

DEVELOPER



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APPROVED

DESIGN CONSULTANTS

ARCHITECTURE: SUDHIR ASSOCIATES | STRUCTURAL: ZAKI & ASSOCIATES

MEP: SYNERGY INFRA CONSULTANTS

HOME LOANS CAN BE ARRANGED FROM
LEADING FINANCIAL INSTITUTIONS

*This brochure is only a conceptual representation of the project and not a legal offering. The developer reserves the right to alter and make changes in elevation, specifications, fixtures and architectural drawings as deemed appropriate**

MEMBER:



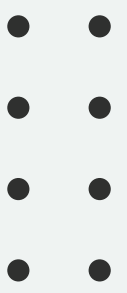
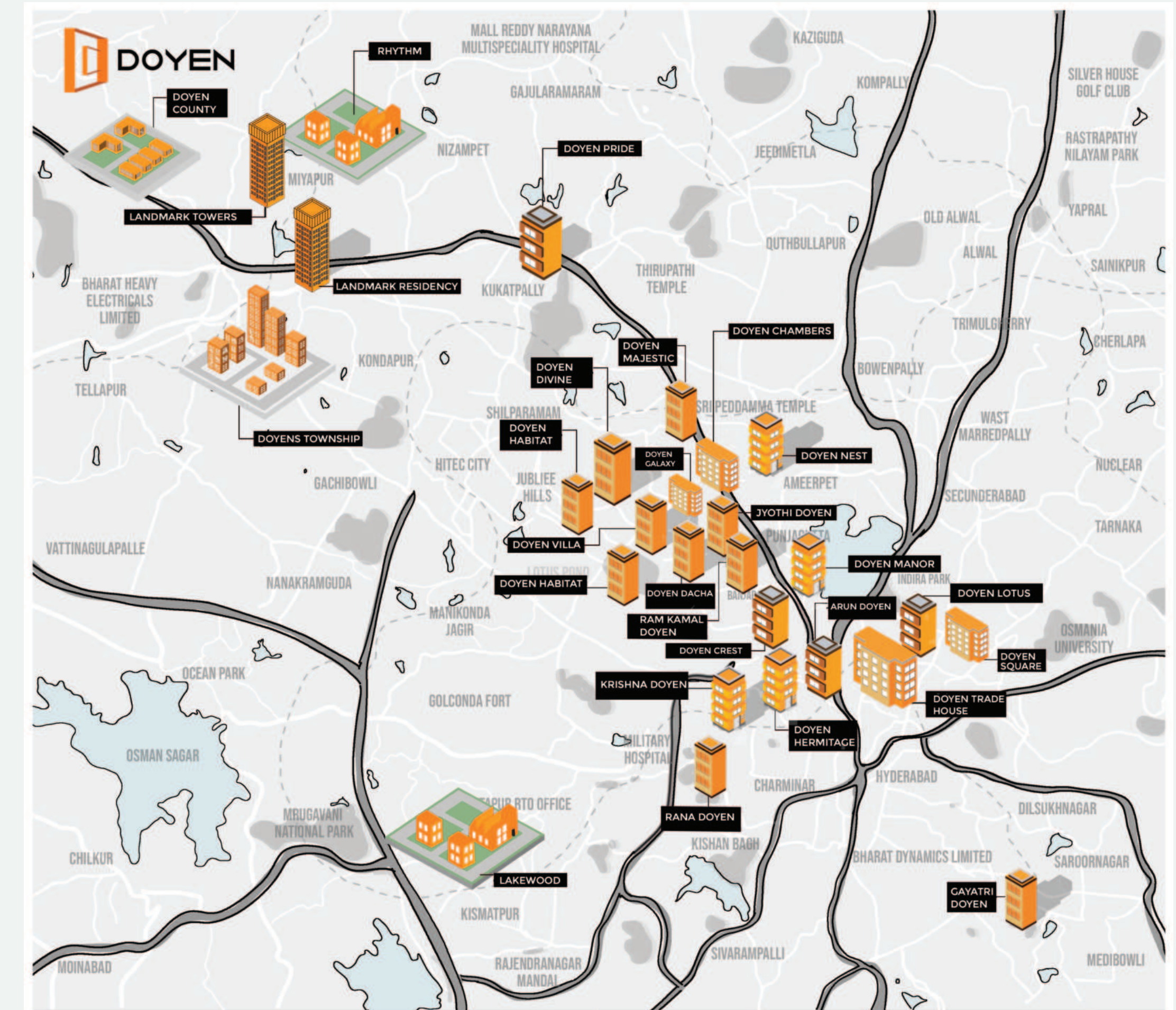
Legala's
DOYEN ASCENT

COMPANY PROFILE

20+ Years
42+ Projects
3200+ Customers

Doyen was set up with a mission to cater to the infrastructural needs of Hyderabad in a state-of-the-art manner. Over the years, the company has created a solid reputation for itself by imbibing the values of trust, integrity, reliability and uncompromising quality in each of its projects. The company has been developing landed properties into independent houses, flats, commercial complexes and gated communities for over two and a half decades.

Having carved out its own niche in Hyderabad's real estate market, the portfolio of successful projects speaks volumes for the unmatched expertise that Doyen brings to each of its projects. Aesthetically appealing, emphasizing comfort and spelling luxury, each one of them is today a much sought after and prime address. With a portfolio that consists of a number of residential and commercial projects, Doyen is based on the principle of moderate volumes, high quality and is primarily focused on delivering value and solid returns.



DOYEN **ASCENT**



BEGIN YOUR ASCENT TOWARDS **ELEVATED, MULTIFACETED LIVING**

Spread over seven acres, Doyen Ascent is the home you dream of calling your own.

This residential project is located within Doyen's Colony, Serlingampally and comprises high end apartments nestled in a diverse community. An ideal of balanced modern living with an abundance of lush open spaces; a set of the apartments overlook a stunning lake, while others offer a lovely park view, providing you with an incomparable scenery to wake up to each day.

Situated in close proximity to the Hitech City-Gachibowli IT corridor and a number of well developed technological, educational and commercial hubs, you can be certain that Doyen Ascent is the ideal choice for you, as it delivers on location, convenience and luxury all at once.



**SIGNATURE APARTMENTS ACCOMPANIED
BY REJUVENATING VIEWS**

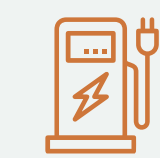


FIND YOUR NICHE FOR A LIFETIME OF SERENITY AND COMFORT AT DOYEN ASCENT



THE DOYEN ASCENT EDGE

- PRIME LOCATION WITH ACCESS TO THE IT CORRIDOR AND CORPORATE MNC OFFICES
- VASTU COMPLIANT DESIGN
- HIGH % OF UNDIVIDED SHARE OF LAND
- 3 & 4 SIDED ROADS AND OPEN SPACES WITH ABUNDANT VENTILATION AND GREENERY
- LOW % OF COMMON AREAS
- LOW RESIDENTIAL POPULATION DENSITY
- PEACEFUL AND SERENE COMMUNITY DESIGNED WITH GREEN BUILDING PRINCIPLES



PROVISION FOR EV CHARGING



100% POWER BACKUP



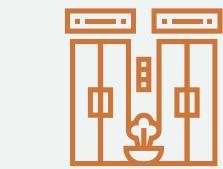
CCTV SURVEILLANCE & SECURITY



WHEELCHAIR ACCESSIBLE



VASTU COMPLIANT DESIGN



GRAND ENTRANCE LOBBY



SOLAR FOR COMMON LIGHTING



WATER SOFTENER

GRIFFIN BLOCK

*A blend of convenience, luxury and functionality,
for homes that suit diverse living preferences.*

Embrace an ideal lifestyle with Griffin Block's prime location and array of modern amenities. With a limited number of 8 exclusive units, residents can choose from a range of east and west facing flats, each with a serene lake or park view. Options include spacious 2.5 BHK units of 1400 sq ft and thoughtfully designed 3 BHK apartments of 1875 sq ft.





CONDOR



A range of blocks that seamlessly integrate abundant space, top-notch amenities, and contemporary design.

With a picturesque garden to the north, experience unparalleled living at Condor Blocks A, B, and C. Each block offers two exclusive units per floor with 2250 sq ft of meticulously designed space, with east and west facing units providing serene vistas and a sense of exclusivity.



FLAT 01
3 BHK + STUDY + POOJA
2250 SFT
WEST FACING

FLAT 02
3 BHK + STUDY + POOJA
2250 SFT
EAST FACING

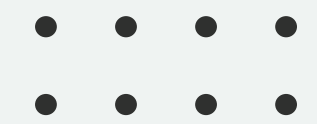
FLAT 01
WEST FACING 3BHK + STUDY + POOJA - 2250 SFT



CONDOR - A
8'-0\"/>



FLAT 02
EAST FACING 3BHK + STUDY + POOJA - 2250 SFT



FLAT 01
WEST FACING 3BHK + STUDY + POOJA - 2250 SFT



CONDOR - B
8'-0\"/>



FLAT 02
EAST FACING 3BHK + STUDY + POOJA - 2250 SFT

FLAT 01
WEST FACING 3BHK + STUDY + POOJA - 2250 SFT



CONDOR - C
8'-0\"/>



FLAT 02
EAST FACING 3BHK + STUDY + POOJA - 2250 SFT



CLUB HOUSE

An exclusive space for residents, the clubhouse is an ideal recreational haven that is bound to keep you invigorated.

Luxe aesthetics are combined with maximum utility to create the clubhouse's standout architecture. Equipped with top notch indoor amenities, outdoor sports and multi purpose facilities, the clubhouse creates a holistic community center that fulfills all your needs at one place.



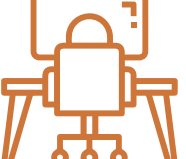
SWIMMING POOL



GAMES ZONE



CRÈCHE



PROVISION FOR CO-WORKING



BANQUET HALL



CAFETERIA



GYM



MINI THEATRE



MULTI-PURPOSE HALL



PROVISION FOR SUPERMARKET

SPECIFICATIONS

STRUCTURE: RCC with Cement fly-ash bricks.

PLASTERING:

Internal: Gypsum plaster/dry mix wall plaster for inside walls.

Conventional sand-cement plaster for bathrooms, kitchen, balconies and utility areas.

Conventional sand-cement plaster for external walls.

DOORS:

NCL Engineered Door Frames and Shutters or equivalent.

Hardware: Yale/Hettich or equivalent.

Digital Door Lock for main door.

WINDOWS:

2.5 Track UPVC windows from **Kommerling** or equivalent with provision for mosquito mesh.

Safety Grills for all windows up to second floor.

FLOORING:

Flats: Vitrified Tiles from **Simpolo** or equivalent.

Common Areas: Granite/marble/natural stone/vitrified flooring.

VDF/Pavers for parking areas.

KITCHEN:

Polished Granite kitchen platform in black granite and dado up to 2 feet height.

Stainless steel sink with drain board from **Carysil** or equivalent.

BATHROOMS:

All the toilets will consist of:

Wedge-walls with EWC and concealed flush tank.

Granite counter tops for wash basins.

UPVC/aluminium ventilators for all toilets with provision for exhaust fans.

CP Fittings – **Jaguar** or equivalent

Sanitary Fittings – **Kohler** or equivalent

PLUMBING:

PVC/CPVC pipes of **Supreme** make or equivalent.

Provision for dishwasher and washing machine in kitchen/utility areas.

Electrical geyser provision for hot water in all toilets.

RO Water purifier provision in kitchen.

ELECTRICALS:

Electrical fittings from **Legrand** or equivalent.

Concealed copper wiring from **Polycab** or equivalent.

Power plugs for cooking range, chimney, refrigerator and microwave ovens in kitchen.

20 Amps 3 phase supply for each unit and individual power boards.

MCB & ELCB for each distribution board of Legrand or equivalent.

TV, Telephone and internet connection points will be provided wherever necessary.

PAINTING:

Internal: Smooth finish with primer and two coats of interior emulsion paint from **Berger** or equivalent.

External: Textured, Smooth or stone finish.

FALSE CEILING:

False Ceiling for all Bedrooms and Hall as per Architectural Design.

Toilets: Grid false ceiling with **Armstrong** tiles or equivalent.

POWER-BACKUP: 100% Power Backup with DG set from Mahindra or equivalent.

LIFT: Eight passenger automatic lift from **Kone** or equivalent.

COMPOUND WALL & GATE: Compound wall shall be constructed all around the complex with security room. Gate will be provided in MS with round/square pipes as per architectural drawings.

SECURITY: CCTVs or equivalent facility will be provided for all the apartments with provision for **MyGate** integration

NOTE: It is at the discretion of the developer to improve or make changes to the specifications for the betterment of the apartment complex. Changes in specifications would be taken up at additional cost and feasibility.