



THE  
TALLEST  
&  
BIGGEST  
BUSINESS  
PARK  
OF  
HYDERABAD



[www.sasinfra.com](http://www.sasinfra.com)

# TAKE UP

The High Rise Bloom



iTower is a 171 meters tall edifice, well spread over 10.75 acres in Hyderabad's financial district as a towering development unique and exclusive in many ways.

It is energy efficient with amplified ventilation; highly connected with 120ft wide road across 3 sides with separate entry & exit for IT/ITES block.



iTower has the largest floor plate of 1,20,000 sq.ft and infused with state-of-the-art technology for higher productivity.



10.5 Acres

●  
Build as per International standards

●  
1,20,000 sft floor plate with only 62 columns

●  
Only project to use M50, M60, M70 grade temperature controlled concrete

●  
High speed vertical transportation

●  
96 elevators with upto 6m/sec speed + 50 escalators

●  
100% power back up

●  
Central air-conditioning



Ample car parking area



Telecom connectivity



Modern fire detection



Suppression systems with  
sprinklers fire



Smoke detectors etc. ensure  
amenities are top notch and meet  
your every conceivable need



100% perfectly designed imported  
glass with thermal analysis



SAS iTower's Facade is being  
presented in the world of facades



# WITNESS

Unprecedented Blend



iTowers is uniquely conceptualised for work – life balance. It redefines perceptions of life and lifestyle in corporate world.

This tallest mixed use commercial project comprises of Grade A+ Office spaces along with a Mall & Multiplex, with a world class executive club, complete with life enriching amenities overlooking a scenic lake.







Pedestrian link to upcoming  
Metro station





## Premium Retail Mall





9 screen Multiplex





Maximum no. of food  
joints in an Integrated  
Business Park



# EXPERIENCE

Exceptional Facilities



iTower is set to  
redefine luxe' living, Its  
collective of handpicked  
facilities invites you to  
experience splendour  
and indulge life lavishly.

The facility spread  
is both extensive and  
exhaustive, ensuring  
a premium one stop  
destination for all your  
lifestyle needs.





6 levels of basement parking

●  
Signature restaurants &  
outdoor fine dining

●  
Infinity pool & Jacuzzi

●  
Premium lounges

●  
Sky bar



Indoor games & Squash court

Outdoor sports facilities

Fitness zones & Yoga spaces

Wellness centre

Conference rooms

Informal meeting zones

Modern co-working spaces



# ADD

SAS Value



SAS Infra brings a high degree of passion and business excellence to the real estate market. Crafting innovative projects on par with international standards and standing tall as an emerging giant making a world of difference to the reality sector in Hyderabad.

SAS iTower has been awarded as the “Highly Commended Business Park of the Year 2021(South India)” at National Excellence Summit by World Business Review Corporation.

SAS Infra has been awarded as the “Emerging Developer of the Year 2021” by CNN News 18 - Real Estate & Business Excellence Awards.

SAS Infra is considered as the Game Changer of Hyderabad Reality Market by Forbes India. (It was covered by an article in Forbes March 2020).

# SAS INFRA HAS PARTNERED WITH WORLD'S BEST CONSULTANTS



Aedas

## Aedas

Architect & Landscape consultant  
Singapore  
[www.aedas.com](http://www.aedas.com)

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## Rabtherm

Renewable Energy Consultant  
Switzerland  
[www.rabtherm.com](http://www.rabtherm.com)

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## Koltay

Facade Consultant  
Dubai  
[www.koltayfacades.com](http://www.koltayfacades.com)

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## Exova

FireSafety & Acoustic Consultant  
Dubai, UAE  
[www.element.com](http://www.element.com)



## Acoustics Logic

Acoustics Design Consultant

Global

[www.acousticlogic.com](http://www.acousticlogic.com)

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## RWDI

Wind Analysis Consultant

Global

[www.rwdi.com](http://www.rwdi.com)

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## Max

Security Partner

Israel

[www.max-security.com](http://www.max-security.com)

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## Sep

Executive Architect

Hyderabad

[www.separchitects.in](http://www.separchitects.in)





## Meinhardt

Engineering Partner  
Singapore

[www.meinhardtgroup.com](http://www.meinhardtgroup.com)

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## Ttec

Traffic Consultant  
Mumbai

[www.ttec.co.in](http://www.ttec.co.in)

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## CBRE

Project Management  
USA, Global

[www.cbre.com](http://www.cbre.com)

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## Godrej

Green Building Consultant  
Mumbai

[www.godrej.com](http://www.godrej.com)





## Sahvia

Façade Consultant  
Global  
[www.sahvia.com](http://www.sahvia.com)

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## Coffey

Geo-Technical  
Dubai, UAE.  
[www.coffeygeotechnics.co.uk](http://www.coffeygeotechnics.co.uk)

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## L'Avenir

Vertical Transport  
Bengaluru  
[www.lavenircpl.com](http://www.lavenircpl.com)

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## Meinhardt Lighting Studio

Lighting Design Consultant  
Singapore  
[www.meinhardtls.com](http://www.meinhardtls.com)

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# LOCATION

Surrounded by Premium Residential Projects  
 iTowers address @ Financial District,  
 Nanakramnguda is both strategic and a landmark  
 on its own - a feat iTowers is set to replicate by  
 becoming a milestone in the district.





WE BUILD TRUST

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