



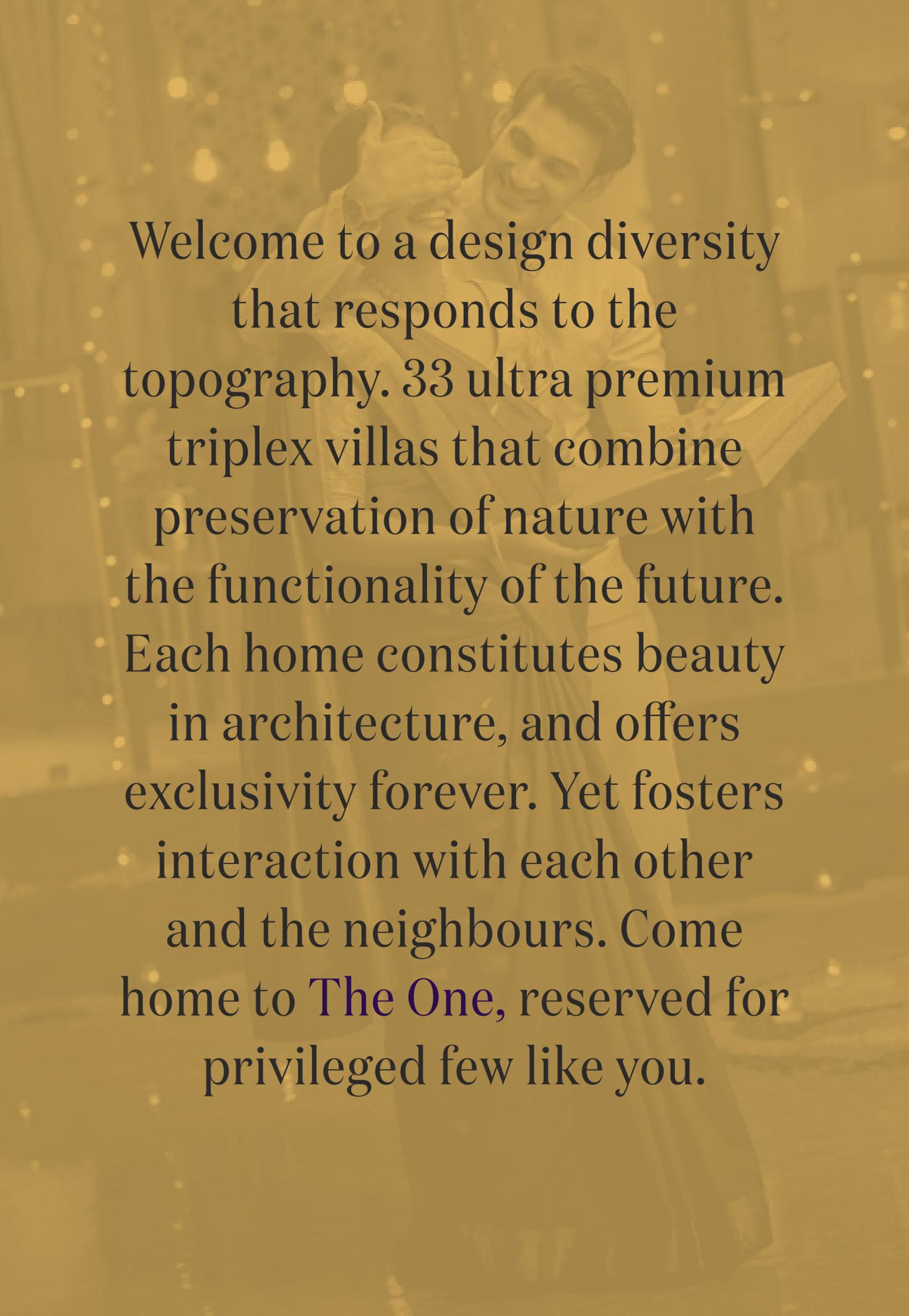
THE
ADDRESS
FOR
CITY'S
ELITE
33

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**

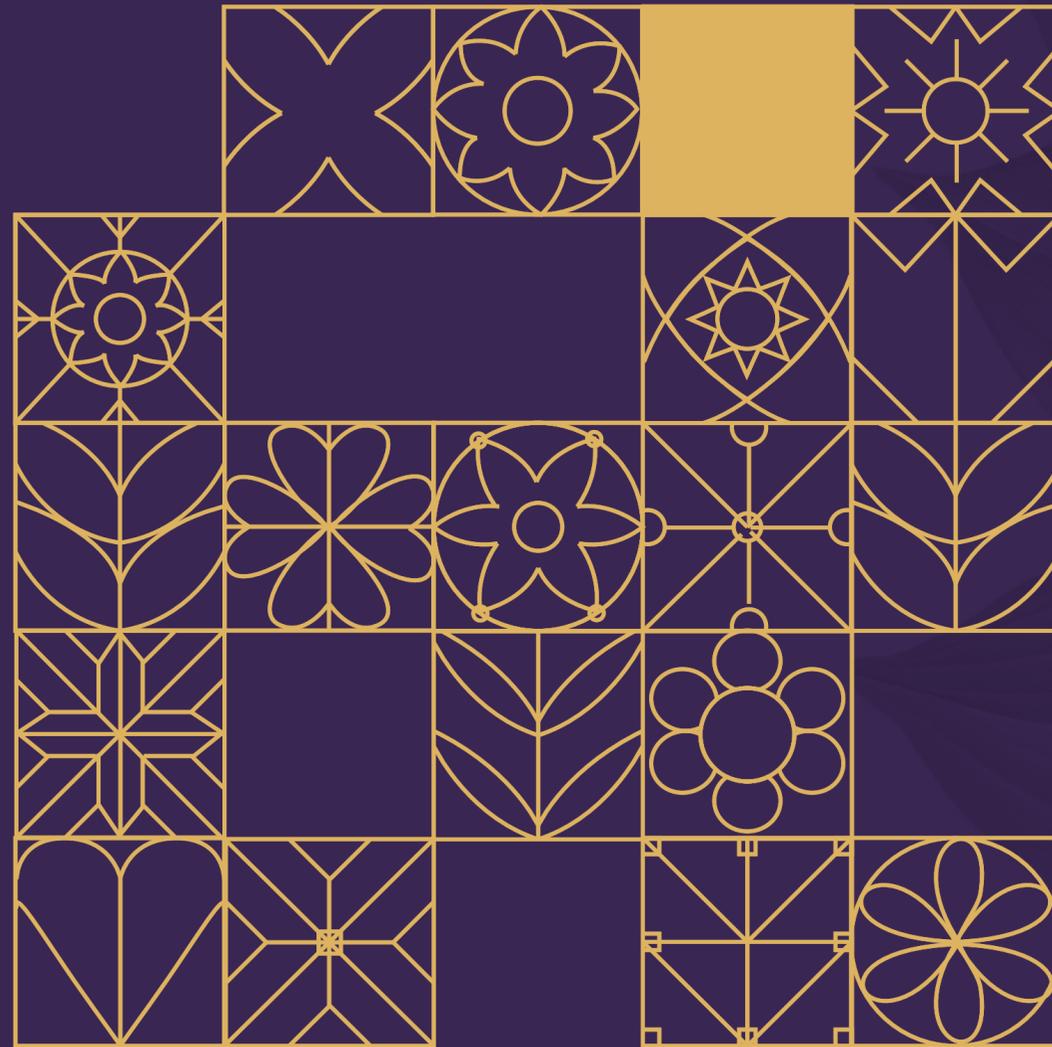


EXCLUSIVE

“
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
BY PRIMELAND

EXPERIENCE
LUXURY STYLISH LIVING

The One by Primeland is as much a state of mind as a place, a retreat sited in the heart of Mahbubnagar, 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
ONE
BY PRIMELAND

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

*Something for everyone -
Place for poolside pleasures -
Space for celebrations -
Ways to keep fit & fine -*

THE
ONE
BY PRIMELAND
EXPERIENCE
LUXURY STYLISH LIVING

MASTER PLAN



MASTER PLAN LEGEND

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



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.

Area Statement in SFT.

No.	1	2 - 8	9	10
SFT	3015	2644	2546	3410
No.	11 - 17	18	19 - 28	29 - 33
SFT	2623	2807	2644	2623

THE
ONE
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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BY PRIMELAND

EXPERIENCE
LUXURY STYLISH LIVING



GROUND FLOOR
949 SQ.FT.



EAST FACING VILLA

FIRST FLOOR
949 SQ.FT.



TOTAL AREA : 2623 SQ.FT.

SECOND FLOOR
725 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

THE
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EXPERIENCE
LUXURY STYLISH LIVING



THE
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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



GROUND
FLOOR
951 SQ.FT.

WEST FACING VILLA



FIRST
FLOOR
951 SQ.FT.

TOTAL AREA : 2644 SQ.FT.



SECOND
FLOOR
742 SQ.FT.

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

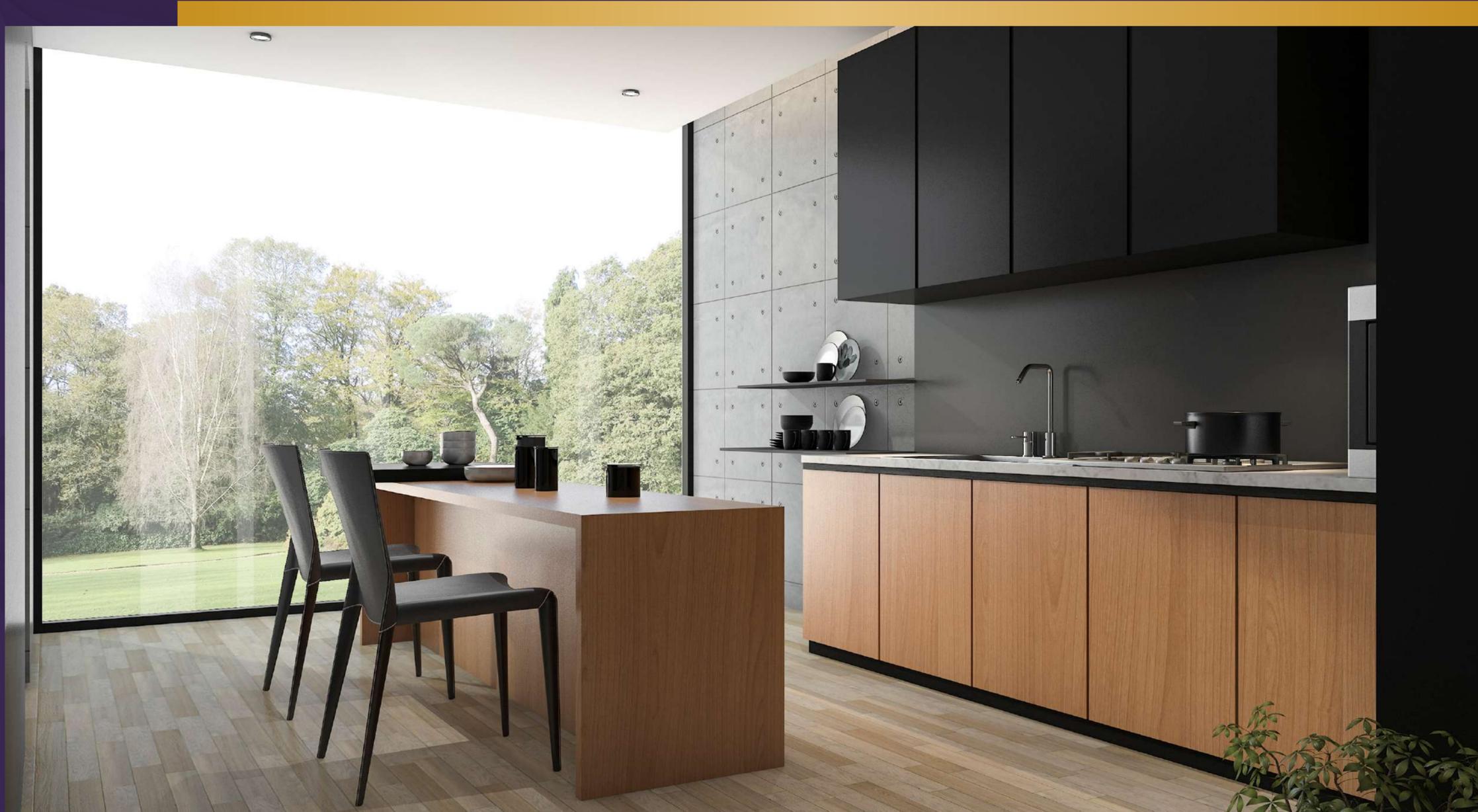


*An open plan style -
Effortless flow -
A cosy, homely ambience -
Comfortable seating area -*

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 -*

THE ONE

BY PRIMELAND

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

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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.

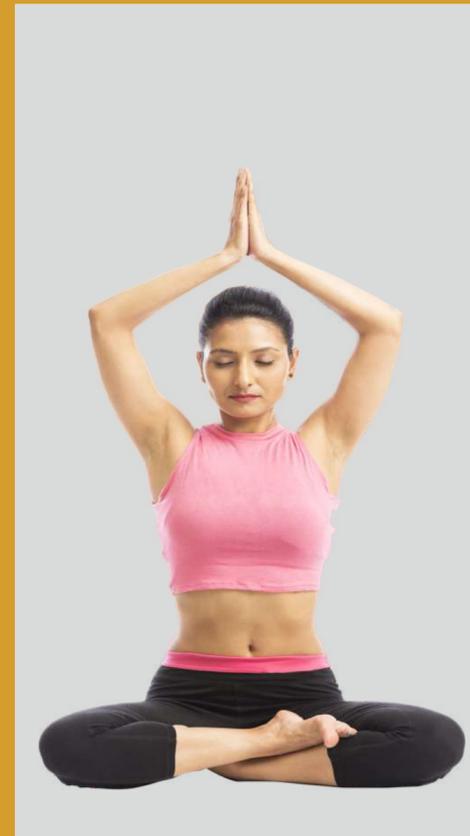


*Aquatic indulgences -
Surrounded by -
greenery
Swim or lounge -
Separate pool -
for kids*



*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
IMMACULATEDLY 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 -*

THE
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EXPERIENCE
LUXURY STYLISH LIVING

THE ONE

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EXPERIENCE
LUXURY STYLISH LIVING

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

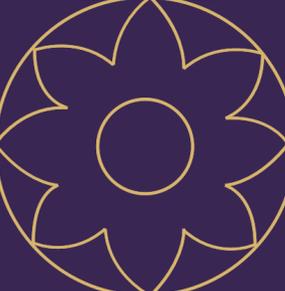
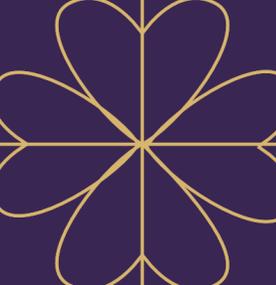
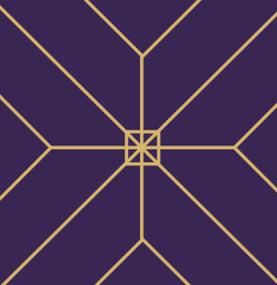


*High standard of living -
Security and safety a priority -
Private, exclusive atmosphere -
Arrive without a care, always -*



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>FOUNDATION AND STRUCTURE:</p> <p>R.C.C Framed Structure. Steel: Vizag Steel, Shree Tmt, Jairaj Steel.</p>			<p>ELECTRICAL WORKS</p> <p>WIRING: Concealed Copper Wiring of Reputed Make. Havells/ Finolex</p>		
<p>SUPER STRUCTURE</p> <p>RCC Roof Red Country Bricks.</p> <p>Cement: Ultratech, Bharathi.</p>	<p>FLOORING</p> <p>Hall, Dining, Puja, Staircase – Italian Marble.</p> <p>Ground Floor Bedroom & First Floor Children</p>	<p>SPECIFICATIONS</p>	<p>*POINTS: 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>JOINERY WORKS</p> <p>DOORS AND WINDOWS: (Godrej) Teak Wood Frame and Shutter aesthetically designed and fitted. Quality hardware and locking system of reputed make</p>	<p>TELE / DATA POINTS</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>*METERING: 3 Phase Supply For Each Unit With Individual Meter Boards.</p> <p>*SAFETY: Havells MCB And ELCB For Each Distribution Boards.</p>	<p>OTHER DOORS: (Godrej) Teak Wood frames and good quality waterproof flush shutter painted and fixed with quality hardware (Godrej)</p>	<p>TOILETS</p> <ul style="list-style-type: none"> - Sanitary of standard Make from Parryware/ kohler. - Hot and cold water Wall mixer with Shower in master Bedroom from jaguar. - Provision for geyser And exhaust fan. - Glazed ceramic tile Dado up to linted (7') Height. - All C.P. Fittings of Parryware/ kohler
<p>PAINTING WORKS</p> <p>INTERNAL CEILING : Birla Wall Putty With 2 Coats Of Acrylic Emulsion Paint Over A BSE Coat Of Primer With Roller Finish.</p> <p>EXTERNAL WALLS: Asian/ Nerolac Premium Quantity Of Weather Bound Exterior Paint.</p>	<p>PLASTERING</p> <p>Internal Walls, External Walls , Ceiling: Single Coat With Sponge Finish.</p>	<p>KITCHEN</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 & Provision For Washing Machine In Utility.</p>		<p>WINDOWS : Std make UPVC (3 Track) Sliding Shutters with Clear Glass.</p>	
	<p>RAILING</p> <p>- Staircase and balconies: Ss railing with glass.</p>		<p>DC POWER</p> <p>Common lighting and borewell with onelight and fan point For each villa. Kisloskar</p>		<p>COMMON AMENITIES</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 located in the heart of Mahbubnagar, near the new District Collectorate's office.

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 MANY 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

 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.

Architect & Engineer

 **Century Facades**
design and construction of building envelopes

Ar. SRAVYA DEVIREDDI
Design Engineer

Wharf House, Medway Wharf Road
Tonbridge, Kent TN9 1RE, UK

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