



TECHIES OF HYDERABAD,  
EXPERIENCE

# THE PRIDE OF OWNERSHIP

**APARNA**  
**CYBERSHINE**  
 ABODE FOR TECHIES @ OSMAN NAGAR  
 Part of **Cyber4** Cluster



# Techies, now embrace modern living



2, 2.5 & 3 BHK



330  
Apartments



2 Towers



Tower A: 17 Floors  
Tower B: 16 Floors



1314 - 1824 Sft.

## APARNA CYBERSHINE

ABODE FOR TECHIES @ OSMAN NAGAR

Part of  Cluster



# Discover your love for the outdoors

Multipurpose Court | Amphitheatre | Children's Play Area  
Fitness Station | Party Lawn | Jogging Track



**APARNA  
CYBERSHINE**

ABODE FOR TECHIES @ OSMAN NAGAR

Part of **Cyber4** Cluster

## A modern club to enrich your life

Table Tennis | Crèche | Utility Office  
Coffee/Reading Lounge | Outdoor Coffee Deck  
Saloon | Swimming Pool | Kids Pool | Gym  
Guest Rooms | Chess/Carrom | Billiards Lounge  
Aerobics/Yoga/Meditation

Club@

**APARNA  
CYBERSHINE**

Club@  
**CYBERSHINE**





**3 BHK (East Facing)**  
**1824 Sft.**

**3 BHK (East Facing)**

Carpet Area: 1198 Sft.

Balcony: 83 Sft.

Utility: 57 Sft.

Saleable Area: 1824 Sft.



**2 BHK (North Facing)**  
**1330 Sft.**

**2 BHK (North Facing)**

Carpet Area: 851 Sft.

Balcony: 62 Sft.

Utility: 51 Sft.

Saleable Area: 1330 Sft.



## 2.5 BHK (West Facing) 1601 Sft.

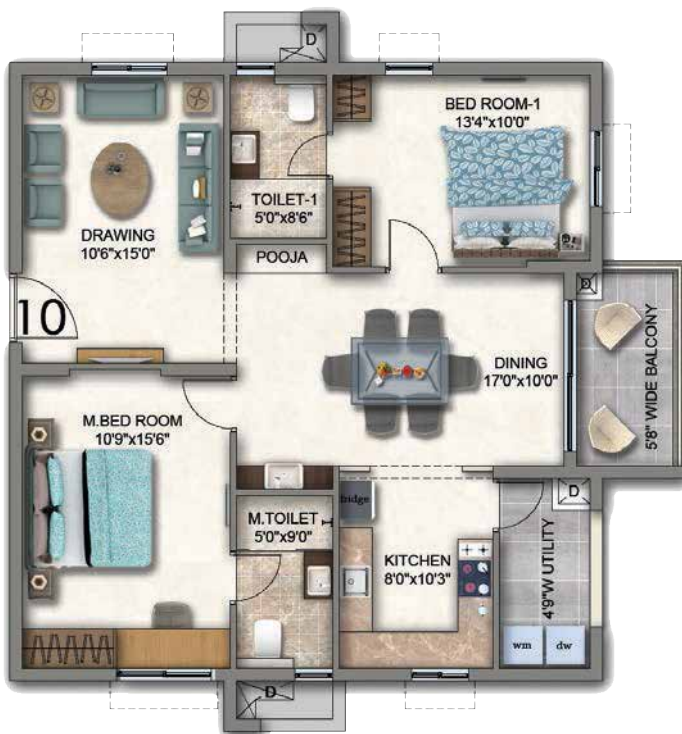
### 2.5 BHK (West Facing)

Carpet Area: 1033 Sft.

Balcony: 79 Sft.

Utility: 56 Sft.

Saleable Area: 1601 Sft.



## 2 BHK (West Facing) 1325 Sft.

### 2 BHK (West Facing)

Carpet Area: 850 Sft.

Balcony: 62 Sft.

Utility: 48 Sft.

Saleable Area: 1325 Sft.

# SPECIFICATIONS

<b>1 STRUCTURE</b>	R.C.C. Framed Structure Super Structure	R.C.C. framed structure to withstand wind & seismic Loads. 8" thick solid block work for external walls & 4" thick solid block work of internal walls.	Kitchen/Utility Area	Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine and dish washer in utility area.
<b>2 PLASTERING</b>	External Internal	2 coats of plastering in CM 1:6 for external walls. 1 coat of plastering in CM 1:6 for walls.	<b>11 TELECOMMUNICATIONS, CABLE TV &amp; INTERNET</b>	Telephone Points Intercom facility Cable TV Internet
<b>3 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.	<b>12 ELEVATORS / LIFTS</b>	Passenger Lifts  Fire / Service Lifts
<b>4 DOORS, WINDOWS &amp; RAILINGS</b>	Main Door  Internal Doors  Utility Door  French Doors  Windows  Grills for Windows  Balcony Railings	Manufactured teak wood door frame and veneered door shutter finished with good quality melamine polish with hardware of reputed make.  Manufactured hard wood melamine finished door frame & laminated shutter fixed with hardware of reputed make.  UPVC door frame of reputed profile sections with combination of tinted float glass with aluminium louvers & S S mesh at bottom.  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).  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)  *Aesthetically designed, mild steel (M.S) window grills with enamel paint finish for all windows. (Shall be provided at extra cost)  MS railing in enamel paint finish of reputed make.	Specification  Flooring and Car Finish  Specification  Flooring and Car Finish	"High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make for each tower."  Entrance with granite/marble/vitrified tile Cladding .  One high speed automatic passenger cum service lift per block with rescue device with V3F for energy efficiency of reputed make for each tower.  Entrance with granite cladding.
<b>5 FLOORING</b>	Drawing, Living, Dining, Pooja All Bedrooms & Kitchen  Entrance Lounge Bathrooms Corridors All Balconies  Utility  Staircase	800 x 800 mm size double charged vitrified tiles of vitero or equivalent make.  800 x 800 mm size double charged vitrified tiles of vitero or equivalent make.  Marble/tile flooring with designer false ceiling.  Acid resistant, anti-skid ceramic tiles of reputed make.  Vitrified tile of reputed make.  Rustic ceramic tile of reputed make with granite sill at bottom of the railing.  Rustic ceramic tile of reputed make with granite sill at bottom of the railing.  Tandoor/Kota stone.	<b>13 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. Water meters for each unit for domestic & municipal water.
<b>6 TILE CLADDING</b>	Dadoing in Kitchen  Bathrooms Utility	"Glazed ceramic tiles dado up to 2'-0" height above kitchen platform of reputed make. (Shall be provided at Extra Cost)"  Glazed ceramic tile dado up to 8'-0" height of reputed make.  Glazed ceramic tiles dado upto 3' height of reputed make.	<b>14 CAR PARKING</b>	2 BHK 3 BHK + 2 TOILETS 3 BHK
<b>7 KITCHEN</b>	Counter  Water Provision  Other Accessories	Granite platform with stainless steel sink. (shall be provided at extra cost)  Separate municipal water provided by HMDA along with borewell water.  Provision for fixing of water purifier, exhaust fan or chimney.	<b>15 CHARGING POINTS FOR ELECTRIC CARS</b>	1 Car park for each apartment. 1 Car park for each apartment. 2 Car park for each apartment. Car parking shall be in stilt floor & cellars.
<b>8 UTILITY</b>	Dishwasher/ Washing Machine	Provision for washing machine & wet area for washing utensils and dish washer provision.	<b>16 CAR WASHING FACILITY</b>	Car washing facility shall be provided as per the vendor's specifications.
<b>9 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>17 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.
<b>10 ELECTRICAL FIXTURES</b>	Internal Electrical Fixtures  Bathrooms	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 bed rooms & 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.	<b>18 FACILITIES FOR DIFFERENTLY ABLED</b>	Access ramps at all block entrances shall be provided for differently abled.
			<b>19 POWER BACK UP</b>	100% DG set backup with acoustic enclosure & A.M.F.
			<b>20 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. Solar power fencing around the compound.
			<b>21 CENTRALIZED BILLING</b>	Billing shall be done for consumption of electricity, water & LPG with prepaid meters system.
			<b>22 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.
			<b>23 LPG</b>	Supply of gas from centralised gas bank to all individual flats/ Bhagyanagar Gas.
			<b>24 CLUB HOUSE &amp; AMENITIES</b>	Multi-purpose/Banquet hall Crèche Utility office Coffee/Reading lounge Outdoor coffee deck Saloon Swimming pool Kids pool Gym Guest rooms -02 Nos
			<b>Indoor Sports Facilities</b>	Table tennis Chess/Carrom Billiards lounge Aerobics/Yoga/Meditation
			<b>Outdoor Amenities</b>	Multipurpose court Amphitheatre Children's play area Fitness station Party lawn Jogging track

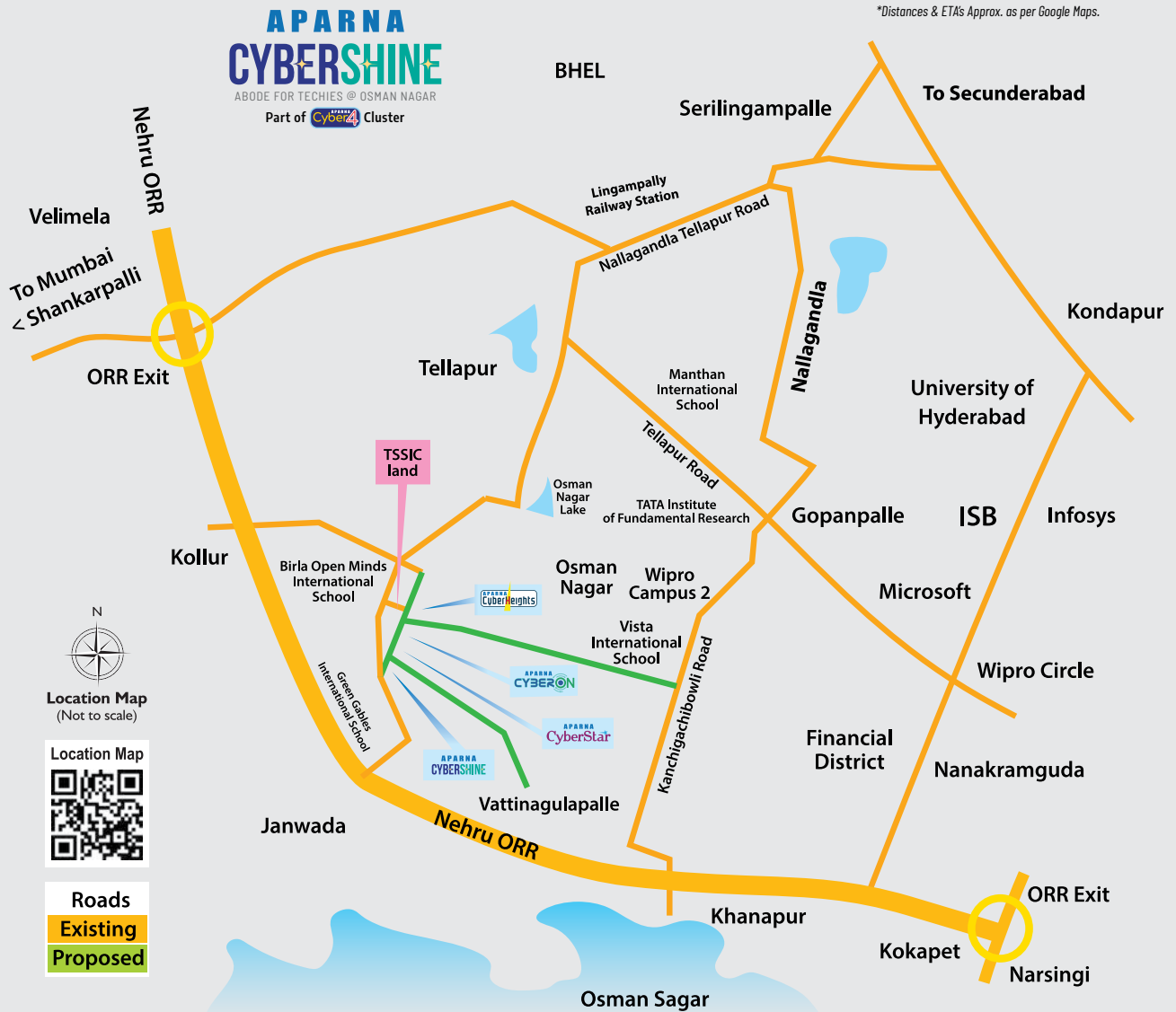
## Fast-growing Osman Nagar

- 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.

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For more details please scan this QR-Code



[www.aparnaconstructions.com](http://www.aparnaconstructions.com)

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