



Your Rise To The High Life

ORIANA BY CYBERCITY NEARHITEC CITY MMTS



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Designed by Architect Hafeez Contractor



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All the floor plans, specifications and images in this brochure are representative and are subject to change as per prevailing norms & guidelines.





Rise To Harmony Inspired By You

Cybercity Oriana - The world of harmony. Exquisitely crafted for the high life close to nature, ORIANA is a plush address that is nestled in the pristine lap of the plush lake-facing promenade and yet offers world class construction and amenities to mark your rise to the world of high living. Be graced and cuddled with calmness and harmony amidst of a bustling city and live the full circle of life that you've always aspired for.



4 Kms from
HITEC City



10 Flat Types from
1250 sft. -2380 sft.



Provision of EV charging
for each unit



2 & 3 BHK Designer
Apartments



Clubhouse of 50,000 sft.
with G+4 Floors



3 Towers in 6.74
Acres; G+27 Floors



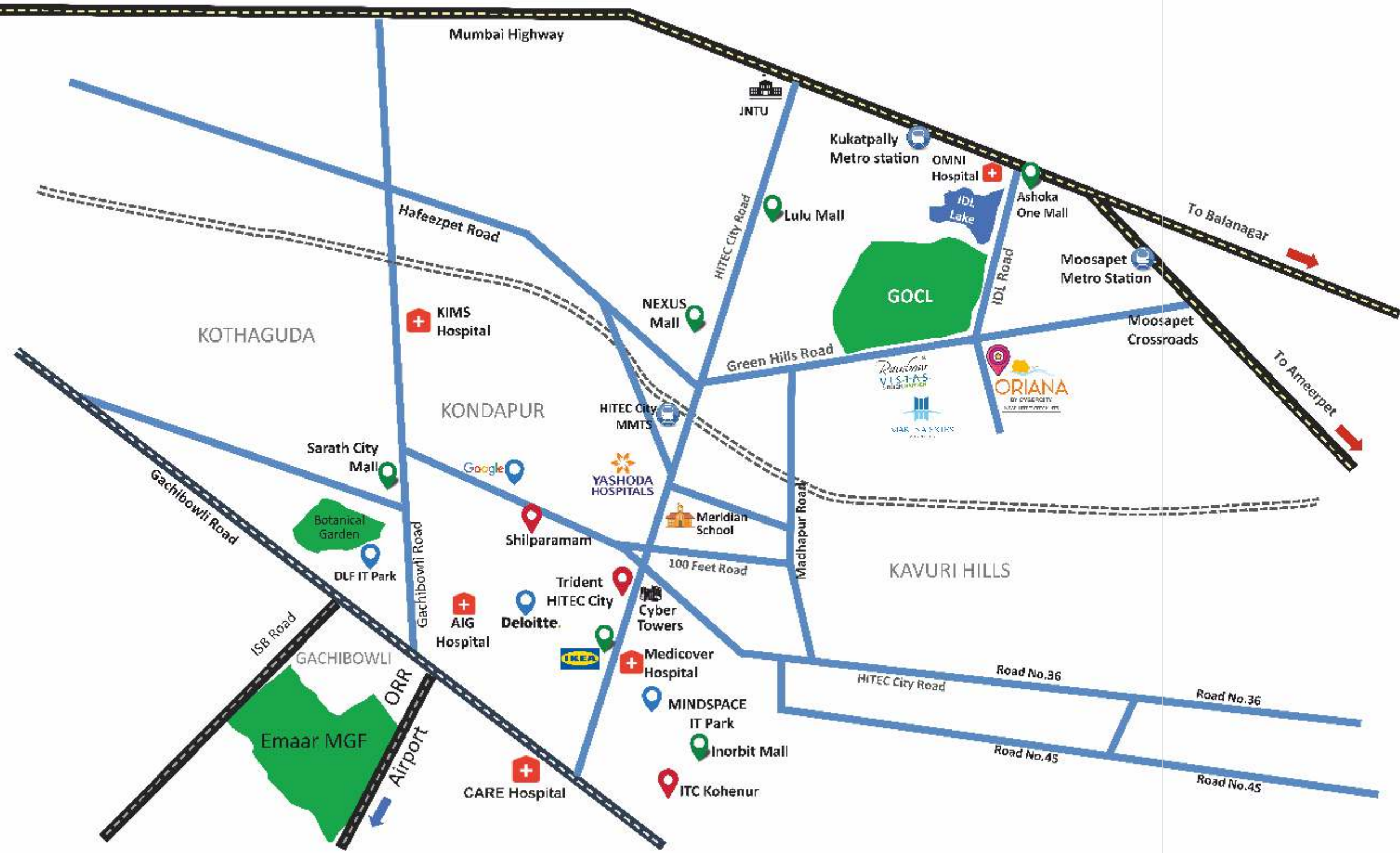
Prominent Lake
Facing Promenade



78% of Open Spaces



IGBC Pre-Certified
Green Project



Location Map

HIGHLIGHTS:















Rise to connected living! Strategically located homes within the proximity to the IT hub and all the essentials. With the perfect balance of mindfulness and convenience, you will be nestled away from the hustle and bustle of the city amidst nature.












Endless Conveniences

FUNCTIONAL AND AMENITY RICH SPACES.

CLUBHOUSE AMENITIES:

-  Swimming Pool
-  Gymnasium
-  Spa & Salon
-  Supermarket
-  Lounge Café
-  Pharmacy
-  Multipurpose Hall
-  Guest Rooms
-  Activity Room
-  Terrace Activity Area
-  Indoor Games (Carrom, TT, Pool)
-  Badminton Court (Indoor)
-  Squash Courts
-  Rooftop Tennis Court

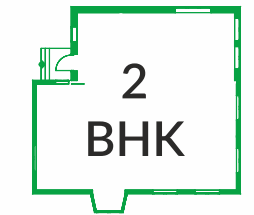
OUTDOOR AMENITIES:

-  Children's Play Area
-  Open Gymnasium
-  Jogging Track
-  Yoga Deck
-  Cricket Nets
-  Half Basketball Hoop
-  Badminton Court (Open)
-  Senior Citizen Corner
-  Central Plaza Fountain
-  Party Lawn
-  Central Lawn



Master Plan

1. ENTRY & EXIT PLAZA
2. ENTRANCE WATERBODY
3. MAIN ENTRANCE PAVING
4. BLOCK ENTRANCE PAVING
5. VISITOR'S PARKING
6. PATHWAY
7. LAWN
8. PARTY LAWN
9. CHILDREN'S PLAY AREA
10. FITNESS ZONE
11. SEATING DECK
12. SEATING DECK UNDER PERGOLA
13. CENTRAL PLAZA WATER BODY
14. PERGOLA UNDER WITH STAIRCASE
15. METAL SCULPTURE
16. CRICKET PITCH
17. CONNECTING PATHWAY
18. BLOCK ENTRANCE SIGNAGE WALL
19. OPEN SPACE ENTRANCE
20. HALF BASKETBALL HOOP
21. MOUNDS
22. PARK ENTRANCE DECK
23. CHILDREN'S PLAY AREA
24. BADMINTON COURT
25. YOGA DECK
26. JOGGING TRACK
27. FITNESS AREA
28. ROOF-TOP TENNIS COURT (CLUBHOUSE)



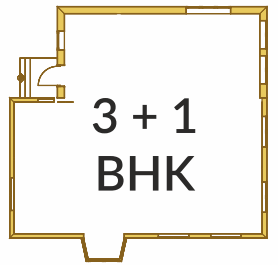
1250 E | W



1480 E | W
1700 E | W



2050 E | W



2380 E | W



3030 E | W
4790 W

Duplex Units

TOWER 1



TOWER 2



TYPICAL FLOOR PLAN

TOWER 3



TYPICAL FLOOR PLAN

Unit Plans



2BHK
1250 EAST

UNIT SIZE & FACING		SALEABLE AREA	CARPET AREA	BALCONY AREA	UTILITY AREA	EXTERNAL WALL AREA	COMMON AREA
sft.	FACING	sft.	sft.	sft.	sft.	sft.	sft.
1250	EAST	1250	839	55	28	79	249
1250	WEST	1250	844	55	26	80	244



2BHK
1250 WEST





3BHK
1480 EAST

UNIT SIZE & FACING		SALEABLE AREA	CARPET AREA	BALCONY AREA	UTILITY AREA	EXTERNAL WALL AREA	COMMON AREA
sft.	FACING	sft.	sft.	sft.	sft.	sft.	sft.
1480	EAST	1480	1005	61	31	84	298
1480	WEST	1480	1005	61	31	84	298



3BHK
1480 WEST



3BHK
1700 EAST

UNIT SIZE & FACING		SALEABLE AREA	CARPET AREA	BALCONY AREA	UTILITY AREA	EXTERNAL WALL AREA	COMMON AREA
sft.	FACING	sft.	sft.	sft.	sft.	sft.	sft.
1700	EAST	1700	1141	66	34	89	370
1700	WEST	1700	1141	73	33	90	363



3BHK
1700 WEST





3BHK
2050 EAST

UNIT SIZE & FACING		SALEABLE AREA	CARPET AREA	BALCONY AREA	UTILITY AREA	EXTERNAL WALL AREA	COMMON AREA
sft.	FACING	sft.	sft.	sft.	sft.	sft.	sft.
2050	EAST	2050	1285	208	34	102	420
2050	WEST	2050	1344	148	39	100	419



3BHK
2050 WEST



3 + 1BHK
2380 EAST

UNIT SIZE & FACING		SALEABLE AREA	CARPET AREA	BALCONY AREA	UTILITY AREA	EXTERNAL WALL AREA	COMMON AREA
sft.	FACING	sft.	sft.	sft.	sft.	sft.	sft.
2380	EAST	2380	1527	182	58	104	510
2380	WEST	2380	1546	184	39	111	501



3 + 1BHK
2380 WEST



Unit Plans - Duplex



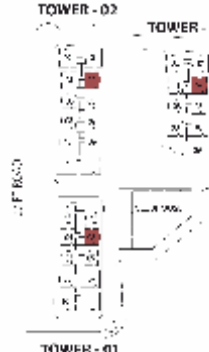
Unit Plans - Duplex



4+1 BHK
3030E
LOWER LEVEL

UNIT SIZE & FACING		SUPER BUILTUP AREA	PLINTH AREA	CARPET AREA	BALCONY AREA	UTILITY AREA	EXTERNAL WALL AREA	COMMON AREA
sft.	FACING	sft.	sft.	sft.	sft.	sft.	sft.	sft.
3030	EAST	3030	2492	2059	216	43	174	538

4+1 BHK
3030E
UPPER LEVEL



4+1 BHK
3030W
LOWER LEVEL

UNIT SIZE & FACING		SUPER BUILTUP AREA	PLINTH AREA	CARPET AREA	BALCONY AREA	UTILITY AREA	EXTERNAL WALL AREA	COMMON AREA
sft.	FACING	sft.	sft.	sft.	sft.	sft.	sft.	sft.
3030	WEST	3030	2492	2059	216	44	173	538

4+1 BHK
3030W
UPPER LEVEL



Unit Plans - Duplex



4+1 BHK
3440E

LOWER LEVEL

UNIT SIZE & FACING		SUPER BUILTUP AREA	PLINTH AREA	CARPET AREA	BALCONY AREA	UTILITY AREA	EXTERNAL WALL AREA	COMMON AREA
sft.	FACING	sft.	sft.	sft.	sft.	sft.	sft.	sft.
3440	EAST	3440	2806	2337	235	50	184	634



4+1 BHK
3440E

UPPER LEVEL



Unit Plans - Duplex



4+1 BHK
3440W

LOWER LEVEL

UNIT SIZE & FACING		SUPER BUILTUP AREA	PLINTH AREA	CARPET AREA	BALCONY AREA	UTILITY AREA	EXTERNAL WALL AREA	COMMON AREA
sft.	FACING	sft.	sft.	sft.	sft.	sft.	sft.	sft.
3440	EAST	3440	2806	2337	235	51	183	634



4+1 BHK
3440W

UPPER LEVEL



Unit Plans - Duplex



4+1 BHK
4150E

LOWER LEVEL

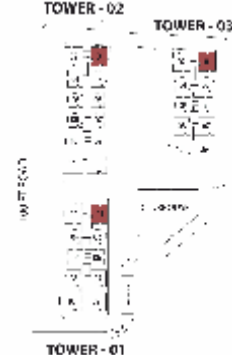
UNIT SIZE & FACING		SUPER BUILTUP AREA	PLINTH AREA	CARPET AREA	BALCONY AREA	UTILITY AREA	EXTERNAL WALL AREA	COMMON AREA
sft.	FACING	sft.	sft.	sft.	sft.	sft.	sft.	sft.
4150	EAST	4150	3428	2609	580	33	205	722

4+1 BHK
4150E

UPPER LEVEL



Unit Plans - Duplex



4+1 BHK
4150W

LOWER LEVEL

UNIT SIZE & FACING		SUPER BUILTUP AREA	PLINTH AREA	CARPET AREA	BALCONY AREA	UTILITY AREA	EXTERNAL WALL AREA	COMMON AREA
sft.	FACING	sft.	sft.	sft.	sft.	sft.	sft.	sft.
4150	WEST	4150	3383	2731	415	38	199	767

4+1 BHK
4150W

UPPER LEVEL



Unit Plans - Duplex



4+1 BHK
4740E

LOWER LEVEL

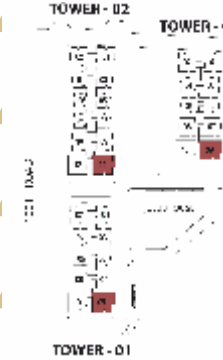
UNIT SIZE & FACING		SUPER BUILTUP AREA	PLINTH AREA	CARPET AREA	BALCONY AREA	UTILITY AREA	EXTERNAL WALL AREA	COMMON AREA
sft.	FACING	sft.	sft.	sft.	sft.	sft.	sft.	sft.
4740	EAST	4740	3808	3078	442	73	215	932

4+1 BHK
4740E

UPPER LEVEL



Unit Plans - Duplex



4+1 BHK
4790W

LOWER LEVEL

UNIT SIZE & FACING		SUPER BUILTUP AREA	PLINTH AREA	CARPET AREA	BALCONY AREA	UTILITY AREA	EXTERNAL WALL AREA	COMMON AREA
sft.	FACING	sft.	sft.	sft.	sft.	sft.	sft.	sft.
4790	WEST	4790	3906	3229	401	62	215	884

4+1 BHK
4790W

UPPER LEVEL



Rise to Luxury Inspired by Values

SPECIFICATIONS

1. **Vaastu:**
 - a. 100% Vaastu compliant
2. **Structure (Basements):**
 - a. Peripheral RCC Walls
 - b. Waffle slab/Flat slab for the parking floors
 - c. VDF/IPS Flooring with slope
3. **Super Structure:**
 - a. RCC Shear wall framed structure, earthquake resistant (Zone 2)
4. **Lobby:**
 - a. Double height entrance lobby at podium level flooring in Granite. Wall Cladding in Granite/Vitrified tiles up to false ceiling level.
5. **Lifts:**
 - a. Tower 1 – 4 Nos Passenger Lift & 2 Service Lift (2.5m/Sec Speed)
 - b. Tower 2 – 5 Nos Passenger Lift & 2 Service Lifts (2.5m/Sec Speed)
 - c. Tower 3 – 4 Nos Passenger Lift & 2 Service Lifts (2.5m/Sec Speed)
 - d. Lifts - Toshiba/Mitsubishi/Hitachi/Schindler/OTIS/Equivalent
6. **Flooring:**
 - a. Vitrified Tiles in Drawing, Living, Dining & Kitchen (800X800) and all Bedrooms (600X600) + 75 mm Skirting
 - b. Anti-skid Ceramic Tiles in Balconies (1200X200) + 75 mm Skirting
7. **Kitchen and Utility:**
 - a. Vitrified Tiled Flooring (2BHK – 600X600 & 3 BHK – 800X800) and Ceramic Tile Dado over the Granite Counter up to 600 mm (optional)
 - b. Single Bowl Single Drain Steel Sink with CP Tap
8. **Toilets and Fittings:**
 - a. Anti-skid Ceramic Tiles/Glazed Vitrified Tiles for Flooring
 - b. Ceramic Tiles/Glazed Vitrified Tiles on Wall dado up to false ceiling
 - c. Ceramic Wash Basin in toilets (of any reputed brand)
 - d. Pedestal Wash Basins in maid Toilet (of any reputed brand)
 - e. Wall mounted WC's (any reputed brand) with Flush Valves in all bathrooms
 - f. Single Lever Tap and Shower Mixer (of any reputed brand)
 - g. CP Fittings (of any reputed brand)
 - h. Provision for Geysers in all Toilets except the Maid's Toilet
 - i. Suspended Pipelines in Toilets concealed within the PVC False Ceiling
9. **Painting:**
 - a. Textured Paint on External Walls
 - b. Internal Walls and Ceilings in Acrylic emulsion
 - c. Enamel Paint on all MS Railings
 - d. Parking Areas – Cement Based paint
10. **Railing:**
 - a. Living & Bed room balcony –MS Railing 1200 mm high
 - b. Ac Ledges railing – MS Railing 750 mm high
 - c. Staircase Railing – MS Railing 900 mm high
11. **Common Area Finishes:**
 - a. Corridor Flooring – Vitrified Tiled Flooring (600x600)
 - b. Staircases – Natural stone
 - c. Garbage Collection room – Vitrified tiles 600 X 600
 - d. Lift Lobby Fascia – 200 mm wide Granite band around the lift opening & rest of the area texture paint
12. **Doors and Windows:**
 - a. Main Door – 7'6" high - African Teak wood frame and Pre-Moulded Flushed Shutter in Wood, with Veneer & PU Polish on Both Sides
 - b. Internal Doors – 7' high - Engineered Wooden Frame and Flush Shutters with laminate
 - c. Balcony Sliding Doors - 7'6" high - UPVC Frames and Shutters with performance Glass and track Provision for Mosquito Mesh Shutters (of any reputed brand)
 - d. Windows (Sliding/Operable based on Ventilation Requirement) – 5'1" high - UPVC Frames with performance Glass and track Provision for Mosquito Mesh Shutters (of any reputed brand)
 - e. Kitchen to Utility door - 7'6" high - UPVC Frames and Shutters (operable) (of any reputed brand)
 - f. Ventilators – 4' High (Regular)/5'1" High (where we access AC ledges) Operable – UPVC /Aluminum frame & glass with the Provision for Exhaust fan
 - g. Doors - fittings & locks (of any reputed brand)
13. **Electrical:**
 - a. Concealed Wiring with PVC Insulated Copper Wires and Modular Switches
 - b. Sufficient Power Outlets and Light Points will be provided
 - c. Cable TV and Telephone Points provided in the Drawing Living and master bed room
 - d. Provision for Installation of Spilt AC in the Living, dining rooms and all Bedrooms
 - e. Individual Meters will be provided for all Apartments at respective floor level in the electrical shaft.
 - f. HT Metering proposed.
14. **Plumbing:**
 - a. Domestic water supply for all flat's toilets and kitchen (Hydro pneumatic)
 - b. Drinking water supply only to Kitchen (Hydro pneumatic)
 - c. STP treated water for flushing (all toilets) and landscaping (Hydro pneumatic)
 - d. STP/WTP/Sumps – Capacity as per consultant recommendation
15. **False Ceiling:**
 - a. Corridor and Units – Corner Box false ceiling (Gypsum) proposed to cover the Fire and Water supply lines. Gas lines are open as per norms.
16. **Security System:**
 - a. Security Cabins at all Entrances and Exits with Peripheral CCTV Coverage
 - b. CCTV at vantage points. Entry lobbies, basements entry and exits, project entry and exit, sports areas, club house entry exits, hidden areas in parking – All as per Consultant recommendation
 - c. Typical floors – CCTV proposed in the lifts
 - d. Access control system (provision) for club houses/main entry exit passages.
 - e. Boom barriers proposed
17. **Gas:**
 - a. Piped gas provision for all apartments.
18. **DG Back Up:**
 - a. 100% DG backup proposed for all apartments except AC's & Geysers.
19. **BMS Services:**
 - a. Prepaid electricity and water meters provided for all units