



**CHOOSE  
SHAMSHABAD  
CHOOSE**

**APARNA**  
**Altius**

APARTMENTS @ SHAMSHABAD  
TAKE OFF TO NEW HEIGHTS



# CHOOSE PREMIUM LIVING

Aparna, the name synonymous with top-class gated communities, brings Shamshabad its first premium residential project – Aparna Altius. It's a residential destination that promises a lifestyle that's truly a class apart. Explore all that Aparna Altius has to offer. And you'll be delighted enough to make it the home of your choice.

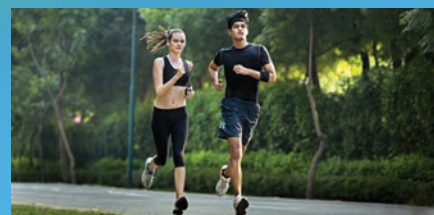
**2 & 3 BHK, 253 Apts.**

**1440-2250 Sft.**

**3 Towers**

**G+9, (Block-A)**

**G+14 Floors (Block B & C)**



# CHOOSE A GREAT LIFESTYLE

Great living spaces apart, a great lifestyle is what makes Aparna Altius distinct. Look at all that's in store for you here.

## Clubhouse Exclusives

- Terrace Swimming Pool
- Kids Pool
- Table Tennis & Billiards
- Carroms & Chess
- Yoga & Meditation Room
- Gym, Aerobics & Spa
- Library
- Multipurpose Hall
- Terrace Lawn

## Enjoy Outdoor Excitement

- Half Basketball Court
- Children's Play Area
- Jogging Track
- Party Lawn

## Essentials

- Professionally managed round-the-clock security
- 24x7 power backup including ACs
- Crèche

14,300 Sft.  
**Club**  
@ Aparna **Altius**  
with Rooftop Pool



# SITE LAYOUT

- 1 Entrance & exit plaza
- 2 9.0 M wide driveway
- 3 Water feature with free standing columns
- 4 Drop-off area
- 5 7.0 M wide driveway
- 6 Pathway/jogging track
- 7 Open space entrance with pergola
- 8 Lawn
- 9 Seating deck
- 10 Transformer yard
- 11 Fitness station
- 12 Children's play area
- 13 Children's climbing wall
- 14 Half basketball court
- 15 Pergola under seating deck
- 16 7.0 M fire drive
- 17 Ground covers
- 18 Clubhouse entrance water body



# UNIT PLANS



**3 BHK**  
**East Facing** Sft.  
 Carpet Area 1335  
 Balcony Area 101  
 Utility Area 62  
 Saleable Area **2050**



**3 BHK**  
**East Facing** Sft.  
 Carpet Area 1194  
 Balcony Area 73  
 Utility Area 42  
 Saleable Area **1805**



**3 BHK + 2 Toi**  
**West Facing** Sft.  
Carpet Area 972  
Balcony Area 71  
Utility Area 48  
Saleable Area **1510**



**2 BHK**  
**West Facing** Sft.  
Carpet Area 924  
Balcony Area 65  
Utility Area 51  
Saleable Area **1440**



# SPECIFICATIONS

## 1 STRUCTURE

A. RCC Framed Structure	R.C.C. framed structure to withstand wind & seismic loads.
B. Super Structure	8" thick solid block work for external walls & 4" thick solid block work of internal walls.

## 2 PLASTERING

A. External	2 coats of plastering in CM 1: 6 for external walls.
B. Internal	1 coat of plastering in CM 1: 6 for walls and ceiling.

## 3 PAINTING

A. External	Textured finish with two coats of exterior emulsion paint of reputed make.
B. Internal	Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make over a coat of primer.

## 4 DOORS, WINDOWS & RAILINGS

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 & laminated shutter with 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 along with mosquito mesh.
E. Windows	uPVC windows with reputed profile sections with tinted toughened glass with suitable finishes as per design with mosquito mesh for all windows.
F. Grills for Windows	Aesthetically designed, mild steel (M.S) window grills with enamel paint finish shall be provided for all windows up to 2nd floor.
G. Balcony Railings	MS railing with reputed enamel paint finish.

## 5 FLOORING

A. Living, Dining & Master Bedroom	800 x 800 mm size double charged. vitrified tiles of Vitero or equivalent make.
B. All Bedrooms & Kitchen	800 x 800 mm size double charged vitrified tiles of Vitero or equivalent make.
C. Entrance Lounge	Granite/Marble flooring with designer false ceiling.
D. Bathrooms	Acid resistant, anti-skid ceramic tiles of reputed make.
E. Corridors	Double charged vitrified tiles of reputed make.
F. Master Bedroom & Other Balconies	Rustic ceramic tiles of reputed make with granite sill at bottom of the railing.
G. Utility	Rustic ceramic tiles of reputed make with granite sill at bottom of the railing.
H. Staircase	Tandur/Kota stone.

## 6 TILE CLADDING

A. Dadoing in Kitchen	Glazed ceramic tiles dado up to 2'-0" height above kitchen platform of reputed make.
B. Bathrooms	Glazed ceramic tiles dado of reputed make up to 8'-0" height.
C. Utility	Rustic ceramic tiles dado up to 3' height of reputed make.

## 7 KITCHEN

A. Counter	Granite platform with stainless steel sink.
B. Water Provision	Separate municipal water provided by GHMC along with borewell water.
C. Other Accessories	Provision for fixing of water purifier, exhaust fan or chimney.

## 8 UTILITY

Dishwasher/Washing Machine	Provision for washing machine & wet area for washing utensils & provision for dish washer.
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## 9 CP & SANITARY FIXTURES

Bathrooms	Vanity type wash basin/granite counter top. EWC with concealed flush tank of reputed make. Single lever fixtures with wall mixer cum shower of reputed make. All C.P. fittings of reputed make. Towel rod, soap tray & door hangers of reputed make. PVC false ceiling in all bathrooms.
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## 10 ELECTRICAL FIXTURES

A. Internal Electrical Fixtures	Geysers in all bathrooms. Exhaust fans in all bathrooms. Copper piping for air conditioning units for all apartments. Concealed copper wiring of reputed make. Power outlets for air conditioners in all bedrooms. Plug points for T.V. 3 phase supply for each unit with individual meter boards. Miniature circuit breakers (MCB) for each distribution board. of reputed make. Switches of reputed make.
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B. Kitchen/Utility Area	Power plug for cooking range chimney, refrigerator, microwave oven, mixer/grinder in kitchen, washing machine and dishwasher in utility area.
C. Common Area / Outdoor Lighting	LED light fixtures for all common areas & landscape area lighting

## 11 TELECOMMUNICATIONS, CABLE TV & INTERNET

A. Telephone Points	Telephone points in drawing/living room & all bedrooms.
B. Intercom facility	Intercom facility to all the units connecting security.
C. Cable TV	Provision for cable connection in living room and master bedroom.
D. Internet	One internet connection provision in each apartment.

## 12 ELEVATORS / LIFTS

A. Passenger Lifts	Specification: High-speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make for each tower.
For Blocks - A&B	2 high-speed lifts per block.
For Block - C	3 high-speed lifts per block.
Flooring & Car Finish	Entrance with vitrified tile/granite cladding.
B. Fire/Service Lifts	Specification: One high-speed automatic passenger cum service lift per block with rescue device with V3F for energy efficiency of reputed make for each tower.
Flooring & Car Finish	Entrance with vitrified tile/granite cladding.

## 13 WSP & WTP

	Domestic water made available through an exclusive water softening plant (not RO plant). Rainwater harvesting at regular intervals provided for recharging ground water levels as per norms. A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for landscaping and flushing purpose. Water meters for each unit for domestic & municipal water.
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## 14 CAR PARKING

A. 2 BHK+2 Toilets	1 car park for each apartment.
B. 3 BHK+2 Toilets	1 car park for each apartment.
C. 3 BHK+3 Toilets	2 car parks for each apartment. Car parking shall be in 2 cellars.

## 15 CAR WASHING FACILITY

Car washing facility shall be provided as per the vendor's specifications.

## 16 PARKING MANAGEMENT

Entire parking is well designed to suit the number of car parks provided with parking signages and equipment at required places to ease flow of traffic.

## 17 FACILITIES FOR DIFFERENTLY ABLED

Access ramps at all block entrances shall be provided for differently abled.

## 18 POWER BACKUP

100% DG set backup with acoustic enclosure & A.M.F.

## 19 SECURITY/BMS

Sophisticated round-the-clock security / surveillance system. Surveillance cameras at the main security and entrance of each block to monitor. BMS for electricity consumption with prepaid card system will be provided. (centralized billing). Centralized billing system for water consumption shall be provided. Panic button and intercom is provided in the lifts connected to the security room.

## 20 FIRE & SAFETY

Solar power fencing all around the compound. Fire hydrant and fire sprinkler system in all floors and basements as per NBC norms. Fire alarm and public address system in all floors and parking areas (basements) as per NBC norms. Control panel will be kept at main security.

## 21 LPG GAS

Supply of gas from centralised gas bank to all individual flats with pre-paid gas meters.

## 22 CLUBHOUSE & AMENITIES

A. Clubhouse with amenities	Grand entrance lobby Multipurpose hall Association room Gym Aerobics / Yoga / Meditation Swimming pool with change rooms	Crèche Library 2 guest rooms Unisex spa Kids' pool
B. Indoor Sports	Chess / Carroms Table tennis court	Billiards table Open deck
C. Other Facilities	Elevated deck for kids play area Fitness station Party lawn	Jogging track Children's play court Terrace lawn
D. Outdoor Sports	Half basketball court	

# CHOOSE THE RIGHT LOCATION

## Fabulous location advantages

- Strategically located for Entrepreneurs & Business Community
- Right on NH 44 main road
- Beside upcoming Aparna Mall
- 5 mins to ORR
- 10 mins to International Airport
- 20 mins to MehdiPatnam
- 40 mins to Financial District

\*ETAs approximate according to Google Maps.



## APARNA CONSTRUCTIONS AND ESTATES PVT. LTD.

Corporate Office: #802, Astral Heights, 6-3-352/2&3,  
Road No: I, Banjara Hills, Hyderabad - 500034.

sales@aparnaconstructions.com  
www.aparnaconstructions.com

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