

Limited edition luxurious elegance.
A blend of style and substance.

Luxury apartments @ Kondapur


CANNY LOTUS HOMES 
UTHPALA

Sumptuous sophistication



CANNY
LOTUS HOMES




up-close
experiences
through
meticulous
attention
to detail

Come home to a close-knit heaven crafted with harmony. Rising in the futuristic Kondapur, it's an exalted address where avant-garde architecture and intimate setting play a starring role in bringing select 15 families closer to one another.

A symbol of lavish lifestyle, the attention to detail is unmistakably meticulous. If you appreciate diversity in design with a touch of grandeur, go ahead and discover ultra-luxurious experiences for lifetime. Find your forever home at Uthpala.




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Luxe feel with street appeal.
Iconic design to announce your arrival.

A spectacle to look at and a modern lifestyle masterpiece, Uthpala impresses at every turn. From the soaring facade and high-end finishes to the delectable design and relaxing residences, it's a retreat for your every need.

Combining Vision and Expertise, the overall arrangement makes for an elegant and distinctive ensemble that is further accentuated by the discreet yet elaborate architecture. Additionally the use of glass impeccably lends the shining sensation.





Oasis for endless bliss.
The high life with endless surprises.

A sumptuous oasis for endless bliss, Uthpala as a resplendent residential enclave reflects your lifestyle. The absolute perfection in planning makes it possible for an outstandingly elite living ambiance.

While the fluidity of the independently planned apartments help in escaping the city grind, the secluded yet serene setting inspires you to revive, refresh, and unwind. A luxurious symbiosis.

PROJECT HIGHLIGHTS

- LUXURY BOUTIQUE APARTMENTS
- GHMC APPROVED PROJECT
- 100% VASTU
- LUXURIOUS COMMON AREAS
- EXTRA WIDE CORRIDORS
- SPACIOUS LIFT
- GRAND ENTRANCE
- LUXURY ELEVATION & LUXURY INTERNAL FINISH
- HUGE BALCONIES

15 UNITS

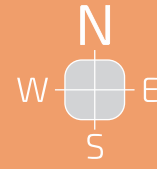
5 FLOORS
3 BHK LUXURIOUS RESIDENCES

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First, Third & Fifth Floor Plan



30FT WIDE ROAD

UNIT 1 - 2160sft



UTHPALA - 1

UNIT 1 - 1945sft

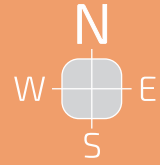


UTHPALA - 2

UNIT 2 - 1985sft



Second, Fourth Floor Plan



30FT WIDE ROAD

UNIT 1 - 2160sft



UTHPALA - 1

UNIT 1 - 1945sft



UTHPALA - 2

UNIT 2 - 1985sft





STRUCTURE

RCC Framed Structure to withstand wind and seismic loads.

SUPER STRUCTURE

8" thick solid AAC block work for external walls and 4" thick solid AAC block work for internal walls.



FLOORING

Living, Dining : Italian Marble ,Bedrooms, and Kitchen - Designer Tiles.

Bathrooms and utility : Acid resistant, anti-skid vitrified tiles - Designer tiles as per design.

PLASTERING

Double coat plastering in cement mortar 1:6 for external walls , Ready mix Sand plaster for internal walls and ceiling.



DOORS

Main door (8" height, 4 " Width): Frame made with Engineered teak wood, shutters made of engineered wood with both sides veneer finish fixed with premium hardware and locking system of reputed make.

Bedroom and Bathroom doors : Frame made with Engineered teak wood, Venner shutters with premium hardware.



TOILET & PLUMBING

Acid resistant, anti-skid vitrified tiles dado up to door height. All bath rooms equipped EWC off Kohler/Toto/American Standard CP & Sanitary Fittings. Provision for geysers. Concealed piping with ISI quality fittings and water supply from Over head tank. Provision for fixing aqua guard in kitchen will be made. Additional Wash basin in dining area.



ELECTRICAL

Concealed PVC conduits and high quality copper wiring with adequate power and light points, one TV, one net point connection in hall & Legrand/Great white Modular switches for entire flat will be provided. All bedrooms with AC power outlets, 3 phase power supply with ELCB/RCCB.



WATER PROOFING

Water proofing will be done for toilets, OHT, Terrace, Sump & utility areas.

FALSE CEILING

All toilets with Gypsum board false ceiling to cover plumbing pipes.



KITCHEN : Finished with polished granite/quartz platform (provision for modular kitchen) and wall dado up to 2'0" height with ceramic tiles as per design.

SPECIFICATIONS

*custom-design luxury.
With opulent aesthetics.*

Infused with personalised craftsmanship, embedded with modern materials and bejewelled with best of brands, each Uthpala apartment home exudes custom-design luxury. With a meticulous attention to detail, the project exceeds expectations through spacious sophistication.

BALCONY

uPVC sliding doors with floating glass with mosquito mesh.

WINDOWS : uPVC windows with floating glass with mosquito mesh.

LIFT

Lift with SS finished cabin of TKE or Kone, capacity of 6 Passengers will be provided, Lift flooring with granite/vitrified tiles.



PAINTING

Internal walls : Smooth Putty finish with two coats of premium emulsion paints. External : Textured finish with weather proof exterior paints.

SECURITY

CC TV camera will be provided entrance and exit. Solar fencing around the building



GENERATOR

Power back up for common lighting, lift, pumps, all lights, fans and tv points in each unit.



LANDSCAPE

Designer Landscape and hardscape with lighting

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City at its best with IT hubs access.
Step up to a top-notch locality.

Blessed to be in the vicinity of Botanical Gardens, Uthpala assures new beginnings amid vast open spaces and verdant greenery. Experience Hyderabad at its best with easy access to the adjoining IT hubs such as Gachibowli and Hitech city. And with top educational institutions, healthcare facilities and ritzy recreational spots all around, look no further.




LOCATION QR CODE



LOCATION PLAN
(Not to Scale)

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Always delivering on its promise.
Luxury with economy.

Since its inception in 2017, Canny Group purpose is to deliver on the promise of premium homes at value-based prices. Backed by a phenomenal track of completing quality residential projects in sought-after locales in Hyderabad, the company is working to enhance the lifestyles of Indians, now and for the next generation. Canny Lotus Homes' key asset - its talented team - ensures the process of owning a dream home is as easy as a dream!

Our Recent Projects



CANNY
IRIS
HYDRAABAD

elite

PARK Edge
ever green lifestyle

CANNY'S
forest edge
a sensorial lifestyle

Corporate Office Address
2nd Floor, Ravisankar Arcade,
Behind Care Hospital line,
Jayabheri Pine Valley,
Gachibowli, Hyderabad,
Telangana - 500032.

Site Address
Plot No. 253-55, Phase - II,
Central Park, Kondapur, Hyderabad.

for more details
Mob: +91 **9121556060, 95735 85858**

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