

ASBL



01.

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# The Key to *Envy*

INTRODUCTION



INTRODUCTION

All that you have  
admired *is now accessible*



ASBL



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4.92 acres

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G+45 FLOORS

3 BHK apartments

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*extra large outdoor  
living balcony*

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urban corridor

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CO-WORKING SPACE  
SUPERMARKET  
PHARMACY  
CRÉCHE  
TUITION & HOBBY  
CENTRE  
ATM & LOCKER  
FACILITIES

MULTIPLE SPORTS COURTS  
SWIMMING POOL  
GYM & FITNESS AMENITIES  
SALON  
GUEST ROOMS

luxurious  
clubhouse

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First  
impressions  
*matter*



ENTRYWAY

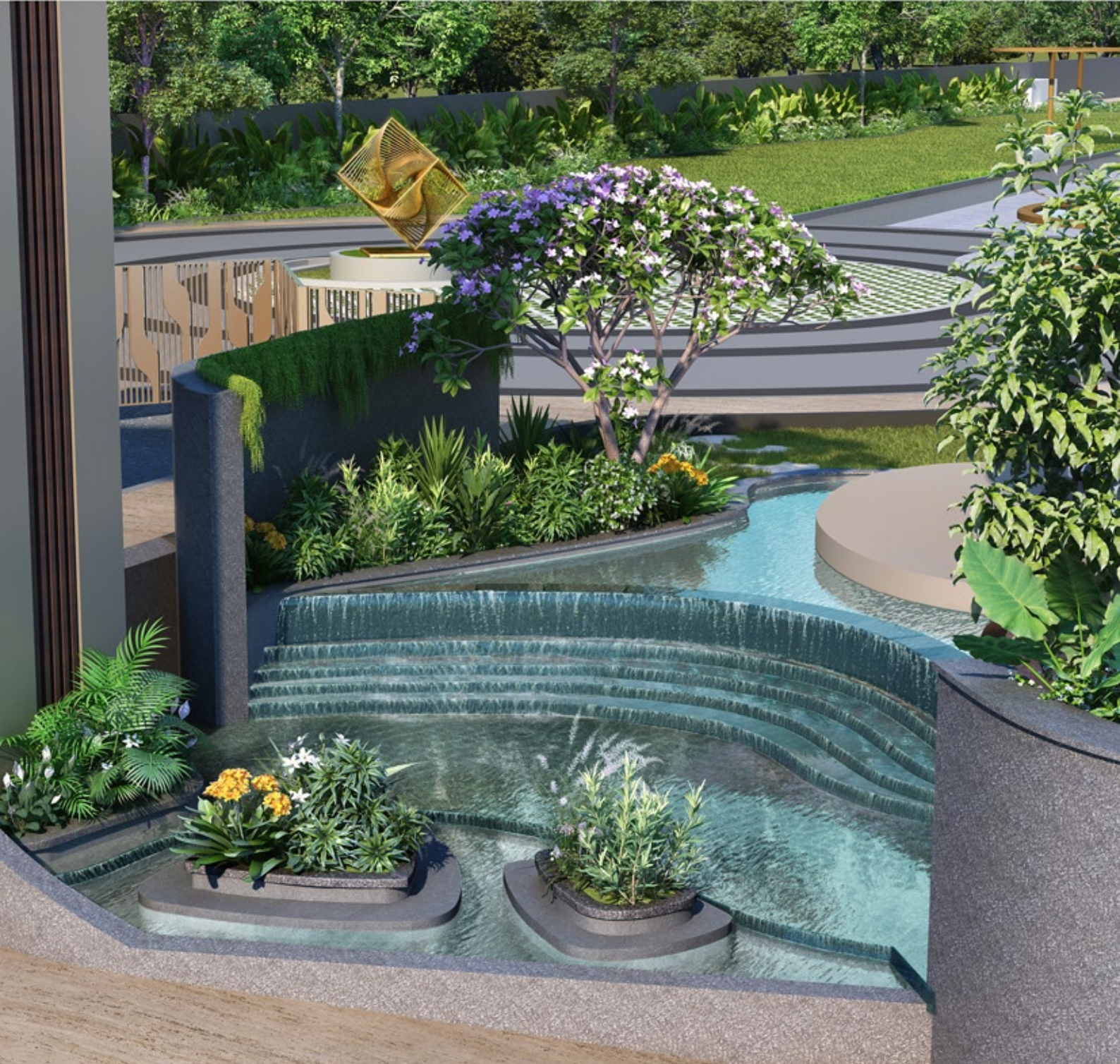
# Enter a grander world





SCULPTURED STATUE  
AND CASCADING WATERS

# Artistic oasis





GRAND DOUBLE-HEIGHTED  
TOWER LOBBIES

# Unforgettable sensory delights await

The grand clubhouse reception



02.

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Living  
meets  
*socialising*

Thriving social living  
at ASBL Loft

SOCIAL



## SOCIAL

# Urban corridor: integral and intuitive

At ASBL Loft, the 'Urban Corridor' has been conceptualized from the vision of integrating open and semi-open spaces with recreational elements for residents' usage.



CO-WORKING SPACE



CRÉCHE

BANK ATM & LOCKER  
FACILITYSUPERMARKET  
& PHARMACY

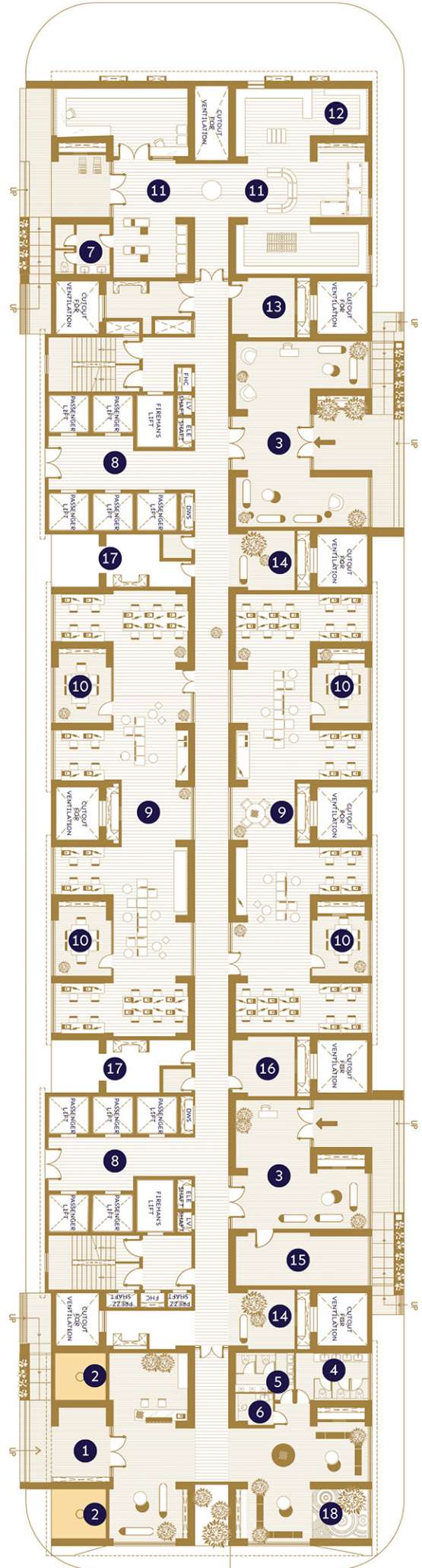




# Tower A

## Urban Corridor

- 1 GRAND LOBBY ENTRANCE
- 2 REFLECTION POND
- 3 LOBBY & LOUNGING AREA
- 4 LADIES TOILET
- 5 GENTS TOILET
- 6 PH TOILET
- 7 TOILET
- 8 LIFT LOBBY
- 9 BUSINESS CENTRE
- 10 CONFERENCE ROOM
- 11 SUPERMARKET
- 12 PHARMACY
- 13 STORAGE
- 14 DRY SCAPE
- 15 FIRE COMMAND CENTRE
- 16 JANITOR
- 17 SERVICES
- 18 ZEN GARDEN

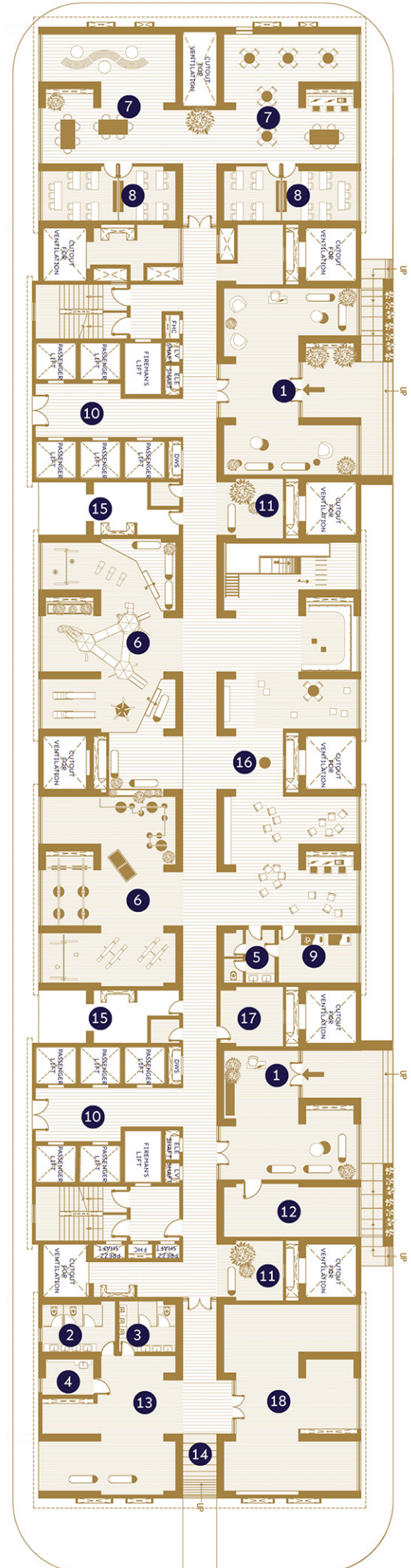




# Tower B

## *Urban Corridor*

- 1 LOBBY & LOUNGING AREA
- 2 LADIES TOILET
- 3 GENTS TOILET
- 4 PH TOILET
- 5 TOILET
- 6 CRÉCHE PLAY AREA
- 7 HOBBY CENTRE
- 8 TUITION CENTRE
- 9 TODDLER'S NAP AREA
- 10 LIFT LOBBY
- 11 DRY SCAPE
- 12 FIRE COMMAND CENTRE
- 13 FOYER
- 14 RAMP
- 15 SERVICES
- 16 CRÉCHE
- 17 JANITOR
- 18 ATM & LOCKER





55,000 SQ FT CLUBHOUSE

# Indulge in opulence



## EXPANSIVE LAWN

An expansive lawn next to the clubhouse will serve as the assembly space for larger gatherings, and to simply enjoy natural openness.



Be productive without stepping out

#### 5,500 SQ FT BUSINESS CENTRE

With work from home now a norm, ASBL Loft will provide a coworking space, equipped with cubicles and meeting rooms, to help residents innovate, ideate and excel, while also maintaining perfect work-life balance

# Work from home without being home



## MEETING ROOMS

Now own the room in every meeting, literally!  
Our well equipped meeting rooms enable you  
to let your work speak for you.





03.

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Where  
joyful  
memories  
*begin*



CHILDCARE

# Crèche spread across 5,000 sq ft



KIDS' PLAY AREA

# Where fun knows no bounds



04.

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# Choose your *active adventure*

With diverse active amenities over 30,000 sq ft, ASBL Loft's residents will have plenty of options to choose from, to stay fit.

FITNESS





sprawling gym, overlooking  
an expansive swimming pool



ASBL



3 Indoor badminton courts

SPORTS

Unleash your  
inner champion

WITH:

Basketball Court,  
Squash Court and  
Multi-sports Turf



# Your fitness, your way





EPDM WALKING TRACK

# Effortless strides



05.

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# The art of *practical luxury*



LAUNDRY  
SERVICE



PET PARK



SUPERMARKET  
& PHARMACY



EV CHARGING  
STATIONS



CLINIC



BANK  
ATM & LOCKER  
FACILITY

At ASBL Loft, luxurious living gets even better with convenience, bringing all that you need to you!

**AMENITIES**



BANQUET HALL

Every occasion  
a reason to celebrate





SALON

Indulge in self-care

# Luxury at its finest

Your guests would experience the epitome of comfort in these exceptional guest rooms. Every moment of their visit would be met with warmth.





06.

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Thoughtful  
homes:  
*Where design  
meets wellbeing*



The unit plans have been designed keeping people's interaction with spaces in mind, a testament of Intentional Design.

With a main door of maximum 8-feet height, a grand welcome awaits residents to their flats. The biggest living room and highest floor-to-ceiling height of 10'5" (6 inches more than usual in the segment) creates even more space to revel in pride.

spacious,  
*welcoming*  
entrances





LIVING ROOM

Embrace life in  
remarkable spaces

The largest in its class,  
a room that finally lives  
up to its name to live in  
all day long.

OUTDOOR LIVING BALCONY

# A balcony for all reasons and seasons





# A dreamer's retreat

Enjoy the luxury of space, in our lavish master bedrooms. Variations in the design offer an attached balcony in some flats.







# Architected *to be admired*





07.

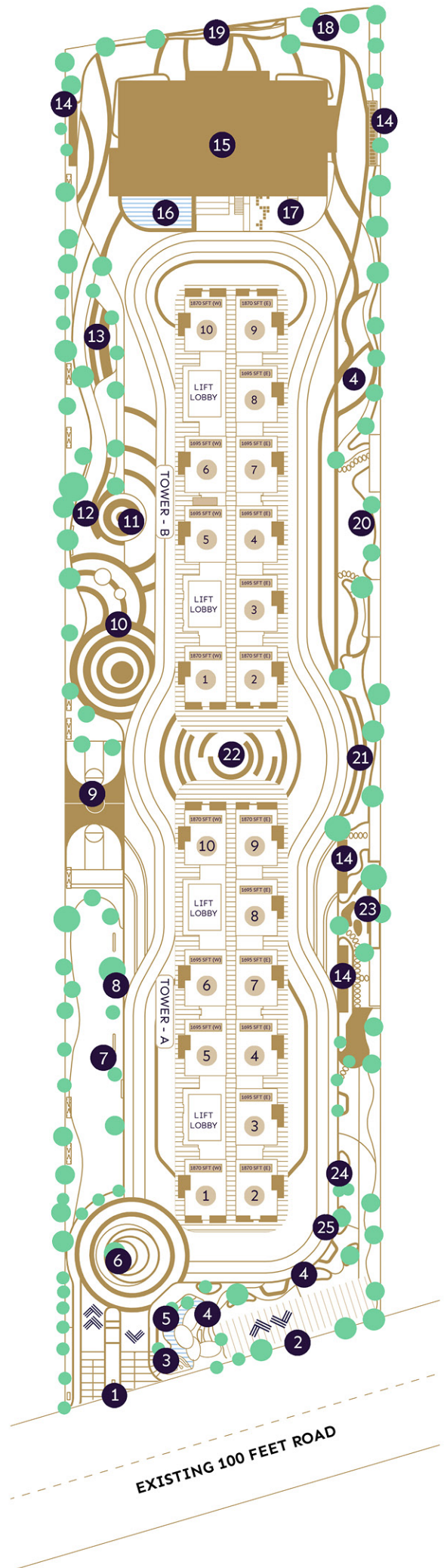
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Floorplans:  
*Crafted around  
your lifestyle*

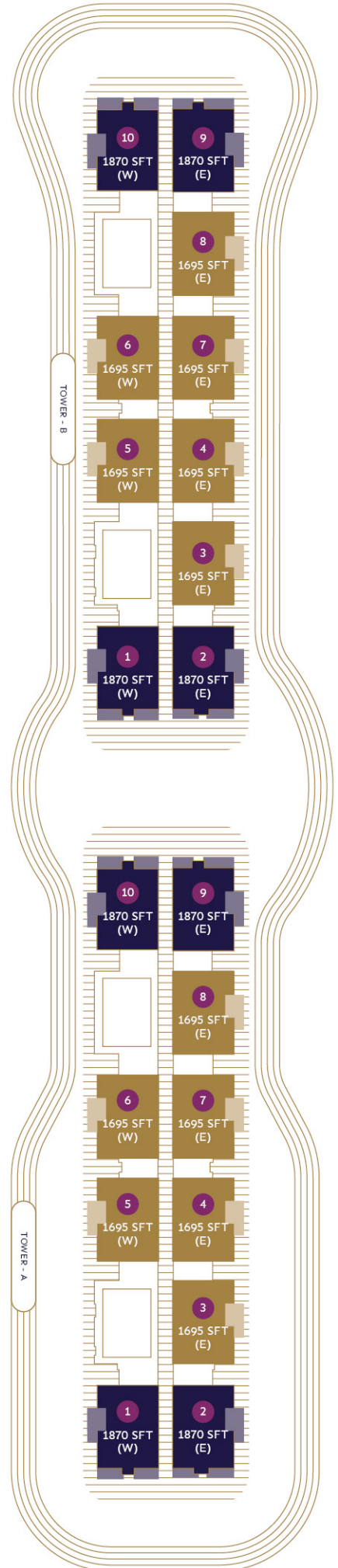
SITE PLAN

# Uniting community, nature, and modern living

- 1 ENTRY/EXIT DROPOFF
- 2 RESIDENT ENTRY/EXIT
- 3 CASCADING WATERFALL
- 4 SEATING ALCOVE
- 5 REFLECTIVE POND
- 6 ROUNDABOUT WITH SCULPTURE
- 7 OPEN LAWN
- 8 GAZEBO SEATING
- 9 BASKETBALL COURT
- 10 KID'S PLAY AREA
- 11 TODDLER'S PLAY AREA
- 12 SENIOR'S CITIZEN COURT
- 13 OUTDOOR FITNESS STATION
- 14 BICYCLE PARKING
- 15 CLUBHOUSE
- 16 REFLECTIVE WATER BODY
- 17 THEMED GARDEN
- 18 PARTY SPILL OUT AREA
- 19 WALL FOUNTAIN
- 20 LAWN SPILL OUT
- 21 AMPHITHEATER
- 22 MULTI-PURPOSE PLAZA
- 23 PET'S PARK
- 24 BICYCLE LOOP
- 25 JOGGING LOOP





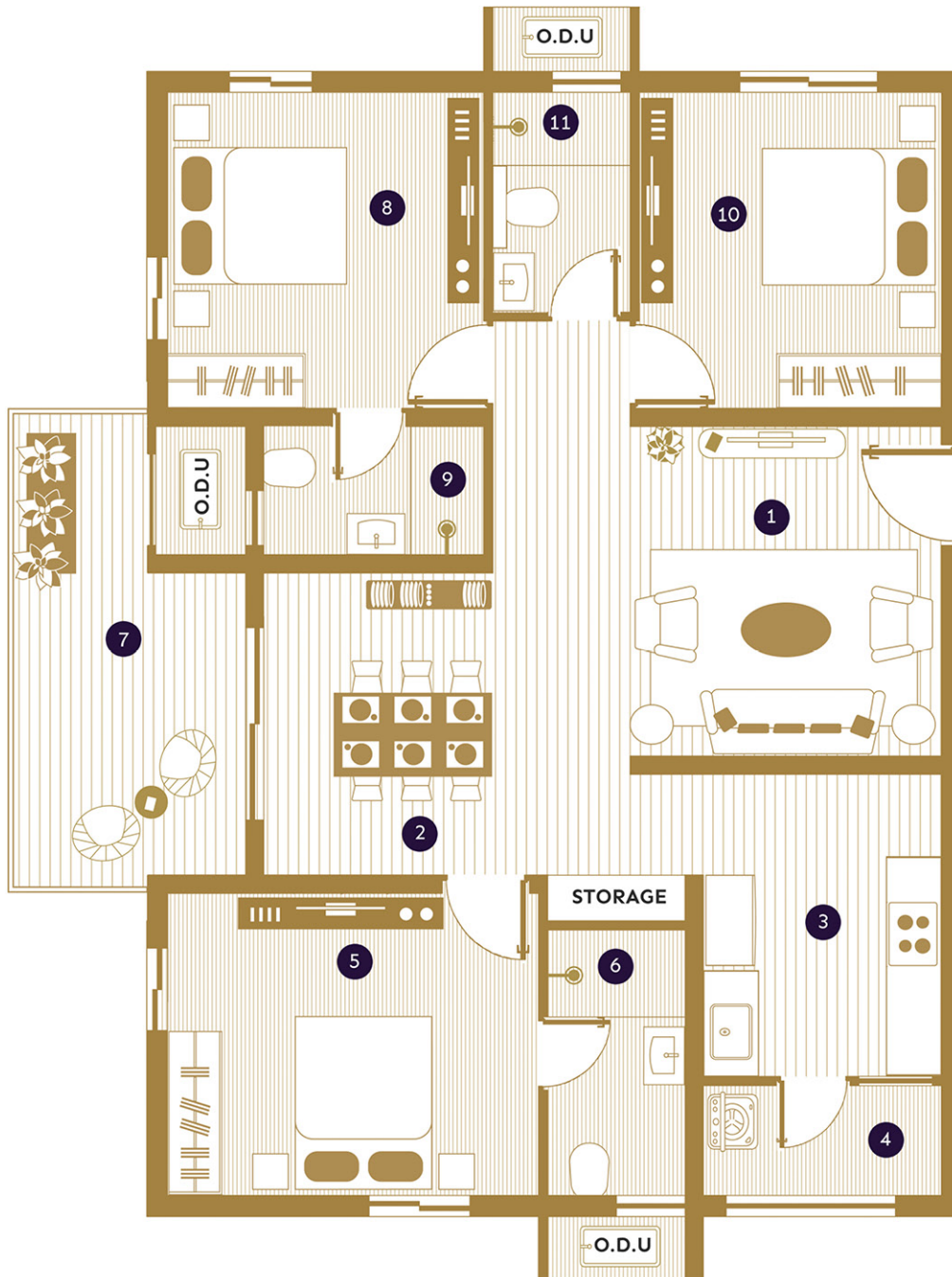


TYPICAL FLOORPLAN

# 1,695 Sft (E)



- 1 LIVING  
16'1" X 11'10"
- 2 DINING  
8'6" X 10'6"
- 3 KITCHEN  
8'6" X 10'10"
- 4 UTILITY  
8'6" X 3'11"
- 5 BEDROOM 1  
13'7" X 10'10"
- 6 TOILET 1  
4'11" X 9'6"
- 7 OUTDOOR LIVING  
7'10" X 10'10"
- 8 BEDROOM 2  
11'4" X 11'4"
- 9 TOILET 2  
8'2" X 4'11"
- 10 BEDROOM 3  
10'10" X 11'4"
- 11 TOILET 3  
4'11" X 7'10"



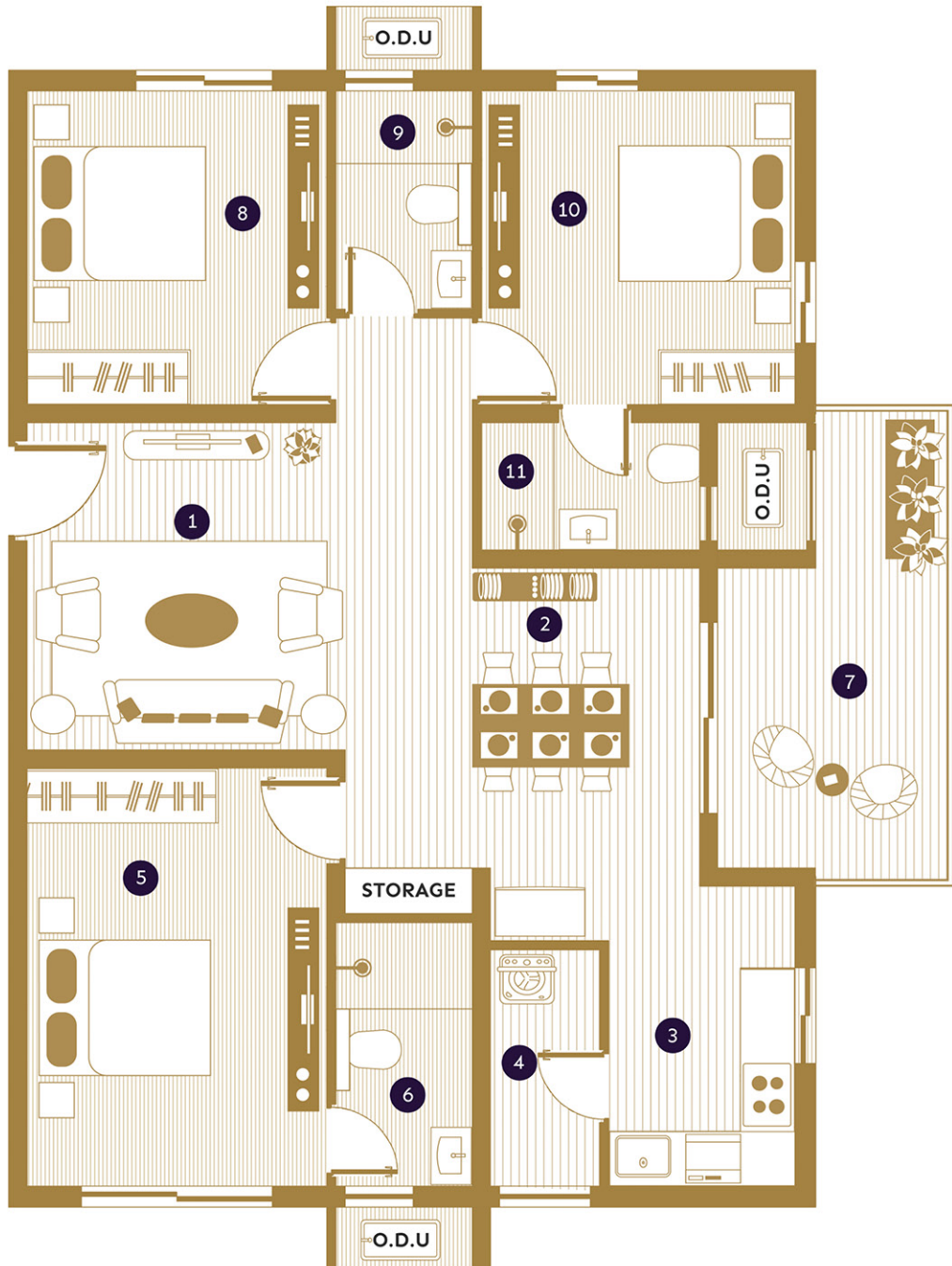


TYPICAL FLOORPLAN

1,695 Sft (W)



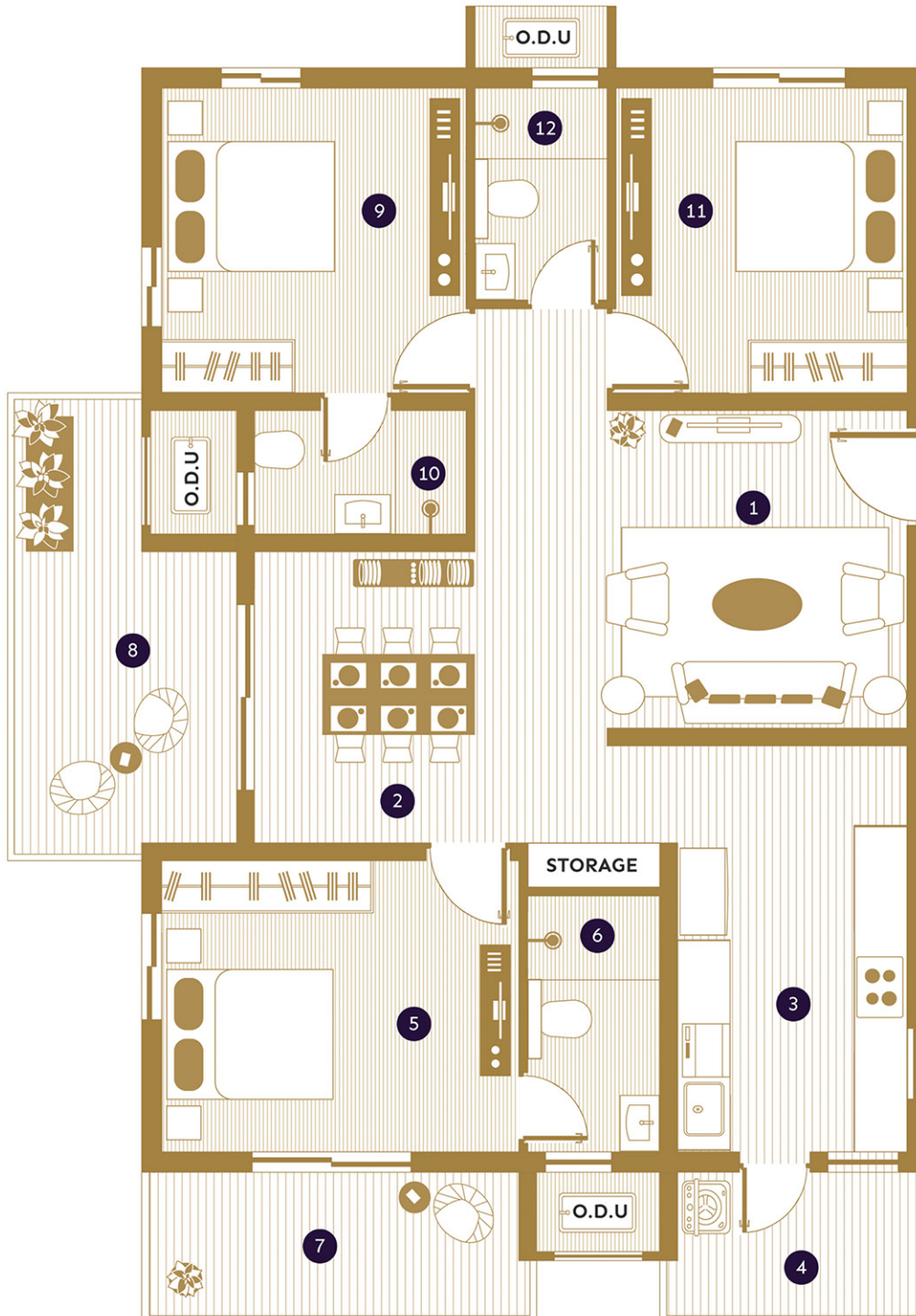
- 1 LIVING  
16'1" X 11'10"
- 2 DINING  
8'6" X 10'6"
- 3 KITCHEN  
7'1" X 10'10"
- 4 UTILITY  
3'11" X 8'6"
- 5 BEDROOM 1  
10'10" X 15'1"
- 6 TOILET 1  
4'11" X 9'2"
- 7 OUTDOOR LIVING  
7'10" X 10'10"
- 8 BEDROOM 2  
10'10" X 11'4"
- 9 TOILET 2  
4'11" X 7'10"
- 10 BEDROOM 3  
11'4" X 11'4"
- 11 TOILET 3  
8'2" X 4'11"



# 1,870 Sft (E)



- 1 LIVING 16'1" X 11'10"
- 2 DINING 8'6" X 10'6"
- 3 KITCHEN 8'6" X 15'1"
- 4 UTILITY 4'11" WIDE
- 5 BEDROOM 1 13'7" X 10'10"
- 6 TOILET 1 4'11" X 9'6"
- 7 BALCONY 1 4'11" X WIDE
- 8 OUTDOOR LIVING 7'10" X 10'10"
- 9 BEDROOM 2 11'4" X 11'4"
- 10 TOILET 2 8'2" X 4'11"
- 11 BEDROOM 3 10'10" X 11'4"
- 12 TOILET 3 4'11" X 7'10"

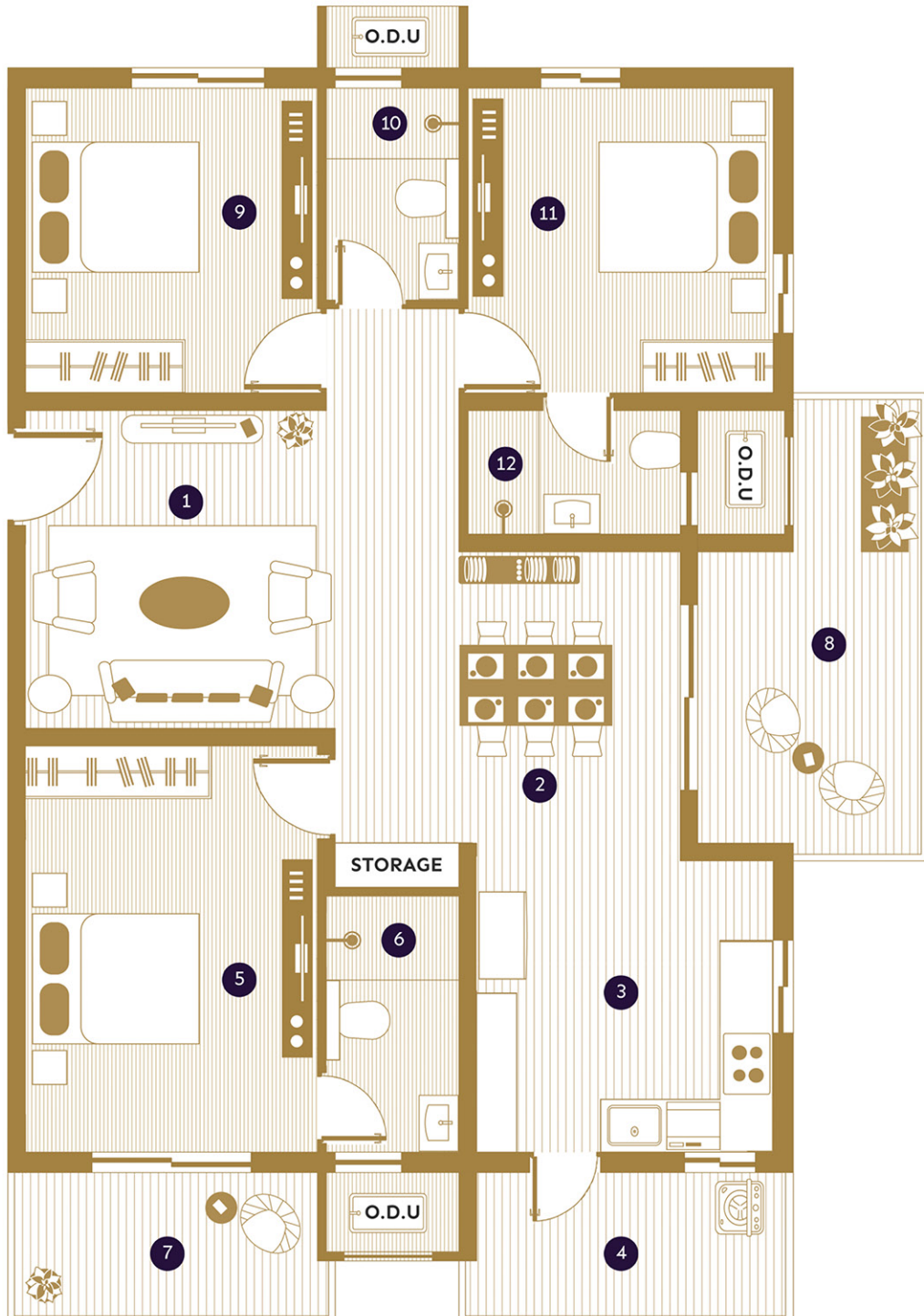




# 1,870 Sft (W)



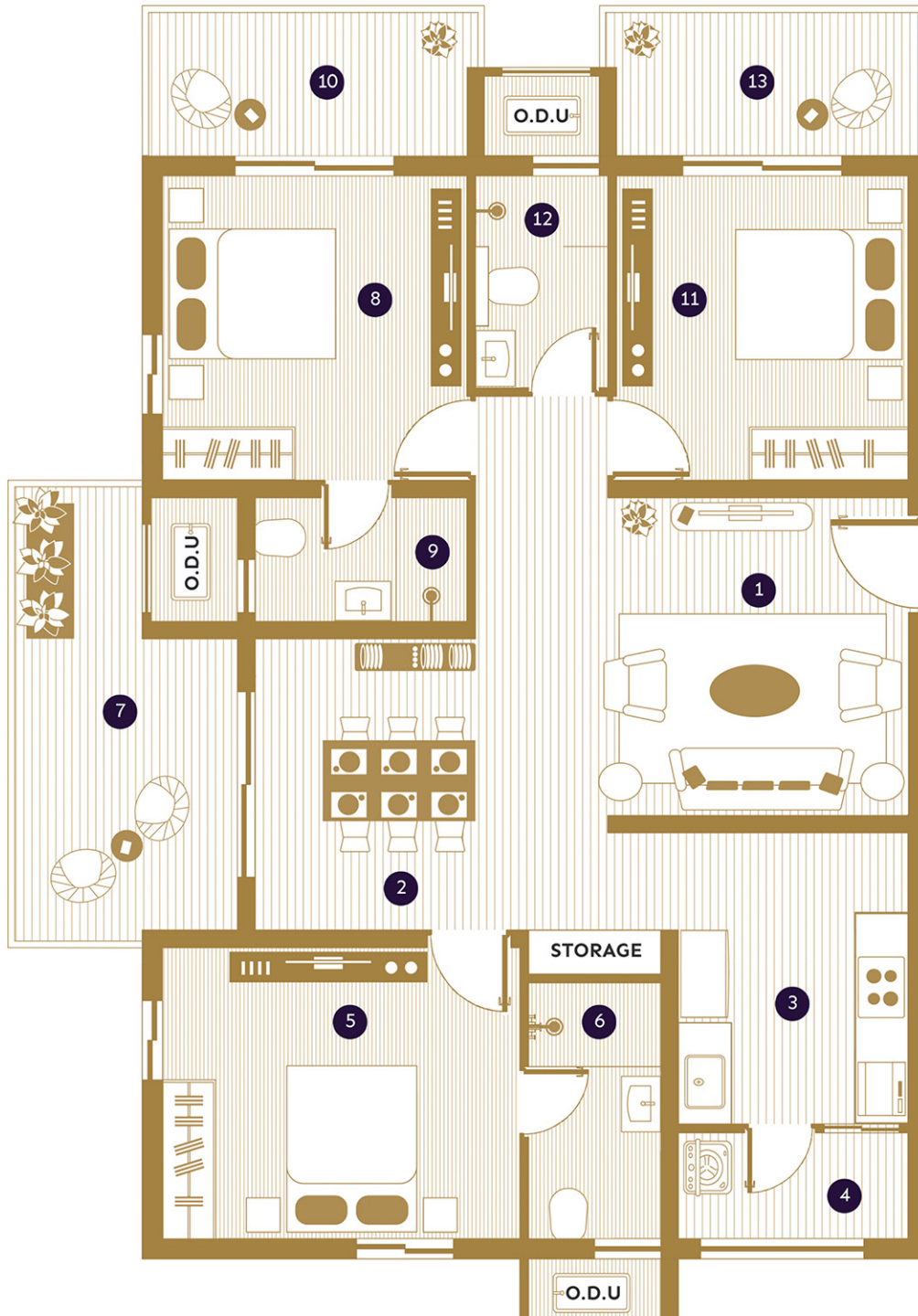
- 1 LIVING 16'1" X 11'10"
- 2 DINING 8'6" X 10'6"
- 3 KITCHEN 11'4" X 10'10"
- 4 UTILITY 4'11" WIDE
- 5 BEDROOM 1 10'10" X 15'1"
- 6 TOILET 1 4'11" X 9'2"
- 7 BALCONY 1 4'11" WIDE
- 8 OUTDOOR LIVING 7'10" X 10'10"
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- 10 TOILET 2 4'11" X 7'10"
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# 1,870 Sft (E)



- 1 LIVING 16'1" X 11'10"
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- 3 KITCHEN 8'6" X 10'10"
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- 6 TOILET 1 4'11" X 9'6"
- 7 OUTDOOR LIVING 7'10" X 10'10"
- 8 BEDROOM 2 11'4" X 11'4"
- 9 TOILET 2 8'2" X 4'11"
- 10 BALCONY 1 4'11" WIDE
- 11 BEDROOM 3 10'10" X 11'4"
- 12 TOILET 3 4'11" X 7'10"
- 13 BALCONY 2 4'11" WIDE





# 1,870 Sft (W)



1 LIVING  
16'1" X 11'10"

5 BEDROOM 1  
10'10" X 15'1"

9 TOILET 2  
4'11" X 7'10"

13 BALCONY 2  
4'11" WIDE

2 DINING  
8'6" X 10'6"

6 TOILET 1  
4'11" X 9'2"

10 BALCONY 1  
4'11" WIDE

3 KITCHEN  
7'1" X 10'10"

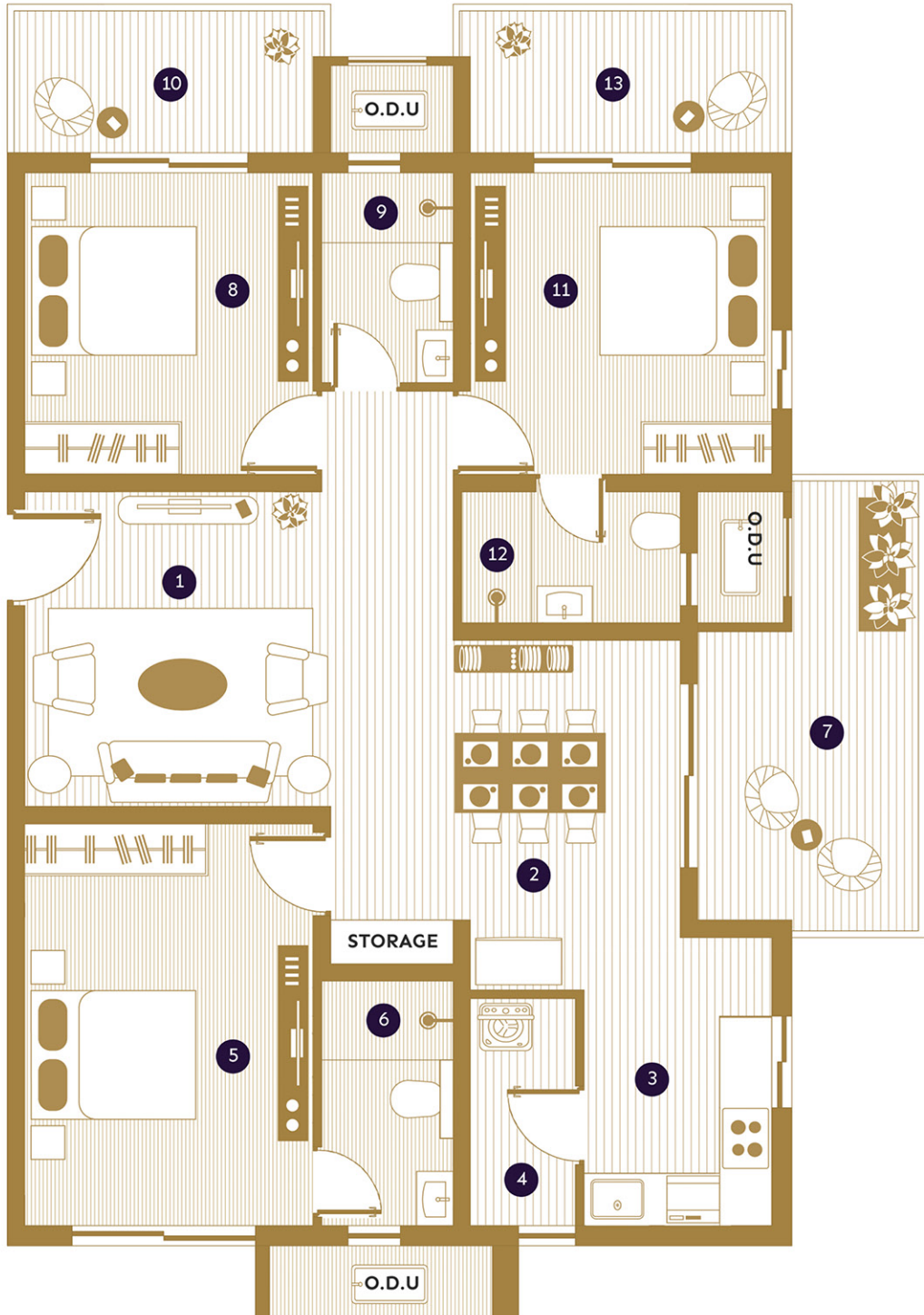
7 OUTDOOR LIVING  
7'10" X 10'10"

11 BEDROOM 3  
11'4" X 11'4"

4 UTILITY  
3'11" X 8'6"

8 BEDROOM 2  
10'10" X 11'4"

12 TOILET 3  
8'2" X 4'11"



LOCATION MAP

# Your world, within reach

Situated in Hyderabad's Financial District, ASBL Loft is at the centre of all the action and provides residents with the ultimate downtown living experience.





# ASBL

## The Developer

The spaces we inhabit have a profound influence on our wellbeing, productivity and overall quality of life.

ASBL (Ashoka Builders India Pvt Ltd) was founded in 2017 with this belief. Through extensive research and consumer lifestyle understanding, we aim to design homes that enhance the living experience of Hyderabad's modern homebuyer. Robust tech-centric construction enables us to keep our quality and timeline deliverable sacrosanct.

Over a short span of time, ASBL has started creating a niche for itself through its projects:

ASBL Lakeside, Khajaguda

ASBL Spire, Kokapet

ASBL Springs, Pocharam, Uppal

ASBL Spectra, Financial District, Gachibowli

[www.asbl.in](http://www.asbl.in)



“Our vision for Loft is to create a truly exceptional living experience, starting from the moment you arrive. Our grand entrance sets the tone for what awaits within—a place where community thrives, work seamlessly integrates with life, and convenience is literally brought to one’s doorstep. With post-pandemic amenities like co-working spaces and carefully curated childcare facilities, Loft redefines the meaning of modern residential living.”

Ajitesh Korupolu

CEO, ASBL



Elevation, clubhouse & urban corridor designers

The clubhouse and lobby architecture are being designed by HP Lakhani Associates, one of the premier architectural and interior designing firms since 1994 who have executed huge projects in many cities in India and USA.

[www.hplakhani.com](http://www.hplakhani.com)



Landscape designers

The lush green landscapes at ASBL Loft are being designed by Site Concepts International (SCI), a Singapore-based architectural firm providing professional services in landscape architecture, urban design and land use planning since 1991.

[www.siteconcepts.com.sg](http://www.siteconcepts.com.sg)

# Specifications

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## FOUNDATION & STRUCTURAL FRAME

RCC Shear Wall structure to withstand wind and seismic loads (Zone 2)

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## WALLS

### *Thickness:*

Flat walls: 100 or 200mm thick RCC walls

External walls: 200 or 230mm thick RCC walls

### *Paint:*

Flat walls: Smooth putty finish with two coats of cement/acrylic emulsion paint from Asian Paints or equivalent

External walls: Texture finish and two coats of exterior emulsion paint from Asian Paints or equivalent

### *Cladding:*

Master bathroom wall: 600 x 1,200mm GVT tiles cladding up to false ceiling height

Other bathroom walls: 600 x 600mm GVT tiles cladding up to false ceiling height

Utility walls: Porcelain/Ceramic tiles cladding up to 3feet height

Tower Entrance Lobby: Designer tiles cladding for double height lobby of around 15feet

Ground floor lift lobby: Granite/Marble cladding for double height lobby of around 15feet

Typical & basement lift lobby: Designer tiles/ Granite cladding

### *Ceiling:*

Flat ceiling: Smooth putty finish with acrylic emulsion paint

Bathroom Ceiling: Grid false ceiling to cover all service lines

Utility room ceiling: Grid false ceiling to cover all service lines

Balcony ceiling: Smooth putty finish with acrylic emulsion paint

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## JOINERY WORKS

### *Main Door:*

Size: 2,400mm high & 1,100mm wide

Frame: Teak wood frame finished with melamine spray polish

Shutters: Oak Veneer shutters with designer hardware

### *Bedroom Doors:*

Size: 2,250mm high & 950mm wide

Frame: Hardwood door frames

Shutters: Two sides laminated shutters with designer hardware

### *Bathroom Doors*

Size: 2,250mm high & 800mm wide

Frame: Granite frame

Shutters: Two sides laminated shutters with designer hardware

### *Balcony*

Size: 2,250mm high & 2,100mm wide

Frame: 2,250mm high & 2,100mm wide, UPVC slide doors with provision for mosquito mesh

Shutter: Toughened clear glass

### *Windows*

Frame: UPVC sliding/openable window system

Shutters: Toughened clear glass with provision for mosquito mesh

### *Bathroom Ventilators*

Frame: UPVC frosted with openable shutters

Shutters: Toughened clear glass

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## INTERNET/ CABLE/ TELECOM

Optic fiber cable to be provided for internet in the living area

Television (TV) and DTH points to be provided in all bedrooms and Living area

Intercom point to be provided in the living area



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## FLOORING

### Internal:

Flat Flooring: 800 x 800mm double charged vitrified, designer tiles with spacer joint  
Master bathroom flooring: 600 x 1,200mm anti skid, matte finish, designer tiles with spacer joint  
Other Bathroom Flooring: 600 x 600mm anti skid, matte finish, designer tiles  
Balcony Flooring: Wood finish anti-skid vitrified tiles with spacer joint  
Utility Flooring: 600 x 600mm porcelain/ceramic anti skid, matte finish tiles

### External:

Corridor: 600 x 1,200mm Vitrified GVT/Terrazzo  
Designer Tiling

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## PLUMBING

### Chrome Plated Fittings:

Fixtures shall be from Grohe or equivalent

### Provided for:

Bathroom Shower with diverter  
Basin Mixer for hot & Cold water  
Bathroom Faucets  
Utility Trap  
Flush valve from Sloan or equivalent

### Sanitary:

Fixtures shall be from Duravit or equivalent

### Provided for:

Washbasin  
Wall mounted EWC

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## BILLING

### Internal:

Water, Gas, and Electricity Meters will be provided for each flat

### External:

Application based system will be provided for monitoring the domestic energy consumption and billing purposes

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## HAND RAILING

Glass railing as per the design intent

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## LPG

Piped LPG gas connection will be supplied from centralized gas bank to all flats

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## ELECTRICAL

### Make:

Wiring: Concealed PVC insulated copper wiring of reputed make  
Switch Boards: Modular switches from Legrand or equivalent  
Distribution Board: One distribution board for each flat from Schneider or Legrand or equivalent

### Location-wise power outlets:

Bedrooms & Living Area: power outlets to be provided for light, fan, Air-conditioners, TV, and charging points  
Bathrooms: Power outlet points to be provided for light, geyser and vanity  
Main Balcony: Power outlets to be provided for light, fan, and charging point  
Attached Balconies: Power outlets to be provided for light and charging point  
Kitchen: Power outlets to be provided for Light, Chimney, Hob, Refrigerator, Microwave/Oven, Mixer/Grinder, Water Purifier, Dishwasher  
Utility Room: Power outlets to be provided for light, washing machine, and dryer

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## WATER INLET FOR KITCHEN/ UTILITY

Washing Machine: One inlet point for washing machine  
Water Purifier: One inlet point for water purifier  
Sink: One inlet point for sink

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## PARKING

### Markings:

Designated markings for each flat and visitor parking signages at relevant points

### Car wash area:

Will be provided in the basement

### EV Charging point:

Charging stations will be provided at dedicated spaces in the basement

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## POWER BACK UP

100% power backup  
DG set with enclosure

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## LIFTS

High-speed lifts from Kone or equivalent make  
Passenger Lifts: 10 per tower  
Service Lifts: 02 per tower

#### FIRE & SAFETY

Fire equipment as per NBC regulations  
Fire Alarms  
Fire Hydrants  
Fire Sprinkler System  
Fire Curtains will be provided as per the fire norms

#### WATER SUPPLY/ TREATMENT

Water treatment plant (WTP) for softening and treating of water (not RO)  
Sewage treatment plant (STP) of adequate capacity as per regulatory norms  
Treated sewage will be used for flushing and landscaping purposes  
Water Harvesting: Rainwater harvesting pits provided for recharging groundwater level (as per norms)

#### COMMON AREA

Power for common area lighting will be provided from Solar, transformer, and DG

#### SOLAR POWER

Solar system will be provided on terrace with rating as per the norms

#### MISC

##### *Mechanical Ventilation*

Mechanical ventilation system will be provided in the basements as per the NBC Norms

##### *Garbage Chute*

2 sets of Garbage chutes will be provided in every floor of each tower, of a reputed make

#### SECURITY/BMS

CCTV cameras at designated locations and dedicated surveillance room to be provided

#### BRAND ASSOCIATIONS

##### *Salon:*

Bubbles Salon or equivalent

##### *Supermarket:*

Ratnadeep or equivalent

##### *ATM & locker facility:*

ICICI Bank or equivalent

#### LANDSCAPE AMENITIES

No vehicular zone, round about with sculpture, jogging & cycling loops, children's play area, toddler's play area, senior citizens reflexology walk, pet park, lawn, outdoor fitness area, basketball court, Clubhouse spillout, bicycle parking, wall fountain, seating alcoves, and amphitheater

#### URBAN CORRIDOR AMENITIES

Grand tower lobby, co-working space with meeting rooms, lift lobbies, waiting lounges, crèche, supermarket, ATM and bank locker, hobby & tuition centre

#### CLUBHOUSE AMENITIES

Clubhouse reception & waiting lounge, Multipurpose hall, double heighted squash court, swimming pool, gym, calisthenics studio, yoga/fitness centre, gents salon, ladies salon, 3 badminton courts, indoor games room, guest rooms, multi-sports turf

#### AREA STATEMENT

Flat Type	Saleable Area (in sq ft)	Facing	Rera Carpet Area (in sq ft) (a)	Exclusive Balcony Area (in sq ft) (c)	External Walls Area (in sq ft) (c)	a+b+c (in sq ft)	Common Area (in sq ft)
1,695 - E	1,695	East	1,050	125	105	1,280	415
1,695 - W	1,695	West	1,050	125	105	1,280	415
1,870 - E	1,870	East	1,050	260	105	1,415	455
1,870 - W	1,870	West	1,050	260	105	1,415	455





At ASBL Loft,  
we welcome you to  
*a whole new world.*

**ASBL**



[asbl.in/loft](http://asbl.in/loft)

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