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IGBC
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GHMC
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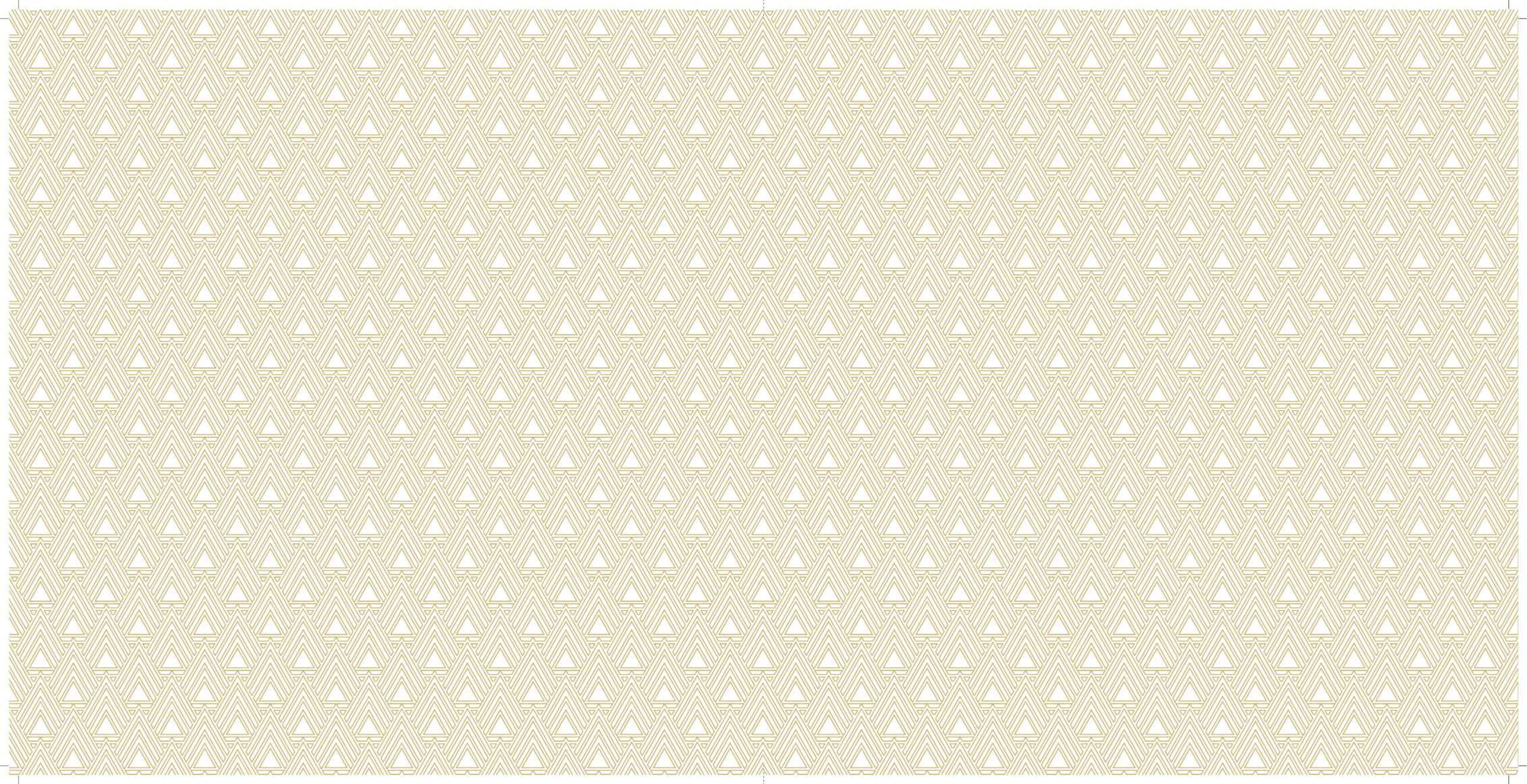
HOME LOANS APPROVED BY: ICICI Bank, AXIS Bank, HDFC Bank and more

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FUJI | HALCYON



ANOTHER IDEA





THE WORLD'S
GREATEST WONDERS
TAKE BIRTH ON LAND
TO CONQUER THE SKIES.

WELCOME TO JUBILEE HILLS. THE WONDER OF HYDERABAD.



The unparalleled elegance and remarkable charm of Jubilee Hills make it not only a rare and coveted neighbourhood but more significantly, the lifestyle wonder of a shining Hyderabad.



Stock Image

LEGENDARY LANDMARKS OF JUBILEE HILLS:



- KBR National Park
- Jubilee Hills International Club
- Durgam Cheruvu
- Apollo Hills Hospital
- Oakridge International School
- GVK One Mall
- Elahe, Anahita etc.
- Film Nagar Club



WHERE
NATURE'S WONDERS
INSPIRED SUPREMACY'S
MOST EXALTED PEAKS.



Halycon is not merely an ode to the towering grandeur of nature, but a hallmark that represents the full scale of possibility in the realm of luxury living. This is where those in pursuit of unparalleled opulence will find their pinnacle at Olympus, Etna and Everest.

ETNA



OLYMPUS



EVEREST



AND NOW, NATURE HAS
BESTOWED UPON US YET
ANOTHER MAGNIFICENT
INSPIRATION FOR OUR
UPCOMING MASTERPIECE



AN EMBLEM OF INSPIRING ASPIRATION AND
STUNNING GRACE.

A timeless element of Japan's rich tapestry of culture and heritage, Mount Fuji rises above its surrounding landscapes to reach a glorious high of 3,776 metres (12,389 feet). With a peak that's considered aesthetic for its remarkable symmetry, Mount Fuji has been the centerpiece of poems and paintings, as well as a spiritual attraction for peace and enlightenment seekers for centuries.

MT. FUJI



Stock Image

FUJI | HALCYON

7,504 Sq. Ft. PALATIAL PEAK HOMES WITH PRIVATE LIFT

THE WONDER OF JUBILEE HILLS

Like its towering inspiration - Mount Fuji, the rising wonder of Jubilee Hills elevates to a majestic height of 610 metres. With limited residences of epic proportions that come endowed with wide-ranging experiences spread luxuriously across multiple levels, Fuji Halcyon is the peak of extravagance amidst a community of exceptional achievers.



PROJECT FEATURES



2.2 ACRES OF
LAND PARCEL



RESIDENCES AT
610 M. ALTITUDE



PRIVATE LIFT
FOR EVERY HOME



ONLY 1
PALATIAL APARTMENT
PER FLOOR



ELECTRIC CAR CHARGING
FOR EACH FLAT



7 BLOCKS OF
11 STOREYS



EXCLUSIVE TO
75 FAMILIES



65 RESIDENCES
OF 7,504 SQ. FT.



10 RESIDENCES
OF 10,121 SQ. FT.



100% VASTU
COMPLIANT HOMES



4-CAR PARKING
FOR 4 BHK



5-CAR PARKING
FOR 5 BHK



7 TERRACES WITH
37,262 SQ. FT. OF
RARE INDULGENCES



GRAND CLUBHOUSE
OF **17,625 SQ. FT.**



18,905 SQ. FT. OF
PODIUM WITH
7 RECREATIONAL ZONES

FUJI AT JUBILEE HILLS

VIEWS AS EXPANSIVE AS THE AMBITIONS THAT RESIDE HERE.

A captivating natural topography and pictureque natural views - the most sought after privileges of the ultra-luxury seeking elite class, become your everyday comfort at Fuji Halcyon. Discover a lifestyle that blends the splendour of nature with the sophistication of opulence, in the best way on Earth.



Actual Image



Amenity Image - For Illustration Purposes Only

A MONUMENTAL WELCOME, EVEN AT HOME.



Let a resplendent Entrance Lobby, crafted with an extravagant finish, adorned with exquisite artefacts, and set within a lavish environment extend to you a welcome that you're entitled to.

9 METRES HIGH ENTRANCE LOBBY

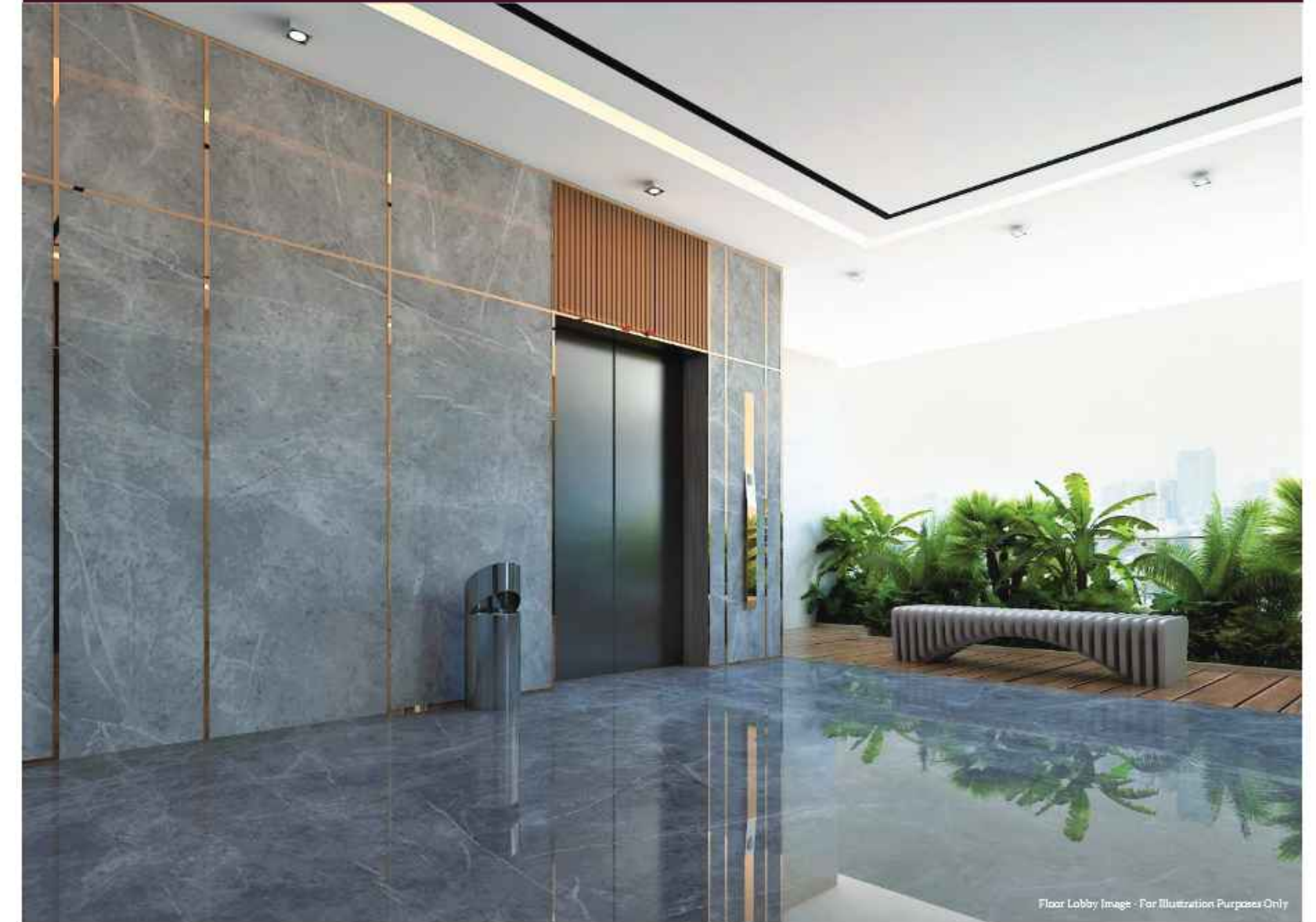


ASCEND TO THE LEAGUE YOU BELONG TO.



An elegantly embellished floor lobby, complete with state-of-the-art elevators, awaits your every journey to a higher league.

PRIVATE FOYER



Floor Lobby Image - For Illustration Purposes Only



Mockup Flat Images - For Illustration Purpose Only

IT'S EXPANSIVE AND EXCLUSIVE AT THE TOP.



Reign over a colossal realm that's designed with one pure intent.
To ensconce you in the grandest of extravagance with the greatest of space.

LIVING ROOM



Mockup Flat Images - For Illustration Purpose Only

FOR MOMENTS
THAT MATTER MOST.



Bond with your life's most precious asset -
your family, over sumptuous meals in a space that's
as grand and tasteful as your approach to life

DINING
AREA

ADD EXOTIC FLAVOUR TO
YOUR CONVERSATIONS.



Layer your conversations with family
and friends with the flavour of your gracious
companionship and hospitality.

DRY
KITCHEN



Mockup Flat Images - For Illustration Purpose Only



Mockup Flat Image - For Illustration Purposes Only

REVITALIZE TO SCALE
EVEN BIGGER PEAKS.



An environment so luxurious, even the most
driven minds will be lulled into rest mode.

MASTER
BEDROOM



Mockup Flat Image - For Illustration Purposes Only

WATCH YOUR LITTLE BUNDLE
OF ENERGY SETTLE INSTANTLY.



Relax and unwind while your spirited kids
comfortably settle down in a vibrant and spacious
designed just for them.

KID'S
BEDROOM



AWAKEN YOUR INSTINCTS
FOR ANOTHER GRAND DAY.



Discover a luxurious ensemble of elements
designed to transition you seamlessly from a state
of rest to one of invigorating action.

MASTER
BATHROOM



Mockup Flat Image - For Illustration Purposes Only



SEE CHILDHOOD MAKE ITS
LUXURIOUS SPLASH.



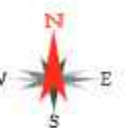
An elegant and extra-large bathroom
transforms into your child's fun space
within your opulent home.

KIDS'
BATHROOM



Mockup Flat Image - For Illustration Purposes Only

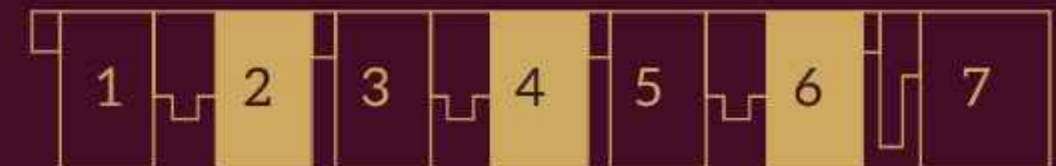
TYPICAL FLOOR PLAN



UNIT PLAN
 FLAT NO.:
 1 3 5
 (7504 SQ. FT.)
 EAST FACING



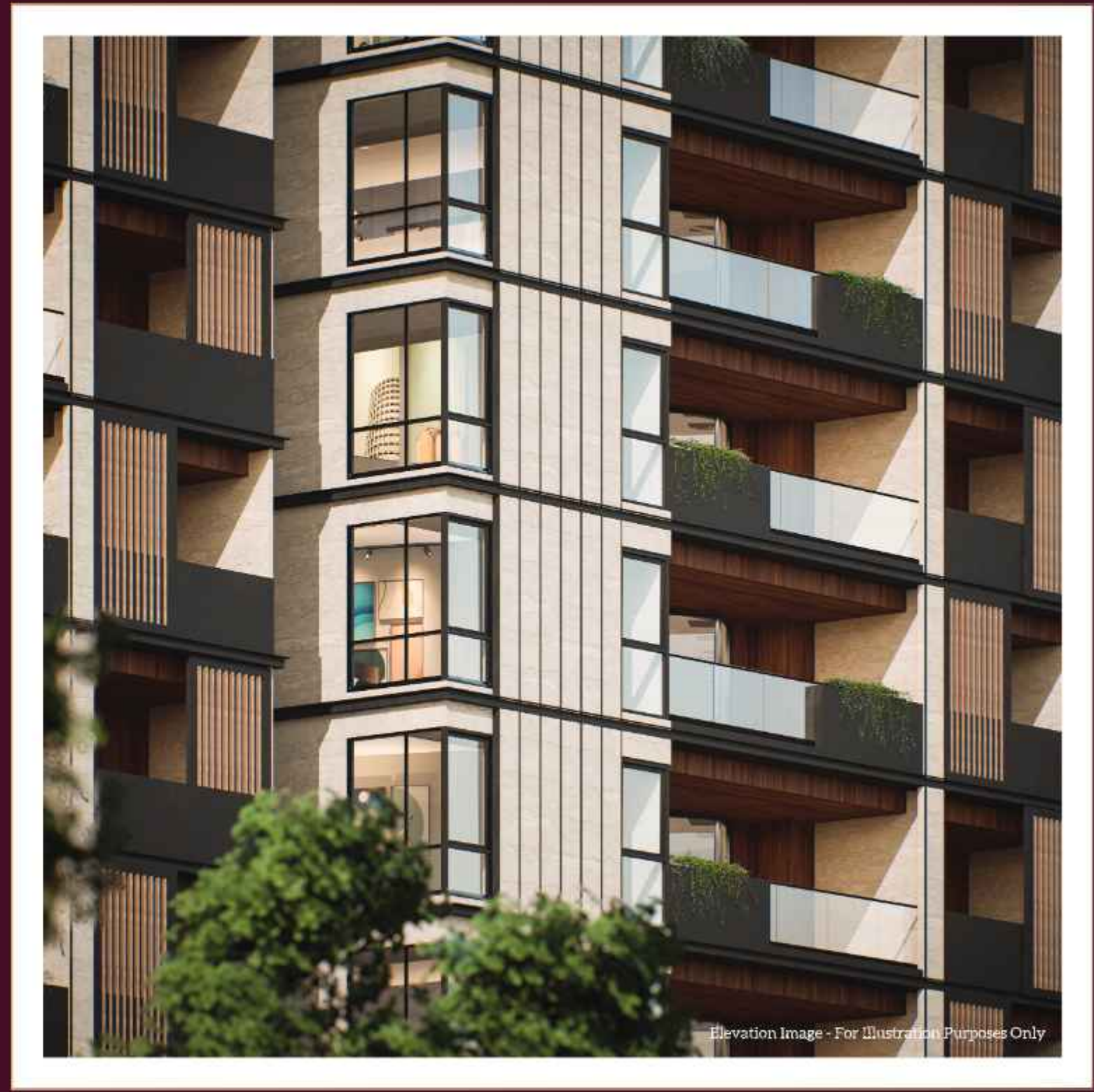
UNIT PLAN
 FLAT NO.:
 2 4 6
 (7504 SQ. FT.)
 WEST FACING



UNIT PLAN
 FLAT NO.:
 7
 (10,121 SQ. FT.)
 WEST FACING



FINESSE IN EVERY ASPECT.



Elevation Image - For Illustration Purposes Only

Witness architectural brilliance at its prime with premium aluminium-designed windows that are flamboyant and functional.

AN EXQUISITE
EXCUSE TO FINISH
YOUR DAY WITH
GRANDEUR.

CLUB | 610



Ensnconced within the grand landscape of Fuji Halcyon is one of its most exhilarating wonders. An exclusive Clubhouse spread across **17,625 sq. ft.** designed to help you balance work, life and play in the most opulent way possible.



CLUB | 610
AMENITIES



CO-WORKING
SPACES



MEETING ROOMS



RESTAURANT



BADMINTON



CAFE



KITCHEN



CRECHE



BANQUET/PARTY HALL



BASKETBALL



YOGA AND AEROBICS



SALON



SPA



GYMNASIUM



KICK-BOXING



HOME THEATER



YOUR PATHWAY,
TO THE CITY'S ELITEST CLUB.



The resident clubhouse extends the city's most exclusive opportunities, balancing leisure and recreation with vision and ambition.

CLUBHOUSE ENTRANCE LOBBY



GAIN THE POWER TO
ACCELERATE YOUR CLIMB.



A grandly spacious and state-of-the-art gym awaits to empower your ambitions with strength and wellness.

GYMNASIUM

FINE DINING, A PRIVILEGE OF
REFINED LIVING.



Extravagance is on the menu, with an exclusive restaurant that caters to a clientele as distinctive and celebrated as you.

RESTAURANT



LOOK LIKE
A BILLIONAIRE.



Desire a persona for your next big leap? An exquisite salon awaits to pamper you.

SALON



1 GRAND PODIUM
7
ENCHANTING
WAYS TO
FEEL LUSH

The world of opulence scales to a new league of wonderment at Fuji Halcyon with an **18,905 sq. ft.** podium landscape that comes with 7 exquisitely themed gardens. Enjoy a walk, jog or cycle on the 400 m. long vehicle free podium





PODIUM ZONE 1



BONSAI | GARDEN

Discover how nature can be compact in size and still maintain her grandeur.



PODIUM ZONE 3



RELAX | GARDEN

For those rare moments of rest and pause, between two peaks of success.



PODIUM ZONE 2



ZEN | GARDEN

When your outer environment embodies peace, your inner bliss will blossom.



PODIUM ZONE 4



MAGIC | GARDEN

See your mood and energy transform amidst a space that greets you with nature's rarest treasures.





PODIUM ZONE 5



KIDS' | GARDEN

Filled with open spaces and play tools, it's the perfect gift for young ones to your play, bond and thrive.



PODIUM ZONE 6



CABANA | GARDEN

Take off to the exotic tropics without packing your bags, when you feel like a holiday.

PODIUM ZONE 7



ROCK | GARDEN

Take inspiration from the tough side of nature, to prevail like a rock in your own epic journeys.



7 EXTRAVAGANT TERRACES





CELEBRATION | SKIES



Celebration Lawn Food Counter

Let the grandeur of your celebrations match the height of your emotions. In an elevated sky space curated for exclusive and private gatherings.

TERRACE KEY PLAN



SOCIAL | SKIES



Chit-Chat Plaza | Relaxing Net/ Hammock
Sit-Out Space with Furniture Spread Out
Informal Party | Gathering Space

Mingle with your world in a space that's the opposite of noisy, cramped, and distant. Enjoy your palatially vast and blissfully serene hangout at the top of the city.

TERRACE KEY PLAN



FLORAL | SKIES



Amphitheatre with Stage | Movable Pots

Vibrant environs where nature puts on a spectacular show for your exclusive attention.

TERRACE KEY PLAN



SWINGING | SKIES



Swing Seating with Deck Below

Forget your worldly cares as you settle into an elegantly designed swing seat and swing back into the precious memories of your childhood.

TERRACE KEY PLAN





SOARING | SKIES



Library Book Seating | Raised Stage | Barbeque Corner

Like true opulence, knowledge too has no limits; pick your spot to ascend your wisdom to a whole new league of enlightenment.

TERRACE KEY PLAN



AQUA | SKIES



Swimming Pool | Kids' Pool | Jacuzzi | Water Feature with Bubblers and Waterfall Effect
Deck with Loungers | Poolside Party Area Deck | Informal Seating Space

Get transported into an exotic oasis where an array of imaginative water features await to immerse you in pure and heady paradise.

TERRACE KEY PLAN



HEALING | SKIES



Yoga/Meditation Lawn | Reflexology Park

Discover how easy and effortless it is to revitalize your mind, body and energy, when you're elevated leagues above the world below.

TERRACE KEY PLAN



PROJECT SPECIFICATIONS

▶ STRUCTURE	R.C.C framed structure to withstand wind and earthquake (Zone - 2)
WALLS	External walls : 8" thick AAC blocks Internal walls : 4" / 6" thick AAC/Concrete blocks
▶ PLASTERING	
INTERNAL	Smooth finished cement plastering (excluding ceiling)
EXTERNAL	Smooth finished cement plastering (As per architectural intent)
COMMON AREAS	(As per architectural intent)
▶ WALL FINISHES	
DRAWING, LIVING, DINING, KITCHEN, POOJA, ACTIVITY ROOM & ALL BEDROOMS	Smoothly finished with Gypsum Punning and painted with Satin emulsion paints: of a reputed brand
BATHROOMS	Combination of IMPORTED marble and premium GVT tiles.
SIT OUT / DECK / UTILITY	Smoothly finished with external putty and exterior emulsion paints of reputed brand as per elevation
LIFT LOBBIES	Smoothly finished with Gypsum Punning and painted with acrylic emulsion paints of reputed Brand
STAIRCASES	Smoothly finished with putty and painted with acrylic emulsion paints of reputed brand
BASEMENTS	Waterproof cement-based brand paint over a base coat of primer
EXTERNAL	Textured finish with 2 coats of exterior emulsion paint of a reputed brand
▶ CEILING FINISHES	
TOILETS	Grid ceiling/ Gypsum ceiling with putty finish and emulsion paint to cover services lines (As per elevation intent)
BALCONIES	Gypsum board false ceiling finished with putty finish and emulsion paint of reputed brand
CORRIDOR, LIFT LOBBIES	

▶ STAIRCASES	Smoothly finished with putty and emulsion paints of reputed brand
OTHER COMMON AREAS	As per architectural intent
DRAWING, LIVING, DINING, KITCHEN, POOJA, ACTIVITY ROOM & ALL BEDROOM	Client's scope
▶ DOORS	
MAIN DOOR	Crafted designer hardwood frame of size 1500 mm x 2400 mm with premium finished Teak Veneer flush shutter Internal Doors: Designer hardwood frame of size 1200 mm x 2400 mm with premium finished Teak Veneer flush shutter Toilet doors: Designer hardwood frame of size 900 mm x 2400 mm with premium finished Teak Veneer flush shutter
BALCONY SLIDING DOORS	Anodized aluminium sliding doors of reputed brand with mosquito mesh provision
HARDWARE	Premium grade fixtures
MAINDOOR LOCK	Smart lock for main door
▶ WINDOWS	Anodized/ powder coated aluminium windows of reputed brand with mosquito mesh provision
▶ FLOORING AND TILING	
DRAWING, LIVING, DINING, KITCHEN, POOJA, ACTIVITY ROOM & ALL BEDROOMS	Imported marble
BATHROOMS	Imported marble / Premium anti-skid tiles
BALCONIES	Hardwood flooring / anti-skid tiles
UTILITIES	Anti-skid vitrified tiles
CORRIDOR, LIFT LOBBIES	Imported marble flooring Stair cases granite flooring/Natural stone
BASEMENTS AND DRIVEWAYS	VDF flooring

► **KITCHEN / UTILITY**

Granite platform and sink - Client scope
Provision for Hot and Cold water supply for sink
(only Plumbing connections at specified location)

► **SANITARY AND PLUMBING
SANITARY WARE**

Wall Hung EWC of reputed make - Villeroy and Bosch or
Grohe or Kohler or equivalent counter type wash
basin with reputed vanity unit

CP FITTINGS

Thermostat single lever diverter with shower of reputed
brand all Faucets and CP fittings of reputed make - Villeroy
and Bosch or Grohe or Kohler or equivalent

GEYSERS

Geysers fitted in all the bathrooms of reputed brand

► **ELECTRICAL**

DB and MCBs of reputed make - Legrand / equivalent
Concealed copper wiring of reputed make Finolex,
Havells or equivalent

Power outlets for ACs

Power outlets for geysers in all bathrooms

Power outlets for cooking range, chimney, RO,
appliances in kitchen

Power outlets for washing machine and dishwasher in utility
elegant modular switches of reputed make
Legrand / Schneider

► **COMMUNICATION**

Cable TV provision in drawing, living and all bedrooms

Internet cabling provision in drawing, living and all bedrooms

Telephone point provision in drawing, living and all bedrooms
Intercom facility connecting to security

► **LANDSCAPING**

Aesthetically designed landscaping in the Tot-lot areas,
podium and terraces

► **LIFTS**

Premium high speed private passenger lifts with ARD for each
tower of reputed brand Kone or equivalent make.

High speed service lifts with ARD for each tower of
reputed brand

► **STP**

A Sewage treatment plant of adequate capacity as per
norms will be provided.
Treated water will be used for flushing and landscaping.

► **WATER SUPPLY**

Supply of drinking water
Domestic water supplied through water softening plant

► **GENERATOR**

100 % DG back-up with acoustic cover

► **PARKING**

Entire parking is well designed to suit the number of
car parks with parking signages and equipments at
strategic locations for the ease of driving.

► **CAR WASH**

Car wash facility in the basement at a specific area

► **FIRE & SAFETY**

Fire hydrant and sprinkler systems will be provided
inside the flat, common areas and cellars as per fire
department norms

► **BMS / SECURITY**

Sophisticated round-the-clock security & surveillance
system.
Building management system to integrate the services

► **WASTE MANAGEMENT**

Garbage collecting chutes provided for each flat with
central collection at garbage rooms

► **EXTERNAL LIGHTING**

LED lamps post as per architectural intent
All common areas well lit with LED lights

► **COMPOUND WALL**

Entire property protected with compound wall

► **MAID ROOM AND MAID TOILET**

Walls - Smooth finish with putty and two coats of paint
Flooring - Vitrified tiles of reputed brand
Washrooms - Cladded with glazed tiles and anti-skid tiles
for flooring
Fixtures - CP and sanitary fittings of standard make

THE COLLECTIVE EXPERIENCE OF THE PROMOTERS OF



88 YEARS

11 MILLION SQ. FT. COMPLETED

88 PROJECTS

1 MILLION SQ. FT. ONGOING

A distinguished real estate company comprising seven highly skilled and experienced promoters who collectively boast decades of expertise in the construction industry. Our company is committed to delivering exceptional real estate projects that cater to the diverse needs of our clients. With a focus on innovation, quality, and customer satisfaction, Realplus Homes aims to be a leading name in the real estate sector.

Our success is a result of the visionary leadership and extensive experience of our seven promoters.

The partners of Realplus Homes are well experienced in Real estate and construction related businesses and have successfully executed several projects around the city of Hyderabad, Telangana and Vizag of Andhra Pradesh. Some of the partners are continuing 2nd Generation family run business in the field of real estate. The experience varies from handling 5 floor projects to 30+ floor high rise projects and from independent buildings to large size gated communities of 10+ acres.

CORE VALUES

Quality | Timely Delivery | Integrity
Customer Centric | Innovation



ARCHITECT INSIGHTS

Fuji is the new upscale luxury living project designed on the principles of sustainable development and balance between function and aesthetics. The building has been thoughtfully designed to facilitate an exquisite and unprecedented integration of exterior and interior spaces.

An aesthetically designed Façade along with its abundant spread of amenities at the terrace level gives Fuji Halcyon a distinct character. With luxurious, well-defined entrances and corner windows with full height glazing, each residence enables residents to experience a panoramic visual connection with their indoor and outdoor environments. Each apartment stands out as an individual sky villa which is equipped with private lifts ensuring maximum convenience and privacy to the residents.

The diverse activities at Fuji Halcyon are based on 'Retreat', 'Engage' and 'Create' concepts which enhance the all-around living experience. This extravagant project was envisioned with the intent to achieve Indian Green Building Council's (IGBC) highest rating for residential societies - "PLATINUM CERTIFICATION" (Already Pre-Certified).

Rupam Dey & Avhijit Dev - Principle Architect

LANDSCAPE HIGHLIGHTS

Fuji is where nature's embrace intertwines harmoniously with urban luxury.

The landscape design is an ensemble of experiences that will enable one to discover a true and luxurious oasis amidst the City. From the spirited vibe of a children's play area to the serene solitude of a hidden reading nook, we have thoughtfully intertwined diverse elements to create an ecosystem that nurtures both the body and the soul.

The space design reflects how every inch is meticulously sculpted to embody the perfect blend of aesthetics, functionality, and sustainability. Every space is designed to raise not only the expectations of luxury but also its actual experience, to a whole new peak.

Nimit - Landscape Architect

INTERIOR HIGHLIGHTS

Step into the lavish world of Fuji Halcyon, where design and luxury meld to craft an exceptional living experience. Our visionary concept redefines modern living, embracing nature's serenity while elevating every facet of daily life.

At its heart, the Halcyon Clubhouse stands as an architectural marvel, designed to foster social bonds and celebrations, with the utmost extravagance. While thoughtfully curated indoor spaces welcome abundant natural light, the use of exceptional-grade materials like Italian marbles, wall panelling along with elegant lighting magnify the luxury quotient of each space.

Cutting edge design ensures indulgence to the highest level when it comes to experiences like the Club 610 Restaurant, gym, yoga hub, spa and salon, co-working spaces and more.

Fuji Halcyon transforms everyday living into an extraordinary blend of luxury, community, and equilibrium. Welcome to an exceptional lifestyle where extravagant spaces meet opulent living.

Aamir Sharma - Interior Architects

STRUCTURES SALIENT FEATURES

For a grand lifestyle to endure, it takes a structure that's visionary in its purpose and composition. Fuji boasts an overall structure that incorporates special measures to achieve large column free spaces in all the apartments and common areas. In fact, Fuji unveils a realm of lavish spaces that feature only one column within each residence, excluding the periphery columns.

The structure is also designed to accommodate a grand 9 meter high ground floor lobby level. Long spans are adopted at all typical levels using PT beams & slabs to impart immense flexibility to apartment interiors and enhance the structure's earthquake resistance.

Nikhil Inamdar - Structural Consultant

