



tiara
LIVE WITH NATURE

CELEBRATING COMMUNITY & NATURE



SRIAS Life Spaces is a flagship company of SAS Infra, one of the Hyderabad's leading developer that is transforming cityscapes and lives. Committed to building enriching life spaces, it has given Hyderabad some of its most iconic addresses with world-class construction quality & state-of-the-art amenities. At SRIAS Life Spaces we are committed to the cause of sustainable development while radically improving the living standards of people.

SAS Infra is an innovation based real estate design and development company. A standing testimony to the concept of 'Think Global – Act Local' it is set to revolutionize the real estate sector in Hyderabad. At SAS Infra we don't just construct buildings, we also build trust, an attribute that is most valued by our stakeholders.



No Better Way to Usher in the Good Times!

Research shows that our homes, surrounding environment & communities directly affect our well-being. This is the exact reason why Tiara, a Jewel in the SAS portfolio, is designed to celebrate Nature & Community Living like never before!

Located in Bowrampet, Hyderabad, Tiara exemplifies modern, luxury living while ensuring a deep connection with the surroundings. In short, Tiara is committed not just to offer a good home but a great life!





Come be a part of this community celebration!

Designed for a wholesome community lifestyle, Tiara has put your wellness at the center of the conception & design of its homes. Spread over a sprawling 9.59 acres, it has a clear focus on a large green area, uninterrupted private views & ample natural light & ventilation.

What this offers is not just the physical but also the mental space for deep community engagement and above all an unmatched joie-de-vivre!



- 9.59 ACRE
- G+18 FLOOR
- 3 LEVEL PARKING
- 60,000 SFT CLUBHOUSE

The residence sits on a 9.59 Acre site

The residential tower is a G+18 floor structure with 3 levels of parking at basements.

Apartment configurations : 2, 3 & 3.5 BHK

Club house of 60,000 sft.





Build a life you've dreamt about!

When you make Tiara your home, you aren't just buying real estate, but a perfect balance of serenity & a luxurious lifestyle!

No better way to give wings to your dreams but to make this bliss of calm, your abode! This is one prestigious address you will love to call, home.





LOCATION...

VNRVJIT

2 Minute Drive

ORR Exit 5

7 Minute Drive

MAMS Hospital

7 Minute Drive

Nizampet Metro Station

10 Minute Drive

Miyapur X Roads

12 Minute Drive

Miyapur Metro Station

13 Minute Drive

Rajiv Gandhi International Airport

55 Minute Drive



Scan to
Get Directions







MASTER PLAN...

- A. Entry / Exit
- B. Security Cabin
- C. Waiting Bay
- D. Signage
- E. Ramp
- F. Tower
- G. Services (OWC/ Garbage Disposal)
- H. Clubhouse

- | | |
|--|--------------------------------|
| 1. Lotus + Koi Fishpond | 26. Bamboo Wind Chime |
| 2. Net Cricket | 27. Biophilic Lounge |
| 3. Multicourt (Box Cricket + Minifootball) | 28. Skating Rink |
| 4. Spectators Lounge | 29. Rappelling Wall |
| 5. Tower Entry | 30. Children's Play Area |
| 6. Social Street | 31. Parents Seating |
| 7. Interactive Floor Games | 32. Hoop the Ball |
| 8. Open Air Theater | 33. Half Basketball Court |
| 9. Multipurpose Party Lawn | 34. Screening Plantation |
| 10. Pets Park | 35. Toddler's Play Area |
| 11. Community Notice Board | 36. Mini Fort Area |
| 12. Graffiti Wall | 37. Hobby Pavilion |
| 13. Senior Citizen Corner | 38. Row of Light Art Pier |
| 14. Social Square | 39. Biodiverse Thicket |
| 15. Tabletop Games | 40. Reflexology Walkway |
| 16. Swing Court | 41. Sand Bed Walkway |
| 17. Water Feature | 42. Mythology Plantation |
| 18. Outdoor Gym | 43. Bird Attracting Plants |
| 19. Seating Alcove | 44. Birds Bath |
| 20. Street Workout Station | 45. Flowering Plants |
| 21. Antique Furniture Bay | 46. Ethno Medicinal Plantation |
| 22. Edible Plantation | 47. Creepers |
| 23. Jogging / Walking Track | 48. Bamboo Plantation |
| 24. Aroma Plantation | 49. Grasses |
| 25. Hammock Garden | 50. Tropical Plants |



Home to a host of lifestyle amenities!

A true architectural marvel, Tiara offers you a choice of 2, 3 or 3.5 BHK apartments that are perfect for all family sizes & budgets.

The serene environs of Tiara are also home to a wide variety of amenities such as a sprawling Club House spread over 60,000 square feet.

You are sure to be floored by both the gorgeous surroundings as well as the impeccable facilities!





Function Based Amenities with a Luxury Clubhouse

Toddler

- Toddler's Play Area
- Mini Fort
- Interactive Floor Games

Children

- Children's Play Area
- Rappelling Wall
- Net Cricket
- Soccer Dart
- Skating Rink
- Hoop the Ball
- Graffiti Wall
- Swing Court
- Hobby Pavilion
- Community Notice Board
- Open Air Theater

- Social Street
- Interactive Floor Games

Teen

- Multi Court (Box Cricket + Mini Football)
- Multi Court (Natural Lawn)
- Spectator's Lounge
- Net Cricket
- Soccer Dart
- Paddle Tennis
- Skating Rink
- Graffiti Wall
- Street Workout Station
- Monkey Ladder
- Swing Court
- Hobby Pavilion
- Community Notice Board

- Row of Light Art Pier

- Pet Park
- Open Air Theater
- Social Street

Adult

- Parents Corner
- Multi-Court (Box Cricket + Mini Football)
- Multi-Court (Natural Lawn)
- Spectator's Lounge
- Net Cricket
- Soccer Dart
- Paddle Tennis
- Street Workout Station
- Outdoor Gym
- Swing Court
- Hobby Pavilion

- Hammock
- Aroma Alcove
- Jogging / Walking Track
- Community Notice Board
- Social Square
- Row of Light Art Pier
- Pet Park
- Multi Purpose Lawn/Part Lawn
- Open Air Theater
- Social Street

Mid Age Adult

- Parents Corner
- Outdoor Gym
- Sand-Bed Walkway
- Reflexology Walkway
- Tabletop Games

- Swing Court
- Bamboo Wind Chime
- Hammock
- Aroma Alcove
- Jogging / Walking Track
- Community Notice Board
- Social Square
- Antique Furniture Bay
- Biophilic Lounge
- Row of Light Art Pier
- Pet Park
- Multi Purpose Lawn/Part Lawn
- Open Air Theater
- Social Street

Senior Citizen

- Outdoor Gym

- Sand Bed Walkway
- Reflexology Walkway
- Tabletop Games
- Bamboo Wind Chime
- Aroma Alcove
- Jogging / Walking Track
- Community Notice Board
- Antique Furniture Bay
- Biophilic Lounge
- Social Square
- Row of Light Art Pier
- Multi Purpose Lawn/Part Lawn
- Open Air Theater
- Social Street
- Seating





2BHK
WEST FACING
1295 SFT

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3BHK

WEST FACING | REGULAR
1670 SFT





3BHK
EAST FACING | LARGE
1860 SFT



3BHK

WEST FACING | LARGE
1840 SFT





3BHK

NORTH FACING | LARGE
1860 SFT





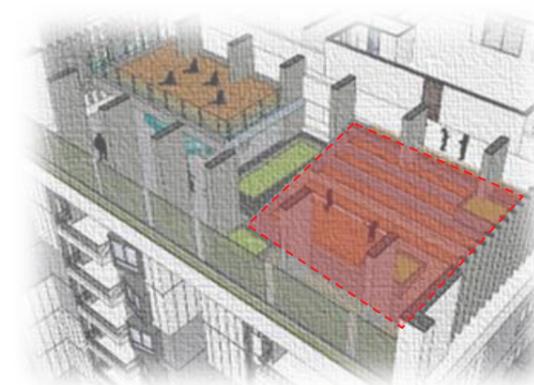
3.5BHK
WEST FACING
2035 SFT



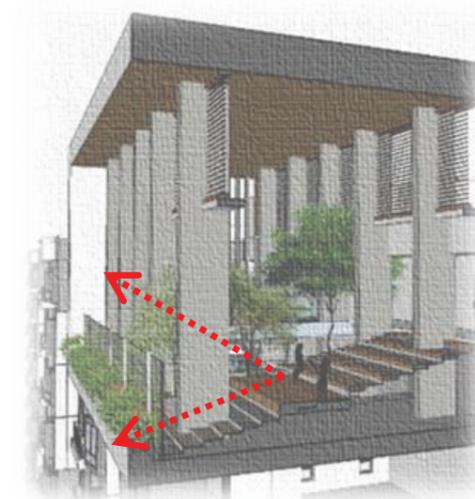
Sky Lounge...



Event Space-Open Air Theater



We have proposed an event space viewing towards the cityscape. This space offers multiple social opportunities, and create a unique experience to the residents

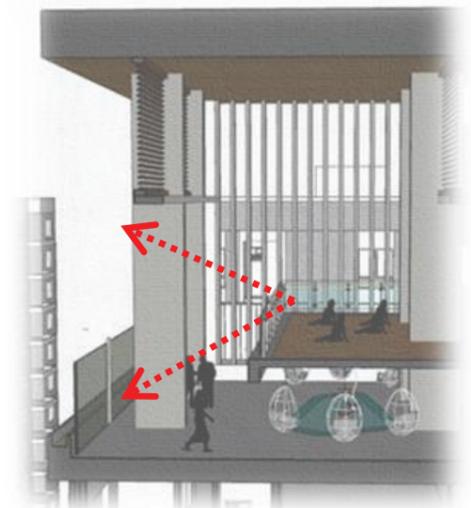


Multi-functional Space

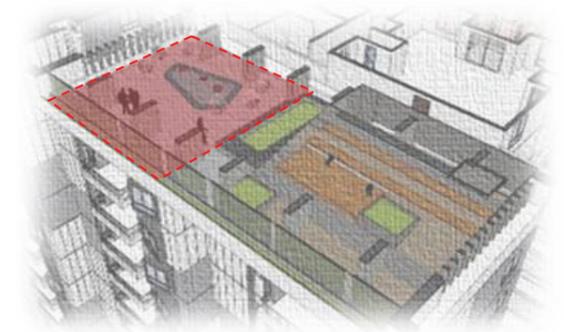


A double height is perceived as multifunctional space. It offers panoramic views of its surrounding.

It is designed as a multifunctional space for functions like yoga, aerobics, laughter club, etc. It also behaves as pre and post event space of OAT



Family Space



We have proposed a family space that is connected through OAT.

This space offers a common space for parents and children with functions like Zero gravity pavilion for parents, senior citizens and children play area for children





Specifications

Superstructure

- RCC Shear Wall/ Framed Structure resistant to Wind And Earthquake(Zone-2)

Walls

- External Walls : Reinforced Shear Walls/ ACC Blocks
- Internal Walls : Reinforced Shear Walls/ ACC Blocks

Wall Finishing

- Drawing,Dining, Living, Bedrooms, Kitchen & Balcony : Smoothly Finished with Putty And Acrylic emulsion paint of reputed brands

Bathrooms

- Reputed make of GVT Cladding

Lift Lobbies

- Cladding with Engineered Granite/ Marble as per Architectural design
- Corridor punning with acrylic emulsion paint of reputed brand

Staircase

- Putty with acrylic emulsion paint of reputed brand

External Finishing

- Texture Finish & 2 Coats of exterior emulsion paints of reputed brands with architectural design

Ceiling Finishies

- Drawing, Dining, Living, Bedrooms, Kitchen : Putty Finish with Emulsion Paint of reputed brands

Bathrooms Utility

- PVC/Gypsum Board/Grid ceiling to cover service lines

Balcony

- Putty Finish with Emulsion Paint of reputed brands

Corridor

- Combination of Grid ceiling or gypsum board & smoothly finish with putty & acrylic emulsion paint of reputed brand

Lift Lobby

- Gypsum Board false ceiling with acrylic emulsion paint of reputed brand

Staircase

- Smoothly Finished with Putty And Acrylic emulsion paint of reputed brands

Flooring

- Drawing,Dining,Living,Bedrooms & Kitchen : Double Charged large Vitrified tiles as per architectural design

Balcony bathrooms & utility

- Anti-Skid vitrified tiles of reputed make

Corridor

- Vitrified tiles of reputed make

Lift Lobby

- Vitrified tiles flooring

Staircase

- Granite/ kota stone as per architectural design

Doors

- Main Door : 7 FT high Wooden Door frame and flush shutter with Teak veneer finished with Melamine/ PU polish
- Internal Doors : 7 FT high Door frame and flush shutter with laminte finish

Balconies

- UPVC with glass sliding shutter

Kitchen

- Granite platform & Stainless steel Sink

Toilets

- Sanitaryware of Kohler / Grohe / American standard or equivalent brand. Wash basin with single lever basin Mixer
- CP Fittings are of Kohler / Grohe / American standard or equivalent brand. Wash basin with single lever basin Mixer

Windows

- UPVC with Glass sliding shutters with Mosquito mesh and inbuilt grills

Electrical

- Concealed copper wire of reputed make
- Power outlet for AC system at ODU
- Power outlets for Geysers
- Power outlets for Chimney,Hob,Refrigerator,Microwave oven,Mixer/ Grinder,Water purifier in Kitchen
- Washing machine & Dish washer points at appropriate places
- Modular switches of Legrand or equivalent make

Communication & Entertainment

- Telephone point in drawing & MBR
- Provision of Cable TV Connection in Drawing,Living & in all bedrooms
- Internet connection in Drawing, Living & all Bedrooms

Security

- Round the Clock security/surveillance system
- Surveillance Cameras at main security & at entrance of each Tower & all Common facilities/Lift Cabin

Power Backup

- 100% DG backup in Common areas . Inside flat 100% back up except Acs, Gesyers and 16Amps sockets.

WTP

- Water softner plant for Borewell water & water meter for each unit

Lifts/ Elevators

- Adequate no of passenger and service lifts of reputed make

STP

- A sewage treatment plant of adaqueate capacity as per norms

Car Parking Areas

- EV Charging point in Parking areas & Kioisks at designated zones(Chargeable @50,000/car park)





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