

RELAI RIGHT HOME REPORT

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COMPARE PROPERTY

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GRID Score

8.3/10

Price Range

10790000

Avg. Price/sft

Rs.5200/sq.ft

Size Range

2075 sq.ft

Configuration

2BHK, 3BHK

Project Type

Apartment

Location
<https://maps.app.goo.gl/6nP...>
Approval Status

Approved

RERA Number

P01100007181

Possession

01/12/25

RADHEY SKYE

8.3/10

16965000

Rs.6500/sq.ft

2610 sq.ft

2BHK, 3BHK

Apartment

<https://maps.app.goo.gl/ekJ...>

9.7/10

10647000

Rs.6300/sq.ft

1690 sq.ft

2BHK, 3BHK

Apartment

<https://maps.app.goo.gl/Ypp...>

Approved

P01100006129

01/12/24



PROPERTY DETAILS

Abinandana Infra Realty LLP

Kollur, Hyderabad

● PROJECT : **SKYVIEW APARTMENTS** P01100007181

● BUILDER : **INNOVATE REALITY** Apartment

● AREA : **FINANCIAL DISTRICT, HYDERABAD** N/A

● RERA : **P0456789123** 01/12/25

● PROJECT TYPE : **SEMI GATED**

● LAND AREA : **3 ACRES**

● POSSESSION DATE : **DEC 2025**



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PROPERTY DETAILS

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Radhey Constructions India Private Limited (in collaboration with Cloudswood Constructions)

Kollur, Hyderabad

- PROJECT : **SKYVIEW APARTMENTS** P01100006237
- BUILDER : **INNOVATE REALITY** Apartment
- AREA : **FINANCIAL DISTRICT, HYDERABAD** N/A
- RERA : **P0456789123** 01/03/26
- PROJECT TYPE : **SEMI GATED**
- LAND AREA : **3 ACRES**
- POSSESSION DATE : **DEC 2025**



PROPERTY DETAILS

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- NUMBER OF TOWERS : **01**
- NUMBER OF FLOORS : **15**
- NUMBER OF FLATS PER FLOOR : **04**
- TOTAL NUMBER OF UNITS : **60**
- PROJECT LAUNCH DATE : **JUN 2024**
- CONSTRUCTION STATUS : **ON GOING**
- OPEN SPACE (%) : **50%**



PROPERTY DETAILS

Advaita Properties

Tellapur, Hyderabad

- PROJECT : **SKYVIEW APARTMENTS** P01100006129
- BUILDER : **INNOVATE REALITY** Apartment
- AREA : **FINANCIAL DISTRICT, HYDERABAD** N/A
- RERA : **P0456789123** 01/12/24
- PROJECT TYPE : **SEMI GATED**
- LAND AREA : **3 ACRES**
- POSSESSION DATE : **DEC 2025**



PROPERTY DETAILS

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PROPERTY DETAILS

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- CARPET AREA PERCENTAGE FROM SALEABLE AREA : **70%**
- FLOOR TO CEILING HEIGHT (FEET) : **10 ft**
- PRICE PER SFT (INR) : **10,500**
- AMENITIES : **POWER BACKUP, LIFT, EV CHARGING, 24/7 SECURITY ETC**
- FLOOR RISE CHARGES : **NO**
- IF, YES AMOUNT PER FLOOR (INR) : **N/A**
- APPLICABLE ABOVE FLOOR NO : **N/A**



Apartment

Apartment

Apartment

PROPERTY DETAILS

N/A

N/A

N/A

2075 sq.ft

2610 sq.ft

1690 sq.ft

70%

70%

70%

Rs.5200

Rs.6500

Rs.6300

Rs.5980

Rs.7475

Rs.7245

10790000

16965000

10647000

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PROPERTY DETAILS

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- 2.5 BHK SIZE 1 (SQFT) : **1856**
- NO. OF CAR PARKINGS (2.5 BHK SIZE 1) : **01**
- 3 BHK SIZE 1 (SQFT) : **2000**
- NO. OF CAR PARKINGS (3 BHK SIZE 1) : **01**
- 3 BHK SIZE 2 (SQFT) : **2200**
- NO. OF CAR PARKINGS (3 BHK SIZE 2) : **02**
- 4 BHK SIZE 1 (SQFT) : **2400**
- NO. OF CAR PARKINGS (4 BHK SIZE 1) : **02**

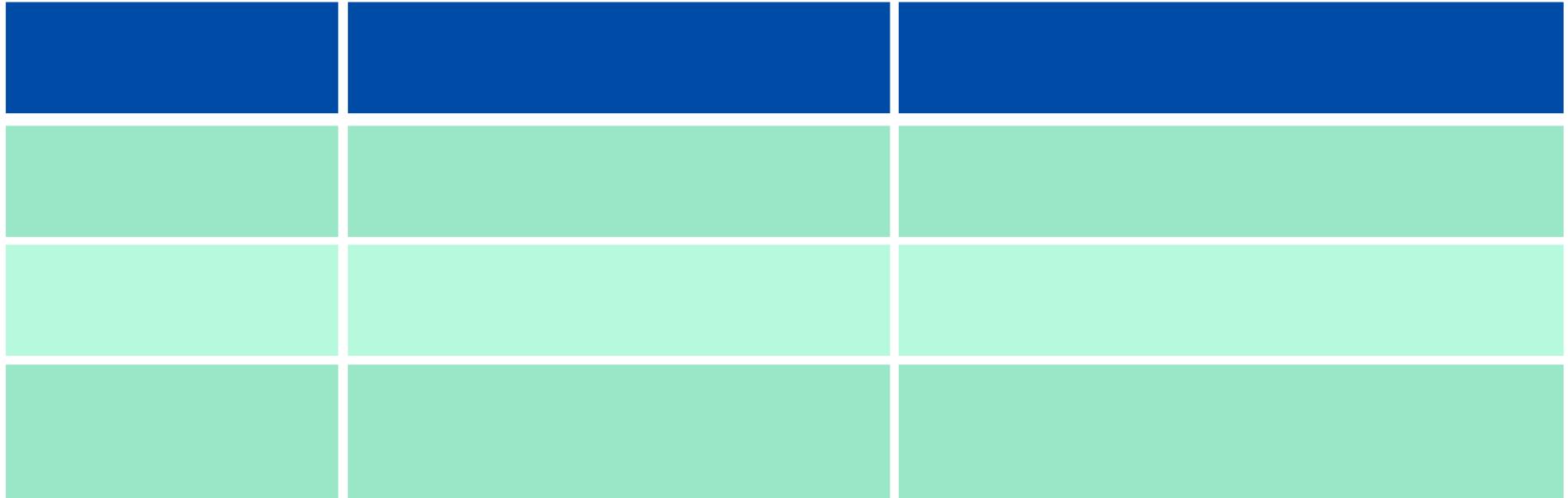


PROPERTY DETAILS

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SKYLARK-1

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01 Structural & Design

-
-
-

02 Vertical Transportation

-
-
-

SKYLARK-1

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SKYLARK-1

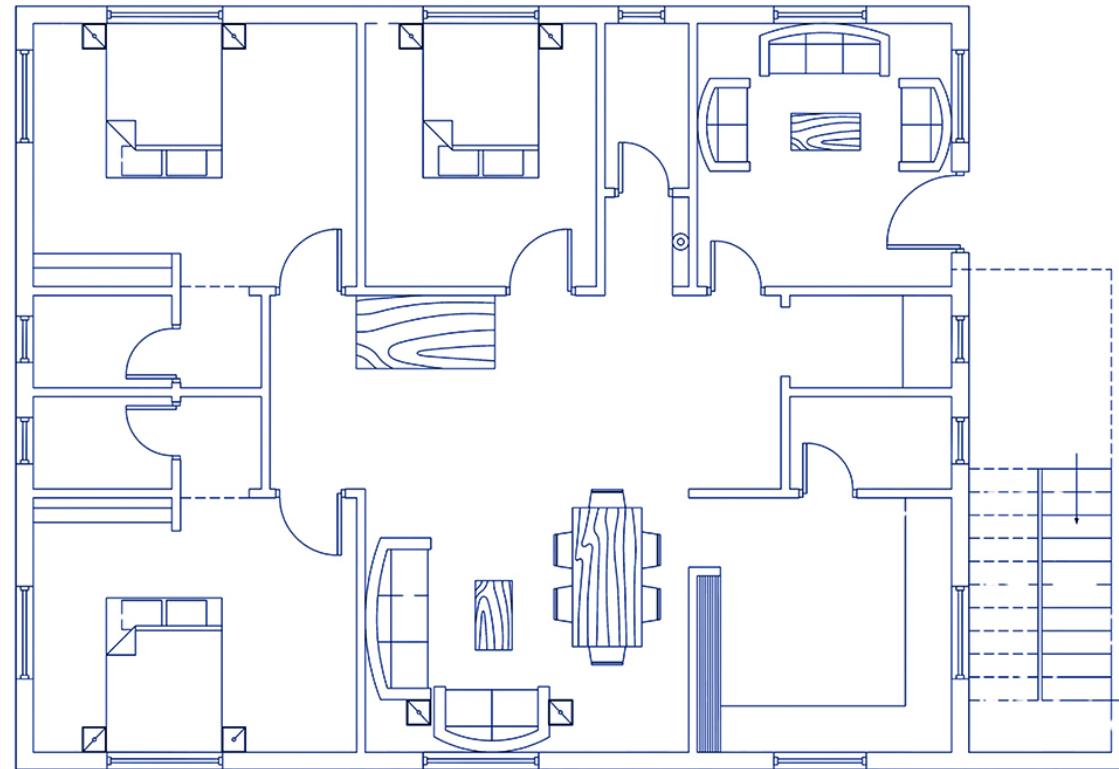
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FLAT ANALYSIS 3 BHK (SIZE-1)

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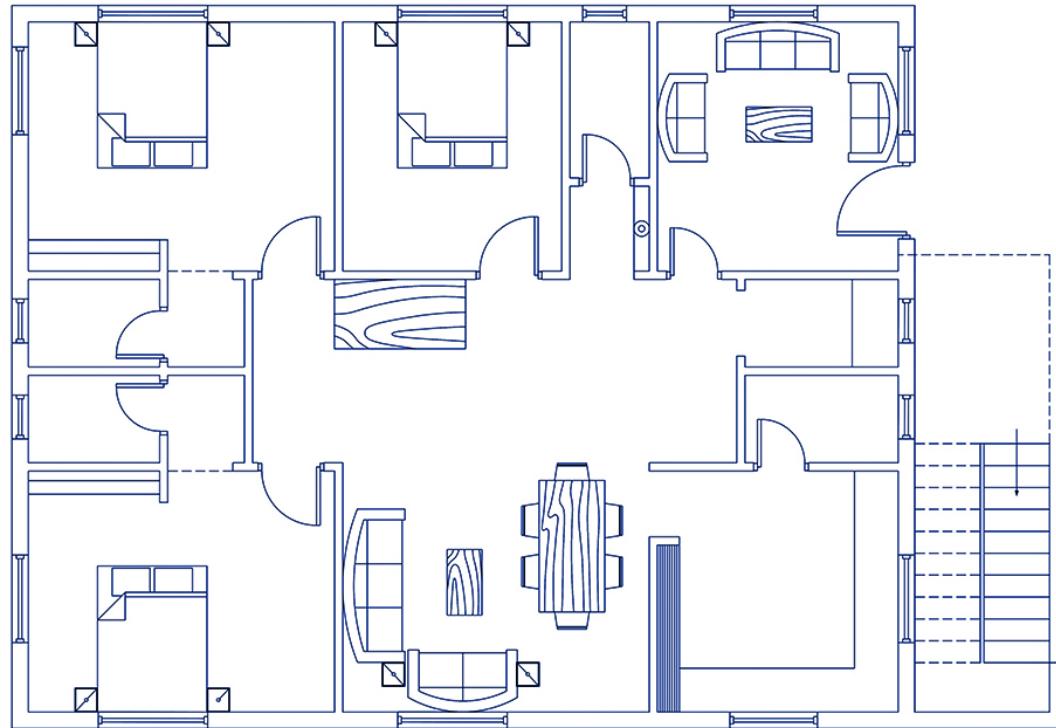
- Vaastu compliant layout, open-plan kitchen, separate utility balcony.
- Overlooking amenity deck, semi-furnished (wardrobes, modular kitchen), sound-proof windows.
- Private lift lobby, walk-in closet in master, servant's room with separate entry.
- Corner unit, panoramic city views, ample cross-ventilation.



FLAT ANALYSIS 3 BHK (SIZE-2)

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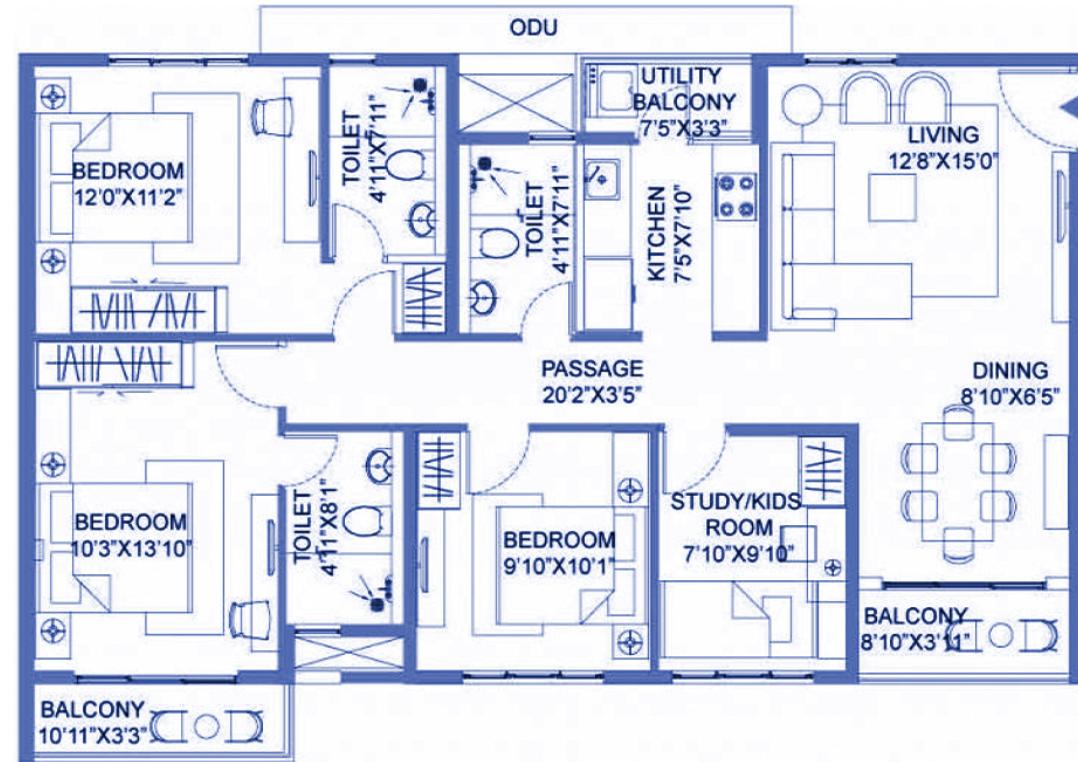
- Vaastu compliant layout, open-plan kitchen, separate utility balcony.
- Overlooking amenity deck, semi-furnished (wardrobes, modular kitchen), sound-proof windows.
- Private lift lobby, walk-in closet in master, servant's room with separate entry.
- Corner unit, panoramic city views, ample cross-ventilation.



FLAT ANALYSIS 4 BHK

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- Dedicated storage room, private terrace access, smart climate control.
- Modular kitchen with integrated appliances, built-in wardrobes in all bedrooms, branded electrical fittings.
- Pet-friendly design elements, integrated security camera system, direct garden access (for ground floor units).
- Senior-friendly features (grab bars, wide doorways), emergency call system, antiskid flooring in bathrooms.



THE COMFORT CODE

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Power Backup: 100% for all units and common areas



Lifts: 3 high-speed passenger lifts + 1 dedicated service lift per tower



Construction: Reinforced Concrete (RCC) frame with earthquake resistance compliance



Parking: 1-2 dedicated car parking slots per unit; additional visitor parking



THE COMFORT CODE

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Security: 24/7 CCTV surveillance, smart entry systems, intercom-enabled security



Sustainability: Organic Waste Converters, rainwater harvesting, LED lighting in common areas



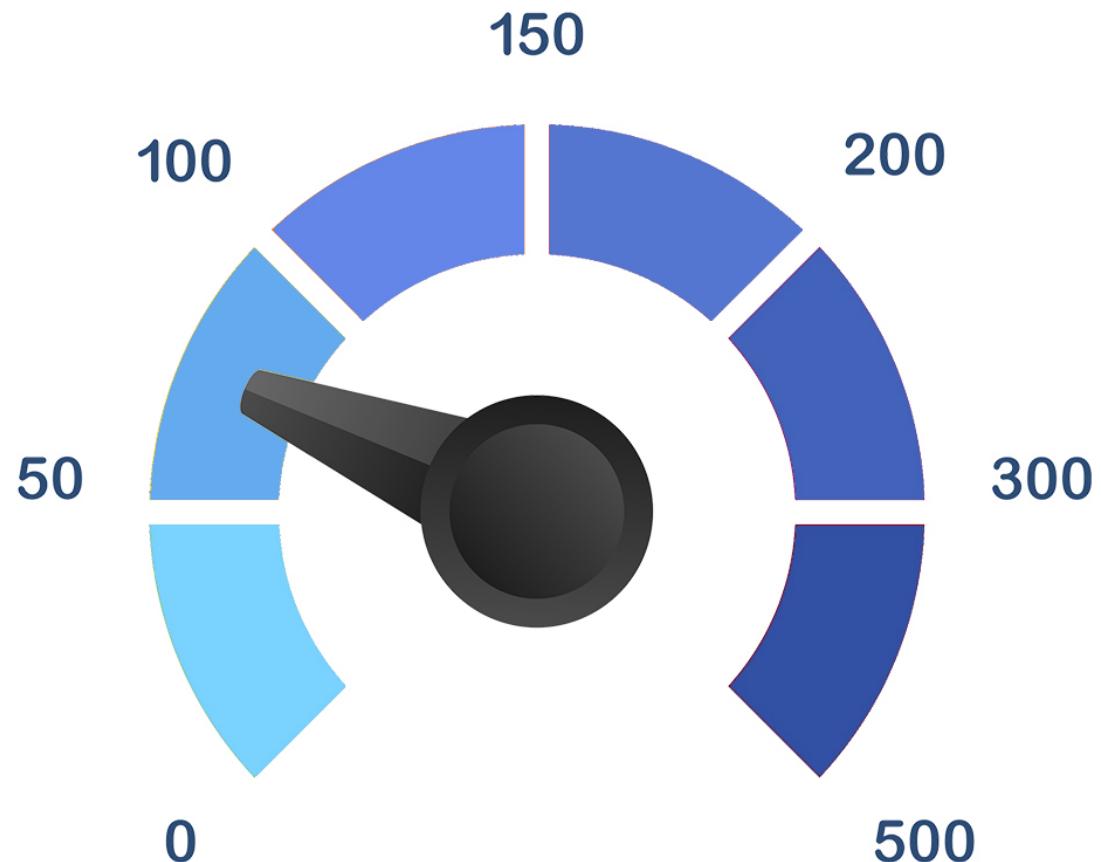
Convenience: 1–2 dedicated car parking slots per unit; additional visitor parking



AIR QUALITY OVERVIEW

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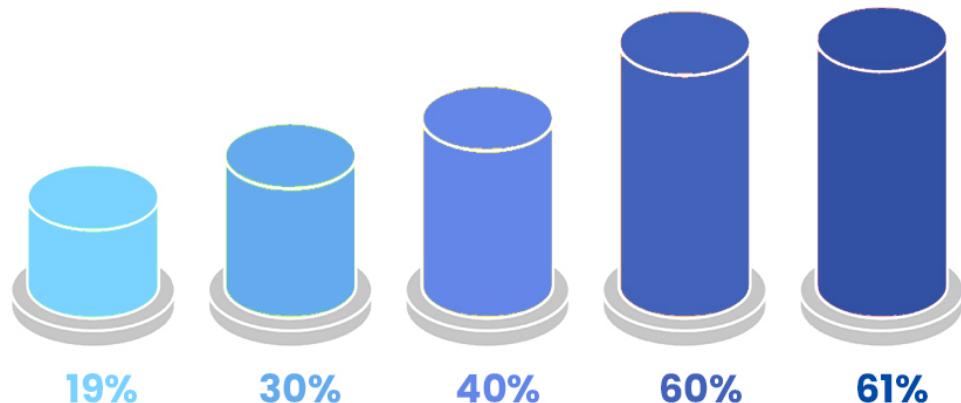
- AQI: 65 (Moderate)
- Air Category: Yellow zone |
Health Impact:Acceptable for most
- Compared to Bengaluru
average AQI: 72



- **Water Index Score:** 0.78
- **Groundwater Recharge:** 120 ha·m
- **Water Sources:** Borewell (60%), Municipal (40%)



WATER CONTAMINATION LEVELS AND STATUS



LOCATIONAL CONSTRAINTS

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APPROACH ROAD WIDTH: 12.5 METERS —

may lead to congestion
during peak hours



ENVIRONMENTAL RISK:

Presence of a nala within 20m may contribute to waterlogging during heavy monsoons



TRAFFIC NOISE:

Mild sound intrusion from adjacent arterial road on west boundary



LOCATION:

Centrally positioned within the IT corridor of Hyderabad



CONNECTIVITY:

Within 10 minutes of HITEC City, Outer Ring Road & major business hubs

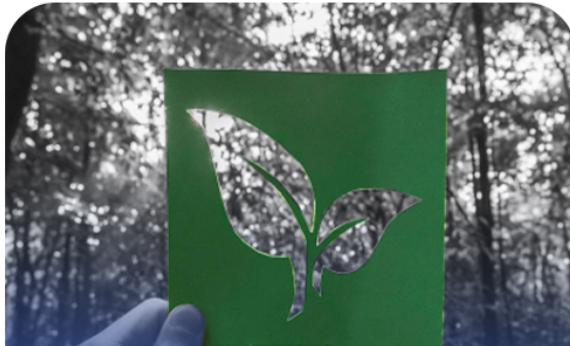


RENTAL DEMAND:

Ideal for tech employees and corporate tenants; projected **ROI 5–6%**

UNREALIZED SITE VALUE

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ECO-FRIENDLY DESIGN SCOPE:

Solar rooftop provisions and water reuse systems pre approved.



FUTURE INFRASTRUCTURE:

Proximity to upcoming metro phase and 100 ft road expansion

PROJECT HURDLES

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HIGH DENSITY:

75 units per acre, which exceeds the local market average of 60 units



LIMITED FOYER AREA:

Common areas in some units may feel compact



CONSTRUCTION LOGISTICS:

Ongoing metro work nearby may cause short term disruption

NEARBY PLACES

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20 HOSPITALS



20 SHOPPING MALLS



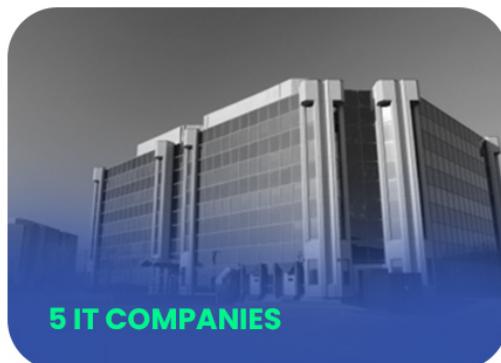
20 SCHOOLS



5 SUPERMARKETS



20 RESTAURANTS



5 IT COMPANIES

SWOT ANALYSIS

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STRENGTHS

- Close to Metro, IT parks, Schools
- Strong water recharge potential
- Balanced unit mix

WEAKNESS

- Narrow approach road (12.5m)
- No large clubhouse

OPPORTUNITIES

- Upcoming Peripheral Ring Road
- High rental demand (5%+)

THREATS

- Proximity to marshy zone/nala
- Moderate water logging in peak monsoon

RELAI BUYER BENEFITS (Included in Purchase)

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- 01 ₹10,000 worth of legal verification FREE
- 02 First EMI covered up to ₹1,00,000
- 03 ₹1,00,000 loyalty discount on future purchase
- 04 30% off on interiors and home automation
- 05 3 months FREE 24/7 home services
- 06 FREE moving assistance
- 07 Documentation support (up to ₹20,000)
- 08 Referral rewards worth ₹1,00,000



SUMMARY VERDICT

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IDEAL FOR:

Investors, families, professionals

BUY IF:

You want a secure, connected, and high-growth community with clear data-driven insight.

