APARNA
Lead the future

TECHIES OF HYDERABAD,
EXPERIENCE

THE PRIDE OF OWNERSHIP

APARNA
CYBERON
ABODE FOR TECHIES @ OSMAN NAGAR

Part of Cyber4 Cluster

The ideal community for techies

2.5 & 3 BHK
1465 - 1880 Sft.
160 Apartments
2 Towers
10 floors each

Enjoy great outdoor experiences

- Half Basketball Court
- Amphitheatre
- Children's Play Area
- Cricket Practice Pitch
- Party Lawn
- Pet Park
- Jogging Track

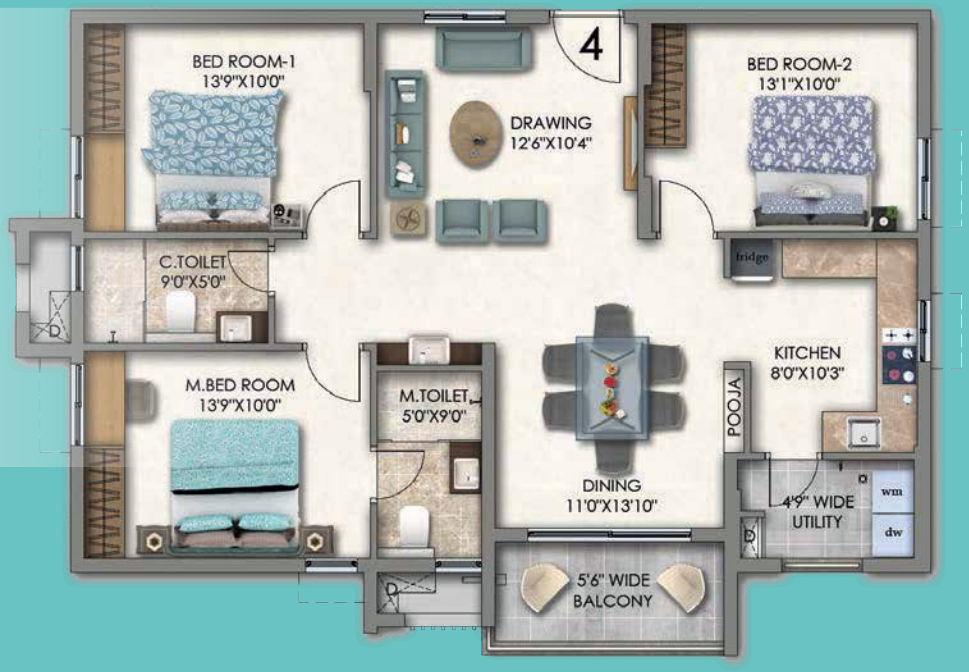
Unwind in style

- Waiting Lounge
- Library
- Crèche
- Activity Room
- Aerobics
- Yoga/Meditation
- Gym
- Saloon
- Swimming Pool
- Kids Pool
- Utility Office
- Exercise Lounge
- Table Tennis
- Chess/Carrom
- Billiards

CLUB @ APARNA CYBERON

2.5 BHK
(North Facing)
1494 Sft.

Carpet Area: 971 Sft.
Balcony: 65 Sft.
Utility: 41 Sft.
Saleable Area: 1494 Sft.



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3 BHK
(West Facing)
1875 Sft.

Carpet Area: 1224 Sft.
Balcony: 85 Sft.
Utility: 58 Sft.
Saleable Area: 1875 Sft.

Unit Plans

2.5 BHK (North Facing) 1584 Sft.

Carpet Area: 1012 Sft.
Balcony: 76 Sft.
Utility: 56 Sft.
Saleable Area: 1584 Sft.

3 BHK (East Facing) 1871 Sft.

Carpet Area: 1229 Sft.
Balcony: 78 Sft.
Utility: 55 Sft.
Saleable Area: 1871 Sft.

N

MAP NOT TO SCALE

Specifications

1 STRUCTURE

R.C.C. framed structure	R.C.C. framed structure to withstand wind & seismic loads.
Super structure	8" thick solid block work for external walls & 4" thick solid block work of internal walls.

2 PLASTERING

External	2 coats of plastering in CM 1:6 for external walls.
Internal	1 coat of plastering in CM 1:6 for walls.

3 PAINTING

External	Textured finish and two coats of exterior emulsion paint of reputed make.
Internal	Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.

4 DOORS, WINDOWS & RAILINGS

Main door	Manufactured teak wood door frame and veneered door shutter finished with good quality melamine polish with hardware of reputed make.
Internal doors	Manufactured hard wood melamine finished door frame & laminated shutter fixed with hardware of reputed make.
Utility door	UPVC door frame of reputed profile sections with combination of tinted float glass with aluminium louvers & SS mesh at bottom.
French doors	UPVC door frame of reputed profile sections, with tinted toughened/HS glass paneled shutters and designer hardware of reputed make with provision for mosquito mesh. (mesh & fixing shall be at extra cost)
Windows	UPVC window of reputed profile sections with tinted toughened/HS glass with suitable finishes as per design with mosquito mesh for all sliding windows. (mesh will not be provided for casement windows)
Grills for windows	Aesthetically designed, mild steel (MS) window grills with enamel paint finish for all windows. (shall be provided at extra cost)
Balcony railings	MS railing in enamel paint finish of reputed make.

5 FLOORING

Drawing, Living, Dining, Pooja	800 x 800 mm size double charged vitrified tiles of vitero or equivalent make.
All bedrooms & kitchen	800 x 800 mm size double charged vitrified tiles of vitero or equivalent make.
Entrance lounge	Marble/tile flooring with designer false ceiling.
Bathrooms	Acid resistant, anti-skid ceramic tiles of reputed make.
Corridors	Vitrified tile of reputed make.
All balconies	Rustic ceramic tile of reputed make with granite sill at bottom of the railing.
Utility	Rustic ceramic tile of reputed make with granite sill at bottom of the railing.
Staircase	Tandoor/Kota stone.

6 TILE CLADDING

Dadoing in kitchen	Glazed ceramic tiles dado up to 2' height above kitchen platform of reputed make. (shall be provided at extra cost)
Bathrooms	Glazed ceramic tile dado up to 8' height of reputed make.
Utility	Glazed ceramic tiles dado upto 3' height of reputed make.

7 KITCHEN

Counter	Granite platform with stainless steel sink. (shall be provided at extra cost)
Water provision	Separate municipal water provided by HMDA along with borewell water.
Other accessories	Provision for fixing of water purifier, exhaust fan or chimney.

8 UTILITY

Dishwasher/ Washing machine	Provision for washing machine & wet area for washing utensils and dish washer provision.

9 CP & SANITARY FIXTURES

Bathrooms	Wash basin with granite counter top. EWC with concealed flush tank of reputed make. Single lever fixtures with wall mixer cum shower of reputed makes. All C.P. Fittings are of reputed make. PVC false ceiling in all bathrooms.

10 ELECTRICAL FIXTURES

Internal	Geysers in all bathrooms. (except for terrace level apartments)
Electrical fixtures	Exhaust fans in all bathrooms. Concealed copper wiring of reputed make. Power outlets for air conditioners in all bedrooms & living area. Plug points for T.V. 3 phase supply for each unit with individual meter boards. Miniature circuit breaker (MCB) for each distribution boards of reputed make. Switches of reputed make. Copper piping for air conditioning units for all flats.
Bathrooms	Power outlets for geysers in all bathrooms.
Kitchen/Utility area	Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/ grinders in kitchen, washing machine and dish washer in utility area.

11 TELECOMMUNICATIONS, CABLE TV &INTERNET

Telephone points	Telephone points in all bedrooms, drawing/living rooms.
Intercom facility	Intercom facility to all the units connecting security.
Cable TV	Provision for cable connection in master bedroom & living room.
Internet	one internet connection provision in each apartment.

12 ELEVATORS /LIFTS

Passenger Lifts	Specification: High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make for each tower. Flooring and car finish: Entrance with granite/marble/vitrified tile cladding.
Fire/Service lifts	Specification: One high speed automatic passenger cum service lift per block with rescue device with V3F for energy efficiency of reputed make for each tower. Flooring and car finish: Entrance with granite cladding.

13 WSP/STP

Domestic water made available through an exclusive water softening plant. (not RO plant)
Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms.
A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.
Water meters for each unit for domestic & municipal water.

14 CAR PARKING

3 BHK + 2 TOILETS	1 car parks for each apartment.
3 BHK	2 car parks for each apartment. Car parking shall be in stilt floor & cellars.

15 CHARGING POINTS FOR ELECTRIC CARS

Charging point for electric cars shall be provided for each flat.

16 CAR WASHING FACILITY

Car washing facility shall be provided as per the vendor's specifications.

17 PARKING MANAGEMENT

Entire parking is well designed to suit the number of car parks provided.
Parking signage's and equipment at required places to ease traffic flow.

18 FACILITIES FOR DIFFERENTLY ABLED

Access ramps at all block entrances shall be provided for differently abled.

19 POWER BACK UP

100% DG Set backup with acoustic enclosure & A.M.F.

20 SECURITY/BMS

Sophisticated round-the-clock security/Surveillance System.
Surveillance cameras at the main security and entrance of each block to monitor.
Panic button and intercom is provided in the lifts connected to the security room.
Solar power fencing alround the compound.

21 CENTRALIZED BILLING

Billing shall be done for consumption of electricity, water & LPG with prepaid meters system.

22 FIRE & SAFETY

Fire hydrant and fire sprinkler system in all floors and basements as per NBC norms.
Fire alarm and public address system in all floors and parking areas (basements) as per NBC Norms.
Control panel will be kept at main security.

23 LPG

Supply of gas from centralised gas bank to all individual flats/Bhagyanagar gas.

24 CLUB HOUSE & AMENITIES

	Entrance/waiting lounge	Library/reading lounge
	Utility office	Excercise lounge
	Crèche	Activity room
	Aerobics/yoga/meditation	Gym
	Saloon	Swimming pool
	Kids Pool	
Indoor Sports Facilities	Table tennis	Chess/Carrom
	Billiards	
Outdoor Amenities	Half basket ball court	Amphitheatre
	Children's play area	Cricket practice pitch
	Party Lawn	Pet park
	Jogging track	

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Part of Cyber4 Cluster

FAST-GROWING OSMAN NAGAR

- 100 Ft. roads connecting to ORR service road
- HMDA approved 100 Ft. road proposed to be built opposite Cyber4
- The TSIIC land in front of the project may be used by future IT companies
- Quick and easy access to IT hubs
- Close to Financial District - 12 Min Approx.

CONNECTIVITY TO MAJOR HOT-SPOTS

100 Ft. road leading to Gopanpally Junction	1 min.
Osman Nagar Village	2 min.
Birla Open Minds School	6 min.
ORR Exit No. 2	9 min.
Green Gables International School	9 min.
SBI	12 min.
HDFC	13 min.
Ratnadeep	17 min.
Upcoming Aparna Mall	17 min.
Wipro - 2 Campus @ Gopanpally	18 min.
Citizens Hospital	18 min.
Lingampally Railway Station	18 min.
Aksha Hospital	19 min.
TIFR (Tata Institute of Fundamental Research)	20 min.
Glendale Cambridge School	22 min.
Rythu Nethram Supermarket	22 min.
Vista International School	22 min.
Airport - Via ORR	42 min.

*Distances & ETA's approx as per Google Maps.

BOOK TODAY SALES OFFICE OPEN 365 DAYS

Images used are for illustrative purpose only.

APARNA Lead the future

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