



ENTER THE NEW WORLD OF  
**LUXURY**



# SKYLA

LUXURY LIVING

HITEC CITY

TS RERA NO. : P02400003652



THE DESIGN LANGUAGE  
THE NEO CLASSICAL  
ARCHITECTURE

AMENITIES

CLUB  
VASAVI  
50,000 SQ.FT.



BUSINESS LOUNGE



BALCONY TO LANDSCAPING



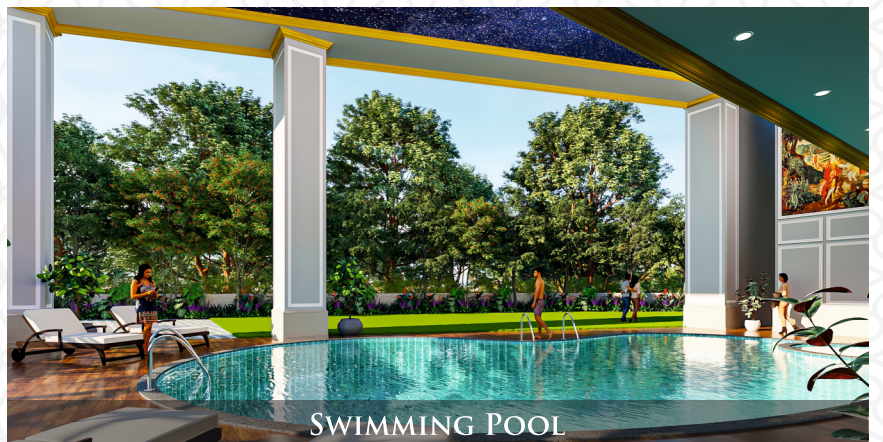
CRECHE



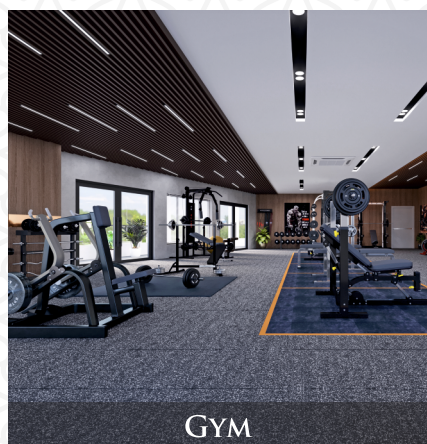
WALKING & JOGGING TRACK



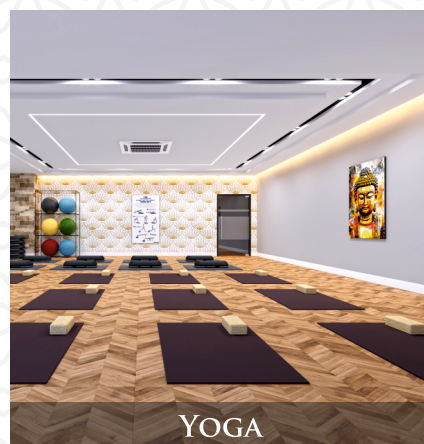
SKATING RINK & AMPHITHEATRE



SWIMMING POOL



GYM



YOGA



BANQUET HALL



SPA & SALON



INDOOR GAMES

# MASTER PLAN



SCAN FOR BROCHURE



## LEGEND

- |                             |                                   |                                     |
|-----------------------------|-----------------------------------|-------------------------------------|
| 01. Entry                   | 12. Cycle Lane                    | 21. Covered Seating                 |
| 02. Exit                    | 13. Nature Trails Jogging Track   | 22. Clubhouse Arrival Water Feature |
| 03. Security Cabin          | 14. Cascading Water Body          | 23. Clubhouse Primary Access        |
| 04. Entry Water Feature     | 15. Central Plaza Covered Sit-out | 24. Meditation/yoga Deck            |
| 05. Skating Rink            | 16. Connecting Court              | 25. Outdoor Dining                  |
| 06. Signature Water Feature | 17. Pickup/drop Off               | 26. Toddler's Lounge                |
| 07. Lawn                    | 18. Covered Cycle Stand           | 27. Elders Lounge                   |
| 08. Cricket Practice Pitch  | 19. Outdoor Gym                   |                                     |
| 09. Sitout Deck             | 20. Basket Ball Practice Court    |                                     |
| 10. Lawn With Seating       |                                   |                                     |
| 11. Driveway                |                                   |                                     |



## PROJECT HIGHLIGHTS



**6.23**  
Acres



**05**  
Towers



**3, 4 & 5**  
BHK



**32**  
Floors



**685**  
Units



**18**  
Sky Villas



**75%**  
Open Space

# TYPICAL FLOOR PLAN TOWER - 1



Area Statement in Sft.

Unit No.	BHK	Facing	Carpet Area	Balcony & Utility Area	Saleable Area*
Flat-1	3BHK	East	1518	288	2535 Sft.
Flat-2	3BHK	East	1414	298	2400 Sft.
Flat-3	3BHK	West	2012	300	3220 Sft.
Flat-4	3BHK	West	1545	276	2540 Sft.
Flat-5	3BHK	West	1717	288	2810 Sft.

\*\*furnishing of flat is only for pictorial purpose

\*Saleable Area is inclusive of Common Area

# TYPICAL FLOOR PLAN TOWER - 2



Area Statement in Sft.

Unit No.	BHK	Facing	Carpet Area	Balcony & Utility Area	Saleable Area*
Flat-1	3BHK	North	1624	398	2815 Sft.
Flat-2	3BHK	East	1192	317	2125 Sft.
Flat-3	3BHK	West	1315	265	2205 Sft.
Flat-4	3BHK	West	2054	236	3205 Sft.

\*furnishing of flat is only for pictorial purpose

\*Saleable Area is inclusive of Common Area

# TYPICAL FLOOR PLAN

## TOWER - 3



Area Statement in Sft.

Unit No.	BHK	Facing	Carpet Area	Balcony & Utility Area	Saleable Area*
Flat-1	3BHK	East	1257	236	2100 Sft.
Flat-2	3BHK	East	1729	297	2835 Sft.
Flat-3	3BHK	West	1521	246	2480 Sft.
Flat-4	3BHK	West	1480	234	2410 Sft.

\*\*furnishing of flat is only for pictorial purpose

\*Saleable Area is inclusive of Common Area

# TYPICAL FLOOR PLAN TOWER - 4



Area Statement in Sft.

Unit No.	BHK	Facing	Carpet Area	Balcony & Utility Area	Saleable Area*
Flat-1	3BHK	East	2145	444	3600 Sft.
Flat-2	3BHK	West	1388	236	2270 Sft.
Flat-3	3BHK	West	1932	236	3030 Sft.
Flat-4	3BHK	West	1913	236	3005 Sft.

\*\*furnishing of flat is only for pictorial purpose

\*Saleable Area is inclusive of Common Area

TYPICAL FLOOR PLAN  
TOWER - 5



Area Statement in Sft.

Unit No.	BHK	Facing	Carpet Area	Balcony & Utility Area	Saleable Area*
Flat-1	3BHK	East	1233	246	2100 Sft.
Flat-2	3BHK	East	1354	250	2265 Sft.
Flat-3	3BHK	East	1313	313	2290 Sft.
Flat-4	3BHK	West	1268	319	2225 Sft.
Flat-5	3BHK	West	1465	236	2385 Sft.
Flat-6	3BHK	West	1880	250	2980 Sft.

\*\*furnishing of flat is only for pictorial purpose

\*Saleable Area is inclusive of Common Area



# LOCATION MAP



## LOCATION HIGHLIGHTS

### CONNECTIVITY

- Kothaguda
- Kondapur
- Whitefield
- Hafeezpet
- Gachibowli

### TRANSPORTATION

- Hitec City Metro Station
- MMTS

### MNCs & IT PARKS

- Cyber Towers
- Mindspace
- Google Hyderabad
- TOS Kohinoor-Park
- JP Morgan Center
- Wells Fargo

### HEALTHCARE

- AIG
- Yashoda
- Ankura
- KIMS
- Medicover
- Hospitals

### HOTELS &

### ENTERTAINMENT HUBS

- Novotel
- ITC Kohenur
- IKEA
- Radisson
- HITEC Exhibition Center
- Shilparamam
- Inorbit Mall
- Gachibowli Stadium
- Sarath City Capital Mall

The Project is mortgaged in favour of Piramal Trusteeship Services Private Limited for funding by Piramal Enterprises Limited and the buyer will be required to obtain a no objection certificate prior to entering into Agreement for Sale of any unit/flat in the project



**SITE OFFICE :** Vasavi Skyla, Hitex Road, Hitec City, Hyderabad-55.

**VASAVI CORPORATE :** H. No. 8-2-703/7/1 and 8-2-703/7/1/A, 4<sup>th</sup> Floor, Road No. 12, Banjara Hills, Hyderabad - 500 034

+91 90191 00099 | [www.thevasavigroup.com](http://www.thevasavigroup.com)



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All norms, requirements pertaining to the environment, Fire Services, GHMC Rules and Regulations have been adhered to while designing the property.