

**RISINIA**  
**CAPITAL**  
**GREENS**



A SANCTUARY OF DISTINCTION

THE ADDRESS OF FINESSE.

**Premium Villas**  
@Gagillapur , Hyderabad



# Live the Capital Life

Amidst the embrace of nature, With  
premium comforts And spacious,  
modern living, Surrounded by  
elegance and convenience.

---

Moreover,  
A TALLER VISION OF LIVING TOMORROW,  
IN THE LAP OF NATURE.



# WELCOME TO THE CAPITAL LIVING



Where every detail ahead is  
designed to impress.



# PROJECT OVERVIEW

---



11.5

ACRES

155

VILLAS

165 – 293

SQ. YDS.





# A CELEBRATION OF MODERN ELEGANCE.

Nestled in Gagillapur, Hyderabad, Capital Greens sprawls across 11.5 acres of lush greenery, offering the perfect blend of modern and serene living. The community provides a peaceful escape while keeping you seamlessly connected to Hyderabad's major IT hubs. With thoughtfully designed spaces and premium amenities, it truly embodies the essence of capital living.





# A LIFESTYLE

CRAFTED FOR COMFORT AND  
CAPITAL LIVING.

---



At Capital Greens, every detail has been considered so that your daily life feels less like routine and more like an occasion. From the morning walk along tree-lined paths to evenings spent at world-class amenities, this is the rhythm of a life well-chosen.



A STATEMENT OF GRANDEUR  
AMIDST SERENE GREENERY.



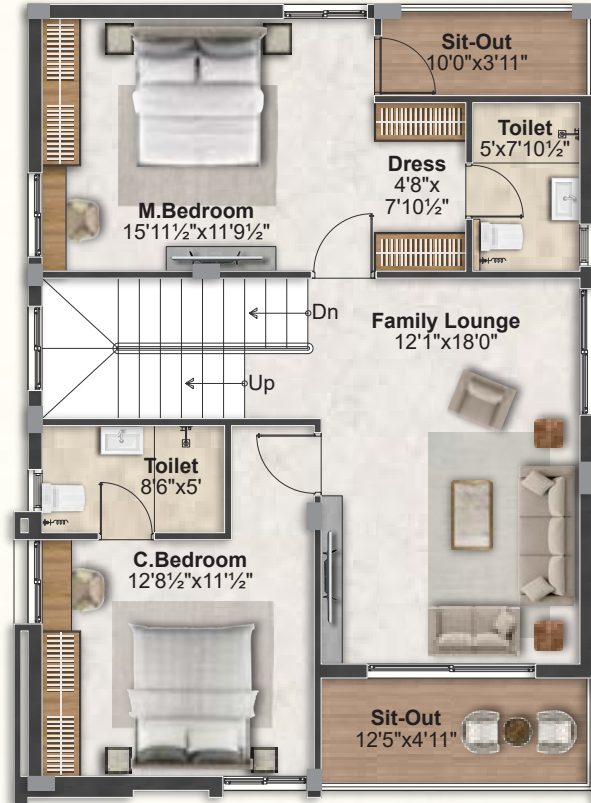
Master Plan

# EAST FACING 165.00 Sq. Yds.

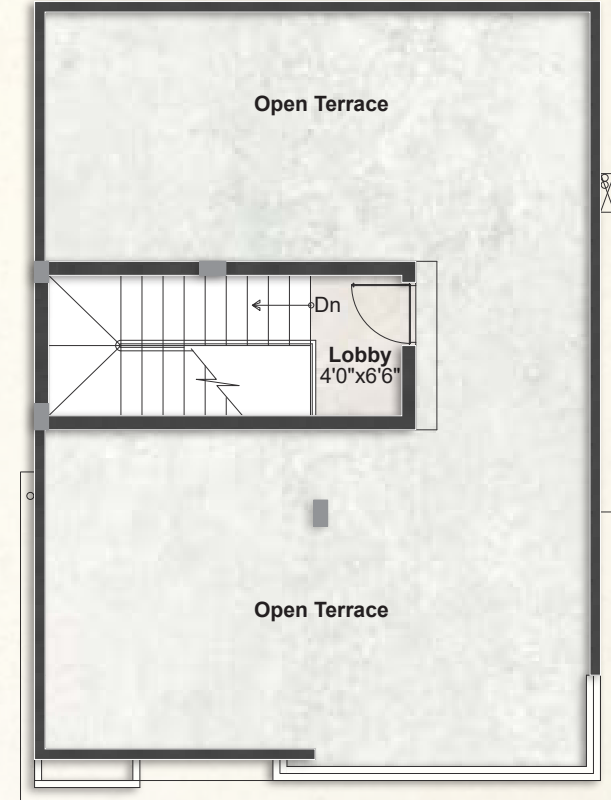
TOTAL AREA - 2175 SQ. FT



**GROUND FLOOR**  
973.90 SQ. FT



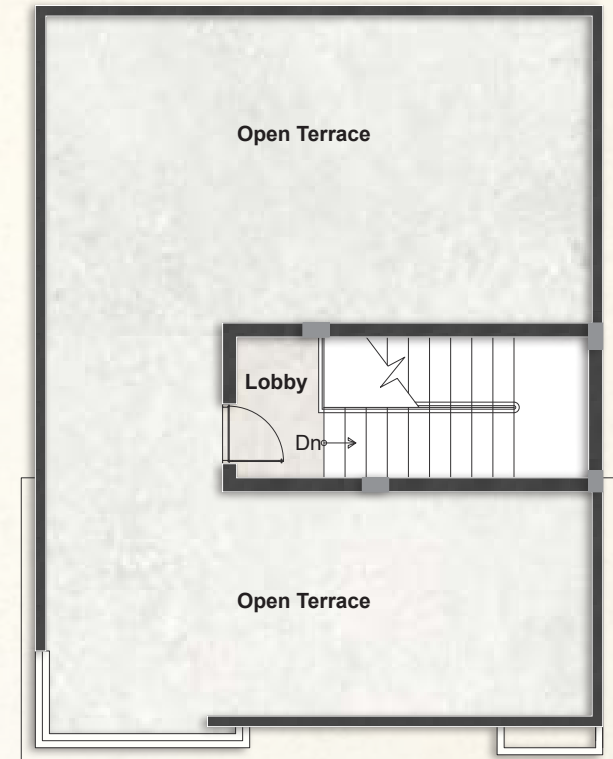
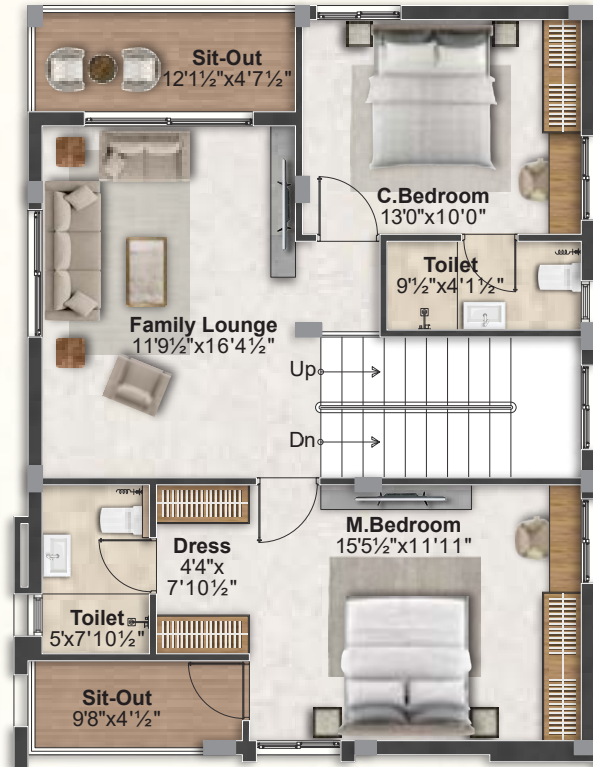
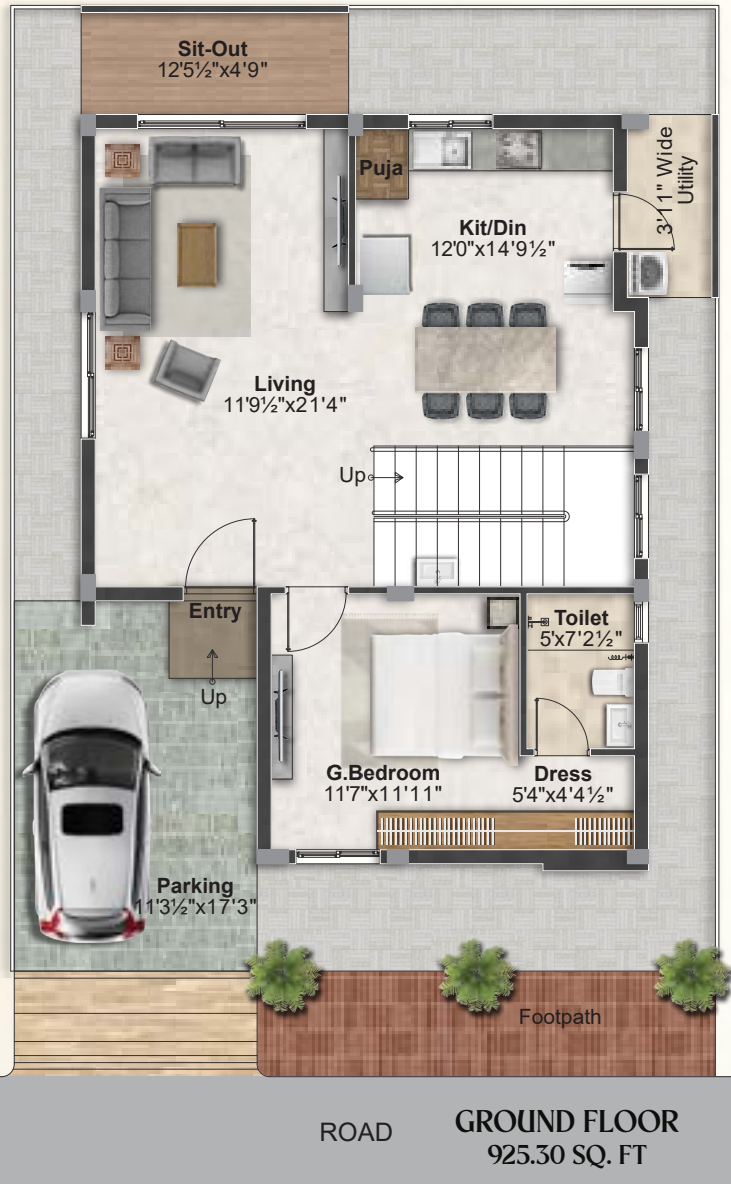
**FIRST FLOOR**  
973.90 SQ. FT



**TERRACE FLOOR**  
147.20 SQ. FT

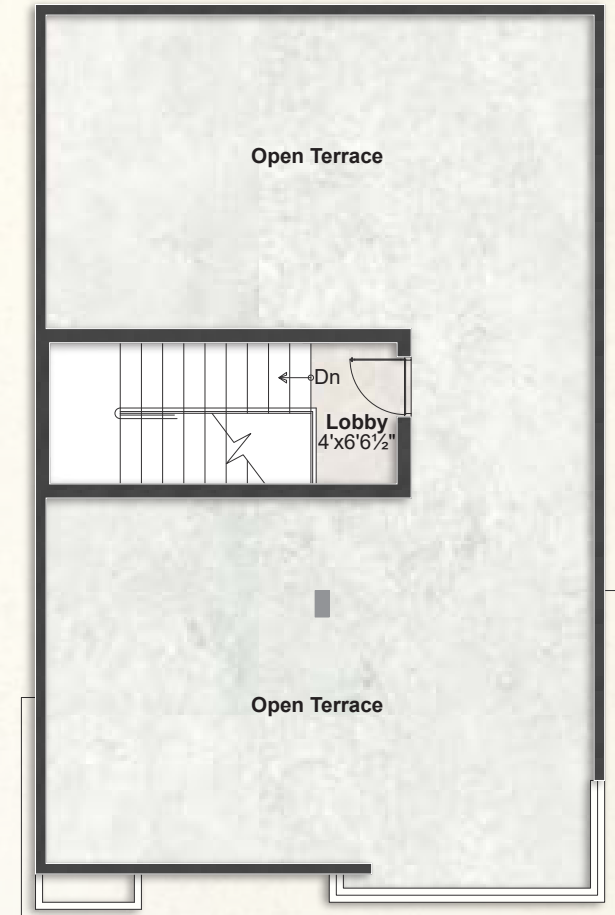
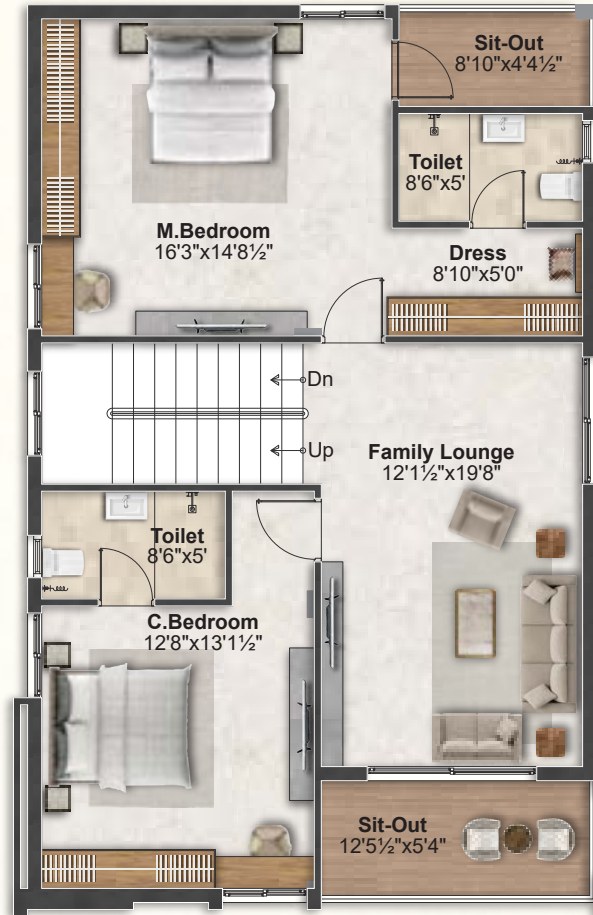
# WEST FACING 165.00 Sq. Yds.

TOTAL AREA - 2070 SQ. FT



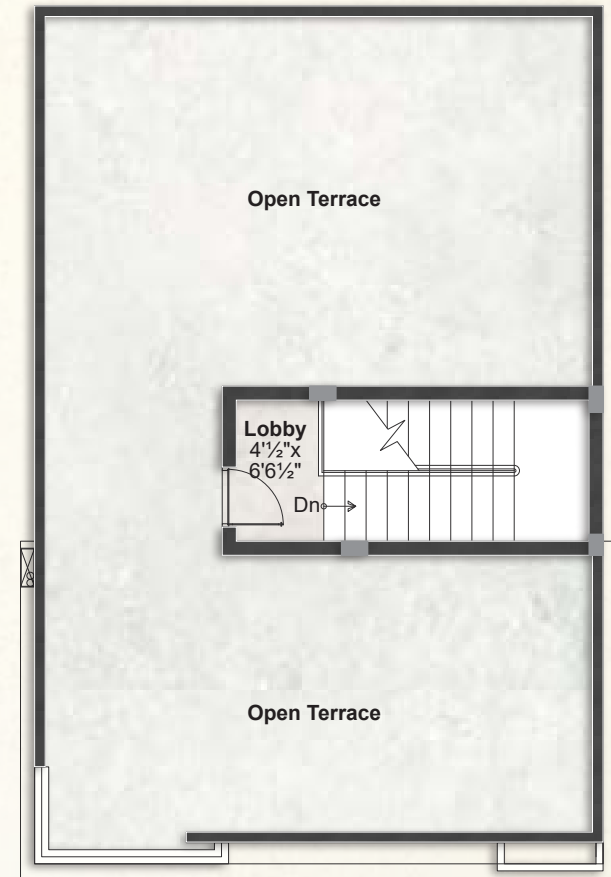
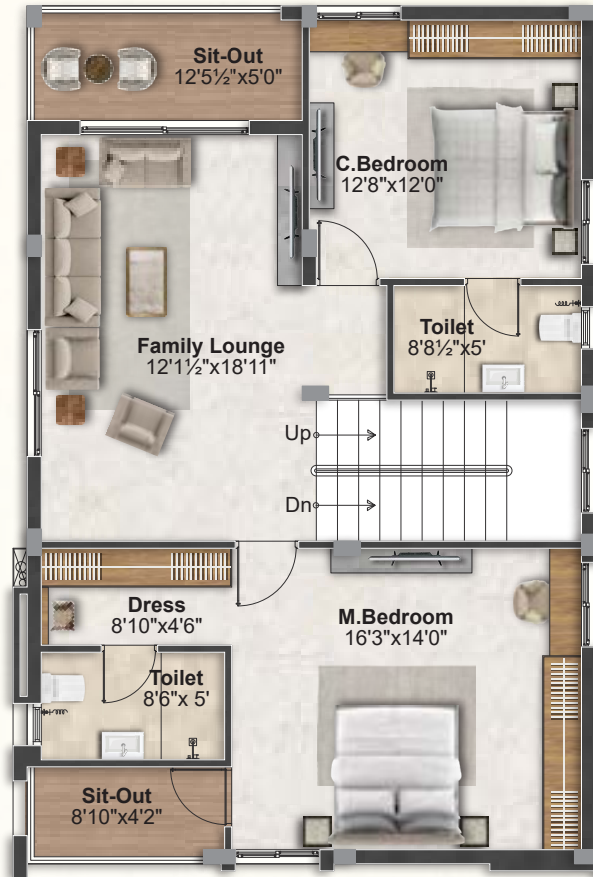
# EAST FACING 183.33 Sq. Yds.

TOTAL AREA - 2436 SQ. FT



# WEST FACING 183.33 Sq. Yds.

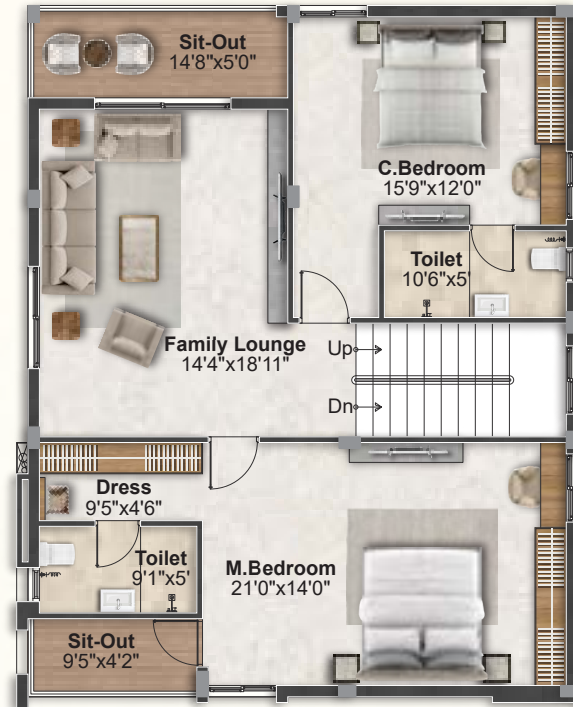
TOTAL AREA - 2340 SQ. FT



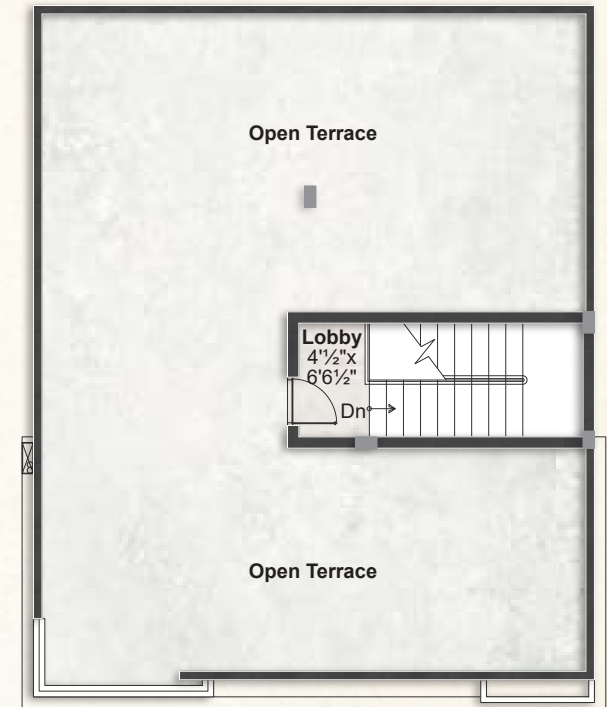


# WEST FACING 222.22 Sq. Yds.

TOTAL AREA - 2754 SQ. FT



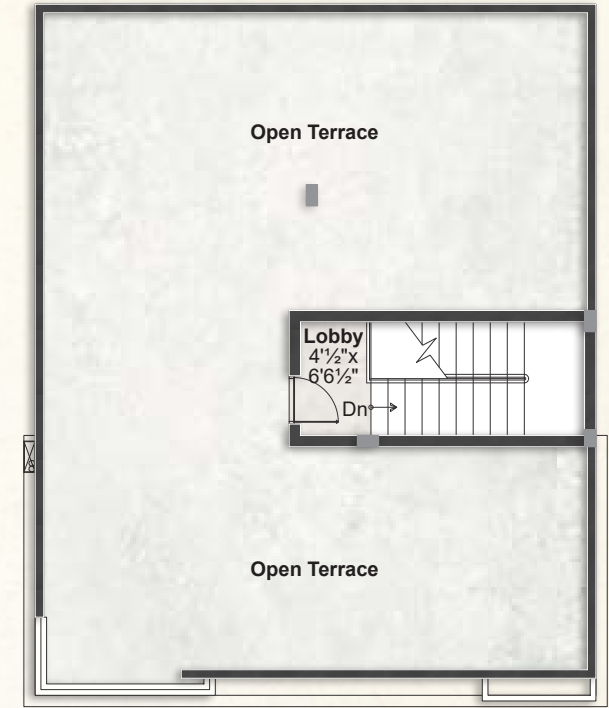
**FIRST FLOOR**  
1262.10 SQ. FT



**TERRACE FLOOR**  
145.80 SQ. FT

# EAST FACING 220 Sq. Yds.

TOTAL AREA - 2974 SQ. FT





# THE ART OF QUIET LUXURY.

---

Inside the villas at Capital Greens, sophistication is expressed with subtle grace. High-end finishes, inviting textures, and thoughtfully designed layouts create interiors that feel both elevated and comfortably livable, spaces you will always look forward to coming home to.





# A LIFE OF LEISURE

IN ITS FINEST EXPRESSION.

Thoughtfully designed, the Capital Greens Clubhouse is where the community finds its fullest expression.

**13,466 SFT CLUBHOUSE**

**G+3 Floors**





## Indoor Amenities

### Ground floor:

- 01. Banquet Hall
- 02. Entrance Lobby

### Second floor:

- 05. Gym
- 06. Yoga
- 07. Indoor Games

### First floor:

- 03. Multipurpose Hall
- 04. Association Office

### Third floor:

- 08. Preview Theatre
- 09. Business Lounge
- 10. Guest Rooms

# Outdoor Amenities

01. Swimming Pool
02. Kids' Pool
03. Pool Party Lawn
04. Out Door Yoga
05. Party Lawn
06. Multiple Seating Zones
07. Boundary Avenue Plantation
08. Multiple Pergolas
09. Reflexology Pathway
10. Gazebos
11. Family Sitout Zone
12. BBQ Deck
13. Kitty Party Zone
14. Amphitheatre
15. Children Play Area with EPDM Flooring
16. Outdoor GYM
17. Half Basketball Court
18. Pickle Ball Court
19. Tennis Court with Box Cricket
20. Jogging Track





# A PASSAGE

THROUGH NATURE AND POISE.

---



Across 1.8 acres of open and park areas, the outdoor landscape of Capital Greens has been designed to hold every mood, every pace, and every generation with equal grace.



# Specifications

---



## STRUCTURE

RCC-framed with earthquake-resistant loads.



## CABLE TV

Provision for cable TV in master bedroom and living room.



## INTERNET

Provision for Internet connection in hall and master bedroom



## TELECOM

Telephone point in living area.



## WATER PROOFING

For all Toilets, Wash areas and open Terrace



## SOLAR POWER FENCING

Solar-power fencing all around the compound



## POWER BACK-UP

Power back-up for common areas and club house.



## SUPER STRUCTURE

9" External walls and 4.5" Internal Walls with CC Bricks



## FLOORING AND DADO

2x4 vitrified tiles in hall, dining and remaining bedrooms of premium make. Rustic ceramic tiles in balconies. Glazed ceramic tile dado up to 6' height in all bathrooms, of reputed brand.



## WSP&STP FOR WATER RECYCLING

Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping purpose.



## ELECTRICAL

PVC insulated wires of premium make. Power outlets for geysers in all bathrooms. Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer/ grinders in kitchen. Plug points for refrigerator and T.V. wherever necessary. Three-phase supply for each villa. AC point in all bedrooms.



## PAINTING

Reputed brand premium emulsion with putty finish for interior walls and ceiling. Exterior finish as per architectural specifications of premium brand.



## PLUMBING AND SANITARY

EWC with flush tank of reputed make. Wash basins in dining area. Master and children's toilet of reputed make. Single-lever fixtures with shower CPVC pipes for plumbing of premium make.



## DOORS AND WINDOWS

Teakwood frame and manufactured wood shutters with veneer for main door. Teak wood frame and manufactured wood shutters with laminate for all internal doors. UPVC windows with mosquito mesh slides and MS grills. Sliding doors with mosquito mesh for balconies.



# Location Highlights

## KEY DESTINATIONS:

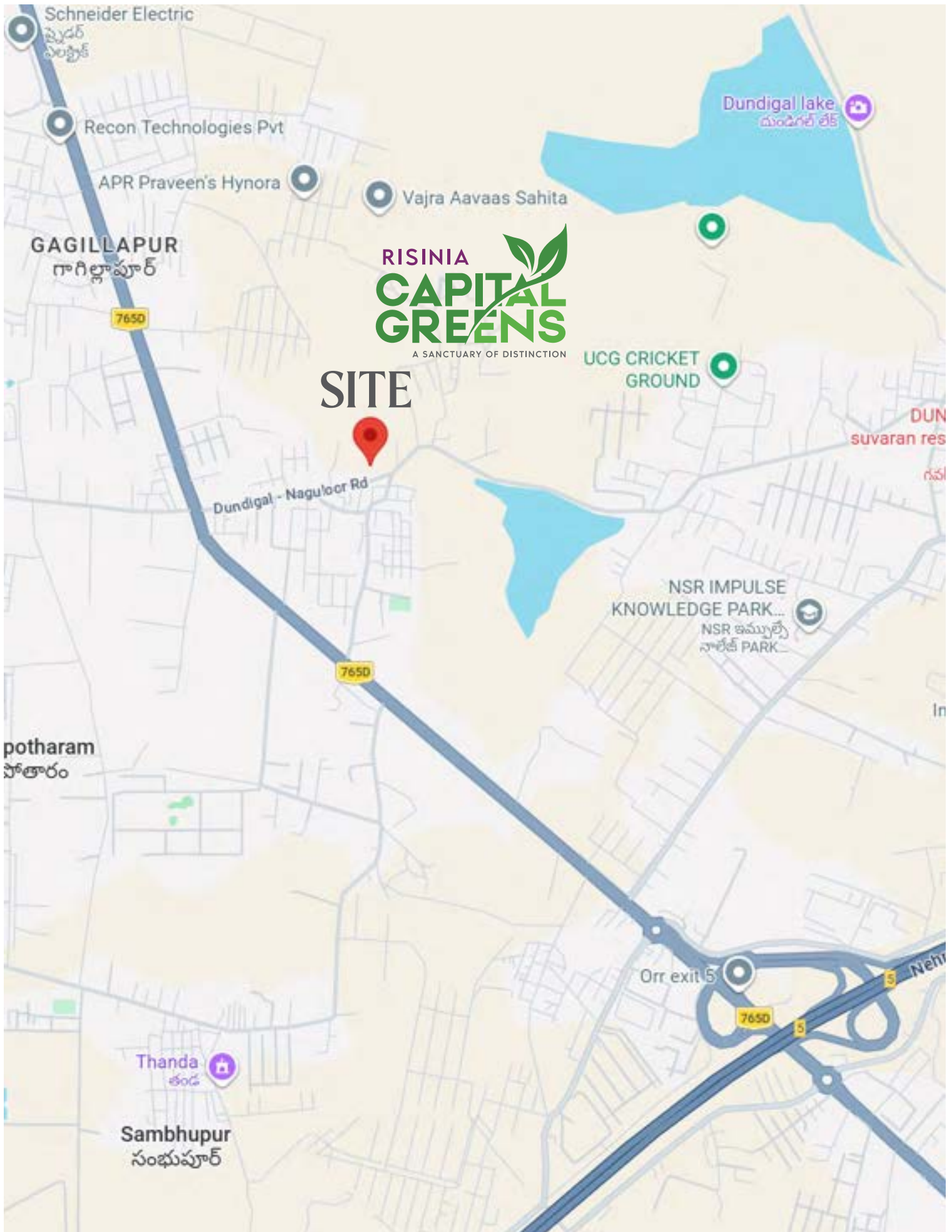
1. Air Force Academy - 3 Kms
2. Outer Ring Road - 2 Kms
3. Gandimaisamm X Roads - 5 Kms
4. Tech Mahindra - 8 Kms
5. SLG Hospital - 12 Kms
6. Kandlakoya IT Park - 14 Kms
7. Hitech city - 23 Kms
8. Gachibowli - 26 Kms

## SCHOOLS & JR. COLLEGES:

1. The Creek School - 6 Kms
2. Oakridge International School - 8 Kms
3. Delhi Public School - 9 Kms
4. Unicent School - 10 Kms
5. Silver Oaks International School - 11 Kms
6. Keshava Reddy School - 13 Kms
7. The Global School - 14 Kms
8. Ganges Valley School - 17 Kms
9. NSKK Jr. College - 1.6 Kms
10. Sri Chaitanya Jr. College - 7.5 Kms
11. Narayana Jr. College - 13 Kms

## ENGINEERING & MEDICAL COLLEGES:

1. Aurora's Technological Institute - 1 Km
2. Mallareddy Engineering College - 9 Kms
3. VJIT - 9 Kms
4. Mallareddy Medical College - 9.8 Km
5. Mamata Medical College - 13 Kms
6. CMR Engineering College - 15 Kms
7. Gokaraju Rangaraju Engineering College - 16 Kms



Click here for site location 



At Risinia Builders, we focus on creating contemporary living environments that perfectly balance style and ease. Our commitment to excellence has earned us a strong reputation in Hyderabad's real estate landscape. By listening to customer insights and industry trends, we design residences that are innovative, practical, and exceed expectations. From the start, our mission has been to develop secure neighborhoods that are thoughtfully planned, budget-friendly, and highly accessible. Values that continue to drive our achievements.

Our Ongoing Projects

The logo for Scintilla features a stylized white starburst icon above the word "RISINIA" in a white sans-serif font, followed by "Scintilla" in a large, white serif font. Below this, the text "2 & 3 BHK LUXURY APARTMENTS @BACHUPALLY" is written in a smaller white sans-serif font.

RISINIA  
**Scintilla**  
2 & 3 BHK LUXURY APARTMENTS  
@BACHUPALLY

The logo for The TwiZ features the word "THE TWI Z" in a white serif font, with "BY RISINIA" in a smaller white sans-serif font below it. Below this, the text "2 & 3 BHK LUXURY APARTMENTS @BACHUPALLY" is written in a smaller white sans-serif font.

THE TWI Z  
BY RISINIA  
2 & 3 BHK LUXURY APARTMENTS  
@BACHUPALLY

The logo for The Edge features the word "RISINIA" in a white sans-serif font above the word "THE EDGE" in a large, white serif font. Below this, the text "GATED COMMUNITY LUXURY APARTMENTS @ PRAGATHI NAGAR, KUKATPALLY" is written in a smaller white sans-serif font.

RISINIA  
**THE EDGE**  
GATED COMMUNITY LUXURY APARTMENTS  
@ PRAGATHI NAGAR, KUKATPALLY



FOR BOOKINGS  
Call: 91008 88804  
[www.risinia.com](http://www.risinia.com)

SITE ADDRESS:  
Risinia Capital Greens  
94W+XJG, Gagillapur, Dundigal,  
Telangana – 500043

OFFICE ADDRESS:  
Ground Floor, KRB Towers, Plot Nos.1 to 4 & 4A,  
Jubilee Enclave, Madhapur, Hyderabad, Telangana-500081



P02200010725



APPROVED

Note: This brochure is intended for internal communication purposes only and should not be used for marketing or promotional activities. And it is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit. All renderings and views are for representation of the project meant for conveying the idea only.