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ELEGANS EMPERIA II

OVERVIEW

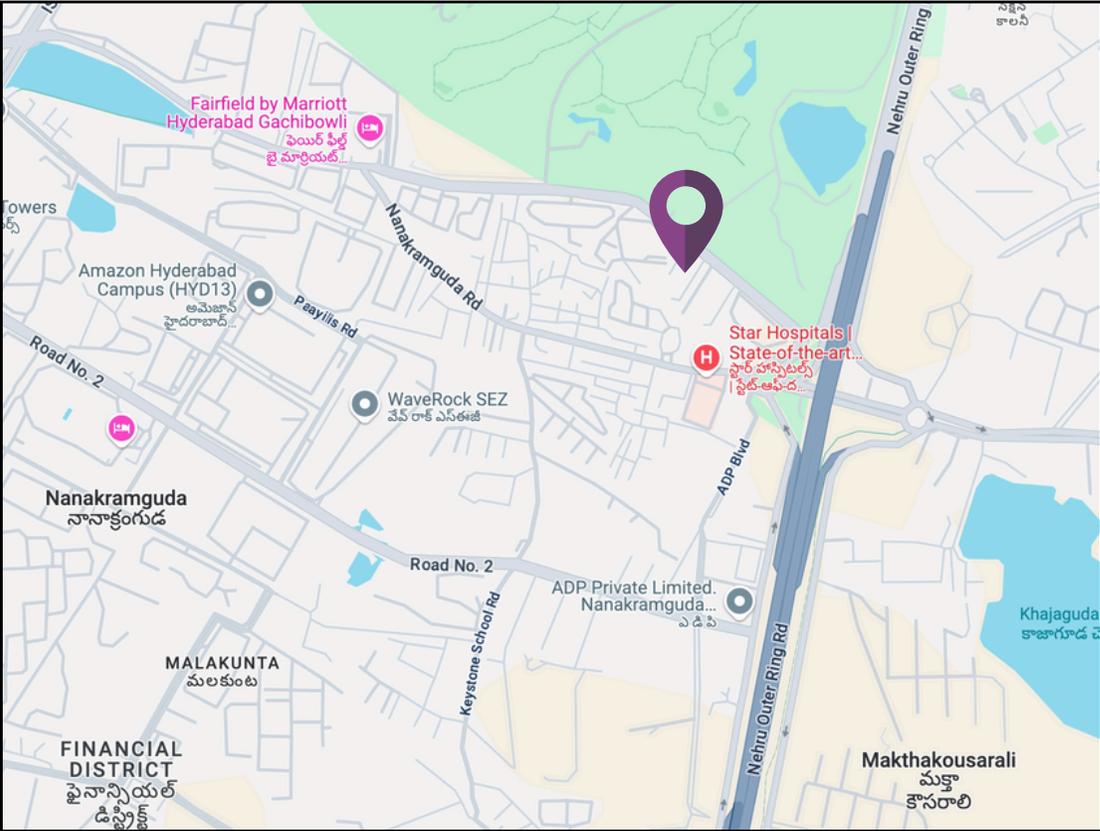


LOCATION

Located in the heart of Hyderabad’s Financial District, Elegans Emperia II stands as a contemporary commercial address for enterprises poised for growth. This Grade A development with the prestigious IGBC gold rating spans 15 floors, supported by four levels of basement and three stilt floors – thoughtfully designed for operational ease, structural integrity, and everyday efficiency.

Surrounded by leading schools, colleges, hospitals, entertainment hubs, and other landmark business establishments, Emperia II offers unmatched connectivity and convenience.

With its strategic location and enduring design, Elegans Emperia II is built to support businesses that aspire to lead – with presence, purpose, and long-term potential.







INTERIORS MOOD BOARD



ROUGH GRANITE/ SANDSTONE



TERRAZO TOP WITH ALUMINIUM METAL CLADDING



PLANTS IN COMMON AREAS



LINEAR OPEN CELL CEILING



ZINC METAL CLAD PLANTERS



GREY ITALIAN STONE



OAK WOOD SLATS



TERRAZO SEATING WITH LEATHER SEATS



STATUARIO ITALIAN STONE



METAL CROSS MESH



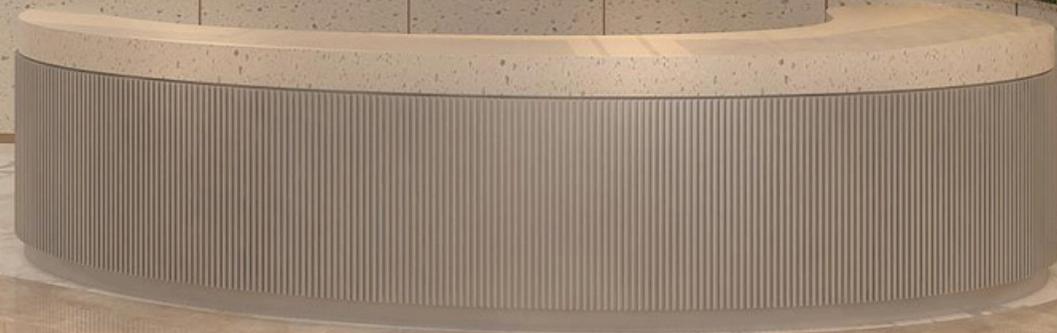




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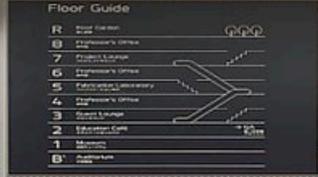


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Elevator 1-6

Elevator 7-12





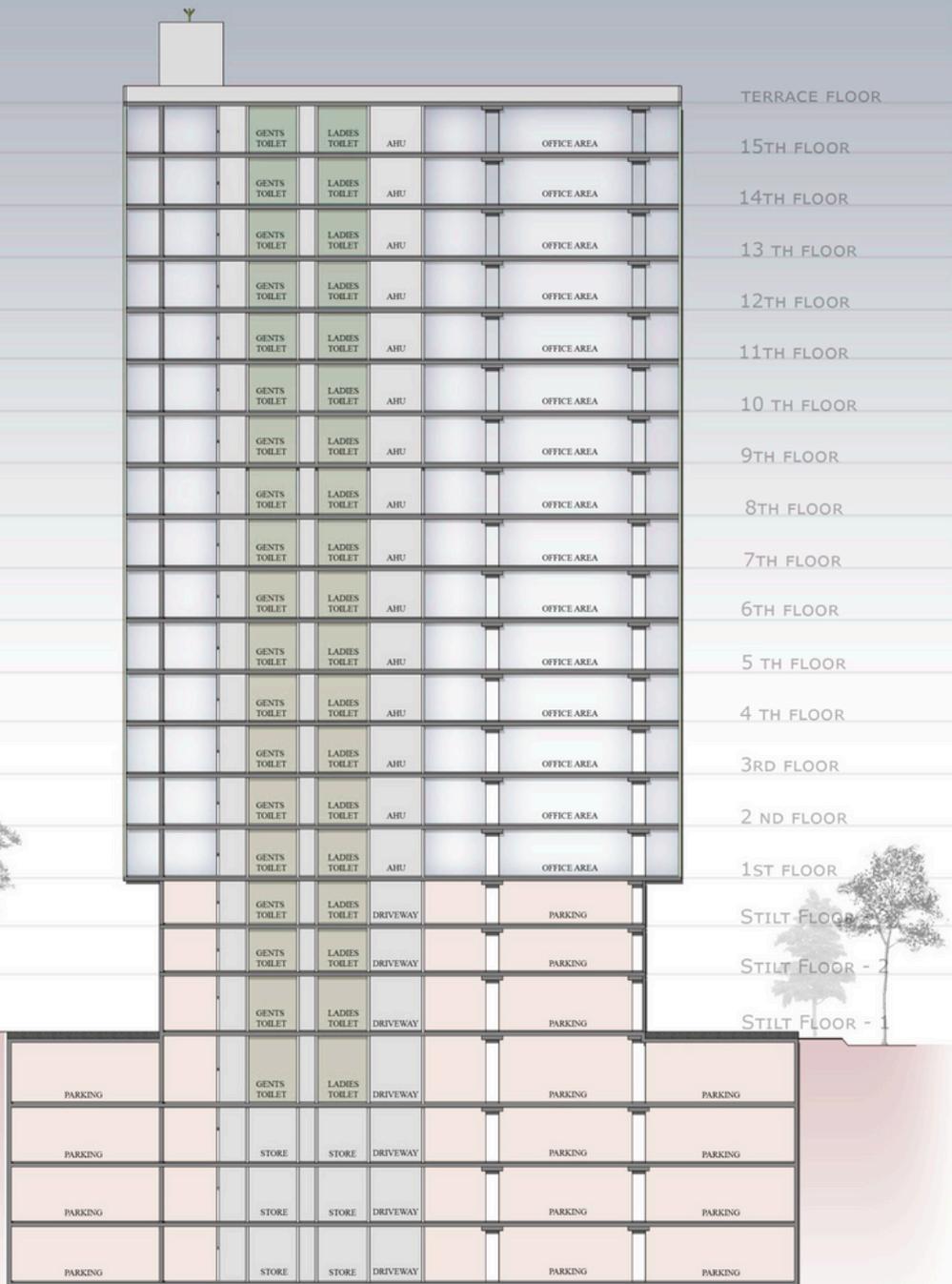












Optimised for Performance, Floor by Floor.

Elegans Emperia II has been designed with operational clarity in mind – each floor offers expansive, efficient layouts that maximise usable space while supporting the functional needs of dynamic businesses. A perfect balance of scale and flexibility, ready to accommodate teams that think big.

1st floor - 39,617 sq.ft

2nd floor - 42,986 sq.ft

3rd floor - 42,986 sq.ft

4th floor - 40,276 sq.ft

5th floor - 42,986 sq.ft

6th floor - 42,986 sq.ft

7th floor - 42,986 sq.ft

8th floor - 40,276 sq.ft

9th floor - 42,986 sq.ft

10th floor - 42,986 sq.ft

11th floor - 42,986 sq.ft

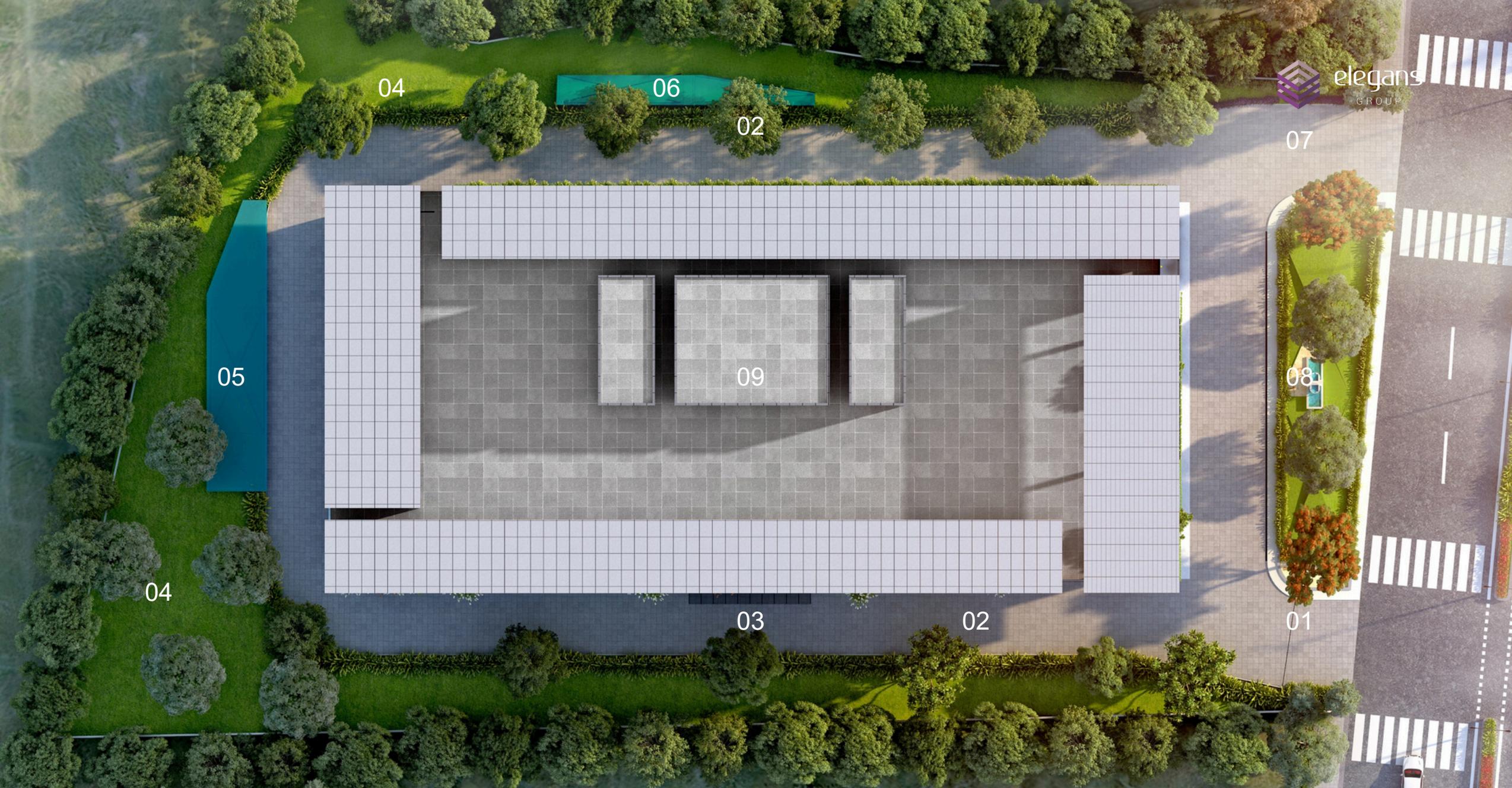
12th floor - 40,276 sq.ft

13th floor - 42,986 sq.ft

14th floor - 42,986 sq.ft

15th floor - 42,986 sq.ft

With 15 expansive floors, Elegans Emperia II unfolds across a commanding 6,33,291 sq. ft. – a scale that speaks for itself.



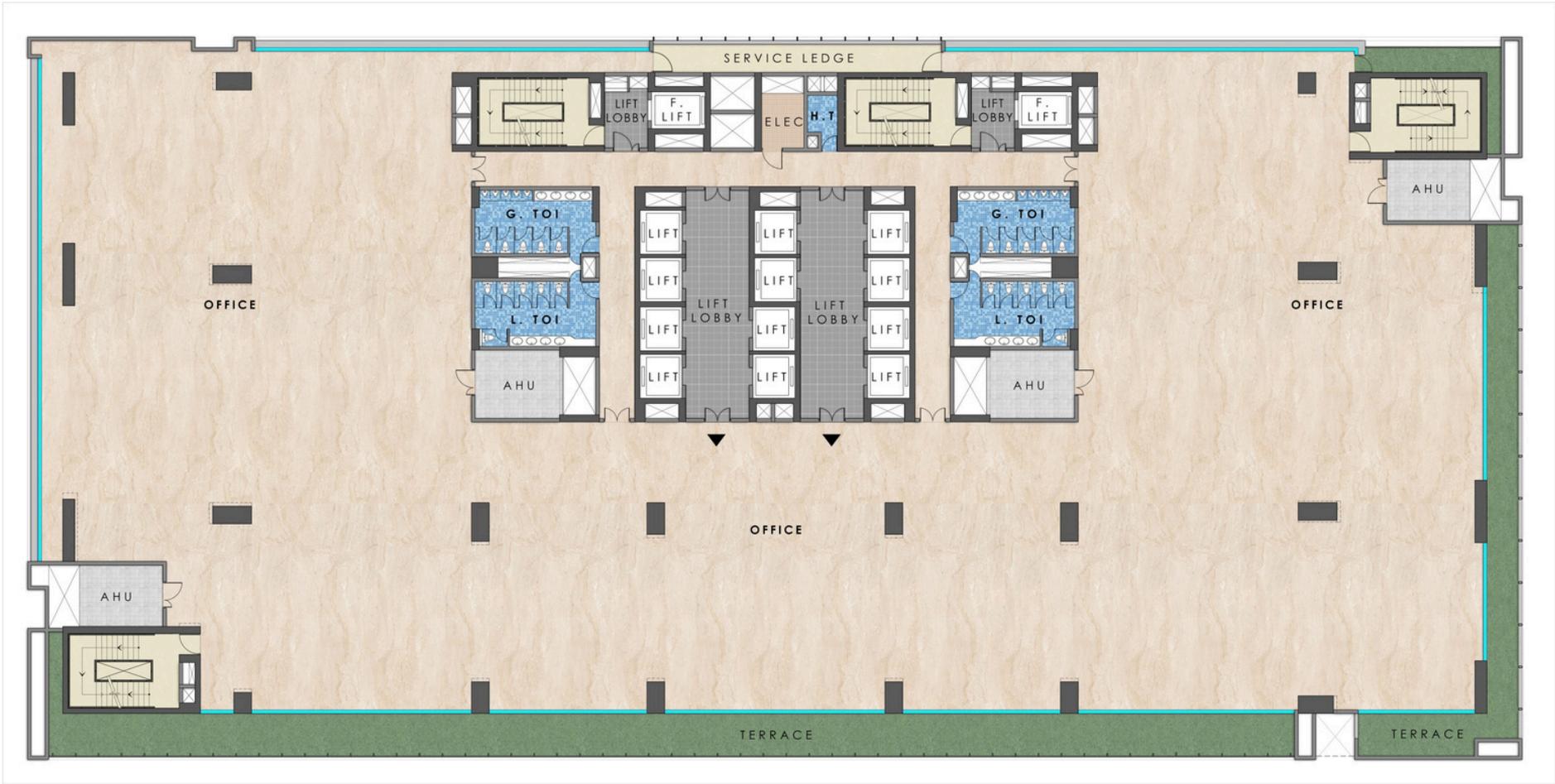
- 01 - MAIN ENTRY
- 02 - 7 METER DRIVEWAY
- 03 - DROP-OFF ZONE
- 04 - TOT LOT
- 05 - SKYLIGHT
- 06 - VENTILATION DUCT
- 07 - EXIT RAMP
- 08 - LANDSCAPING
- 09 - OFFICE BLOCK



BASEMENT 1



GROUND FLOOR



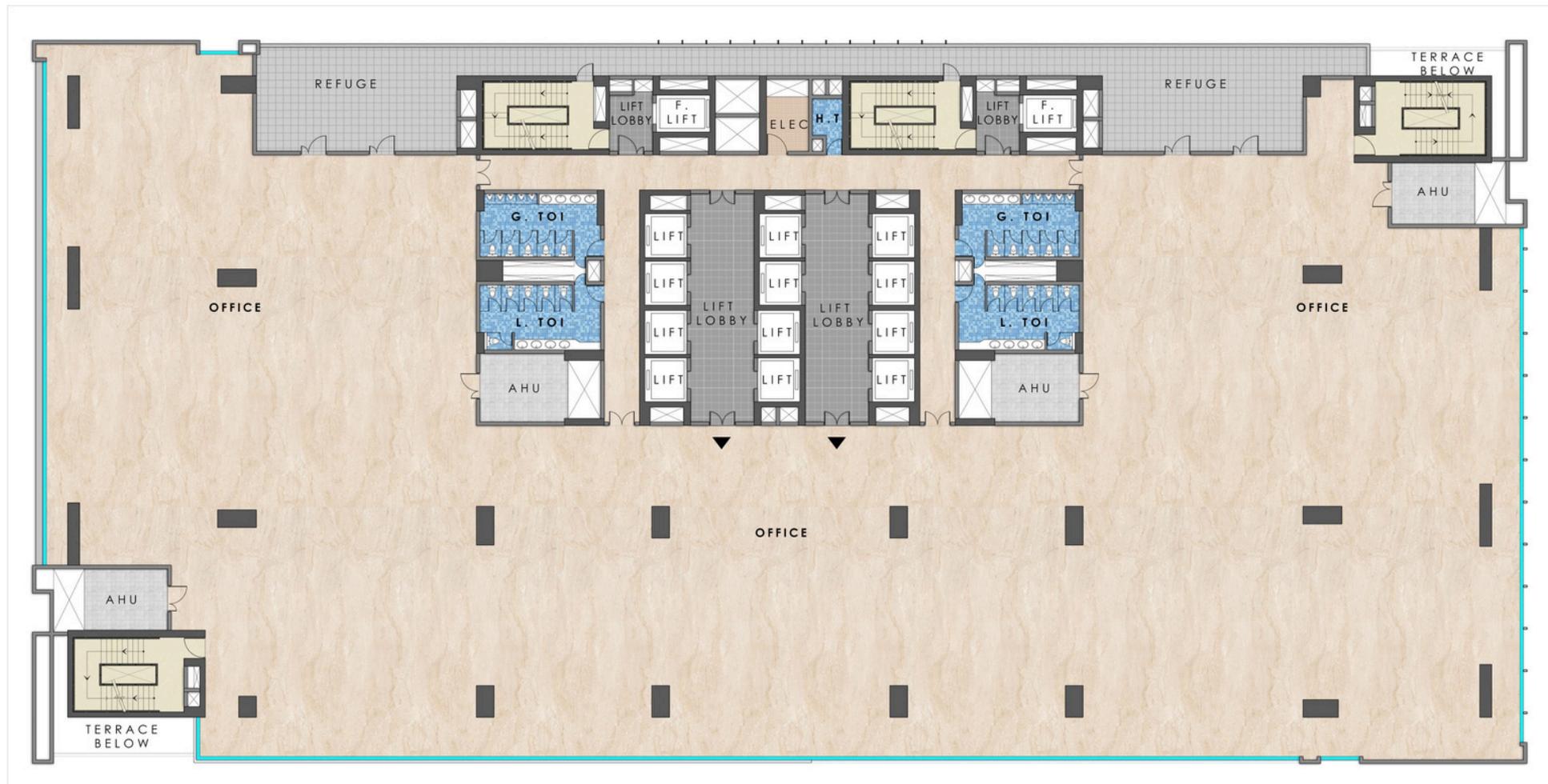
FIRST FLOOR



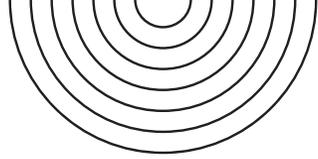
2ND ,6TH ,10TH & 14TH FLOORS (TYPE 2)



3RD ,5TH ,7TH ,9TH ,11TH ,13TH & 15TH FLOORS (TYPE 1)



4TH, 8TH & 12TH FLOORS (REFUGE FLOORS)



AMENITIES

Cafeteria with indoor seating 

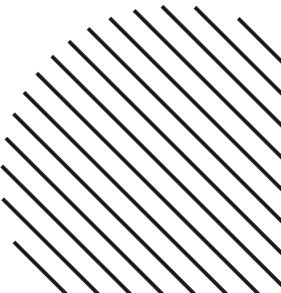
Gym with a spill over green space 

Business Center for delegates and short-term use 

Medical Center for basic first-aid 

Creche for kids (optional) 

Elegans Emperia II is designed for life at work offering a complete ecosystem that supports productivity, wellness, and ease.

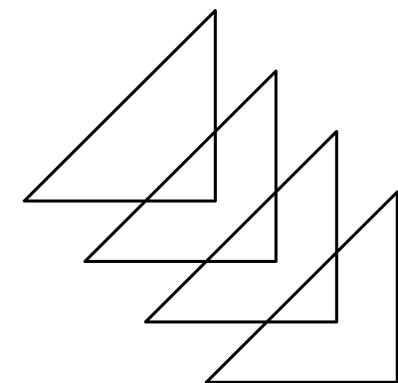




BUILDING SERVICES

- 24/7 DG back-up
- Transformer and RMU Provision
- Electrical Supply Panel Room
- Centralised Air Conditioning (HVAC System)
- Provision for Cooling Towers
- Underground Tank for Water Supply
- Sewage Treatment Plant
- Rain water Harvesting Pits
- Solid Waste Management System

Elegans Emperia II is Equipped with N+1 redundancy across critical systems to ensure uninterrupted operations and high availability.





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www.elegansgroup.in