



# EXPERIENCE THE COSMO LIFE

Aparna  
sarovar   
**ZENITH**

COSMO APARTMENTS @ NALLAGANDLA

Pre-certified Gold Rated Green Project by IGBC



Aparna Sarovar Zenith @ Nallagandla is a  
Pre-certified IGBC Gold rated Green Project



A,B,C,D,E,F,L & M  
Blocks open for sale



## THE COSMOPOLITON LIFESTYLE BECKONS

Cosmopolitans are defined as well-educated, sophisticated individuals who have been exposed to the best of everything the world over, experienced every culture, every language. These are people who always look forward to living amongst like-minded individuals who share their lifestyle. So if you're one of those who belongs to this select group, Aparna Sarovar Zenith is just the place for you. It's where the best of living spaces and lifestyle amenities blend in to offer you a truly world-class living experience. And of course, an environment perfect for living in harmony with all your neighbours as one big cosmopolitan community.

**Welcome to the Cosmo Experience!**



Grand Entrance Lounge and  
Lobby for each Tower



Hyderabad's first  
cosmo community

## ZENITH AT A GLANCE

- 24.6 acres total project area
- 13 Towers
- 2475 Apartments
- 80% dedicated open space
- Lake facing & central courtyard views
- 2 BHK: 1275 - 1375 Sft.
- 3 BHK: 1505 - 2555 Sft.
- 4 BHK: 2660 - 2780 Sft.
- Vaastu compliant
- 100% power backup





Exclusive Clubhouse

## THE COSMO LIFESTYLE AT ITS BEST

- Exclusive clubhouse
- Swimming pool with pool deck & change rooms
- Indoor temperature - controlled swimming pool
- Outdoor sports: synthetic and clay tennis courts, basketball, volleyball, cricket net
- Indoor sports: squash, badminton, table tennis, billiards
- Gym and spa
- Aerobics and yoga centre
- AC crèche
- Library
- Supermarket and ATM
- Restaurant with outdoor deck & kitchen

## Site Layout



- Future Towers
- A,B,C,D,E,F,L & M Blocks open for sale

# Aparna sarovar ZENITH

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## IS CONVENIENTLY LOCATED

- 2 kms to Lingampally MMTS Station
- 2.5 kms to Rythu Bazar
- Multi-specialty hospitals within 3.5 kms
- 4 kms to Mahindra Satyam SEZ, Wipro SEZ, ICICI Data Center
- 6 kms to IT Hub - Microsoft, Wipro, Infosys, TCS, Polaris, Computer Associates and more
- 7-9 kms to the best hotels - Hyatt Ista Luxury Hotel, Novotel, Westin and Sheraton Hotel
- 8 kms to the best schools - Chirec, DPS, Oakridge, Nasr
- 8 kms to ORR Nanakramguda Junction



\* Conditions Apply. This presentation is conceptual and not a legal offering for Sale/Agreement. Distances indicated are approximate.



2 BHK (East Facing) - 1275 Sft.



**2 BHK (East Facing)**

Carpet Area:	810.95 Sft.
Balcony:	51.88 Sft.
Utility:	34.88 Sft.
Saleable Area:	1275.00 Sft.

3 BHK (East Facing) - 1790 Sft.



**3 BHK (East Facing)**

Carpet Area:	1161.00 Sft.
Balcony:	73.30 Sft.
Utility:	44.35 Sft.
Saleable Area:	1790.00 Sft.

3 BHK (West Facing) - 1505 Sft.

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3 BHK (West Facing)

Carpet Area:	991.14Sft.
Balcony:	51.99 Sft.
Utility:	27.34 Sft.
Saleable Area:	1505.00 Sft.

3 BHK (West Facing) - 1875 Sft.

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3 BHK (West Facing)

Carpet Area:	1224.72 Sft.
Balcony:	73.30 Sft.
Utility:	44.35 Sft.
Saleable Area:	1875.00 Sft.



3 BHK (East Facing) - 2040 Sft.



3 BHK (East Facing)

Carpet Area:	1284.24
Balcony:	135.84
Utility:	50.48
Saleable Area:	2040

4 BHK (West Facing) - 2660 Sft.



4 BHK (West Facing)

Carpet Area:	1791.87
Balcony:	99.78
Utility:	38.97
Saleable Area:	2660

# SPECIFICATIONS

<b>1. RCC FRAMED STRUCTURE</b>	R.C.C. shear wall framed structure to withstand wind & seismic loads. Concrete blocks for non structural members (Wherever needed)
<b>2. DOORS</b>	
a MAIN DOOR	Manufactured teak veneered door frame & shutter finished with good quality melamine polish and hardware of reputed make
b INTERNAL DOORS	Manufactured hard wood door frame & laminate shutter and hardware of reputed make
c UTILITY DOOR	uPVC door frame of reputed profile sections with combination of tinted float glass & laminated MDF panel.
d FRENCH DOORS	uPVC door frame of reputed profile sections, with tinted toughened glass paneled shutters and designer hardware of reputed make with provision for mosquito mesh track. (Mesh & fixing at extra cost)
e WINDOWS	uPVC window of reputed profile sections with tinted toughened glass with suitable finishes as per design with free mosquito mesh and track for all windows.
f GRILLS	Aesthetically designed, Mild Steel (M.S) grills with enamel paint finish. (Shall be provided at extra cost)
<b>3. PAINTING</b>	
a EXTERNAL	Textured finish and two coats of exterior emulsion paint of reputed make
b INTERNAL	Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer
<b>4. FLOORING</b>	
a LIVING, DINING, MASTER BEDROOM, OTHER BEDROOMS & KITCHEN	800 x 800 mm size double charged vitrified tiles of reputed make.
b ENTRANCE LOUNGE	Granite/marble flooring with designer false ceiling
c BATHROOMS	Acid resistant, anti-skid ceramic tiles of reputed make
d CORRIDORS	Double charged vitrified tiles of reputed make
e MASTER BEDROOM BALCONY	Rustic ceramic tiles of reputed make
f LIVING BALCONIES	Rustic ceramic tiles of reputed make
g STAIRCASE	Tandoor stone
<b>5. TILE CLADDING</b>	
a DADOING IN KITCHEN	Glazed ceramic tiles dado up to 2'-0" height above kitchen platform of reputed make. (Shall be provided at extra cost)
b BATHROOMS	Glazed ceramic tile dado of reputed make up to 7'-0" height
c UTILITIES	1. Rustic ceramic tiles of reputed make 2. Tiles dado up to 3'-0" height
<b>6. KITCHEN</b>	1. Granite platform with stainless steel sink (Shall be provided at extra cost) 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
<b>7. UTILITIES / WASH</b>	Dish washer and washing machine provision in the utility area.
<b>8. BATHROOMS</b>	1. Vanity type wash basin/counter top 2. EWC with flush tank of reputed make 3. Single lever fixtures with wall mixer cum shower 4. Provision for geysers in all bathrooms 5. Exhaust fans shall be provided in all bathrooms (incl. powder room & maid room toilet) 6. All C.P fittings are of reputed make
<b>9. ELECTRICAL</b>	1. AC conduiting & copper wiring shall be provided at free of cost in all bedrooms, drawing, living/dining areas of all unit sizes 2. Power outlets for air conditioners in all rooms 3. Geysers (15 Ltrs. capacity) of reputed make shall be provided in all bathrooms (except in powder room & maid room toilet) 4. Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine/dishwasher in Utility Area 5. Plug points for T.V. & audio systems etc. 6. 3 phase supply for each unit and individual meter boards 7. Miniature circuit breakers (MCB) for each distribution boards of reputed make 8. Switches of reputed make 9. LED light fixtures for all common area & landscape area lighting
<b>10. TELECOM</b>	1. Telephone points in living, dining areas, all bedrooms 2. Intercom facility to all the units connecting security
<b>11. CABLE TV</b>	Provision for cable connection in living and master bedroom
<b>12. INTERNET</b>	Provision for internet connection in each flat
<b>13. LIFTS</b>	1. Four high speed automatic passenger lifts per block with rescue device with V3F for energy efficiency of reputed make. Entrance with granite/marble cladding 2. Two high speed automatic passenger cum service lifts per block with rescue device with V3F for energy efficiency of reputed make. Entrance with granite/marble cladding

<b>14. WSP &amp; STP</b>	1. Domestic water made available through an exclusive water softening plant (not RO plant) 2. Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms. 3. 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
<b>15. CAR WASH FACILITY</b>	Car wash facility will be provided (Charges for car wash facility would be extra)
<b>16. GENERATOR</b>	100% D.G set backup with acoustic enclosure & A.M.F
<b>17. CAR PARKING</b>	1. One car park for 2 BHK apartment 2. Two car parks for 2.5 & 3 BHK apartment 3. Three car parks for 3 BHK + HT & 4 BHK. Apartment and parking shall be in 2 levels.
<b>18. FACILITIES FOR DIFFERENTLY-ABLED</b>	Access ramps at all block entrances shall be provided for differently-abled
<b>19. SECURITY / BMS</b>	1. Sophisticated round-the-clock security surveillance system. 2. BMS for electricity consumption with prepaid card system will be provided (Centralized billing) 3. Panic button and intercom is provided in the lifts connected to the security room 4. Solar power fencing around the compound 5. Surveillance cameras at the main security and entrance of each block to monitor and also provided CCTVs inside the lifts
<b>20. CLUBHOUSE &amp; AMENITIES</b>	
a Well Designed Club House facilities like	1. Grand entrance lobby 2. Crèche 3. ATM kiosk 4. Restaurant with outdoor deck & kitchen 5. Swimming pool with pool deck & change rooms 6. Temperature controlled indoor pool with pool deck 7. Two multipurpose halls 8. Two AV rooms/preview theatres 9. Yoga/meditation room 10. Gym 11. Aerobics 12. Spa 13. Outdoor seating 14. Library/reading lounge 15. Clinic 16. Pharmacy 17. Association room 18. Six guest rooms 19. Project maintenance office/utility payment office 20. Supermarket 21. Holding area & waiting lounges
b Indoor Sports Facilities	1. Two squash courts 2. Three badminton courts 3. Three billiards tables 4. Two table tennis units 5. Chess/carroms/cards room
c Outdoor Sports Facilities	1. Outdoor cricket net practice 2. Two tennis courts 3. Lawn/clay tennis court 4. Full size basketball court 5. Full size volleyball court
d Others	1. Outdoor gym 2. Open air theatre 3. Jogging track 4. Yoga deck 5. Barbeque 6. Playground
<b>21. PARKING MANAGEMENT</b>	1. Entire parking is well designed to suit the number of car parks with parking signage and equipment at required places to ease driving
<b>22. FIRE &amp; SAFETY</b>	1. Fire hydrant and fire sprinkler system in all floors and basements 2. Fire alarm and public address system in all floors and parking areas (Basements) 3. Control panel at main security.
<b>23. LPG</b>	Supply of gas from centralised gas bank to all individual flats with pre-paid gas meters
<b>24. SOLAR POWER</b>	50KW solar power is provided and is connected to common area grid for optimisation of common area power consumption
<b>25. SOLAR HOT WATER</b>	Solar hot water is provided for all bed room toilets in 24th floor (Last floor only)





## APARNA INFRAHOUSING PRIVATE LIMITED

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