

Happening Homes  
Happy Families



**MARINA SKIES**  
BY CYBERCITY

NEAR HITEC CITY MMTS



Completed Project

*Rainbow*  
**VISTAS**

Ongoing Project

*Rainbow*  
**VISTAS**  
@ ROCK GARDEN  
Near HI-TEC City MMTS



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Designed by  
**Architect**  
**Hafeez**  
**Contractor**

**CREDAI**

Note: Concepts mentioned are indicative only. Developer reserves the right to use substitutes of equivalent quality. Developer also reserves the right to any alterations in plans, elevations and specifications. All project details are subject to change any option other than the given specifications is at extra cost and at the discretion of developer. This document is a conceptual presentation only and not a legal offering.



## Of lakes, clouds and you...

Gentle ripples on the lake's surface scatter in the morning sun into a million sparkles. Miles above, cotton clouds float easy. For those who realise, the scene tells a beautiful story.

The lake's waters run deep, but they also rise high, as mist and vapour, to form clouds. Clouds, in return, shower love through blissful rains and fill up the lake again.

Your story has a resemblance to this beautiful camaraderie of lakes and clouds. You too, like the lake's waters, have risen high to create the clouds of sublime success. Like clouds, you now float above the ordinary. So do your aspirations. You cherish and admire the reflections of your success.

Marina Skies is the manifestation of your story. The story of you, the clouds and the lake...





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## A home that strikes the balance...

Marina Skies is a home designed to welcome activity and leisure. At Marina Skies, you live more. Be it the pool-side, the cycling or the jogging tracks, the landscaped gardens or the reflexology walkway, this is a home where there's always much to enjoy and even more to engage in.

All in all, Marina Skies strikes that fine balance between your home life and outdoor living, that lets you live better and happier.





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## Designer homes that tell your story...

Welcome to Marina Skies. Hyderabad's latest lifestyle-apartment landmark, created by master architect Hafeez Contractor. At G+31 storeys, the lofty towers of Marina Skies marry the charm of lakefront living to cosmopolitan class. At the heart of happening Hyderabad, here is a high-rise address nestled amidst the serenity of nature, minutes away from HITEC City, yet with balconies overlooking lakes, defining your refined living experience.



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## More life per square feet...

An active, energized life amidst natural calm and urban comfort...  
Spend time with your kids, revel in the company of your near ones, live like you feel alive...

Sounds like you're at a resort, doesn't it? This is Marina Skies. Where unmatched functionality comes from fine detailing, giving you more life-space per square feet indoors. Meanwhile, the amazing 50,000 sft. clubhouse and other outdoor amenities keep you active by day and engaged at night.

No wonder, coming home now feels like leaving for a vacation.

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# Route Map



## Near to everywhere...

From HITEC City to the Financial District...From super specialty hospitals to international schools...From the best of mall-hopping to the best of fine-dining...Every place you need to get to is only minutes away from Marina Skies. Strategically located at the heart of Hyderabad's most happening neighbourhood, your residence allows you to reach anywhere, anytime.





# MARINA SKIES

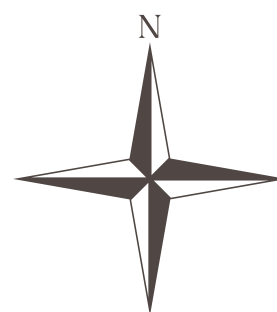
BY CYBERCITY

NEAR HITEC CITY MMTS

Everything for a 24x7 Life...  
Something for everyone.



Amenities Plan



1. DROP OFF	12. POOL DECK	23. MOUND
2. ROUND ABOUT	13. SPILL-OUT AL FRESCO	24. HALF-COURT BASKET BALL
3. VIEWING DECK	14. RESTING PAVILION	25. SENIORS' FITNESS STATION
4. CYCLING TRACK	15. JACUZZI	26. SENIOR CITIZEN'S PLAZA
5. JOGGING TRACK	16. LAP POOL	27. REFLEXOLOGY WALK
6. PARTY LAWN	17. FAMILY FUN POOL	28. FLOWER BED ISLAND
7. ROOF-TOP TENNIS	18. POOL BRIDGE	29. FITNESS STATION
8. SCULPTURE COURT	19. KIDS' POOL	30. YOUTH HANGOUT
9. RESTING AREAS	20. TODDLER'S POOL	31. PICNIC LAWN
10. RAMP	21. YOGA DECK	32. BARBECUE PAVILION
11. KIDS' PLAY AREA	22. ACTIVITY LAWN	33. GARDEN ISLAND



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Marina Skies at a glance...

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4KMs from HITEC City

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2 & 3 BHK Designer Apartments

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2 Towers in 8.5 acres, G + 31 Storeys

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80% Open Spaces

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18 Flat Types from 1160 Sft. - 2340 Sft.

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# Amenities galore...

## CLUBHOUSE FACILITIES

-  Multi-purpose Hall

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-  Restaurant

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-  Café

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-  Lounge

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-  Supermarket

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-  Play School & Crèche

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-  Badminton Courts

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-  Squash Courts

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-  Indoor Sports (Ping-pong, Carrom)

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-  Gymnasium

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-  Activity Room

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-  Spa & Salon

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-  Library/ Reading Room

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-  Pharmacy


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-  ATMs

## OUTDOOR AMENITIES

-  Tennis Court (Clubhouse-Rooftop)


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-  Fitness Station


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-  Jogging Track


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-  Cycling Track


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-  Reflexology Walk

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-  Yoga Deck

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-  Kids Play Area

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-  Seniors' Fitness Station


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-  Senior Citizen's Plaza

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-  Swimming Pool  
Pool Deck, Lap Pool, Family Fun Pool, Kids Pool, Toddlers Pool, Pool Bridge


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-  Jacuzzi


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-  Youth Hangout

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-  Flower Bed Island

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-  Picnic Lawn

-  Garden Island


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-  Activity Lawn


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-  Party Lawn


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-  Sculpture Court


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-  Spill-out Alfresco


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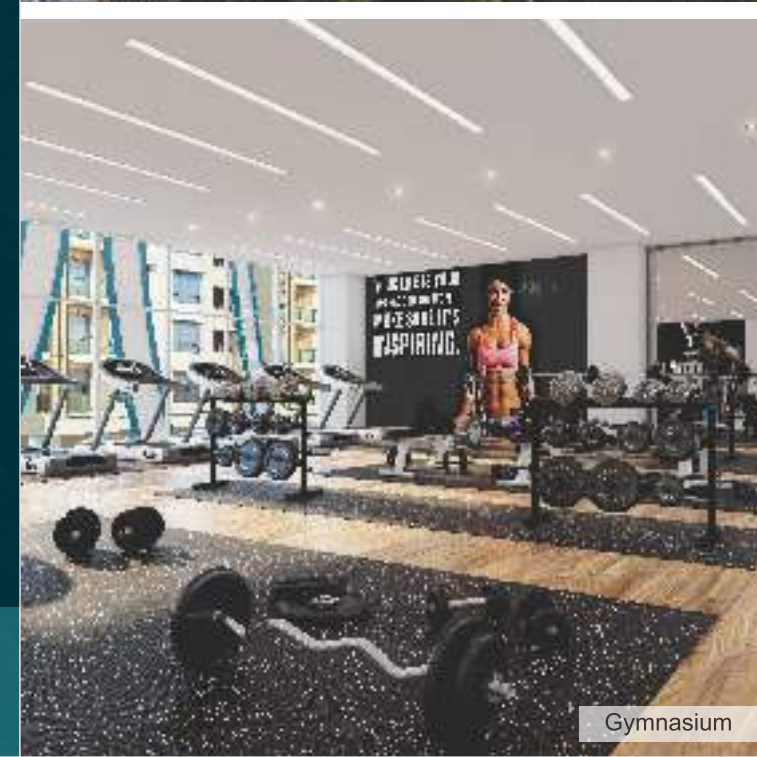
-  Resting Pavilion

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-  Barbeque Pavilion

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-  Viewing Deck



Gymnasium



Library



Supermarket

## Planned to Perfection

UNIT TYPE	FLAT TYPES	FACING
2 BHK	1160 SFT.	EAST
	1210 SFT.	NORTH
	1250 SFT.	EAST
	1250 SFT.	WEST
2+1 BHK	1400 SFT.	NORTH
	1450 SFT.	EAST
	1450 SFT.	WEST
3 BHK	1550 SFT.	EAST
	1600 SFT.	NORTH
	1650 SFT.	EAST
	1650 SFT.	WEST
3 BHK PREMIUM	1900 SFT.	EAST
	1900 SFT.	WEST
	2000 SFT.	NORTH
	2000 SFT.	WEST
	2230 SFT.	EAST
	2220 SFT.	WEST
	2340 SFT.	EAST



2 BHK, 1160 sft - East



### UNIT PLAN



2 BHK, 1210 sft - North



2 BHK, 1250 sft - East



### UNIT PLAN



2 BHK, 1250 sft - West



3 BHK, 1400 sft - North



3 BHK, 1450 sft - East



3 BHK, 1450 sft - West



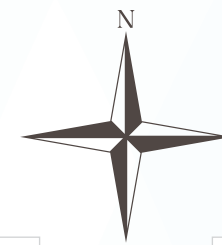
3 BHK, 1550 sft - East



3 BHK, 1650 sft - West



3 BHK, 1900 sft - East



UNIT PLAN



UNIT PLAN



3 BHK, 1600 sft - North



3 BHK, 1650 sft - East



3 BHK, 1900 sft - West



3 BHK, 2000 sft - North

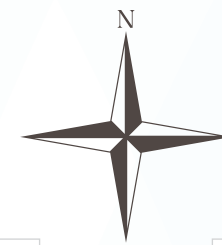
## Precise specs, premium value...



3 BHK, 2000 sft - West



3 BHK, 2220 sft - West



### UNIT PLAN



3 BHK, 2230 sft - East



3 BHK, 2340 sft - East

Vaastu	100% Vaastu compliant	Doors and Windows	<ul style="list-style-type: none"> <li>a. Main Door - Teakwood frame with engineered wood shutters</li> <li>b. Internal Door - Non-Teakwood frame with flushed shutters</li> <li>c. Balcony Door - UPVC glazed sliding doors for the balconies</li> <li>d. Windows - UPVC design with float glass as per design</li> </ul>
Structure	RCC Shear wall framed structure, earthquake resistant (Zone 2)	Electrical	<ul style="list-style-type: none"> <li>a. Concealed wiring with PVC Insulated copper wires and modular switches</li> <li>b. Sufficient power outlets and light points will be provided</li> <li>c. Cable TV points provided in the master bedroom and living room</li> <li>d. Provision for Installation of split AC in the living, dining rooms and all bedrooms</li> <li>e. ELCB and individual meters will be provided for all apartments</li> </ul>
Lobby	<ul style="list-style-type: none"> <li>a. Triple height entrance lobbies at ground level flooring and cladding in granite/marble</li> <li>b. Double height entrance lobbies at podium level flooring and cladding in granite/marble</li> <li>c. Upper floors lift lobby flooring in vitrified tiles and lift wall cladding in granite/marble</li> </ul>	Communication and Security System	<ul style="list-style-type: none"> <li>a. Security Cabins at all entrances and exits with peripheral CCTV coverage</li> <li>b. Telephone points provided in the living, dining and bedrooms</li> <li>c. Intercom facility to all the units connecting security</li> </ul>
Lifts	Suitable size and capacity passenger lifts in every tower	Water	Bore-well as well as municipal water connections will be provided
Flooring	<ul style="list-style-type: none"> <li>a. Vitrified tiles in the drawing, living, dining and all bedrooms</li> <li>b. Anti-skid ceramic tiles in balconies</li> </ul>	Power Back-up	DG sets for power back-up. 100% back-up for all units other than ACs and geysers
Kitchen and Utility	<ul style="list-style-type: none"> <li>a. Vitrified tiled flooring and ceramic tile dado over the granite counter</li> <li>b. Single bowl single drain steel sink with CP tap</li> <li>c. Anti-skid ceramic tiled flooring and ceramic tile dado for the utility</li> <li>d. Ceramic tile flooring and dado in the maid's toilet</li> </ul>	Painting and Plastering	<ul style="list-style-type: none"> <li>a. External walls with two coats of exterior acrylic emulsion paint over one coat of primer</li> <li>b. Internal walls with smooth finish with acrylic emulsion paint over one coat of primer</li> <li>c. Enamel paint on all MS railings</li> </ul>
Toilets and Fittings	<ul style="list-style-type: none"> <li>a. Anti-skid ceramic tiles for flooring</li> <li>b. Ceramic tiles on walls</li> <li>c. Granite counter with ceramic wash basin in toilets</li> <li>d. Pedestal wash basins in maid toilet</li> <li>e. WCs and chrome plated fittings</li> <li>f. Single lever tap and shower mixer</li> <li>g. Provision for geyser in all toilets except maid's toilet</li> <li>h. Suspended pipelines in toilets concealed within the grid false ceiling</li> </ul>	Plastering	Internal walls with smooth luppam finish. Sponge finish for external walls

#### Marina Skies Features



#### Benefits

- Less UV Rays – Better Health
- Less Heat – Cooler Interiors.
- Lower Electricity Bills.
- More Green-Reduced Carbon Footprint.
- Resulting in saving of 20000+ Trees per year