



THE  
ADDRESS  
FOR  
CITY'S  
ELITE  
33

WEEKEND LIFESTYLE FOR LIFETIME  
PREMIUM VILLAS LOCATED @ MAHABUBNAGAR



**EXPERIENCE  
NEW SPACE  
LIKE NEVER  
BEFORE**

the next level of iconic living  
in the **heart of mahabubnagar**

Welcome to a design diversity that responds to the topography. 33 ultra premium triplex villas that combine preservation of nature with the functionality of the future. Each home constitutes beauty in architecture, and offers exclusivity forever. Yet fosters interaction with each other and the neighbours. Come home to the one, reserved for privileged few like you.

THE  
**ONE**  
BY PRIMELAND

EXPERIENCE  
LUXURY STYLISH LIVING

# THE ONE

BY PRIMELAND

EXPERIENCE  
LUXURY STYLISH LIVING

Feel proud entering a five-star luxury residential  
escape where access to others is restricted.

So you can live away from prying eyes in secure,  
serene prestigious premises you can call your own,  
and reap high investment returns.



*A friendly, welcoming  
haven where the  
attention is exclusively  
centred on you.*

**A SHOWCASE  
OF SUBLIME  
STYLE**

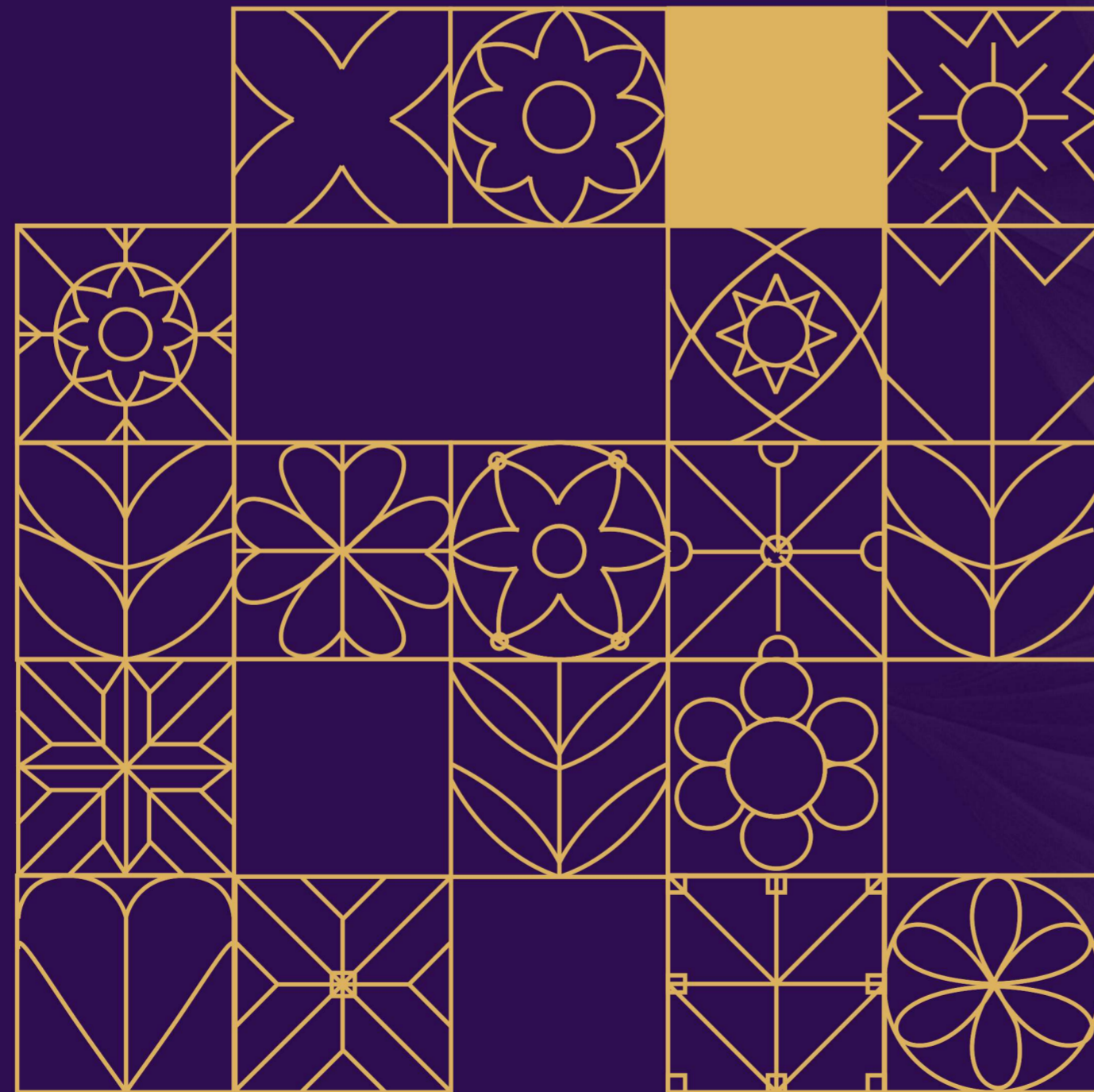


EXCLUSIVE

“  
33  
”

ULTRA PREMIUM  
TRIPLEX VILLAS

*How exclusive you want to be? Well,  
the reasons are not far to seek. As  
exclusivity holds a special place in  
your heart, **The One** is the first choice  
of the chosen!*



THE  
**ONE**  
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EXPERIENCE  
LUXURY STYLISH LIVING

*The One by Primeland is as much a state of mind as a place, a retreat about one and a half hours from Hyderabad where privileged few can find their version of signature lifestyle and pristine peace. It represents the best of everything and reflects the unique lifestyle that only chosen ones desire and deserve. Every aspect of the close-knit community encapsulates what makes it the classy cosmos it is.*



A WELL PLANNED COSMOS  
THAT LOOKS AND FEELS LIKE A  
RESORT-STYLE RETREAT.

*Amazing ambience -  
spread over 02 acres -  
lifetime of memories -  
easily accessible -*

THE  
**ONE**  
BY PRIMELAND  
EXPERIENCE  
LUXURY STYLISH LIVING



A HARMONIOUS HUB WITHIN  
A SUBURB: THE NEIGHBOURHOOD  
FOR FEW WHO PREFER THE TOP-END LUXURY

*A high-end address  
A sense of space with fashion statement  
Urban living meets relaxing atmosphere  
Away from hustle and bustle*

THE  
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EXPERIENCE  
LUXURY STYLISH LIVING



“

EXCLUSIVE

33

PROJECT AMENITIES

”

*Dotted with the finest of amenities throughout, and plenty of open spaces that envelope the villas. The serene setting brings the outside in, and the breeze drifts through to make everyday feel like a holiday!*

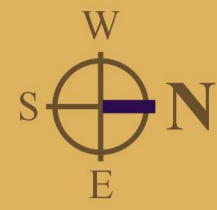
- |                           |                      |                           |                                      |
|---------------------------|----------------------|---------------------------|--------------------------------------|
| 01 SWIMMING POOL          | 09 CLUBHOUSE         | 18 ELDERS PARK            | 27 GARBAGE COLLECTION AREA           |
| 02 KIDS POOL              | 10 CHESS             | 19 TREE SEATING PLAZA     | 28 GENERATOR BACKUP                  |
| 03 DRESS CHANGING ROOMS   | 11 CARROMS           | 20 OUTDOOR SEATING AREA   | 29 TRANSFORMER YARD                  |
| 04 AC GYM                 | 12 SNOOKER           | 21 AVENUE PLANTATION      | 30 INTERCOM TO ALL VILLAS            |
| 05 YOGA & MEDITATION ROOM | 13 TERRACE GARDEN    | 22 WALKING TRACK          | 31 CCTV CAMERAS                      |
| 06 KIDS PLAY AREA         | 14 LIBRARY           | 23 CYCLING TRACK          | 32 EV CHARGING POINTS                |
| 07 CRICKET PRACTICE NET   | 15 TABLE TENNIS      | 24 CRECHE                 | 33 SECURITY APP FOR VISITOR TRACKING |
| 08 BANQUET HALL           | 16 CO-WORKING SPACE  | 25 HALF BASKET BALL COURT |                                      |
| 09 PARTY LAWN             | 17 SINGLE ENTRY/EXIT | 26 RAINWATER HARVESTING   |                                      |

*something for everyone -  
place for poolside pleasures -  
space for celebrations -  
ways to keep fit & fine -*

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EXPERIENCE  
LUXURY STYLISH LIVING

# MASTER PLAN



## MASTER PLAN LEGEND

- |                           |                   |                         |
|---------------------------|-------------------|-------------------------|
| 01 Entry & Exit           | 05 Elders Park    | 08 Swimming Pool        |
| 02 Villas                 | 06 Kids Play Area | 09 Dress Changing Rooms |
| 03 Clubhouse              | 07 Baby Pool      | 10 Cricket Practice Net |
| 04 Half Basket Ball Court |                   |                         |



LIVE, WORK AND PLAY,  
MAKE EVERY WEEKDAY  
LOOK LIKE SUNDAY!

*With a wonderful work-life balance at The One,  
each new day can be as leisurely as living in a  
weekend sanctuary.*

THE  
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BY PRIMELAND

EXPERIENCE  
LUXURY STYLISH LIVING



DELIVERING THE  
SYMMETRICAL BALANCE FOR  
EXTRAORDINARY DREAM LIVING

*Stunning architectural symmetry -  
Unique expression of community living -  
Perfect use of public spaces -  
A strong sense of style -*

THE  
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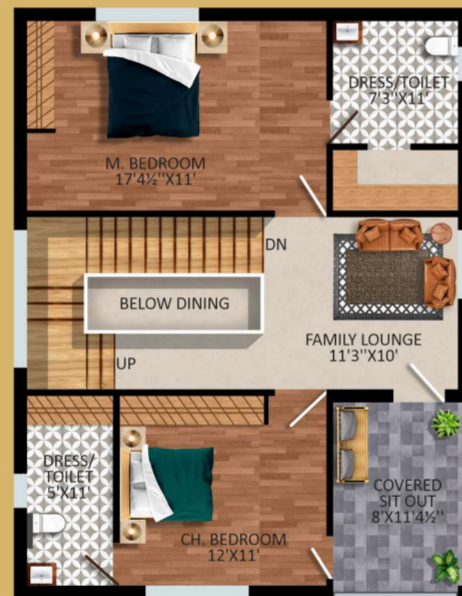
EXPERIENCE  
LUXURY STYLISH LIVING

GROUND  
FLOOR  
**949 SQ.FT**



**EAST FACING VILLA**

FIRST  
FLOOR  
**949 SQ.FT**



**TOTAL SFT: 2451 SFT**

SECOND  
FLOOR  
**553 SQ.FT**



THE BLISS OF BEAUTIFUL VILLA  
DESIGN THAT OFFERS POCKETS  
OF OASIS THROUGHOUT.

- free flow of space throughout
- socialise on ground floor
- live luxuriously on 1st floor
- get entertained on 2nd floor

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EXPERIENCE  
LUXURY STYLISH LIVING



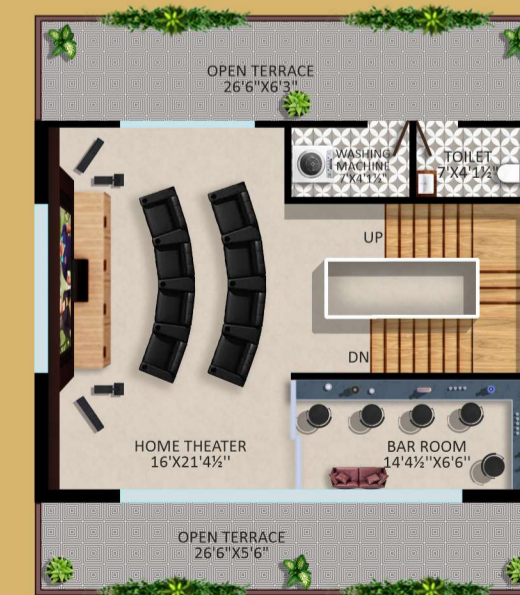
GROUND FLOOR  
1083 SQ.FT

WEST FACING VILLA



FIRST FLOOR  
1083 SQ.FT

TOTAL SFT: 2846 SFT



SECOND FLOOR  
680 SQ.FT

THE  
**ONE**

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EXPERIENCE  
LUXURY STYLISH LIVING

PLENTY OF FAMILY SPACE  
TO BE TOGETHER – AND  
JUST AS MUCH FOR PRIVACY  
AND RETREAT.

- refined outlook
- modern comforts
- traditional spaces
- best of both worlds

# THE ONE

BY PRIMELAND

EXPERIENCE  
LUXURY STYLISH LIVING

THE IDEAL  
BLEND OF SPACE  
AND FREEDOM FOR  
A SENSE OF  
WARMTH AND  
SECLUSION



*A cosy and intimate ambience  
A reflection of your personality  
A natural flow throughout  
Stunning interior possibilities*

# THE ONE

BY PRIMELAND

EXPERIENCE  
LUXURY STYLISH LIVING

LIVING AREAS THAT FLOW  
INTO ANOTHER, CAPTURING  
THE ESSENCE OF MODERN  
LIVING. AN INVITING SPACE,  
CRAFTED FOR ENTERTAINING  
FRIENDS AND FAMILY



*An open plan style  
Effortless flow  
A cosy, homely ambience  
Comfortable seating area*

# THE ONE

BY PRIMELAND

EXPERIENCE  
LUXURY STYLISH LIVING

EXUDING COMFORT AND  
STYLE, THE LIGHT-FILLED  
KITCHEN INSPIRES  
WHOLESOME LIFESTYLE.  
UNARGUABLY, THE HEART  
AND SOUL OF EVERY HOME



*Immaculate architectural detail*  
*Innovative use of space*  
*Ample space to move around*  
*High quality and iconic finishes*



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EXPERIENCE  
LUXURY STYLISH LIVING

LOVE OUTDOORS? WELCOME  
TO THE TERRACE, AN EASY,  
BREEZY SPACE TO CELEBRATE  
AND REJUVENATE. SO ESCAPE  
THE FOUR WALLS AND GO  
ALFRESCO!



*No better place to  
enjoy fresh air*  
*Relax and unwind, anytime*  
*Nourished with  
natural features*  
*A paradise for BBQ/  
celebratory meal*

# THE ONE

BY PRIMELAND

EXPERIENCE  
LUXURY STYLISH LIVING



*Downsize  
Your worries.  
Upsize your  
Lifestyle!*

*a nature-rich pocket of private bliss and privileged amenities, you can start designing your signature luxury experience from day one. the close-knit community of just **33 ultra luxury lifestyle villas** allows a great diversity of experiences. bonding with like-minded neighbours and sharing interests provides a sense of belonging combined with a space of freedom and security. a limited community where everyone knows your name and goes out of the way to be there for each other. yet you can be as social or as private as you want. an idyllic holiday-like home for those looking to downsize their worries and upsize their lifestyle.*

*Grand  
Clubhouse*

*Lush Designer  
Landscape*

*Best of Health  
& Entertainment*

*Hi-Tech Gymnasium  
with Modern Equipments*

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EXPERIENCE  
LUXURY STYLISH LIVING

CLUB HOUSE, THE  
CENTERPIECE OF 'THE ONE'  
COMMUNITY. A SPECIAL  
PLACE WHERE LIKE-MINDED  
NEIGHBOURS BECOME LIFE-  
LONG FRIENDS



*State-of-the-art  
leisure hub*

*Countless recreational  
activities*

*A new benchmark in  
residential amenity*

*Designed exclusively  
for residents*

THE  
**ONE**  
BY PRIMELAND

EXPERIENCE  
LUXURY STYLISH LIVING

THE SPRAWLING  
SWIMMING POOL,  
SPLASHING IN THE HEART  
OF THE LAYOUT, OFFERS A  
REFRESHINGLY  
REJUVENATING  
RENDEZVOUS.

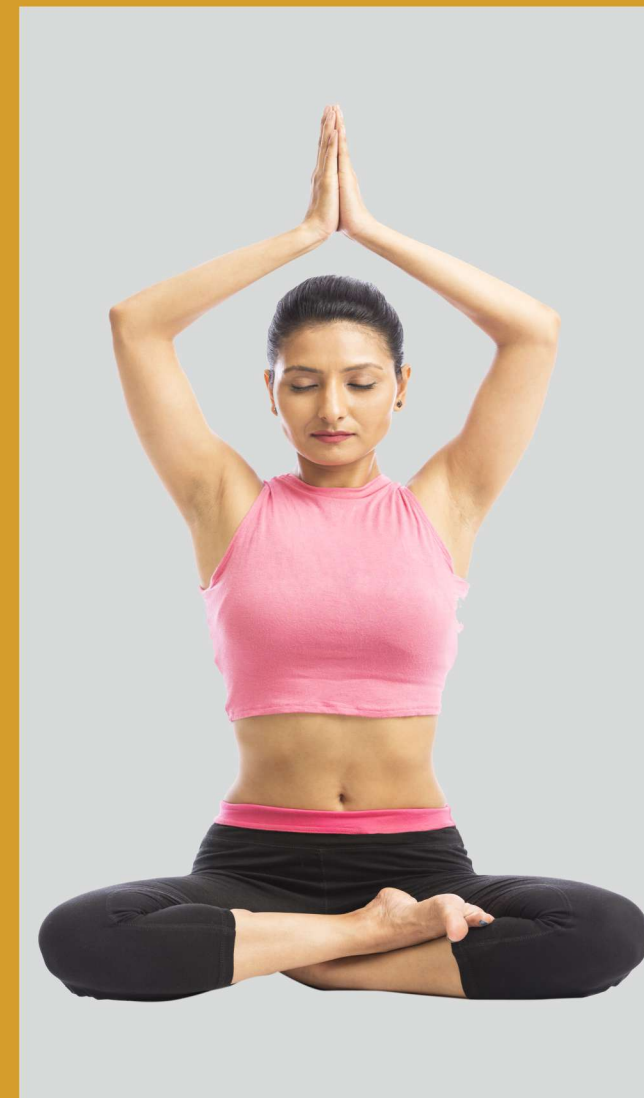


*aquatic indulgences  
surrounded by  
greenery  
swim or lounge  
separate pool  
for kids*



GYM FOR GROWN UPS?  
PLAY AREA FOR TINY TOTS?  
PARTY HALL FOR CELEBRATIONS?  
THERE'S EVERYTHING FOR  
EVERYONE TO ESCAPE THE GRIND.

*sweat it out -  
read a best seller -  
spend time with kids -  
celebrate special occasions -*



*Enjoy sensory indulgences with loved ones year round at **The One**. While the classy clubhouse is the spiritual heart, the lush landscape encircling the rejuvenating activities serves as the luxury basecamp.*

# THE ONE

BY PRIMELAND

EXPERIENCE  
LUXURY STYLISH LIVING



NO MATTER YOUR  
AGE OR PREFERENCE,  
EXPERIENCE A WORLD  
OF DIFFERENCE

*At The One, you would never miss out on sports,  
leisure, recreation and fitness. Just follow your  
passion.*



# CLUB ACTIVITY



# THE ONE

BY PRIMELAND

EXPERIENCE  
LUXURY STYLISH LIVING

THE AIRY, OPEN FEEL AND THE  
SEAMLESS FLOW, WHERE YOU  
CAN INSTANTLY FEEL RELAXED  
AND COMFORTABLE AT THE  
IMMACULATELY DESIGNED  
CHALET-STYLE WONDERLAND



*step out for fresh air  
feel the freedom everywhere  
meditate or tête-à-tête  
no mess/stress, feel blessed*





GUARANTEEING ELITE  
EXCLUSIVENESS. PRIVACY AND  
PEACE COMES WITH EASE...

*Automated technology for security  
Street lighting that delights  
Wide roads that seamlessly connect  
World-class design and innovation*

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THE  
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EXPERIENCE  
LUXURY STYLISH LIVING

A FRIENDLY, ACTIVE  
AND OPEN  
COMMUNITY  
IN THE DAY  
TRANSFORMS INTO  
A TRANQUIL HAVEN  
AT NIGHT



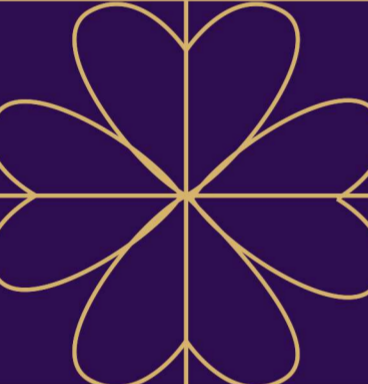
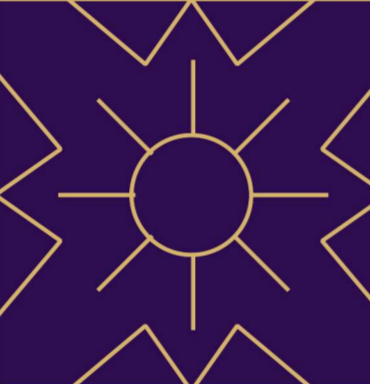
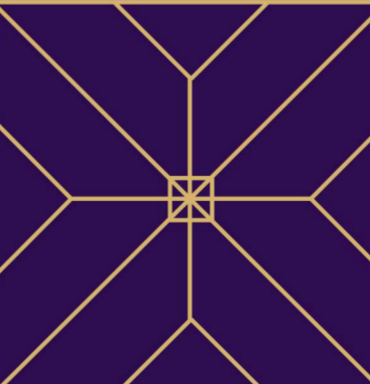


*High standard of living  
Security and safety a priority  
Private, exclusive atmosphere  
Arrive without a care, always*



START THE NEXT CHAPTER OF  
YOUR LIFE IN A SETTING THAT'S  
RESORT-LIKE

*A stylish yet serene sanctuary  
Idyllic and picturesque setting  
Meets the evolving needs of elites  
Live your best life yet!*

<p><b>FOUNDATION AND STRUCTURE:</b></p> <p>R.C.C Framed Structure. Steel: Vizag Steel, Shree Tmt, Jairaj Steel.</p>			<p><b>ELECTRICAL WORKS</b></p> <p><b>WIRING:</b> Concealed Copper Wiring of Reputed Make. Havells/ Finolex</p>		
<p><b>SUPER STRUCTURE</b></p> <p>RCC Roof Red Country Bricks.</p> <p>Cement: Ultratech, Bharathi.</p>	<p><b>FLOORING</b></p> <p>Hall, Dining, Puja, Staircase – Italian Marble.</p> <p>Ground Floor Bedroom &amp; First Floor Children</p>	<p><b>SPECIFICATIONS</b></p>	<p><b>*POINTS:</b> Havells / Equivalent Power Plug For Chimney, Fridge, Mixer In Kitchen, Plug Points For Tv And Audio Systems, Provision Of Air Conditioner In All Bedrooms.</p>	<p><b>JOINERY WORKS</b></p> <p><b>DOORS AND WINDOWS:</b> (Godrej) Teak Wood Frame and Shutter aesthetically designed and fitted. Quality hardware and locking system of reputed make</p>	<p><b>TELE / DATA POINTS</b></p> <p>Telephone / TV Points in hall and Master bedroom. Complete intercom</p>
	<p>Bedroom – Vitrified Tiles of Standard Make. First Floor Master Bedroom - Wooden Flooring</p> <p>Toilets, Balconies And Wash Areas – Anti Skid Ceramic Tile</p>		<p><b>*METERING:</b> 3 Phase Supply For Each Unit With Individual Meter Boards.</p> <p><b>*SAFETY:</b> Havells MCB And ELCB For Each Distribution Boards.</p>	<p><b>OTHER DOORS:</b> (Godrej) Teak Wood frames and good quality waterproof flush shutter painted and fixed with quality hardware (Godrej)</p>	<p><b>TOILETS</b></p> <ul style="list-style-type: none"> <li>- Sanitary of standard Make from Parryware/ kohler.</li> <li>- Hot and cold water Wall mixer with Shower in master Bedroom from jaguar.</li> <li>- Provision for geyser And exhaust fan.</li> <li>- Glazed ceramic tile Dado up to linted (7') Height.</li> <li>- All C.P. Fittings of Parryware/ kohler</li> </ul>
<p><b>PAINTING WORKS</b></p> <p><b>INTERNAL CEILING :</b> Birla Wall Putty With 2 Coats Of Acrylic Emulsion Paint Over A BSE Coat Of Primer With Roller Finish.</p> <p><b>EXTERNAL WALLS:</b> Asian/ Nerolac Premium Quantity Of Weather Bound Exterior Paint.</p>	<p><b>PLASTERING</b></p> <p>Internal Walls, External Walls , Ceiling: Single Coat With Sponge Finish.</p>	<p><b>KITCHEN</b></p> <p>Provision for water connections with SS Sink, Black Galaxy Granite Counter Top And 2' Ht. Dado Above Counter, Dedicated Space For Gas Cylinder &amp; Provision For Washing Machine In Utility.</p>		<p><b>WINDOWS :</b> Std make UPVC (3 Track) Sliding Shutters with Clear Glass.</p>	
	<p><b>RAILING</b></p> <p>- Staircase and balconies: Ss railing with glass.</p>		<p><b>DG POWER</b></p> <p>Common lighting and borewell with onelight and fan point For each villa. Kisloskar</p>		<p><b>COMMON AMENITIES</b></p> <p>Garden for open area and children play area clubhouse with 200 people Banquet Hall.</p>

THE EXQUISITE ELEMENTS  
ADORNING THE  
SPECIFICATIONS TAKE  
LUXURIOUS LIVING AT THE  
ONE TO ANOTHER LEVEL.  
THE CRAFTSMANSHIP  
BALANCES ELEGANCE WITH  
EXPERTISE.

*luxury gated community  
33 premium villas  
classic interior spaces  
magical green outdoors*

THE  
**ONE**  
BY PRIMELAND

EXPERIENCE  
LUXURY STYLISH LIVING



*Leave the cares of the world behind you as you enter a natural dreamy paradise. Be as busy or relaxed as you wish, for The One is well connected to daily needs, work hubs, healthcare, educational institutions, eateries, all within breezy reach. What's more, it is just 97 kms from Hyderabad city and 80 kms from RGI airport.*

### Location Advantages



#### SCHOOLS

- + Hira Model High School
- + Fatima Vidyalayam
- + GENIUS MINDS SCHOOL
- + Delhi Olympiad School
- + FREEWINGS SCHOOL
- + Humming Birds School



#### COLLEGES

- + Nalanda College of Education
- + Sharada College of Education
- + Sri Vasavi Degree College & P.G college
- + St Mary's College Of Education
- + AL MADINA COLLEGE
- + Palamuru University



#### HOSPITALS

- + Star Hospital
- + Global Multispeciality Hospital
- + Sri Krishna super speciality hospital
- + Bhanodaya Multispecialty Hospital

- + SVS Hospital
- + Neha Sunshine Hospital
- + SIMS HOSPITAL
- + ISHA Fertility & Maternity Hospitals



# CRAFTING TRANSFORMATIONAL SPACES THAT EXCEED CUSTOMER EXPECTATIONS

**PRIMELAND** CRAFTS TRANSFORMATIONAL SPACES THAT AIM TO OPTIMISE THE VALUE OF INVESTORS' INVESTMENTS. AN ESTABLISHED REAL ESTATE ENTITY IN HYDERABAD, THE COMPANY SPECIALISES IN HIGH QUALITY DEVELOPMENTS AND IS RENOWNED FOR DESIRABLE RESIDENCES, TIMELY DELIVERY, AND RESPONSIVE SERVICES. THE TEAM THINKS OUTSIDE THE SQUARE AND HAND-PICKS LOCATIONS FOR THEIR LIVEABILITY AND HIGH RETURN PROSPECTS. NO WONDER IT HAS SUCCESSFULLY ACCOMPLISHED 00 PROJECTS, ADMEASURING ABOUT 10 MILLION SQUARE FEET OF SPACE, AND ALSO HAS THE HONOUR OF EXCEEDING THE EXPECTATIONS OF THOUSANDS OF HAPPY CUSTOMERS.

## Corporate Office

7th Floor, Block-II, My Home Hub, HITEC City, Hyderabad, Telangana - 500 081.

## Site Address

Near to New District Collectorate Office, Off. Bypass Road, Mahabubnagar.

## Contact

 [info@primelandindia.com](mailto:info@primelandindia.com)

 [www.primelandindia.com](http://www.primelandindia.com)

## Team

### Architect & Engineer

**JOVEN**  
ARCHITECTS AND INTERIORS

**N. Koteswara Rao**  
Chief Architect  
+91 91777 98777

Plot No. 782, Near Apana Bazar Super Market, Ayyappa Society, 100 Ft. Road, Madhapur, Hyderabad - 500 081.

### Strategic Partner

 **ELEGANT**

7th Floor, Block-II, My Home Hub, HITEC City, Hyderabad, Telangana - 500 081.

[www.primelandindia.com](http://www.primelandindia.com)



Note: This brochure is only conceptual presentation of the project and not a legal offering.  
The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit