



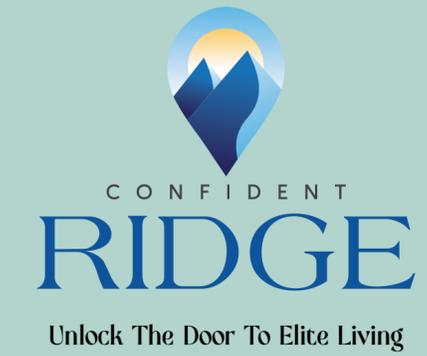
Flat No.102, Grecious Homes, Plot No. 147&148,
Mythri Nagar, Hyderabad, Telangana, India.
Email: confidentbuilders99@gmail.com
M: +91 9100 0071 94/95

TS RERA NO: **P02400007157**

www.confidentbuilders.in

Concept & Design
outlinemedia.in | 86860 86876

A project by
Confident Builders



2&3 BHK PREMIUM APARTMENTS @ CHANDANAGAR

EVERY SPACE
TELLS YOU
A STORY OF
EXCELLENCE



CONFIDENT
BUILDERS

For 15 years, Confident Builders has passionately transformed dreams into tangible spaces, embodying quality and trust. As one of the leading developers in Hyderabad, we specialize in crafting affordable yet opulent residential and commercial properties with modern amenities. Our creations are nestled in secure environments, bearing witness to our legacy of transparency and unwavering integrity.



BUILT WITH PASSION PERFECTED WITH CARE

Confident Ridge represents the pinnacle of excellence, brought to you by a company committed to achieving perfection. Fueled by a fervent desire to craft a fresh experience for the city's elite, Confident Ridge unveils a comprehensive premium gated community, boasting 1 exquisite apartment amidst 6263 sq.yds of enchanting landscaped beauty. Nestled in the growing enclave of Chandanagar, Confident Ridge invites you to claim a piece of this future-ready world as your own.



A project by
Confident Builders



ELEVATING URBAN LIVING TO PERFECTION

Welcome to a realm of opulence and grandeur. Our project, nestled in the heart of Chandanagar near Miyapur, beckons with a lavish entrance arch, setting the tone for an extraordinary living experience. Step into a world where luxury meets convenience, where every detail speaks of elegance and comfort. Embrace a distinct lifestyle at this exquisite address.





A project by
Confident Builders



PROJECT OVERVIEW

1	Block
10	Floors + Cellar 2 Podium Floors 3 BHK Apartments
154	Units
6263	Sq.Yds
10,000	sft Clubhouse

A HOLISTIC DOMAIN
OF COMFORT, GROWTH &
HAPPINESS

AN HOME THAT MATCHES YOUR PRESTIGE



P A S T I N G



WHERE LUXURY IS MORE THAN A FEATURE



PROJECT HIGHLIGHTS

Our apartments are adorned with an array of luxurious amenities, meticulously curated to elevate your lifestyle. From a state-of-the-art fitness center to a tranquil spa retreat, every corner of this residence is designed to cater to your desires. Dive into the refreshing embrace of the infinity pool, or unwind in the elegantly crafted lounge areas. Immerse yourself in the pleasures of a private cinema or refine your culinary skills in the gourmet kitchen. With valet service, concierge assistance, and secure parking, every need is anticipated and met.



- Vitrified Tiles In All Bedrooms, Living Room And Kitchen.
- Premium Quality Fittings & Fixtures In Balconies, Utilities & Bathrooms.
- Air Conditioning Points In Living/Dining Room And All Bedrooms.



A project by
Confident Builders



FIRST FLOOR PLAN

AREA STATEMENT - FIRST FLOOR (IN SFT)				
FLAT NO.	TYPE	FACING	TOTAL BUILT-UP AREA	SALABLE AREA
03	3BHK	EAST	1215.35	1520
04	3BHK	EAST	1215.35	1520
05	2BHK	EAST	1059.92	1325
06	3BHK	EAST	1215.35	1520
07	3BHK	EAST	1215.35	1520
08	3BHK	EAST	1215.35	1520
09	3BHK	EAST	1352.05	1690

FLAT NO.	TYPE	FACING	TOTAL BUILT-UP AREA	SALABLE AREA
10	3BHK	WEST	1354.21	1690
11	2BHK	WEST	1071.12	1340
12	2BHK	WEST	1071.12	1340
13	3BHK	WEST	1354.21	1690
14	2BHK	WEST	1071.12	1340
15	2BHK	WEST	1071.12	1340



STELLAR PLANNING FOR STUNNING SPACES



A project by
Confident Builders



SECOND FLOOR PLAN

AREA STATEMENT - FIRST FLOOR (IN SFT)				
FLAT NO.	TYPE	FACING	TOTAL BUILT-UP AREA	SALABLE AREA
03	3BHK	EAST	1215.35	1520
04	3BHK	EAST	1215.35	1520
05	2BHK	EAST	1059.92	1325
06	3BHK	EAST	1215.35	1520
07	3BHK	EAST	1215.35	1520
08	3BHK	EAST	1215.35	1520
09	3BHK	EAST	1352.05	1690

FLAT NO.	TYPE	FACING	TOTAL BUILT-UP AREA	SALABLE AREA
10	3BHK	WEST	1354.21	1690
11	2BHK	WEST	1071.12	1340
12	2BHK	WEST	1071.12	1340
13	3BHK	WEST	1354.21	1690
14	2BHK	WEST	1071.12	1340
15	2BHK	WEST	1071.12	1340



SPACIOUS LIVING IN EVERY WAY



A project by
Confident Builders



TYPICAL FLOOR PLAN

AREA STATEMENT - TYPICAL FLOOR (IN SFT)

FLAT NO.	TYPE	FACING	TOTAL BUILT-UP AREA	SALABLE AREA
01	3BHK	EAST	1357.44	1700
02	3BHK	EAST	1215.35	1520
03	3BHK	EAST	1215.35	1520
04	3BHK	EAST	1215.35	1520
05	2BHK	EAST	1059.92	1325
06	3BHK	EAST	1215.35	1520
07	3BHK	EAST	1215.35	1520
08	3BHK	EAST	1215.35	1520

FLAT NO.	TYPE	FACING	TOTAL BUILT-UP AREA	SALABLE AREA
09	3BHK	EAST	1352.05	1690
10	3BHK	WEST	1354.21	1690
11	2BHK	WEST	1071.12	1340
12	2BHK	WEST	1071.12	1340
13	3BHK	WEST	1354.21	1690
14	2BHK	WEST	1071.12	1340
15	2BHK	WEST	1071.12	1340
16	3BHK	WEST	1354.21	1690



SHAPED TO FIT YOUR DREAM LIFE



A project by
Confident Builders

A TREASURE TROVE OF INCREDIBLE AMENITIES



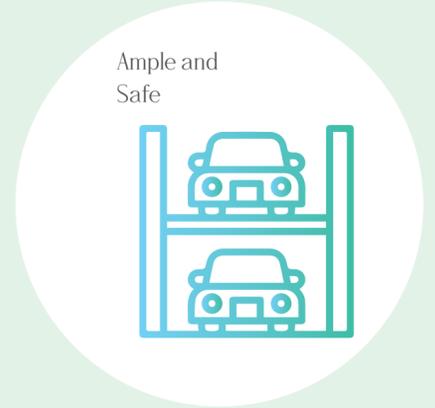
Bright and
Breezy



Active and
Athletic



Soothing and
Serene



Ample and
Safe

Confident Ridge is more than a community; it's a sanctuary where nature and luxury harmoniously coexist. Nestled amidst lush greenery, this haven invites you to immerse yourself in the soothing embrace of the natural world. Beyond the verdant landscapes, we've curated a collection of amenities that redefine opulence.





CLUB POOL



TENNIS COURT



KIDS' PLAY ZONE



OUTDOOR GYM

A project by
Confident Builders



CONFIDENT
RIDGE

AMENITIES



Banquet Hall



Indoor
Gym



Tennis
Court



Indoor
Games



Children's
Play Area



Swimming
Pool



Wooden
Seating Deck



Half Basketball
Court



Lawn



Open Gym



Jogging
Track



3 Level Car
Parking



LIVE NATURALLY,
THRIVE DAILY

Embrace a lifestyle rooted in nature, where everyday living is a flourishing experience. Our community is designed to seamlessly blend with the natural surroundings, providing a sanctuary for both mind and body. From lush green spaces to thoughtfully curated amenities, every aspect is dedicated to enhancing your well-being.



SEATING AREA



DRIVE WAY

SPECIFICATIONS

FOUNDATION

RCC structure to withstand wind & seismic loads.

SUPER STRUCTURE: 9" thick red brick blocks for external walls & 4½" thick concrete blocks for internal walls.

PLASTERING: External and internal walls double coat cement plaster with smooth finish.

DOORS

Main Door: Engineered wood/Teak wood frame & teak veneered shutter, aesthetically designed and finished with melamine polish and fixed with hardware of reputed brand.

Internal Doors: Engineered wood/Teak wood frame & flush shutters, aesthetically designed and fixed with hardware of reputed brand.

French Doors: uPVC/High-end door frames with glass paneled sliding shutters and with extra track provision for mosquito mesh.

Windows: uPVC/High-end window system with glass and with mosquito mesh. Aesthetically designed, mild steel (MS) grills.

PAINTING/CLADDING

External: Textured finish and two coats of exterior emulsion paint of Asian/Nippon, over a coat of primer.

Internal: Smooth finish with two coats of putty, two coats of acrylic emulsion paint of Asian/Nippon, over a coat of primer.

FLOORING

Living, Drawing & Dining: 2'x4' size vitrified tiles of Kajaria/Rak or equivalent.

Kitchen: Cladding upto 2' height above the platform with wall tiles of reputed make.

Utility: 2'X2' rustic-finish premium vitrified tiles of reputed make.

Balcony & Sit-out area: 2'X2' rustic-finish premium vitrified tiles of reputed make.

Bathrooms: Acid resistant, anti-skid ceramic tiles of reputed make.

Corridors: Pre-polished granite or tiles.

Staircase: Granite/natural stone.

TILE CLADDING

Bathrooms: Up to 7' door height with premium digital printed ceramic tiles Kajaria/Rak or equivalent brand. Utilities area up to 3' height with ceramic tiles of reputed make.

KITCHEN

• Individual tap for cooking, washing and other purpose.

• Separate municipal water tap for drinking water.

• Provision for washing machine in the utility area.

BATHROOMS

• Washbasin of premium brands like Roca/Kohler/Toto/Queo or equivalent brand.

• Wall hung EWC of Kohler/Roca/Duravit/Toto.

• Concealed flush tank or flush reeler. Single lever diverter of Kohler/Jaquar/Queo/Toto or equivalent make for mixing of hot and cold water.

• Provision for geysers in all bathrooms.

• All CP fittings are chrome plated of Kohler/Jaquar/Queo/Toto or equivalent make.

ELECTRICAL

• Concealed copper wiring of Havells/HPL/RR Kabel/Polycab or equivalent make.

• Power outlets for geysers in all bathrooms. Power plug cooking range, chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine in utility area.

• Plug points for TV with data cable in all bedrooms and living room.

• 3-Phase power supply.

• Miniature Circuit Breakers (MCB) for each distribution boards of Legrand/Havells/Hager or equivalent make.

• Elegant designer modular electrical switches of Legrand/Havells/Hager or equivalent make.

WTP & STP

• Domestic use water is made available through an exclusive water softening plant (Not RO plant).

• Municipal softened water will be supplied to the kitchen by separate lines. A sewage treatment plant of requisite capacity will be installed as per norms inside the project premises and the treated water will be used for landscaping & flushing purposes.

CABLE TV

Provision for cable connection in living room in each apartment.

INTERNET

Internet wiring provision in living room.

POWER BACKUP

• 1 KVA power backup for each flat.

• Facility for lights and common areas generator of AMF, Kirloskar, Cummins or equivalent make provided.

SECURITY/BMS

• Sophisticated round-the-clock security/surveillance systems.

• Solar power fencing all-round the compound wall and security screening of visitors.

• Surveillance corners at the main security and entrance of each block to monitor.

CENTRALIZED WATER SUPPLY

• A centralized underground sump will be provided for the entire community. Water supply to every unit.

MAIN LANDSCAPING WORKS

Beautiful and utility designed landscaping with footpath, designated activity areas, sitting areas, lighting, children's play area etc., provided for the community.

LIFTS

8 passengers lift shall be provided of KONE/JOHNSONS/OTIS or equivalent make (SS cabin and automatic doors).

PARKING MANAGEMENT

Entire parking is well designed to accommodate all the unit's cars. Separate entrance, exit, parking signage, driveways, equipment etc., are installed to ease parking and departures.

FIRE SAFETY

Fire hydrant and fire sprinkler system in all floors and basements as per government norms being provided. Fire alarms and public address system in all floors and parking areas (basements) will be installed with control panels at the main security rooms.



CONFIDENT
RIDGE

CONNECTIVITY

IT HUBS

Gachibowli	20 Mins
Hitec City	25 Mins
Raheja IT Park	30 Mins
Financial District	30 Mins

NEARBY

Lingampally Railway Station	10 Mins
Miyapur Cross Roads	12 Mins
Miyapur Metro Station	15 Mins
ORR	25 Mins

EDUCATIONAL INSTITUTIONS

Corner Stone	2 Mins
Sancta Maria	10 Mins
Surya Global School	10 Mins
Kennedy Global School	25 Mins
Silver Oaks Int. School	25 Mins

SHOPPING MALLS

GSM Mall	5 Mins
Manjeera Mall	15 Mins
Nexus Mall	20 Mins
IKEA	20 Mins
AMB Mall	25 Mins

HOSPITALS

PRK Hospitals	2 Mins
Medicover Hospitals	5 Mins
Srikara Hospital	10 Mins
KIMS	15 Mins
Rainbow Children's Hospital	15 Mins

OUR PARTNERS

ARCHITECTS



www.designspace.in

BRAND PARTNER



www.outlinemedia.in

NOTE: This brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the flat may differ. The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.

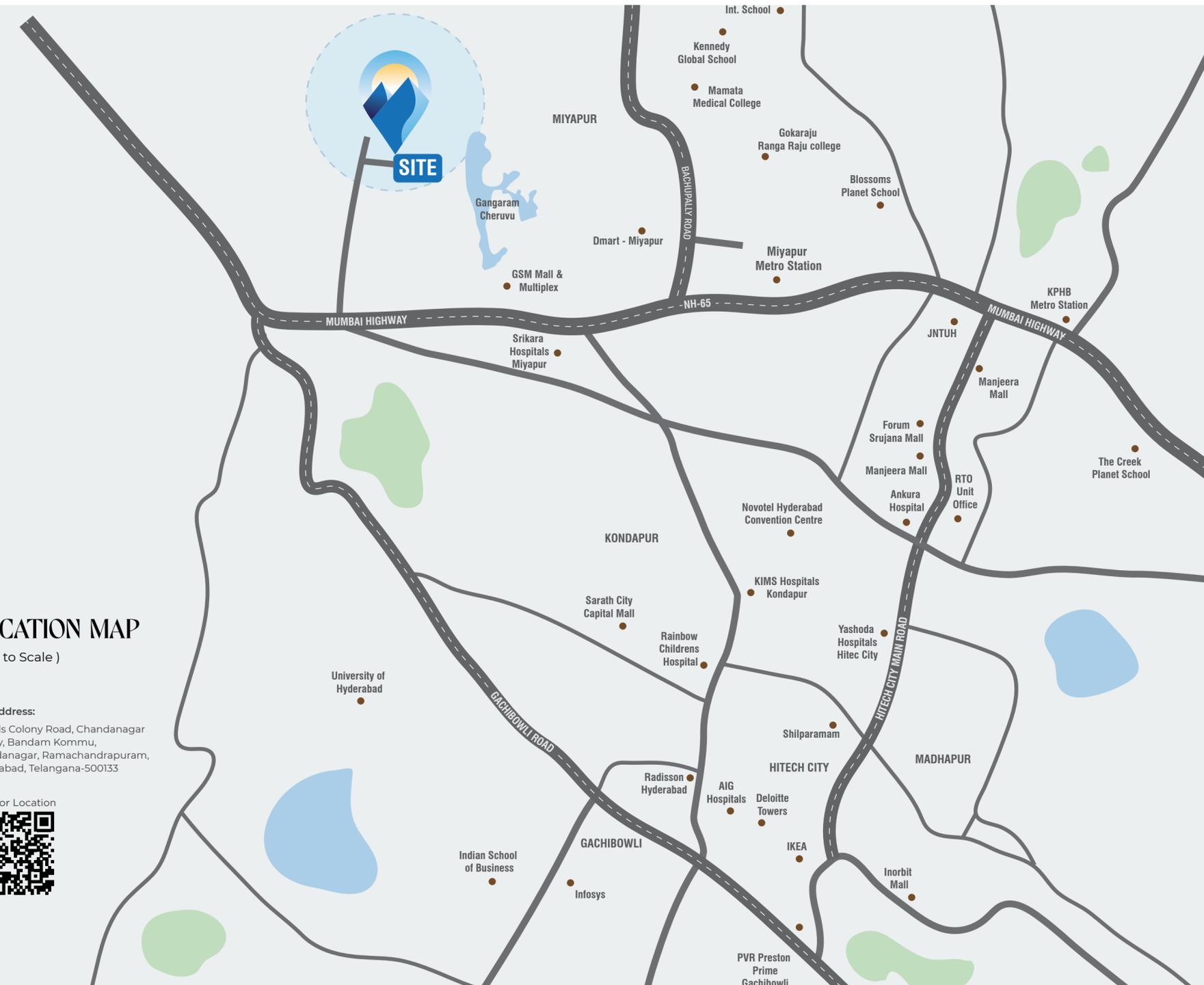
LOCATION MAP

(Not to Scale)

Site Address:

Friends Colony Road, Chandanagar Colony, Bandam Kommu, Chandanagar, Ramachandrapuram, Hyderabad, Telangana-500133

Scan for Location



OUR PROJECTS



ONGOING PROJECT

2 | **3** | **207**
Acres | Blocks | Flats

C+S+9 | **8500+ sft** | **20**
Storey Towers | Clubhouse | Amenities

Ample | **More** | **24/7**
Car Parking | Open Space | Security



ONGOING PROJECT

8 | **9** | **2&3**^{BHK}
Acres | Blocks | Premium Residences

2B+G+12 | **40000+ sft**
Floors | Clubhouse

65% | **40**
Open Space | Amenities



COMPLETED PROJECT

5 | **8** | **396**
Acres | Blocks | Flats

C+S+5 | **22500+ sft** | **20+**
Storey Towers | Clubhouse | Amenities