



PHASE - I

A QUIET  
REVOLUTION  
IN LUXURY

---



TRENDSETTER



MOVING  
UP TO A  
BETTER  
WORLD  
NEEDN'T  
COST THE  
EARTH



Guided by the tenet of creating value for the discerning Indian homeowner, Pacifica delivers a brand of lifestyle that is both aspirational and affordable. Every Pacifica home is an archetype of impeccable quality, understated luxury, and surprisingly practical prices that are turning many heads in Indian real estate.

VISIONARY



BRAVING  
NEW  
HORIZONS  
WITH  
TRUST,  
QUALITY  
AND  
ETHICS





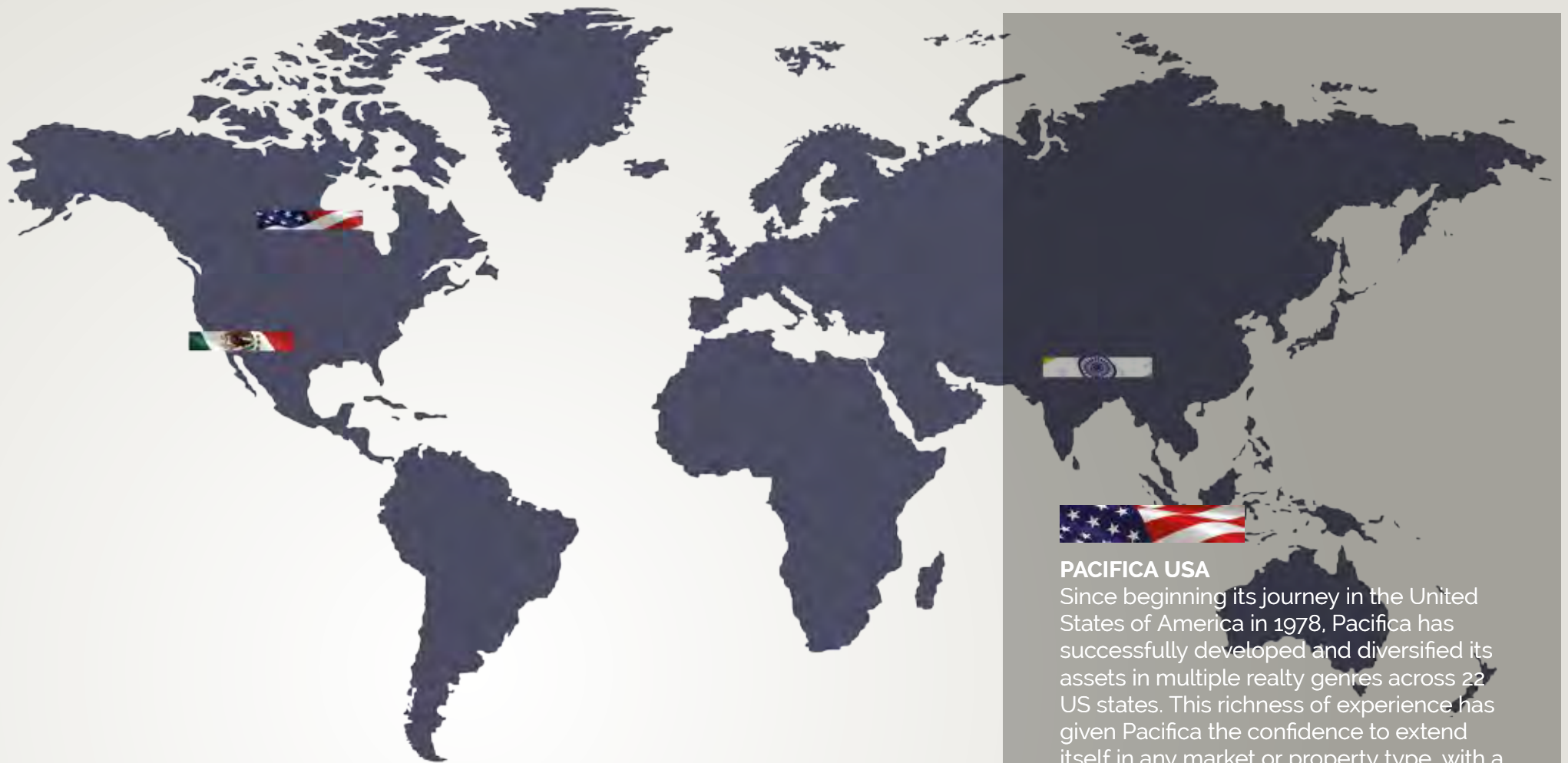
Pacifica Companies is a USD 2.7 billion global real estate conglomerate with a shining history of creating distinctive life spaces across the globe. Since its founding in 1978, Pacifica has been consistently innovating and acquiring new credibility in the real estate sector. Its ever-expanding legion of developments spans residences, commercial spaces, mixed-use projects, hospitality, townships, plotted development and senior living communities.

Under the instrumental leadership of Ashok Israni, fondly called Mr. Ash, Pacifica expanded and evolved on the solid principles of Trust, Quality and Ethics. Within 2 decades, the company developed a versatile realty portfolio and powerful presence across 22 American states. At the turn of the century, Pacifica advanced into the Indian real estate market and since then it is developing quality projects in Ahmedabad, Vadodara, Deesa, Bangalore, Hyderabad, Chennai and NCR regions.

GLOBETROTTER



EXCELLENCE  
HAS  
NO FIXED  
ADDRESS



#### **PACIFICA USA**

Since beginning its journey in the United States of America in 1978, Pacifica has successfully developed and diversified its assets in multiple realty genres across 22 US states. This richness of experience has given Pacifica the confidence to extend itself in any market or property type, with a proven track record of generating superior returns in all asset classes.



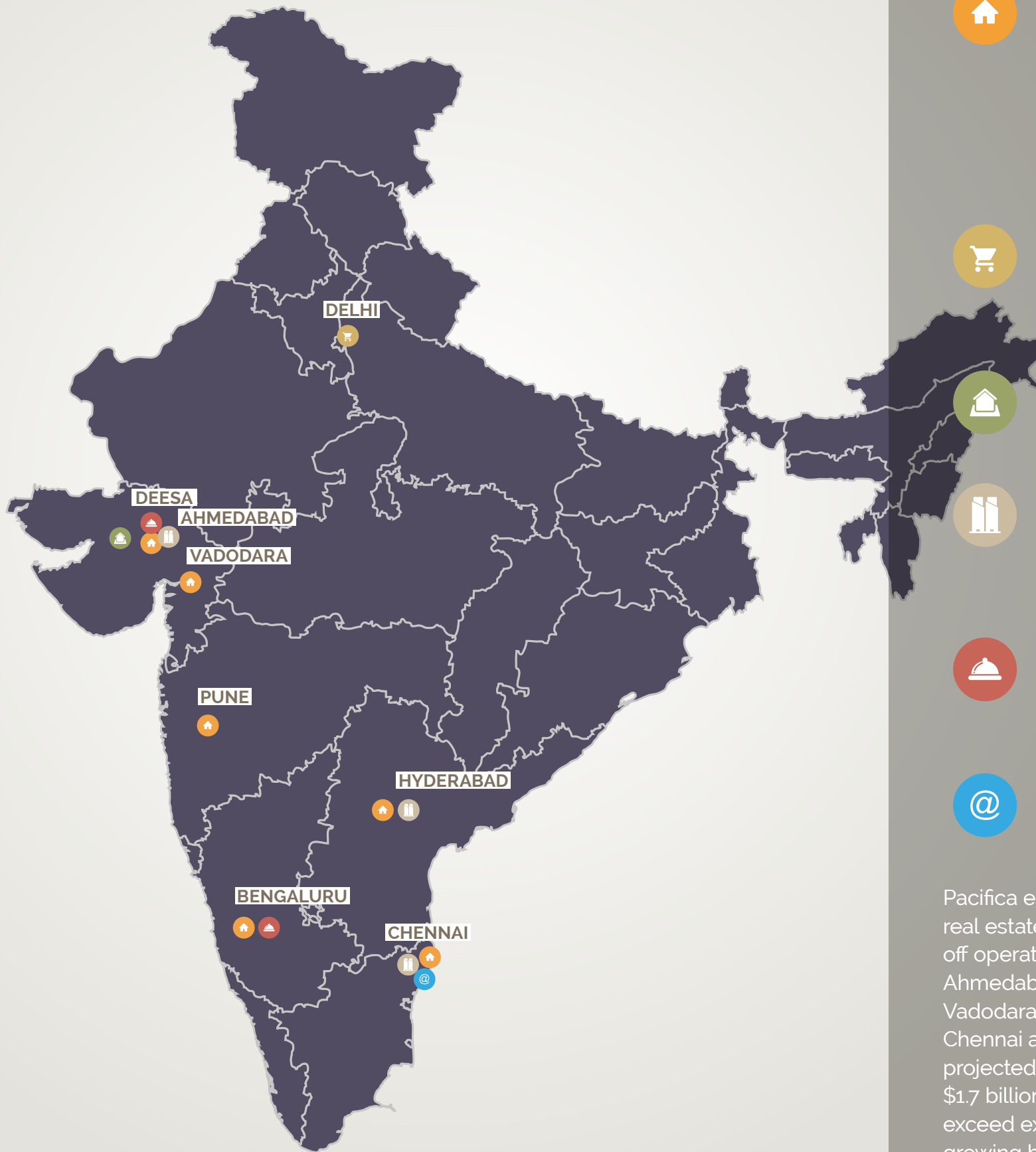
#### **PACIFICA LATIN AMERICA**

Recognizing the economic and demographic potential of the Latin American real estate space, Pacifica ventured into this land of opportunity with an initial investment of \$400 million in a diverse range of asset classes. Pacifica's first landmark, The Calette Mall in Tijuana (Mexico), is a successful mixed-use project; a genre that's fast becoming the future's most significant.



#### **PACIFICA INDIA**

Pacifica's venture into the Indian sub-continent is already proving to be their most promising, given the country's outstanding middle-class growth, drastic improvements in living standards, and most importantly, Pacifica's intentions of adopting long-term investor strategies.



**RESIDENTIAL**

AHMEDABAD  
VADODARA  
PUNE  
BENGALURU  
CHENNAI  
HYDERABAD



**COMMERICAL**

DELHI  
DEESA



**PLOTTED DEVELOPMENTS**

AHMEDABAD



**TOWNSHIPS**

VADODARA  
CHENNAI  
HYDERABAD



**HOTELS**

AHMEDABAD  
BENGALURU  
VADODARA



**IT PARKS**

CHENNAI

Pacifica entered the booming Indian real estate market in 2004, kicking off operations with a head office at Ahmedabad and branch offices at Vadodara, NCR (Gurgaon), Bangalore, Chennai and Hyderabad. With a projected portfolio value of more than \$1.7 billion, Pacifica India continues to exceed expectations of the country's growing hospitality, commercial and residential construction demands.



HYDERABAD



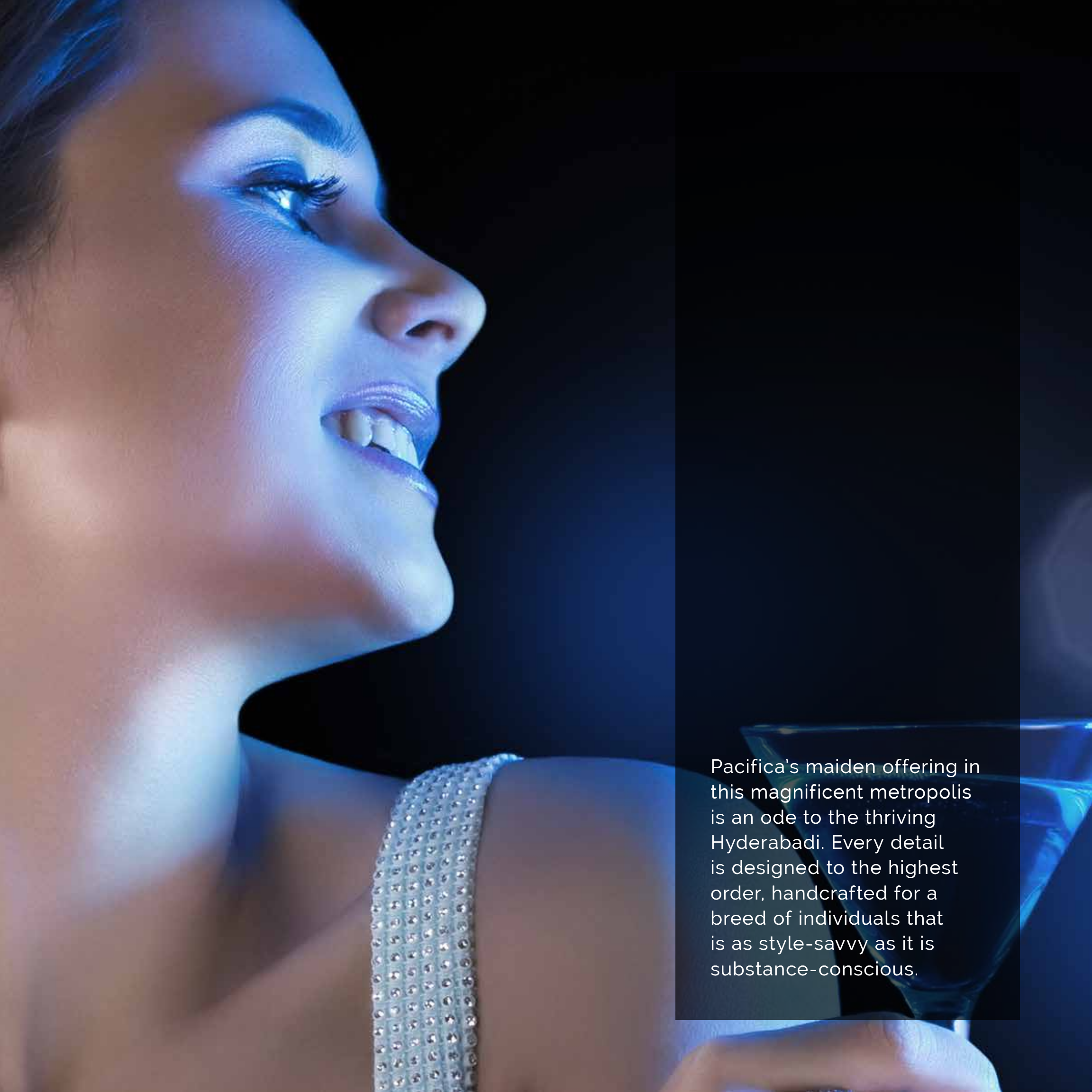
HISTORY IS  
WRITTEN  
BY THE  
FUTURE  
READY



Hyderabad, literally 'lion city', gets its alias 'City of Pearls' from its long history as a renowned pearl and diamond trading centre. While still home to a rich cultural heritage, world-famous cuisines, and throngs of lively bazaars, modern Hyderabad has gained sizable momentum since the 90's as a progressive technology hub. Today the city is primed to boldly take the future in its stride.







Pacifica's maiden offering in this magnificent metropolis is an ode to the thriving Hyderabadi. Every detail is designed to the highest order, handcrafted for a breed of individuals that is as style-savvy as it is substance-conscious.





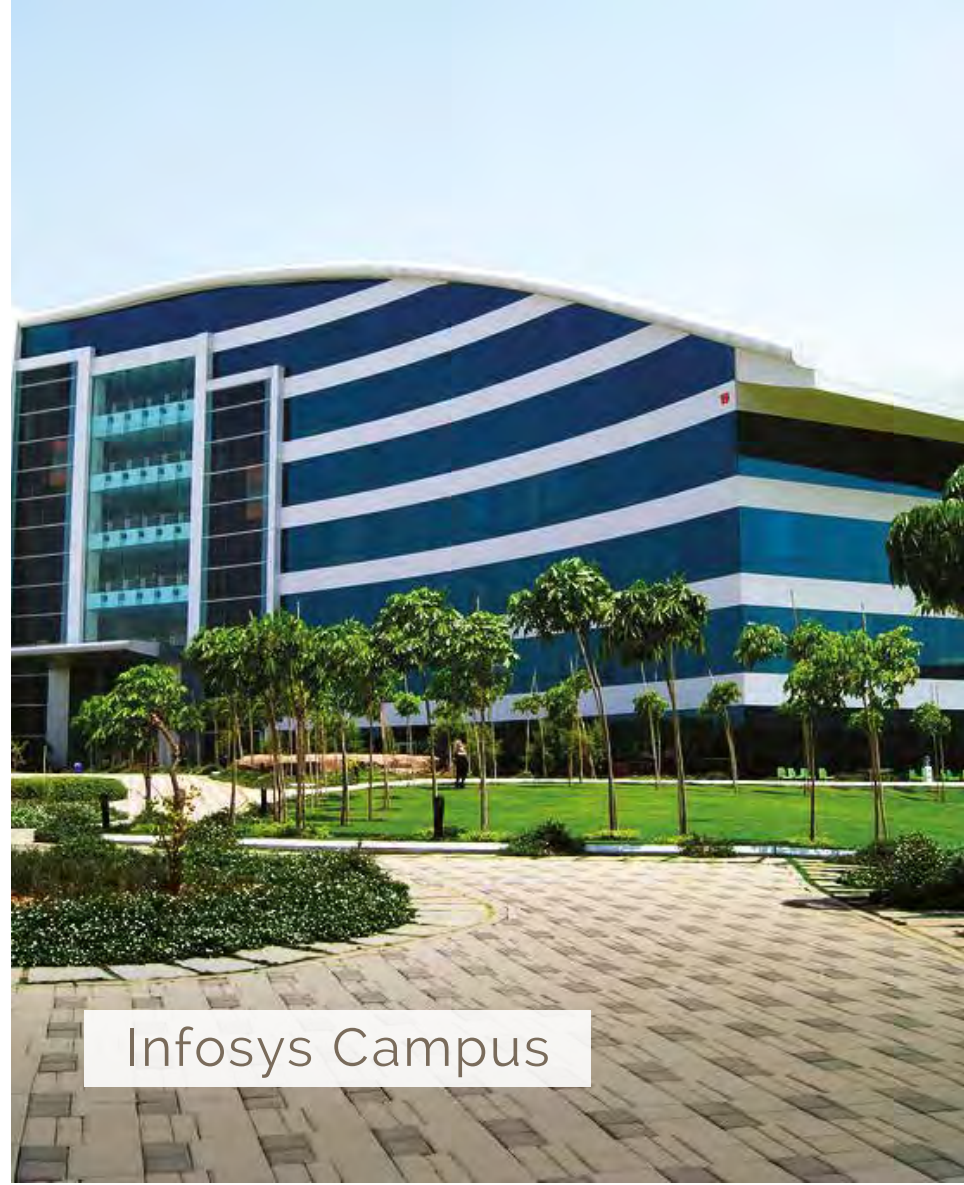


Pacifica Hillcrest offers 2/3/4 bedroom luxury apartments spread over 5 majestic towers, situated in the heart of financial district, Gachibowli.





Park Hyatt



Infosys Campus

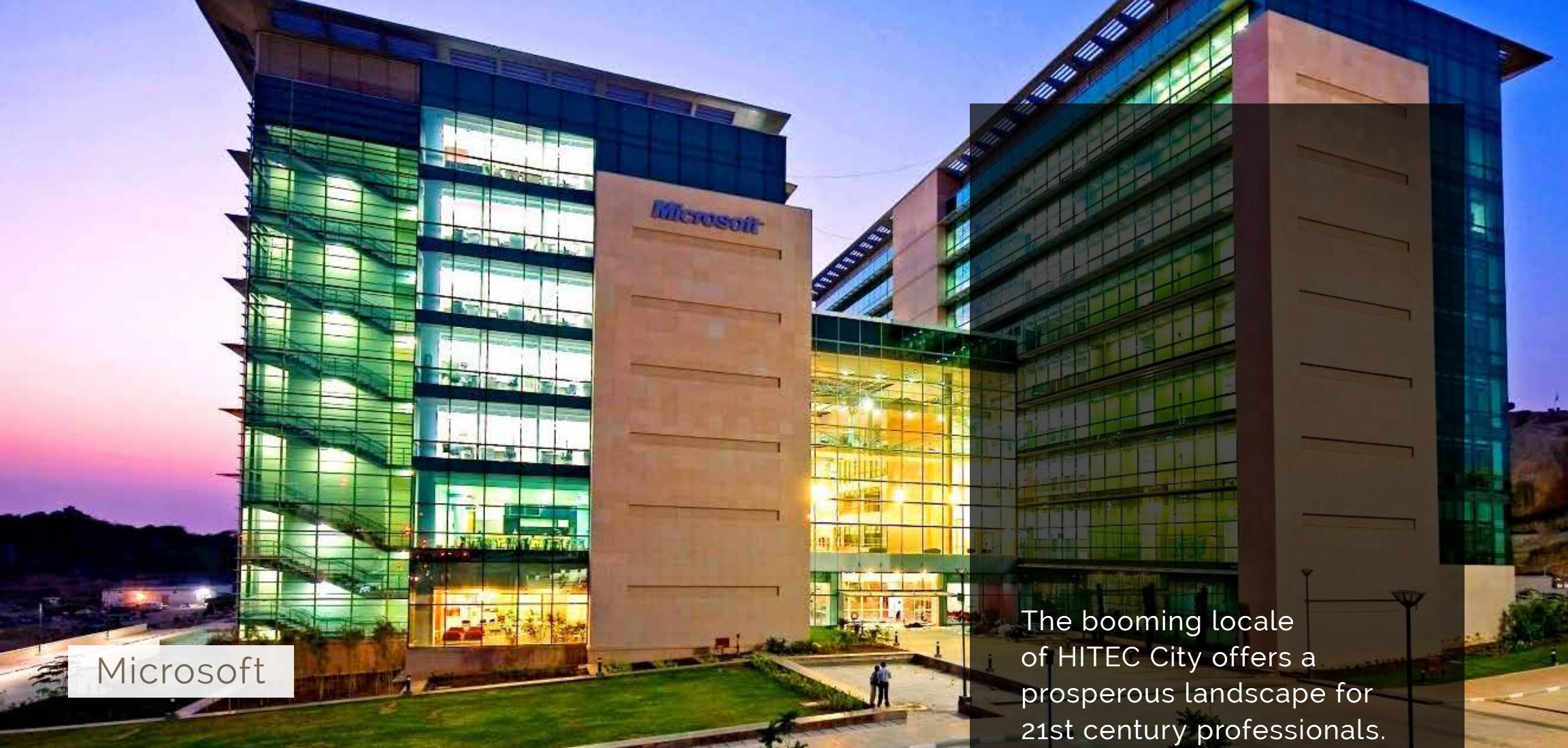


ICICI Corporate Office



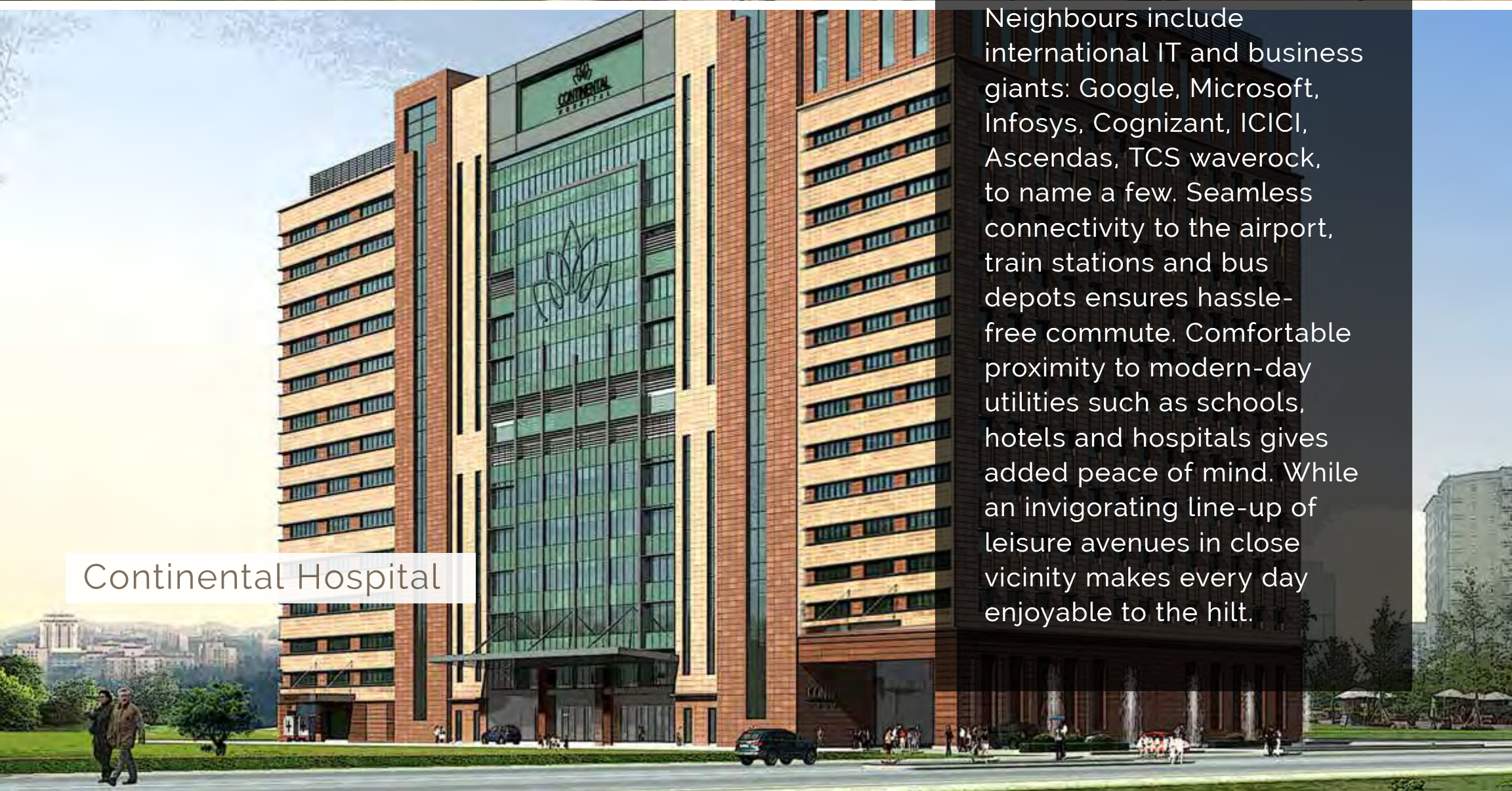
TATA Consultancy Services





Microsoft

The booming locale of HITEC City offers a prosperous landscape for 21st century professionals.



Continental Hospital

Neighbours include international IT and business giants: Google, Microsoft, Infosys, Cognizant, ICICI, Ascendas, TCS waverock, to name a few. Seamless connectivity to the airport, train stations and bus depots ensures hassle-free commute. Comfortable proximity to modern-day utilities such as schools, hotels and hospitals gives added peace of mind. While an invigorating line-up of leisure avenues in close vicinity makes every day enjoyable to the hilt.





A home at Pacifica Hillcrest greets lush green landscapes and wide blue skies in every direction. It lies adjacent to the buzz and bustle of the city's commercial nucleus, yet remains unfettered by urban chaos.



# PHASE 1





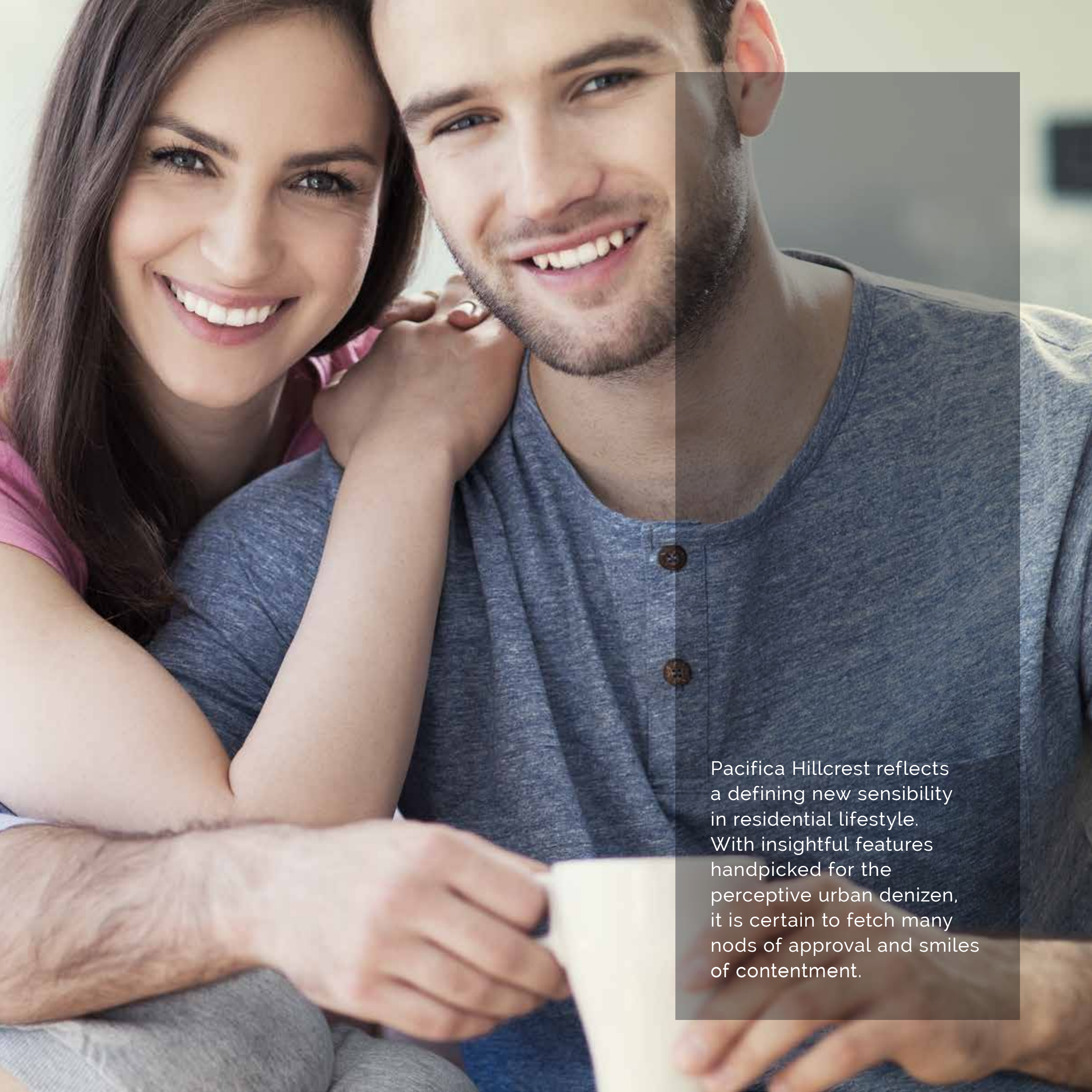




Hillcrest has been designed by Burt Hill Stantec, part of the Stantec group. This collaboration brings years of Stantec's proven expertise and infrastructure ingenuity to the Pacifica portfolio.

The Stantec work ethic is centred on community, creativity and client relationships. This is reflected in their unique collaborations with various disciplines and industries to shape world class buildings and infrastructure projects across the globe. Established in 1954, today Stantec has a strong workforce of 15,000 employees and strategic offices in 250 locations, providing professional consulting in planning, engineering, architecture, interior design, landscape architecture, surveying, environmental sciences, project management and project economics.





Pacifica Hillcrest reflects a defining new sensibility in residential lifestyle. With insightful features handpicked for the perceptive urban denizen, it is certain to fetch many nods of approval and smiles of contentment.





A home at Hillcrest promises one thing above all: a life that beautifully balances the dynamics of work and play; a life that can be lived to its full exuberance.





The Pacifica Hillcrest edge is manifest in diverse elements, from design intelligence and elegant interiors, to a sophisticated menu of meaningful luxuries. Uber address par excellence, cut out for the iconic 21st century family.





# ISOMETRIC VIEW & FLOOR PLAN

A & E  
BLOCK

BHK  
3

UNIT  
01





RERA CARPET AREA 1138	RERA BALCONY AREA 77	RERA TOTAL CARPET AREA 1215
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# ISOMETRIC VIEW & FLOOR PLAN

A & E  
BLOCK

BHK  
**3**

UNIT  
**01**



1	LIVING	12'6" x 11'7"
2	DINING	13'3" x 14'10"
3	BALCONY	6'3" x 11'1"
4	KITCHEN	10'11" x 12'5"
5	KITCHEN EXTENSION	5'2" x 8'10"
6	MASTER BEDROOM	11'9" x 12'7"
7	TOILET	5'2" x 8'4"
8	BEDROOM	11'9" x 13'1"
9	TOILET	5'2" x 8'4"
10	BEDROOM	10'2" x 12'5"
11	TOILET	5'2" x 8'4"
12	STORE	3'11" x 3'5"
12 A	VESTIBULE	--- x ---





# ISOMETRIC VIEW & FLOOR PLAN

A & E  
BLOCK

BHK  
3

UNIT  
02





RERA CARPET AREA 1122	RERA BALCONY AREA 77	RERA TOTAL CARPET AREA 1199
--------------------------	-------------------------	--------------------------------

# ISOMETRIC VIEW & FLOOR PLAN

A & E  
BLOCK

BHK      UNIT  
**3**      **02**



1	LIVING	11'7" x 12'2"
2	DINING	13'3" x 14'10"
3	BALCONY	6'3" x 11'1"
4	KITCHEN	10'2" x 12'5"
5	KITCHEN EXTENSION	5'2" x 9'0"
6	MASTER BEDROOM	11'5" x 12'7"
7	TOILET	5'2" x 8'4"
8	BEDROOM	11'5" x 12'2"
9	TOILET	5'2" x 8'4"
10	BEDROOM	10'11" x 12'5"
11	TOILET	5'2" x 8'4"
12	STORE	3'11" x 3'5"
12 A	VESTIBULE	--- x ---





# ISOMETRIC VIEW & FLOOR PLAN

A & E  
BLOCK

BHK  
4

UNIT  
03





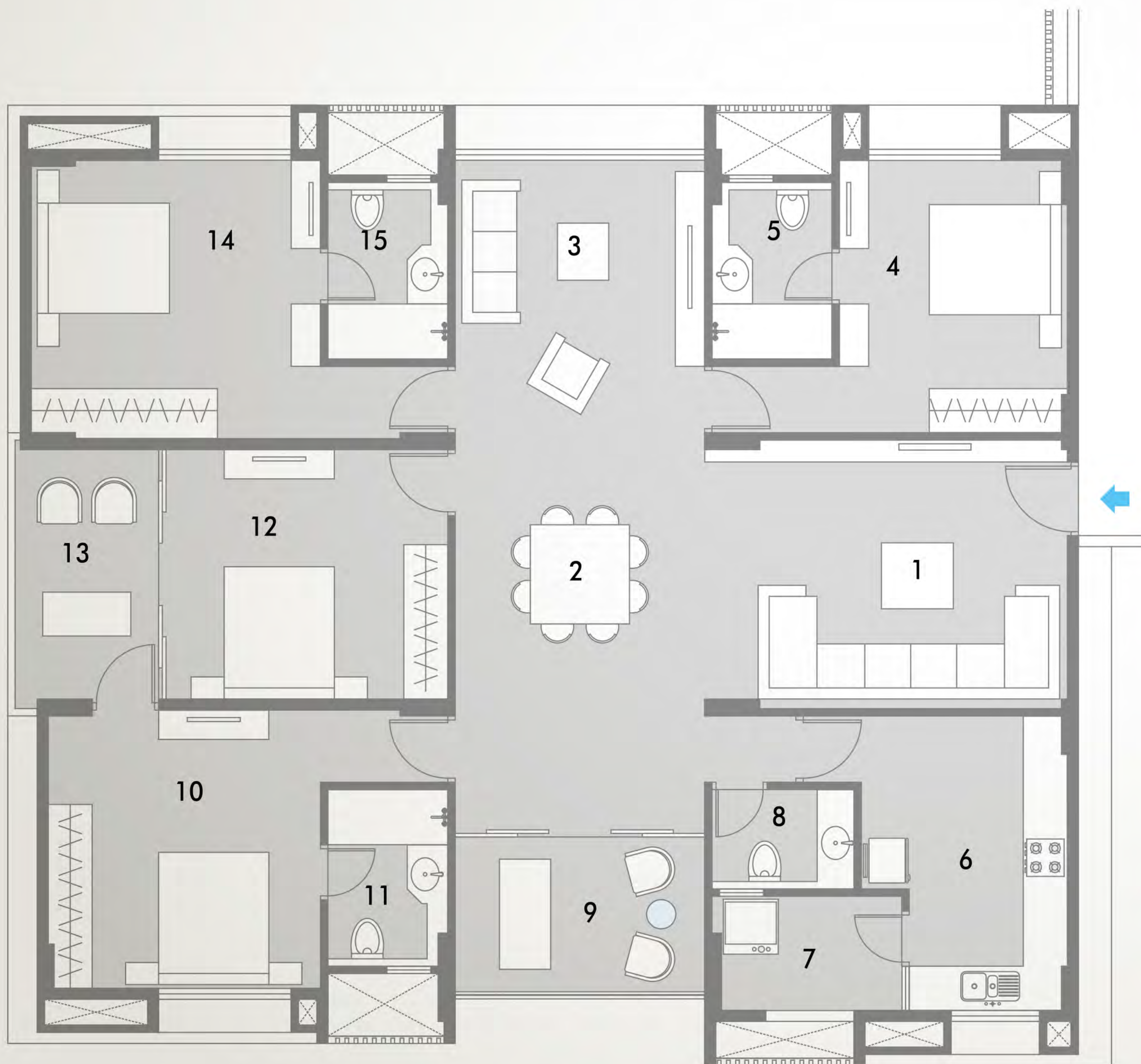
RERA CARPET AREA 1536	RERA BALCONY AREA 163	RERA TOTAL CARPET AREA 1699
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# ISOMETRIC VIEW & FLOOR PLAN

A & E  
BLOCK

BHK  
4

UNIT  
03



1	DRAWING	12'0" x 16'2"
2	DINING	11'1" x 16'11"
3	LIVING	11'1" x 12'11"
4	BEDROOM	10'2" x 12'2"
5	ATT. TOILET	5'4" x 8'4"
6	KITCHEN	9'2" x 13'1"
7	KITCHEN EXTENSION	8'6" x 5'1"
8	G. TOILET	6'4" x 4'5"
9	BALCONY	11'1" x 6'11"
10	MASTER BEDROOM	12'2" x 12'5"
11	ATT. TOILET	5'4" x 8'4"
12	BEDROOM	12'7" x 11'1"
13	BALCONY	6'5" x 11'1"
14	BEDROOM	12'11" x 12'5"
15	ATT. TOILET	5'4" x 8'4"





# ISOMETRIC VIEW & FLOOR PLAN

A & E  
BLOCK

BHK  
4

UNIT  
04





RERA CARPET AREA 1506	RERA BALCONY AREA 164	RERA TOTAL CARPET AREA 1670
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# ISOMETRIC VIEW & FLOOR PLAN

A & E  
BLOCK

BHK  
4

UNIT  
04



1	DRAWING	16'2" x 12'0"
2	DINING	11'1" x 14'10"
3	BALCONY	11'1" x 6'11"
4	BEDROOM	10'2" x 13'1"
5	ATT. TOILET	5'4" x 8'4"
6	KITCHEN	9'2" x 12'2"
7	KITCHEN EXTENSION	6'4" x 4'1"
8	G. TOILET	6'4" x 4'5"
9	LIVING	11'1" x 12'11"
10	MASTER BEDROOM	12'11" x 12'5"
11	ATT. TOILET	5'4" x 8'4"
12	BEDROOM	12'7" x 11'1"
13	BALCONY	6'5" x 11'1"
14	BEDROOM	12'2" x 12'5"
15	ATT. TOILET	5'4" x 8'4"





# ISOMETRIC VIEW & FLOOR PLAN

BCD  
BLOCK

BHK  
2

UNIT  
01





RERA CARPET AREA 750	RERA BALCONY AREA 49	RERA TOTAL CARPET AREA 799
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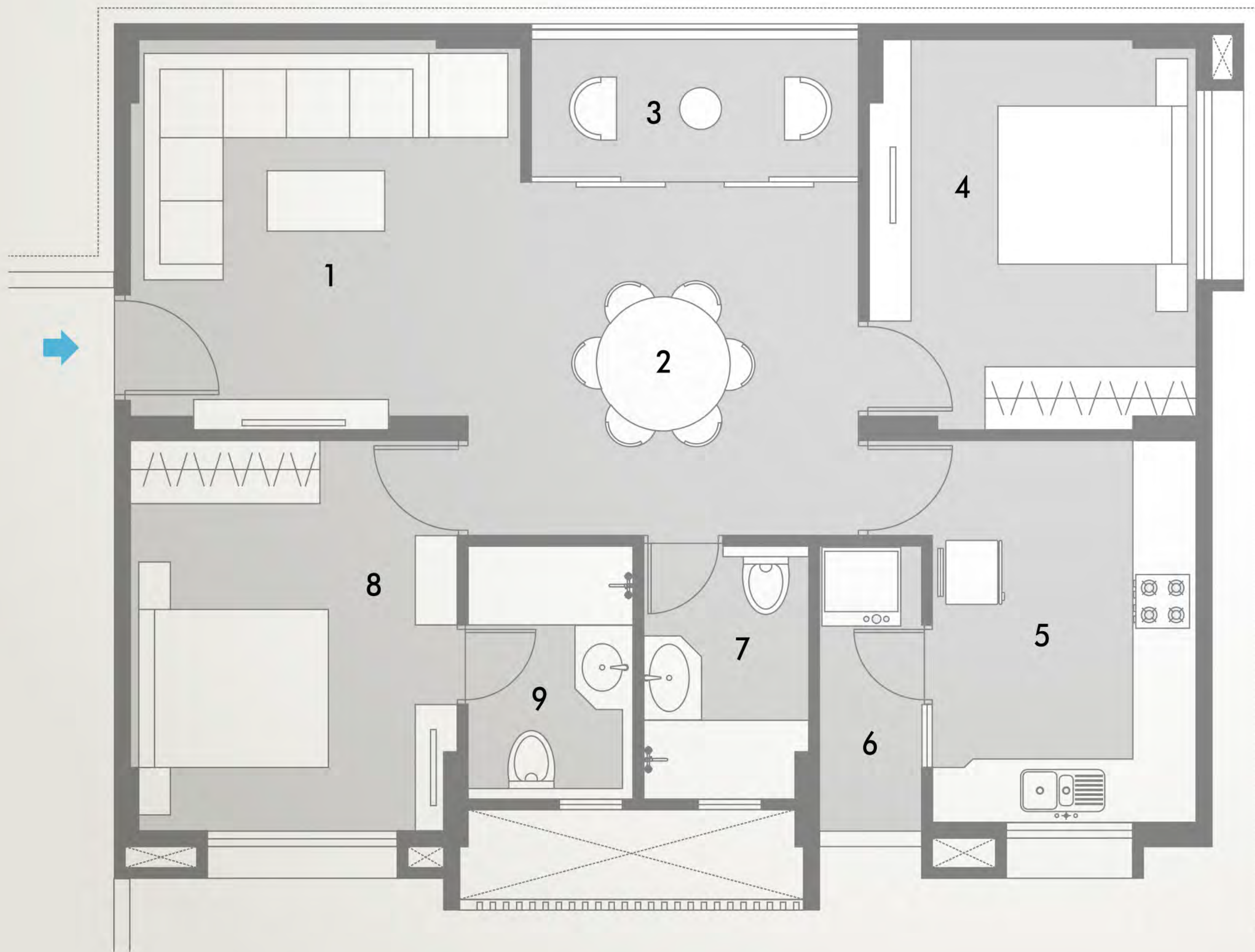
# ISOMETRIC VIEW & FLOOR PLAN

BCD  
BLOCK

BHK  
2

UNIT  
01

1	LIVING	12'2" x 12'2"
2	DINING	10'2" x 10'10"
3	BALCONY	10'2" x 4'3"
4	BEDROOM	10'2" x 12'2"
5	KITCHEN	8'2" x 12'2"
6	KITCHEN EXTENSION	3'2" x 8'10"
7	G. TOILET	5'2" x 8'4"
8	MASTER BEDROOM	10'2" x 12'2"
9	ATT. TOILET	5'2" x 8'4"





# ISOMETRIC VIEW & FLOOR PLAN

BCD  
BLOCK

BHK  
3

UNIT  
02





RERA CARPET AREA 1127	RERA BALCONY AREA 76	RERA TOTAL CARPET AREA 1203
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# ISOMETRIC VIEW & FLOOR PLAN

BCD  
BLOCK

BHK  
3

UNIT  
02



1	LIVING	12'6" x 11'7"
2	DINING	13'3" x 14'10"
3	BALCONY	6'1" x 11'1"
4	KITCHEN	10'8" x 12'5"
5	KITCHEN EXTENSION	4'8" x 9'0"
6	STORE	3'11" x 3'5"
7	MASTER BEDROOM	12'2" x 12'2"
8	ATT. TOILET	5'2" x 8'4"
9	BEDROOM	11'9" x 12'7"
10	ATT. TOILET	5'2" x 8'4"
11	BEDROOM	10'8" x 12'5"
12	ATT. TOILET	5'2" x 8'4"





# ISOMETRIC VIEW & FLOOR PLAN

BCD  
BLOCK

BHK  
2

UNIT  
03





RERA CARPET AREA 750	RERA BALCONY AREA 49	RERA TOTAL CARPET AREA 799
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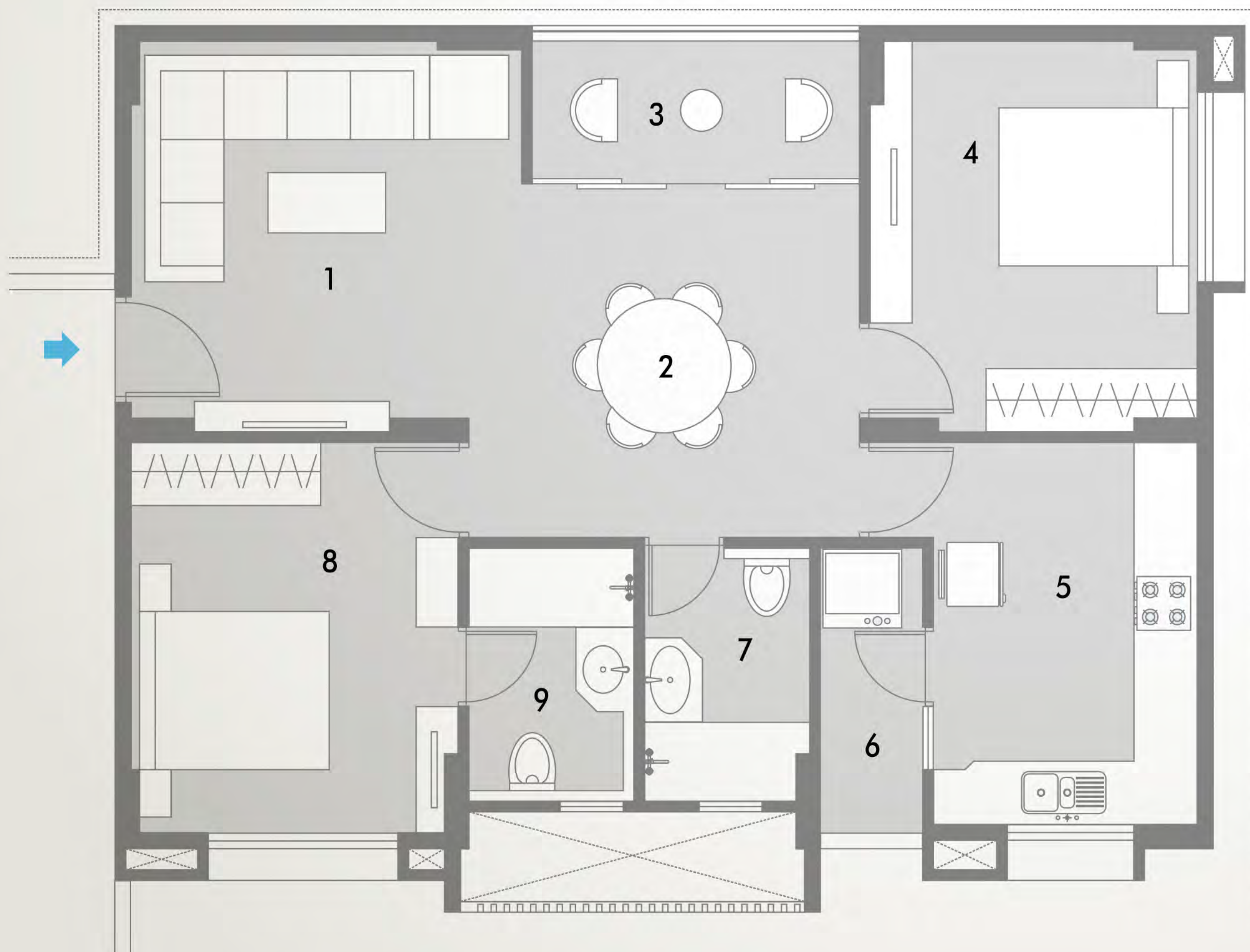
# ISOMETRIC VIEW & FLOOR PLAN

BCD  
BLOCK

BHK  
2

UNIT  
03

1	LIVING	12'2" x 12'0"
2	DINING	10'2" x 10'10"
3	BALCONY	10'2" x 4'3"
4	BEDROOM	10'2" x 12'2"
5	KITCHEN	8'2" x 12'2"
6	KITCHEN EXTENSION	3'2" x 8'10"
7	G. TOILET	5'2" x 8'4"
8	MASTER BEDROOM	10'2" x 12'2"
9	ATT. TOILET	5'2" x 8'4"





# ISOMETRIC VIEW & FLOOR PLAN

BCD  
BLOCK

BHK  
3

UNIT  
04





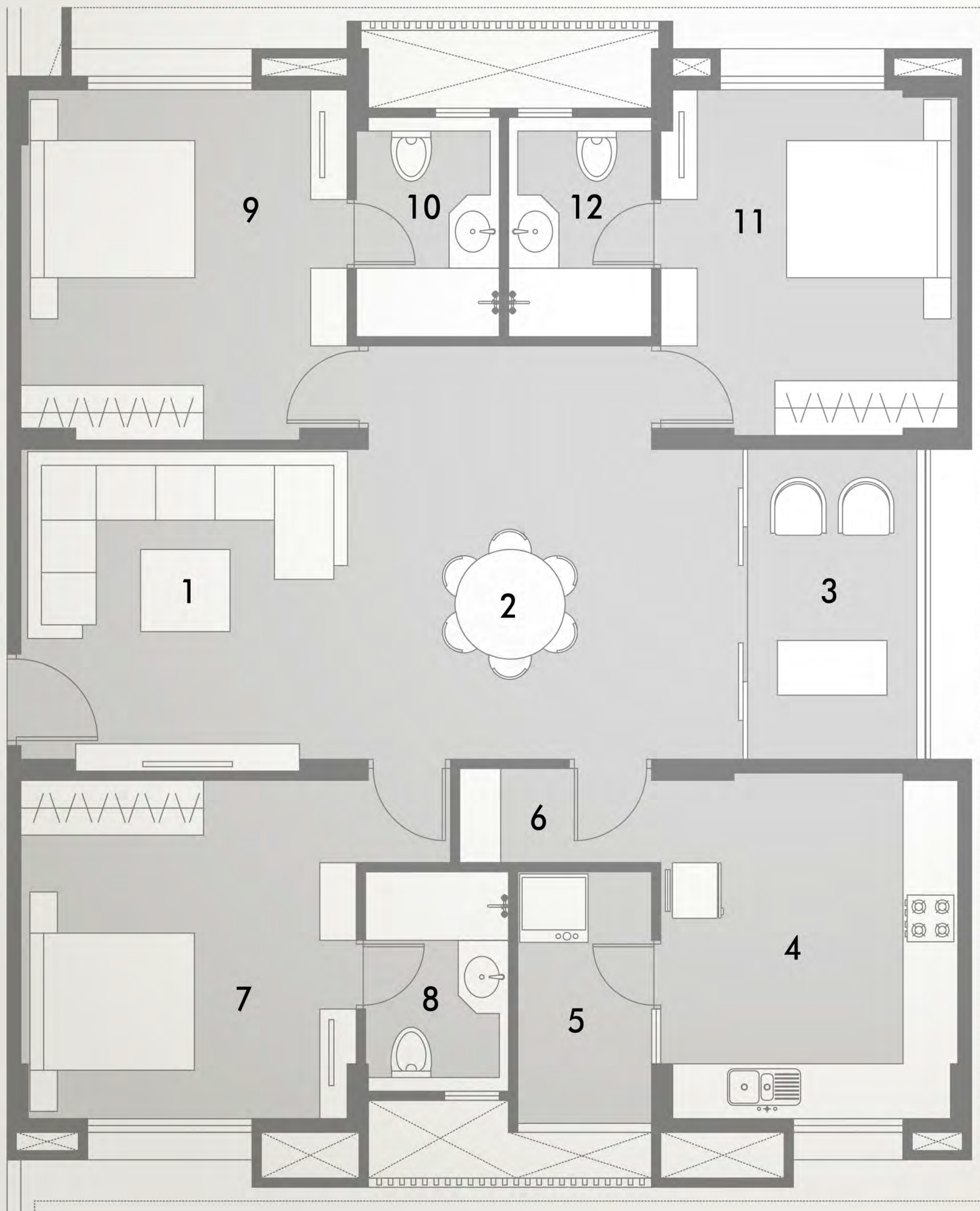
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# ISOMETRIC VIEW & FLOOR PLAN

BCD  
BLOCK

BHK  
3

UNIT  
04



1	LIVING	12'6" x 11'7"
2	DINING	13'3" x 14'0"
3	BALCONY	6'1" x 11'1"
4	KITCHEN	10'8" x 12'5"
5	KITCHEN EXTENSION	4'8" x 9'0"
6	STORE	3'11" x 3'5"
7	MASTER BEDROOM	12'2" x 12'2"
8	ATT. TOILET	5'2" x 8'4"
9	BEDROOM	11'9" x 12'7"
10	ATT. TOILET	5'2" x 8'4"
11	BEDROOM	10'8" x 12'5"
12	ATT. TOILET	5'2" x 8'4"





# ISOMETRIC VIEW & FLOOR PLAN

BCD  
BLOCK

BHK  
2

UNIT  
05





RERA CARPET AREA 751	RERA BALCONY AREA 46	RERA TOTAL CARPET AREA 797
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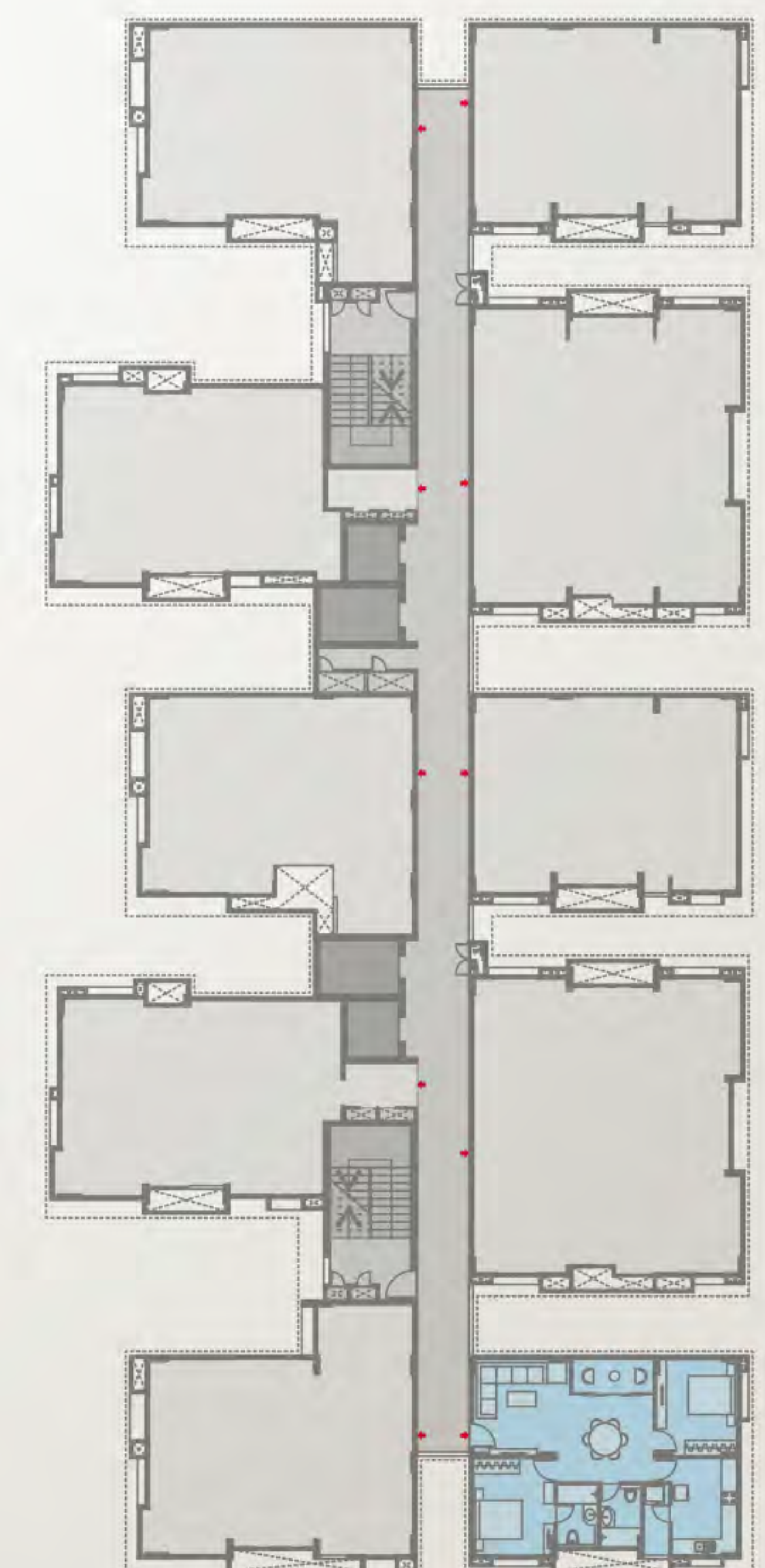
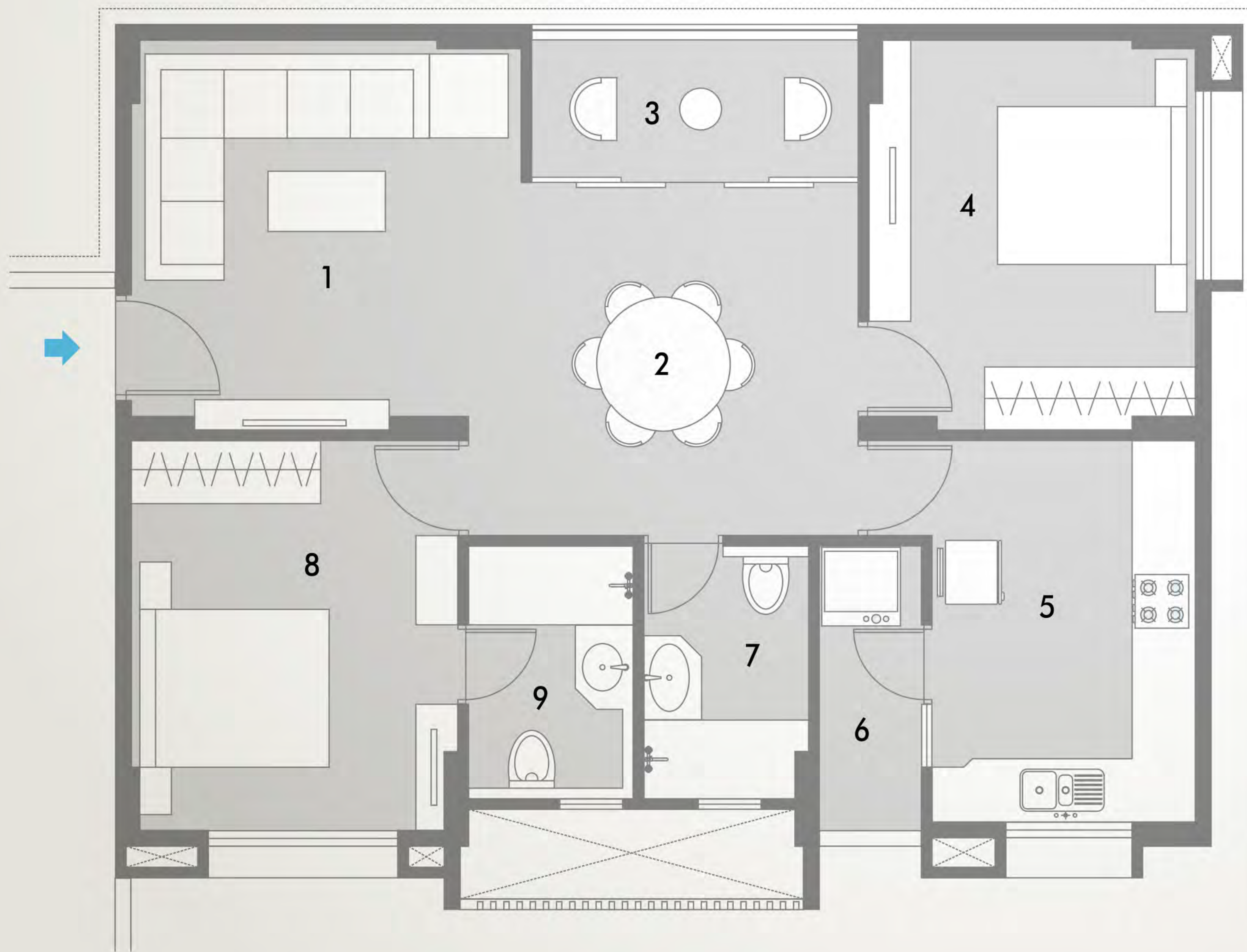
# ISOMETRIC VIEW & FLOOR PLAN

BCD  
BLOCK

BHK  
2

UNIT  
05

1	LIVING	12'2" x 12'2"
2	DINING	10'2" x 10'10"
3	BALCONY	10'2" x 4'3"
4	BEDROOM	10'2" x 12'2"
5	KITCHEN	8'2" x 12'2"
6	KITCHEN EXTENSION	3'2" x 8'10"
7	G. TOILET	5'4" x 8'4"
8	MASTER BEDROOM	10'2" x 12'2"
9	ATT. TOILET	5'4" x 8'4"





# ISOMETRIC VIEW & FLOOR PLAN

BCD  
BLOCK

BHK  
2

UNIT  
06





RERA CARPET AREA 838	RERA BALCONY AREA 48	RERA TOTAL CARPET AREA 886
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# ISOMETRIC VIEW & FLOOR PLAN

BCD  
BLOCK

BHK  
2

UNIT  
06

1	LIVING	12'0" x 19'0"
2	DINING	10'2" x 10'10"
3	BALCONY	4'3" x 10'2"
4	KITCHEN	7'10" x 12'2"
5	KITCHEN EXTENSION	3'6" x 8'10"
6	G. TOILET	5'2" x 8'4"
7	MASTER BEDROOM	11'2" x 12'2"
8	ATT. TOILET	5'2" x 8'4"
9	BEDROOM	10'2" x 12'2"





# ISOMETRIC VIEW & FLOOR PLAN

BCD  
BLOCK

BHK  
2

UNIT  
07





RERA CARPET AREA 793	RERA BALCONY AREA 39	RERA TOTAL CARPET AREA 832
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# ISOMETRIC VIEW & FLOOR PLAN

BCD  
BLOCK

BHK  
2

UNIT  
07

1	LIVING	10'8" x 15'2"
2	DINING	8'2" x 10'7"
3	BALCONY	7'10" x 4'3"
4	KITCHEN	11'9" x 8'10"
5	KITCHEN EXTENSION	4'10" x 8'4"
6	MASTER BEDROOM	11'2" x 12'4"
7	ATT. TOILET	5'2" x 8'4"
8	BEDROOM	10'5" x 12'2"
9	ATT. TOILET	5'2" x 8'4"
10.	VERSTIBULE	--- x ---





# ISOMETRIC VIEW & FLOOR PLAN

BCD  
BLOCK

BHK  
2

UNIT  
08





RERA CARPET AREA 787	RERA BALCONY AREA 48	RERA TOTAL CARPET AREA 835
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# ISOMETRIC VIEW & FLOOR PLAN

BCD  
BLOCK

BHK  
2

UNIT  
08

1	LIVING	12'3" x 12'0"
2	DINING	10'5" x 10'10"
3	BALCONY	10'1" x 4'3"
4	KITCHEN	9'8" x 12'4"
5	KITCHEN EXTENSION	9'6" x 4'8"
6	G. TOILET	7'2" x 5'2"
7	MASTER BEDROOM	11'2" x 12'2"
8	ATT. TOILET	5'2" x 9'0"
9	BEDROOM	10'2" x 12'2"





# ISOMETRIC VIEW & FLOOR PLAN

BCD  
BLOCK

BHK  
2

UNIT  
09





RERA CARPET AREA 765	RERA BALCONY AREA 39	RERA TOTAL CARPET AREA 804
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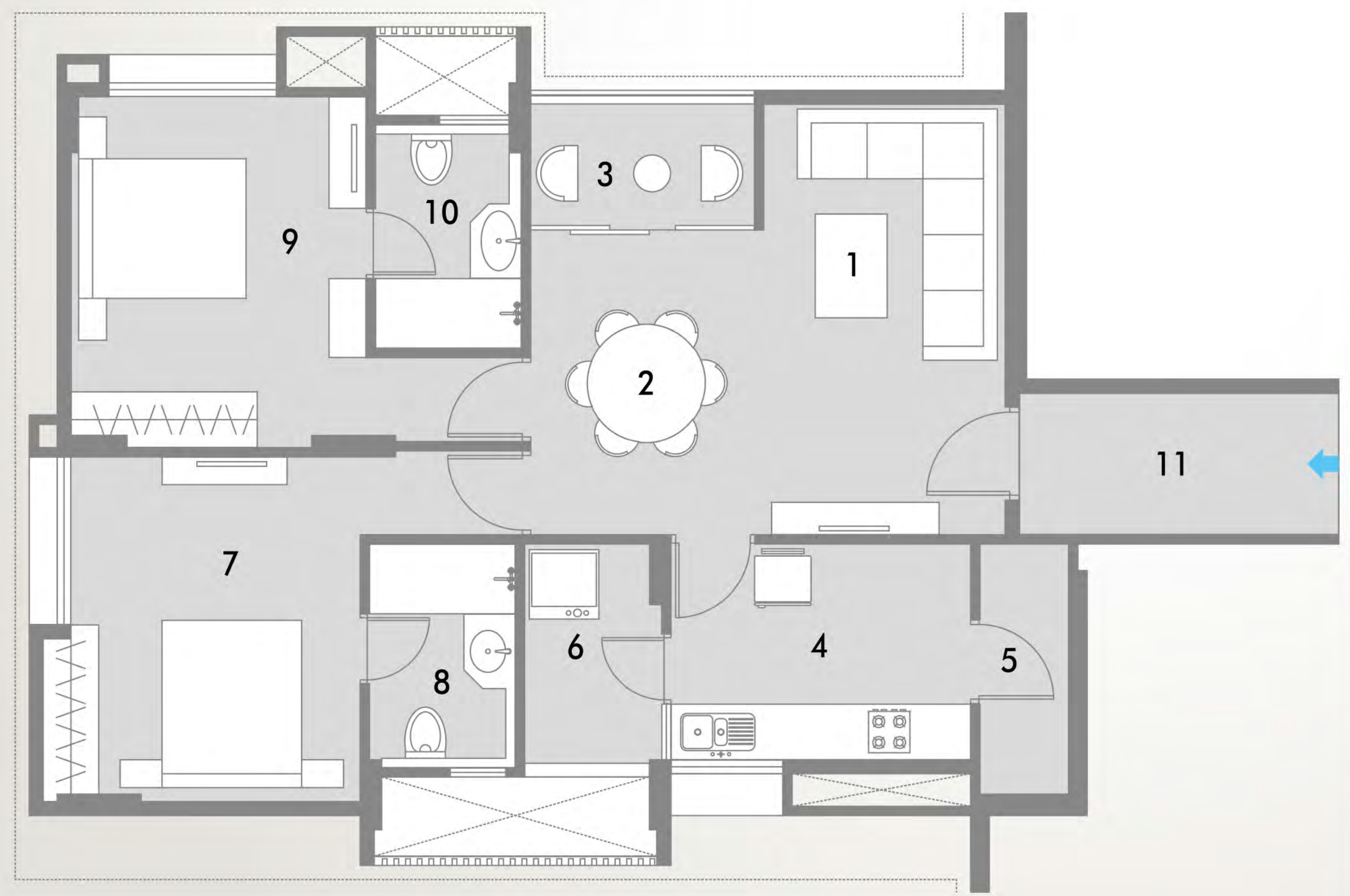
# ISOMETRIC VIEW & FLOOR PLAN

BCD  
BLOCK

BHK  
**2**

UNIT  
**09**

1	LIVING	8'6" x 15'2"
2	DINING	8'2" x 10'7"
3	BALCONY	7'10" x 4'3"
4	KITCHEN	10'5" x 7'7"
5	STORE	3'2" x 8'10"
6	KITCHEN EXTENSION	4'10" x 8'2"
7	MASTER BEDROOM	11'2" x 12'2"
8	ATT. TOILET	5'2" x 8'4"
9	BEDROOM	10'5" x 12'4"
10	ATT. TOILET	5'2" x 8'4"
11	VESTIBULE	--- x ---





# ISOMETRIC VIEW & FLOOR PLAN

BCD  
BLOCK

BHK  
2

UNIT  
10





RERA CARPET AREA 834	RERA BALCONY AREA 49	RERA TOTAL CARPET AREA 883
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# ISOMETRIC VIEW & FLOOR PLAN

BCD  
BLOCK

BHK      UNIT  
**2**      **10**



1	LIVING	12'2" x 15'5"
2	DINING	10'6" x 10'10"
3	BALCONY	10'2" x 4'3"
4	KITCHEN	11'9" x 11'0"
5	KITCHEN EXTENSION	9'6" x 5'1"
6	G. TOILET	5'2" x 8'4"
7	MASTER BEDROOM	11'2" x 12'2"
8	ATT. TOILET	5'2" x 8'4"
9	BEDROOM	10'2" x 12'2"









# SPECIFICATIONS

Customer's Premises/  
Apartment

STRUCTURE	
	RCC framed structure with concrete / AAC block work for external & internal walls
	150mm block masonry for exterior walls & double coat plaster
	100mm block masonry for interior & single coat plaster
OPENINGS	
Main door	Malaysian sal wood / miranti frame or equivalent with both side veneer finish flush door shutters
Bed room door	Malaysian sal wood / miranti frame or equivalent with enamel paint flush door shutters / masonite door shutters
Toilet door	Malaysian sal wood / miranti frame or equivalent with enamel paint flush door shutter / masonite door shutters
Balcony French door	UPVC sliding doors
Windows	UPVC sliding windows
Ventilations	UPVC frame with louvers & exhaust provision
FLOORING & OTHER FINISHES	
Living & Dinning	Vitrified tiles ( 600mm X 600mm )
M.Bed room	Laminated wooden flooring
Bedrooms	Vitrified tiles ( 600mm X 600mm )
Kitchen	Vitrified tiles ( 600mm X 600mm )
1. Platform	Granite
2. Wall	Vitrified / Ceramic
3. Sink	Stainless steel
Balcony & Utility	Vitrified tiles
Toilet floor	Ceramic / Vitrified tiles
Toilet dado	Ceramic Vitrified tiles

RAILING	
Railing	SS / Aluminium / MS Railing as per architectural details
PLUMBING, CP AND SANITARY	
Water Supply	UPVC / CPVC pipes
Underground Drainage	UPVC pipes
UtilityArea	Washing machine - Inlet / outlet provisions in kitchen utility area
CP - Sanitary Fixtures - Master bed	Kohler/ equivalent CP sanitary fixtures for master bedroom toilets
CP - Sanitary Fixtures - Other bed	Jaquar CP Fittings, RAK sanitary fixtures for other toilets
ELECTRICAL	
Concealed wiring	RR KABEL, Finolex, Anchor, Polycab or equivalent
Switches	Anchor modular switches or equivalent
	Adequate light, fan and power points
	Provision - of hot & cold water in shower area, provision for geyser in all bathrooms
	TV & Telephone, LAN cabling in living rooms & conduit provision for the same in dedrooms
Power backup	100 % Power backup
PAINTING	
Internal ceiling	Putty finish
Internal walls	Putty finish
Living, Dining, Bedroom & Kitchen	Putty finish



# SPECIFICATIONS

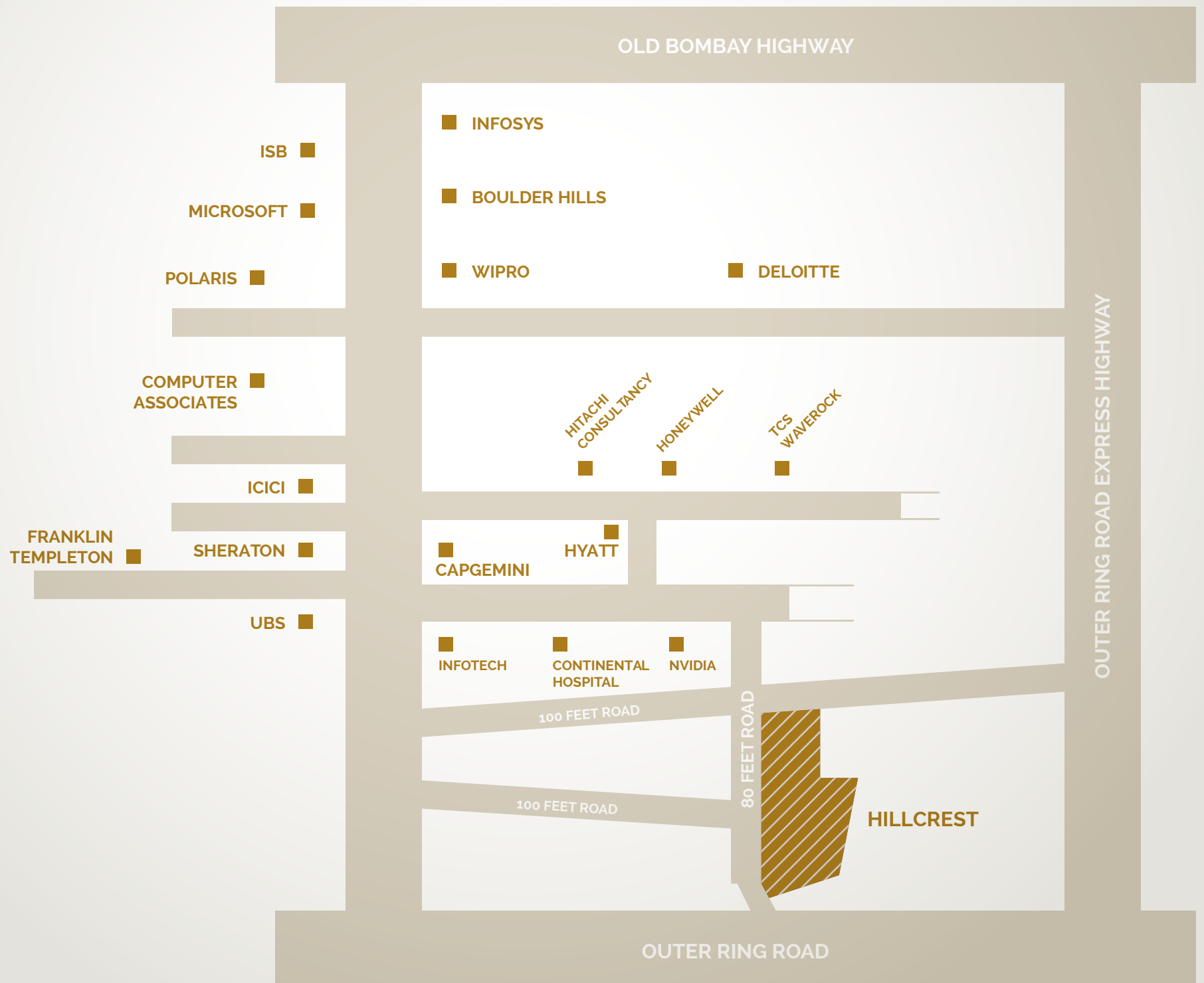
Amenities / Facilities that are common to the building / block

ELEVATORS	
	<p>Building A &amp; E One high capacity stretcher lift and one 13 passenger capacity high speed elevators</p> <p>Building B, C &amp; D One high capacity stretcher lift and three 13 passenger capacity high speed elevators</p>
PAINTING	
External	Weather proof exterior emulsion paint
Wood work	Enamel paint
Grills & Railings	Zinc chromate non-corrosive primer with enamel paint
EXTERNAL DEVELOPMENT	
	<p>Paver blocks at hardscaped areas as per Architectural Design</p> <p>Compound wall in outer periphery with gates &amp; security cabins</p> <p>Landscaping as per Architect details</p>
GENERAL	
	<p>Landscaped podium &amp; other landscaped / hardscaped green areas as per layout plan</p> <p>Sewage treatment plant</p> <p>Fire fighting system as per approved plan</p> <p>Overhead tanks on each tower &amp; underground water tank with pneumatic pumps</p> <p>All staircases with stone flooring &amp; MS Railing as per Architect's design</p> <p>Lighting for all common areas</p> <p>Anti-termite treatment</p>



Site Address

SY No. 319, Financial District,  
Gachibowli, Puppalguda, R.R District,  
Hyderabad - 500 032







**DISCLAIMER:** The visuals shown in the brochure are for reference only. Amenities and specifications are subject to change without prior notice.



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