

INSPIRED BY NATURE  
DESIGNED FOR A LIFE FULL OF HAPPINESS

#### WOODSCAPE: A NEW BRAND, WITH AN EXPERIENCED BACKGROUND

Woodscape is the first of the new projects that have been conceived by Kinoyou Builders. The Kinoyou Group is among the country's leading Real Estate developers. It has executed numerous prestigious projects, which include: Residences, Apartments, Tour Homes, Commercial and Residential Dormitories and Luxury Villas.

The group has introduced a new brand in the space of "WOODSCAPE", which shall develop luxury houses with a refined architecture. "Woodscape" is a brand that will deliver quality, commitment and transparent business practices to its clients and beyond.

#### WOODSCAPE: VILLAS WITH A NOVEL IDEA

Woodscape will be the same that you can see with the thought of a more luxurious house which is more in line with nature. The project is located in a green, serene and peaceful, and the villas have been designed such that nature is an integral part of your everyday life.

Using innovative materials, optimizing the space, adding a green component in gardens, and creating living spaces with lots of open vegetation are the way in which elements to be integrated in the project.



THE SERENITY OF NATURE, THE COMFORT OF ULTRA-LUXURY

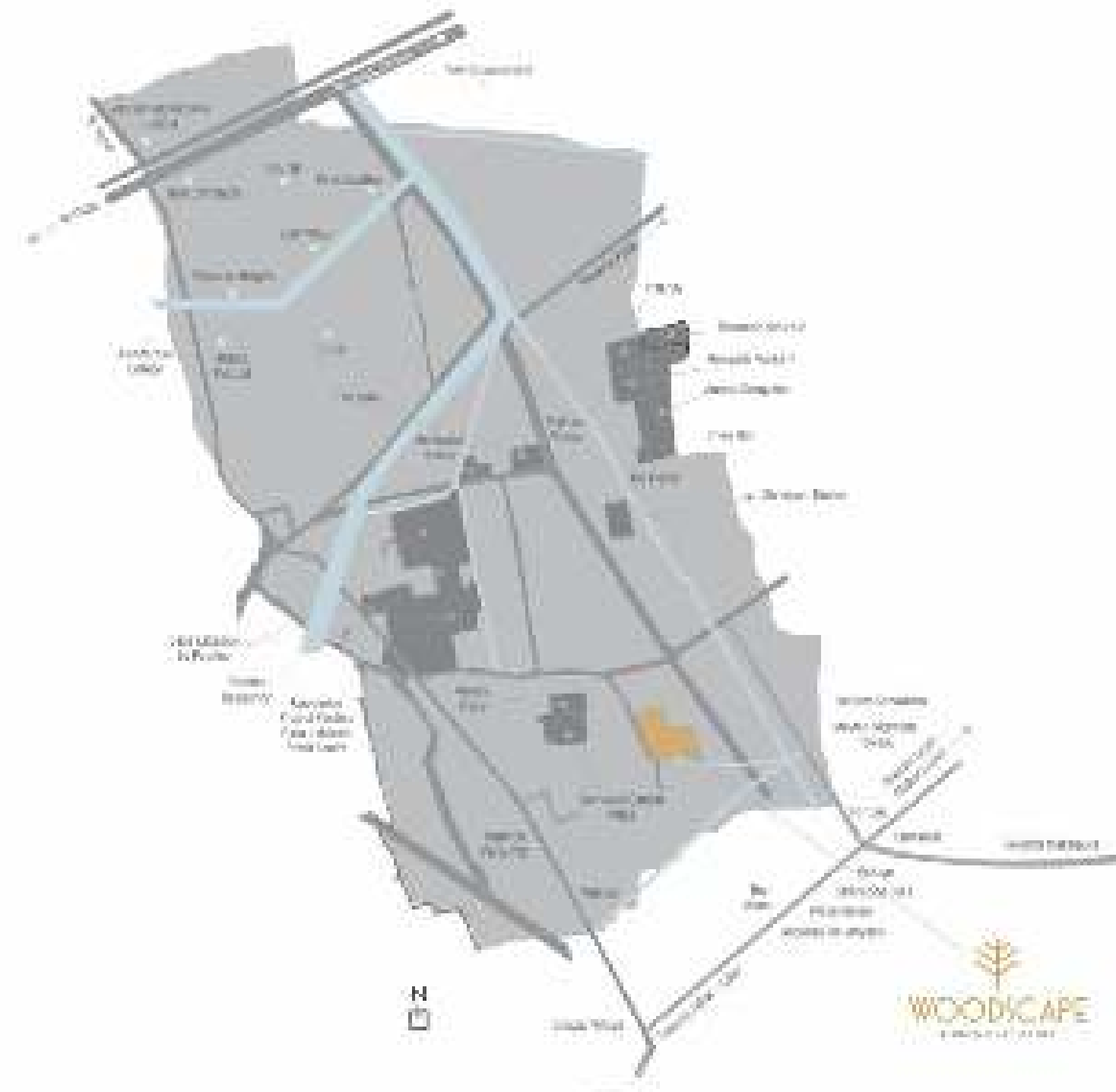


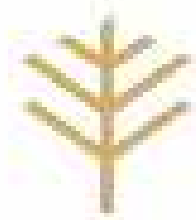


## SERENE LOCATION, YET WELL WITHIN EASY REACH

- Currenty 20 mins drive to reach Woodscape from Akbar Chowk (DIT Road). The time shall get much lesser with the new development fast progressing.
- Just 2-3 minutes drive from Woodscapes most be Akbar Chowk Road.
- The location of DIT is fast developing & become one of the best places for premium residential locations with lots of new projects coming in it nearby. DIT Road and urban cell has been well connected in many schools, hospitals, banks, computer etc.
- An American company The Real Estate project is in vicinity. This is a proof of DIT's growing future, which is very well understood.
- No other developments like VUDA like DIT govt. land and no other area around the location, even on the way to Woodscape.
- Roads and street lights in vicinity will be laid on the site from the start.
- No over-burden or crowd the location, as high-voltage line, open drainage, govt/old open sewage water, sewer etc.
- Levelled and high ground.

Woodscape is located in such a promising locality on 18 and 30 meters processed from a strong road.





ENCHANTING VILLAS SET AMIDST  
A LUSH GREEN SURROUNDINGS, SHEER BLISS!



## SPACIOUS LIVING SPACES DESIGNED WITH PASSION

At Waco, we've put our passion for creating spacious living spaces into every detail. From the open-plan living areas to the private gardens, we've designed every space to be a place where you can truly relax and enjoy life.

### PRIVATE GARDEN WITH EACH VILLA

Spacious living spaces, private gardens, pools, BBQs and a private garden space. It's all here, designed with a beautiful blend of style and functionality.



### OPTION FOR A PRIVATE SPLASH POOL

An optional Splash Pool can also be added to your villa. This allows you the privacy of enjoying it your private space.

### THREE BEDROOM

Each villa is a three-bedroom villa. The villa is designed to provide a spacious living space. A beautiful place to live, work and play.



### OPTIMAL SIZED PLOTS

Maximising the available space, we've designed the villa to be spacious and comfortable. The villa is built to provide a genuine luxury villa to be made. We'll be there to help you with every step of the way.

### ENHANCED VENTILATION

The villa is designed with enhanced ventilation. This ensures that the villa is always fresh and comfortable. We'll be there to help you with every step of the way.

### FRAME STRUCTURE CONSTRUCTION

The villa is built with a frame structure. This ensures that the villa is always fresh and comfortable. We'll be there to help you with every step of the way.

### INDIVIDUAL STAIRCASE

The villa is built with an individual staircase. This ensures that the villa is always fresh and comfortable. We'll be there to help you with every step of the way.



## A LIFESTYLE THAT YOU DESERVE

At Woodstock estate villa, we make it so private, garden and so much to create a private oasis pool in your backyard.

Enjoy the green, serene and life of your garden, relax, get some healthy gardening or let your children enjoy the pool in your pool.



The pool is a very important part of the villa. We make you a lifestyle that is a long, unspoiled, open, and healthy, and so much to create a private oasis pool in your backyard. We make it so private, garden and so much to create a private oasis pool in your pool. We make it so private, garden and so much to create a private oasis pool in your pool.

At Woodstock estate villa,





## STATELY LIVING ROOM

Nothing like the other properties, the living room drama you deserve. Enjoy the big picture garden in view, the view from the living room enhances.

## LANDSCAPED TERRACE GARDEN

The second floor terrace is the highlight of yours. It is with a large landscaped terrace garden and a well-covered bar benefit in one. Take guests or enjoy a cool evening. It is a perfect place for a party.



## SPACIOUS MASTER BEDROOMS & BATHROOMS

A generous allowance of space and nice lighting adds a sense of comfort to the master bedrooms. All windows have been painted to provide you with a full view. A glow of luxury fittings and materials stretching into the large sized bathrooms provides the luxury setting.





24/7 GYMNASIUM



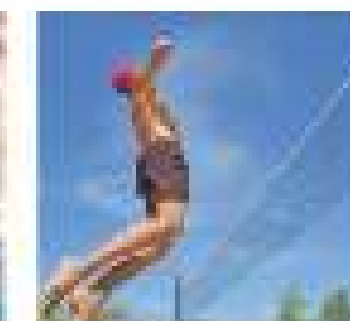
SUNNY TERRACE



BRING GUESTS TOGETHER  
SOCIAL GATHERINGS



SWIMMING POOL

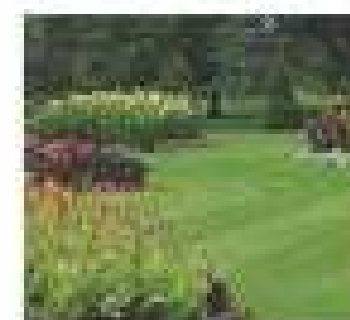


VOLEIBALL COURT

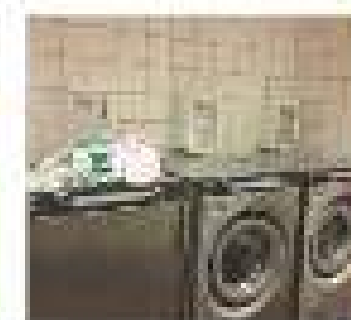


### LIFESTYLE LEISURE AMENITIES

Enjoy and save leisure time (as well as needed efficient modernity)



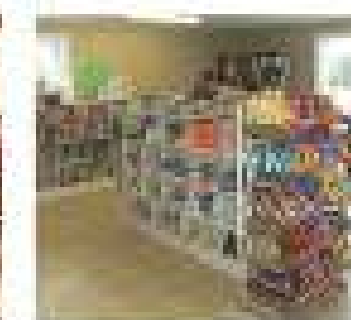
LARGE LANDSCAPED GARDEN



LAUNDRY



FAST FOOD DINING

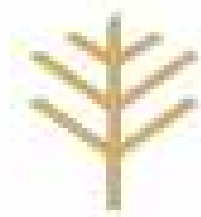


CONVENIENCE STORE



GAZEBO WITH SEATING





STATE-OF-THE-ART CLUB FACILITIES  
BECAUSE LIFE NEEDS TO BE ENJOYED TO THE FULLEST



CLUB THEATRE



POOL AND DARTS ROOM



CLUB LOUNGE AREA



  
**TYPE A**

MINIMUM  
PLOT AREA  
640 sq.ft.  
SALEABLE  
BUILDUP AREA  
1725

GROUND FLOOR



1st Floor



2nd Floor



TYPE B

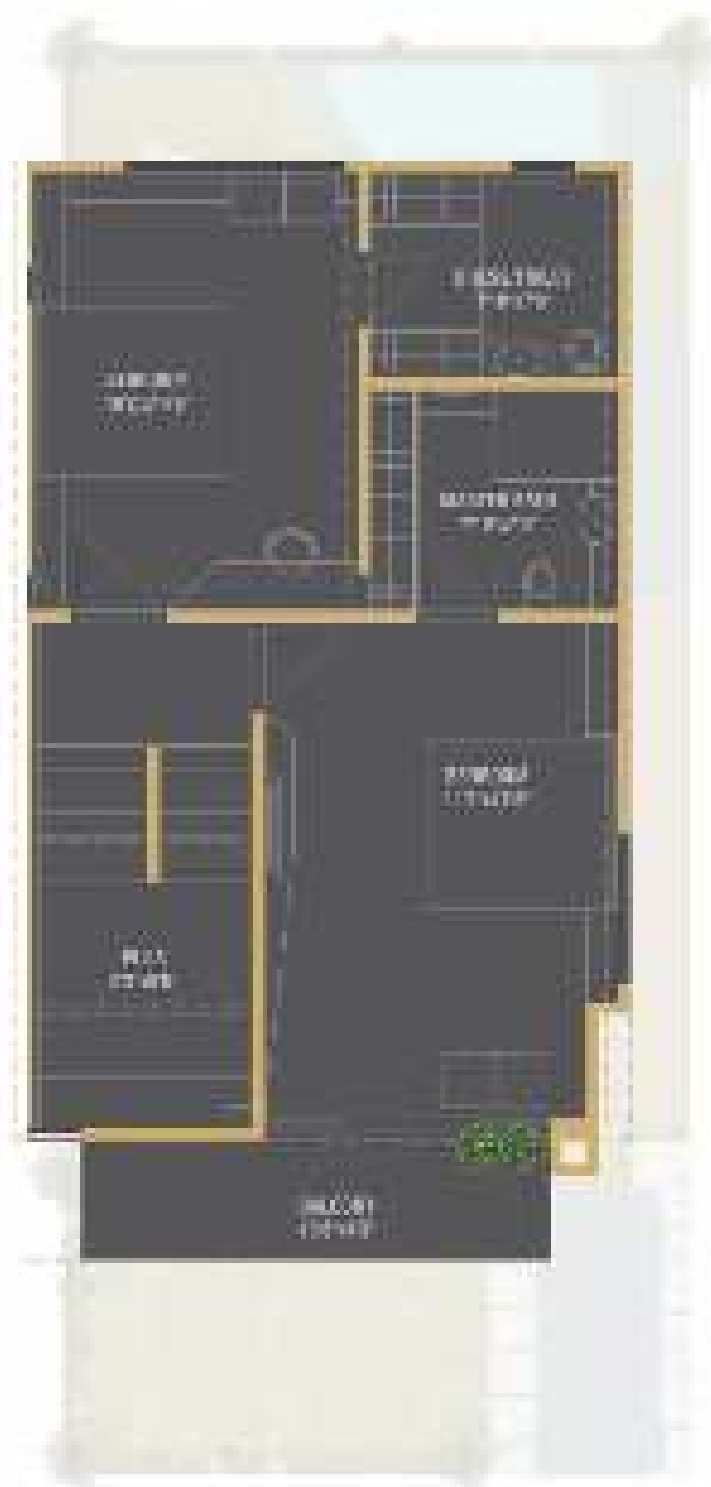
MINIMUM  
PLOT AREA  
1000 sq.ft

SALEABLE  
GROSS AREA  
2500

GROUND FLOOR



1ST FLOOR



2ND FLOOR



## SPECIFICATIONS



### ECO STRUCTURE:

Environmentally friendly ECO Eco-structure uses an eco-friendly and green building.

### FLOORING:

Master Bedroom: 600x1200 Natural Tiles (100% recycled wood)

Living Room: Hardwood

Kitchen: White Ceramic Tiles

Walls: White Eco-friendly Paint (Low VOC)

### ELECTRIFICATION:

Complete wiring and electrical system included. Includes smart home automation system (optional).



### BATHROOMS & TOILETS:

Double vanity with premium stone top and glass shower enclosure.

Walk-in wardrobe with built-in shelving.

Stainless Steel Kitchen Sink and Dishwasher.

### PAINT & FINISH:

Interior: Premium Eco-friendly Paint (Low VOC)

Exterior: Durable Eco-friendly Paint with UV protection and mold resistance (optional).

### KITCHEN:

Granite or Quartz countertop, stainless steel sink and dishwasher, built-in oven and refrigerator.

### DOORS & WINDOWS:

Doors: Solid Wood or Composite Door, Interior Flush Doors.

Windows: Color-Treated Aluminum or UPVC windows with double glazing for energy efficiency.

### TERRACE:

Open terrace finished with stone or wood decking and built-in outdoor furniture.







**WOODSCAPE**  
AT LAKE NATURE ROADS

**Easy Internal Movement**

The layout of the complex is built in a loop form or loop. Thus the cars do not have to be reloaded, this way you save the cost from the car parks. This is good for an easy, relaxed look and easy traffic movement.

**Ideally Located Clubhouse**

The layout of the Clubhouse & Garden is close to you and the common, welcoming you. It also allows you to enjoy the view together with the club, the other residents to enjoy the view.

**Added Privacy**

Units are facing each other with a distance of at least 40 feet, this allowing privacy to each resident.

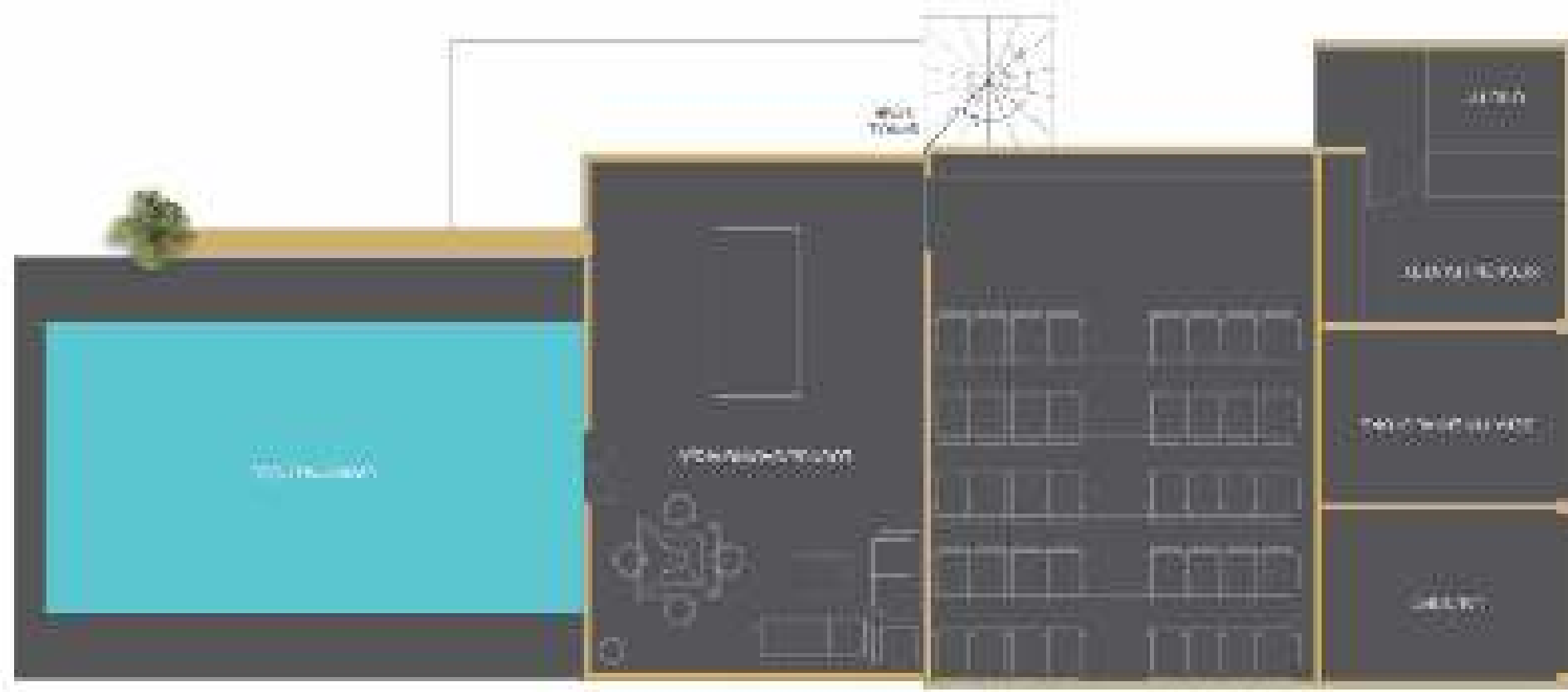
**A Homogeneous Community**

With a mix of only 20 to 30 units per company is provided. This is the best included residential area in the area, making living together this way with a cohesive address.

**AREA TABLE**

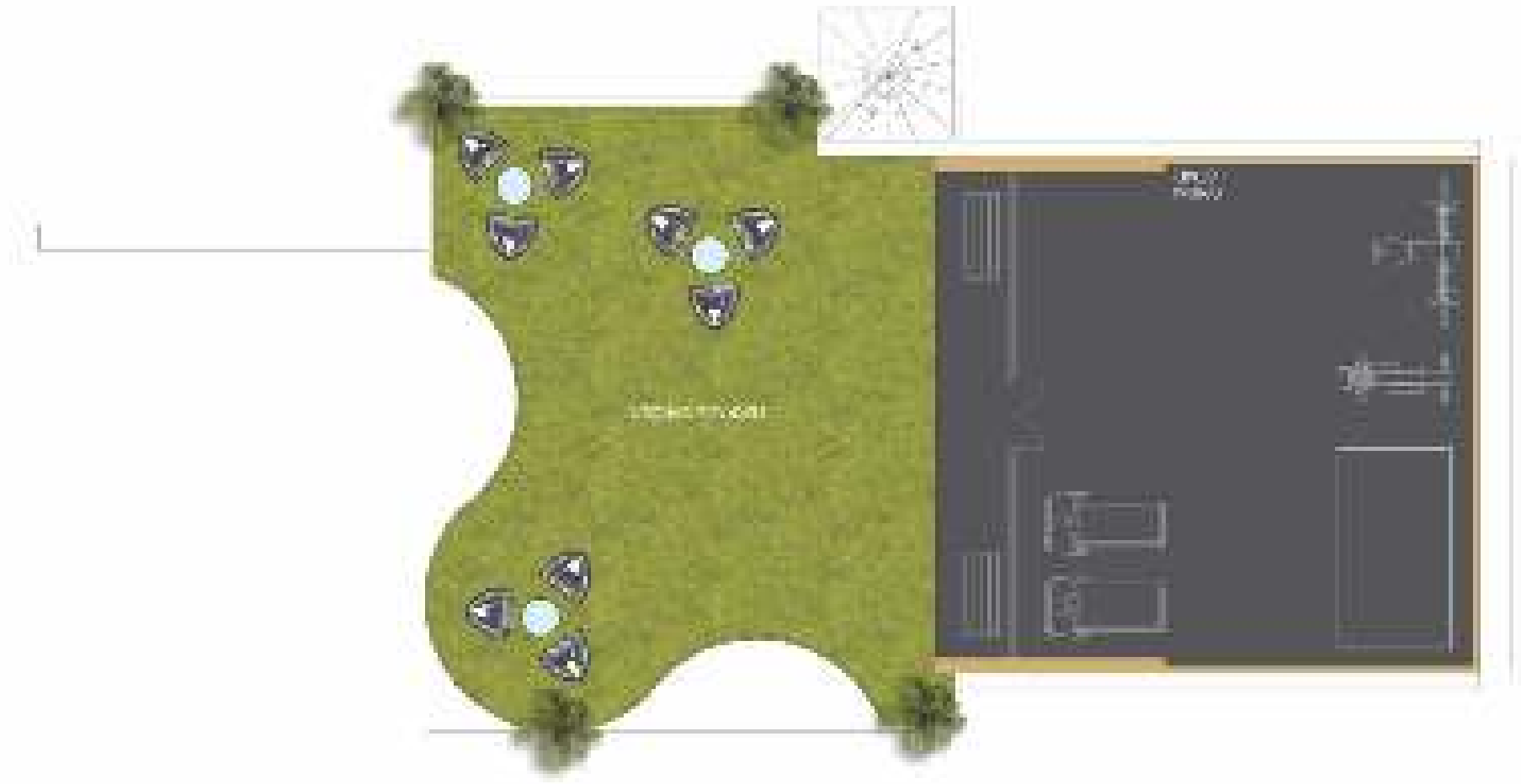
NO	UNIT	NO	UNIT	NO	UNIT	NO	UNIT
1	245.84	25	214.60	55	247.00	82	258.22
2	247.80	26	1024.60	56	248.00	83	244.22
3	250.02	27	1024.60	57	248.00	84	492.22
4	251.04	28	1024.60	58	248.00	85	492.22
5	244.44	29	1024.60	59	248.00	86	492.22
6	251.47	30	1024.60	60	248.00	87	492.22
7	250.02	31	1024.60	61	248.00	88	492.22
8	252.92	32	1024.60	62	248.00	89	492.22
9	247.80	33	1024.60	63	1041.70	90	750.22
10	247.84	34	1024.60	64	247.65	91	234.22
11	257.82	35	1024.60	65	242.46	92	234.22
12	258.2	36	1024.60	66	1748.00	93	234.22
13	452.19	37	248.00	67	1642.00	94	372.22
14	445.7	38	248.00	68	1648.00	95	422.22
15	444.72	39	1168.00	69	1366.00	96	322.22
16	445.72	40	247.00	70	1254.00	97	232.22
17	445.72	41	248.00	71	1240.00	98	232.22
18	445.72	42	248.00	72	1240.00	99	232.22
19	445.72	43	248.00	73	1240.00	100	426.22
20	445.72	44	248.00	74	1240.00	101	232.22
21	445.72	45	248.00	75	1240.00	102	232.22
22	445.72	46	248.00	76	1240.00	103	232.22
23	445.72	47	248.00	77	1240.00	104	232.22
24	445.72	48	248.00	78	1240.00	105	232.22
25	445.72	49	248.00	79	1240.00	106	232.22
26	445.72	50	248.00	80	1240.00	107	232.22
27	445.72	51	248.00	81	1240.00	108	232.22
28	445.72	52	248.00	82	1240.00	109	232.22
29	445.72	53	248.00	83	1240.00	110	232.22
30	445.72	54	248.00	84	1240.00	111	232.22
31	445.72	55	248.00	85	1240.00	112	232.22
32	445.72	56	248.00	86	1240.00	113	232.22
33	445.72	57	248.00	87	1240.00	114	232.22
34	445.72	58	248.00	88	1240.00	115	232.22
35	445.72	59	248.00	89	1240.00	116	232.22
36	445.72	60	248.00	90	1240.00	117	232.22
37	445.72	61	248.00	91	1240.00	118	232.22
38	445.72	62	248.00	92	1240.00	119	232.22
39	445.72	63	248.00	93	1240.00	120	232.22
40	445.72	64	248.00	94	1240.00	121	232.22
41	445.72	65	248.00	95	1240.00	122	232.22
42	445.72	66	248.00	96	1240.00	123	232.22
43	445.72	67	248.00	97	1240.00	124	232.22
44	445.72	68	248.00	98	1240.00	125	232.22
45	445.72	69	248.00	99	1240.00	126	232.22
46	445.72	70	248.00	100	1240.00	127	232.22
47	445.72	71	248.00	101	1240.00	128	232.22
48	445.72	72	248.00	102	1240.00	129	232.22
49	445.72	73	248.00	103	1240.00	130	232.22
50	445.72	74	248.00	104	1240.00	131	232.22
51	445.72	75	248.00	105	1240.00	132	232.22
52	445.72	76	248.00	106	1240.00	133	232.22
53	445.72	77	248.00	107	1240.00	134	232.22
54	445.72	78	248.00	108	1240.00	135	232.22
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56	445.72	80	248.00	110	1240.00	137	232.22
57	445.72	81	248.00	111	1240.00	138	232.22
58	445.72	82	248.00	112	1240.00	139	232.22
59	445.72	83	248.00	113	1240.00	140	232.22
60	445.72	84	248.00	114	1240.00	141	232.22
61	445.72	85	248.00	115	1240.00	142	232.22
62	445.72	86	248.00	116	1240.00	143	232.22
63	445.72	87	248.00	117	1240.00	144	232.22
64	445.72	88	248.00	118	1240.00	145	232.22
65	445.72	89	248.00	119	1240.00	146	232.22
66	445.72	90	248.00	120	1240.00	147	232.22
67	445.72	91	248.00	121	1240.00	148	232.22
68	445.72	92	248.00	122	1240.00	149	232.22
69	445.72	93	248.00	123	1240.00	150	232.22
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71	445.72	95	248.00	125	1240.00	152	232.22
72	445.72	96	248.00	126	1240.00	153	232.22
73	445.72	97	248.00	127	1240.00	154	232.22
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75	445.72	99	248.00	129	1240.00	156	232.22
76	445.72	100	248.00	130	1240.00	157	232.22
77	445.72	101	248.00	131	1240.00	158	232.22
78	445.72	102	248.00	132	1240.00	159	232.22
79	445.72	103	248.00	133	1240.00	160	232.22
80	445.72	104	248.00	134	1240.00	161	232.22
81	445.72	105	248.00	135	1240.00	162	232.22
82	445.72	106	248.00	136	1240.00	163	232.22
83	445.72	107	248.00	137	1240.00	164	232.22
84	445.72	108	248.00	138	1240.00	165	232.22
85	445.72	109	248.00	139	1240.00	166	232.22
86	445.72	110	248.00	140	1240.00	167	232.22
87	445.72	111	248.00	141	1240.00	168	232.22
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105	445.72	129	248.00	159	1240.00	186	232.22
106	445.72	130	248.00	160	1240.00	187	232.22
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113	445.72	137	248.00	167	1240.00	194	232.22
114	445.72	138	248.00	168	1240.00	195	232.22
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125	445.72	149	248.00	179	1240.00	206	232.22
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135	445.72	159	248.00	189	1240.00	216	232.22
136	445.72	160	248.00	190	1240.00	217	232.22
137	445.72	161	248.00	191	1240.00	218	232.22
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141	445.72	165	248.00	195	1240.00	222	232.22
142	445.72	166	248.00	196	1240.00	223	232.22
143	445.72	167	248.00	197	1240.00	224	232.22
144	445.72	168	248.00	198	1240.00		

CLUB HOUSE GROUND FLOOR



CLUB HOUSE PLAN

CLUB HOUSE FIRST FLOOR



CLUB HOUSE PLAN



LAYOUT PLAN INSIDE