

# THE BOAT CLUB

Water Front Villas



LIFE YOU DO NOT NEED A VACATION FROM

RERA NUMBER: P02200005072

WELCOME TO



**THE BOAT CLUB**

Water Front Villas



SRIAS Life Spaces: SRIAS Life Spaces is the flagship company of SAS Infra one of the Hyderabad's leading developer that is transforming cityscapes and lives. Committed to building enriching life spaces, it has given Hyderabad some of its most iconic addresses with world-class construction quality and state-of-the-art amenities. At SRIAS Life Spaces, we are extremely excited to undertake this journey of sustainable development while radically improving the living standards of people.

SAS Infra: SAS Infra is an innovation based real estate design and development company: a standing testimony to the concept of 'Think Global, Act Local.' It is set to revolutionise the real estate sector in Hyderabad. At SAS Infra, we don't just construct buildings; we also build trust, an attribute that is highly valued by our stakeholders.



Anchored by the Medchal Lake, this exclusive villa community spread across 25 acres is enveloped in nature. Green, serene, and open to the sky, it's a private retreat in the bustling city with just 190 villas. The Boat Club is a fine blend of high living and a quiet life on the edge, loaded with designer amenities in signature homes meant for the limited few who can both set sail on the high seas seeking adventure and retire by the waterfront to enjoy life.

Come join the exceptional and expressive community of successful luxury farers.



 SRIAS  
LIFE SPACES



THE BOAT CLUB

Water Front Villas

  
THE BOAT CLUB  
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What is it about being on a vacation that makes you not want to leave?

- \* Waking up to the meditative sound of flowing water
- \* Gazing at the soothing colours of the lake, nature's special screen saver
- \* Starry Nights
- \* Exhilaration abounds in your heart

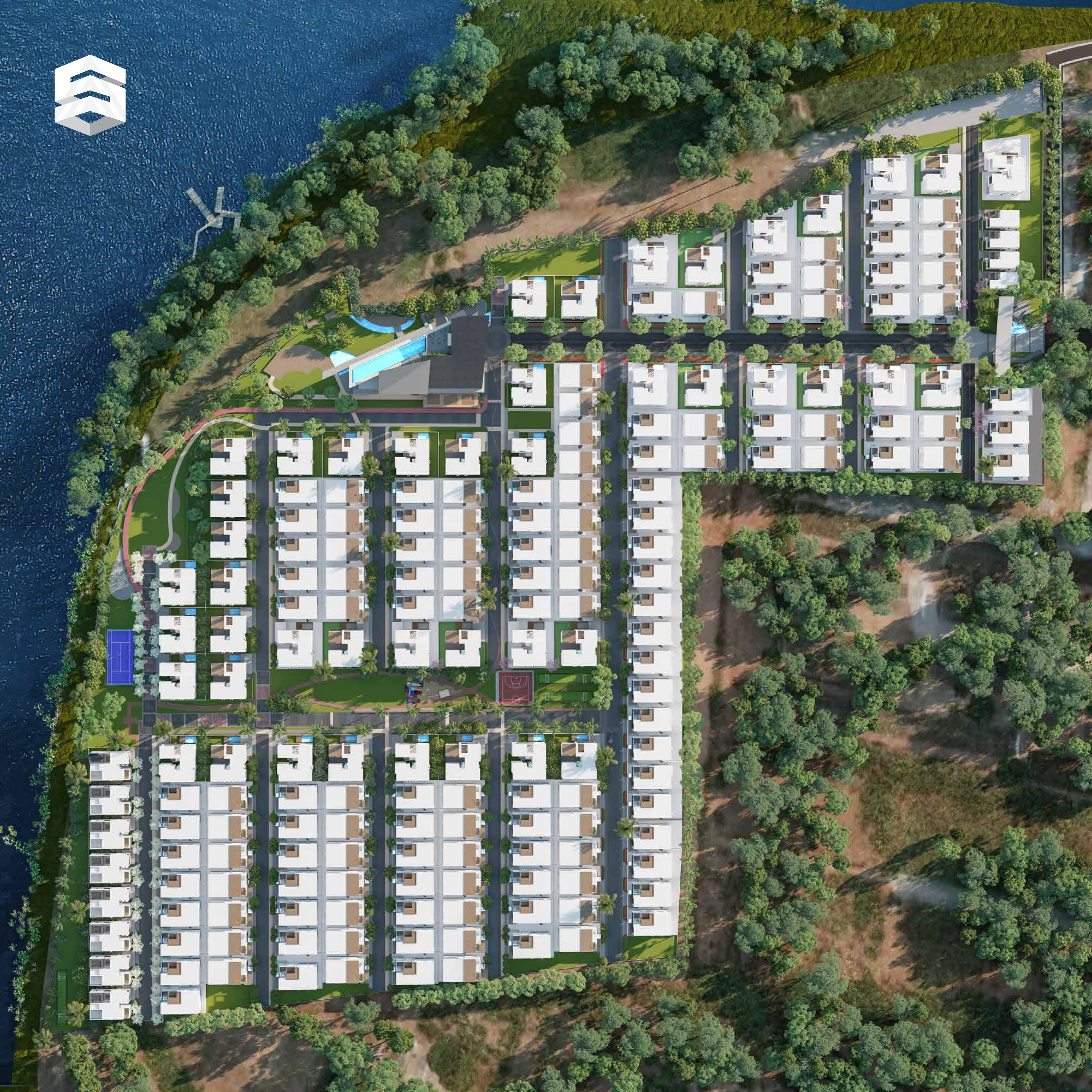


## What if life itself was one long vacation?

At The Boat Club, that is exactly the kind of life you live. With its design evocative of a docked boat, it is the perfect place from where you can witness the gentle rhythms of nature unfold! Anchored by the serene Medchal Lake, this 25-acres of sheer heaven is green, serene, and open to the sky. The waterfront villas are the ideal location for savouring life as you stare at the crystal blue waters and behold untouched natural beauty.

With a life so serene and peaceful, vacations are passé!





**THE BOAT CLUB**  
Water Front Villas



**Delhi World School**  
1 Minute Drive

**Medchal Bus Station**  
2 Minutes Drive

**CRM Hospital**  
2 Minutes Drive

**Ring Road Exit No. 6**  
3 Minutes Drive

**Gateway IT Park**  
4 Minutes Drive

**Dhruva College**  
4 Minutes Drive

**Gachibowli**  
40-45 Minutes Drive

**Financial District**  
30-40 Minutes Drive



THE BOAT CLUB

Water Front Villas







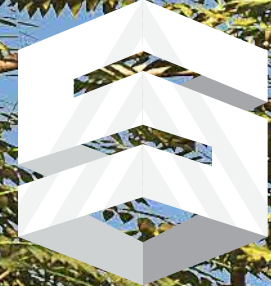
Master Plan

## Project Overview

- \* 25 Acres
- \* 190 Waterfront Villas
- \* 300-600 Sq. Yard Villa Sizes
- \* G+2 3-5 Bedrooms
- \* 60,000+ Sqft. Clubhouse & Amenities
- \* Plunge Pools
- \* Signature Amenities

## Legend

- \* Main Gate & Drop Station
- \* Main Street Scape
- \* Play Yard, Skate Park, Family Hub
- \* Open Lawn
- \* Pavilion
- \* Elderly Court
- \* Recreational Sports Park - I
- \* Recreational Sports Park - II
- \* Edible Garden
- \* Flower Garden
- \* Green Area



THE BOAT CLUB





## Why choose between a luxurious lifestyle and living amidst idyllic nature, when you can have both?

There is no better place to experience human-engineered comfort along with the loving embrace of Mother Earth all at once. 190 villas spread over 25 acres play home to a life that is the perfect blend of high living and quiet serenity. You could be stargazing from its terrace infinity pool or courting inner joy from its Lakeside Meditation Court. An outdoor Lakeside Gym, a sprawling 35,000+ square feet Club House are only a slice of Boat Club's allure! Cherish its bold touches, the appealing interiors, and the designer amenities that are meant for those who are equally at home savouring serious indulgence as they are enjoying the simple pleasures of life!

Clearly, The Boat Club, Water Front Villas, is a one-of-a-kind address!



## Come home to astounding possibilities.

Your oasis of calm, bang in the middle of a bustling city, makes it possible for you to drive to your corner office to close that merger deal and drive back in time for some breath-taking views. With an exit for Medchal at ORR, The Boat Club offers easy connectivity to Hyderabad, Telangana.



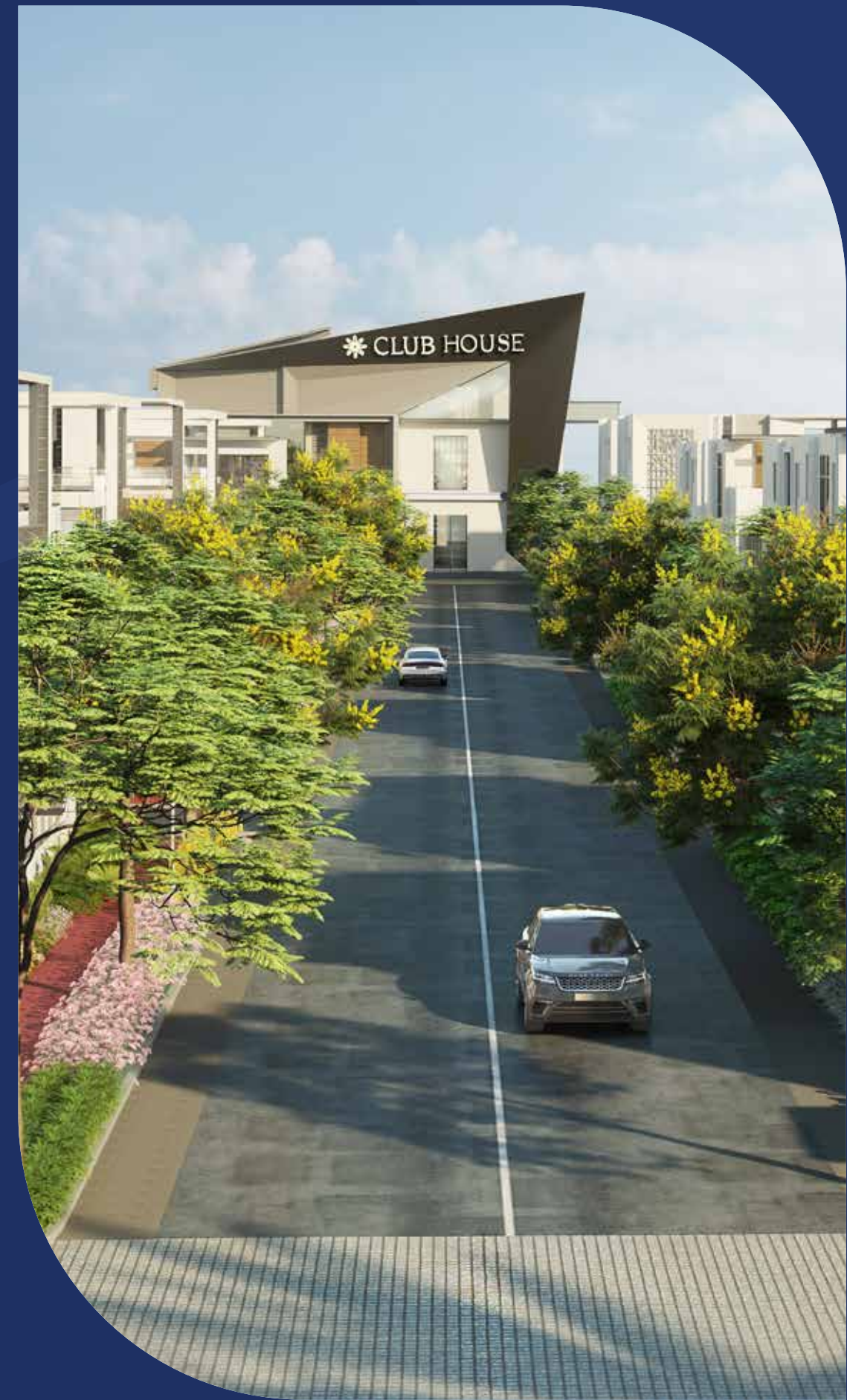


Should you need more reasons to dock your boat at The Boat Club, here are many more

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- \* Arrival Court with Water Feature
- \* 10m Wide Central Boulevard
- \* Club House Drop Off Court
- \* Party Lawn Access Way
- \* Party Lawn with Lakeside Seating
- \* Feature Pavilion with Water Bodies
- \* Lakeside Meditation Court
- \* Park Avenue
- \* Central Lawn
- \* Basketball Practice Court
- \* Cricket Practice Nets (Alt Option)
- \* Central Lawn Seating And Pathways
- \* Focal Plaza with Seating
- \* Tennis Court
- \* Lakeside - Outdoor Gym
- \* Lakeside - Lawn
- \* Seating Decks
- \* Children's Play Area
- \* Peripheral Tree Planting
- \* Lake Street





## High accessibility Great comfort

With an exit for Medchal at ORR, The Boat Club is now easily connected to Hyderabad, Telangana. It's well connected to rail and road with the Hyderabad- Nagpur Highway. The lakefront is a luxury enhanced with comfort and accessibility to ensure ease of mobility in your daily life.

## Great design Premium lifestyle

Designed to radiate the boat structure, the Club House, spread across a sprawling 35,000+ square feet, is a sight to behold. The structure is evocative of a docked boat and aptly complimented by an infinity pool on its terrace. Walk through the aisles and explore a state-of-the-art gym, indoor games, and outdoor sports to complement life on a houseboat.



THE BOAT CLUB  
WATERFRONT VILLAGES



THE BOAT CLUB  
Water Front Villas

“Instead of wondering when your next vacation is, maybe you should set up a life that you don't need to escape from.”

That is the exact reason why you need to make The Boat Club, your home!



## The Club House

Relish the luxurious amenities that our versatile clubhouse has to offer. From an Olympic-sized pool to a bowling alley, there is something for every member of your family to enjoy. To keep you entertained, there are exceptional amenities inside as well as outside the villas.

### Outdoor Amenities

- \* Cycling Track
- \* Walking Track
- \* Lawn Tennis
- \* Mini Turf Soccer
- \* Basket Ball
- \* Cricket Nets
- \* Party Lawns
- \* Kid's Play Court
- \* Elderly Court
- \* Pavilion
- \* Pet Park
- \* Private Garden Seatings

### Indoor Amenities

- \* Gymnasium
- \* Spa & Salon
- \* Badminton Court
- \* Squash Court
- \* Cafeteria with Kitchen
- \* Guest Rooms
- \* Swimming Pool With Kids Pool
- \* Multi-Purpose Hall With Party Kitchen
- \* Indoor Games
- \* Business Centre
- \* Senior Citizen Room
- \* Bowling Alley
- \* Pharmacy
- \* ATM Kiosk
- \* Yoga / Aerobic Hall









## Our Partners

The project is envisaged and executed by some of the biggest names in the industry who have a passion for excellence and an unwavering commitment to develop nothing but the best.



Prime Architect



Club House Architect



Landscaping Architect



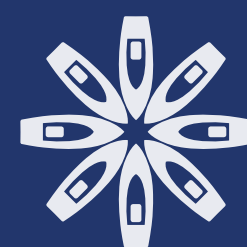
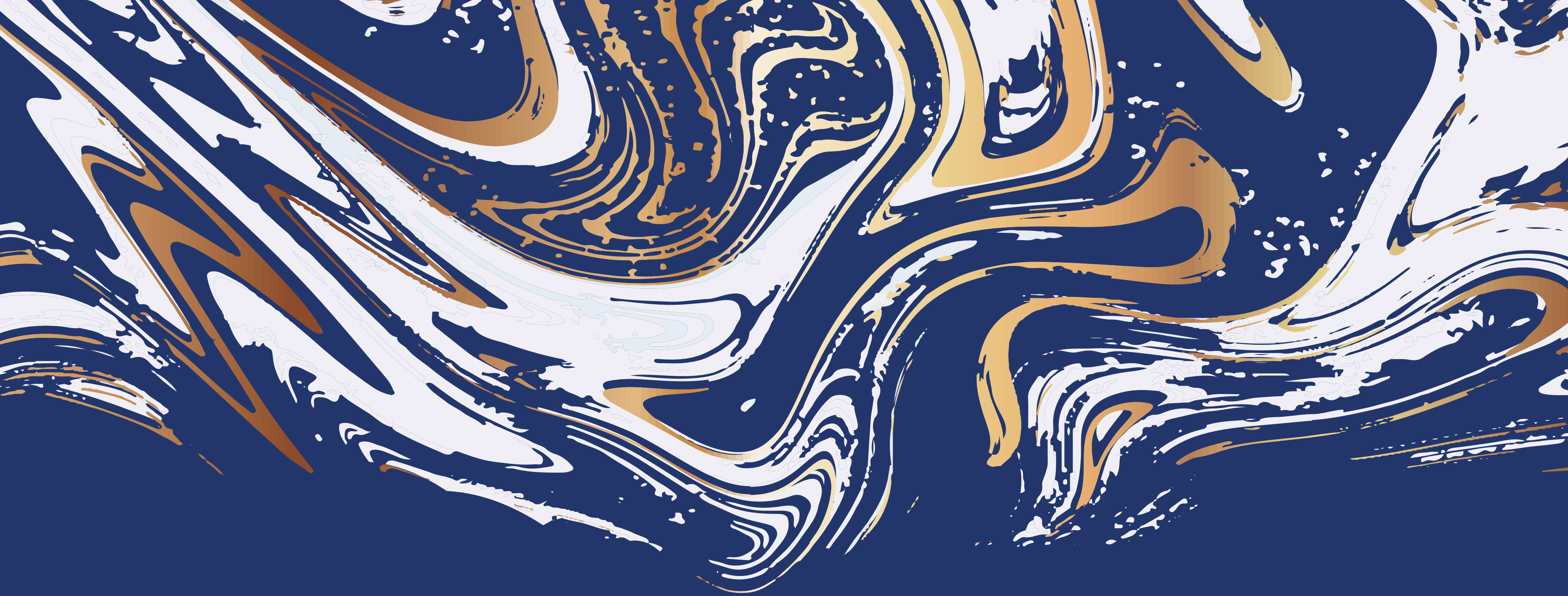
Branding & Design



CGI Visualisation



Structure & MEP



# THE BOAT CLUB

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