

**BOULDER HILLS**  
GOLF AND COUNTRY CLUB

**A world-class development  
for an extraordinary lifestyle.**

**BOULDER HILLS**  
GOLF AND COUNTRY CLUB

Actual Site Photograph - 3rd Hole



Actual Site Photograph - Villa



**“This is one of the ten  
most photographed golf  
courses in the world.  
You can count on it.”**

*- Peter Harradine*

**Boulder Hills Golf and Country Club**  
is a world-class leisure and residential  
community spread out over approximately  
**531 sprawling acres.**

It has been envisioned as a complete,  
self-contained township spread around  
an **18-hole championship golf course**  
where every home is designed to the  
most demanding international standards.

Developed by Emaar MGF for Emaar  
Hills Township (P) Limited and Boulder  
Hills Leisure (P) Limited [Joint Ventures  
between Emaar Properties & Andhra  
Pradesh Industrial Infrastructure  
Corporation], the estate is one of the  
**most picturesque in the country** with  
tree-lined streets and water bodies.



Artistic Rendering of The Excelsior



## Living at The Excelsior

- Located in the Gachibowli area, next to the Nehru Outer Ring Road
- 30 minutes to the Rajiv Gandhi International Airport (Shamshabad)
- Easy access to schools, restaurants, work areas, ATMs, supermarkets and many leisure facilities
- Fully operational 18-Hole championship

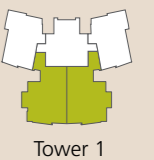
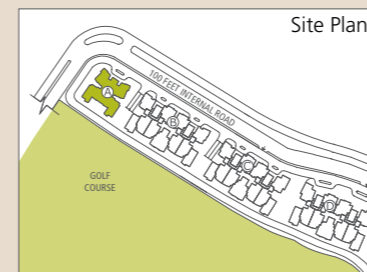
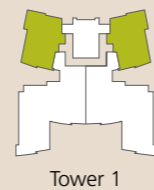
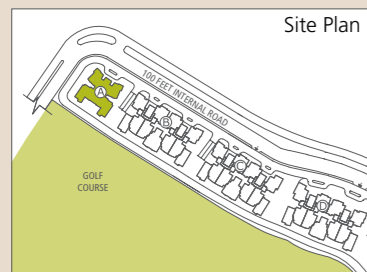
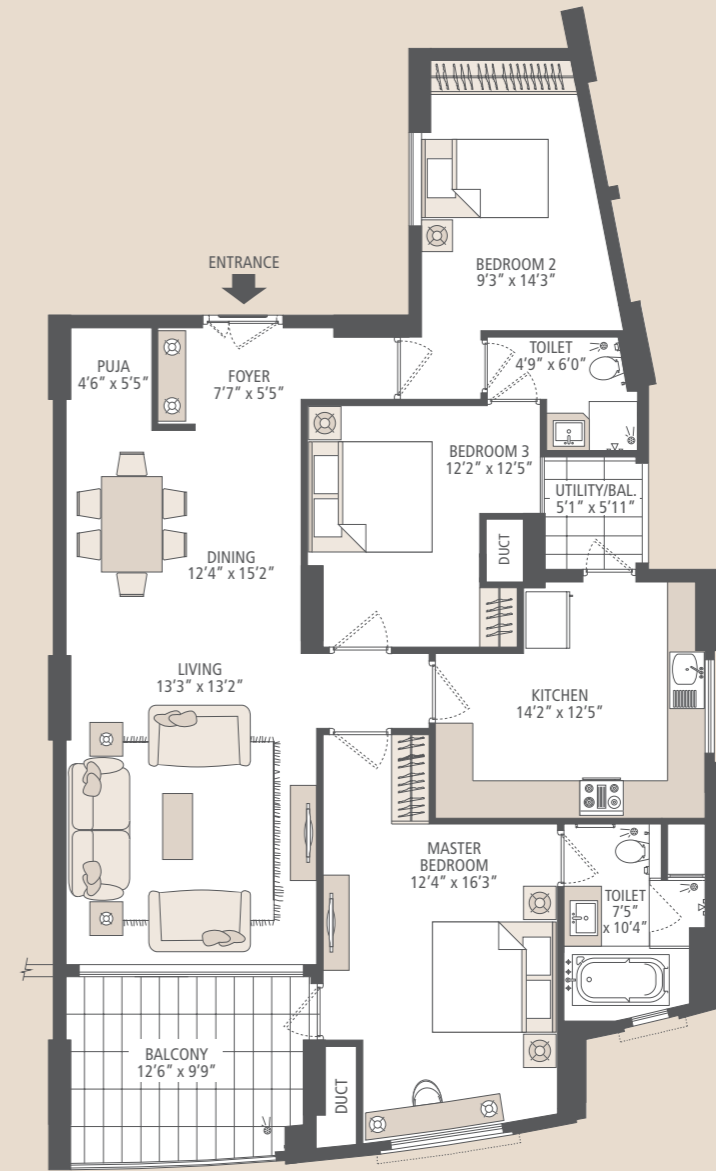
### Golf Course

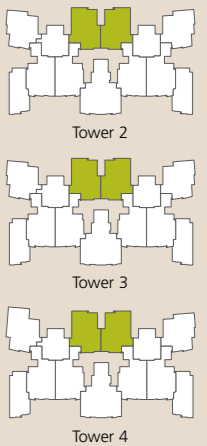
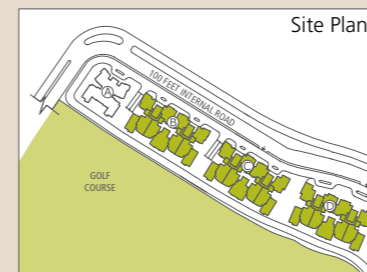
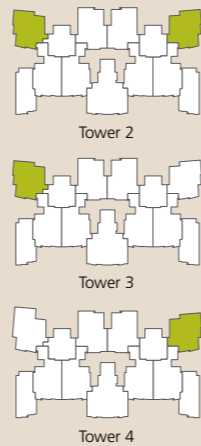
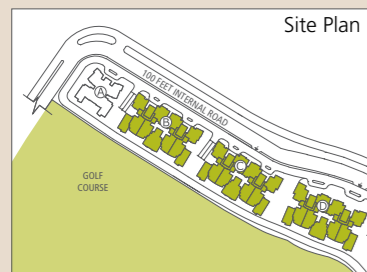
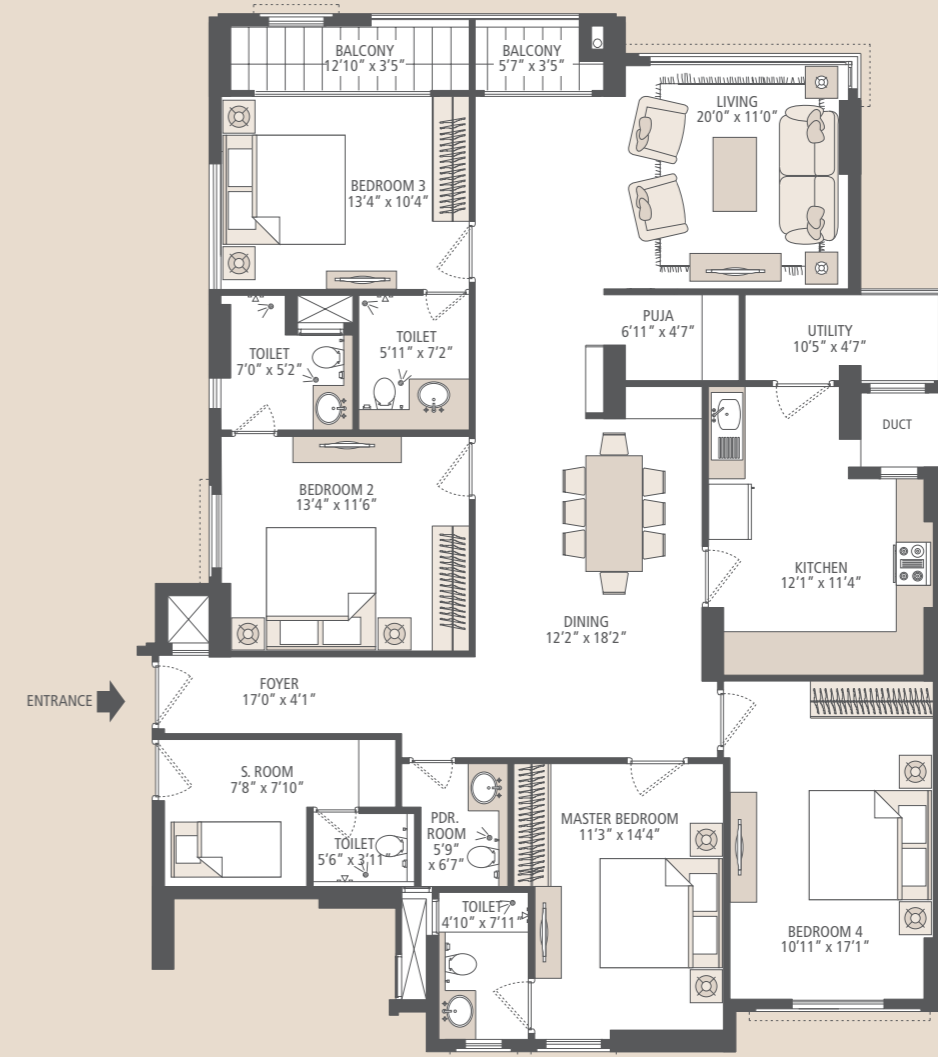
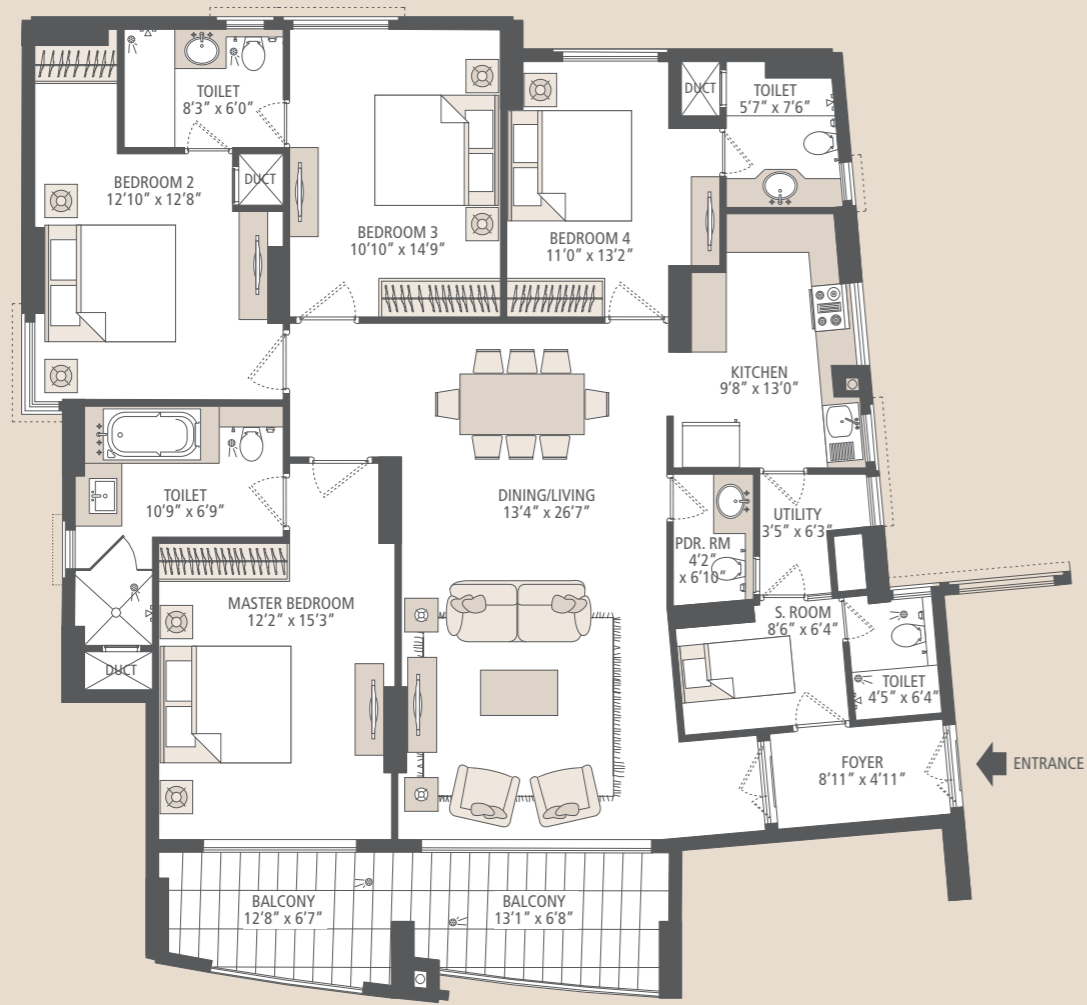
- Choice of 3 and 4 bedroom apartments
- Golf View/Green View premium apartments with views on 3 sides
- Premium amenities and finishes
- Good internal infrastructure - power generator back-up and sufficient water supply
- Clubhouse with swimming pool and well-equipped gym



**THE EXCELSIOR**  
BOULDER HILLS  
GOLF AND COUNTRY CLUB

**IDEALLY LOCATED AT GACHIBOWLI  
THE NEW NERVE CENTRE OF HYDERABAD**







## Home Features

### Standard Apartment Features

Spacious living rooms with attached balconies overlooking golf course/landscaped gardens  
Grand entrance lobbies for each tower with reception and waiting area  
Apartments serviced with elegant lift lobbies and elevators

### Balconies

Vitrified tile flooring  
Exterior emulsion paint on walls and ceilings  
Duco painted mild steel railing

### Bedrooms

Laminated wood for flooring  
Punning with acrylic emulsion paint on the walls & ceiling  
Veneered flush door shutters  
Anodized/powder coated aluminium/UPVC glazing

### Kitchens

Vitrified tiles for flooring  
Ceramic tiles for dado  
Punning with acrylic emulsion paint on walls & ceiling  
Granite counter top  
Stainless steel kitchen sink with double bowl  
International styled modular kitchen with premium quality hob & chimney  
Veneered flush door shutters  
Anodized/powder coated aluminium/UPVC glazing for windows

### Foyer, Living, Dining And Family Room

Imported marble flooring  
Punning with acrylic emulsion paint on the walls & ceiling  
Polished teakwood frame with panelled door shutters for main entrance door  
Veneered flush door shutters for other doors  
Anodized/powder coated aluminium/UPVC glazing for windows

### Bathrooms

Master Toilet  
Imported marble flooring & wall cladding  
Imported marble counter  
Imported Chinaware/CP fittings  
Veneered flush door shutters  
Other Toilets  
Anti-skid vitrified flooring & wall cladding  
Granite counter  
Imported Chinaware/CP fittings  
Veneered flush door shutters

### Domestic Facilities

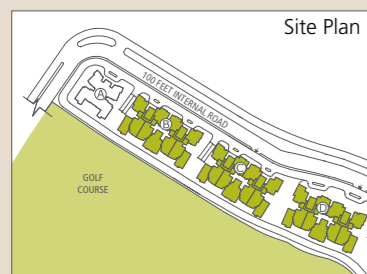
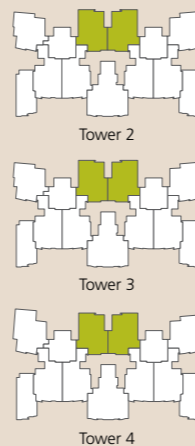
Adequate power backup  
Air conditioning through split units in all bedrooms

### Conveniences

Restaurant  
Supermarket

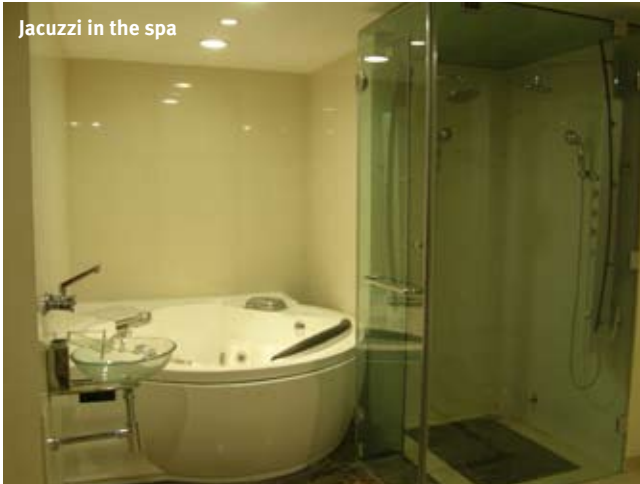
### Clubhouse

Fitness centre with aerobics room, gym, yoga and meditation  
Swimming Pool  
Exclusive Beauty parlors for gents & ladies  
Basket ball (single loop)  
Games Room with billiards & Table Tennis  
Fully equipped Tot lots (children play area)  
Jogging track  
Squash Court





The Excelsior at Boulder Hills construction in full swing



Jacuzzi in the spa



Entry Gate



Restaurant in the Clubhouse



Pool at the Clubhouse

## The latest at Boulder Hills

- Clubhouse with international standard spa fully operational and open to guests; other facilities include a fitness centre with aerobics room, gym, yoga and meditation, infinity view swimming pool, games room with table tennis, tot-lots (children's play area), jogging track and squash court
- Speciality restaurant and bar open to guests
- Structure under development - Ground Floor + 12 with 2 levels basement car park
- Towers A, B, C and D under construction; Slab Casting - Towers C & D - 10th floor, Tower B - 8th floor and Tower A - 6th floor

**Boulder Hills Golf And Country Club**  
 Manikonda Village, Gachibowli, Hyderabad 500 032, Andhra Pradesh  
 Tel.: (+91 40) 6612 3456. Toll Free: **1800-102-3643**

[www.boulderhillsgolf.com](http://www.boulderhillsgolf.com) | [www.emaarmgf.com](http://www.emaarmgf.com)



CREATING A NEW INDIA.