

Your **Rise** To
The High Life



ORIANA
BY CYBERCITY
NEAR HITEC CITY MMTS

Marketing Office:

Cybercity, Hariram Hills, Green Hills Road,
Near IDL Road, KPHB, Hyderabad – 500018.

Corporate/Regd. Office:




Cybercity Oriana, 4th floor,
Plot No. 55, Kavuri Hills, Road No. 36,
Extended Jubilee Hills,
Opposite to Water Tank,
Hyderabad – 500033.



Designed by
Architect Hafeez Contractor



RERA No.: P022 0000 2674

 cybercitybuilders  cybercity_hyd  cybercity_hyd

Presenting CYBERCITY ORIANA

The World of Harmony & Tranquility

A warm welcome to you
By the elements of nature
Into the world of harmony and tranquility.

The soulful melody of the ripples in the lake
Singing a duet of divinity with the whistling breeze
The chirping of birds is the chorus of ease.

The early rays of sun, color it light but bright
The swinging lush of green, o' what a sight
Not far behind, the beauty of the sunset and the moonlit night.

All this and much more
But not a distant place or shore
It is nature's serenity intertwined with the sky-high living
Well planned amenities, call it wishful thinking.

It is a celebration of Your Rise
Your Rise to the High Life close to mother nature
The world of serenity and tranquility
Presenting CYBERCITY ORIANA, the right kind of surprise.



THE WORLD OF MAGNIFICENT LUXURY



Aerial View

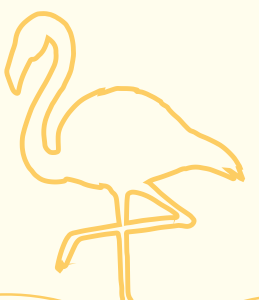
Artistic Render

Rise To Harmony

INSPIRED BY YOU

Our life is a harmony of mind, body and soul; our home too. Presenting Cybercity Oriana, which is not simply a home, nevertheless, a lifestyle that does your heart, soul and mind a world of good! Exquisitely crafted for the high life close to nature, ORIANA is a plush address that is nestled in the pristine lap of the plush lake-facing promenade and yet offers world class construction and amenities to mark your rise to the world of high living. Be graced and cuddled with calmness and harmony amidst of a bustling city and live the full circle of life that you've always aspired for.

| | | | | | |
|-----------|-------------|------------|------------------|-----------------|----------------|
| 03 | G+27 | 10 | 2 & 3 | 1250 to | 50,000 |
| Towers | Floors | Flat Types | BHK | 2380 | sft. Clubhouse |
| | | | | sft. Unit Sizes | |



Rise To Tranquility

INSPIRED BY NATURE

A lifestyle mindfully built to live the full circle of life. CYBERCITY ORIANA offers you a lifestyle of a kind, a retreat from the perpetual noise of city. It's not merely a story of beams and walls, but a sheer bliss of harmonious urban living pampered by nature. The serene view of the natural lake, sun-kissed mornings, striking shades of sky and sunsets are here to fulfill your day. A well laid out landscape, coupled with a spacious clubhouse offer you all the necessities of a modern life that is balanced and rewarding. Welcome to CYBERCITY ORIANA, the most thoughtfully crafted urban living space that brings out the best version of you and your loved ones every day.

36.5

Acres of
Natural Lake

78%

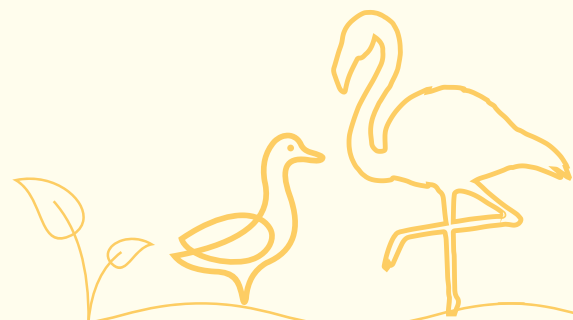
of Open
Spaces

6.74

Acres of
Project Area

IGBC

Pre-Certified
Green Project



Balcony View



Living Room

Artistic Render
Artistic Render

Rise to Modern High Living

INSPIRED BY LUXURY

LUXURY is not only defined by the looks and packaging; but also about what goes into the making of it. This is where the expertise and technological know-how of our expert engineers come in. When this expertise is blended with internationally renowned craftsmen like Master Architect Hafeez Contractor, the outcome is nothing else but the epitome of ESSENTIAL LUXURY. At CYBERCITY ORIANA you appreciate the design thinking and the touch of technology at every nook, corner and square feet. Each home at CYBERCITY ORIANA is an example of the masterpiece called MODERN LUXURY HIGH LIVING.



2
BHK

1250 E | W



3
BHK

1480 E | W
1700 E | W



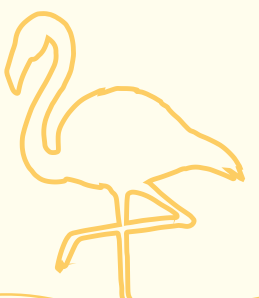
3
BHK

2050 E | W



3+1
BHK

2380 E | W



Location Map

Rise To Comfort

INSPIRED BY CONVENIENCE

CYBERCITY ORIANA enables you to connect to the city and the world without stress or strain. Feel the power of this connectivity through conveniently located Metro Stations, IT Hubs, Schools, Hospitals, Malls and much more. As you step out of ORIANA onto the 100ft approach road, you realize everything you need for work or home is within a very easy reach and the many ways of getting there. Life at CYBERCITY ORIANA is of comfort powered by the connectivity and offering you endless convenience.

4 km Just 4 KM from HITEC CITY

Near HITEC City MMTS



04 KMs
Cyber Towers



4.5 KMs
Forum Mall



2.3 KMs
MMTS Station



03 KMs
Metro Station



03 KMs
YASHODA Hospital
(*Upcoming)



0.3 KMs
Supermarket



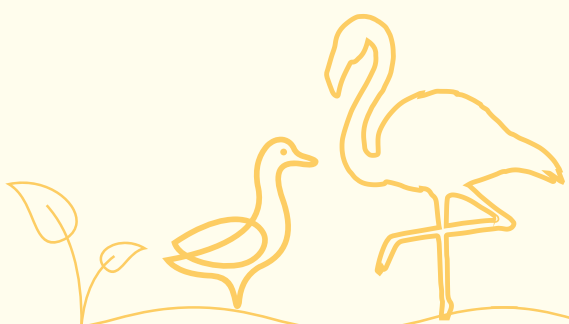
0.3 KMs
Bank & ATM



0.3 KMs
Fuel Station









0.3 KMs
Playschool/
Creche



Rise To Well-being

INSPIRED BY LIFE

CLUBHOUSE AMENITIES

-  SWIMMING POOL
-  GYMNASIUM
-  SPA & SALON
-  SUPERMARKET
-  LOUNGE CAFÉ
-  PHARMACY
-  MULTIPURPOSE HALL
-  GUEST ROOMS
-  ACTIVITY ROOM
-  TERRACE ACTIVITY AREA
-  INDOOR GAMES (TT, CARROM AND POOL)
-  BADMINTON COURT (INDOOR)
-  SQUASH COURTS
-  ROOF-TOP TENNIS COURT

View from the Infinity Pool,
overlooking the lake.

Artistic Render



Rise To Complete Living

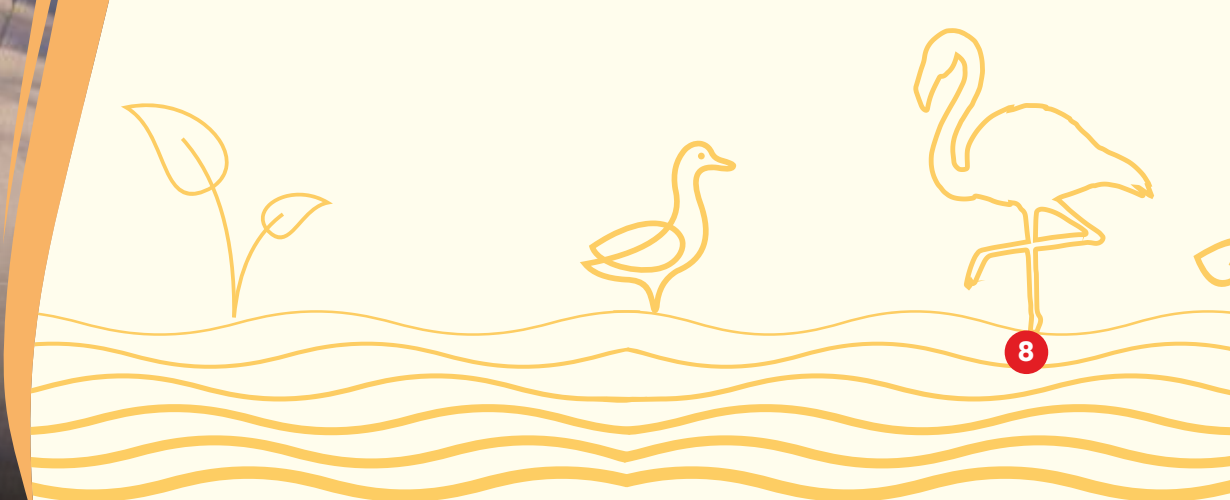
INSPIRED BY PERFECTION

OUTDOOR AMENITIES

-  CHILDREN'S PLAY AREA
-  OPEN GYMNASIUM
-  JOGGING TRACK
-  YOGA DECK
-  CRICKET NETS
-  HALF BASKETBALL HOOP
-  BADMINTON COURT (OPEN)
-  SENIOR CITIZEN CORNER
-  CENTRAL PLAZA FOUNTAIN
-  PARTY LAWN
-  CENTRAL LAWN

The Central Lawn

Artistic Render



TOWER 1



TOWER 2



TOWER 3



Unit Plans



2BHK
1250 EAST

| UNIT SIZE & FACING | | SALEABLE AREA | CARPET AREA | BALCONY AREA | UTILITY AREA | EXTERNAL WALL AREA | COMMON AREA |
|--------------------|--------|---------------|-------------|--------------|--------------|--------------------|-------------|
| SFT. | FACING | SFT. | SFT. | SFT. | SFT. | SFT. | SFT. |
| 1250 | EAST | 1250 | 839 | 55 | 28 | 79 | 249 |
| 1250 | WEST | 1250 | 844 | 55 | 26 | 80 | 244 |



2BHK
1250 WEST





3BHK
1480 EAST

| UNIT SIZE & FACING | | SALEABLE AREA | CARPET AREA | BALCONY AREA | UTILITY AREA | EXTERNAL WALL AREA | COMMON AREA |
|--------------------|--------|---------------|-------------|--------------|--------------|--------------------|-------------|
| SFT. | FACING | SFT. | SFT. | SFT. | SFT. | SFT. | SFT. |
| 1480 | EAST | 1480 | 1005 | 61 | 31 | 84 | 298 |
| 1480 | WEST | 1480 | 1005 | 61 | 31 | 84 | 298 |

3BHK
1480 WEST





3BHK
1700 EAST

| UNIT SIZE & FACING | | SALEABLE AREA | CARPET AREA | BALCONY AREA | UTILITY AREA | EXTERNAL WALL AREA | COMMON AREA |
|--------------------|--------|---------------|-------------|--------------|--------------|--------------------|-------------|
| SFT. | FACING | SFT. | SFT. | SFT. | SFT. | SFT. | SFT. |
| 1700 | EAST | 1700 | 1141 | 66 | 34 | 89 | 370 |
| 1700 | WEST | 1700 | 1141 | 73 | 33 | 90 | 363 |

3BHK
1700 WEST





3BHK
2050 EAST

| UNIT SIZE & FACING | | SALEABLE AREA | CARPET AREA | BALCONY AREA | UTILITY AREA | EXTERNAL WALL AREA | COMMON AREA |
|--------------------|--------|---------------|-------------|--------------|--------------|--------------------|-------------|
| SFT. | FACING | SFT. | SFT. | SFT. | SFT. | SFT. | SFT. |
| 2050 | EAST | 2050 | 1285 | 208 | 34 | 102 | 420 |
| 2050 | WEST | 2050 | 1344 | 148 | 39 | 100 | 419 |

3BHK
2050 WEST





3+1 BHK
2380 EAST

| UNIT SIZE & FACING | | SALEABLE AREA | CARPET AREA | BALCONY AREA | UTILITY AREA | EXTERNAL WALL AREA | COMMON AREA |
|--------------------|--------|---------------|-------------|--------------|--------------|--------------------|-------------|
| SFT. | FACING | SFT. | SFT. | SFT. | SFT. | SFT. | SFT. |
| 2380 | EAST | 2380 | 1527 | 182 | 58 | 104 | 510 |
| 2380 | WEST | 2380 | 1546 | 184 | 39 | 111 | 501 |

3+1 BHK
2380 WEST



Rise To Luxury

INSPIRED BY VALUES

SPECIFICATIONS

1. Vaastu:

- a. 100% Vaastu compliant

2. Structure (Basements):

- a. Peripheral RCC Walls
- b. Waffle slab/Flat slab for the parking floors
- c. VDF/IPS Flooring with slope

3. Super Structure:

- a. RCC Shear wall framed structure, earthquake resistant (Zone 2)

4. Lobby:

- a. Double height entrance lobby at podium level flooring in Granite. Wall Cladding in Granite/Vitrified tiles up to false ceiling level.

5. Lifts:

- a. Tower 1 – 4 Nos Passenger Lift & 2 Service Lift (2.5m/Sec Speed)
- b. Tower 2 – 5 Nos Passenger Lift & 2 Service Lifts (2.5m/Sec Speed)
- c. Tower 3 – 4 Nos Passenger Lift & 2 Service Lifts (2.5m/Sec Speed)
- d. Lifts – Toshiba/Mitsubishi/Hitachi/Schindler/OTIS/Equivalent

6. Flooring:

- a. Vitrified Tiles in Drawing, Living, Dining & Kitchen (800X800) and all Bedrooms (600X600) + 75 mm Skirting
- b. Anti-skid Ceramic Tiles in Balconies (1200X200) + 75 mm Skirting

7. Kitchen and Utility:

- a. Vitrified Tiled Flooring (2BHK – 600X600 & 3 BHK – 800X800) and Ceramic Tile Dado over the Granite Counter up to 600 mm (optional)
- b. Single Bowl Single Drain Steel Sink with CP Tap
- c. Antiskid Ceramic Tiled Flooring and Ceramic Tile Dado for the Utility (300X300)
- d. Ceramic Tile Flooring and Dado in the Maid's Toilet (only in specific units) (300X300)

8. Toilets and Fittings:

- a. Anti-skid Ceramic Tiles/Glazed Vitrified Tiles for Flooring
- b. Ceramic Tiles/Glazed Vitrified Tiles on Wall dado up to false ceiling
- c. Ceramic Wash Basin in toilets (of any reputed brand)
- d. Pedestal Wash Basins in maid Toilet (of any reputed brand)
- e. Wall mounted WC's (any reputed brand) with Flush Valves in all bathrooms
- f. Single Lever Tap and Shower Mixer (of any reputed brand)
- g. CP Fittings (of any reputed brand)
- h. Provision for Geysers in all Toilets except the Maid's Toilet
- i. Suspended Pipelines in Toilets concealed within the PVC False Ceiling

9. Painting:

- a. Textured Paint on External Walls
- b. Internal Walls and Ceilings in Acrylic emulsion
- c. Enamel Paint on all MS Railings
- d. Parking Areas – Cement Based paint

10. Railing:

- a. Living & Bed room balcony –MS Railing 1200 mm high
- b. Ac Ledges railing – MS Railing 750 mm high
- c. Staircase Railing – MS Railing 900 mm high

11. Common Area Finishes:

- a. Corridor Flooring – Vitrified Tiled Flooring (600x600)
- b. Staircases – Natural stone
- c. Garbage Collection room – Vitrified tiles 600 X 600
- d. Lift Lobby Fascia – 200 mm wide Granite band around the lift opening & rest of the area texture paint

12. Doors and Windows:

- a. Main Door – 7'6" high – African Teak wood frame and Pre-Moulded Flushed Shutter in Wood, with Veneer & PU Polish on Both Sides
- b. Internal Doors – 7' high – Engineered Wooden Frame and Flush Shutters with laminate
- c. Balcony Sliding Doors – 7'6" high – UPVC Frames and Shutters with performance Glass and track Provision for Mosquito Mesh Shutters (of any reputed brand)
- d. Windows (Sliding/Operable based on Ventilation Requirement) – 5'1" high – UPVC Frames with performance Glass and track Provision for Mosquito Mesh Shutters (of any reputed brand)
- e. Kitchen to Utility door – 7'6" high – UPVC Frames and Shutters (operable) (of any reputed brand)
- f. Ventilators – 4' High (Regular)/5'1" High (where we access AC ledges) Operable – UPVC /Aluminum frame & glass with the Provision for Exhaust fan
- g. Doors – fittings & locks (of any reputed brand)

13. Electrical:

- a. Concealed Wiring with PVC Insulated Copper Wires and Modular Switches
- b. Sufficient Power Outlets and Light Points will be provided
- c. Cable TV and Telephone Points provided in the Drawing Living and master bedroom
- d. Provision for Installation of Spilt AC in the Living, dining rooms and all Bedrooms
- e. Individual Meters will be provided for all Apartments at respective floor level in the electrical shaft.
- f. HT Metering proposed.
- g. Power outlets for Electrical Appliances – Power plug for Cooking range, chimney, refrigerator, microwave oven, mixer/grinder in kitchen, washing machine/dishwasher in utility area
- h. 3 PHASE Power Supply – Connected load for 2 BHK, 3 BHK & Duplex as per consultant recommendation
- i. Internet points in Living & Master Bedroom

14. Plumbing:

- a. Domestic water supply for all flat's toilets and kitchen (Hydro pneumatic)
- b. Drinking water supply only to Kitchen (Hydro pneumatic)
- c. STP treated water for flushing (all toilets) and landscaping (Hydro pneumatic)
- d. STP/WTP/Sumps – Capacity as per consultant recommendation

15. False Ceiling:

- a. Corridor and Units – Corner Box false ceiling (Gypsum) proposed to cover the Fire and Water supply lines. Gas lines are open as per norms.

16. Security System:

- a. Security Cabins at all Entrances and Exits with Peripheral CCTV Coverage
- b. CCTV at vantage points. Entry lobbies, basements entry and exits, project entry and exit, sports areas, club house entry exits, hidden areas in parking – All as per Consultant recommendation
- c. Typical floors – CCTV proposed in the lifts
- d. Access control system (provision) for club houses/main entry exit passages.
- e. Boom barriers proposed

17. Gas:

- a. Piped gas provision for all apartments.

18. DG Back Up:

- a. 100% DG backup proposed for all apartments except AC's & Geysers.

19. BMS Services:

- a. Prepaid electricity and water meters provided for all units

“ THE CYBERCITY EXPERIENCE ”

