

TECHIES OF HYDERABAD, EXPERIENCE -1 - 1 **;** -1-11aparna Cyber<mark>H</mark>eights OSMAN NAGAR ABODE FOR TECHIES Part of Cyber Cluster

1

A community techies will love





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 @ CyberHeights

Chall® (158)



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	STRUCTURE			12	WSP & STP	Domestic water made available through an exclusive water softening
	R.C.C. Framed	R.C.C. Shear wall fra	med structure to withstand wind & seismic loads.			plant. (Not RO plant)
		Concrete blocks for	non structural members. (Wherever needed)			Rain water harvesting at regular intervals provided for recharging
2	PAINTING					ground water levels as per the norms.
	External Internal		two coats of exterior emulsion paint of reputed make.			A sewage treatment plant of adequate capacity as per norms will be
	Internal	reputed make over a	with 2 coats of premium acrylic emulsion paint of			provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.
3	DOORS, WINDOWS &					Water meters for each unit for domestic & municipal water.
	Main Door	Manufactured teak v	vood door frame and veneered door shutter finished	13	CAR PARKING	
			elamine polish with hardware of reputed make.		2 BHK	1 Car parks for each apartment.
	Internal Doors		vood melamine finished door frame & laminated Irdware of reputed make.		3 BHK + 2 TOILETS	2 parks for each apartment.
	Utility Door		reputed profile sections with combination of tinted.		3 BHK	2 Cparks for each apartment.
		Float glass with alur	ninium louvers & S S mesh at bottom.			Car parking shall be in stilt floor & cellars.
	French Doors		reputed profile sections, with tinted toughened/HS	15	CHARGING POINTS	Charging point for electric cars shall be provided for each flat.
			rs and designer hardware of reputed make with ito mesh. (Mesh & fixing shall be at extra cost)		OR ELECTRIC CARS	
	Windows		uted profile sections with tinted toughened/HS glass	15	CAR WASHING Facility	Car washing facility shall be provided as per the vendor's specifications.
			s as per design with mosquito mesh for all sliding	16	PARKING	Entire parking is well designed to suit the number of car parks provided
	0.11. (not be provided for casement windows)		MANAGEMENT	parking signage's and equipment at required places to ease traffic
	Grills for Windows		ed, mild steel (M.S) window grills with enamel paint s. (Shall be provided at extra cost)"			flow.
	Balcony Railings		paint finish of reputed make.	17	FACILITIES FOR	Access ramps at all block entrances shall be provided for differently
4	FLOORING				DIFFERENTLY	abled.
	Drawing, Living,	800 x 800 mm size d	ouble charged vitrified tiles of vitero or equivalent	10	ABLED	
	Dining, Pooja	make.		18	POWER BACK UP	100% DG set backup with acoustic enclosure & A.M.F.
	All Bedrooms &		ouble charged vitrified tiles of vitero or equivalent	19	SECURITY/BMS	Sophisticated round-the-clock security/surveillance system. Surveillance cameras at the main security and entrance of each block to
	Kitchen	make.				monitor.
	Entrance Lounge Bathrooms		vith designer false ceiling. skid ceramic tiles of reputed make.			Panic button and intercom is provided in the lifts connected to the
	Corridors	Vitrified tile of reput				security room.
	All Balconies	Rustic ceramic tile o	f reputed make with granite sill at bottom of the			Solar power fencing alround the compound.
		railing.		20	CENTRALIZED	Billing shall be done for consumption of electricity, water & LPG with
	Utility		f reputed make with granite sill at bottom of the		BILLING	prepaid meters system.
	0.1	railing.				
-	Staircase	Tandoor/Kota stone.		21	FIRE & SAFETY	Fire hydrant and fire sprinkler system in all floors and basements as per NBC norms.
5	TILE CLADDING Dadoing in Kitchen	"Glazod coramic tilo	s dado up to 2'-0" height above kitchen platform of			Fire alarm and public address system in all floors and parking areas
	badoing in Michen		be provided at extra cost)"			(basements) as per NBC norms.
	Bathrooms		lado up to 8'-0" height of reputed make.			Control panel will be kept at main security.
	Utility	Glazed ceramic tiles	dado upto 3' height of reputed make.	22	LPG	Supply of gas from centralised Gas bank to all individual flats/
6	KITCHEN	Cranita platform wit	h stainlass staal sink (Chall he provided at outre cost)			Bhagyanagar Gas.
	Counter Water Provision		h stainless steel sink. (Shall be provided at extra cost) water provided by HMDA along with borewell water.	23	CLUB HOUSE & Amenities	
	Other Accessories		of water purifier, exhaust fan or chimney.		ANENTIES	Multipurpose hall
7	UTILITY					Business lounge
	Dishwasher/		g machine & wet area for washing utensils and dish			Utility office
	Washing Machine	washer provision.				Waiting lounge
8	CP & SANITARY FIXT Bathrooms		nite counter ton			Coffee lounge
	Datilioullis	Wash basin with gra EWC with concealed	flush tank of reputed make.			Preview theatre
			with wall mixer cum shower of reputed makes.			Swimming pool
		All C.P. fittings are o				Kids pool
		PVC false ceiling in a	ili bathrooms.			Crèche
9	ELECTRICAL FIXTUR Internal Electrical		oms. (Except for terrace level apartments)			Grocery
	Fixtures	Exhaust fans in all b				Gym
		Concealed copper w	iring of reputed make.			Aerobics
			conditioners in all bedrooms & living area.			Yoga/Meditation
		Plug points for T.V.	ach unit with individual meter boards.			SPA (Saloon, massage)
			eakers (MCB) for each distribution boards of reputed			Guest rooms -05 Nos
		make.			Indoor Sports Facili	ities
		Switches of reputed				Badminton court -O2 Nos
	Bathrooms		r conditioning units for all flats. ysers in all bathrooms.			Squash court-01 No
	Kitchen/Utility		ing range chimney, refrigerator, microwave ovens,			Table tennis
	Area		chen, washing machine and dish washer in utility			Chess/carrom
		area.			0	Billiards lounge
10	Telephone Points	COMMUNICATIONS, CABLE TV & INTERNET hone Points Telephone points in all bedrooms, drawing/living rooms.			Outdoor Amenities	
	Intercom facility		all the units connecting security.			Amphitheatre
	Cable TV		onnection in master bed room & living room.			Children's play area
-	Internet	One internet connec	tion provision in each apartment.			Fitness station Cricket practice pitch
11	ELEVATORS / LIFTS Passenger Lifts	Specification	"High speed automatic passenger lifts with rescue			Badminton court
	. assenger Ellts	speemention	device with V3F for energy efficiency of reputed make			Half Basketball court
			for each tower.			Jogging track
		Flooring and	Entrance with granite/marble/			Pet park
		Car Finish	vitrified tile cladding .			Fleamarket
	Fire / Service Lifts	Specification	One high speed automatic			Party lawn
			passenger cum service lift per block with rescue device with V3F			Medicinal/Aromatic garden
			for energy efficiency of reputed			Skating rink
			make for each block.			
		Flooring and	Entrance with granite cladding.			
		Car Finish				

Fast-growing Osman Nagar

- 100 Ft. roads connecting to ORR service road
- HMDA approved 100 Ft. road proposed to be built opposite Cyber4
- The TSIIC 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 & ETA's Approx. as per Google Maps.





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