home exudes comfort and privacy. Whether you enjoy family or graciously entertaining guests, the spacious interior layouts and luminous atmosphere add to the warmth and elegance.



Drawing

Every breath is an air of opulence



Master Bedroom

Experience living spaces that transform your home into a haven of opulence. Mirroring your desire for comfort, elegance and extravagance, the living spaces turn homes into personal sanctuaries that speak volumes of your taste and lifestyle.



Dressing

Every inch is designed with you in mind



Dining Area

Live the refined, modern villa life with spaces that are a harmonious blend of aesthetics and functionality. The open-plan kitchen and spacious dining areas of the home inspire connection, becoming a centre of family living and informal social gatherings.



Kitchen & Dining

Every moment is a celebration of excitement



Home Theatre

Add a touch of sophistication to any celebration with spaces that offer utmost privacy for relaxation. Perfect for entertaining, the bar lounge and home theatre in every home resonates with your personality and the mood you want to evoke in your home.



Bar Lounge



SAMRACANA
WALDEN
EXCLUSIVE CLUBHOUSE
2,505 Syds.

- Reception Lobby
- Banquet Hall
- Dining Hall
- Guest Rooms
- Senior Citizens Hall
- Multipurpose Hall
- Indoor Games Room
- Gym
- Swimming Pool with Deck on Terrace

Every venue fosters a sense of community



Multipurpose Hall

Celebrate special occasions, organize community gatherings or simply spend quality time with friends and neighbour, without leaving the comfort of your home- the multipurpose hall and party hall make every occasion a celebration.



Mini Party Hall

Every day is a celebration of togetherness



Home Theatre



Coffee Shop

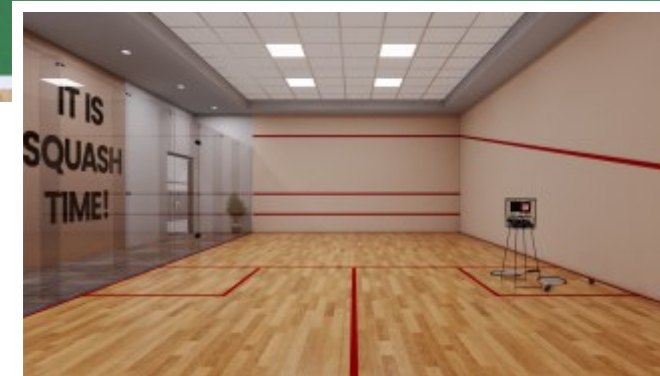
Create unforgettable moments with friends and family at the clubhouse. The mini theatre is perfect if you feel like doing nothing more than enjoying a movie with your gang and the coffee shop for sipping refreshing drinks.

Every game is exciting and engaging



Badminton Court

Test your game skills in a separate court at your own time and will! Whether you are a fan of squash, badminton or tennis, you can find dedicated spaces within the community to indulge in leisure activities.



Squash Court

Everything you want to enjoy a healthy and active life



Gym

Maintain an active lifestyle within in the comfort of your home. Offering a range of equipment to help you stay in shape, the fitness centre in the clubhouse is the perfect place for every fitness freak.

Every space inspires connection and productivity



Conference Room

Get inspired by the flexible workspaces and reap the benefits of working from home. The work spaces and conference facilities are designed to provide a comfortable and productive atmosphere, allowing everyone to work from home, conduct meetings and connect with likeminded professionals.

Every suite is a sense of privacy and luxury



Guest Suite

Pamper your guests to the fullest by treating them to exclusive luxury, closer to the home. The 3 spacious guest suites in the community offer enough separate spaces for each guest to do their own thing.

Everything to take your badminton journey to new heights!



Badminton Court

Find fun new ways to get active at home while being connected with fellow badminton enthusiasts. Top-notch facilities make it perfect to refine your skills, whereas the vibrant atmosphere elevates your performance and enjoyment of this dynamic sport.

Every dip is a refreshing indulgence



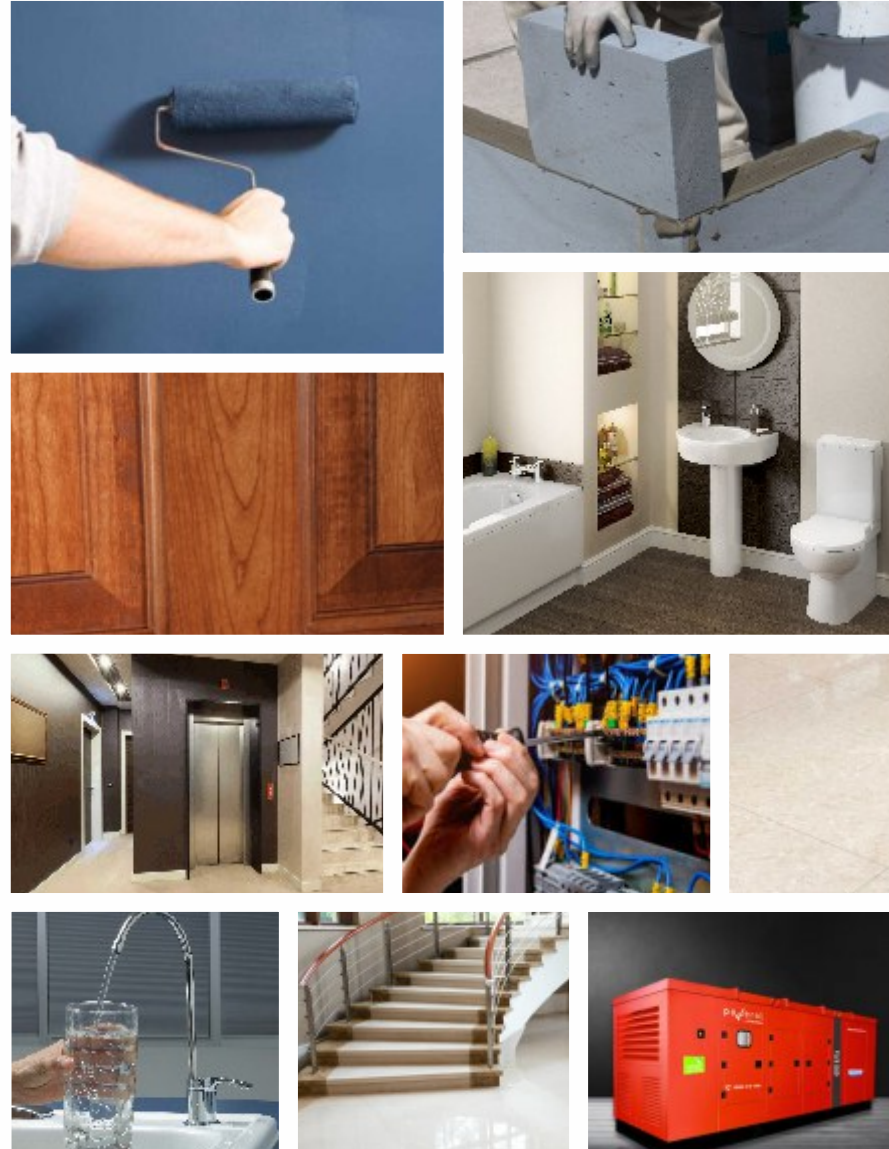
Swimming Pool

Escape the heat and indulge in a refreshing swim at the vastly spread outdoor pool. Whether you want to relax by the poolside or take a few laps to stay fit, the pool offers a serene and inviting atmosphere.



WALDEN

SPECIFICATIONS



STRUCTURE

RCC framed structure designed to relevant IS Codes.

SUPER STRUCTURE

Quality Red Bricks / Solid Blocks.

PLASTERING

Sponge finished in cement mortar in two coats.

JOINERY

Main Door: Engineered teak wood frame with 8' height, and teak wood shutter with PU finish and branded SS soft closure hardware of HAFFLE / YALE / DORMA or equivalent as per the design intent.

Internal Doors: Factory made engineered wood frame with flush shutter in veneer on both side with Melamine finish and branded SS hardware of HAFFLE / YALE / DORMA or equivalent as per the design intent.

Windows: Aluminium frame window system.

FLOORING

Foyer / Living / Dining / Lounge / Study / Pooja / Lobby: Imported marble flooring.

Master Bedroom & Home Theatre: Engineered wood/laminated wooden flooring.

All Bedrooms / Bathrooms: Large format vitrified tiles with a reputed brand.

Covered Terrace / Balcony / Sit Out's / Deck: Exterior grade full body vitrified tiles of matte finish.

Car Porch Parking / Sit-out: Concrete finish / Exterior grade vitrified tile flooring.

SANITARY WARE

KOHLER, DURAVIT, ROCA, VILLEROY & BOACH, GROHE or Equivalent Make

CP FITTINGS

KOHLER, GROHE / ROCA or equivalent.

PAINTING

External: Exterior emulsion paint in ASIAN / ICI or equivalent make.

Internal: Double coat plastering + putty finish.

+ 2 coats of luxury emulsion of low VOC.

Toilet Walls: 8' Height cladding in the shower area walls and rest with large format vitrified tiles of premium quality as per design intent.

KITCHEN

Provision for all electrical power sockets.

Provision for external System as per design intent.

Provision for water purifier / RO unit.

RAILING

Balcony: SS / Glass railing as per elevation intent.

Staircase: SS / Glass railing as per elevation intent.

ELETRICAL

Concealed copper wiring of FINOLEX or equivalent make with adequate electrical points for lights, fans and TV points and 5A and 15A sockets for air conditioning and refrigerator etc. Switches of HAVELLS / LEGRAND, ANCHOR or equivalent make.

Power Supply: 3 phase supply for each unit with individual meter boards.

Power Backup: 100% backup with DG sets.

PLUMBING

Water Supply: Municipal water supply to kitchens.

Gardening & Flush: Recycle and reuse of sewage water.

Harvest: Rainwater harvesting pits in each villa.

Metering: Individual metering system.

WTP

Fully Treated Water made available through an exclusive water softening and purification plant with water meters for each unit.

STP

A sewage treatment Plant of adequate capacity as per norms will be provided inside the project and treated sewage water will be used for landscaping and flushing purposes.

COMMUNICATION

Central Communication System (EPABX) and telephone point in all bedrooms, living and kitchen.

Internet connectivity in all bedrooms and living area.

HVAC

Provision for Copper piping and Concealed drain pipe for the entire villa - at extra cost.

ELEVATOR

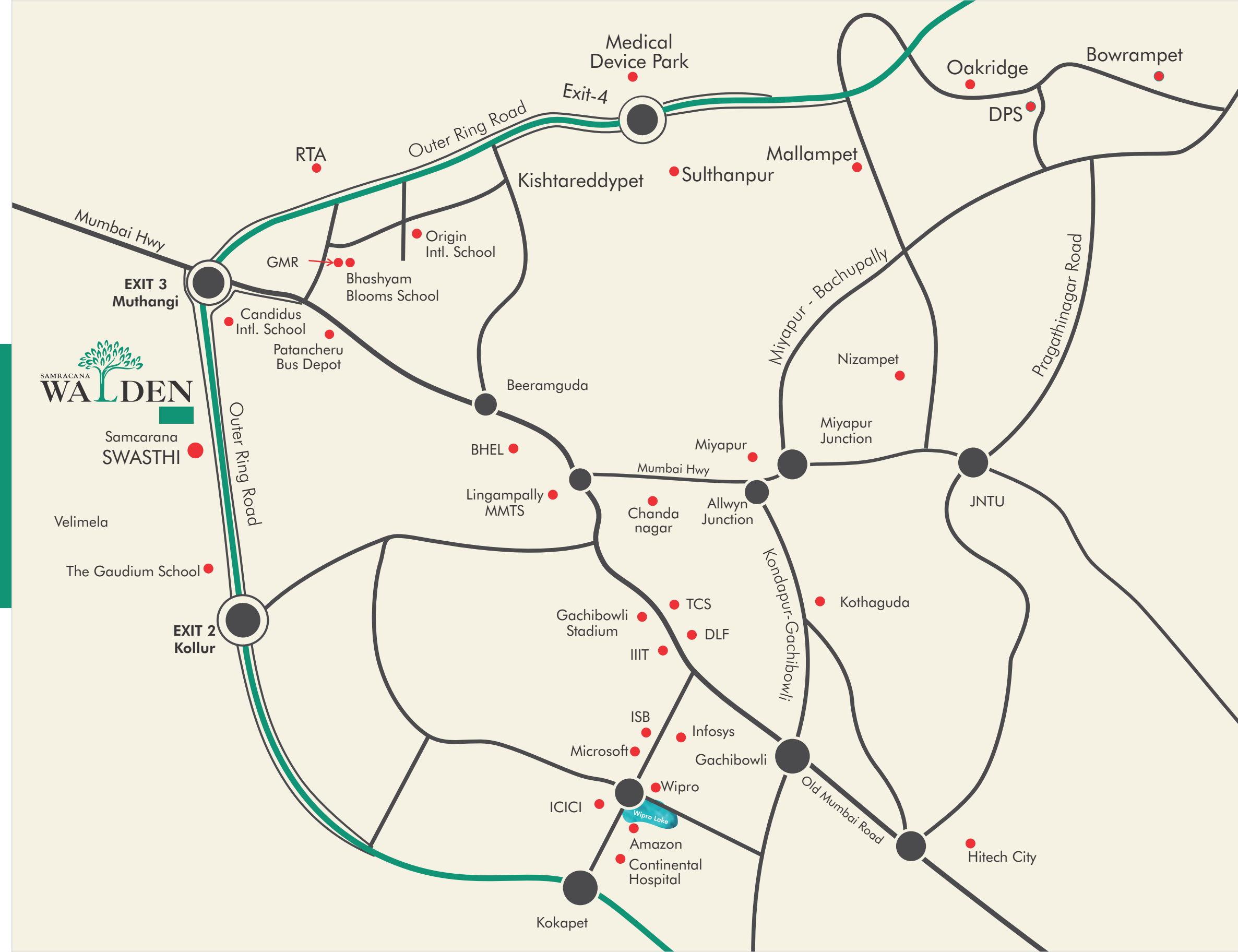
Provision for elevator.

SECURITY, SURVEILLANCE & BMS

Solar Powered Security Fence

Boom Barrier near entry to allow only Owner's Vehicles.

CC Cameras around the Campus for surveillance.



Narayana IIT Academy



The Gaudium School



Outer Ring Road



Everything is within your arm's reach

Experience a home that connects with what you like the most. Samracana Walden is set right off the Outer Ring Road (ORR), on a secluded corner within the prestigious Kardanor area in Hyderabad. With your home at Samracana Walden, you'll not only enjoy the much-needed privacy but remain just a short drive from the city.

Abutting ORR Service Road

- The Gaudium School < 1 Min
- Samashti Intl. School < 5 Mins
- Kondakal SEZ < 5 Mins
- Candiidus Intl. School < 5 Mins
- Kokapet SEZ < 15 Mins
- Financial District < 20 Mins



ICICI



Microsoft



Amazon



Building Futures, Enriching Lives.

At Samracana Projects LLP, we believe in making dreams come true by creating spaces that are innovative, resilient and unique to their individual needs. Specializing in the development of residential villas and apartments, we are committed to creating highly crafted spaces that set the benchmark for modern living. Challenging the conventional, fostering connections and cultivating a culture of design, we enable a well lived life through our homes. What makes Samracana stand out from our peers is how we place our customer at the forefront of everything we do.



OUR OTHER ONGOING PROJECT



Blissful Homes Near ORR Exit 2

3 Blocks | Floors 17 | No of Flats: 323
Clubhouse 18,000 Sft. | Types: 2 & 3 BHK
Sizes: 2BHK - 1250 to 1270 Sft. | 3 BHK - 1850 to 2000 Sft.



SAMRACANA
PROJECTS LLP.

Corporate Office:

Plot 25, Summit, 3rd Floor, Jubilee Enclave, Madhapur, Hyderabad, Telangana - 500081.

P: +91 984 984 0111 | E: Info@samracana.com | www.samracana.com

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