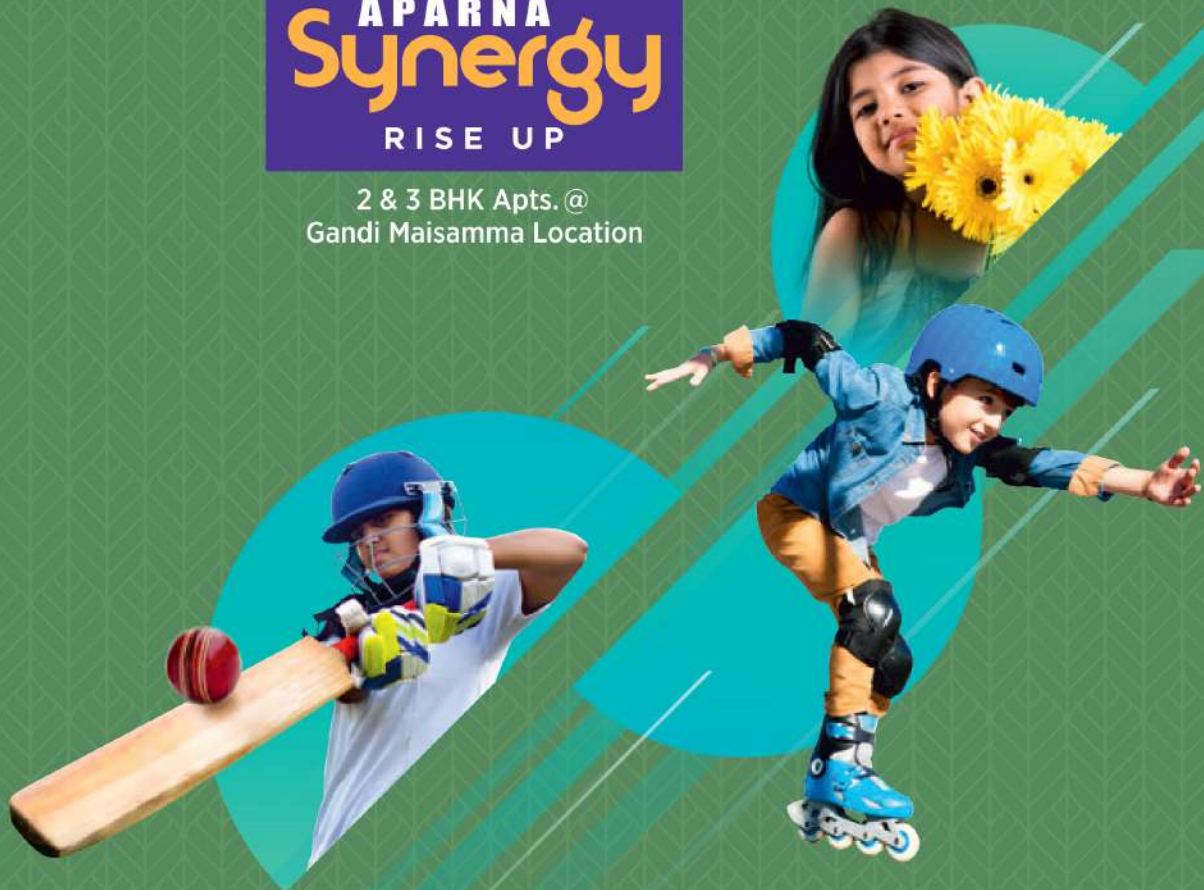




YOUR
CHILD'S
DREAMS
BEGIN
AT

APARNA
Synergy
RISE UP

2 & 3 BHK Apts. @
Gandi Maisamma Location



A complete
childhood at

APARNA
Synergy

World-class indoor and outdoor sports
amenities to perfect their passions

Close to top schools and colleges
for a competent education

3 unique gardens, pet park and
landscaping to grow alongside nature

Secure kids play areas and
crèche facility for your peace of mind

Plenty of other kids to make
friends and play with





HOME TO **HITEC** IN A **FLASH**

**Reach Financial District,
Gachibowli and top IT Firms
in approx. 40 mins***

Financial District	41 Min
Kokapet	42 Min
Hitec City	43 Min
Gachibowli	45 Min

* ETAs approx. as per Google maps



APARNA
Synergy
RISE UP

**2 & 3 BHK Apts. @
Gandi Maisamma Location**

With impressive G+27 floor hi-rise towers, and best-in-class amenities, Aparna Synergy marks the grand entry of Aparna Constructions' illustrious 26+ year legacy into the Gandi Maissama location.

With 44 completed projects, rest assured of high quality specifications and a truly transparent experience in fulfilling your most special aspiration – your own home.





28+ Acres

15 Towers

G+27 Floors each

3345 Apartments



PICK THE RIGHT SIZE FOR YOUR **FAMILY'S NEEDS**





2 BHK: 1251 Sft.

2.5 BHK: 1451 – 1577 Sft.

3 BHK: 1763 – 1963 Sft.

3 BHK+ Study: 2304 -2307 Sft.



Virtual Gaming Zone

Multipurpose Hall

Crèche

Gym

Café/Library/Lounge

Swimming Pool

Kids Pool

Indoor Games

Spa

Yoga/Meditation

Aerobics

Billiards Lounge

Business Lounge

Banquet Hall

Preview Theatre

Guest Rooms

Co-working spaces

Conference Room

63,949 Sft. Club @ **APARNA Synergy**



Sports Complex

(Within the gated community
exclusively for residents)

3 Badminton Courts

2 Squash Courts

Sports Lounge



Commercial Complex*

(Adjoining Aparna Synergy
with special entry access for residents)

Restaurant

Clinic/Pharmacy

Bank

Super Market

& More



*Amenities in commercial complex are tentative

Fully-loaded Outdoor Action

(Within the gated community
exclusively for residents)

Adventure Play Area

Adventure Climb

Floor Games

Volleyball Court

Box Cricket

Cricket Practice Pitches

Skating Rink

3 Tennis Courts

Futsal Court

Basketball Court

Kids Play Area

Sand Pit

Outdoor Gym & Fitness Pad

Jogging Track





Tennis Courts



Green Inside

OXYGEN SPACES

(Within the gated community
exclusively for residents)

- Flower Garden
- Pet Park
- Aroma Garden
- Tree Court
- Urban Farming
- Meditation Zone
- Zen Garden

A vibrant, high-angle photograph of a tropical forest. The scene is dominated by tall, slender palm trees with large, dark green fronds. The ground is covered in a thick carpet of various green plants, including ferns and broad-leafed species. Sunlight filters through the canopy, creating a dappled light effect. The overall atmosphere is one of a dense, healthy ecosystem.

Green Outside

Short drive to
vast areas
of Telangana
forest reserve area.
Enjoy fresh breeze
and thick green
views from
the balcony

Location Map






MAP NOT TO SCALE

Right on 200 feet main road
ORR Exit 5 – Dundigal: 3 Mins
ORR Exit 6 – Medchal: 18 Mins



APARNA Synergy

RISE UP

2 & 3 BHK Apts. @
Gandi Maisamma Location



In the midst of a premier educational hub



TOP SCHOOLS NEARBY:

Pallavi Model School	2 mins
Sri Sloka School	2 mins
Laurus - The Universal School	8 mins
Oakridge International School	13 mins
Delhi Public School	13 mins
Unicent School	14 mins
ORCHIDS The International School	13 mins
Iris Florets World School - CBSE	17 mins
DRS International School	20 mins

TOP COLLEGES NEARBY:

Malla Reddy Health City	10 mins
KL University	10 mins
Mahindra University	11 mins
NRCM	14 mins
Malla Reddy University	15 mins
VNRVJIET	15 mins
BVRIT	25 mins
JNTUH	36 mins

* ETAs approx. as per Google maps

Brilliant pharma & tech connectivity

TECH CONNECTIVITY

Tech Mahindra Bahadurpally SEZ	9 Min
Gateway IT Park, Kandlakoya	18 min
Financial District	41 Min
Kokapet	42 Min
Hitec City	43 Min
Gachibowli	45 Min

TOP PHARMA FIRMS

Gland Pharma Limited	4 Min
Granules India Limited	6 Min
Neuland Laboratories Limited	9 Min
Lee Pharma Limited	10 Min
Dr Reddy's Limited	10 Min
Aurobindo Pharma Limited	11 Min
Hetero Labs Limited	11 Min

ENTERTAINMENT

Asian Cine - Planet Multiplex	18 Min
GPR Multiplex	18 Min
A2A Central Mall-Miraj Cinemas	19 Min

* ETAs approx. as per Google maps



APARNA Synergy

RISE UP

2 & 3 BHK Apts. @
Gandhi Maisamma Location



Legend

01. Main Entry Gate
02. Main Exit Gate
03. School Bus Stop
04. School Mini Bus Stop
05. Welcome Court
06. Arrival Plaza with Sculptural Roof Structure
07. Interactive Water Feature
08. Tree Court
09. Kids' Play Area
10. Floor Games with Green Roof Cover
11. Skating Rink
12. Amphitheatre
13. Tennis Courts
14. Lawn

- TOWER DROP OFF
- CLUB DROP OFF



- | | |
|------------------------------|---------------------------------------|
| 15. Outdoor Gym | 33. Kids Pool |
| 16. Basketball Court | 34. Plaza with Seating & Fitness |
| 17. Plaza with Seating | 35. Tot Lot |
| 18. Zen Garden | 36. Picnic Court with Barbecue Corner |
| 19. Aroma Garden | 37. RMU |
| 20. Meditation Pavilion | 38. 2-wheeler Parking |
| 21. Plaza | 39. Surface Car Parking |
| 22. Flower Garden | 40. Urban Farming |
| 23. Cricket Practice Pitches | 41. Gas Bank |
| 24. Plaza with Seating | 42. Cycle Stand |
| 25. Volleyball Court | 43. Driveway |
| 26. Pet Park | 44. Fire Lane |
| 27. Futsal On Terrace | 45. Club Spill Out Plaza with Lawn |
| 28. Fitness Pad | 46. Club Terrace |
| 29. Box Cricket | 47. Jogging Track |
| 30. Kids Play Area | 48. Adventure Climb |
| 31. Party Lawn | 49. Flea Market |
| 32. Swimming Pool | 50. Adventure Play Area |

Unit Plan

2 BHK • 1251 Sft.



Type	Facing	Carpet Area (Sft.)	Balcony	Utility (Sft.)	Saleable Area (Sft.)
2 BHK	East	793	59	53	1251 Sft.

Unit Plan

3 BHK+ 2 Toilets • 1453 Sft.



Type	Facing	Carpet Area (Sft.)	Balcony	Utility (Sft.)	Saleable Area (Sft.)
3 BHK +2 TOI	North	947	61	49	1453 Sft.

Unit Plan

3 BHK+ 2 Toilets • 1577 Sft.



Type	Facing	Carpet Area (Sft.)	Balcony	Utility (Sft.)	Saleable Area (Sft.)
3 BHK +2 TOI	West	1035	61	54	1577 Sft.

Unit Plan

3 BHK • 1764 Sft.



Type	Facing	Carpet Area (Sft.)	Balcony	Utility (Sft.)	Saleable Area (Sft.)
3 BHK	West	1167	64	61	1764 Sft.

Unit Plan

3 BHK • 1961 Sft.



Type	Facing	Carpet Area (Sft.)	Balcony	Utility (Sft.)	Saleable Area (Sft.)
3 BHK	East	1311	78	54	1961 Sft.

Unit Plan

3 BHK + Study • 2304 Sft.



Type	Facing	Carpet Area (Sft.)	Balcony	Utility (Sft.)	Saleable Area (Sft.)
3 BHK + Study	East	1551	83	69	2304 Sft.



Floor Plan Block - A, B, C, D, E, F & H

Floor Plan Block - I, J, K, L, M, N & O



2 & 3 BHK Apts. @
Gandi Maisamma Location



SPECIFICATIONS

1	STRUCTURE	
	RCC Framed Structure	R.C.C. Shear Wall Framed Structure to withstand Wind & Seismic Loads. Concrete Blocks for Non Structural Members (Wherever needed)
2	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.
3	DOORS, WINDOWS & RAILINGS	
	Main Door	Teak Wood frame with HDF moulded paneled shutter doors with Melamine polish & reputed make hardware fittings.
	Internal Doors	Hard Wood frame with HDF moulded paneled shutter doors with painting & reputed make hardware fittings.
	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 (M.S) Window grills with Powder coated finish for all windows. (Shall be provided at Extra cost)
	Balcony Railings	MS Railing with enamel paint finish of reputed make.
4	FLOORING	
	Drawing, Living, Dining, Pooja	600 x 600 mm Double Charged Vitrified Tiles of reputed make.
	All Bedrooms & Kitchen	600 x 600 mm Double Charged Vitrified Tiles of reputed make.
	Entrance Lounge	Double Charged Tile flooring with Designer False Ceiling.
	Bathrooms	GVT / PGVT Tiles of Reputed Make.
	Corridors	600 x 600 mm Double Charged vitrified tile of reputed make.
	All Balconies	Rustic Ceramic Tile / Vitrified Tile of Reputed Make and Granite sill at bottom of the railing.
	Utility	Rustic Ceramic Tile of Reputed Make.
	Staircase	Tandoor / Kota Stone
5	TILE CLADDING	
	Dadoing in Kitchen	Glazed Ceramic Tiles dado up to 2'-0" height above Kitchen Platform of Reputed Make. (Shall be provided at Extra Cost)
	Bathrooms	GVT / PGVT Tile Dado up to 8'-0" height of Reputed Make.
	Utility	Glazed Ceramic Tiles Dado upto 3' Height of Reputed Make.

Contact: 9502542081