



CONSTRUCTED BY



# CYBER URBANIA

Premium Integrated Township  
@ Tellapur, Gachibowli

# CYBER URBANIA

**IS A GATED COMMUNITY PROJECT  
WITH 400 FLAT NEAR TELLAPUR IN 6.5 ACRES**

## Highlights :

- Built by NCC
- 10 blocks of 10 floors each with only 4 flats in each floor
- Gap between tower to tower is 33 feet to 100 feet
- Gap between individual flats is 20 feet
- Very high-endspecifications .(PGVF Tiles, Duravit and Jaquar Fixtures)
- 10mins. drive from Wipro Circle
- 100% vastu.( East and West facing Flats)
- Two covered Car parking per flat in Cellar 1 and 2
- Size of flats Available:1800sft / 2240sft
- Two lifts of 10 and 16 passengers per block
- 10000 sft Community Gatherings Space on Podium
- 10000 sft Central Podium Land Scraping
- Generator Back up for common areas lifts & Amenities Block.

## Amenities Block (30,000 sft) :

- Swimming pool
- Badminton courts
- Saloon and spa
- Fully loaded GYM
- Mini mart
- Restaurant & Cafeteria
- Guest suits
- Car spa
- Yoga studio
- Multi purpose Hall

## Out Door Activities :

- Basket Ball Court (Half)
- Children play areas



**\* No GST** (Received occupancy certificate)

APPROVED BANKS "SBI & LIC"

## Location Highlights :

Established Tech-hub with all IT majors in Financial District.

- Wipro Campus, Microsoft Campus and Infosys Campus
- Capgemini, TCS, Wave rock and CA Technologies Amazon and Franklin Templeton.
- Honeywell and severaj others
- ICICI Bank Towers

## Developing Fast in close Proximity:

- 80Acres Special IT Zone by TSISC
- Tata institute of Fundamental Research (TIFR) is in 209 Acres
- ITIR area – Planned development in Tellapur- Financial District area

## Educational institutions:

- Open Minds – A Birla School
- Manthan international School
- Sancta Maria international school
- Samashti international school
- Sridevi Womens Engineering College
- ISB Campus
- Institute of life Sciences
- University of Hyderabad

## Health and Hospitality:

- Citizens Multispecialty Hospital
- Continental Multispecialty Hospital
- Lemon Tree Hotel
- Hyatt Hyderabad Hotel
- Sheraton Hyderabad Hotel
- Holiday inn Express&” Suites

## Connectivity:

- Wipro circle in 15 mins
- Gachibowli Junction in 20 mins
- Tellapur in 5 mins
- Wipro gopanalli -10 mins
- Financial dist. in 15 mins
- Airport via ORR in 30 mins
- Lingampalli MMTS & Railway station in 15 mins





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## Site Layout



**2240 SFT EAST AND WEST  
ISOMETRIC FLOOR PLANS:**



**1800 SFT EAST AND WEST  
ISOMETRIC FLOOR PLANS:**

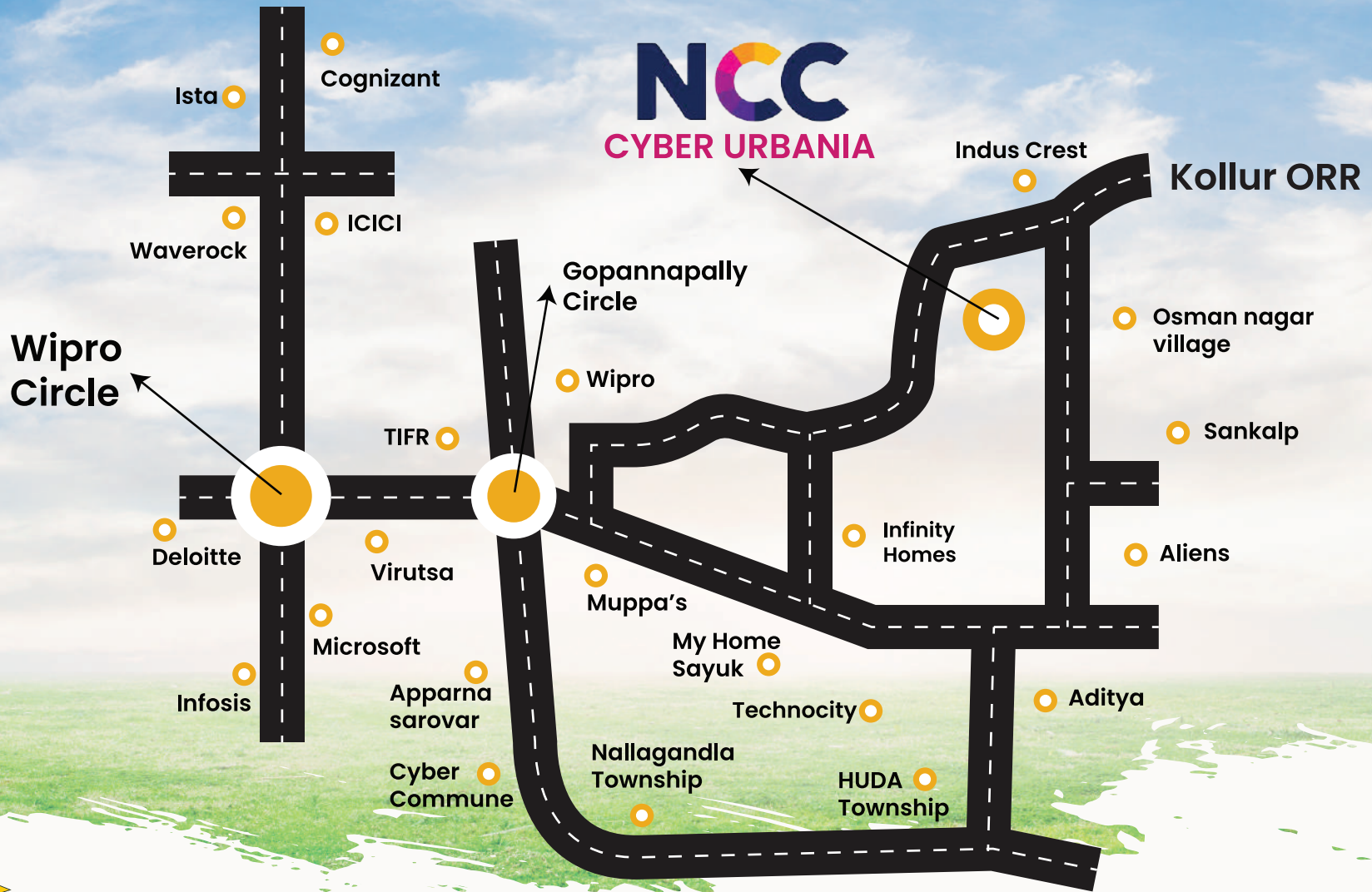




2240 SFT EAST AND WEST



1800 SFT EAST AND WEST



**ADDRESS:**

#4th Floor, MSR Capital, Beside Miyapur Metro Station,  
Miyapur, Hyderabad - 500049, T.S.

**CONTACT :**