

HOME

TO

A

RICH

LIFE



LUXURIOUS 5, 4 & 3 BEDROOM APARTMENTS











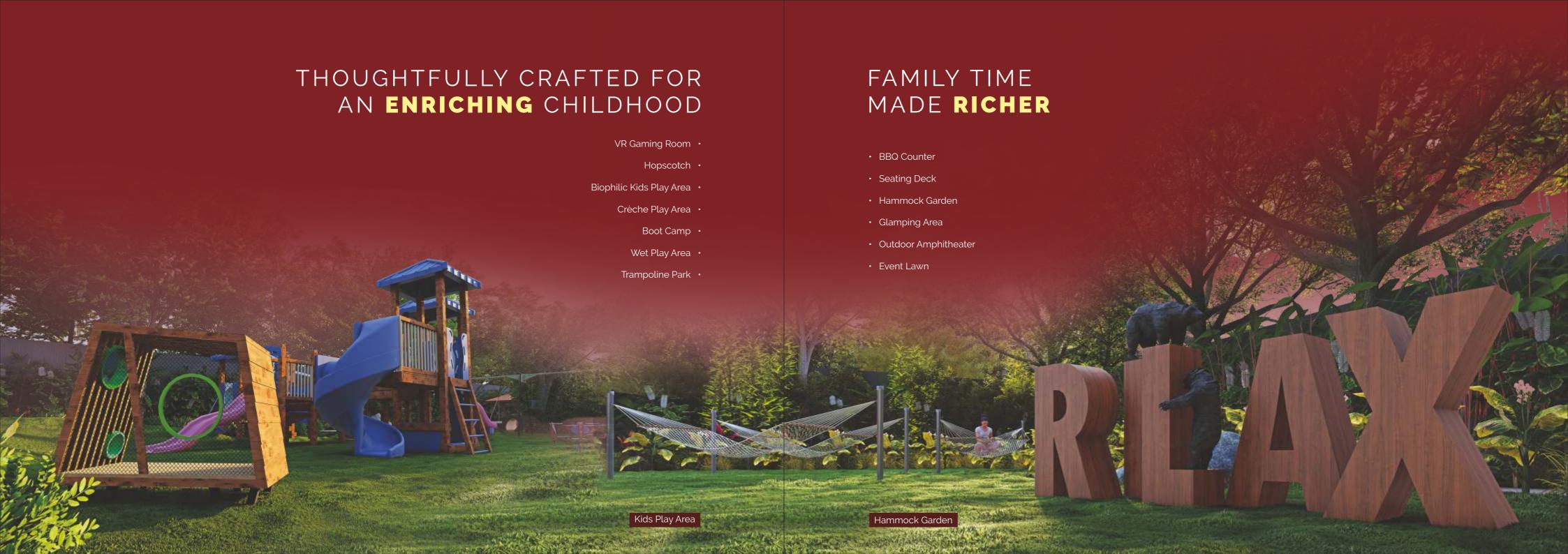
A COMPLETE CLUB EXPERIENCE

- Outdoor Pool and Kids Pool
- Temperature-Controlled Pool
- Library & Coffee Shop
- Multipurpose Hall
- Guest Rooms
- Spa & Salon
- Yoga, Aerobics & Meditation Zone

- Fully-equipped Gym
- Billiards, Table Tennis
- Badminton & Squash
- Mini Theatre
- Business Centre
- Essentials like Crèche, Supermarket,

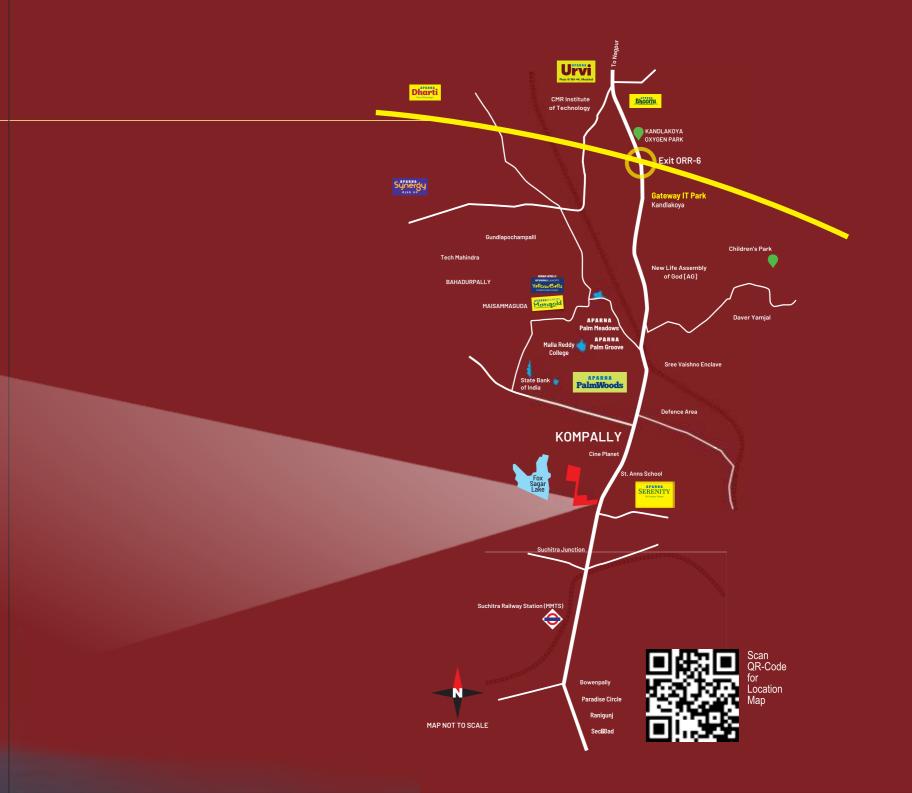
Bank, Clinic & more







LOCATION MAP LIVE **RICH** IN THE HEART OF KOMPALLY





SUPREME CONNECTIVITY
FOR THE RICH LIFE

Near top BIZ centres

Suchitra Junction – 9 mins
Bowenpally – 22 mins
Balanagar X Road – 22 mins
Miyapur – 55 mins

Prime PHARMA firms

Lorven Biologics – 9 mins
Dr Reddy's Labs – 15 mins
Telangana Life Sciences – 35 mins
Bharat Biotech – 40 mins

IT Connectivity

ORR Exit 6 – 12 mins

Gateway IT Park – 18 mins

Tech Mahindra SEZ – 28 mins

Best Schools

Opp. St. Anns School

Delhi World Public School – 2 mins

Unicent School – 6 mins

Pearson School – 7 mins

Top Hospitals

Renova Hospital – 2 mins
Srikara Hospital – 3 mins
Russh Hospital – 9 mins
Malla Reddy Narayana
Multispecialty Hospital – 22 mins

Quality Entertainment

Asian Cineplanet - 3 mins
TNR Northcity Mall &
Multiplex (Upcoming) - 7 mins
Miraj Cinemas - 20 mins

Swift Travel

MMTS Suchitra - 15 mins
Sec'bad Railway Station - 37 mins
RGI Airport - 60 mins

^{*} ETAs approx. as per Google Maps

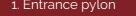












2. School bus pickup 3. Water feature

4. Pedestrian pathway

5. Bicycle parking

6. Ramp to/from basement

7. Entry to park

8. Calesthenics

9. Gas bank

10. Fruit garden

11. Dew pathway

12. Building drop-off

13. Trampoline park for family

14. Driveway

15. Transformer yard and RMU

16. Ribbon seat pocket

17. Fire tender movement area with turf pavers

18. Club drop-off

19. Cricket nets

20. Crèche play

21. Stepped seating

22. Skating park with machan

23. Spectator seating

24. Tennis court

25. View pavilion

26. Mini golf



27. Beach volleyball

28. Pet park

29. Laughter club lawn

30, Gazebo

31. Murram jogging path

32. Hammock garden

33. Open gym

34. Biophilic kids play area

35. Hopscotch game

36. Box cricket

37. OAT - gallery area

38. MUGA Court: Basketball, football

39. Fire exit straicase

40. Meditation lawn

41. Tree grove: Medicinal, fruit, spices, herbs, vegetable gardens

42. Tree seating plaza around aqua pressure jet water feature

43. Zen garden

44. Activity deck

45. Boot camp activities

46. Event lawn

47. Seating deck

48. Barbeque counter

49. Outdoor family lawn

50. Glamping area

51. Bump track for family

52. Wet play area







BALCONY 13'1"X5'6"



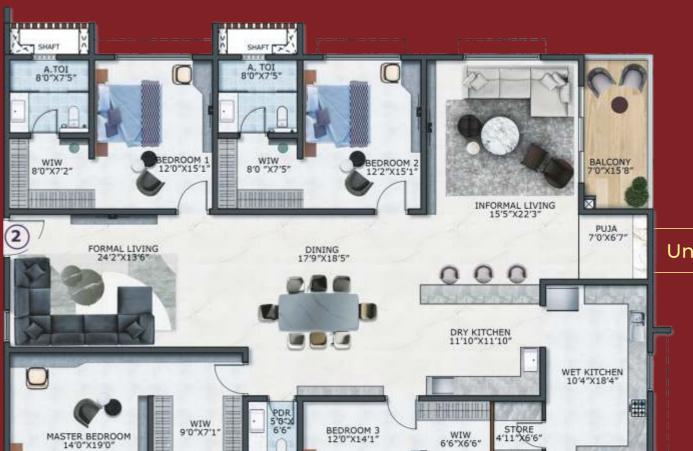
3 BHK - 3356 Sft



BLOCK A,D,E,F & G - TYPICAL FLOOR

Flat No	Туре	Facing	Carpet Area (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
1	3 BHK + Study + Maid Room	West	2271	163	58	3356





BALCONY 13'1"X6'0"

Unit Plan

4 BHK - 4371 Sft



BLOCK B & C - TYPICAL FLOOR

lat No	Туре	Facing	Carpet Area (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
2	4 BHK + Maid Room	West	3028	188	73	4371







WIW 5'6"X5'5"

WIW 9'0"X6'0"

SHAFT

THE RESERVE

Unit Plan

4 BHK - 3657 Sft



BLOCK A,D,E,F & G - TYPICAL FLOOR

Flat No	Туре	Facing	Carpet Area (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
3	4 BHK + Maid Room	East	2496	152	67	3657

UTILITY 11'0"X6'1"





Unit Plan

5 BHK - 5100 Sft



BLOCK B & C - TYPICAL FLOOR

Flat No	Туре	Facing	Carpet Area (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
2	5 BHK + Maid Room	East	3498	270	93	5100

Project Specifications

STRUCTURE					
Tower Area		cture to withstand Wind and Seismic Loads			
Non - Tower Area		cture to withstand Wind and Seismic Loads			
Super Structure		tructure with shear wall technology in line with the applicable codes wit t 3.15 M for Towers A,D,E,F&G and 3.40 M for Towers B&C."			
PAINTING					
External	lextured finish with Make	n two Coats of Exterior Emulsion Paint of Asian / Berger /ICI / equivalen			
Internal		n plastering finish with two coats of premium quality of Acrylic emulsion. Berger / ICI or equivalent make over a coat of primer.			
DOORS, WINDOWS & RAILINGS					
Main Door		 Veneered Door Frame and shutter finished with good quality Melamine re of reputed make with Biometric Enabled door Handle. 			
Internal Doors	Manufactured Hard	dwood Door frame and laminate shutter and hardware of reputed make			
Toilet Doors	Manufactured Hard	dwood Door frame and laminate shutter and hardware of reputed make			
Utility Door	Laminated UPVC Door Frame of Reputed Colour Profile Sections with Combination of Tinted Float Glass & Laminated MDF Panel.				
French Doors	Laminated UPVC Door Frame of Reputed Colour Profile Sections, Tinted Toughened Glass Panelled Shutters and Designer Hardware of Reputed Make (Mosquito mesh will be provided at extra cost)				
Windows	"Laminated UPVC Window frame of Reputed colour Profile Sections with Tinted Toughened Glass with Suitable Finishes as per Design with Mosquito Mesh for Sliding windows only. (No Mosquito mesh for openable windows)"				
Safety Grills for windows	Aesthetically designed mild steel (MS) window grills with enamel paint finish shall be provided for all windows upto 2nd Floor.				
Balcony Railings ELEVATORS / LIFTS	Aesthetically desig	ned glass & SS railing.			
Passenger Lifts	Specification	High speed automatic passenger Lifts of reputed make with group control and ARD with V3F for energy efficiency- 3 Nos. of high speed lifts			
	Flooring	Aesthetically designed flooring with Imported Marble/Granite			
	External cladding	Imported Marble/Granite/ large format tile cladding			
Fire / Goods lift	Specification	High speed automatic passenger / Goods lift of reputed make with ARD with V3F for energy efficiency and group controlled.			
	Flooring and Car Finish	Flooring with Granite and the car internal finish with SS vandal proof finish.			
	External cladding	Marble/Granite/Large format tile cladding			
ENTRANCE LOUNGE & CORRIDORS					
Flooring & Skirting	Imported Marble F	looring & skirting			
False Ceiling		ned false ceiling for Entrance Lounge & Corridors			

LIVING & DINING ROOM $ -$	
Flooring & Skirting	Imported Marble Flooring
MASTER BEDROOM / BEDROOMS	
Flooring & Skirting	800 x 800 mm size Double Charged Vitrified Tiles of Vitero or equivalent make.
DRY KITCHEN	
Flooring	Imported Marble flooring
WET KITCHEN	
Flooring & Skirting	800 x 800 mm size Double Charged Vitrified Tiles of Vitero or equivalent make.
Dado	"Glazed Ceramic Tiles dado up to 2'-0" height above kitchen platform of reputed make. (Shall be provided at Extra Cost)"
CP Fittings	Reputed make fittings.
Water Provision	Separate Municipal Water and treated bore well water provision (Not RO only softening)
Water Purifier, Exhaust	
Fan & Chimney.	Provision for fixing of Water Purifier, Exhaust Fan & Chimney.
TOILETS & POWDER ROOM	
Flooring	Anti skid & acid resistant vitrified tiles.
Dado	Polish Glazed Vitrified tiles as per Design.
Sanitary Fixtures	EWC with Concealed Cistern of Reputed Make
	Vanity type Wash Basin / Granite/Marble Counter Top.
	Single Lever Fixtures with shower of reputed makes
CP Fittings	All C.P. Fittings are of reputed make.
Shower Partition	Aluminium framed glass shower partition.
BALCONY / SIT-OUT	
Flooring & Skirting	Premium quality antiskid vitrified tiles of reputed make.
UTILITY	
Flooring	Flooring with Anti Skid Vitrified tiles of reputed make
Dado	Vitrified tiles up to sill height
Dishwasher/ Washing Machine	Provision for Dish Washer and Washing Machine.
MAID ROOM	Trovision or Distribution and washing machine.
Flooring	Vitrified tile flooring
TV Point	Plug points for TV maid room
Intercom	Intercom facility to maid room
Gas Supply	Supply of gas from centralized gas bank to maid room with gas meter
Cads SHIDDIV	Supply of das from centralized das pank to maio room with das meter



MAID TOILETS	
Flooring	Flooring with Anti Skid, acid resistant vitrified tiles
Dado	Dado with Ceramic tiles up to door height
Sanitary &	
CP Fittings	Sanitary and CP fittings of reputed make.
STAIRCASE FLOORING	Polished Tandoor Stone / Granite / Vitrified Tile
BALCONY & —	
UTILITY LEDGE COPING	Granite sills shall be provided for all balconies & Utility ledges.
AIR CONDITIONING	
Air Conditioning	Drain, copper piping and power supply provision for VRV Airconditioning System shall be provided
ELECTRICAL FIXTURES	
Internal	
Electrical Fixtures	Geysers of reputed make shall be provided in all bathrooms (except in powder room & mai room toilet)
	Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders i Kitchen, Washing Machine / Dishwasher in Utility Area, Purifier provision in Kitchen
	3 phase Supply for each unit and individual Meter Boards
	Miniature Circuit breakers (MCB) for each distribution boards of reputed make
	Modular Switches of reputed make
Corridors	
& Landscape	LED Light Fixtures for all Common Areas & Landscape Area Lighting
TELECOMMUNICATIONS, CABLE TV & INTERNET —	
Telephone Points	Telephone point in Drawing Room.
Intercom facility	Intercom facility to all the units connecting Security
Cable TV	Provision for Cable Connection in Drawing / Livinig & Bed Rooms
Internet	Internet connection Provision in Drawing / Living & Bedrooms.
CAR PARKING	3 3
3BHK+STUDY+MAID	3 Car Parks for each Apartment.
4BHK+MAID	3 Car Parks for each Apartment
5BHK+MAID	4 Car Parks for each Apartment.
CHARGING POINTS —	
FOR ELECTRICAL CARS	One Car Charging Point shall be provided for each apartment as per vendor's specifications
CAR WASHING FACILITY	Car washing facility shall be provided as per the vendor's specifications.
FACILITIES FOR DIFFERENTLY ABLED	Access ramps at all Block Entrances shall be provided for Differently Abled.
	Access ramps at all block entrances snall be provided for differently Abled.

WSP & WTP	Domestic Water made available through an exclusive Water Softening Plant (Not RO Plant)				
	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 purpose Rain Water Harvesting at regular intervals provided for recharging ground water levels as				
SECURITY / BMS	per the norms.				
	Sophisticated round-the-clock security / Surveillance System.				
	BMS for Domestic water, Electricity & Gas consumption with prepaid card system will be provided (Centralized billing)				
	Panic button and intercom is provided in the lifts connected to the security room.				
	Solar power fencing all-round the boundary				
	Surveillance cameras at the main security, in open areas as per design and entrance of each block to monitor and also provided CCTV's inside the lifts.				
PARKING MANAGEMENT					
	Entire parking is well designed to suit the number of Car Parks provided parking signage's and equipment at required places to ease of traffic Flow				
FIRE & SAFETY	Fire hydrant and fire sprinkler system in all floors and basements				
	Fire alarm and Public Address system in all floors and parking areas (basements).				
	Control panel will be kept at main security				
LPG	Supply of gas from centralised Gas bank to all individual flats with gas meters.				
SOLAR POWER	50KW Solar Power is provided and is connected to Common Area Grid for Optimisation of Common Area Power Consumption.				
CLUB HOUSE & AMENITIES					
State- of- the Art C					
	ties • Multipurpose Hall - 2 Nos • Temperature Pool • Gym • Yoga Deck • Guest Rooms - 5 Nos				
Tiodes With differni	 Spa • Mini Theatre • Business Lounge • Terrace Swimming Pool • Kids Pool • Café & Librar • Creche • Bank • Super Market • Clinic & Pharmacy 				
Indoor Sports Facilities	• Badminton Courts - 2 Nos. • Squash Court • Aerobics • Indoor Games • VR Gaming Room				
Outdoor Sports					
Facilities	 Cricket Nets Skating Park Tennis Court Beach Volleyball Minigolf Hopscotch game Box Cricket MUGA Court Basketball Football Creche Play Biophilic Kids Play Area 				
Other Facilities	 Outdoor Gym · Pedestrian Pathway · Bicycle Parking · Calesthenics · Laughter Club Lawr Gazebo · Murram Jogging Path · Meditation Lawn · OAT- Gallery Area Activity Deck · Boot Camp · Seating deck · Barbeque Counter · Bump Track Fruit Garden · Trampoline Park · Hammock Garden · Tree Grove · Seating Plaza Aqua pressure jet water feature · Zen Garden · Event Lawn · Outdoor Lawn Glamping area · Wet Play Area 				





APARNA CONSTRUCTIONS AND ESTATES PVT. LTD.

Corporate Office: #802, Astral Heights, 6-3-352/2&3, Road No. 1 Banjara Hills, Hyderabad - 500034 sales@aparnaconstructions.com | www.aparnaconstructions.com

Call: 70953 33335









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