



SHANGRILA

TG RERA:PO1100009381
LP No: 000005/LO/PLG/HMDA2025

BOLLINENI'S MYCASA

Shangrila Infracon India Pvt. Ltd.

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@ISNAPUR, HYDERABAD.
Bang on MUMBAI Highway NH-65



391 elegantly

crafted triplex villas

Bollineni's Mycasa presents an exclusive collection of luxury premium villas, thoughtfully designed for those who aspire to an exceptional lifestyle.

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167 & 200
Sq yds

EAST & WEST FACING

2925 & 3420 Sft
built-up area

Ideally situated @Isnapur, Hyderabad,
with a superb address
"Bang on **Mumbai Highway NH-65**"
offering unmatched
connectivity & convenience.

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EAST FACING VILLA



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WEST FACING VILLA

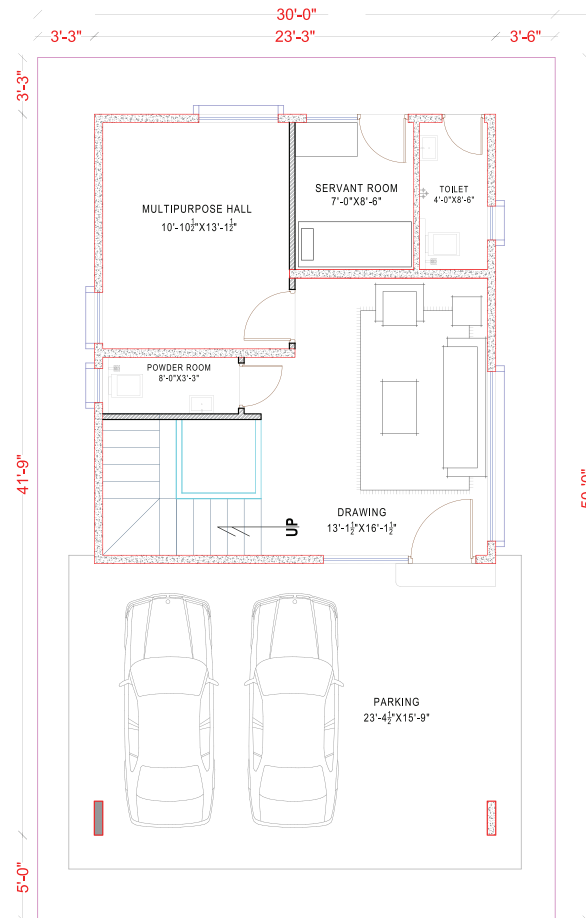


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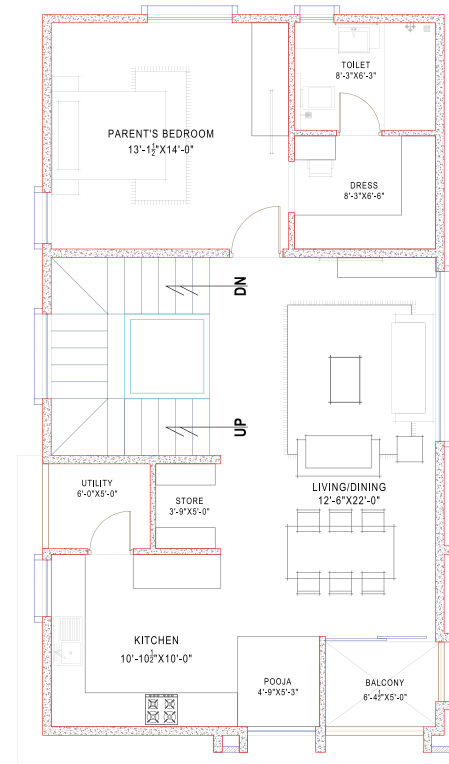
EAST FACING VILLA FLOOR PLAN



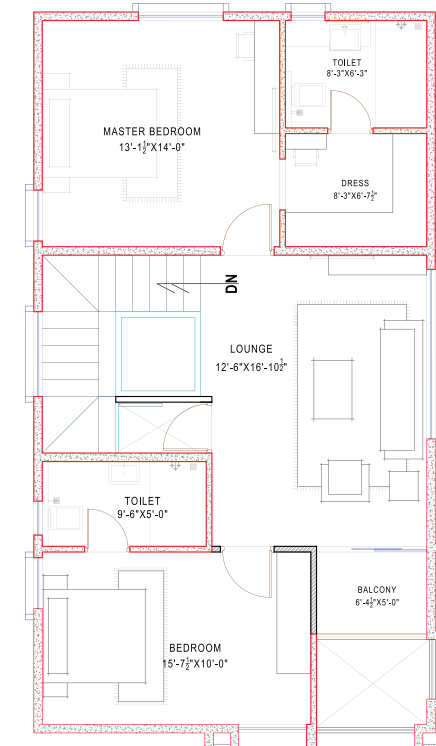
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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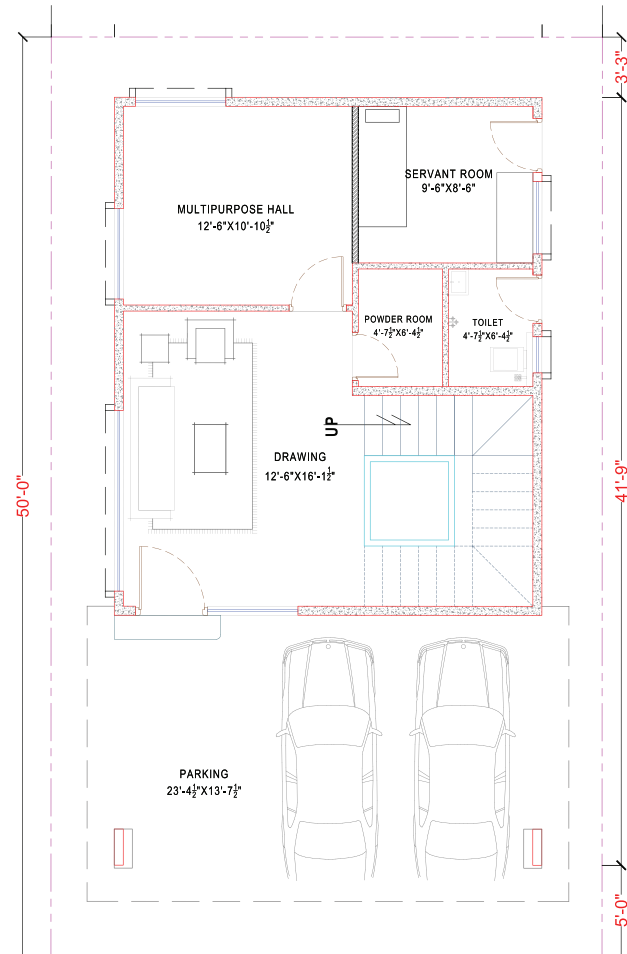


2925 Sft Floor Plan

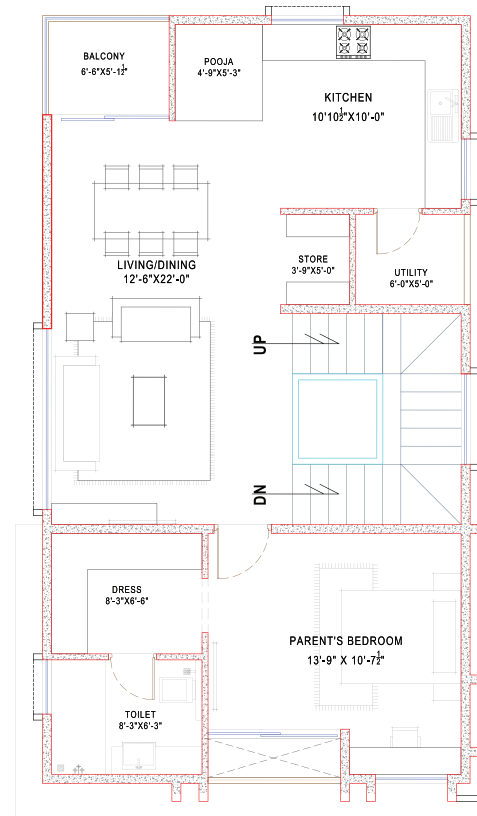
WEST FACING VILLA FLOOR PLAN



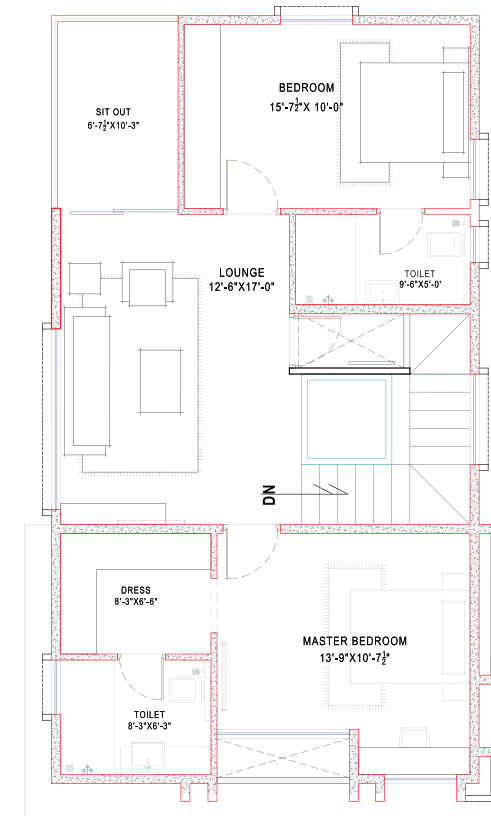
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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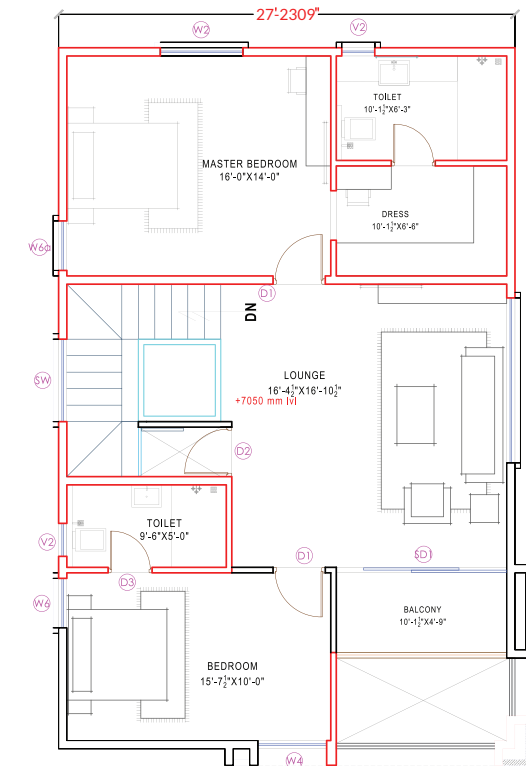
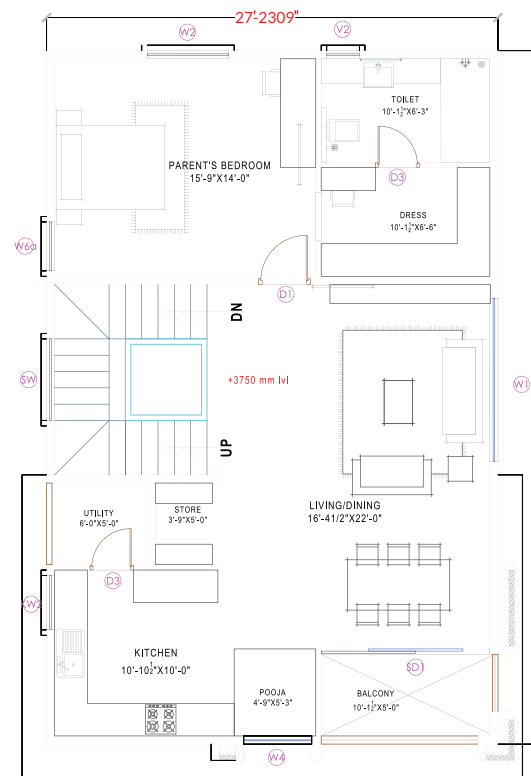
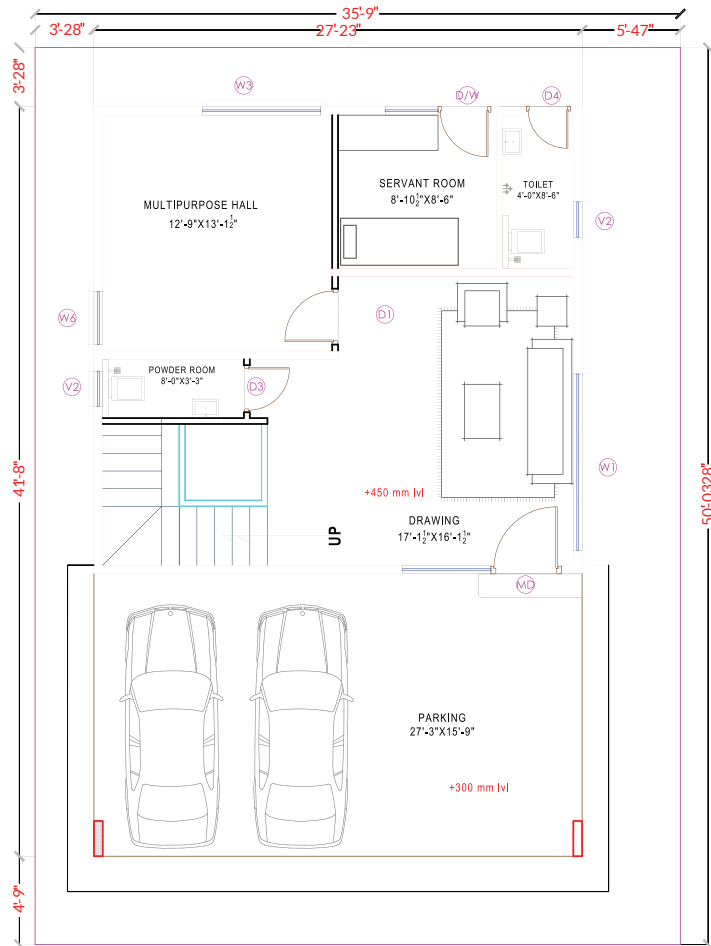


2925 Sft Floor Plan

EAST FACING VILLA FLOOR PLAN



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3420 Sft Floor Plan

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CLUBHOUSE AMENITIES

1. Infinity Pool
2. Multipurpose Hall 1&2
3. Supermarket
4. Outdoor Dining
5. Indoor Gym
6. Aerobics / Yoga & Meditation
7. Creche
8. Guest Rooms
9. Snookers
10. Kids Pool
11. Coworking Space
12. Pharmacy & clinic
13. Preview Theatre
14. Spa
15. Badminton court
16. Indoor games & **Many More....**

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A grand 50,000 sq. ft. clubhouse with Infinity Pool



S N O O K E R



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OUTDOOR OASIS

From peaceful mornings to
energetic evenings—experience it all

Sprawling over **4 ACRES**

1. Cycling Track
2. Open Gym
3. Half Basketball Court
4. Children's Play Area
5. Skating rink
6. Amphitheatre
7. Badminton Court
8. Central Park & **Many More....**



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DECK

With Buddha Statue

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CREEPER STRUCTURE



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Creeper structures and natural stone sculptures further enhance the space with added beauty and aesthetic appeal.



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SOCRATES STATUE



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A timeless symbol of wisdom, enriching the space
with thoughtful elegance

PEACOCK ARCH



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A symbol of beauty & prosperity, the Peacock Arch enriches the living experience



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COW & CALF GAZEBO



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A cow and calf sculpture with a gazebo represents tradition and harmony in a serene setting

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INFRASTRUCTURE THAT MOVES WITH YOU

STRUCTURE

MIVAN technology & precast
Holo core slabs framework, resistant to wind & earthquake.

PAINTING

External: Two coats of weather proof exterior emulsion paint of reputed make, over a coat of primer.

Internal: Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make, over a coat of primer.

Sit-out & Deck: Weather proof paint of reputed make over external putty finish at utility / sit-out walls and ceiling.
Parking area: 2 coats of paint

MAIN DOOR FRAME & SHUTTER

Frame - Main door frame of 8 feet height made of engineered wood seasoned kiln dried frames with PU polish.

Shutter - Thick flush door shutter made of solid block board core construction, cross bands and face veneer hot pressed & bonded with phenol formaldehyde synthetic resin adhesive with veneer & PU polish on both sides

INTERNAL DOOR FRAMES AND SHUTTER

Frame - Internal door frame of 8 feet height made of wood kiln dried frames with PU paint finish. Shutter - Thick flush door shutter made of solid block board core construction, PU paint finish on both sides

BATHROOM & MAID ROOM FRAME & SHUTTER

Frame - Bathroom door frame made of wood seasoned kiln dried frames with PU paint finish. Shutter - Flush door shutter made of solid block board core construction, PU paint finish on outside. Laminate finish on internal side.

WINDOWS & FRENCH DOOR FRAME AND SHUTTER

French Doors:

Anodised frames / UPVC with toughened glass paneled sliding shutter.

Windows: Aluminium frames / UPVC, toughened with energy efficient glass sliding / casement with mosquito net and designer hardware of reputed make. Ventilators: UPVC / Aluminium ventilators for all toilets, store, wet kitchen, servant room & servant toilet.

Balcony Railings: Aesthetically designed toughened glass railing systems with high-quality handrails, cap rails and railing base of reputed make

HARDWARE

Hardware in brush finished stainless steel for all doors.
All the doors with a mortise lock or tubular / cylindrical lock

COMPOUND WALL

Aesthetically designed compound wall shall be constructed all around the Layout.

SECURITY

Sophisticated round the clock security system. Intercom from security to all Villas. Surveillance cameras at the main security gated, entrance, and children's play area, common areas.
Boom barriers at entry for vehicles with mechanical operation

DRAWING ROOM, LIVING, DINING, POOJA ROOM & MASTER SUITE ROOM, SUITE ROOM

Flooring: Large format vitrified tiles of reputed make with 3" Skirting.

TOILETS AND POWDER ROOM

Concept designer tiles for walls and floor & dadoing up to lintel height.

LIVING BALCONIES / WET KITCHEN

Anti-skid vitrified tiles of reputed make

UTILITY

Glazed Ceramic tiles for wash area up to 3'6" ht.

KITCHEN / UTILITY / WASH

Separate tap connection for municipal water & borewell water.
Power plugs for cooking range, chimney, refrigerator, microwave oven, mixer / grinder & Aqua Water in kitchen. Provision for dishwasher, washing machine with CP Fittings

ELECTRICAL FIXTURES

Electrical Fixtures: Modular switches of reputed make.
Plug points for TV & Audio Systems etc.
Concealed copper wiring of reputed make. 3 phase supply for each unit and energy meter.
Miniature Circuit Breakers (MCB) for distribution boards of reputed make
LED light fixtures for all common areas & landscape area lighting.

TELECOMMUNICATION, CABLE TV & INTERNET

Telephone points in living, master bedroom. Intercom facility to all the units connecting security. DTH provision for cable connection in living and all bedrooms. Wired internet provision in master bedroom, children bedroom and drawing room

WTP & STP

Fully treated water made available through exclusive water softening RO plant of borewell water / municipal water.
A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping and flushing

SANITARY AND FIXTURES

Water Closets: Western style, porcelain EWC of reputed make in all bathrooms.
Wash Basins: Porcelain wash basins of reputed make / counter top
Cockroach Traps: A detachable stainless steel cockroach trap of make in all bathrooms
Overhead Showers: Overhead showers of reputed make in all bathrooms. Diverter with shower of reputed make
Faucets: All faucets (CP), heavy body metal fittings of reputed make.
Hot water connection to the shower & wash basin in each bathroom

RAIN WATER HARVESTING

Rain water harvesting through recharge wells onsite to improve ground water level

EXTERNAL LIGHTING

LED Lightings posts with lamp fittings, in setback & landscaping areas and LED lights in staircases & corridor areas

NOTE:

A well-designed layout with comprehensive infrastructure — including concrete roads, street lighting, water supply, electricity, sewerage connection, and an efficient drainage system — is already in place, making the villa ready for immediate occupancy upon completion of the structure and flooring

SEVEN PILLARS OF PREMIUM VILLA LIVING

4 Acres of Green Outdoor Lifestyle Ecosystem

Not just amenities — a massive 4-acre nature-driven ecosystem with landscaped gardens, parks, cycling tracks, sculptures, yoga decks & activity zones designed for everyday living & holistic well-being

Sustainable & Future-Ready Living

Equipped with 5KW solar panels, rainwater harvesting, "Water softeners" & water recycling systems — built to reduce costs & protect the environment

Premium Triplex Villas

Spacious, well-designed 3-level villas (2925–3420 sft) in a thoughtfully planned community of just 391 villas, offering privacy, luxury, and a more peaceful, low-density living experience for modern families.

50,000 Sq. Ft. Grand Clubhouse & Convenience Hub

A resort-style clubhouse with infinity pool, gym, coworking, spa, preview theatre, supermarket, clinic & more — delivering both luxury lifestyle and everyday convenience within the community

Prime Highway Connectivity (NH-65)

Located bang on Mumbai Highway (NH-65), ensuring seamless access to Financial District, IT hubs and key city destinations through ORR

High-Quality Construction & Secure Living

Built using Mivan construction technology and precast hollow core slabs, ensuring superior strength, durability, faster execution and long-term structural reliability — complemented by 24/7 security systems for complete peace of mind

Trusted Developer Legacy – Bollineni Seenaiah Garu

Led by Bollineni Seenaiah garu, a name known for strong values, large-scale infrastructure expertise, and a proven track record — ensuring reliability, quality and long-term value

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THE PERFECT BALANCE OF ACCESS & ESCAPE



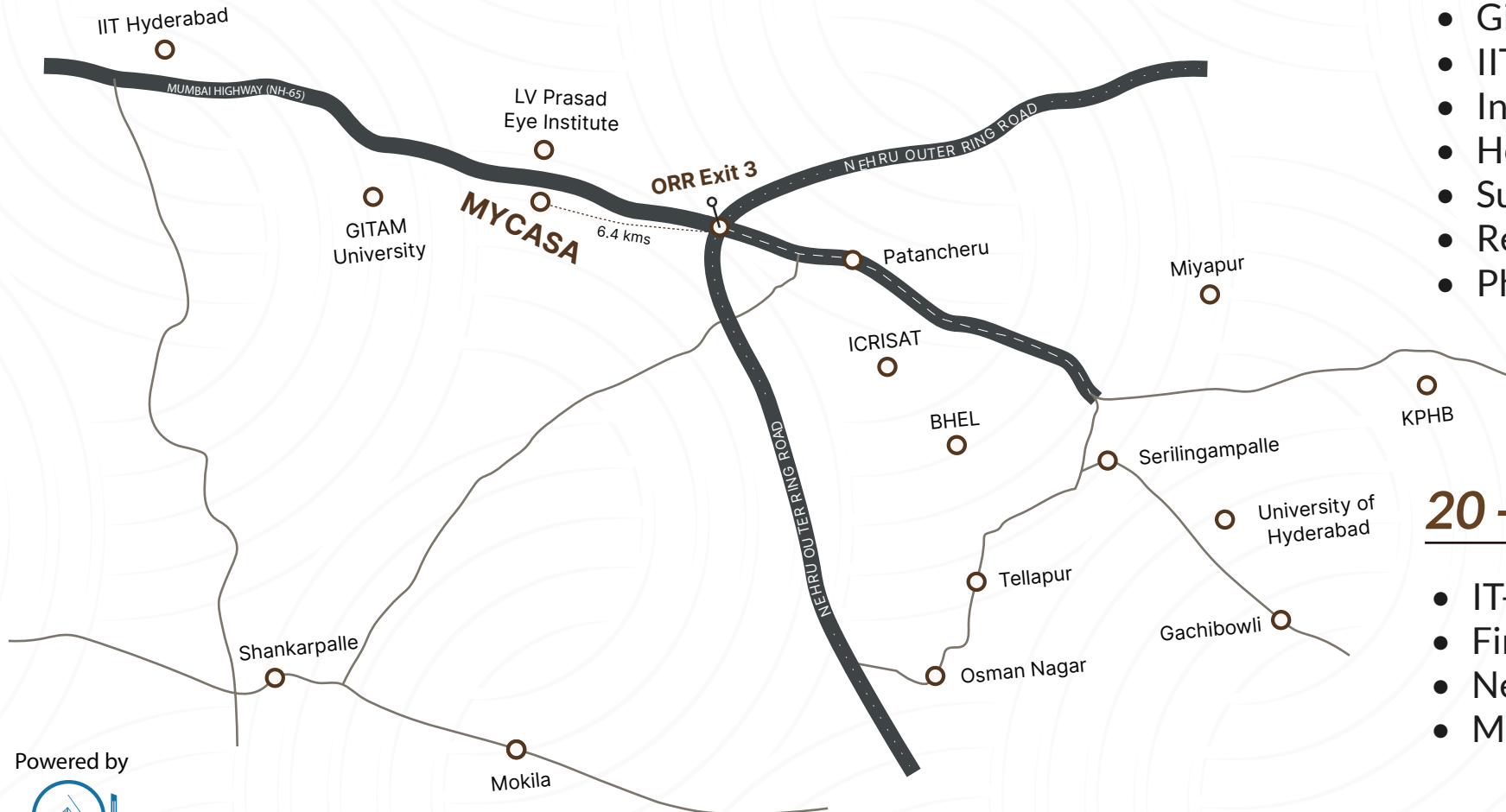
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5-10Mins

- Gitam University
- IIT kandi
- International schools
- Hospitals
- Supermarkets
- Restuarants
- Pharmacy

20 - 30mins

- IT- hub
- Financial District
- Neopolis
- Metro stations



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SUSTAINABLE LIVING SIMPLIFIED

Smart design that saves energy, conserves water, and nurtures nature



Rainwater
Harvesting



5 KW Solar Panel
for each villa

A HOME NESTLED AMONG TIMELESS TREES



5 acres of exclusive, landscaped green amenity spaces — thoughtfully integrated within the community



SHANGRILA

**BOLLINENI'S
MYCASA**

THE VISIONARY BEHIND SHANGRILA

In the landscape of Indian real estate and infrastructure **Mr. Bollineni Seenaiah Garu** stands as a towering figure whose work has shaped cities, communities and lives for over four decades. As the driving force behind the Group, and one of the key pillars behind the growth of **BSCPL Infrastructure**, he has built a reputation rooted in integrity, innovation & uncompromised quality.



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*If you don't stand for something
you will fall for anything*

- SRI BOLLINENI SEENAIAH GARU