



# Built of excellence. With no room for compromises.

When it comes to excellence in the Hyderabad real estate space, one name that tops the list is **Aparna Constructions**. The company has till date completed and delivered 28 Gated Communities & 3 Commercial Projects – both spread over 15 million Sft. Aparna has also delivered 5 Residential Plot projects spread over 1.32 million Sq. Yards. All of which have set high standards for the rest to follow. Standards that have changed the lifestyles of over 10,000 satisfied customers. Experience this very excellence in Bengaluru at **Aparna Elina**, the premium residential project that has made all the room you need to bring in the best that life has to offer.

# Aparna **ELINA**

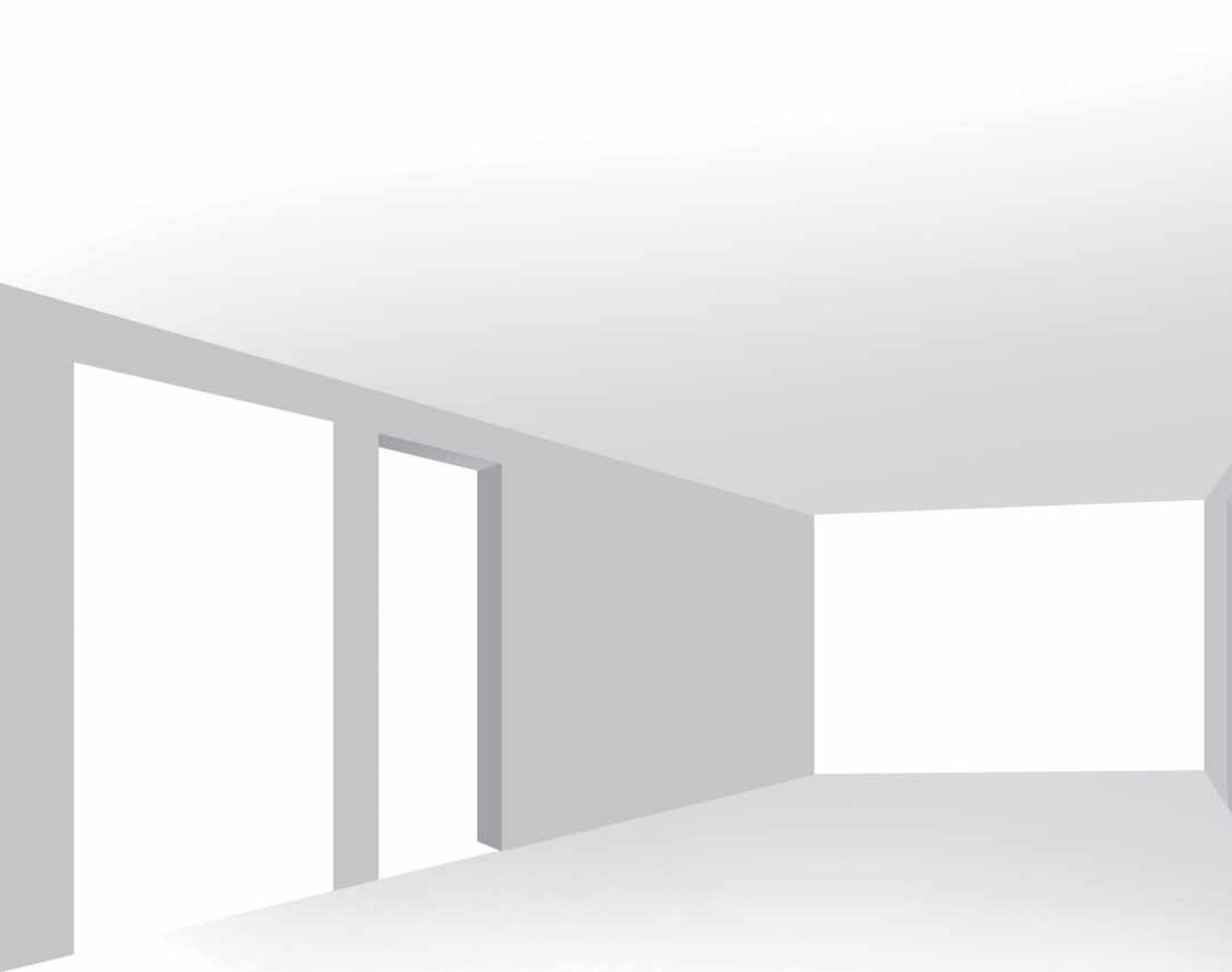
The epitome of excellence taking shape in Bengaluru, **Aparna Elina** is one address that is sure to elevate its residents to a whole new world of exclusivity. Because, more than just a residential project, Aparna Elina is a haven for those who settle for nothing but the best that life has to offer. Set amidst beautiful environs, Aparna Elina gives living a refreshing meaning. Offering you almost every element of luxury you can possibly think of for a lifestyle you have always desired. A lifestyle that sets you apart with unmatched, never-before sophistication.

## **Elina Exclusives**

- 152 Premium luxury apartments not just created, but crafted
- 3, 4 & 5 BHK spacious Apartments
- Great location to match the great value it offers
- Lush green, landscaped outdoors
- Single Tower with 2 wings and 4 Apartments per floor
- 18,000 sft. Club in Ground Floor
- Apartments starting @1910 sft going up to 5310 sft
- 8 Penthouses (19th & 20th Floors)
- 2 Cellars + G + 20 Floors
- Exceptional design and architecture that matches international standards
- High-end amenities for living the high life
- Refinements that re-define living spaces









There's more to life.  
Make room for it.



Living Room



In today's fast-paced world, where everything we do revolves around goals and ambitions we have set for ourselves, we tend to ignore the fact that there are so many more good things that life has to offer, and all one needs to do is make some room to experience them and enjoy life to the fullest.

Welcome to a world where you'll find all the space you need to explore the joys of life in true luxury and comfort. **Welcome to Aparna Elina.**



## Room for pure luxury

The living room. At Aparna Elina, it's more than just a place to play host or spend time watching television. It's in fact your signature, a reflection of your refined taste for the good things in life.



# Room for pure bliss

Exquisitely designed personal spaces to envelope you in peaceful delight. Where the world outside is shut out, making it a haven you would love to come back to. Experience the exclusivity at Aparna Elina.





Kids' Bedroom



## Room for pure fun

Adding that much needed fun into the joy of childhood. That's exactly what the children's bedroom is meant to be. At Aparna Elina, this desire to give the little ones a world of their own has been an integral part of design and architecture.





## Room for pure delight

There's a lot more to a kitchen. At Aparna Elina, it's more a space that inspires by virtue of its thoughtful design and features. Experience the magic that could make the act of preparing even the simplest of meal feel like an art form.

Balcony / Mini Bar



# Room for pure unwinding

Every little space at Aparna Elina has been conceived to make every moment of your life an experience to relish. Take the balcony for instance. Some creative thinking blends with functionality to turn it into a beautiful and cozy bar.







## Room for pure exhilaration

An exclusive 18,000 Sft air conditioned club at Aparna Elina is just the perfect place to sit back, relax and enjoy a whole lot of activities. From browsing books at the library, working out at the gym, playing a game of squash, a refreshing swim at the pool and a lot more. Explore and you will be amazed at all that the Club has in store for you:

- Grand Entrance Lobby
- AV Room
- Gym
- Library
- Crèche
- Multi-purpose Hall
- Squash Court
- Spa
- Yoga/Meditation Rooms
- Table Tennis & Billiards Rooms
- Association Room
- Clinic
- Utility Store
- Swimming Pool & Changing Rooms
- Multi-purpose Outdoor Court & Cricket Pitch
- Indoor Games

## Living Room Extension





## Amenities at Elina

- Exclusive, thoughtful floor plan design
- Fully square interiors
- No wastage of space
- Wooden flooring for master bedrooms
- Penthouse with paddle pool & terrace garden
- Hi-end sanitary ware & fittings
- Vaastu compliant
- Exclusive club with state-of-the-art facilities
- Secured play area for children
- International standard swimming pool
- Two/three parking bays per apartment
- 24-hour surveillance security
- 24-hour, 100% power backup
- 24-hour water supply

# Room for pure convenience

At Aparna Elina, what adds to the luxury is the location itself. Because when you live here, you have close proximity to the best that Bengaluru has to offer. Like the most happening MALLS, MULTIPLEXES, CORPORATE OFFICES, COMMERCIAL ESTABLISHMENTS, SCHOOLS, HOSPITALS, PLACES OF WORSHIP and more. A few minutes of driving and you're there.

## Distances that delight

1. Metro Station	150 mts
2. World Trade Center	700 mts
3. Metro Cash & Carry	700 mts
4. Columbia Asia Hospital	650 mts
5. Orion Mall	650 mts
6. ISKCON Temple	600 mts
7. The Brigade School	650 mts
8. Indian Institute of Science	2.5 kms
9. M.S. Ramaiah College	5 kms
10. M.G. Road	8 kms
11. Kempegowda International Airport	45 kms

Distances indicated are approximate.

# Location Map



Map not to Scale

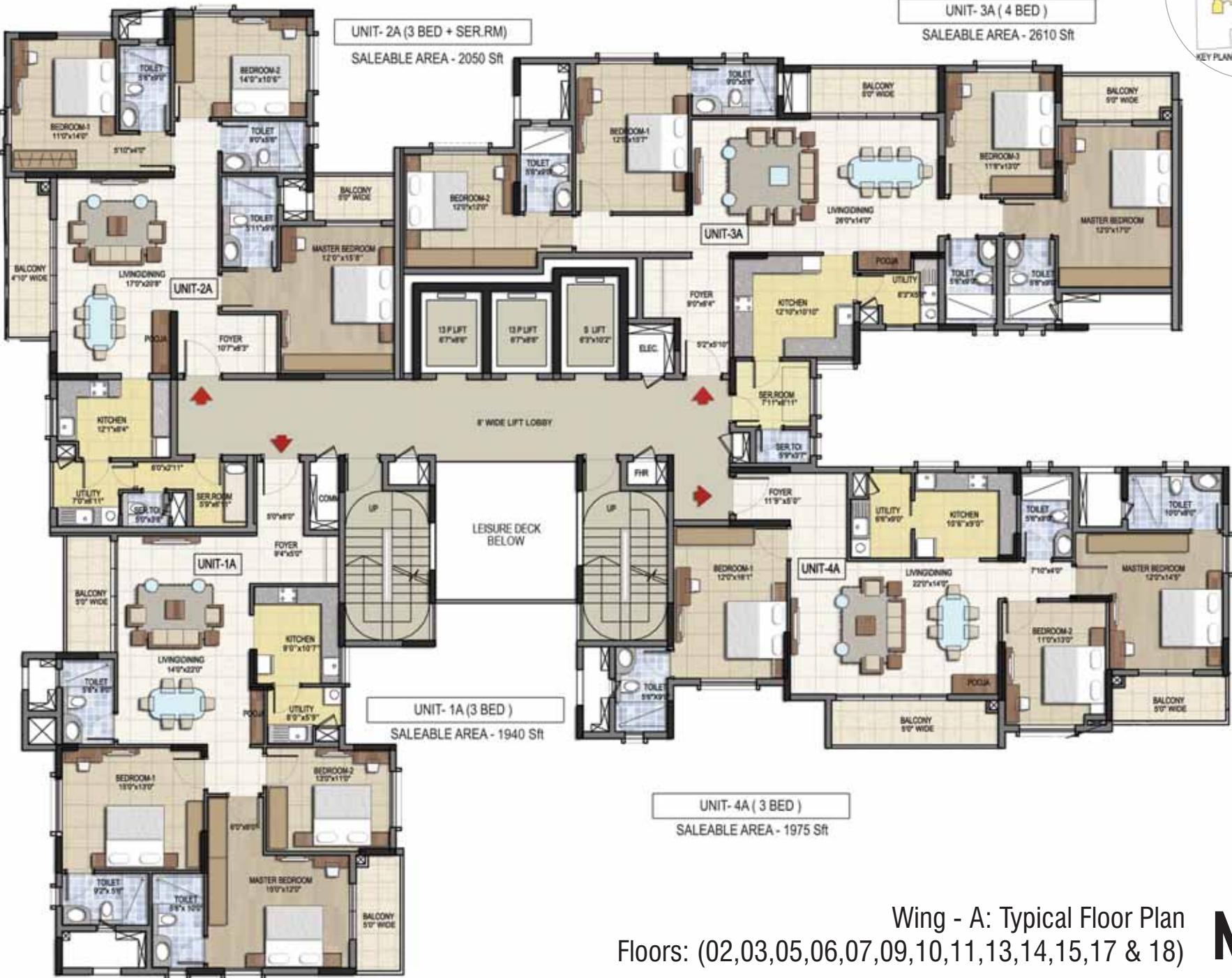
# Site Layout





## Legend

1. Clubhouse - Ground Floor
2. Jogging Track / Pedestrian Pathway
3. Practice Cricket Pitch
4. Practice Multipurpose Court
5. Gazebo Seating Area
6. Kids Play Area
7. Senior Citizen Court With Seating
8. Festive / Party Lawn
9. Kids Pool
10. Swimming Pool
11. Water Feature



Wing - A: Typical Floor Plan  
Floors: (02,03,05,06,07,09,10,11,13,14,15,17 & 18)







Wing - A: Typical Floor Plan  
Floors: (04, 08, 12, 16)







Wing - A:  
Penthouse Lower Floor Plan





Wing - A:  
Penthouse Upper Floor Plan







Wing - B:  
Penthouse Upper Floor Plan



# Individual Apartment Plans



Unit 2A (3 Bed + Ser. Rm)  
Saleable Area: 2050 SFT



Unit 3A (4 Bed)  
Saleable Area: 2610 SFT



Unit 4A (3 Bed)  
Saleable Area: 1975 SFT



Unit 1B (3 Bed)  
Saleable Area: 1910 SFT



Unit 2B (4 Bed)  
Saleable Area: 2600 SFT



Unit 3B (3 Bed + Ser. Rm)  
Saleable Area: 2100 SFT



Unit 4B (3 Bed)  
Saleable Area: 1950 SFT



# Specifications

## STRUCTURE

- RCC 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

## PLASTERING

- Internal : 1 coat of plastering in CM 1:6 for walls & Ceiling  
 External : 2 coats of plastering in CM 1:6 for External walls

## DOORS & WINDOWS

- Main Door : Imported Manufactured Teak Veneered, Door Frame & Shutters with reputed hardware fittings finished with melamine finish  
 All Internal Doors : Imported Manufactured Teak Veneered, door frame & shutter with reputed hardware fittings finished with melamine finish  
 Utility Door : UPVC of Kommerling Profile sections or Equivalent  
 French Doors, if any : UPVC of Kommerling Profile Sections, Tinted float glass paneled shutters & designer hardware of reputed make  
 Windows : UPVC of Kommerling Profile Sections, Toughened Tinted Float Glass with suitable finishes as per design, with provision for mosquito mesh track (Mesh & fixing has to be at the cost of client only)  
 Grills (Windows) : Aesthetically designed, Mild Steel (M.S) grills with Enamel paint finish

## PAINTING

- External : Textured finish & 2 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

## FLOORING

- Foyer, Living, Dining, Pooja : 800 X 800 mm size double charged Vitrified tile of reputed make  
 Master Bedroom : Wooden Flooring  
 Other Bedroom & Kitchen : 800 X 800 mm size double charged Vitrified tile of reputed make  
 Bathrooms, Servant Bathroom : Acid Resistant, Anti-skid Ceramic Tiles of reputed make  
 Corridors : 800 x 800 mm Double charged Vitrified Tile of reputed make  
 Master Bedroom Balcony : Rustic Vitrified tile of reputed make  
 Living Balconies : Rustic Vitrified tile of reputed make

## Common Staircase

- Internal Staircase for Penthouse : Tandoor Stone  
 Service & Lift Maintenance Room : Italian / Amalgamated Marble  
 Terrace Garden In Common Corridor / Penthouse : Ceramic Tile Flooring  
 Servant Room : Rustic Vitrified tile of reputed make  
 : Ceramic Tile Flooring

## 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 : 300 x 600 mm Glazed ceramic Tile dado of reputed make up to 7'-0" height  
 Utilities : Glazed ceramic Tile dado of reputed make up to 3'-0" height

## KITCHEN

- 1 Granite Platform with Stainless Steel Sink (Shall be provided at Extra Cost)
- 2 Separate municipal water tap (By BBMP along with Bore well water)
- 3 Provision for fixing of water purifier, exhaust fan & chimney
- 4 Provision for Geyser for hot water near sink

## UTILITIES / WASH

- : Dish Washer & Washing Machine provision in the Utility Area

## BATHROOMS

- 1 Vanity type washbasin / Counter Top
- 2 EWC with concealed flush tank of reputed make
- 3 Single lever fixtures with wall mixer cum shower of reputed make
- 4 Provision for Geysers in all Bathrooms
- 5 All C.P. Fittings are Chrome Plated of reputed make
- 6 Glass Partition for Shower Area in all Bathrooms

## ELECTRICAL

- 1 Concealed Copper Wiring of reputed make
- 2 Power outlets for Air Conditioners in all rooms
- 3 Power outlets for Geysers in all bathrooms
- 4 Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders In Kitchen, Washing Machine & Dish Washer in Utility Area
- 5 Plug points for T.V. & Audio Systems etc
- 6 3 Phase Supply for each unit & individual Meter Boards
- 7 Miniature Circuit Breakers (MCB) for each distribution board of reputed make
- 8 Elegant designer Modular Electrical switches

<b>ELECTRICAL LOAD CONSIDERED</b>	: 3BHK - 6KW; 4BHK - 8KW; Penthouse - 12KW
<b>TELECOM</b>	<ul style="list-style-type: none"> <li>1 Telephone points in all Bedrooms, Living Room, Family Room &amp; Kitchen</li> <li>2 Intercom facility to all the units connecting Security</li> </ul>
<b>CABLE TV</b>	: Provision for Cable Connection in all Bedrooms & Living Room
<b>INTERNET</b>	: 1 Internet provision in each apartment
<b>LIFTS</b>	<ul style="list-style-type: none"> <li>1 Two High speed automatic Passenger Lifts per Block with rescue device with V3F for energy efficiency with Granite / Marble cladding</li> <li>2 One Service Lift per Block with V3F for energy efficiency, entrance with Granite / Marble cladding</li> </ul>
<b>WTP &amp; STP</b>	<ul style="list-style-type: none"> <li>1 Fully Treated Water made available through an exclusive water softening &amp; purification plant with water meters for each unit</li> <li>2 Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping &amp; flushing purposes</li> </ul>
<b>CAR WASH FACILITY</b>	: Car Wash facility will be provided (charges for car wash facility would be extra)
<b>GENERATOR</b>	: 100% D.G Set backup with Acoustic enclosure & A.M.F
<b>CAR PARKING</b>	: Each Apartment will have 2 Car parks, Penthouses will have 3 Car Parks & parking will be in 2 Levels
<b>FACILITIES FOR DIFFERENTLY ABLED</b>	: Access ramps at all Entrances shall be provided for Differently Abled
<b>SECURITY / BMS</b>	<ul style="list-style-type: none"> <li>1 Sophisticated round-the-clock security system</li> <li>2 The Complete building shall be provided Building Management System with all facilities</li> <li>3 Panic Button &amp; Intercom is provided in the lifts connected to the security room</li> <li>4 Solar power fencing around the compound</li> <li>5 Surveillance cameras at the main security &amp; entrance of each block</li> <li>6 Video door phone for each apartment connected to security for screening of visitors</li> </ul>

<b>CLUB HOUSE &amp; AMENITIES</b>	Well Designed Club House with Facilities like <ul style="list-style-type: none"> <li>1 GYM</li> <li>2 Library</li> <li>3 Crèche</li> <li>4 Multipurpose Hall</li> <li>5 Squash Court</li> <li>6 SPA</li> <li>7 Yoga / Meditation Room</li> <li>8 Table Tennis &amp; Billiards Rooms</li> <li>9 Association Room</li> <li>10 Clinic</li> <li>11 Utility Store</li> <li>12 Swimming Pool with Changing Rooms</li> <li>13 Grand Entrance Lobby</li> <li>14 AV Room</li> <li>15 Indoor Games</li> <li>16 Multipurpose Outdoor Cricket &amp; Cricket Pitch</li> </ul>
<b>PARKING MANAGEMENT</b>	1 Entire parking is well designed to suit the number of car parks. Parking signage's & equipment will be provided at required places to ease the driving
<b>FIRE &amp; SAFETY</b>	<ul style="list-style-type: none"> <li>1 Fire hydrant &amp; fire sprinkler system in all floors &amp; basements</li> <li>2 Fire alarm &amp; Public Address System in all floors &amp; Parking Areas (basements). Control panel will be kept at main security</li> </ul>
<b>LPG</b>	: Supply of gas from a Centralised Gas Bank to all individual apartments with Pre paid gas meters
<b>PADDLE POOL</b>	: Shall be provided in every Penthouse apartment

NO CUSTOMISATION / NO CHANGES IN SPECIFICATIONS

# Aparna's Landmark Projects in Hyderabad



# Aparna sarovar

Lifestyle Apartments @ Nallagandla, Hyderabad

Where Else?!

Comprises of 1120 lifestyle apartments. Project completed in 2010.



## Aparna Cyber Commune

Located at Nallagandla, Gachibowli, Hyderabad.  
Comprises of 730 hi-end apartments.  
Project completed in 2011.



## APARNA lights

Located at Kondapur, Hyderabad.  
Comprises of 90 super deluxe apartments.  
Project completed in 2008.



