



**APARNA**

Lead the future

# Aparna sarovar

Lifestyle Apartments @ Nallagandla, Hyderabad

*Where Else?!*



Picture shot live @ Aparna Sarovar



Just 8 kms  
**ORR Phase I**  
Nanakramguda Junction

Just 8 kms

**Best Schools**

- CHIREC Public School
- Delhi Public School
- Oakridge School
- St. ANN'S School
- NASR School

Just 7/9 kms

**Best Hotels**

- Ista Luxury Hotel
- Novotel Hotel
- Westin Hotel

Just 6 kms  
**IT Hub**

- Microsoft • Wipro
- Capgemini • Infosys
- TCS • Polaris
- ICICI (South India Operations)
- Computer Associates

Just 4 kms  
**Mahindra  
Satyam SEZ**

Just 4 kms  
**Wipro SEZ**

Just 4 kms  
**ICICI  
Data Center**

Just 3.5 kms

**Best Hospitals**

- Vishnu Children's Specialty Hospital
- Mythri Super Specialty Hospital
- Anuragh Hospital
- Citizen's Hospital (Coming up)

Just 2.5 kms  
**Rythu Bazaar**

Just 2 kms  
**MMTS Station**  
Lingampally

Just 50 mtrs  
**Supermarket**  
Vijetha Supermarket

Just 50 mtrs  
**Poly Clinic**  
(Coming up)

# STOP LOOKING, START LIVING

Your search for a luxurious lifestyle apartment begins and ends with Aparna Sarovar. A fantastic blend of international standards and local needs allows you to enjoy all of the sights, sounds and opportunities a world-class living has to offer. You will not find what Aparna Sarovar has to offer, at any other place.



## TO WORK AND BACK IN A JIFFY

Aparna Sarovar is ideal for those who work in the IT Hub of the Hi-Tec City. You are 10 kms from Cyber Towers, Madhapur. Just 6 kms from Microsoft, ICICI, Wipro, CA, Infosys, Deloitte offices and 8 kms from the upcoming Kokapet IT SEZ where IT majors such as Google, Patni and Cognizant among others will be located.



## READY FOR RETAIL THERAPY?

You will find the leading supermarket Vijetha right next to Aparna Sarovar just 50 mtrs away. If you like to do your weekend shopping in a mall, a 14-minute drive is all it takes to reach Inorbit. As for five star entertainment and dining experience, there's Novotel, Westin and Ista which can be reached within 10-20 minutes.



## SHORT BUS RIDE TO THE BEST SCHOOLS

For parents with school going children, leading international schools like Oakridge, Indus, Fusion and Sancta Maria are all a short bus ride away. Reputed schools like DPS, CHIREC, St. ANN'S, NASR and many more are all in the vicinity of 4-8 kms. The best part is all these schools can be reached within 10-20 minutes.



## 24-HOUR MEDICAL ASSISTANCE

In an emergency you can reach and access state-of-the-art medical facilities in minutes. Leading hospitals like Mythri Super-specialty Hospital, Anuragh Hospital, APOLLO Emergency, and Vishnu Hospital are all open 24 hours.



## FREE APARNA AC SHUTTLE BUS SERVICE\*

All residents and their family members can opt for Aparna Sarovar free pick up and drop service. We offer this service from fixed points located near major IT offices and shopping areas located within the Hi-Tec City zone and the Financial District.

\*Conditions Apply





# LIVING SMART, LIVING HAPPY

At Aparna Sarovar a spacious lifestyle apartment is much more than just a luxury. It is a great way to pamper yourself.



## SPACE, SUNLIGHT and FUN

At Aparna Sarovar, you will find space utilisation is given a new meaning and taken to a level not found anywhere else. The interior of the apartments are airy, with large windows, lots of natural light streaming in and excellent cross ventilation.

Complementing the rest of the interiors is a well-planned kitchen with space for ovens and ample storage to put your things away.

There are other salient features like high ceilings, generous closet space, high-tech wiring and plumbing systems, smoke sensors and sprinkler systems in every room.



## GLOBALLY CONNECTED

Aparna Sarovar offers world-class Tele Media Services with a choice of service providers. Choose the one you prefer. To begin with, the entire Aparna Sarovar complex is under Wi-Fi coverage. This connectivity is further supplemented by broadband Internet service powered by Airtel and TATA. Then there is DTH TV service offered by TATA SKY, Airtel, and BIG TV or you could opt for a Digital Cable TV connection. You have a choice of landline connections provided by BSNL, TATA, Airtel and Reliance. Finally, every apartment comes with an intercom facility and a service facility that allows you to make all your air, rail and bus travel bookings.\*



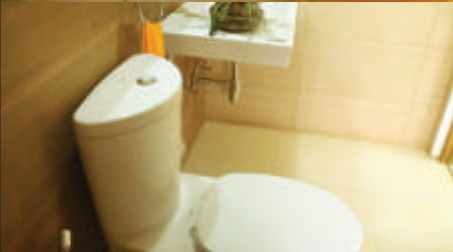
## STATE-OF-THE-ART FLOORING

The 24"x24" tiles are made of single compact body mass and fully vitrified (water absorption near zero) giving the flooring more strength, reducing thermal expansion and facilitating joint-free applications. The wear resistance and scratch hardness are higher than ordinary ceramic floor tiles or natural marbles. The floors are easy to clean and acid resistant.



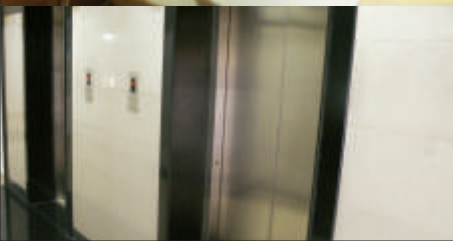
## 5-STAR BATHROOMS

The bathrooms take on an elegance of their own. Vibrant and cheerful with the latest Roca sanitaryware and fittings. Roca is the world's leading brand and brings together convenience, quality and practicality in its designs. A fascinating blend of art and technology. Dado tiling, ceramic flooring, corrosion-resistant plumbing and drainage systems are all designed to make your life easy and more comfortable.



## SUPER FAST LIFTS

Every tower of 20 floors has 3 super fast lifts to take you to the 20th floor in under 50 seconds. These lifts are designed to operate silently and smoothly. As they are always manned, even small children are safe.



# OWN A WORLD-CLASS PROPERTY NOW!

The world is fast emerging out of its worst recession and Hyderabad is already showing the first signs of getting back on its track of being the fastest growing metro.



This is good news for you as it will push the value of your property higher, sooner than later.

Remember the best time to invest in a high value property is when its price is low. Despite differing property cycles, up-market homes are always a safe bet because they are less vulnerable to market fluctuations. They are also a reliable long-term investment, guaranteed to double in value within 8 to 10 years.

Aparna Sarovar. It will improve the quality of your life and increase your net worth at the same time! So don't wait. Book now and win twice!

## MOVE IN TODAY!

Aparna Sarovar is fast turning into a thriving community of like-minded people enjoying a world-class lifestyle.

# WELCOME TO THE MAGIC OF LIFESTYLE LIVING

It is no longer a dream or a mere claim. Aparna Sarovar offers absolutely everything your heart could desire, and then finds something more that will add to your happiness and enhance your well-being. Get set to enjoy a truly world-class lifestyle!



## A WORLD-CLASS, 5-LEVEL, 35,000 Sft CLUBHOUSE!\*

Aparna Sarovar welcomes you to a Clubhouse with facilities and services that you may not find at any other place. This 35,000 Sft, 5-level, Wi-Fi enabled AC Clubhouse is spectacular. No expense has been spared in this Clubhouse on the interiors.

The Clubhouse serves as the perfect hub for events, entertainment and social functions. Host a birthday party, a barbeque and shisha party under the stars... even plan on a big wedding. The Clubhouse is quite simply ready for anything you may have on mind.

The Clubhouse also has fully furnished and well-appointed guest rooms to take care of your out of town guests. There is a Clinic, Pharmacy, ATMs, an Audio-Visual Room, a Library and indoor games like Snooker and Billiards, TT and 2 Squash Courts.



## HAVE FUN. STAY FIT

At Aparna Health and Fitness Centre, you will discover an exceptional, fully-equipped facility to assist you in achieving your fitness goals and attaining optimum well-being. The Centre is outfitted with cutting edge PULSAR, PRECOR, and Body Solid workout stations. Take advantage of training for a low-impact but intense workout. There are personal trainers to help you plan your routine and answer any fitness related queries.



## RELAX, FIND YOUR SELF

Unwind over the weekend. Just book for a steamy Sauna or a bubbly Jacuzzi. Or try the invigorating sports or an ayurvedic massage. You will find separate Spa and Massage rooms for ladies and gents, in addition to Meditation and Yoga rooms. Refresh your mind, body and soul.



## WORLD-CLASS CRÈCHE

Finding a place where your child can remain safe, healthy and happy while you are at work is something of a challenge. It's time to put an end to such thoughts. At Aparna Sarovar your child will be as safe as when at home. The Crèche is large, air-conditioned, and a secure facility. Your child is in the hands of experienced professionals trained in childcare and dedicated to nurture your child's emotional, social and educational development.



## SWIM IN THE LAP OF LUXURY

When it's pouring outside or winter brings that chilly nip in the air, you needn't stop enjoying a swim. The Clubhouse is home to the only indoor, temperature controlled pool in town. And when it is too hot to walk or play in the heat, take a refreshing dip in the outdoor pool.





### GRAB A BITE!

The spacious cafeteria overlooks the swimming pool and is fully equipped to serve you the best of Indian, Chinese or Continental cuisine while delicious coffee, snacks and cold drinks can be had, anytime of the day.



### 100% POWER BACKUP 24X7

Frequent load shedding will be a thing of the past. At Aparna Sarovar you never experience a black-out. There is 100% power backup which includes backup for all your ACs and Geysers as well.



### 15% BUILT UP. 85% NATURE. 100% HAPPINESS

Aparna Sarovar offers more open space and landscaped surroundings to keep you in touch with nature and to keep future urban congestion from encroaching upon your space. Its 5.75 acre landscaped central courtyard is like an island of greenery and shade.

Jogging paths, walkways, park benches and enclaves of hedge-enclosed areas offer privacy and space for group activities. You will also find 2 tennis courts and 1 basketball court with synthetic turf, lush grass playground, children's play and sand pit areas.



### ONE OF A KIND PARKING SYSTEM

Exclusive to Aparna Sarovar and unique to the city, you will find a multi-level parking area below the landscaped central courtyard. Once vehicles are parked in the two parking bays allotted to each apartment, there is virtually no vehicular traffic on the roads and in motion anywhere in the complex. The parking area is monitored by CCTV and is guarded by strategically located and manned entry and exit points.




### 24-HOUR SURVEILLANCE

All entry and exit points and the outer perimeter fencing is monitored and guarded day and night. This network is further augmented by high-tech security systems to ensure restricted entry to all non-residents.

## TYPICAL FLOOR PLAN



\*All dimensions in feet

- 1 Entrance Gateway • 2 Arrival Court • 3 Sitout Colonnade
  - 4 Peripheral Landscape • 5 Building Blocks • 6 Column Square
  - 7 Sunken Court • 8 Entry Plazas • 9 Earth Court
  - 10 Ramps • 11 Children's Play Area • 12 Energy Court
  - 13 Basketball Court • 14 Wind Court • 15 Visitor's Car Parking
  - 16 Terminal Column Square • 17 Play Ground • 18 Tennis Courts
  - 19 & 20 Clubhouse • 21 Kid's Pool
  - 22 Swimming Pool • 23 Water Court • 24 Fire Court
  - 25 Skylights • 26 Entry Panels
- 





# SPECIFICATIONS

<b>Framed Structure</b>	: RCC framed structure to withstand wind and seismic loads
<b>Superstructure</b>	: 8" thick solid blocks for external walls and 4" thick solid blocks for internal walls
<b>Plastering</b>	
• External	: Double coat with sponge finish
• Internal	: Single coat with sponge finish
<b>Wood Work</b>	
• Main door	: Teakwood frame and HDF skin moulded panelled door with melamine polishing and designer hardware of reputed make
• Internal doors	: Teakwood frame and HDF skin moulded panelled door with paint finish and designer hardware of reputed make
• French doors	: uPVC door frame with float glass panelled shutters and designer hardware of reputed make
• Windows	: uPVC window system with float glass with suitable finishes as per design
• Grills	: Mild Steel (M.S.) grills with enamel paint, aesthetically designed and fixed to the wall
<b>Flooring</b>	
• Living, Dining, Bedroom and Kitchen	: First quality vitrified tiles (Naveen make 24"x24")
• Bathrooms	: Acid resistant, anti-skid imported ceramic tiles
<b>Tiles Cladding</b>	
• Dadoing in Kitchen	: Glazed ceramic tiles, dado up to 2'-0" height above kitchen platform
• Bathrooms	: Glazed ceramic tiles dado of 2' x 1' imported tiles up to door height
• Utilities/Wash	: Glazed ceramic tiles dado up to 3'-0" height
• Corridors	: First quality vitrified tiles (Naveen make 24"x24")
• Staircase	: Tandoor blue stone for steps and landing
<b>Painting</b>	
• External	: Acrylic textured finish and 2 coats of exterior acrylic emulsion paint of Asian/ICI or equivalent make
• Internal	: Smooth wall putty finish with acrylic emulsion paint of Asian/ICI or equivalent over a coat of primer

<b>Kitchen</b>	: Granite platform with stainless steel sink and provision for fixing water purifier. Provision for cabinets, exhaust fan and chimney
<b>Utilities/Wash</b>	: Provision for washing machine and wet area for washing utensils, etc
<b>Bathrooms</b>	All bathrooms consist of - : Vanity type wash basin with hot and cold water mixer : EWC with flush tank of ROCA make : Hot and cold wall mixer with shower : Provision for geysers in all bathrooms : All (Polished Chrome) C. P. fittings are ROCA make
<b>Electrical</b>	: Concealed copper wiring of reputed make : Power outlets for air-conditioners in all bedrooms, living rooms and dining rooms : Power outlets for geysers in all bathrooms : Power plug for cooking range chimney, refrigerator, microwave oven, mixer / grinders in kitchen : 3 phase supply for each unit and individual meter boards : Miniature Circuit Breakers (MCB) for each distribution board of reputed make : Switches are of reputed make
<b>Telecom</b>	: Telephone points in master bedroom, children room and living areas : Intercom facility to all the units connected to security
<b>Cable TV</b>	: Provision for cable connection in master bedroom and living room
<b>Internet</b>	: 1 Internet provision in each apartment
<b>Lifts - Johnson make</b>	: 2 high speed automatic passenger lifts with rescue device with V3F for energy efficiency with vitrified cladding : 1 service lift with V3F for energy efficiency for each tower, entrance with vitrified cladding
<b>Generator</b>	: 100% D. G. set back-up (with acoustic enclosure and A.M.F.) for apartments and common area

# CONSULTANTS

| **Architects:** M/s. Genesis Planners Pvt. Ltd., Hyderabad | **Landscaping:** M/s. Terra Firma, Bangalore | **Traffic Management:** M/s. Central Parking Services, Bangalore  
| **Electrical:** M/s. Synergy Infra Consultants Pvt. Ltd., Hyderabad | **Plumbing and Sanitary:** M/s. S. K. Associates, Bangalore | **Structural:** M/s. Zaki and Associates, Hyderabad  
| **PMC:** M/s. A. N. Prakash, Bangalore | **Pollution Control:** M/s. Team Labs and Consultants, Hyderabad

# Location Map

Not to scale



\* All distances are approximate



## Some of our completed projects in Hyderabad



**APARNA CYBER COMMUNE (2011)**  
(Ready to Occupy, Phase-I)  
730 Hi-end apartments, Nallagandla



**APARNA HIGHTS 2 (2010)**  
96 Super deluxe apartments, Kondapur



**APARNA CYBER COUNTY (2009)**  
59 Independent villas, Gopannapally



**APARNA TOWERS (2008)**  
312 Super deluxe apartments, Kondapur



**APARNA COUNTY (2008)**  
125 Independent villas, Hafeezpet



**APARNA SHANGRI-LA (2008)**  
40 Independent villas, Gopannapally, Gachibowli



**APARNA ORCHIDS (2006)**  
59 High-end independent villas, Hitec



**APARNA HIGHTS (2006)**  
132 Super deluxe apartments, Kondapur



**APARNA CHANDRADEEP (2006)**  
30 Ultra deluxe apartments, Banjara Hills



**APARNA RESIDENCY (2006)**  
30 Elegantly designed apartments, Kondapur



**APARNA SENOR VALLEY (2005)**  
40 Designer villas, Jubilee Hills



**APARNA LAKE VIEW (2002)**  
20 High-end super deluxe apartments, Begumpet

## Projects under implementation in Hyderabad



**APARNA KANOPY TULIP**  
(Work in progress)  
360 Value apartments(Phase 1A), Gundlupochampally, Kompally



**APARNA KANOPY LOTUS**  
(Work in progress)  
91 Value Villas, Gundlupochampally, Kompally



**APARNA HILLPARK BOULEVARD**  
(Possession by June 2012\*)  
95 Premium villas, Miyapur, Chandanagar



**APARNA HILLPARK AVENUES**  
(Possession by June 2013\*)  
647 2 and 3 BHK Smart Apartments, Miyapur, Chandanagar

Home loans from:



Aparna  
**sarovar**

Lifestyle Apartments @ Nallagandla, Hyderabad

*Where Else?!*

Aparna Infrahousing Private Limited

#802, Astral Heights, 6-3-352, Road No.1, Banjara Hills, Hyderabad - 500 034, INDIA

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Disclaimer: The plans, specifications, images and other details herein are only indicative and the Developer / Owner reserves the right to change any or all of these in the interest of development.

\*Conditions apply

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