

Greens on
the blue.
For life in
every hue.



Careessed

by nature.
Bridged with the skies.

Who says you'll need to board an aircraft to glide in the skies, and to witness its every shade of blue? We've abridged the distance from the earth to the sky with a residential combine that bridges the land with the sky.

The place is called




The pleasure is all yours forever.
The pride is ours to present this.

River on one side. Reverberance on the other.

The words 'distance' and 'location' shouldn't come in the way (no pun intended) of you being able to decide if a property is worth your time and money, or not. That said, Hallmark Skyrena is an integrated residential project that has been planned to arise on the banks of the resplendent Muchukunda River, which is on Radial Road No.4. The best part is, this path will be your gateway to Kokapet and ITIR region, the next emerging business and residential terminus in the western side of Hyderabad. Here's where all the action is.





Stroll from
Cirrus to Nimbus.
Stop by for a chat
on Stratus.

Wondering what these high-sounding words are? Well, they are 'high-sounding' because they are the names of cloud-types. So when you're atop this 15-floor high-rise residential community called Hallmark Skyrena, there's a skywalk that connects the community's five wings. These bridges connect the entire terrace floor that will have the residents regaled with its open landscaped points that feature recreation facilities, walking paths, fitness zones, and a vast meet-and-greet zone.



A park 147 feet
above the ground.
To have you
charmingly surround.


Wear no face of surprise, if we say you'll have a treadmill to walk on for fitness, or a swing to sit on for freshness - all above 147 feet from the ground. True that, because Hallmark Skyrena has charming surprise corners, designed for the residents to unwind their way on the terrace. Our landscape artists have dotted the sky-park with such stars for health and recreation. Alongside these facilities are hardscapes with flora that enhance the beauty quotient of the space.



Where wind has no limits.
The view has no curtains.

Hallmark Skyrena is a blend of ideas and integration, future and fabulousness, architecture and awesomeness. Along with the commercial block, the project's residential wings are designed with modern-style, replete with expansive openness, like they are embracing the sky with their wide-open arms. With an ambience like this that offers a view that's limitless and beautiful sky-lounges with interconnected bridges between the residential wings - the dwellers of this sky-rise are in for bliss.

- 6.9**
Acres
Total Units 678
- G+14**
Floors
- 5 Wings**
2 Level
Cellar Parking
- 3 & 2 BHK**
Flats
- Unit Sizes**
Between
1280-2255
sq. ft.
- 37,000**
sq. ft. Clubhouse
with world-class
facilities



Walk to neighbours
not just next door.
But also, in the next
wing same floor.

Imagine setting off from one wing to another without having to go all the way to the ground floor, from a floor that's in the middle-level of the towers. It is what you'll be able to do here at Hallmark Skyrena, thanks to the interlinking bridges between the residential wings. More so, when you perch yourself in the lavish balcony of your house facing the central courtyard, rejoice with a stunning view of the expanse of the project.



Run 50 km in 500 metres.
Walk 5 km in 500 metres.

If that's got you wondering, let's tell you more about the versatile terrace of Hallmark Skyrena. It's got well-demarcated zones for fitness, for leisure, to sit back and relax with neighbours who become like family. The terrace has been conceived such that it makes residents savour the exuberance of such vast open greens, not just on the ground floor, but several levels above in a much-ensconced yet open environs of the terrace as well.





Admire history that was made.
Witness future in the making.

As you stand in the balcony of your home, the drapes of nature will open up to let you witness two worlds within one universe. Yes, while you'll get to admire historical monuments and the city's rocky glides, you'll also view the fast-growing IT corridor and the beautifully flowing streamlets of the Gandipet Reservoir. Complementing the locale are vast green zones and water bodies on the podium floor, that add beauty to the building. To provide a secured environment for the dwellers to witness the development-action in the topography, a separate driving in and driving out track has been designed for two-level cellar parking.



Live life full-size.
Live life full feature.

Hallmark homes are always designed to feature and deliver a plethora of facilities, utilities, with intelligent and tech-driven building management systems that simplify the very experience of living of the residents of Hallmark Skyrena.



Home Automation

Such a system provides residents the flexibility to connect the electrical systems in the house through the internet by giving them the control through handheld personal devices.



RFID Vehicle Management System

This technology provides accurate and reliable information to manage and control the movement of vehicles.



Lighting Management System (LMS)

It's an energy-efficient mechanism that gives the option to control the entire lighting through a central control-hub in all the utility and common areas of the project.



Outdoor Sports Zones

As a part of multi-sport promotion, the project has facilities for sports that complement the taste and physical fitness passion of residents.



FTTP - Fiber to the Premises

The fiber connectivity technology is a fixed access platform to deliver ultra-fast broadband, IPTV with contents like HDTV and future-gen 3D TV and range of voice-telephony services.



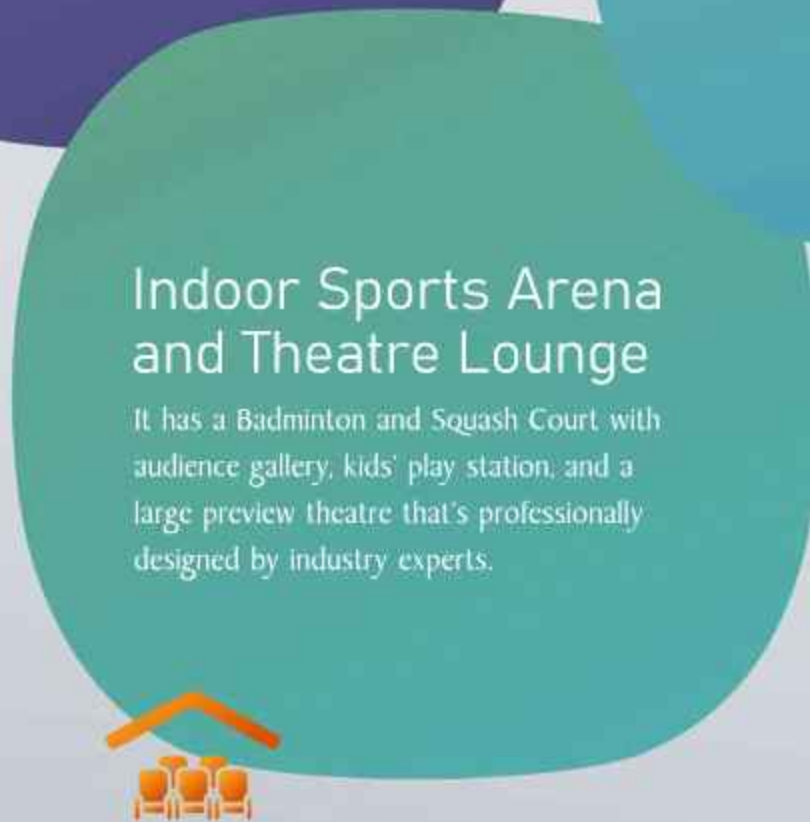
24x7 Security Surveillance

A well-integrated fiber connectivity with individual units and CCTVs in the corridors and landscape areas to the central security hub makes this project a high security campus.



SIP Video Door Phone

This two-way communication system, facilitates one-to-one video conversations and gives extensive, instant information on visitors and guests from central security management hub.



Indoor Sports Arena and Theatre Lounge

It has a Badminton and Squash Court with audience gallery, kids' play station, and a large preview theatre that's professionally designed by industry experts.



Building Management System (BMS)

A computerized BMS is installed to control and effectively monitor the centralized electrical, gas and water equipment. Thus, reducing the wastage of natural resources and providing a healthier living.



Clubbing Centre

This multi-level facility has been designed with private workplaces, guest rooms, spa, grocery store, canteen, and so on to give residents everything they get in a premium hospitality project.


The modern ICT facility management systems are linked to electronic monitoring system and a centralized monitoring hub. This hub delivers accurate usage, billing, while also analyzing and troubleshooting the MEP facilities.





Listen

to whispers of the cloud;
always tranquil, never so loud.
With breeze they make music
in consonance;
echoing chimes of
endearing resonance.



Walk the path
of vibrance.
Fill moments
with exuberance.

It's a view to behold with joy and jazz - the view of the central podium at Hallmark Skyrena. It's like a beautiful pavement instilled with walking paths that criss-cross two opposite-facing wings, encouraging free flow of air and ventilation for the flats. It's a central podium designed such that the residents across age-groups can cherish some chat-time and catch-up time on the nicely-designed paved zones. And with well-designed landscaped zones and designer seating blocks, this zone is like a lounge in the open.



The show will be on. Even on days off.

Imagine watching a movie in an open-air theatre or a play the actors of which are neighbours from your very own commune - while in the background you have the breeze from a river caressing you. Why just imagine, now live it up! A vast area on the western part of the community has been earmarked for community-centric activities with greens that overlook the stream of water flowing from the Muchukunda River. But on this side is a tastefully-designed open-air amphitheater, perfect to be a venue for events and shows within the community.

Note: All amenities and facilities proposed to be developed in the southern part of the project, fall within the buffer zone and usage of the said part of the property is subject to all and any, applicable existing and future laws, notifications, rules, etc. in this regard. Further, this said property is the exclusive and fully owned property of M/s Hailmark Builders by virtue of a registered sale deed.





Wade through breezy aisles. Or glide over leafy trails.

Aptly put, it's more of a terrascape than a landscape. That's how it has been designed by the landscape team. The team has not just crafted the deep soil and podium zones with vibrant flora and softscape, but has also engrossed itself in defining the terrace with a resplendent green zone. It's got nice comfortable seating slabs with plants growing on either side. It's like a sky lounge that will have you surrounded by fresh air, enabling a fresh start to the day.





Spaces to
grow up playing.
Or pitter-patter
splashing.

The central podium of Hallmark Skyrena has breathtaking water bodies that charmingly dot the pathway. The best of these are fun and recreation areas for both - kids and parents. This zone has been designed as an enticing place for leisure for anyone who needs a corner to spend some good time with their folks right within the community.





Slam,
dunk or shoot.
Or play a game
with the boot.

If active sport is your pastime as a grown-up, or if your child wants to pursue profession as a Basketballer - then the western part of Hallmark Skyrena has a sports arena attached to the luxury green zone just for that. While you play your sport, your family can watch you play or admire your slam-dunk capabilities. And if you have an inclination to groom the next generation in a sport, you can do that as well.





Open up

the bottle of fun,
Lid up the boring 'coz it's done.
Life has enough flavours to offer,
Taste them all one after another.

Gift yourself some 'my-time'. Don't just social-quarantine.

As a delight for its residents, Hallmark Skyrena has a massive multi-level clubhouse facing the banks of Muchukunda River. Truly, it's the greatest treasure for the residents of this large community. What with a 37,000 sft multi-level super-modern clubhouse with a ton of amenities for the entire 678 families here. But if you wish to have some time for yourself, there are plenty for every mood and mindset.



Four floors of relaxation and leisure. For moments all you can treasure.

6

Banquet Hall | Adult Pool
Kids' Pool | Change Rooms

1

Gymnasium | Waiting Lounge
Administration | Spa & Salon

2

Indoor Games | Waiting Lounge
Yoga/Meditation Hall

3

Guest Rooms | Cafeteria | Conference
Home Office | Work Station | Library
Private Work Stations





CLUBHOUSE TYPICAL FLOOR PLAN

Why go out with no reason! Here's the fun for every season.

Hallmark Skyrena is home to a multi-level clubhouse that features recreation options, pastime, and indoor sports. So much so that when you are inside at the clubhouse, you'll feel like you belong to a resort, without having to even go there. Whether it's a friendly sports contest you want to play or an informal and small gathering in your family - you can feel free to celebrate them all here.



Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan





Welcome guests with a smile. Flaunt your luxury in style.

Hallmark Skyrena has a luxuriously spanning and an ethereally exciting, multi-level Clubhouse with an uber-grand lounge. A place like this will make you look great when you live here and also make work-from-home easier.

While you can host meetings here, we also have a workplace that has been created for tech wizards. If that's not enough, you can play host to unexpected guests without an iota of worry, as we have guest rooms too.



First, the blue
of the sky.
Then, the blue
of the water.

Hallmark Skyrena gives its residents the scope to enjoy the blue as they want it, when they want it. And if they are done with the blue of the sky, then there's the blue of the swimming pool to splash in. We have a large swimming pool with an adjoining toddler pool in the ground floor attached to the Clubhouse. It also has a large deck to watch over your little ones as they splash in the puddle. Then there's the attached lawns with moody lighting that renders the area a look just enthralling for pool side parties.





Throw a party
with a reason.
Or celebrate
every season.

With open-to-sky vast lawns and grass all over them around the Clubhouse, the residents have for themselves an event zone to host even large gatherings. The best part is you can celebrate major occasions - like a wedding reception for the near-and-dear or a birthday of your little one with friends from afar. This only saves the effort of looking out for a luxurious hotel.





Yoga/Meditation Hall



Conference



Guest Room



Cafeteria



Spa



Sports Lounge



Salon



Gymnasium



Library

Lifestyle that's fully loaded. Luxuries that are so aspired.

Come to think of the things that keep you up and running or fit, you'll find nothing amiss here at Hallmark Skyrena. That's because most luxuries and facilities that are needed to make life feel good and active, like spa, gym, library, yoga, canteen, salon and indoor sports are right here at the clubhouse.





Life gives

us many flavours to taste,
Some we love, most we waste.
Get set to savour the new,
meant for a lucky few.



LEGEND

- | | | |
|-----------------------------------|-------------------|--------------------------|
| 1. Entrance Gate & Security Cabin | 7. Central Lawn | 13. Amphitheatre |
| 2. Entrance Driveway | 8. Mound | 14. Swimming Pool |
| 3. Guest Parking | 9. Water Body | 15. Children's Play Area |
| 4. Stepped Planting | 10. Driveway | 16. Avenue Planting |
| 5. Entrance Green Bay | 11. Jogging Track | |
| 6. Kids' Play Area | 12. Plaza | |

3BHK FLATS

- | | |
|-----------------------|-----------------------|
| 2255 East (North End) | 2255 West (North End) |
| 2255 East (South End) | 2255 West (South End) |

3BHK FLATS


- | | |
|-----------------------|-----------------------|
| 1935 East (North End) | 1935 West (North End) |
| 1935 East (South End) | 1935 West (South End) |

3BHK FLATS

- | | |
|-----------|-----------|
| 1635 East | 1635 West |
|-----------|-----------|

2BHK FLATS

- | | |
|-----------|-----------------------|
| 1325 East | 1325 West (South End) |
|-----------|-----------------------|



Let's spruce up
your space.
For it should
look just ace.

Every individual apartment here at Hallmark Skyrena has been designed in detail and thought through for practical living. Whatever the size of unit you choose, we've planned the spaces in such a way that you can plan the interiors to complement your lifestyle. And if you want Hallmark to handle your interiors, we have a team of interior designers who can help complete the home of your dreams.





TYPE - 1 | East-facing | 3 BHK - 2255 Sft



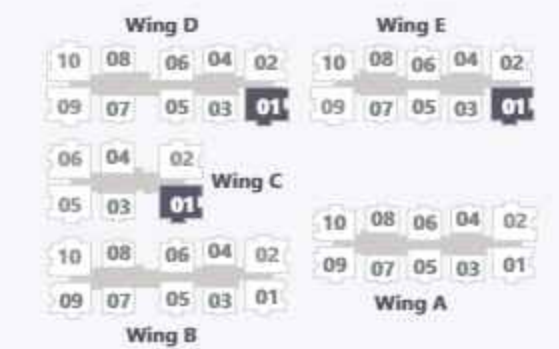
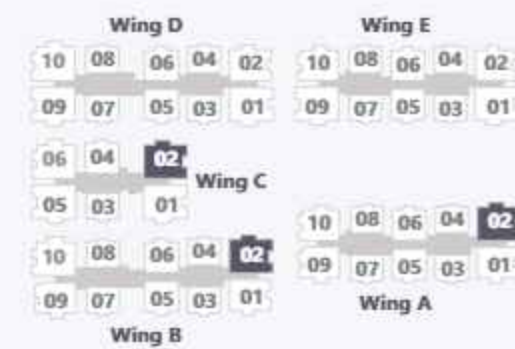
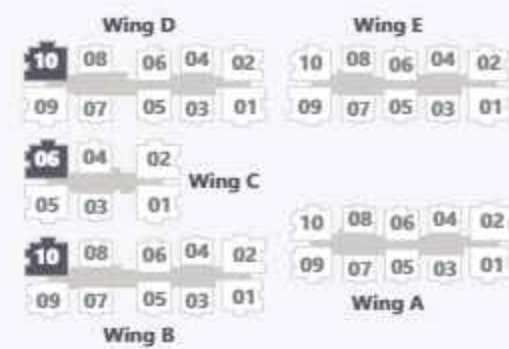
TYPE - 2 | East-facing | 3 BHK - 2255 Sft



TYPE - 1 | West-facing | 3 BHK - 2255 Sft



TYPE - 2 | West-facing | 3 BHK - 2255 Sft

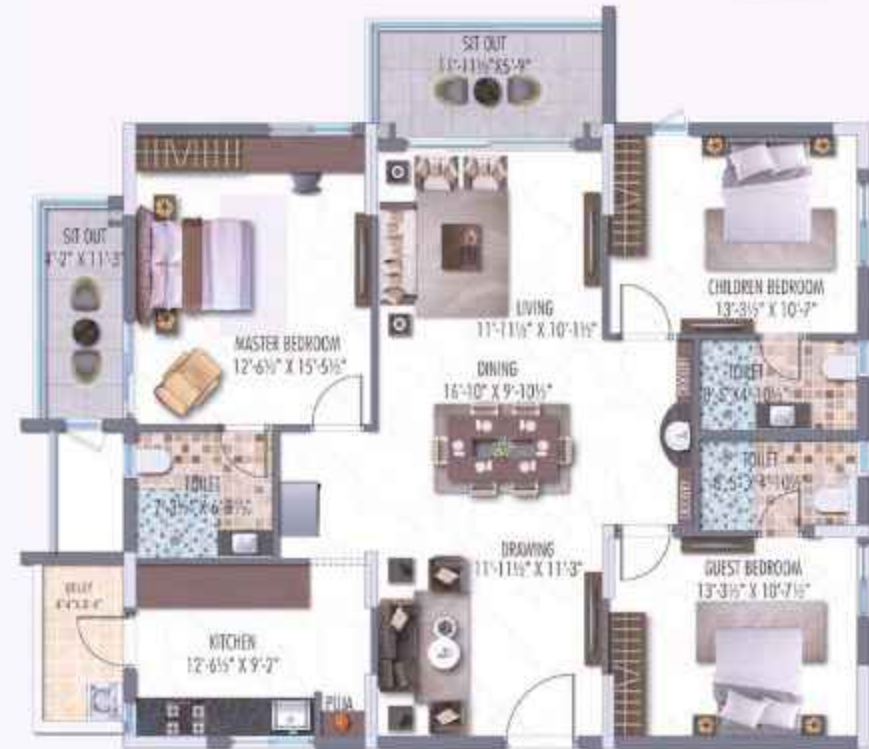




TYPE - 1 | East-facing | 3 BHK - 1935 Sft



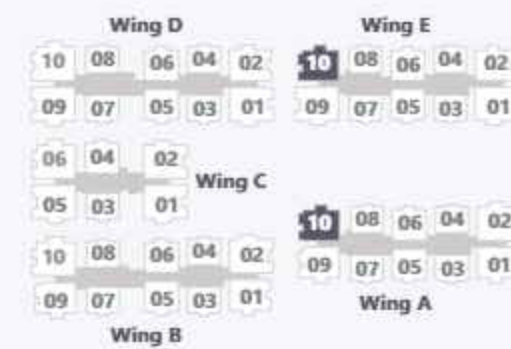
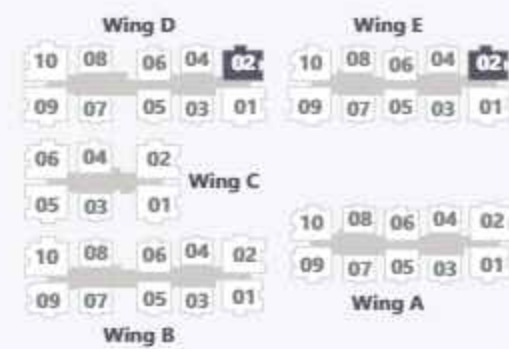
TYPE - 2 | East-facing | 3 BHK - 1935 Sft



TYPE - 1 | West-facing | 3 BHK - 1935 Sft



TYPE - 2 | West-facing | 3 BHK - 1935 Sft





East-facing | 3 BHK - 1635 Sft



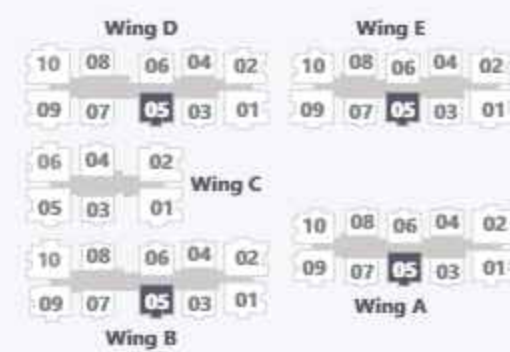
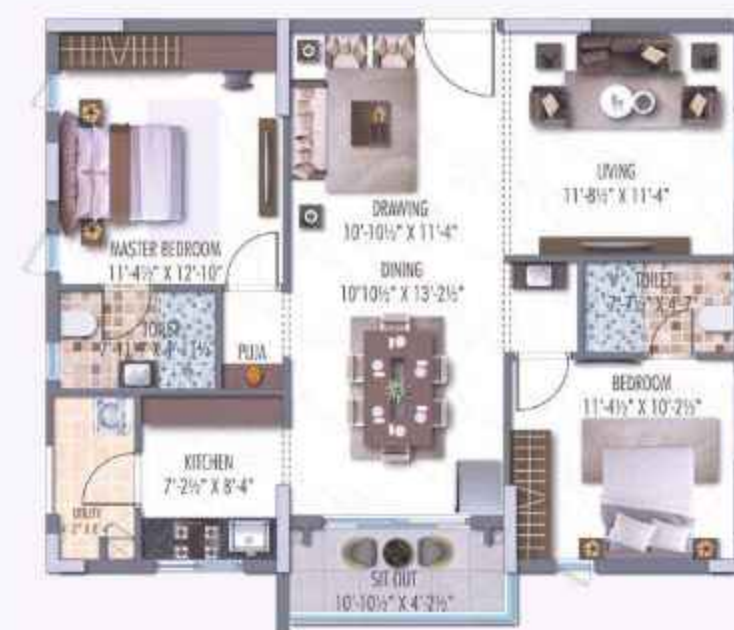
West-facing | 3 BHK - 1635 Sft

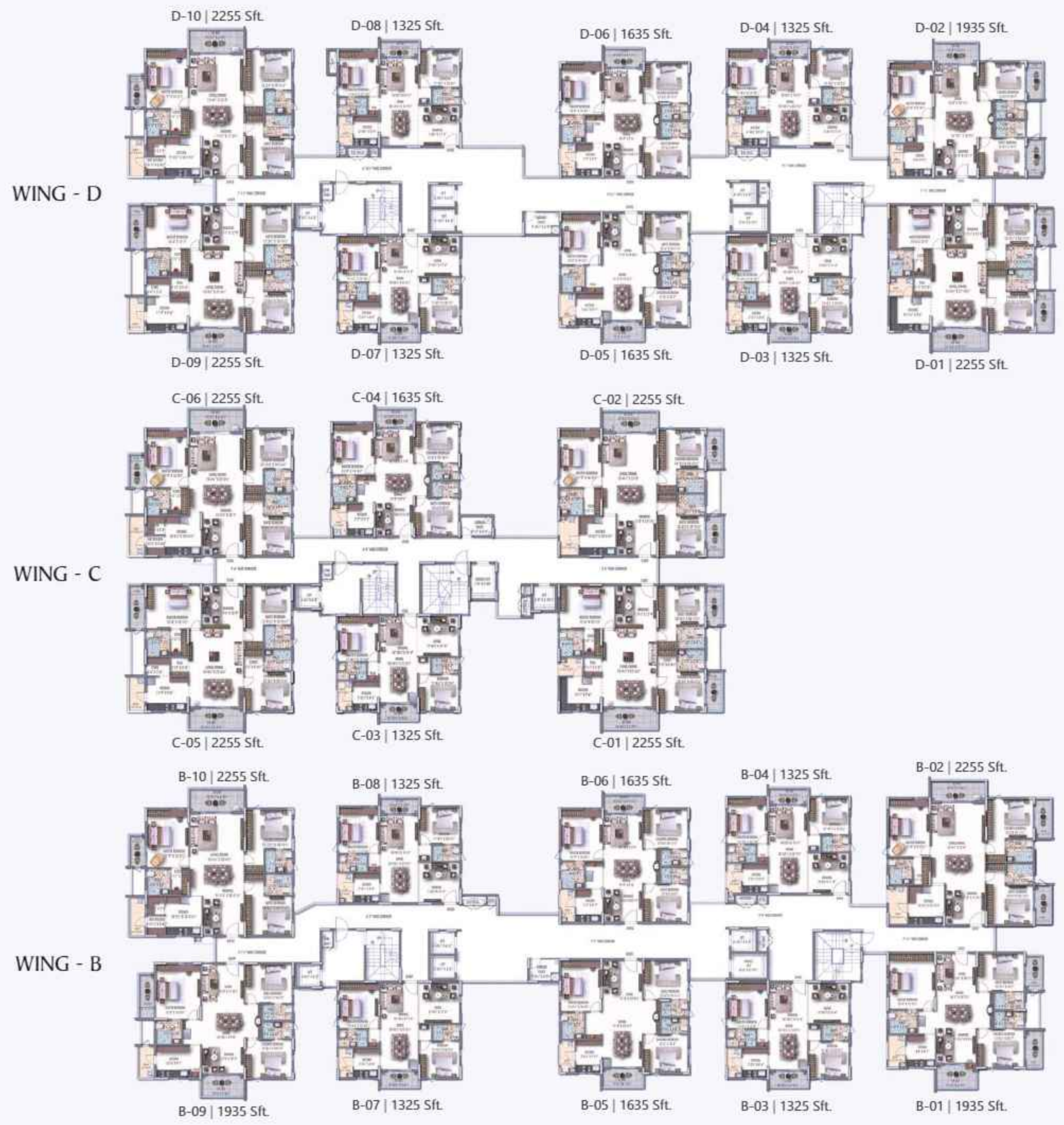


East-facing | 2 BHK - 1325 Sft



West-facing | 2 BHK - 1325 Sft





TYPICAL FLOOR PLAN
NOT TO SCALE





Moodlight

and stay light;
while the moments that make it,
be all bright.
Come add your glow to life.

Not just anything general.
But a lot specific in quality.

STRUCTURE

RCC-framed structure to withstand wind and seismic loads

SUPER STRUCTURE

8" thick CC Blocks for external walls
4" thick CC Blocks for internal walls
INTERNAL: Plastering in CM for walls
EXTERNAL: Plastering in CM for external walls

DOORS AND WINDOWS

MAIN DOOR: Engineered/Hard wood frame and designer veneered shutter of reputed hardware fittings with both sides PU polish finishing

INTERNAL DOORS: Engineered/Hard wood frame and designer veneered/Laminate shutter of reputed hardware fittings with both sides PU polish finishing

BATHROOM/UTILITY: Hard wood frame and designer veneered/Laminate shutter or ABS Frame and Shutter

FRENCH DOORS: UPVC door frames with float glass with provision for mosquito mesh

WINDOWS: UPVC Windows with provision for mosquito mesh (Provision of track for mosquito mesh will be as per window type and feasibility)

- Mosquito mesh and installation for windows and French doors shall be at extra cost
- Grills: Aesthetically designed, M.S. grills with Enamel paint finish (Shall be provided at extra cost as per company design)

FLOORING

LIVING, DINING, MASTER BEDROOM AND OTHER BEDROOMS, KITCHEN AREAS: Vitrified tiles of reputed make

BALCONIES: Premium vitrified tiles of reputed make with matt finish

BATHROOMS: Acid-resistant, anti-skid vitrified tiles of reputed make

CORRIDORS: Vitrified tiles of reputed make

STAIRCASE: Kota/Tandoor/Granite Stone

UTILITIES: Ceramic tiles of reputed make

BATHROOMS

- Wall-mounted EWC in all bathrooms
- Wash basins in dining/balcony area, master and children's toilets
- Single lever diverter with shower of reputed make
- All C.P. and sanitary fittings of reputed make
- Provision for geysers and exhaust fans in all bathrooms

PAINTING

INTERNAL: Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer

EXTERNAL: Textured/Luppum finish and two coats of exterior emulsion paint of reputed make

KITCHEN

- Provision for fixing water purifier, exhaust fan and chimney
- Provision for washing machine in the utility area

ELECTRICAL

- Power outlets for geysers and exhaust fans in all bathrooms
- Power plug for cooking range, chimney, refrigerator, micro wave ovens, mixer / grinders in kitchen
- Distribution boards and MCBs of premium make
- Modular electrical switches of premium make
- Power outlets for air-conditioners in living and all bedrooms

TELECOM / CABLE TV / INTERNET

- Telephone provision in MBR and drawing area
- Provision for internet connection in each flat
- Provision for cable connection in master bedroom, children's bedroom and living room

LIFTS

10-passenger automated lift of reputed make, entrance with front granite/marble/tile cladding

POWER BACK-UP

100% DG backup for common areas and inside flat

FIRE SAFETY

Fire systems will be provided as per fire department norms

LPG CONNECTIONS FOR KITCHEN

Provision for supply of gas from centralised gas bank to all individual flats in kitchen with gas meters

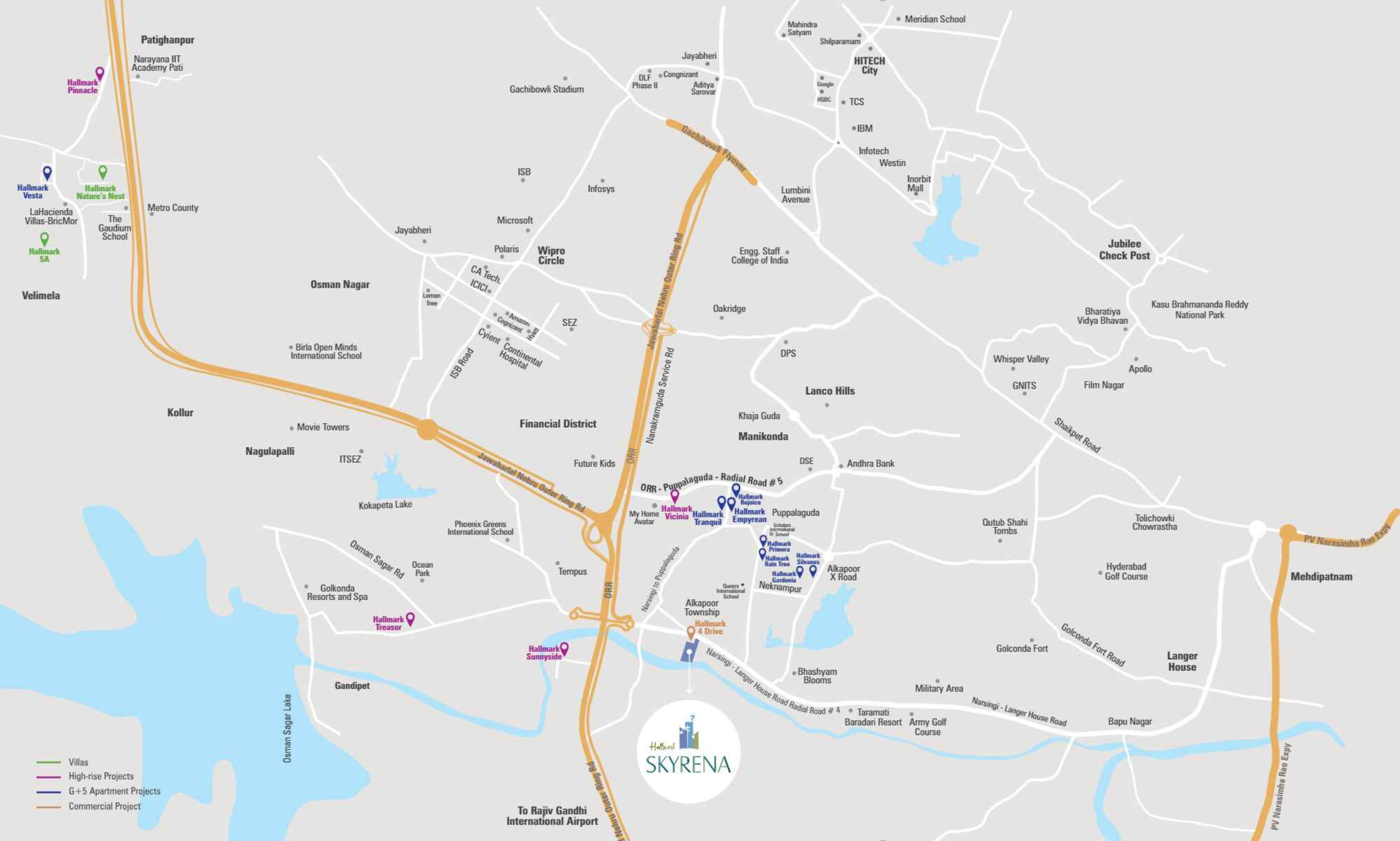
WASTE MANAGEMENT

Garbage chutes will be provided for all towers

WTP & STP

Domestic water made available through an exclusive water-softening plant

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 and flushing purpose



Connecting the now with new. Linking the then with there.

Let's douse your curiosity by telling you more about the location that Hallmark Skyrena is set in. The residential is located on Radial Road No 4, a geography that plays an immense role in connecting the key IT corridor zones of Kokapet and Financial District. Moreover, this gives the residents quick connectivity to the airport and other significant business destinations.

Ease of Accessibility

HITEC City	15 min.
Gachibowli	10 min.
Wipro Circle	10 min.
Jubilee Hills	20 min.
Airport	25 min.



NOT TO SCALE





158 Luxury Flats @ Puppalaguda



84 Luxury Flats @ Alkapoor Township



240 Premium Flats @ Neknampur



245 Premium Flats @ Puppalaguda



441 Luxury Flats @ Puppalaguda



Milestones when we begin. Landmarks when we complete.

Hallmark Builders has created a repertoire of homes and hallmarks. What you see here is a legion of completed, ongoing, and proposed-new projects that showcase the commitment of Hallmark. We've always been here for creating homes and oodles of happiness for diverse segments of home-seekers - and Hallmark Skyrena is yet another. With a slew of projects, we expect to add new shades of life to living.



Proposed Lavish Gated Villa Residential Project in 47 acres @ Pati close to Kollur exit.



Ultra-modern G+29 Floor High-rise Towers in 4.62 acres @ Narsingi, off Kokapet



Commercial Tower with Retail and Office Spaces on Radial Road # 4 @ Narsingi



G+9 Floors Luxury Apartments in 5.7 acres @ Manchirevula



G+5 Floors Luxury Apartment Project in 3 acres @ Pati, off Kollur



Proposed Ultra-modern Boutique Villas in 5.37 acres @ Pati, off Kollur



VALUES THAT MAKE US A HALLMARK COMPANY



RESPECT

Respect for us isn't alone about our approach towards our customers or colleagues, but also about every instance of work and life.



QUALITY

It's the measure of best efforts we put in to give our customers what they expect, and if possible, even exceed them.



CREATIVITY

We are not just about building homes, but about helping you with ways to make your living complete with our ideas.



PUNCTUALITY

Being on-time is one thing, but being on-time while being consistent with quality and standard is our thing.



ACCOUNTABILITY

Whatever comes from under our aegis, we owe it to our team. That way, accountability is an element of our personality.



PARTNERSHIP

We are always trying to understand others' weaknesses and trying to complement them with our strengths, and vice versa.



TECH-SAVVINESS

Better products and processes come out of better technology. We are constantly adapting the latest in our industry.



TRANSPARENCY

Simple, transparency is a summation of straightforwardness, honesty and truthfulness. For us, transparency equals relationship.



INTEGRITY

It's what defines our conduct with anyone we interact with, every day. We always aim for the highest standards.



FLEXIBILITY

When we are here to build a home for you, we would want to make you happy. So, we try and be as flexible as we can.



SECURITY

In a world full of uncertainties, we wish to be those you can feel at-home with, and folks you can be assured about.



DEDICATION

We believe in giving ourselves completely to the task on hand, and that way, we do more with less effort and at better pace.



RELIABILITY

It's easy to build relationships. But what keeps them going is the confidence of being able to fall back on each other.



AMBITION

To keep improving ourselves is our constant ambition. The fact is, only when we better ourselves is when we can give you the best.



FOCUS

The way we see things is when you have an unwavering commitment to something, there's little that can go wrong.



Haven for
the onlookers.
Heaven for
the dwellers.

Hallmark Skyrena is not just a place for residential living. But a home that blends many good desires. And the desire to enjoy the earth and the sky. And the wish to live on a high-rise yet not so high, that one is far away from the ground. And the joy of creating an address that will make the entire family happy, for we have created heavenly precincts. For the world, it'll be a place that it will admire and would want to live in.





The bird

is already chirping,
The bells of welcome are already ringing.
You are invited to caress the sky,
Come, make your start on the earth.



Hallmark Builders

5th Floor, Jyothi Imperial, Near Gachibowli Flyover,
Hyderabad - 32.

www.hallmarkbuilders.in

Member
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Project approved by



TS RERA REG. NO. P02400003042

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