

TECHIES OF HYDERABAD,  
EXPERIENCE

# THE PRIDE OF OWNERSHIP

**APARNA**  
**CyberHeights**

ABODE FOR TECHIES @ OSMAN NAGAR

Part of **APARNA Cyber4** Cluster



A community techies will love



2, 2.5 & 3 BHK



708  
Apartments



5 Towers



1 Tower: 12 Floors  
4 Towers: 22 Floors



1345 – 1981 Sft.





## Super outdoor entertainment

Fitness Station | Badminton Court | Fleamarket | Medicinal  
Garden/Aromatic Garden | Skating Rink | Jogging Track  
Amphitheatre | Children's Play Area | Cricket Practice Pitch  
Half Basketball Court | Pet Park | Party Lawn



## Experience new heights of fun

Spa | Multipurpose Hall | Business Lounge  
Utility Office | Waiting Lounge | Yoga/Meditation  
Aerobics | Swimming Pool | Kids Pool | Preview  
Theatre | Coffee Lounge | Guest Rooms  
Grocery | Crèche | Gym

Club @ **APARNA**  
**CyberHeights**





### 3 BHK (East Facing) - 1836 Sft.



### 3 BHK (East Facing)

Carpet Area:	1213 Sft.
Balcony:	81 Sft.
Utility:	57 Sft.
Saleable Area:	1836 Sft.

### 2 BHK (East Facing) - 1357 Sft.



### 2 BHK (East Facing)

Carpet Area:	885 Sft.
Balcony:	60 Sft.
Utility:	43 Sft.
Saleable Area:	1357 Sft.

## 2.5 BHK (West Facing) - 1616 Sft.



### 2.5 BHK (West Facing)

Carpet Area:	1049 Sft.
Balcony:	76 Sft.
Utility:	57 Sft.
Saleable Area:	1616 Sft.

## 3 BHK (West Facing) - 1981 Sft.



### 3 BHK (West Facing)

Carpet Area:	1318 Sft.
Balcony:	84 Sft.
Utility:	57 Sft.
Saleable Area:	1981 Sft.

# SPECIFICATIONS

1	<b>STRUCTURE</b>	
	R.C.C. Framed	R.C.C. Shear wall framed structure to withstand wind & seismic loads. Concrete blocks for non structural members. (Wherever needed)
2	<b>PAINTING</b>	
	External Internal	Textured finish and two coats of exterior emulsion paint of reputed make. Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.
3	<b>DOORS, WINDOWS &amp; RAILINGS</b>	
	Main Door	Manufactured teak wood door frame and veneered door shutter finished with good quality melamine polish with hardware of reputed make.
	Internal Doors	Manufactured hard wood melamine finished door frame & laminated shutter fixed with hardware of reputed make.
	Utility Door	UPVC door frame of reputed profile sections with combination of tinted. Float glass with aluminium louvers & S S mesh at bottom.
	French Doors	UPVC door frame of reputed profile sections, with tinted toughened/HS glass paneled shutters and designer hardware of reputed make with provision for mosquito mesh. (Mesh & fixing shall be at extra cost)
	Windows	UPVC window of reputed profile sections with tinted toughened/HS glass with suitable finishes as per design with mosquito mesh for all sliding windows. (Mesh will not be provided for casement windows)
	Grills for Windows	"Aesthetically designed, mild steel (M.S) window grills with enamel paint finish for all windows. (Shall be provided at extra cost)"
4	Balcony Railings	MS railing in enamel paint finish of reputed make.
	<b>FLOORING</b>	
	Drawing, Living, Dining, Pooja	800 x 800 mm size double charged vitrified tiles of vitero or equivalent make.
	All Bedrooms & Kitchen	800 x 800 mm size double charged vitrified tiles of vitero or equivalent make.
	Entrance Lounge	Marble/tile flooring with designer false ceiling.
	Bathrooms	Acid resistant, anti-skid ceramic tiles of reputed make.
	Corridors	Vitrified tile of reputed make.
	All Balconies	Rustic ceramic tile of reputed make with granite sill at bottom of the railing.
	Utility	Rustic ceramic tile of reputed make with granite sill at bottom of the railing.
	Staircase	Tandoor/Kota stone.
5	<b>TILE CLADDING</b>	
	Dadoing in Kitchen	"Glazed ceramic tiles dado up to 2'-0" height above kitchen platform of reputed make. (Shall be provided at extra cost)"
	Bathrooms Utility	Glazed ceramic tile dado up to 8'-0" height of reputed make. Glazed ceramic tiles dado upto 3' height of reputed make.
6	<b>KITCHEN</b>	
	Counter	Granite platform with stainless steel sink. (Shall be provided at extra cost)
	Water Provision	Separate municipal water provided by HMDA along with borewell water.
	Other Accessories	Provision for fixing of water purifier, exhaust fan or chimney.
7	<b>UTILITY</b>	
	Dishwasher/ Washing Machine	Provision for washing machine & wet area for washing utensils and dish washer provision.
8	<b>CP &amp; SANITARY FIXTURES</b>	
	Bathrooms	Wash basin with granite counter top. EWC with concealed flush tank of reputed make. Single lever fixtures with wall mixer cum shower of reputed makes. All C.P. fittings are of reputed make. PVC false ceiling in all bathrooms.
	<b>ELECTRICAL FIXTURES</b>	
	Internal Electrical Fixtures	Geysers in all bathrooms. (Except for terrace level apartments) Exhaust fans in all bathrooms. Concealed copper wiring of reputed make. Power outlets for air conditioners in all bedrooms & living area. Plug points for T.V. 3 phase supply for each unit with individual meter boards. miniature circuit breakers (MCB) for each distribution boards of reputed make. Switches of reputed make. Copper piping for air conditioning units for all flats. Power outlets for geysers in all bathrooms.
	Bathrooms Kitchen/Utility Area	Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine and dish washer in utility area.
10	<b>TELECOMMUNICATIONS, CABLE TV &amp; INTERNET</b>	
	Telephone Points	Telephone points in all bedrooms, drawing/living rooms.
	Intercom facility	Intercom facility to all the units connecting security.
	Cable TV	Provision for cable connection in master bed room & living room.
	Internet	One internet connection provision in each apartment.
11	<b>ELEVATORS / LIFTS</b>	
	Passenger Lifts	Specification "High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make for each tower.
		Flooring and Car Finish Entrance with granite/marble/ vitrified tile cladding .
	Fire / Service Lifts	Specification One high speed automatic passenger cum service lift per block with rescue device with V3F for energy efficiency of reputed make for each block.
		Flooring and Car Finish Entrance with granite cladding.

12	<b>WSP &amp; STP</b>	
	Domestic water made available through an exclusive water softening plant. (Not RO plant)	
	Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms.	
	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.	
13	<b>CAR PARKING</b>	
	2 BHK	1 Car parks for each apartment.
	3 BHK + 2 TOILETS	2 parks for each apartment.
	3 BHK	2 Cparks for each apartment. Car parking shall be in stilt floor & cellars.
15	<b>CHARGING POINTS OR ELECTRIC CARS</b>	Charging point for electric cars shall be provided for each flat.
15	<b>CAR WASHING FACILITY</b>	Car washing facility shall be provided as per the vendor's specifications.
16	<b>PARKING MANAGEMENT</b>	Entire parking is well designed to suit the number of car parks provided parking signage's and equipment at required places to ease traffic flow.
17	<b>FACILITIES FOR DIFFERENTLY ABLED</b>	Access ramps at all block entrances shall be provided for differently abled.
18	<b>POWER BACK UP</b>	100% DG set backup with acoustic enclosure & A.M.F.
19	<b>SECURITY/BMS</b>	
	Sophisticated round-the-clock security/surveillance system.	
	Surveillance cameras at the main security and entrance of each block to monitor.	
	Panic button and intercom is provided in the lifts connected to the security room.	
20	<b>CENTRALIZED BILLING</b>	
	Solar power fencing around the compound.	
	Billing shall be done for consumption of electricity, water & LPG with prepaid meters system.	
21	<b>FIRE &amp; SAFETY</b>	
	Fire hydrant and fire sprinkler system in all floors and basements as per NBC norms.	
	Fire alarm and public address system in all floors and parking areas (basements) as per NBC norms.	
	Control panel will be kept at main security.	
22	<b>LPG</b>	
	Supply of gas from centralised Gas bank to all individual flats/ Bhagyanagar Gas.	
23	<b>CLUB HOUSE &amp; AMENITIES</b>	
	Multipurpose hall	
	Business lounge	
	Utility office	
	Waiting lounge	
	Coffee lounge	
	Preview theatre	
	Swimming pool	
	Kids pool	
	Crèche	
	Grocery	
	Gym	
	Aerobics	
	Yoga/Meditation	
	SPA (Saloon, massage)	
	Guest rooms -05 Nos	
Indoor Sports Facilities		
	Badminton court -02 Nos	
	Squash court-01 No	
	Table tennis	
	Chess/carrom	
	Billiards lounge	
Outdoor Amenities		
	Amphitheatre	
	Children's play area	
	Fitness station	
	Cricket practice pitch	
	Badminton court	
	Half Basketball court	
	Jogging track	
	Pet park	
	Fleamarket	
	Party lawn	
	Medicinal/Aromatic garden	
	Skating rink	

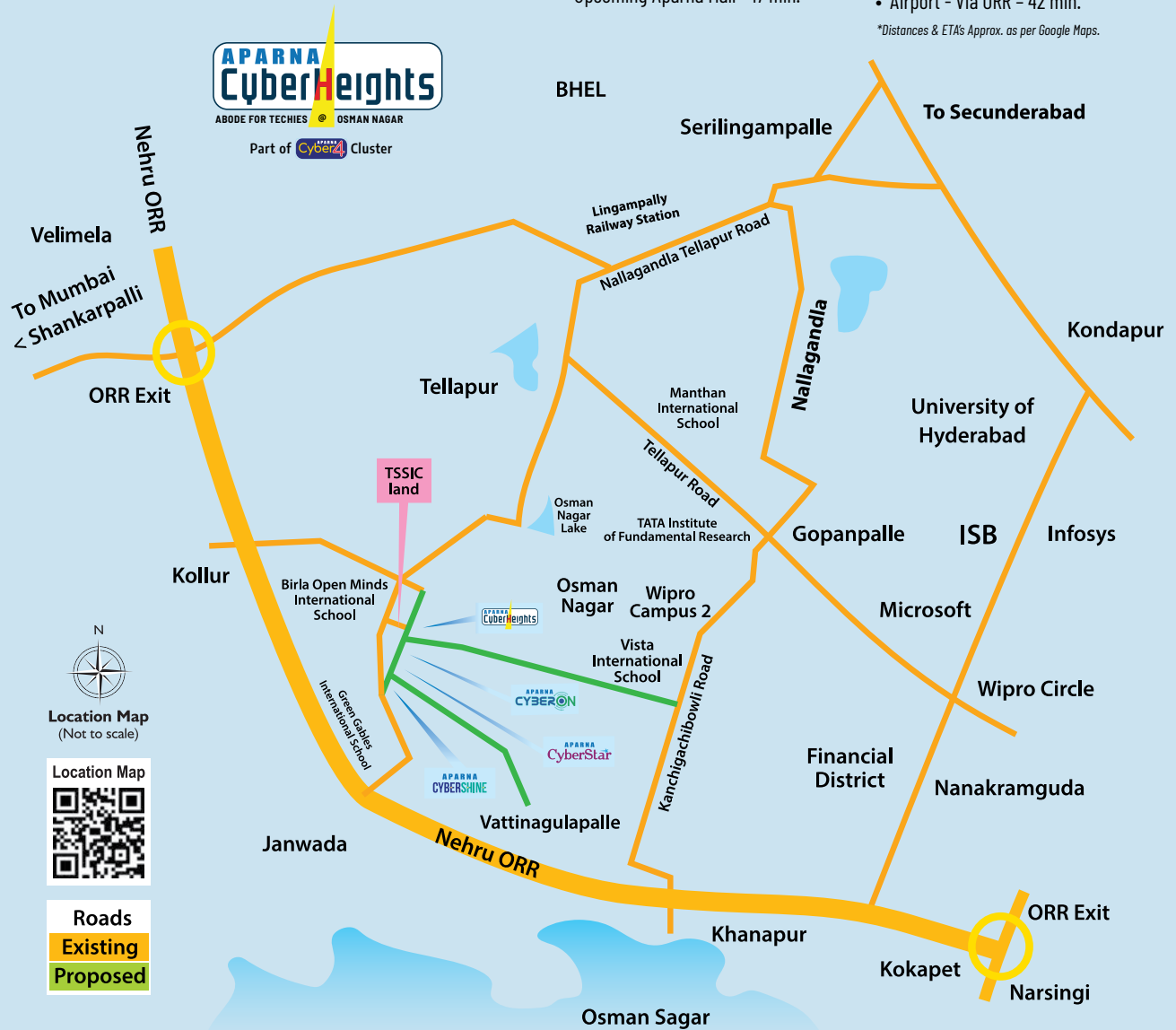
## Fast-growing Osman Nagar

- 100 Ft. roads connecting to ORR service road
- HMDA approved 100 Ft. road proposed to be built opposite Cyber4
- The TSIC land in front of the project may be used by future IT companies
- Quick and easy access to IT hubs
- Close to Financial District - 12 Min Approx.

## Connectivity to major hot-spots

- 100 Ft. road leading to Gopanpally Junction - 1 min.
- Osman Nagar Village - 2 min.
- Birla Open Minds School - 6 min.
- ORR Exit No. 2 - 9 min.
- Green Gables International School - 9 min.
- SBI - 12 min.
- HDFC - 13 min.
- Ratnadeep - 17 min.
- Upcoming Aparna Mall - 17 min.
- Wipro - 2 Campus @ Gopanpally - 18 min.
- Citizens Hospital - 18 min.
- Lingampally Railway Station - 18 min.
- Aksha Hospital - 19 min.
- TIFR (Tata Institute of Fundamental Research) - 20 min.
- Glendale Cambridge School - 22 min.
- Rythu Nethram Supermarket - 22 min.
- Vista International School - 22 min.
- Airport - Via ORR - 42 min.

\*Distances & ETAs Approx. as per Google Maps.



**BOOK TODAY**

**SALES OFFICE OPEN 365 DAYS**



### 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

For more details  
please scan this  
QR-Code



Join us on:



Approved by **hmda**  
TS RERA Reg. No.:  
P01100005166

\*Terms & Conditions Apply. All norms, requirements pertaining to environment, fire services, HMDA rules and regulations have been adhered to while designing Aparna CyberHeights. This is conceptual and not a legal offering for Sale/Agreement. Images used are for illustrative purpose only.