



ISSARA

The Belmond logo, featuring a large, stylized letter 'B' in a dark green color. The 'B' is set against a lighter green background that contains faint, circular patterns and a small airplane icon, suggesting a focus on travel and nature.

ISSARA's
elMond
Unwind the lap of Eco-Luxury





BELMOND: AN EXQUISITE CREATION BY ISSARA GROUP

At Issara, we are driven by one simple yet powerful mantra: to build things that people truly love. We pour our heart and soul into every project, ensuring that our creations resonate deeply with our valued customers. With an unwavering commitment to excellence, we continuously strive to exceed expectations and leave a lasting impression



Vision & Mission



Vision

At Issara, we are driven by our passion for creating lasting living communities that transcend the ordinary. With a blend of innovation, sustainability, and community-centric design, we are paving the way for a future where our residents thrive and experience a true sense of home. Together, let us shape a living community that endures and enriches lives for decades to come.

Mission

At Issara, we create exceptional eco-luxury communities, blending premium features with sustainable design. Our superior craftsmanship and innovative solutions exceed expectations, building a lasting legacy of harmonious, luxurious homes.



UNWIND IN THE LAP OF ECO LUXURY



Cultivating a harmonious blend of opulence and environmental stewardship, our eco-friendly villas redefine luxury villas for a brighter, greener future





Embrace the Essence of Issara: Where Your Path Unfolds Beyond Expectations. Experience Unparalleled Innovation, Unyielding Passion, and Enduring Commitment. Witness the Transformation of Your Dreams into Tangible Realities, Elevating Ordinary Moments to Extraordinary Milestones.

**Work In
Progress**

Project Highlights

- Project Extent
 - Total Villas - 87
 - Villas Facing - East & West
 - Villa Plot Sizes - 5400 sft & 7000 sft
 - Villa Build-up Area - 5499 sft & 7000 sft
 - No of floors in the villa - G+2
 - Sustainable Feature - Central Courtyard
 - Internal Roads - 33 internal roads & 40 ft Spine road
 - Approach Roads - 100 ft road as per master plan
- Project Highlights



**UNVEIL THE
PARADIGM OF ECO-
LUXURY**



CENTRAL COURTYARD

CENTRAL COURTYARD

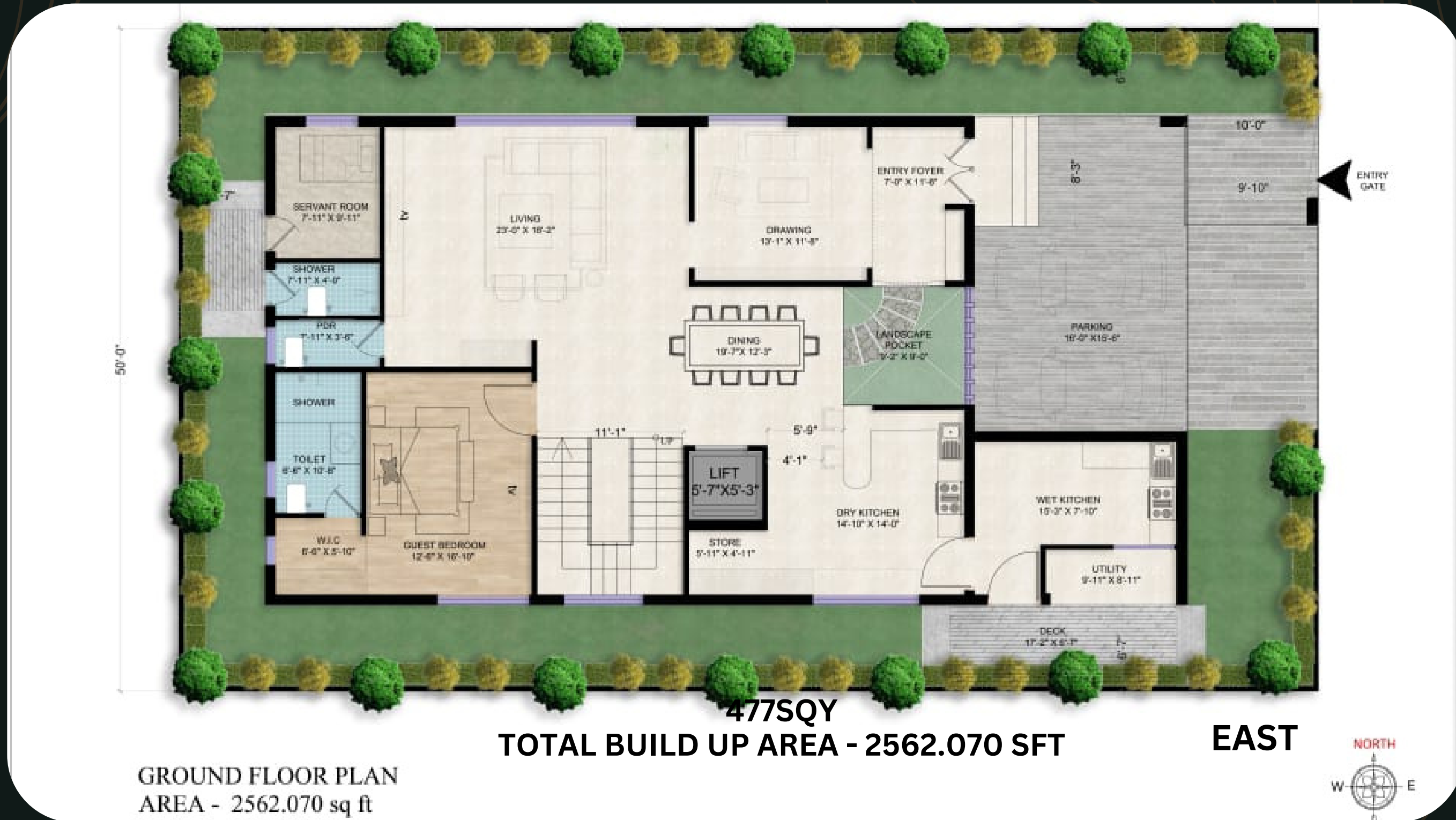
Experience the captivating allure of our triplex villa's central courtyard, where nature and luxury seamlessly intertwine. Designed to delight the senses, this exceptional feature offers an unparalleled view and a harmonious connection to the outdoors. Step into a world of tranquility as you enter the central courtyard, bathed in natural light and enveloped by lush greenery. Immerse yourself in a serene oasis, where the soothing sounds of cascading water features and the gentle rustling of leaves create a symphony of relaxation. The central courtyard serves as the heart of the villa, providing a refreshing retreat and a sanctuary for rejuvenation. Indulge in moments of pure bliss as you lounge amidst the meticulously landscaped surroundings, taking in the breathtaking panoramic views that unfold before your eyes.

Beyond its aesthetic appeal, the central courtyard also plays a vital role in fostering an eco-friendly atmosphere. Carefully selected native plants and sustainable landscaping practices ensure a sustainable ecosystem, promoting biodiversity and enhancing air quality. The courtyard's design encourages natural ventilation, reducing the reliance on artificial cooling systems and embracing energy efficiency. Whether you're hosting intimate gatherings or seeking solace in solitude, the central courtyard serves as a versatile space, offering the perfect backdrop for memorable experiences. From vibrant social soirees under the starlit sky to personal moments of reflection in the embrace of nature, this enchanting space effortlessly adapts to your desires. Discover a new dimension of luxury living with our triplex villa's central courtyard—a haven where captivating views, eco-friendliness, and a serene ambiance unite to create an extraordinary living experience that embodies both opulence and environmental consciousness.

PROJECT LAYOUT



FLOOR PLAN FOR 477 SQY



FLOOR PLAN FOR 477 SQY



FIRST FLOOR PLAN
AREA - 2353.707 sq ft

477SQY
TOTAL BUILD UP AREA - 6548.847 SFT

EAST



FLOOR PLAN FOR 477 SQY



AREA - 1633.070 sq ft

477SQY

TOTAL BUILD UP AREA - 6548.847 SFT

EAST

SECOND FLOOR PLAN



FLOOR PLAN FOR 400 SQY

GROUND FLOOR PLAN
AREA - 1927.611 sq ft

WEST FACING



NORTH

400SQY
TOTAL BUILD UP AREA - 5420.255 SFT

FLOOR PLAN FOR 400 SQY

FIRST FLOOR PLAN
AREA - 1742.858 sq ft

WEST FACING



NORTH

400SQY
TOTAL BUILD UP AREA - 5420.255 SFT

FLOOR PLAN FOR 400 SQY

SECOND FLOOR PLAN
AREA - 1749.786 sq ft

WEST FACING



400SQY
TOTAL BUILD UP AREA - 5420.255 SFT

NORTH

FLOOR PLAN FOR 400 SQY

**GROUND FLOOR PLAN
AREA - 2047.526 sq ft**

EAST FACING



**400SQY
TOTAL BUILD UP AREA - 5376.476 SFT**

NORTH

FLOOR PLAN FOR 400 SQY

FIRST FLOOR PLAN
AREA - 1848.273 sq ft

EAST FACING



400SQY
TOTAL BUILD UP AREA - 5376.476 SFT

NORTH

FLOOR PLAN FOR 400 SQY

SECOND FLOOR PLAN
AREA - 1480.677 sq ft

EAST FACING



400SQY
TOTAL BUILD UP AREA - 5376.476 SFT

FLOOR PLAN OF VILLA NO.9



EAST FACING

412.45SQ
TOTAL BUILT UP AREA - 5641.583 SFT

GROUND FLOOR PLAN
2072.24 sq ft



FLOOR PLAN OF VILLA NO.9

EAST FACING



412.45SQY
TOTAL BUILT UP AREA - 5641.583 SFT

FIRST FLOOR PLAN
1957.05 sq ft



FLOOR PLAN OF VILLA NO.9

EAST FACING



412.45SQ
TOTAL BUILT UP AREA - 5641.583 SFT

SECOND FLOOR PLAN
1752.42 sq ft



FLOOR PLAN OF VILLA NO.27

WEST FACING



339.296 SQY
TOTAL BUILT UP AREA - 5389.18 SFT

GROUND FLOOR
AREA- 1667.41 SQ FT



FLOOR PLAN OF VILLA NO.27

WEST FACING



FIRST FLOOR
AREA- 1752.42 SQ FT

339.296 SQY
TOTAL BUILT UP AREA - 5389.18 SFT



FLOOR PLAN OF VILLA NO.27

WEST FACING



**SECOND FLOOR
AREA- 1752.42 SQ FT**

**339.296 SQY
TOTAL BUILT UP AREA - 5389.18 SFT**



FLOOR PLAN OF VILLA NO.37

GROUND FLOOR PLAN
AREA - 1752.42 SQ FT

EAST FACING



GATE

441.99 SQY
TOTAL BUILT UP AREA - 6161.15 SFT

FLOOR PLAN OF VILLA NO.37

FIRST FLOOR PLAN
AREA- 2108.27 SQ FT

EAST FACING



441.99 SQY
TOTAL BUILT UP AREA - 6161.15 SFT

FLOOR PLAN OF VILLA NO.37

SECOND FLOOR PLAN
AREA - 1743.43 SQ FT

EAST FACING



441.99 SQY
TOTAL BUILT UP AREA - 6161.15 SFT

FLOOR PLAN OF VILLA NO.48 & 68

EAST FACING



GROUND FLOOR PLAN
1667.35 sq ft

48 (317.65 SQY) & 68(299.143 SQY)
TOTAL BUILT UP AREA - 4668.21 SFT



FLOOR PLAN OF VILLA NO.48 & 68

EAST FACING



FIRST FLOOR PLAN
1563.46 sq ft



48 (317.65 SQY) & 68 (299.143 SQY)
TOTAL BUILT UP AREA - 4668.21 SFT

FLOOR PLAN OF VILLA NO.48 & 68

EAST FACING



SECOND FLOOR PLAN
1437.40 sq ft

**48 (317.65 SQY) & 68(299.143 SQY)
)TOTAL BUILT UP AREA - 4668.21 SFT**



FLOOR PLAN OF VILLA NO.57

GROUND FLOOR PLAN
AREA- 2309.44 SQ FT

EAST FACING



390.025 SQY
TOTAL BUILT UP AREA - 508.40 SFT

NORTH

FLOOR PLAN OF VILLA NO.57

FIRST FLOOR PLAN
AREA- 1759.51 SQ FT

EAST FACING



TOTAL BUILT UP AREA - 508.40 SFT
390.025 SQY
QS 520.066

NORTH

FLOOR PLAN OF VILLA NO.57

SECOND FLOOR PLAN
AREA- 1404.32 SQ FT

EAST FACING



FLOOR PLAN OF VILLA NO.77 & 28

EAST FACING



28 (329.92 SQY) & 68(337.12 SQY)

GROUND FLOOR PLAN
1900.107 sq ft



FLOOR PLAN OF VILLA NO.77 & 28

TOTAL BUILT UP AREA - 5189.404 SFT

EAST FACING



28 (329.92 SQY) & 68(337.12 SQY)

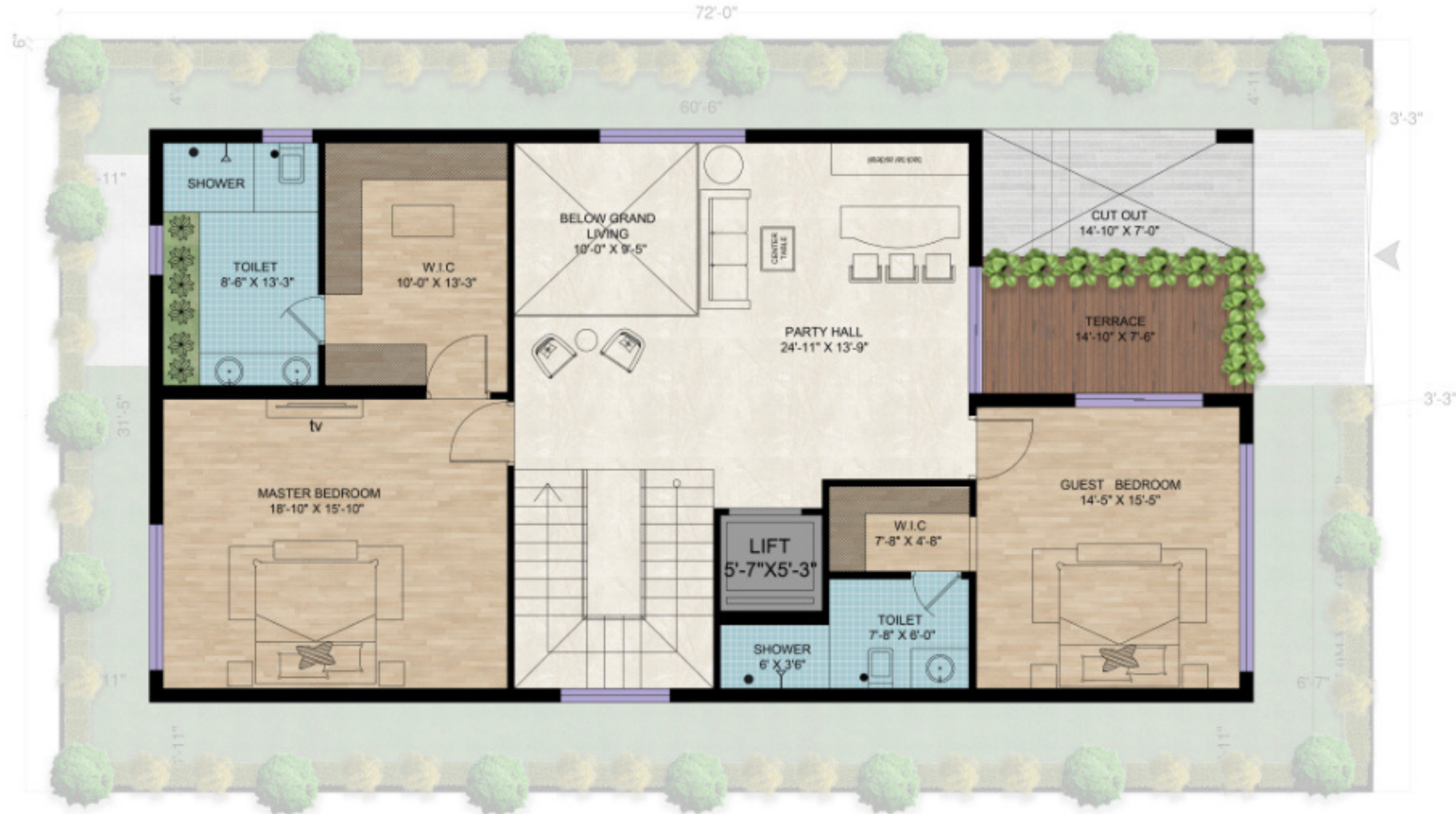
FIRST FLOOR PLAN

1000.107 sq ft



FLOOR PLAN OF VILLA NO.77 & 28

EAST FACING



28 (329.92 SQY) & 68(337.12 SQY)

SECOND FLOOR PLAN
1900.107 sq ft



FLOOR PLAN OF VILLA NO.87

GROUND FLOOR PLAN
AREA- 1403.774 SQ FT

WEST FACING



NORTH

274.957 SQY
TOTAL BUILT UP AREA - 4274.788 SFT

FLOOR PLAN OF VILLA NO.87

FIRST FLOOR PLAN
AREA- 1381.324 SQ FT

WEST FACING



274.957 SQY
TOTAL BUILT UP AREA - 4274.788 SFT

NORTH

FLOOR PLAN OF VILLA NO.87

SECOND FLOOR PLAN
AREA - 1489.689 SQ FT

WEST FACING



274.957 SQY
TOTAL BUILT UP AREA - 4274.788 SFT

NORTH

FLOOR PLAN OF VILLA NO.47 & 67

WEST FACING



GROUND FLOOR PLAN
1667.41 sq ft

47 (320.77 SQY) & 67(305.39 SQY)



FLOOR PLAN OF VILLA NO.47 & 67

WEST FACING



47 (320.77 SQY) & 67(305.39 SQY)

FIRST FLOOR PLAN
1900.107 sq ft



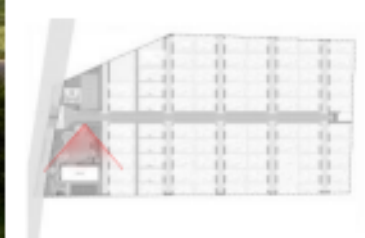
FLOOR PLAN OF VILLA NO.47 & 67



ENTRANCE ARCH



PARTY LAWN



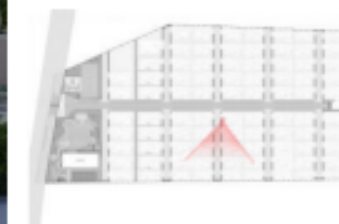
AMPHITHEATRE



STREETSCAPE



STREETSCAPE



CLUBHOUSE PLAZA



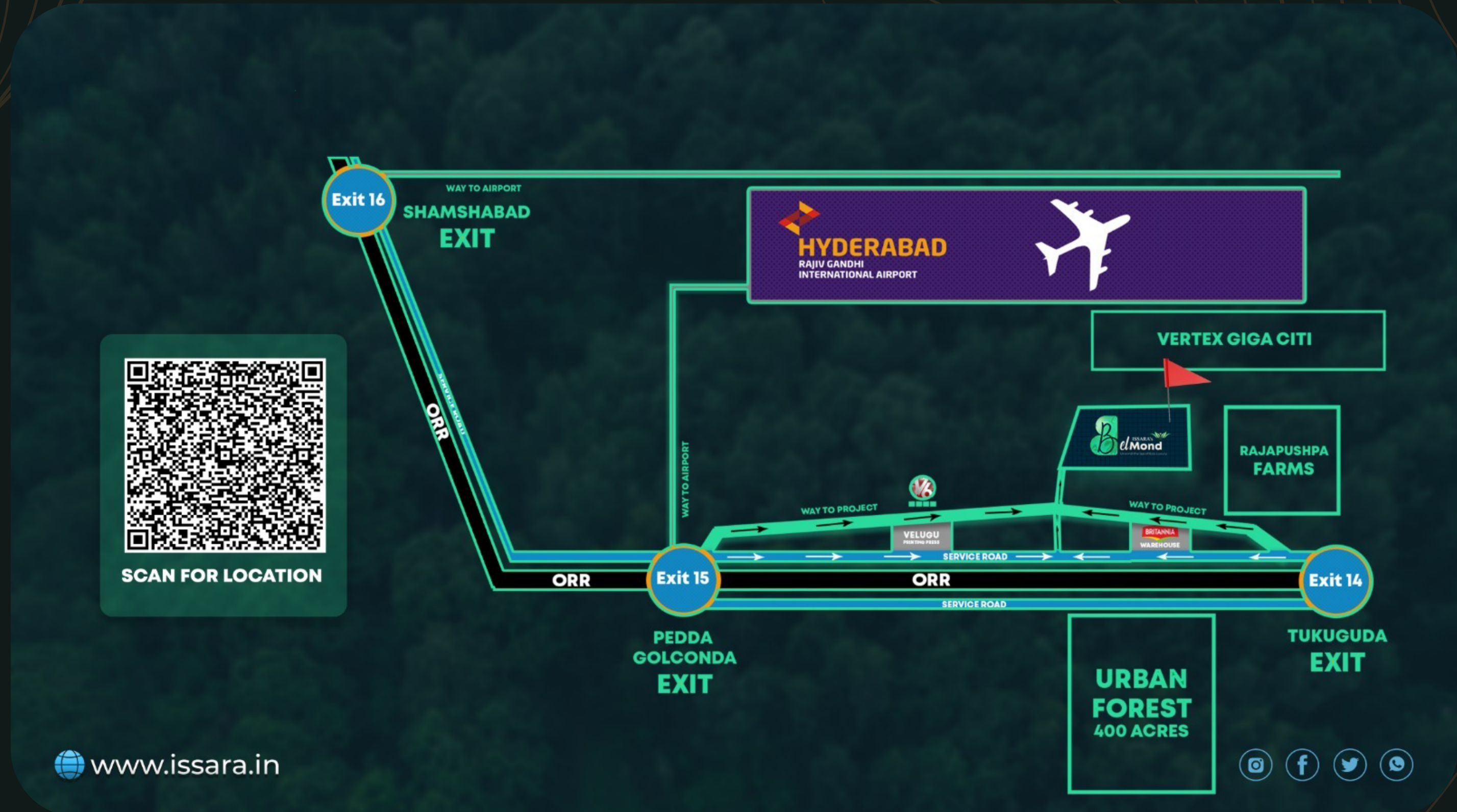
TYPICAL VILLA FEATURE WALL



BIODIVERSITY



LOCATION





THANK YOU

+917997400050

Address

**Manchirevula,
Hyderabad, Telangana
500075**