

THE DISTRICT

A TERMINUS PROJECT

AT FINANCIAL DISTRICT

From the company that built the iconic, award-winning SLN Terminus comes yet another commercial landmark...

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HYDERABAD OFFICE SPACE & RETAIL MARKET IS BUOYANT

There is a great demand for IT spaces in Hyderabad and limited availability of Prime Office & Retail Space in Madhapur and Gachibowli. Cushman & Wakefield reports of Q1 2019 shows a shortage of prime space. Overall occupier demand has more than doubled in a Year-On-Year basis. Rents have increased by 13% y-o-y. The spurt of Serviced Office spaces is further fuelling demand in Hyderabad.



Q - CITY

COGNIZANT

CAPGEMINI

ICICI BANK

SHERATON
HYDERABAD

WIPRO
JUNCTION

MANTRI
CELESTIA



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PRESENTING THE DISTRICT AT NANAKRAMGUDA, HYDERABAD

Nanakramguda is where the action is and **The District** has the unique advantage of a strategic location. Hyderabad is the preferred destination for hundreds of IT companies because of factors like the city's first place in "Ease of Doing Business" in South Asia, and as the best city to live in India according to Mercer's "Quality of Living Ranking 2018".

- IT Spaces
- Planned Retail
- Coffee Shops
- Parking
- Excellent Connectivity



PROJECT HIGHLIGHTS

- HMDA - Approved Project
- Class-A Business Spaces
- Total Floor Area: 2.7 Lakh Sft
- No of floors: B3+G+13 Floors
- Planned Retail: Ground & 1st Floors (Optional)
- Office Spaces: 2nd - 13th Floors
- Car Parking: 3 Levels
- Around 350 Cars with Provision for Stack Parking
- Service / Fire Lifts: 2
- High Speed Lifts: 4
- Ground Floor Height: 4.5 Meters
- Typical Floor Height: 3.9 Meters
- Fire Fighting System
- 24-hr Professional & Electronic Security
- Professional Building Management System
- 100% Power Back-up
- Stellar Location in Financial District
- STP (Sewerage Treatment Plant)
- Pre Certified for IGBC Green Rating



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A SYMBOL OF CORPORATE AND RETAIL EXCELLENCE

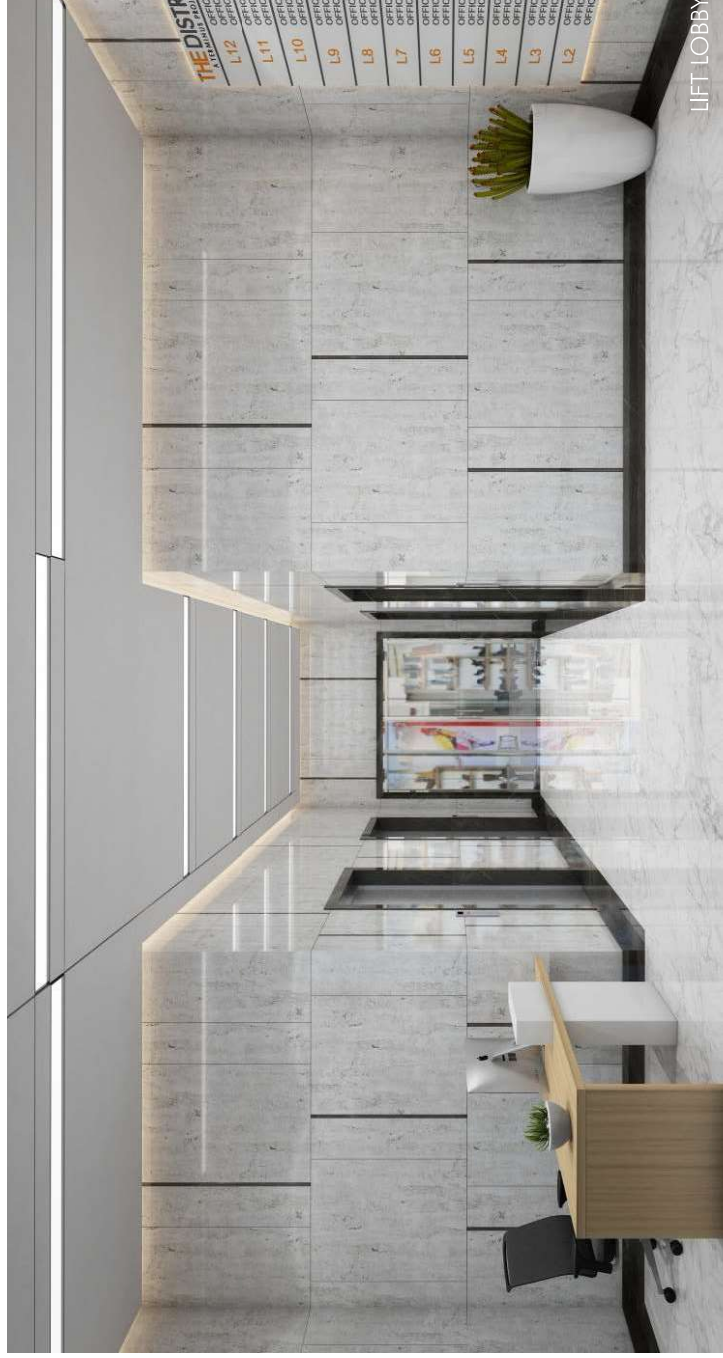
The District is a G+13-floors tower with premium IT and Retail spaces in the center of Financial District. Conceived by the Terminus Group, which has enviable credentials in building the business and IT landmarks. The District offers floor spaces to IT companies marked by remarkable quality, integrated services, and excellent connectivity to foster corporate productivity.

Advantage: The District

- Convenient driveways with wide setbacks
- Seamless connectivity from parking to the lounge
- The 4.5 Metre imposing high lobby
- Panoramic views of the Financial District
- Flexible Floor Spaces
- Central Air-conditioning



ENTRANCE



LIFT LOBBY

RETAIL - SHOPPING FLOOR

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B1 for Retail & Restaurants
 B2 & B3 Stack Parking

GROUND FLOOR PLAN



TO ISB MAIN ROAD

PROPOSED 100' WIDE ROAD

TO OUTER RING ROAD

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PLANNED RETAIL SPACES (OPTIONAL) GROUND & FIRST FLOORS

Ambient spaces for popular labels, supermarkets, and coffee shops. Excellent signage, modern lighting, superior facility management will encourage enhanced footfalls.

- Retail - 2 Floors
- Restaurants
- 4 Lifts



RETAIL SPACES

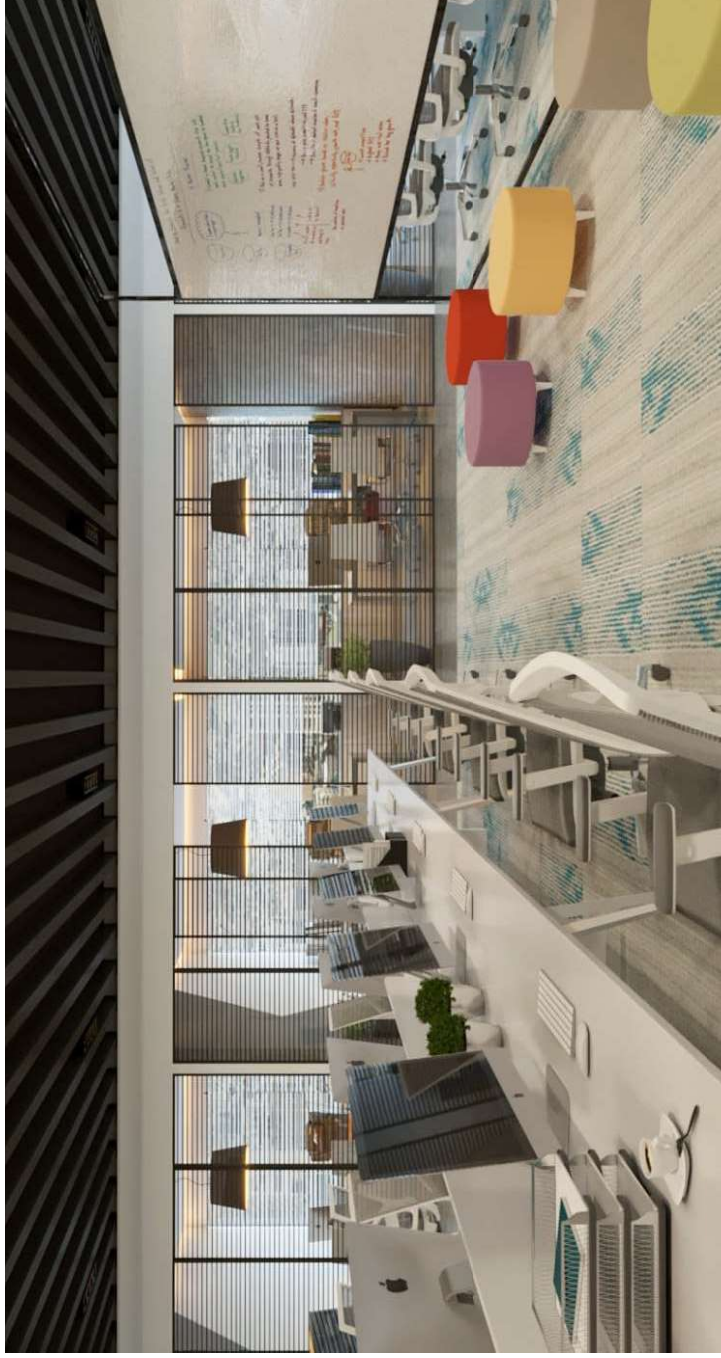


THE DISTRICT

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OFFICE SPACES FOR GLOBAL COMPANIES 2ND TO 12TH FLOORS

- Office Spaces
- 2nd - 12th Floors
- Central air-conditioning
- Professional facility management
- 24-hr security
- Energy-efficient & Environment-friendly features result in minimal carbon footprint

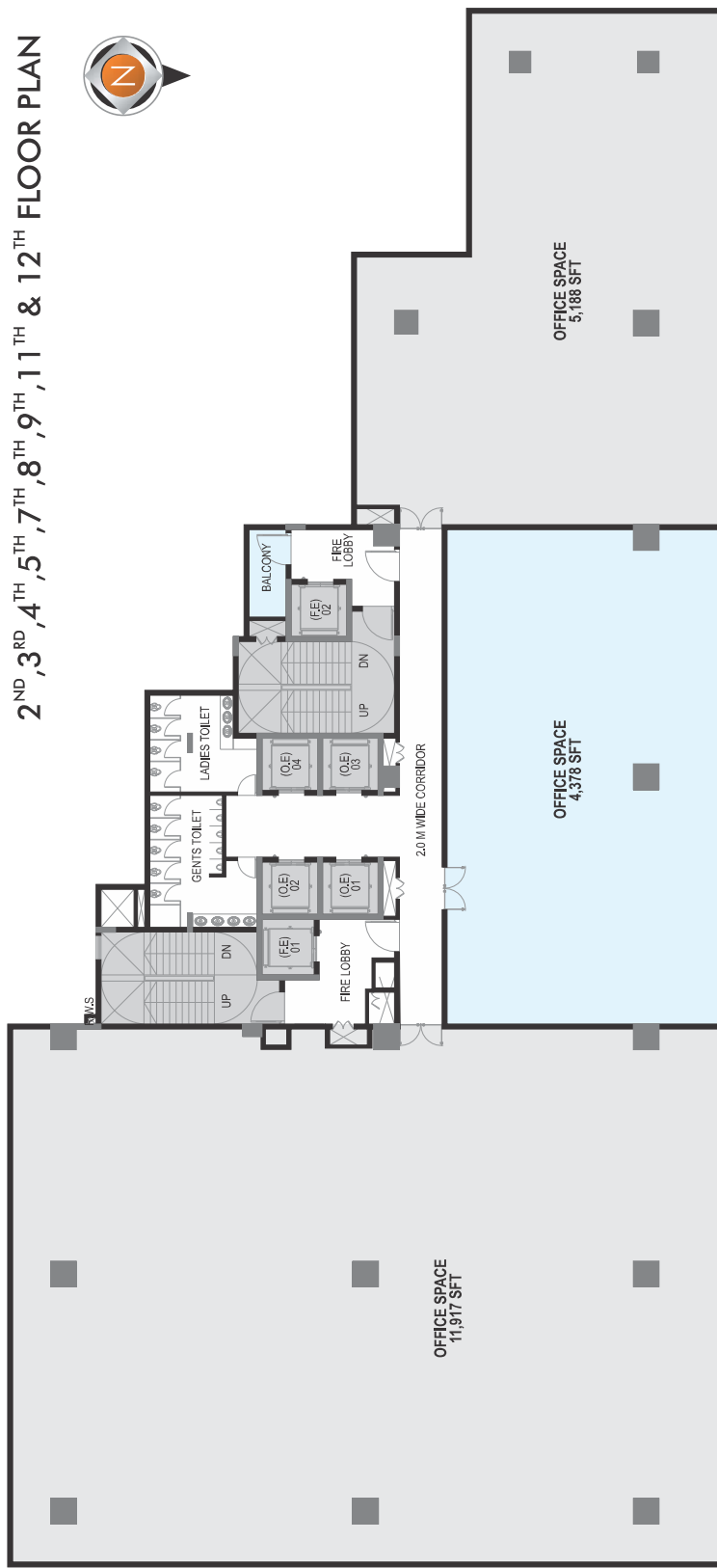


OFFICE SPACES



13 TH FLOOR	Icon: person at desk	Icon: person at desk	Icon: person at desk
12 TH FLOOR	Icon: person at desk	Icon: person at desk	Icon: person at desk
11 TH FLOOR	Icon: person at desk	Icon: person at desk	Icon: person at desk
10 TH FLOOR	Icon: person at desk	Icon: person at desk	Icon: person at desk
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5 TH FLOOR	Icon: person at desk	Icon: person at desk	Icon: person at desk
4 TH FLOOR	Icon: person at desk	Icon: person at desk	Icon: person at desk
3 RD FLOOR	Icon: person at desk	Icon: person at desk	Icon: person at desk
2 ND FLOOR	Icon: person at desk	Icon: person at desk	Icon: person at desk
1 ST FLOOR	Icon: person at desk	Icon: person at desk	Icon: person at desk
GROUND FLOOR	Icon: person at desk	Icon: person at desk	Icon: person at desk
BASEMENT 1	Icon: person at desk	Icon: person at desk	Icon: person at desk
BASEMENT 2	Icon: person at desk	Icon: person at desk	Icon: person at desk
BASEMENT 3	Icon: person at desk	Icon: person at desk	Icon: person at desk

2ND, 3RD, 4TH, 5TH, 7TH, 8TH, 9TH, 11TH & 12TH FLOOR PLAN

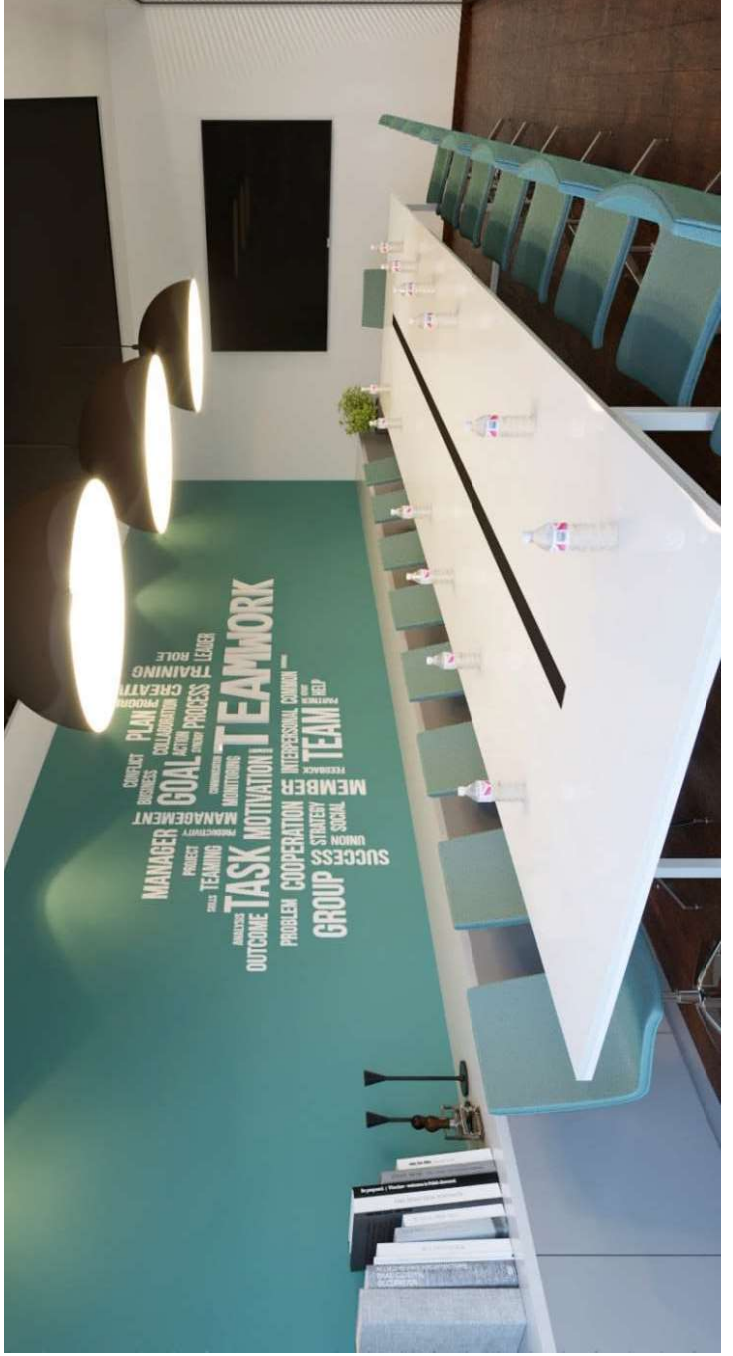


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OFFICE SPACES

The flexible office spaces meet your needs. Desirable amenities, 24-hr facility management gives you a supreme comfort level. The office ambience fosters excellence and encourages productivity among the employees.

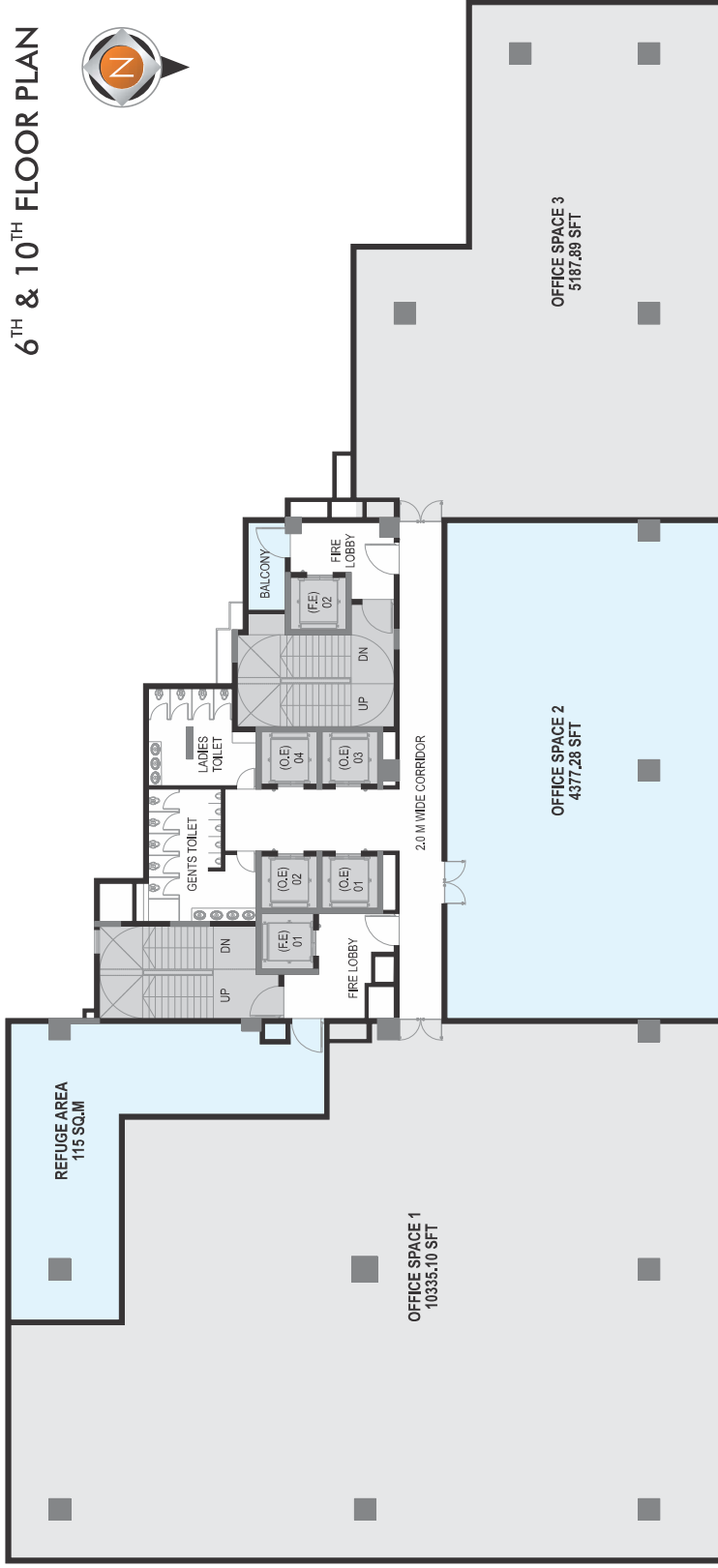


OFFICE SPACES



13 TH FLOOR	
12 TH FLOOR	
11 TH FLOOR	
10 TH FLOOR	
9 TH FLOOR	
8 TH FLOOR	
7 TH FLOOR	
6 TH FLOOR	
5 TH FLOOR	
4 TH FLOOR	
3 RD FLOOR	
2 ND FLOOR	
1 ST FLOOR	
GROUND FLOOR	
BASEMENT 1	
BASEMENT 2	
BASEMENT 3	

6TH & 10TH FLOOR PLAN

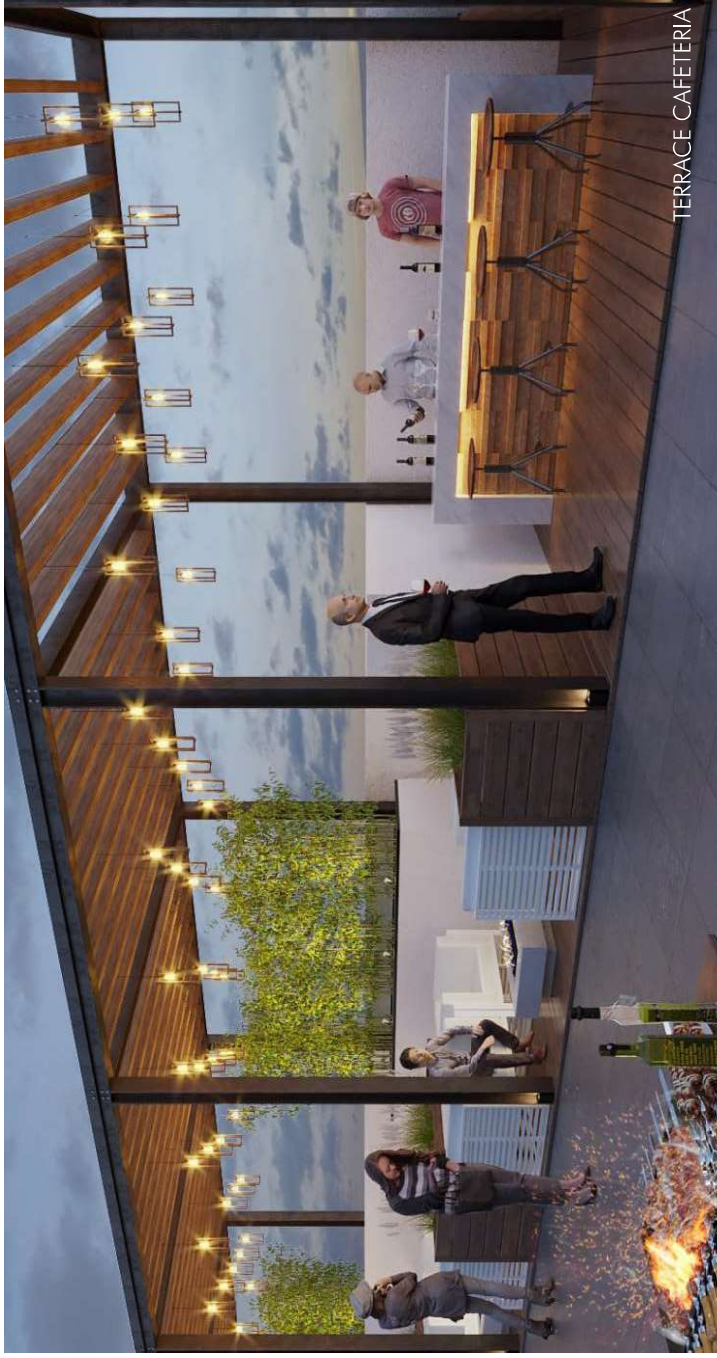


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PLANNED CAFETERIA ON THE 13TH FLOOR

Unwind and relax in cafeteria. The semi-open cafeteria offers spaces for food for thought and informal discussions with colleagues that would often result in productive decisions. Enjoy panoramic views of Financial District and good times under star-lit sky.



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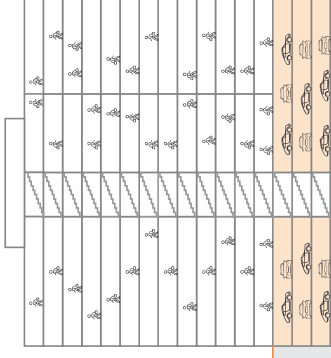
ABUNDANT PARKING

- 3-Level Parking
- Provision for Stack Parking
- Parking Management System
- Wide Driveways
- Excellent Signage
- Parking for 350 cars

PARKING SPACES

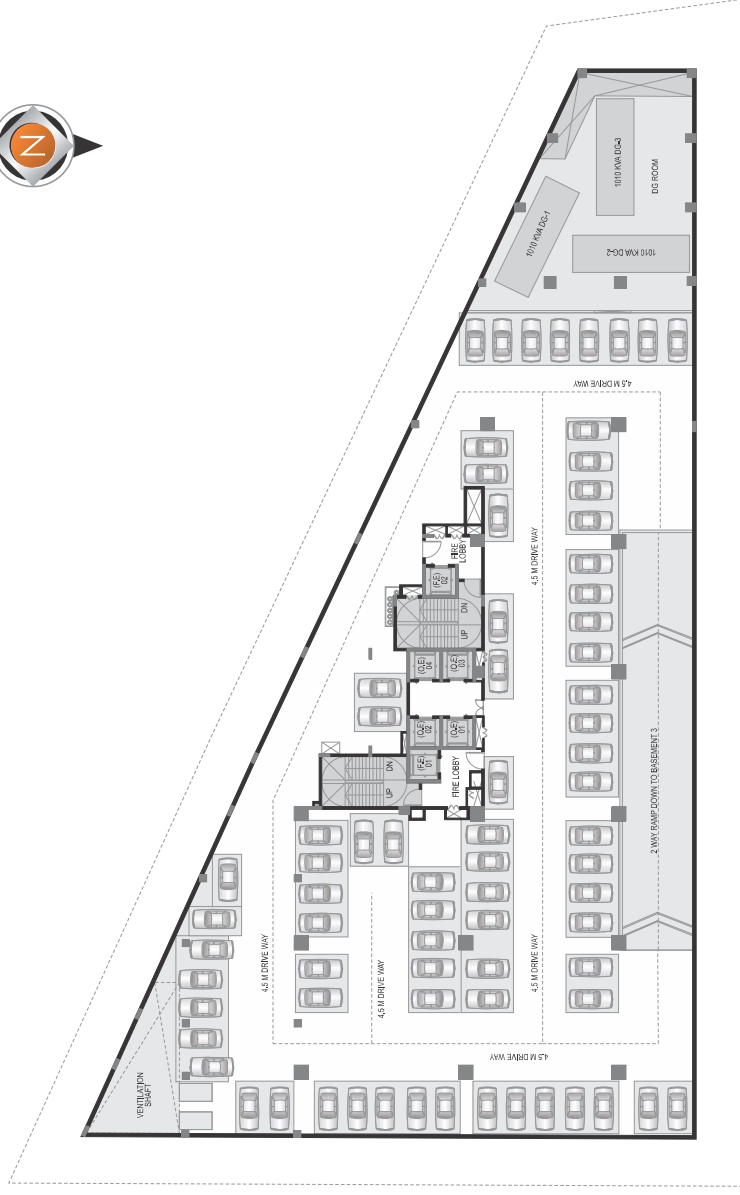


13TH FLOOR
12TH FLOOR
11TH FLOOR
10TH FLOOR
9TH FLOOR
8TH FLOOR
7TH FLOOR
6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
1ST FLOOR
GROUND FLOOR
BASEMENT 1
BASEMENT 2
BASEMENT 3



B1 For Retail & Restaurants
B2 & B3 Stack Parking

BASEMENT FLOOR PLAN

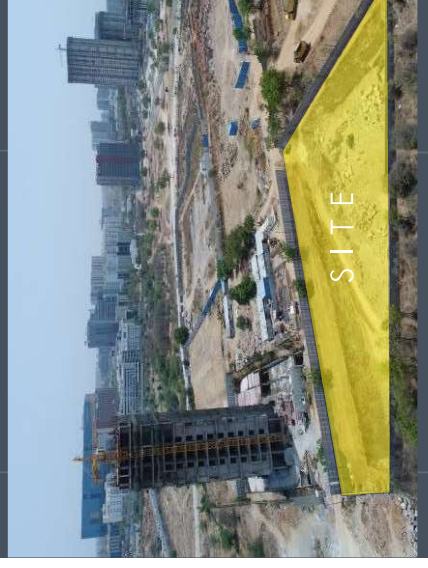




LOCATION MAP (NOT TO SCALE)

IN THE CENTER OF HYDERABAD'S IT DISTRICT

- Airport is 22-minute drive
- Proximity to International Schools and Indian School of Business (ISB)
- Hospitals
- Shopping Malls and Multiplexes
- Hotels and Restaurants



“FINISH STRONG”

Terminus Global is Hyderabad's premium brand in real estate. Catering to an upscale market, Terminus Global has built apartments, villas, corporate spaces that are acknowledged to be some of the finest in Hyderabad. Led by Sri S.P. Reddy, an entrepreneur, investor, and a philanthropist, Terminus Global is known for quality and timely deliveries.

- Villas
- Apartments
- Mixed-use Spaces
- Corporate Spaces
- Hotels

SPECIFICATIONS

STRUCTURE

RCC Framed structure / PT structure

SUPERSTRUCTURE

Walls with AAC blocks and mortar

PLASTERING

Finish in cement mortar for internal walls

FAÇADE

External periphery finished with a combination of structural glazing (DGU) & cladding

FLOORING

Entrance Lobbies: Combination of granite and vitrified tiles

Corridors: Vitrified tile or equivalent

Staircase & Service Room: flooring & skirting with Kota stone or equivalent

FALSE CEILING

Common area lobbies provided with false ceilings with light fixtures

FIRE PROTECTION

Automatic fire/smoke detection, fire/smoke management system per NBC for common areas

CENTRALISED AC

High side HVAC for the common areas only and connect up to the tap-up point on each floor

ELECTRIFICATION

100% DG backup

GREEN TECHNOLOGIES

The sewage treatment plant, rainwater harvesting, and recycling.

VERTICAL TRANSPORTATION SYSTEM

High-speed elevators dedicated to office and (OTIS/ThyssenKrupp/Schindler or Equivalent)

PARKING

Provision and option for mechanical parking in basements

Disclaimer: The content of this brochure is purely conceptual and has no legal binding. This brochure is only for informational purposes and not a legal offering. Information contained within this document is subject to change without notice. The developer reserves the right to amend the layout plan, elevation, color schemes, specifications and amenities without any prior notice. You are therefore requested to directly verify all details and aspects of any proposed booking/acquisition of units/spaces, directly with our authorized sales team.

SOME OF OUR PREVIOUS PROJECTS



ONEWEST
A TERMINUS PROJECT
ON ORR, GACHIBOWLI

SLIN TERMINUS T
live work stop dine
GACHIBOWLI

Marrriott
EXECUTIVE APARTMENTS
GACHIBOWLI, HYDERABAD

MALLIKHARJUNA
KRINSS
A TERMINUS PROJECT
LUXURY VILLAS @ PUPPALAGUDA

Hamptons
A little something for everyone
PREMIUM APARTMENTS @ KONDAPUR

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Regd Office: Suit No.901, Level 9, SLN Terminus
Survey No.133, Gachibowli, Hyderabad 500 032 Telangana

Ph: 949 222 4449 | Email: terminusinfra@gmail.com

ARCHITECTS

LIVE ARCHITECTURE & DESIGN
Laboratory for Interactive Visionary Environment

G2, Vista, Street 2, Road No. 12, Banjara Hills, Hyderabad
Ph: +91 40 23384518 | Email: info@live-design.in

PROJECT MANAGEMENT CONSULTANTS



Landbase Consulting (India) Pvt Ltd
Hyderabad, Telangana