



# Lifestyle *redefined* for young techies



## APARNA cyberscape

Home for young Techies

APARTMENTS @ NALLAGANDLA

2, 2.5 & 3 BHK Apartments  
1335 - 2070 Sft.  
612 apartments  
4 towers - 22 floors



# Life and Times *redefined*

Building homes for a generation that dares to dream and cares to achieve is a speciality. At Aparna, we harness our expertise in every sphere of building beautiful, secure gated communities that complement residents' life and style.

Aparna Cyberscape is just the kind of community conceived, designed and built keeping young techies and their interests in mind.

Aparna Cyberscape is indeed an opportunity for young techies to lead a hassle-free lifestyle, away from chaotic traffic yet close enough to workplaces and other important destinations.

Additionally, the secure gated community is loaded with some of the finest features that make the address even more desirable.

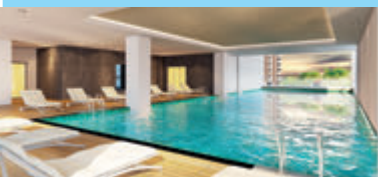


## Convenience *redefined*

- > Crèche
- > Grocery store
- > Library
- > Conference room
- > Multi-purpose hall

## Recreation *redefined*

- > 34,000 Sft. fully equipped clubhouse
- > Large swimming pool
- > Indoor & outdoor sports
- > Gym, spa, aerobics
- > Meditation & yoga room, wellness options



34,000 Sft.  
Club @ Cyberscape





## Project *redefined*

- > 612 Apartments modern gated community
- > 2, 2.5 & 3 BHK
- > Unit Sizes: 1335 – 2070 Sft.
- > 4 Towers
- > 22 Floors

## Peace of mind *redefined*

- > 100% power back-up, including ACs & geysers
- > 24x7 professional security & CCTV surveillance
- > Safe children's play areas
- > Hassle-free life for families & elderly





## Unit plans

<b>3BHK West Facing</b>	(Sft.)
Carpet Area	1156
Balcony Area	58
Utility Area	53
Saleable Area	<b>1750</b>



<b>2.5BHK West Facing</b>	(Sft.)
Carpet Area	1019
Balcony Area	49
Utility Area	44
Saleable Area	<b>1545</b>



### Other West Facing (Sft.)

2BHK	1335
2.5BHK	1535
2.5BHK	1550
3BHK	1945
3BHK	2070





<b>3BHK East Facing</b>	(Sft.)
Carpet Area	1356
Balcony Area	113
Utility Area	44
Saleable Area	<b>2070</b>



<b>2BHK East Facing</b>	(Sft.)
Carpet Area	874
Balcony Area	45
Utility Area	37
Saleable Area	<b>1335</b>

#### Other East Facing (Sft.)

2.5BHK	1535
2.5BHK	1545
2.5BHK	1550
3BHK	1750
3BHK	1945

# Specifications

1	STRUCTURE	R.C.C. framed structure to withstand wind & seismic loads.	Bathrooms	Power outlets for geysers in all bathrooms.
	A. RCC Framed Structure		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. Super Structure	8" thick solid block work for external walls & 4" thick solid block work of internal walls.		
2	PLASTERING		11	TELECOMMUNICATIONS, CABLE TV & INTERNET
	A. External	2 Coats of plastering in CM 1:6 for external walls.		Telephone Points
	B. Internal	1 Coat of plastering in CM 1:6 for walls and ceiling.		Intercom facility
3	PAINTING			Cable TV
	A. External	Textured finish & 2 coats of exterior emulsion paint of reputed make.		Internet
	B. Internal	Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.	12	ELEVATORS / LIFTS
4	DOORS, WINDOWS & RAILINGS			Passenger Lifts Specifications
	A. Main Door	Manufactured teak wood door frame and veneered door shutter finished with good quality melamine polish with hardware of reputed make.		Flooring & Car Finish:
	B. Internal Doors	Manufactured hard wood melamine finished door frame & laminated shutter fixed with hardware of reputed make.		Fire / Service Lifts Specifications
	C. Utility Door	uPVC door frame with combination of tinted float glass & laminated MDF panel.		Flooring & Car Finish:
	D. French Doors	uPVC door frame with tinted float glass paneled shutters & designer hardware of reputed make with mosquito mesh.	13	WSP & STP
	E. Windows	uPVC door frame with toughened tinted float glass with suitable finishes as per design with mosquito mesh.		1. Domestic water made available through an exclusive water softening plant (Not RO plant).
	F. Grills for Windows	Aesthetically designed, mild steel (M.S) window grills with enamel paint finish shall be provided for all windows up to 2nd floor.		2. Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms.
	G. Balcony Railings	MS railing with reputed enamel paint finish.		3. A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for landscaping and flushing purpose.
5	FLOORING			4. Water meters for each unit for domestic & municipal water.
	A. Drawing, Living, Dining, Pooja	800 x 800 mm size double charged vitrified tiles of Vitero or equivalent make.	14	CAR PARKING
	B. All Bedrooms & Kitchen	800 x 800 mm size double charged vitrified tiles of Vitero or equivalent make.		2 BHK + 2 TOILETS
	C. Entrance Lounge	Granite/ marble flooring with designer false ceiling.		3 BHK + 2 TOILETS
	D. Bathrooms	Acid resistant, anti-skid ceramic tiles of reputed make.		3 BHK + 3 TOILETS
	E. Corridors	Vitrified tiles of reputed make.	15	CAR WASHING FACILITY
	F. All Balconies	Rustic ceramic tile of reputed make with granite sill at bottom of the railing.		Car washing facility shall be provided as per the vendor's specifications.
	G. Utility	Rustic ceramic tiles of reputed make with granite sill at bottom of the railing.	16	PARKING MANAGEMENT
	H. Staircase	Tandur / Kota stone.		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.
6	TILE CLADDING		17	FACILITIES FOR DIFFERENTLY ABLED
	A. Dadoing in Kitchen	Glazed ceramic tiles dado up to 2' height above kitchen platform of reputed make.		Access ramps at all block entrances shall be provided for differently abled.
	B. Bathrooms	Glazed ceramic tile dado up to 8' height of reputed make.	18	POWER BACK UP
	C. Utility	Glazed ceramic tiles dado up to 3' height of reputed make.		100% DG set backup with acoustic enclosure & A.M.F.
7	KITCHEN		19	SECURITY / BMS
	A. Counter	Granite platform with stainless steel sink.		1. Sophisticated round-the-clock security / surveillance system.
	B. Water Provision	Separate municipal water provided by GHMC along with borewell water.		2. Surveillance cameras at the main security and entrance of each block to monitor.
	C. Other Accessories	Provision for fixing of water purifier, exhaust fan or chimney.		3. BMS for electricity consumption with pre-paid card system will be provided (centralized billing).
8	UTILITY			4. Centralized billing system for water consumption shall be provided.
	Dishwasher/ Washing Machine	Provision for washing machine & wet area for washing utensils and dish washer provision.	20	FIRE & SAFETY
9	CP & SANITARY FIXTURES			1. Fire hydrant and fire sprinkler system in all floors and basements as per NBC norms.
	Bathrooms	1. Vanity type wash basin / Granite counter top. 2. EWC with concealed flush tank of reputed make. 3. Single lever fixtures with wall mixer cum shower of reputed make. 4. All C.P. fittings are of reputed make. 5. Towel rod, soap tray & door hangers of reputed make. 6. PVC false ceiling in all bathrooms.		2. Fire alarm and public address system in all floors and parking areas (basements) as per NBC norms.
10	ELECTRICAL FIXTURES			3. Control panel will be kept at main security.
	Internal Electrical Fixtures	1. Geysers in all bathrooms. 2. Exhaust fans in all bathrooms. 3. Concealed copper wiring of reputed make. 4. Power outlets for air conditioners in all bedrooms. 5. Plug points for T.V. 6. 3-phase supply for each unit with individual meter boards. 7. Miniature circuit breakers (MCB) for each distribution board of reputed make. 8. Switches of reputed make. 9. Copper piping for air conditioning units for all apartments.	21	LPG GAS
				Supply of gas from centralized gas bank to all individual flats with pre-paid gas meters.
			22	CLUBHOUSE & AMENITIES
				State-of-the art Clubhouse with amenities
				1. Grand entrance lobby
				2. Crèche
				3. Multi-purpose hall
				4. Grocery store
				5. Meditation room /Aerobics /Yoga
				6. Gym
				7. Preview theatre
				8. Conference room
				9. Spa / Unisex saloon
				10. Society office
				11. Guest rooms – 03 Nos.
				12. Library
				13. Swimming pool – kids pool to be added
				Indoor Sports
				1. 2 Nos. Badminton courts
				2. Squash court
				3. 2 Nos. Table Tennis courts
				4. Chess / Carroms
				Outdoor Sports
				1. Tennis court
				2. Cricket pitch
				3. Half size Basketball court
				4. Children play court
				Other Facilities
				1. Jogging track
				2. Lawn



# Location redefined

The project is near:

- > Sancta Maria International School
- > Lingampally Railway Station
- > Nallagandla Flyover
- > Citizens Specialty Hospital
- > Quick access to Gachibowli - Kondapur IT Corridor

For location scan QR code



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Join us on:

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Marketing office open on Sundays also

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