



EXPERIENCE THE DIFFERENCE

LUXURY LIVING AT TELLAPUR

TS RERA NO: P01100005770



PRANATHI'S



BIG

DIFFERENCE



● starts with a small thought



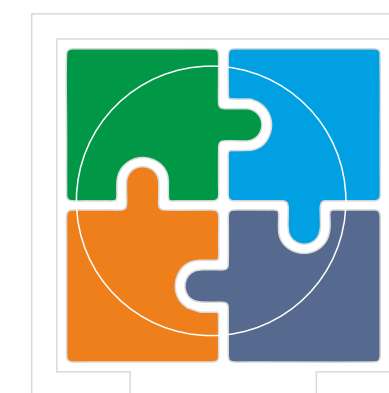
In a world of similars, the thought changes everything.

Ki

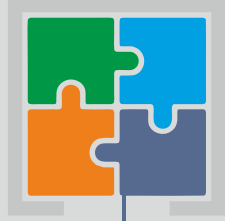


line that differentiates always starts with the dot

RA



thought differentiates by attracting all meaningful things together



let the new light, change it all.



When we are passionate,
we find ways and
means to fulfill
a desire that makes us
strive unceasingly towards
excellence each day.

What emerges
is a stunning
new ray of light,
The KIARA!





Connecting
the dots
of a beautiful
living!

Step into the warmth,
where we
walk the talk of
an outstanding life
by design. Because,
in the right light,
beauty has its
own character



life differentiated by design



The multi-textured
homes welcome
you to a
luxurious
cocoon.

Set sail to the future
in Hyderabad!
Tellapur to the inside
of the ORR is a
coveted location.
Within its green
stretches rises the
amazing Kiara - a
plush gated
community of
apartments spread
over 3 stunning
blocks.





over
1,00,000 sft
 of sprawling greens
 and amenities
 to enjoy.



landscapes



A TRAFFIC-FREE
 PODIUM LIFE
 TO OWN!

CLEARLY,
A TRIUMPH
OF DESIGN



The grand open stage

25000 sft
central courtyard

It's not just about the stupendous facade, the ultra-modern architecture or the space planning of the apartments. A special feature of the design is a green courtyard at the centre of the blocks. It's an oxygen-rich, happy place and a tribute to nature at its best





TEA TIME WITH GORGEOUS VIEWS



Come home to love and warmth. Shift your focus to the Western corridor of Hyderabad for a new future. Get ready for all things extraordinary at Kiara - a name that aptly brings brightness and sunshine to everyday life. Not everyone is like you. Not every destination will be as thoughtful and as lovely. Not every home can be a Kiara.





Ground level & Clubhouse Area
1,25,000 sft

Overview

SITE AREA
3.30 Acres

BLOCKS
3

FLOORS
15

NO OF UNITS
360

TYPE OF UNITS
2 & 3 BHK

CLUBHOUSE
25,000 sft.

OPEN SPACE
70%



UNITS RANGE

1300 Sft. to
2035 Sft.



KI

ROMANA



The glamorous ground of KIARA

OVER
1,00,000_{SFT}
 OF SPRAWLING
 FLOOR
 TO EXPRESS
 AND ENJOY.

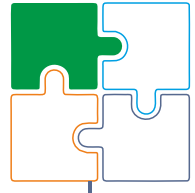


- 01 Entrance/ Exit
- 02 Drop Off
- 03 Semi Shaded Plantation Lawn with Seating
- 04 Cricket Practice Pitch
- 05 Children's Play Area
- 06 Yoga Arena
- 07 Multi-use Play Court
- 08 Water Feature Wall
- 09 Open Lounge
- 10 Mini Golf
- 11 Open Fitness Area
- 12 Sloped Lawn with Informal Seating
- 13 Central Stage
- 14 Entrance Plaza with Designer Cabana
- 15 Cabana
- 16 Seating Under Trellis
- 17 Gaming Arena
- 18 Children's Play Tunnel
- 19 Party Lawn
- 20 Circular Designer Seating
- 21 Club Terrace Landscape
- 22 Visitors Parking
- 23 Infrastructure for EV vehicles charging



100'0" WIDE ROAD

01 ENTRANCE/EXIT

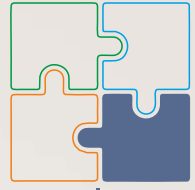


INVITING GROUND SPACES



Little gestures go a long way. The ground level of the complex has been kept free of vehicular traffic to make it a completely safe zone, especially for children and seniors. The area around the columns is being planned as an open activity space with aesthetic seating and a plethora of greenery. And of course, the dedicated parking area in the basement keeps your fleet in great shape!

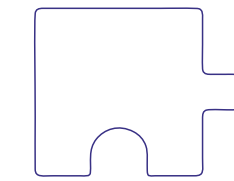
AN INBUILT
HOLIDAY
DESTINATION



KI

The flowing interior spaces...





We conceived this as a green home. Natural light, natural breeze and natural happiness play in a mosaic of summery hues. The visual spaces are seamlessly connected and lead the indoors to the outdoors. Storytelling sessions, friendly banter and cappuccino will never be the same again!





Ki PLAY



What's your favourite sport? Do you worry about spending money and travelling far to access the finest sporting facilities? Well, your search ends outside your door! There are dedicated play areas for cricket, basketball, volleyball, badminton and so much more!



CLUB

Ki



Let your senses explore the gym, indoor sports room, and swimming pool, while the toddlers play in the tot lot. Enjoy the convenience of guest rooms, party lawns and a multi-purpose banquet hall.

ARA



A
CLUBHOUSE
THAT
CELEBRATES
YOU!

6 FLOORS

DOUBLE HEIGHT ENTRANCE LOBBY

SPACE FOR SUPER MARKET

PHARMACY

MULTI FUNCTION HALL

SQUASH COURT

INDOOR GAME ZONE

OFFICE FOR COMMUNITY

COMMUNITY LIBRARY

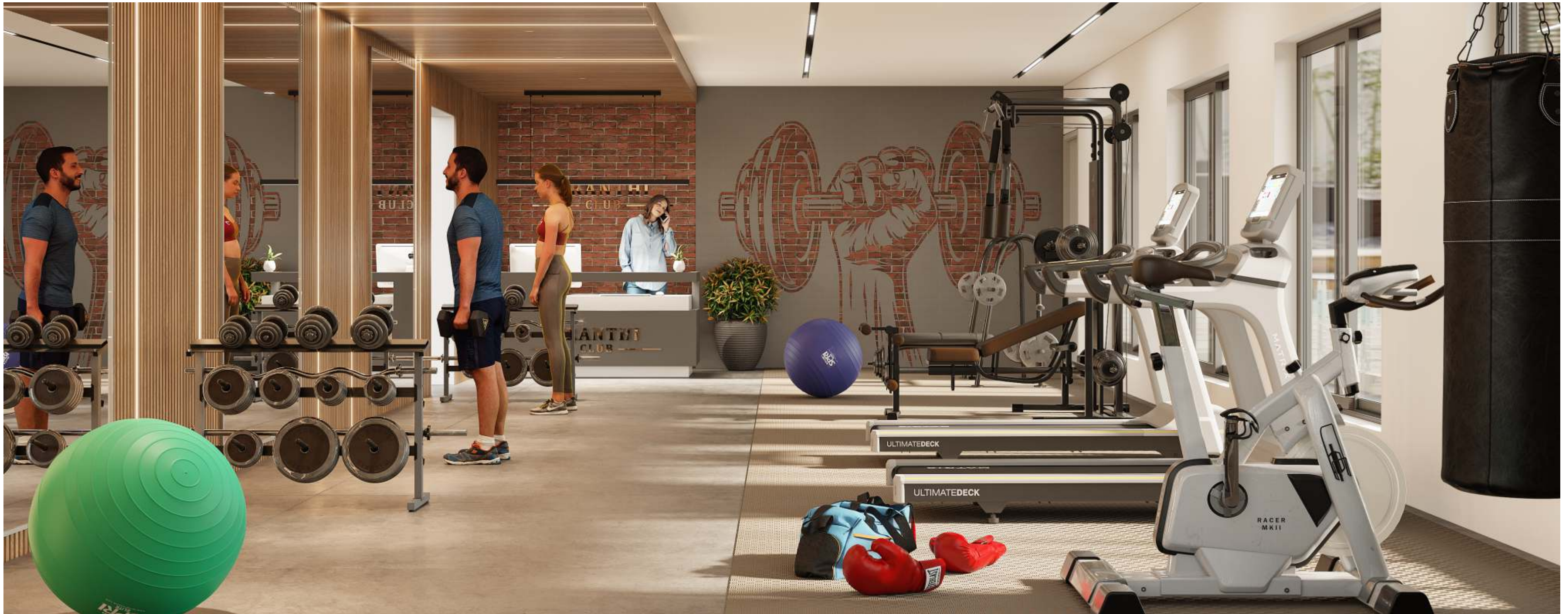
FULLY FUNCTIONAL AC GYM WITH YOGA ROOM

GUEST ROOMS WITH LOBBY AREA

INFINITY SWIMMING POOL WITH DECK

SEPARATE KIDS POOL





WHERE
YOUR DAY BEGINS
WITH GLEAMS
OF SUNSHINE...



Enjoy to the fullest...





FEATURES

TRAFFIC-FREE PODIUM

STILT FLOOR DEDICATED ONLY FOR AMENITIES

WALKING TRACK

25000 SQUARE FEET CENTRAL COURTYARD

AESTHETICALLY DESIGNED CENTRAL STAGE
AND PARTY LAWNS

EV VEHICLES CHARGING INFRASTRUCTURE

COURTYARD FACING BALCONIES

6 LEVELS OF GRAND CLUBHOUSE

GRAND ENTRANCE LOBBY WITH WATER FEATURE

CENTRALIZED GAS SUPPLY WITH
SEPARATE METERS





100' WIDE ROAD



Ki

SITE LAYOUT

RA

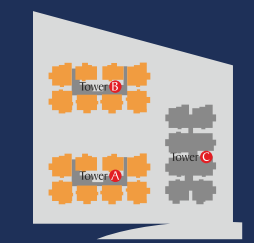




AREA STATEMENT

Flat No	1	2	3	4	5	6	7	8
Facing	EAST	WEST	EAST	WEST	EAST	NORTH	NORTH	WEST
Net Flat Area (in Sft.)	1507.76	1110.08	1110.08	1507.76	1548.52	1176.82	1176.82	1546.67
Saleable Area (in Sft.)	1915	1410	1410	1915	1965	1495	1495	1965

Keyplan



Tower A&B

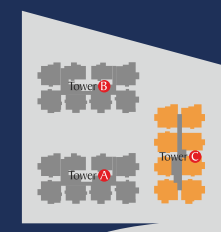




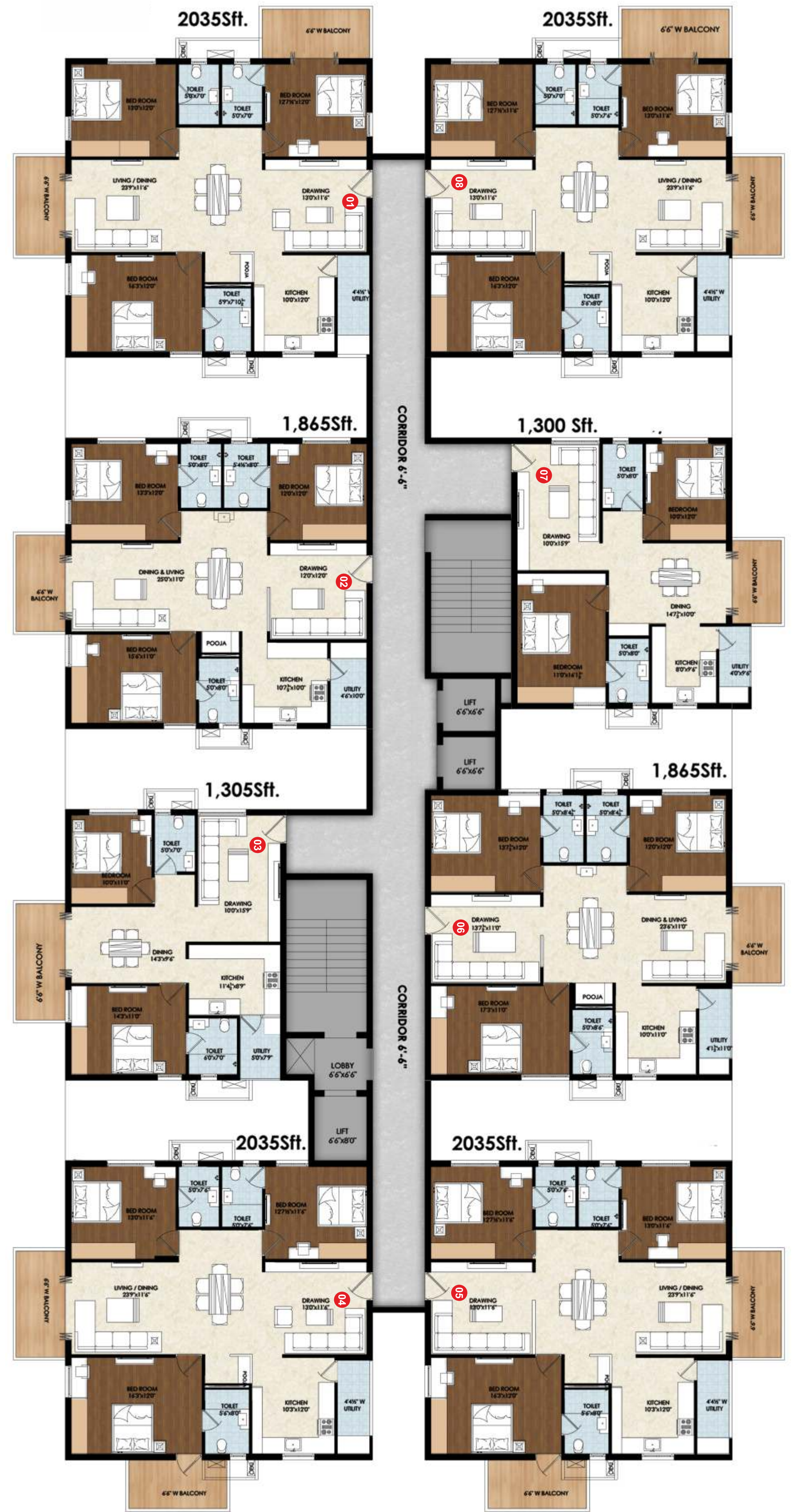
Tower C



Keyplan



Flat No	1	2	3	4	5	6	7	8
Facing	EAST	EAST	EAST	EAST	WEST	WEST	WEST	WEST
Net Flat Area (in Sft.)	1601.13	1469.49	1027.31	1600.27	1600.27	1469.49	1024.72	1601.13
Saleable Area (in Sft.)	2035	1865	1305	2035	2035	1865	1300	2035





MY HOME TRIDASA

MERU INTERNATIONAL SCHOOL

MY HOME ANKURA

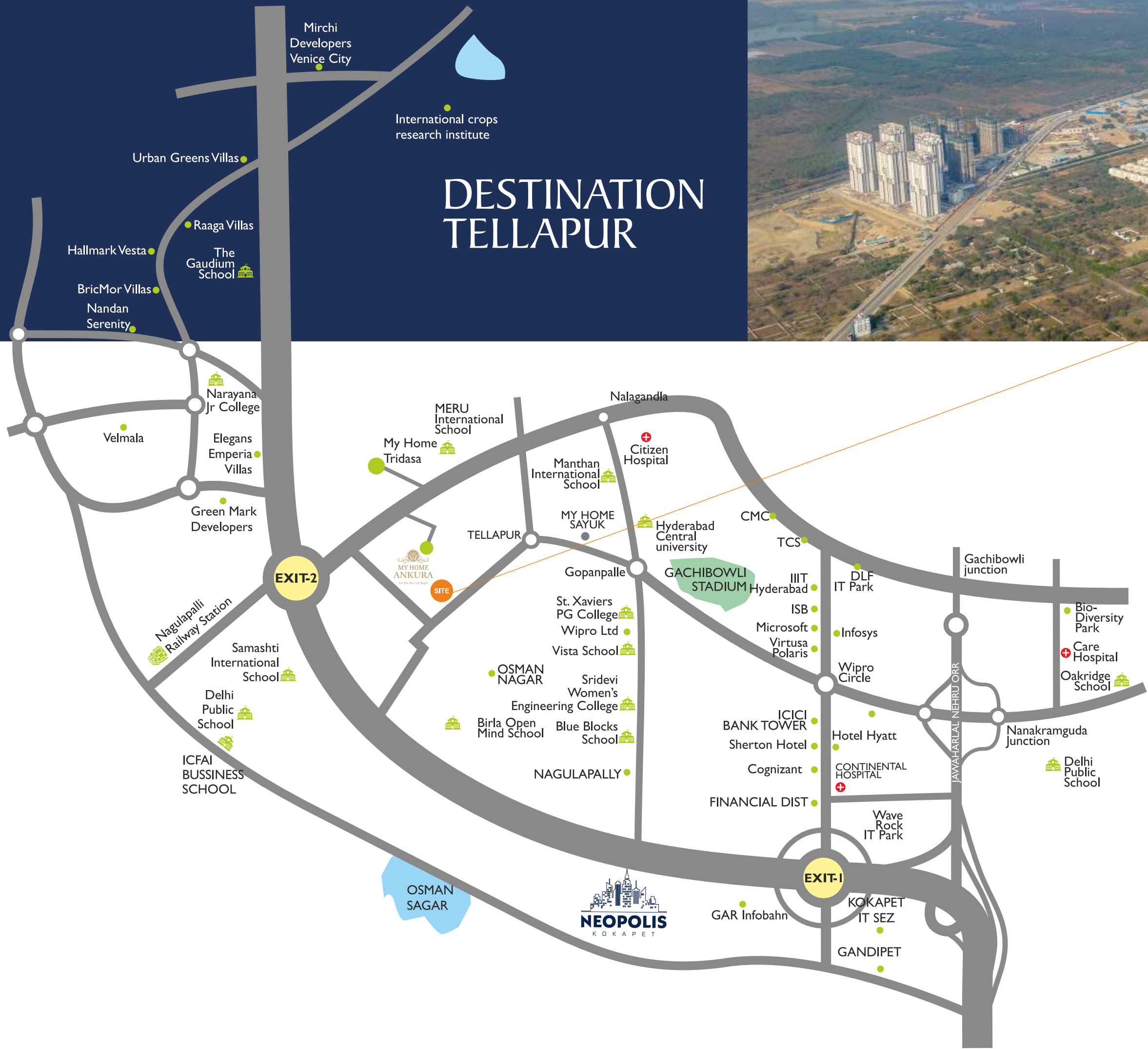


Move westwards and see it happen! For jet setters working in the IT belt of Gachibowli and the Financial District of the city, this is a fantastic location that offers calm, connectivity, convenience and high returns on a platter. Being on the inside of the ORR, it is right within the city and brilliantly connected to every part of Hyderabad.

Prestigious schools, hospitals, malls and swanky residential complexes are all buzzing around your upcoming address. So, fasten your seatbelts and let the voyage to the light begin.



DESTINATION TELLAPUR



CONNECTIVITY

Nehru Outer Ring Road	: 5 Min
Lingampally Railway Station	: 15 Min
RGI Airport	: 35 Min

COMMERCIAL & IT HUBS

Financial District	: 15 Min
Gachibowli	: 30 Min
Wipro Circle	: 25 Min
HITEC City	: 31 Min

EDUCATIONAL INSTITUTES

Meru International School	: 3 Min
The Gaudium School	: 9 Min
Manthan International School	: 15 Min
Glendale International School	: 15 Min

HOSPITALS

Citizens Specialty Hospital	: 14 Min
AIG Hospital	: 30 Min
PACE Hospital	: 35 Min



SPECIFICATIONS



STRUCTURE

R.C.C. framed structure to withstand seismic and wind loads.



SUPER STRUCTURE

CC brick/AAC block of 8" thickness for External walls and 4" thickness for Internal walls.



PLASTERING

Internal Walls: 12 – 18 mm thick cement plaster with smooth finishing .

Ceiling: Smooth Putty Finish

External: 18mm thick cement plaster with smooth finishing.



FLOORING

Living, Dining, Bedrooms and Kitchen: 800x800 Premium vitrified double charged tiles of Aparna Vitero / Cera or equivalent

Balconies/Sit outs: Premium vitrified/ceramic tiles of brands Aparna Vitero / Cera or equivalent

Bathrooms: Anti-skid, acid resistant tiles of reputed make

Utility: Anti-skid, acid resistant tiles of reputed make

Corridors: Combination of granite/ vitrified tiles as per design by architect.

Staircase: Combination of granite and Tandoor as per design by architect.



DADOING

All Bathrooms: Glazed tiles of standard make up to door height

Utility: Glazed tiles of standard make up to 3 feet height



DOORS AND WINDOWS

Main Door: Designer Teakwood frame with two sides veneered flush shutter with PU polishing finish and hardware of reputed make.

Internal Doors: All internal frames are MT wood frame with two sides veneered flush shutter with PU polish or two sides laminated/painted flush shutter fitted with hardware of reputed make of Godrej or Yale .

Toilet Doors: MT wood frame/granite frame and flush shutter with one side laminated and fitted with reputed hardware

Windows: 2.5 track UPVC sliding shutter with clear glass panels of make NCL Veka or Kinbon profile or equivalent.

Railing: SS / MS railing for staircases.



KITCHEN

Provision for domestic and municipal water connections and provision for RO water purifier.

Provision for washing machine water point at Utility area.



PAINTING

Internal Walls and Ceiling: Water based putty, one coat primer and two coats of premium emulsion paint of Asian or equivalent make.

External: Combination of water based texture / putty with two coats of paint finish for all external walls.



SECURITY NETWORK

- CCTV cameras at identified common areas and clubhouse with monitoring and recording system from Security room.
- Solar powered security fence around compound wall.



ELECTRICAL

- Concealed copper wiring of Polycab /Finolex or Lapp and modular switches of make Schneider/Legrand or equivalent.

- Power outlets for air conditioners in all bedrooms.

- Power outlets for geysers and exhaust fans in all bathrooms.

- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen and washing machine in Utility area.

- Three-phase power supply for each unit with individual Smart Meters

- MCB of reputed make like Siemens/Legrand in all distribution boards.



TELECOM/INTERNET/DTH

Provision for Internet and TV connection in each flat. Intercom facility for all the flats connecting Security.



BATHROOMS & PLUMBING

- All internal and external waterlines are of CPVC Ashirvad / Astral or equivalent.

- All drainage fittings and lines are of P.V.C. Ashirvad/ Astral or equivalent.

- All CP and sanitary fixtures are of American Standard/Grohe/Vitra/Cera or equivalent make.

- Wall mounted EWC with flush valve/ flush tank in all toilets of American Standard/Grohe/Vitra/Cera or equivalent make.



LIFT

High speed automatic passenger lifts with rescue device provided of KONE/ Schindler/ OTIS/ Johnson's reputed make.



GENERATOR POWER BACK UP

100% DG backup with acoustic enclosure and AMF (Except AC and Geysers).



FIRE SAFETY

- Fire Hydrant System (F.H.S) & Fire sprinklers in basements,
- Fire Alarm and public address system as per norms.



WTP & STP

- Domestic water made available through an exclusive water softening plant (Not RO plant)

- A Sewage Treatment Plant of adequate capacity as per norms and treated water shall be utilized for Landscape and Flushing purpose.



LPG REGULATION

Providing piped gas from centralized Gas bank to all the individual flats with prepaid gas meters.



PARKING

One car park for 2 BHK and 2.5 BHK flats, two car parks for 3 BHK flats.



CAR WASH FACILITY

Car wash facility shall be provided in the parking floor level at designated area.



OUR COMPLETED PROJECTS

HYDERABAD



Pranathi's Blue Bells, Puppalguda



Pranathi's Grandeur, Manikonda



Pranathi's Eesha, Alkapuri Colony Manikonda



Pranathi's Panorama, Narsingi

BANGALORE



Pranathi's Serene Nest, Whitefield



Pranathi's Fen Breeze, Whitefield



Pranathi's Urban Ville, Whitefield

OUR TEAM

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SCAN TO CONNECT



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