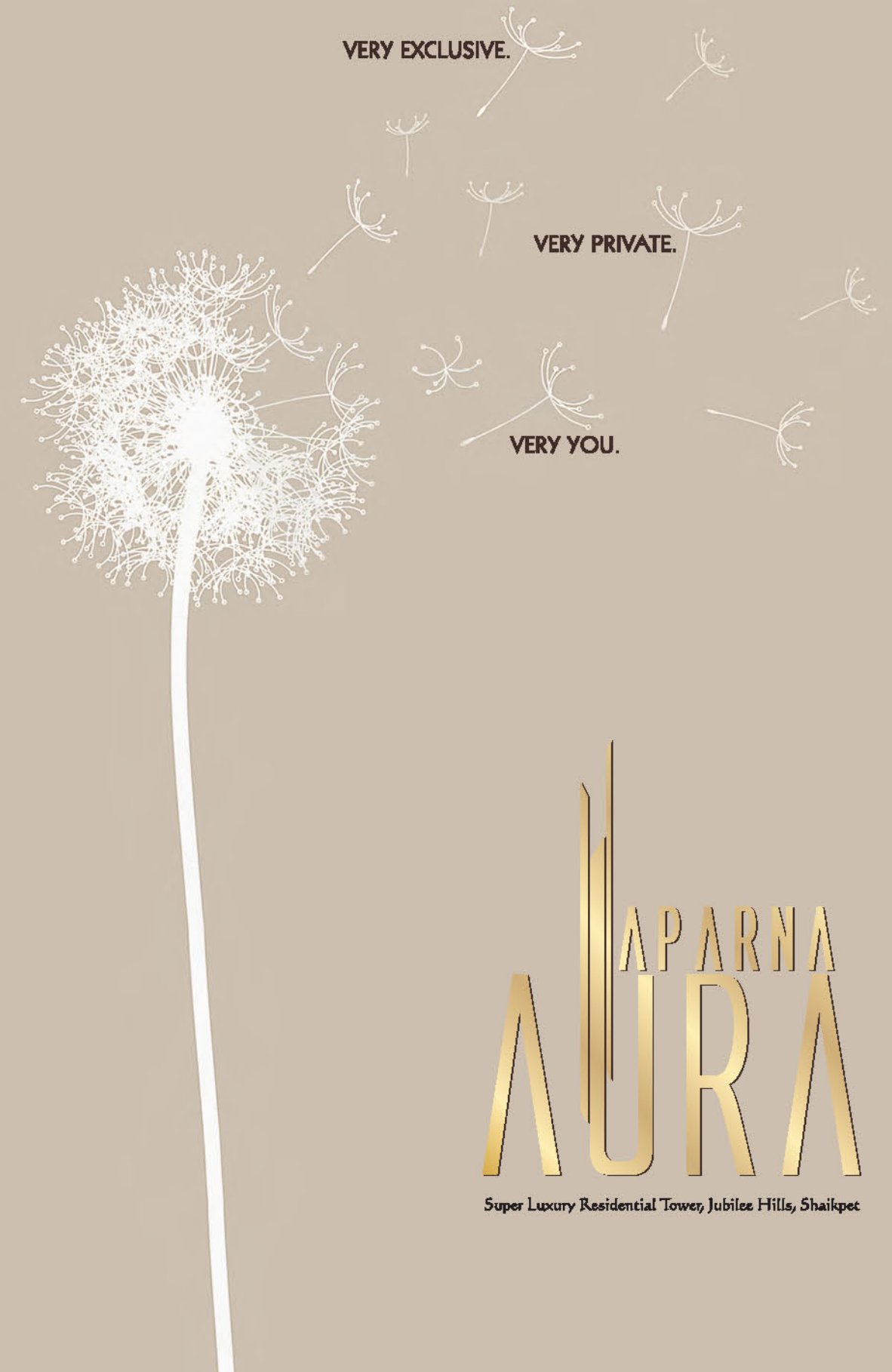


ARRIVE QUIETLY



**APARNA
AURA**

Super Luxury Residential Tower, Jubilee Hills, Shaikpet



SPACE IN HARMONY WITH YOUR SPIRIT



Among the most effective ways to enrich our inner being is to recognize and utilize the elements that create positive feelings in the spaces we choose to live.

By creating a dynamic interplay between form, function and colour, we can lift, inspire, and refresh the spirit of individuals experiencing that space. Leaving behind almost meditational, inspirational and spiritual sensations that endure.

As a Japanese writer once said: "Some spaces are silent, others speak. Some others, which are more rare, sing."

At Aparna AURA you will find yourself in a space that will induce utter enchantment — sending your spirit soaring!

YOUR SPIRIT

WITH

SPACE IN HA



APARNA
AURA

APARNA AURA A GLOBAL RESIDENTIAL ICON



Rewriting the rules of luxury residential spaces, Aparna AURA is a new game plan crafted in glass, steel and concrete. This architectural marvel effortlessly meets all the norms of stating that you have arrived. Elevating itself from a mere residential destination to a niche of premium global status.

Aparna AURA celebrates the bold, the unfamiliar and the expressive abilities to craft spaces that, while unusual in 'style' and 'design', still resonate in the human spirit with its unparalleled looks, prime location, perfectly square interiors and floor plans, and the interactions between these spaces.

The focus is on recognizing and capturing this essence through sensitive, empathetic and informed design to create luxurious spaces that are not only aesthetically pleasing and functionally relaxing, but also spiritually stimulating, meaningful and enduring.

At Aparna AURA you will discover something that is truly authentic in every sense of the word. A living space that creates a positive effect on your sensibilities, your thoughts and your feelings.



APARNA AURA



APARNA
AURA



- Awe inspiring architecture
- Exclusive & unique perfectly square floor plan design
- Standalone 20-floor stunning luxury residential tower
- 135 Apartments
- 3 Level cellar parking

DISTINCTIVE FAÇADE



- Fully square interiors
- No wastage of space
- Wooden flooring for master bedrooms
- A perfect blend of form & function
- Very exclusive 12,000 Sft full-fledged Clubhouse with state-of-the-art facilities
- High end sanitary ware & fittings
- Secured play area for children
- International standard swimming pool
- Two/Three Parking Bays per Apartment
- 24-hour Surveillance and Security
- 24-hour Power Back-Up
- 24-hour water supply with 72-hour emergency supply

IMPRESSIVE PLANNING



PRIME LOCATION

- 3 kms from Jubilee Hills checkpoint
- 1 km away from Film Nagar
- 2 kms from Apollo Hospital
- 100 mtrs away from the old Mumbai Highway
- 10 minutes away from Hyderabad & Emmar Golf Courses
- 30 minutes from Shamshabad International Airport
- Close to Jubilee Hills Public School, Bharatiya Vidya Bhavan, Nar, Oakridge & DPS
- Close to Supermarkets & Entertainment Centres
- Close to IT Hubs in Hi-Tec City, Madhapur
- Panoramic view of Jubilee Hills, Golkonda Fort, Charminar & the Old City of Hyderabad
- 365 days of breathtaking sunrises & sunsets



SITE LAYOUT



FLOOR PLAN - GROUND



FLOOR PLAN - TYPICAL



TOP OF THE LINE SPECIFICATIONS

Framed Structure	: R.C.C. framed structure to withstand Wind & Seismic Loads	Living Balconies	: Rustic vitrified tile of best brands		6. Miniature Circuit breakers (MCB) for each distribution boards of best brands	Security / BMS	1. Sophisticated round-the-clock security system
Superstructure	: 8" thick solid block work for external walls & 4" thick solid blocks for internal walls	Staircase	: Tandoor Stone		7. Elegant designer modular electrical switches		2. The Complete building shall be provided Building Management System with all facilities
Plastering		Tile Cladding		Telecom	1. Telephone points in all bed rooms, living room, family room & kitchen with provision of installing own mini EPABX		3. Panic button & intercom is provided in the lifts connected to the security room
Internal	: One coat of plastering in CM 1:6 for walls & ceiling	Dadoing in Kitchen	: Glazed Ceramic Tiles dado up to 2'-0" height above kitchen platform of best brands (Optional)		2. Intercom facility to all the units connecting Security		4. Solar power fencing all around the compound
External	: Two coats of plastering in CM 1:6 for external walls	Bathrooms	: Glazed ceramic tile dado of best brands up to 7'-0" height	Cable TV	: Provision for Cable Connection in all Bedrooms & Living Room		5. Surveillance cameras at the main security & entrance of each block to monitor
Doors		Utilities	1. Rustic vitrified tile of best brands (including servant quarters) 2. Tiles dado up to 3' height	Internet	: One Internet provision in each apartment		6. Video door phone for each apartment connected to security for screening of visitors
Main Door	: Manufactured Teak veneered, door frame & shutters with reputed hardware fittings with melamine finish	Kitchen	1. Granite Platform with Stainless Steel Sink (Optional) 2. Separate municipal water tap (Manjeera or any other water provided by GHMC along with borewell water) 3. Provision for fixing of water purifier, exhaust fan & chimney 4. Provision for geyser for hot water near the sink	Lifts (Johnson Make)	1. Three high speed automatic passenger lifts with rescue device with V3F for energy efficiency with granite/marble cladding 2. One service lift with V3F for energy efficiency for each tower, entrance with granite/marble cladding	Clubhouse & Amenities	1. Well designed Clubhouse with facilities like Indoor games, Gym, meditation room cum yoga room, multipurpose hall 2. Swimming pool with changing rooms 3. Separate rooms for association, maintenance, dormitory, servant toilets
Internal Doors	: Manufactured Teak Veneered, door frame & shutter with reputed hardware fittings with melamine finish	Utilities / Wash	Dish washer & washing machine provision in the utility area	WTP & STP	1. Fully Treated Water made available through an exclusive water softening & purification plant with water meters for each unit 2. 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 & flushing purpose	Parking Management	: Entire parking is well designed to suit the number of car parks required. Parking signage's and equipment at required places to improve driving comfort
French Doors (if any)	: uPVC door frames with tinted float glass paneled shutters & designer hardware of best brands	Bathrooms	1. Vanity type wash basin / counter top 2. EWC with concealed flush tank of best brands 3. Single lever fixtures with wall mixer cum shower 4. Provision for geysers in all bathrooms 5. All C.P. fittings are chrome plated of best brands	Car Wash Facility	: Car Wash facility will be provided (charges for car wash facility would be extra)	Fire & Safety	1. Fire hydrant & fire sprinkler system in all floors & basements 2. Fire alarm & Public Address system in all floors & parking areas (basements) Control panel will be kept at main security.
Windows	: uPVC Window system with 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)	Electrical	1. Concealed Copper Wiring of best brands 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. Three phase supply for each unit & individual meter boards	Generator	: 100% D.G Set backup with Acoustic enclosure & A.M.F	LPG	: Supply of gas from a centralised gas bank to all individual apartmentss with Pre paid gas meters
Grills	: Aesthetically designed, Mild Steel (M.S) grills with enamel paint finish			Car Parking	: Each Apartment will have two Car parks & parking will be in three levels		
Painting				Facilities For Physically Challenged	: Access ramps at all entrances shall be provided for Physically Challenged		
External	: Textured finish & two coats of exterior emulsion paint of best brands						
Internal	: Smooth Putty finish with two coats of premium acrylic emulsion paint of best brands over a coat of primer						
Flooring							
Living & Dining	: Amalgamated marble flooring of best brands						
Bedroom & Kitchen	: Wooden flooring for Master Bedroom & 600 x 600 mm size double charged vitrified tiles for other Bedrooms & Kitchen						
Bathrooms	: Acid Resistant, Anti-skid Ceramic Tiles of best brands						
Corridors	: Double charged vitrified tile of best brands						
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NO CUSTOMISATION.
NO CHANGE IN SPECIFICATIONS.