

Permit No: 1957/GHMC/SLP/2023-BP
RERA No: P02400007079



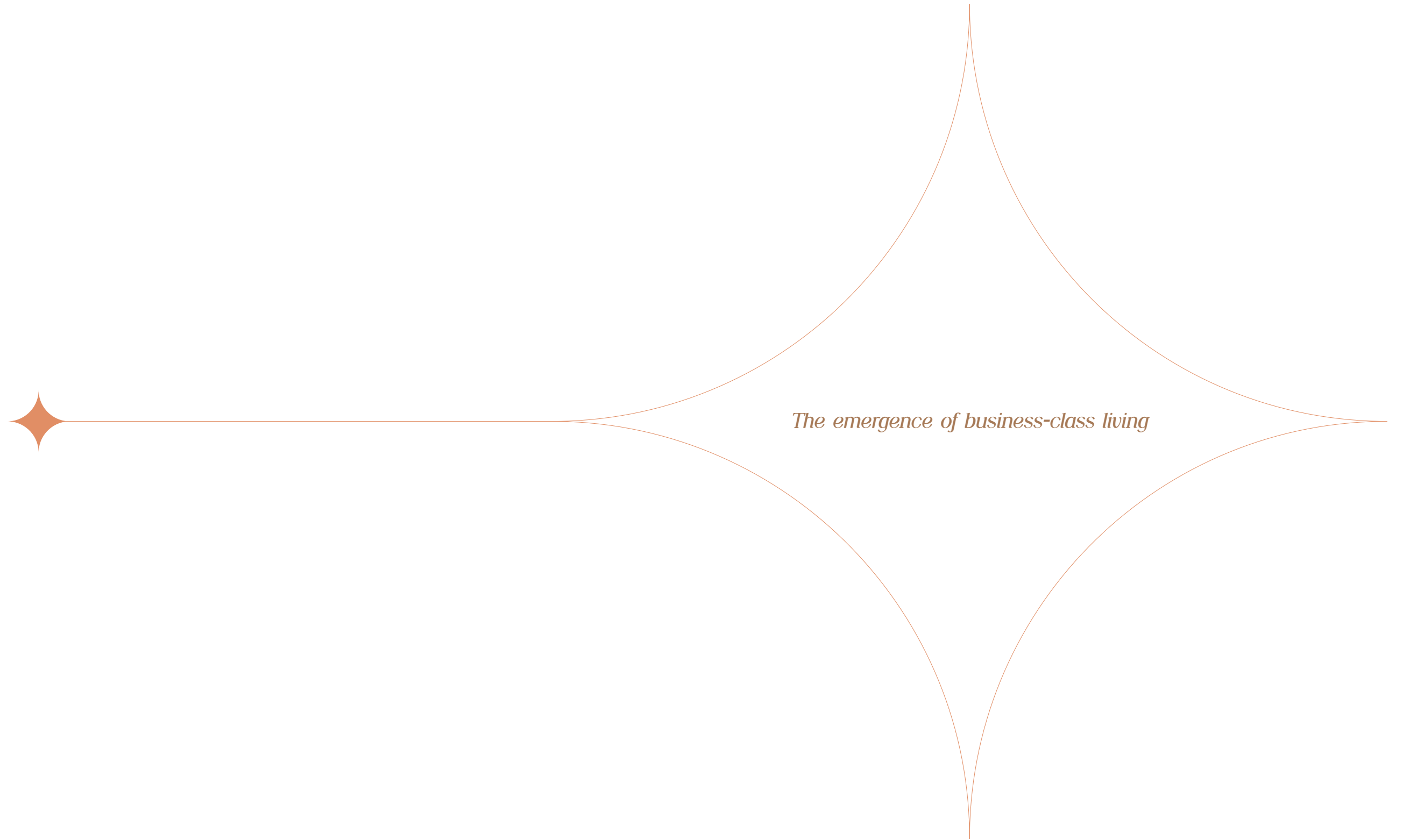
Sia
PROSPERA
BUSINESS CLASS LIVING

Sia
Promise Plus

This narrative explores the meticulous creation of the architects, engineers and every other craftsman curating spaces that transcend mere functionality.



The emergence of business-class living





◆ Prologue

◆ Chapter 1

**The Call for
Modernity**

◆ Chapter 2

**The Dawn of
a New Legacy**

◆ Chapter 3

**The Canvas of
Modern Living**

◆ Chapter 4

**Vistas of
Modern Comforts**

◆ Chapter 5

**A Beacon of
Distinction**

◆ Chapter 6

**The Art of
Business-Class
Living**

◆ Chapter 7

**The Chronicles of
the Author**

◆ Endnote



Prologue

In the heart of Miyapur, where the urban bustle meets the echoes of evolving aspirations, a new chapter unfolds. It's a story that transcends the conventional, a narrative crafted not just in bricks and mortar but in the dreams and desires of those who seek more than mere residence.

This is the genesis of Sia Prospera, a contemporary masterpiece that beckons the discerning few to a lifestyle beyond the ordinary.

It is a beacon of distinction rising against the canvas of the ever-evolving skyline. It's not just a project, it's a legacy in the making. It's the dawn of modernity, a testament to innovation narrated by the very essence that constructs its story.

Author

Sia Prospera

Chapter 1

The Call for Modernity

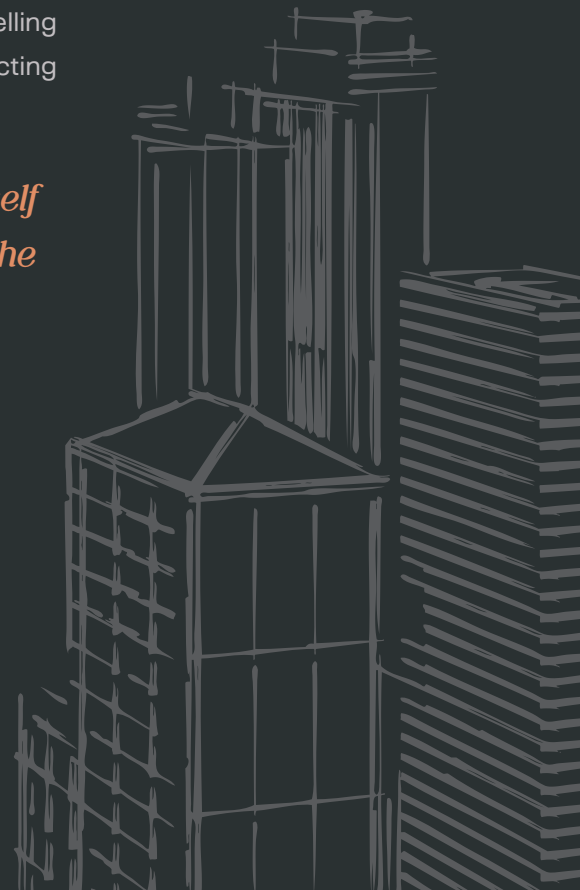
In the unfolding tale of Miyapur, a prevailing belief firmly anchored itself, a belief that the neighbourhood had reached its peak and left little to no room for any further evolution.

Miyapur had become synonymous with a fully developed entity, a mature urban landscape that seemingly offered limited prospects for innovation or change. It resonates with the echoes of its past, where the structures bore witness to a bygone era.

However, in the midst of this settled urban expanse, a revelation was quietly taking shape, a revelation that challenged the notion of Miyapur's finality. The neighbourhood, though perceived as fully formed, harboured an unexpected potential for a fresh start, a renewal of its essence. It was as if a breath of fresh air swept through the familiar streets, breathing life into the community and redefining the possibilities that lay within its seemingly settled boundaries.

This transformation unfolded not merely as a reaction to the past but as a response to a collective desire that had quietly emerged. It is a shared need for a residence that surpasses the conventional. Beyond standing as a mere structure, there was an innate desire for a dwelling that inspired, one that embraced a new way of living while respecting the echoes of history.

In the architecture of this desire, Miyapur found itself on the brink of a renaissance, ready to embrace the winds of change and redefine its narrative.



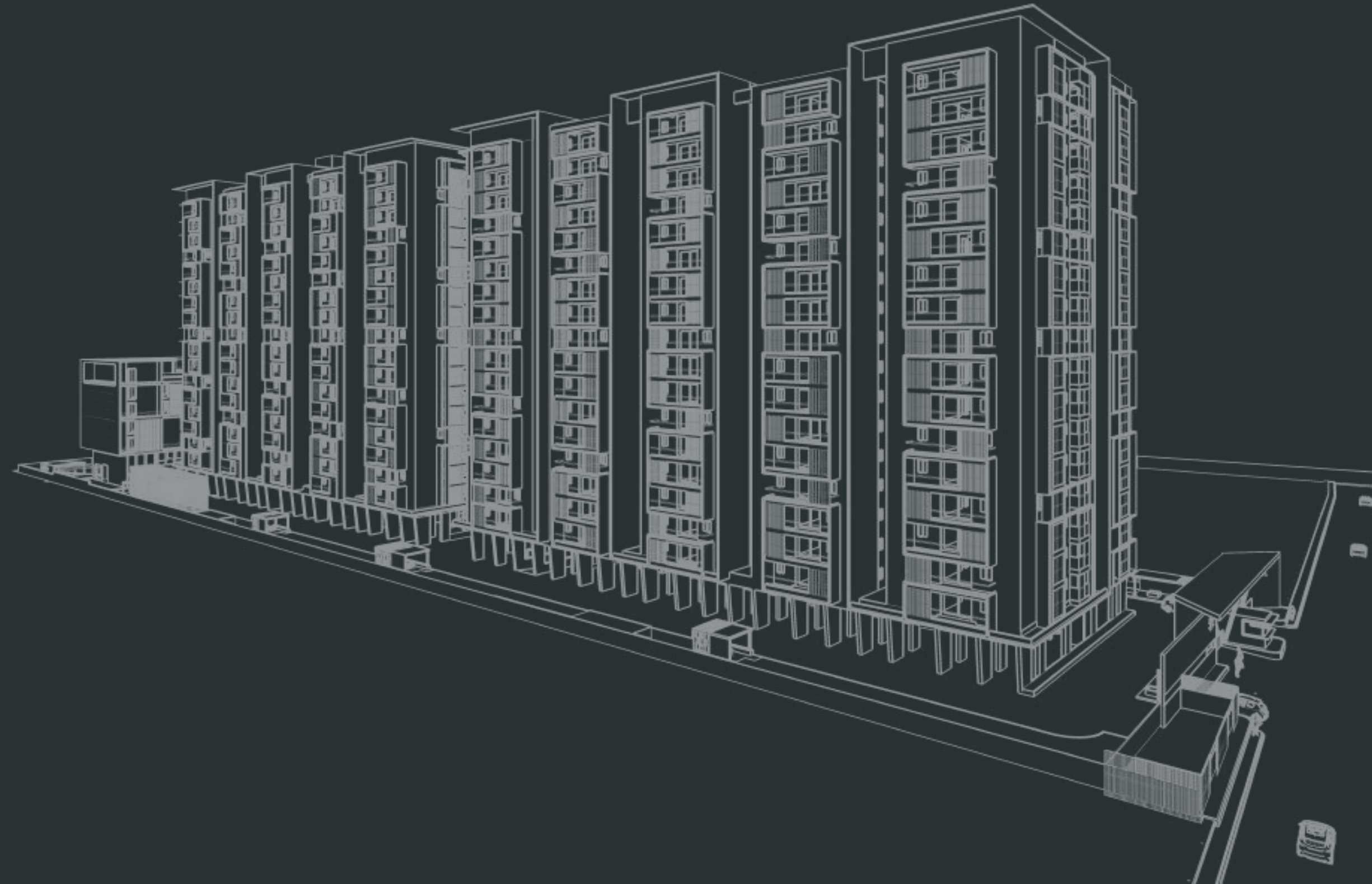
*But, there still is room for a fresh start,
a new way of living. There is a breath of fresh
air that redefines the possibilities within this
seemingly settled urban expanse.*



Chapter 2

The Dawn of a New Legacy

In the midst of seemingly limited prospects, there comes a paradigm shift, ushering in the benefits of an already-developed Miyapur while bringing forth the allure of contemporary business-class living.





Sia
PROSPERA®

*Nestled in the vibrant
neighborhood of Miyapur*

A haven for individuals who
appreciate the finer things in life.





Upgrade to
***Business Class
Living***

Sia Prospera is a tale that blends the whispers of tradition with the vibrant hum of progress, creating a symphony that resonates with those who seek not just a home but a timeless connection to the evolving heartbeat of Miyapur.

340 Total Units
3BHK + WFH Room
4BHK + Maid Room

Net Site Area
13,899 sqm

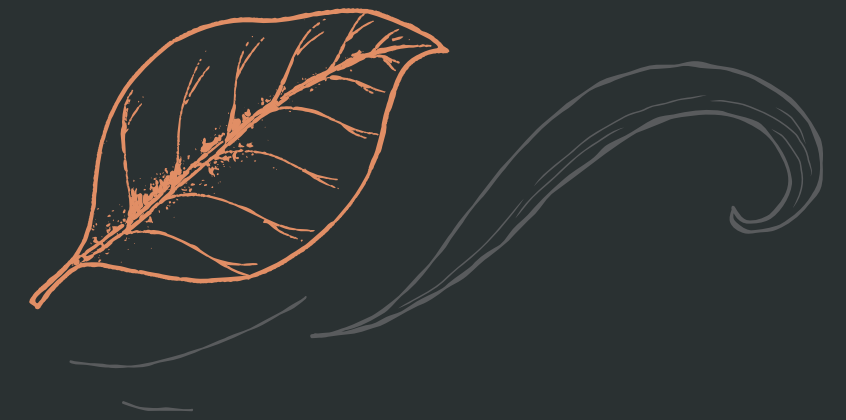
Sizes
2388 sft to 3434 sft

Chapter 3

The Canvas of Modern Living

Enter Sia Prospera, where this desire for modern living takes a tangible form and modernity is not just a concept but a lived experience. From the grandeur of the entrance gateway to the intricate fabric of each living space, Sia Prospera articulates the language of modernity in a symphony that resonates with the contemporary spirit of Miyapur.

As the community breathes life into its streets, Sia Prospera becomes a celebration, an ode to a lifestyle that mirrors the aspirations of its dynamic residents.



It is a canvas painted in the
*hues of modernity, sophistication,
and business-class living.*





Redefine the essence of modern living

With a towering silhouette of Stilt + 17 floors, it marks a promise to redefine the skyline and the very essence of modern living.

This is an invitation to indulge in a lifestyle curated for those who understand that home is more than a place, it's an expression of self.

Unveiling the unmatched elegance of Sia Prospera

The canvas stretches skyward, embracing Stilt + 17 floors that stand as a testament to architectural prowess. Each unit, meticulously designed, unfolds spaces that go beyond mere functionality.

Double - Height Lift Lobby

Double-Height Entrance Lobby

A grand welcome, setting the tone for luxurious living.

Amenities

Indulge in a lavish lifestyle with our thoughtfully curated amenities.

Dedicated WFH/Study Room in all 3 BHK units

25% Common Area

Dedicated Puja Space

A sacred corner, blending cultural traditions with modern living.

Cross Ventilation

Nature-inspired design ensuring a constant flow of fresh air.

Balcony Privacy

Tranquil retreats, thoughtfully crafted for personal serenity.

Entrance Gateway

A grand portal, marking the threshold of contemporary living.

Domestic Help Room (4BHK)

Thoughtful spaces for seamless domestic support, ensuring comfort and privacy.

Children Waiting Area

A welcome as grand as your aspirations

The facade entrance is more than a mere introduction; it's a statement, a reflection of the project's commitment to unparalleled luxury and refined living.





*Double the
grandeur for an
elevated lifestyle*

The entrance, a grand double-height lobby, beckons residents into a realm where every detail is meticulously designed to evoke awe.

*A welcome that
echoes opulence*

As the doors glide open, you're welcomed into a space that echoes opulence, setting the stage for the grand lifestyle that awaits you on each floor.





The epicentre of a thriving community

From indoor badminton to a roof-top pool, a supermarket for convenience to a banquet hall and a picturesque party lawn for celebrations, the 36,350 sqft Clubhouse is designed to be the pulse of community life.



*An ode to the diverse needs
of a modern community*

The living spaces of Sia Prospera transcend the conventional. Bedrooms are sanctuaries of solitude, carefully designed with a lavish drawing space and a combined living and dining area.

The 4BHK unit unfolds a narrative of flexibility - the fourth bedroom, a versatile space that can transform into a home theatre, a home office, or any other purpose the heart desires.

*A symphony
in design.*

*A melody
in lifestyle.*

Experience the luxury of hotel-inspired bedrooms at Sia Prospera, complete with alcoves, clever wardrobe spaces, dedicated study areas, and customized TV walls.

Privacy takes centre stage with doors designed to open into your personal haven, not common areas. Plus, enjoy a constant, refreshing breeze through carefully planned cross ventilation in most bedrooms and living spaces.

Welcome to a world where every detail is crafted for your utmost comfort.



*Functionality
meets
aesthetics*

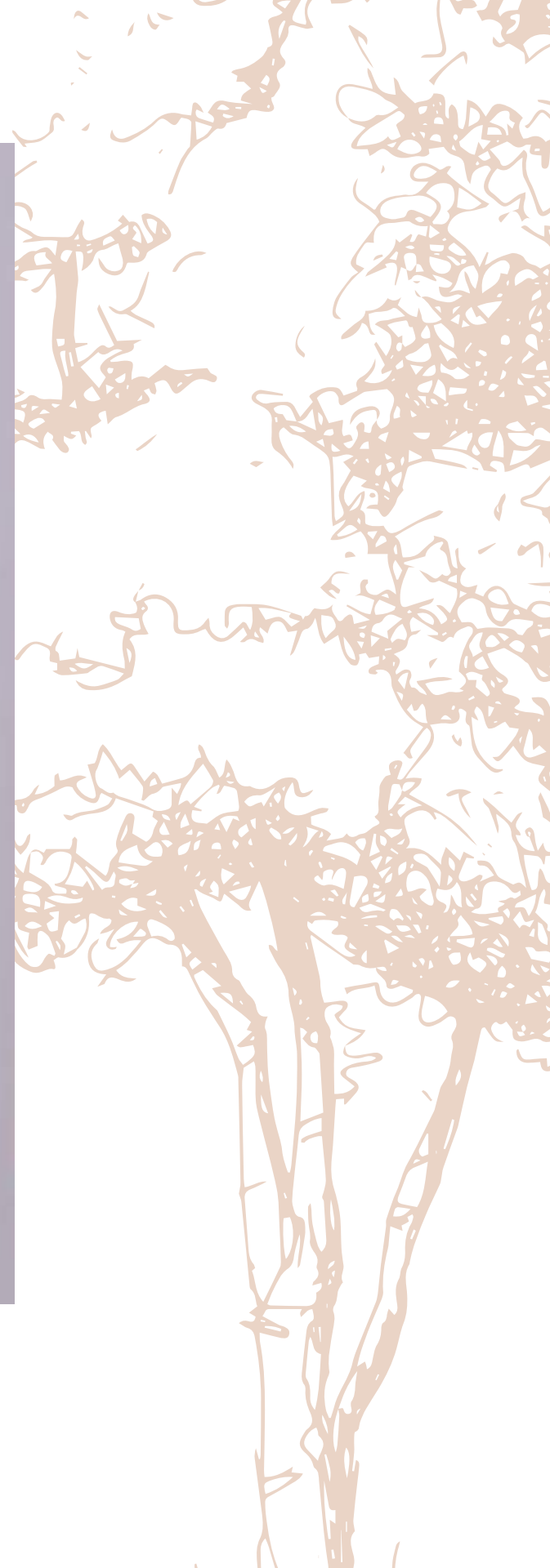


Meticulously crafted, the kitchen embraces a layout that maximises the length of the east side platform, ensuring a harmonious space where both the sink and hob find their perfect places.

Prosper with every dawn

As the sun rises over Miyapur, so does Sia Prospera. It's not merely a structure, it's a revelation of possibilities and prosperity. With each dawn, the residents find themselves immersed in a tapestry of modern living, where the carefully designed spaces become the backdrop for a life of fulfilment and success.

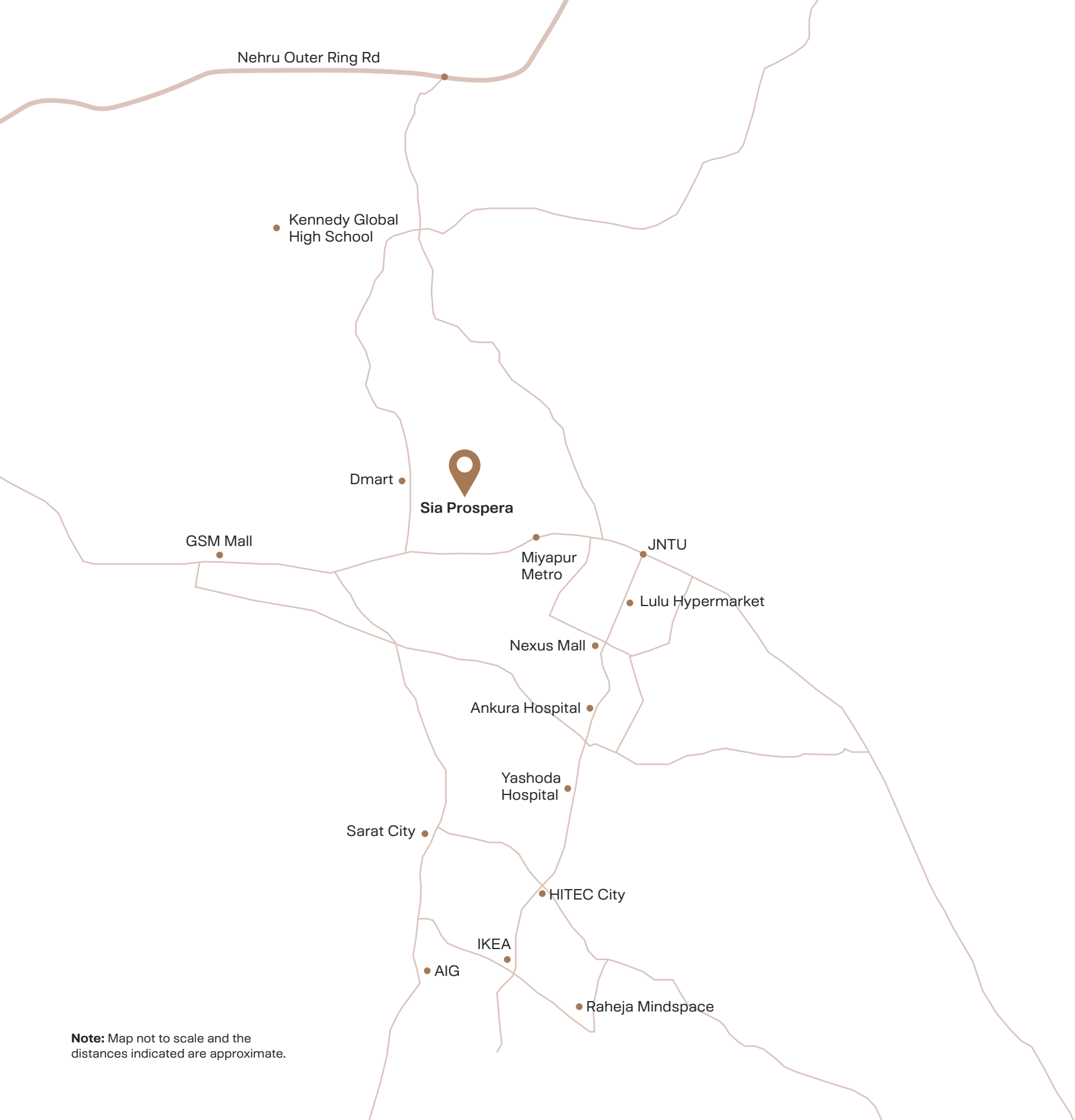




*A realm of security
and serenity*

Thoughtfully designed for privacy, each balcony becomes a personal oasis, shielded from adjacent units, providing an undisturbed outdoor haven.

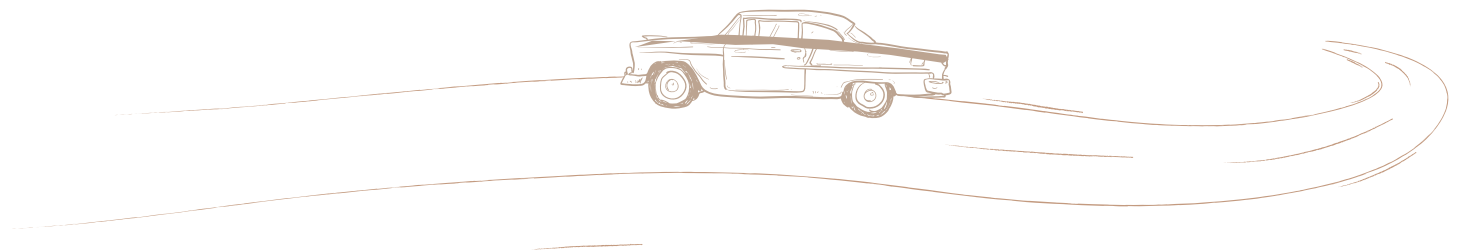
Louvres gracefully adorn the balcony, offering not just privacy but also a touch of elegance and effective shading.



Every convenience at a stone's throw

- | | | |
|------------------------|-------------------------|-----------------------------------|
| DMart
1km | Miyapur Metro
2km | Nexus Mall
7km |
| JNTU
6km | GSM Mall
5km | AIG
9km |
| Ankura Hospital
7km | Yashoda Hospital
8km | HITEC City
9km |
| Sarath City
7km | ORR
9km | Kennedy Global High School
6km |

Nestled in the heart of accessibility, Sia Prospera beckons you to a world where convenience is not just a feature but a way of life. With hospitals, schools, metro trains, malls, and more in close proximity, every essential becomes a seamless part of your daily narrative.



Note: Map not to scale and the distances indicated are approximate.

Chapter 4

Vistas of Modern Comforts

Within the architectural embrace of Sia Prospera lies a world of modern comforts, meticulously curated for a lifestyle that transcends the ordinary. Imagine the convenience of a departmental store at your doorstep, a haven where daily essentials and indulgences become a seamless part of your life.

The pursuit of a healthy lifestyle finds its sanctuary in our fully-equipped gym, indoor badminton courts, indoor game zones and many more. Whether you are an early-morning enthusiast or a late-night fitness warrior, all the above facilities are your spaces for wellness and rejuvenation. Ensuring the well-being of your health, our clinic/pharmacy is conveniently located within the premises.

Indulge in self-care at our spa and salon, a haven of relaxation within arm's reach. From rejuvenating massages to expert beauty treatments, our spa/salon is designed to pamper and revitalize. Step into a world where self-care is not a luxury but an essential part of your lifestyle.



Welcome to a world where modern comforts aren't just provided; they are artfully woven into the very fabric of your home, creating an environment where every day is a celebration of modern living.





A peek into the unparalleled comforts of our Clubhouse

- ◆ 5 Levels
- ◆ Dedicated space for Departmental Store
- ◆ Indoor Badminton Courts
- ◆ Gym
- ◆ Banquet Hall
- ◆ Guest Rooms
- ◆ Terrace Infinity Pool with Deck
- ◆ Spa/Saloon
- ◆ Indoor Games Zone
- ◆ Earmarked space for Clinic/Pharmacy



*Dive into serenity at our
roof-top infinity pool*

As the sun dips below the horizon, find solace and relaxation in our terrace infinity pool with a deck. It's not just a pool, it's an elevated experience where the shimmering waters and panoramic views create a tranquil retreat. Revel in the serenity, knowing that every moment spent here is a moment of indulgence.

*Where every sunset
meets solace*



Chapter 5

A Beacon of Distinction

Whether it's the joyous laughter of children in the play area, the vibrant celebrations on the party lawn, or the invigorating activities on the sports courts and tracks, each element adds a stroke to the masterpiece of opulent living.

Here, luxury isn't a mere indulgence, it's an integral part of the lifestyle, painting an extraordinary picture of daily life at Sia Prospera. This canvas is not just a visual spectacle, it's an immersive experience that defines the rhythm of contemporary living.

Everything is carefully curated, so that what we provide is more than just amenities but a holistic experience that enriches your lifestyle and elevates every aspect of your living.



Children
Play Area

Party Lawn

36,350 sft
Clubhouse

Half
Basketball
Court

Jogging Track

24M lap Rooftop Pool

Skating Rink

Cricket
Practice Net

Seating Plazas



Embrace
Contemporary
Luxuries



*Where the
simple joys of
play take
centre stage*

From joyous swings to playful slides, every element is crafted to inspire delightful moments of childhood, creating a safe and joyful environment where young hearts can flourish.



*A perfect setting to embrace
peace and tranquility*

Thoughtfully placed within the opulent landscape, these seating plazas offer residents an inviting retreat to unwind, connect, and enjoy moments of quiet reflection.



Seating Plaza

Kids Play Area

Party Lawn

Enjoy today

Where every occasion transforms into a grand affair

The party lawn at Sia Prospera is more than just a space for celebration, it is a curated canvas for creating unforgettable memories.

Chapter 6

The Art of Business-Class Living

Welcome to Sia Prospera, where the art of business-class living is not just a promise but a daily indulgence in the finest aspects of life.

In the narrative of Sia Prospera, business-class living transcends the confines of the corporate world; it becomes a philosophy that enriches every facet of life. It is a delicate balance between the demands of a thriving career and the desire for a life steeped in luxury, comfort, and tranquillity. It's about creating a haven where residents can curate moments of respite amidst their bustling schedules. It becomes a narrative of balance and fulfilment.

The project envisions a lifestyle where residents can revel in the spoils of their achievements without compromising on the joys of life. From exclusive amenities to thoughtfully crafted spaces, every element is curated to provide residents with the luxury they deserve. It's a celebration of success, a manifestation of aspirations, and an ode to the discerning few who understand that business-class living extends far beyond the boardroom, it is a way of life.

The meticulously crafted world of Sia Prospera



The layout is thoughtfully curated to harmonize functionality with aesthetics, ensuring that every resident experiences a harmonious blend of luxury and comfort.

- ◆ 1 Entry
- ◆ 4 Deck Area
- ◆ 7 Kids Play Area
- ◆ 2 Exit
- ◆ 5 Cricket Yard
- ◆ 8 Party Lawn
- ◆ 3 Roof Top Swimming Pool
- ◆ 6 Half Basketball Court
- ◆ 9 Seating Plaza
- ◆ 10 Skating Rink
- ◆ 11 Jogging Track
- ◆ 12 Children Waiting Area

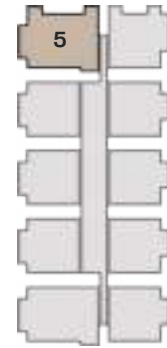
Floor Plans

Explore meticulously crafted spaces that seamlessly blend style with functionality, transforming every corner into a sanctuary tailored to your desires.



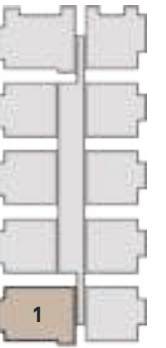
4 BHK + Maid Room **East Facing**
3434 sft

Carpet Area: **2134 sft**
Plinth Area: **2748 sft**



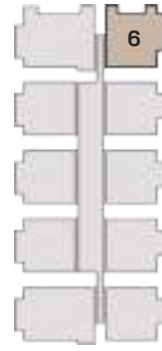
4 BHK + Maid Room **East Facing**
3252 sft

Carpet Area: **2134 sft**
Plinth Area: **2602 sft**



3 BHK + WFH Room **West Facing** 2545 sft

Carpet Area: **1546 sft**
Plinth Area: **2036 sft**



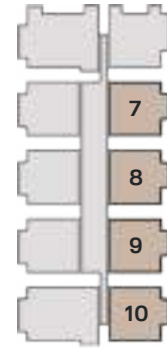
3 BHK + WFH Room **East Facing** 2424 sft

Carpet Area: **1546 sft**
Plinth Area: **1940 sft**



3 BHK + WFH Room **West Facing** 2388 sft

Carpet Area: **1546 sft**
Plinth Area: **1911 sft**



Net Site Area
13,899 sqm

Structure
Stilt + 17 Floors

Builtup Area
8.85 L sft

Clubhouse Area
36,350 sft

Abutting Road Width
80 ft

Height of the Building
187 ft

Floor to Floor Height
10 ft

Unit to Unit Setbacks
10 ft

Blocks
Block A, Block B

Clubhouse Structure
G + 5 Floors

Units per Floor
10 (Per block)

No. of Units per Block
170

Total Units
340

Total Parking
730 Cars

Visitor Parking
50 Cars

Per Unit
2 Cars (2.5m*5m)

Staircase
3 (Per block)

Block Setbacks
43 ft (All around)

Corridor Width
6.6 ft

Clubhouse Setbacks
23 ft (All around)

Lifts
4 Passenger +
1 Service Lift
(Per block)



In the intricate dance of urban living, Sia Prospera not only fulfills your needs and necessities but weaves an opulent narrative of more. Here, prosperity is not just a notion, it's a vibrant reality, enhancing every facet of your living experience.

SUPER STRUCTURE

RCC shear wall-framed structure, resistant to wind & earthquake (Zone 2).

External Wall: Reinforced shear wall.

Internal Wall: Reinforced shear wall.

CEILING FINISHES

Drawing, Dining, Living, Bedrooms, Kitchen, & Balcony:

Smoothly finished with putty & acrylic emulsion paint.

Bathrooms: Grid ceiling to cover all service lines.

WALL FINISHES

Drawing, Dining, Living, Bedrooms, Kitchen & Balcony:

Smoothly finished with putty & acrylic emulsion paint.

External finishing: Texture finish & two coats of exterior emulsion paint from reputed brands with architectural features.

WATERPROOFING

Waterproofing shall be done in all toilets, other wet areas, cellars, landscaped & roof terrace areas.

RAILING

Balcony: Glass railing with toughened glass & a top handrail.

Staircase: Railings with mild steel finished using enamel paint.

DOORS & WINDOWS

Main Door:

Frames: Engineered wood, seasoned, kiln-dried frames with PU polish.

Shutters: Veneer-finished flush shutters on both sides with reputable hardware.

Internal Doors:

Frames: Engineered wood, seasoned, kiln-dried frames with PU polish.

Shutters: Veneer-finished flush shutters on both sides with reputable hardware.

Balconies, Windows, Ventilators:

UPVC French sliding doors & glazed sliding shutters with provision for mosquito mesh, openable/fixed shutters with provision for exhaust fan for balconies, windows, & ventilators.

Bathroom/Utility Doors:

Frames: Engineered wood, seasoned, kiln-dried frames with PU polish.

Shutters: Laminate-finished flush shutters on both sides with reputable hardware.

FLOORING

Drawing, Dining, Living, Bedrooms, Kitchen: 2 feet x 4 feet size

vitrified tiles of reputed brand with spacer joints.

Balcony: 8 inches x 4 feet size wood-finish anti-skid vitrified tiles of

reputed brand with spacer joints.

Bathrooms/Utility: 2 feet x 2 feet size anti-skid vitrified tiles of reputed

brand with spacer joints.

Corridors/Lobby: Virified/Ceramic tiles of reputed brand with

spacer joints.

Staircase: Natural stone/Granite.

Parking: Cement concrete floor.

DADO

Bathrooms/Utility: 2 feet x 4 feet size vitrified tiles cladding up to 8 feet

height of reputed brand with spacer joints.

SANITARY & FIXTURES

• Wall-mounted type washbasin with a single lever basin mixer.

• Wall-mounted type WC with a concealed flush valve from a reputed brand.

• Single lever bath & shower mixer.

• Provision for geysers in all bathrooms.

• All faucets are chrome-plated & from reputed brands.

ELECTRICAL

• Concealed copper wiring from a reputable brand.

• Power outlets for air conditioners in all bedrooms and the living room.

• Power outlets for geysers in all bathrooms.

• Power outlets for chimney-hob, refrigerator, microwave, mixer & other kitchen appliances.

• Washing machine & dishwasher points in the utility area.

• Ample sockets are provided in the living room & all bedrooms.

• Modular switches from a reputed brand.

• 3-phase Power Distribution boards with ELCB's & MCB's will be from a reputed brand for each unit.

STP & WTP

A water treatment facility for bore water & a sewage treatment plant with adequate capacity, meeting regulatory standards, will be provided.

The treated sewage water will be utilized for landscaping & as flush water for toilets.

POWER BACKUP

100% DG backup for all flats & common utilities.

FIBER

TV/Telephone/Internet provisions are available for all bedrooms & the living room.

AC

Copper piping is provided for all AC units.

SECURITY

• Intercom provisions are available for all units.

• CCTV surveillance in lobbies, corridors & other common areas.

FIRE SAFETY

Fire alarms, automatic sprinkler systems & wet risers are installed in accordance with fire authority regulations.

GAS

Piped gas supply to every kitchen is facilitated from a common gas bank.

LIFTS

4 elevators per block, each with a capacity of 10 passengers - Johnson, Kone, Otis or an equivalent brand.

PARKING

Each unit will be provided with two parking spaces.

BILLING

An automated billing system is in place for water, electricity, gas & maintenance.

Chapter 7: The tales of excellence from Sia Estates

The chronicles of the author

At Sia Estates every building is a promise of a prosperous tomorrow. With a legacy of two decades, we stand tall as a benchmark in standing by our promises in the construction industry. Based in the heart of Hyderabad, our commitment to excellence and ethical business practices has made us the preferred choice for discerning customers.

At Sia Estates, we don't just build homes; we craft lifestyles with our expertise and passion for excellence. With a team of skilled engineers and dedicated professionals, we create spaces where families flourish and investments prosper.



Sia
Jubilee Hills
2021 - 2023



Choice Centre
S.D. Road, Secunderabad
2018 - 2020



N-95
Nandagiri Hills
2016 - 2018



Sia Serene
Jubilee Hills
2013 - 2015



Choice India
Kavuri Hills
2012 - 2014



Choice Residency
East Marredpally
2010 - 2012



Srree Mahalakshmi Meadows
Lakdikapool
2006 - 2009



Srinivasa Residency
Narayanaguda
2003 - 2005



Narendra Bhavan
Narayanaguda
2001 - 2003



Siver Nest
Narayanaguda
2001 - 2003



Sai Dhamam
Domalguda
1999 - 2000

A glimpse into our
previous endeavors

Upcoming Projects

*Our upcoming haven of tranquility and modern living!
Immerse yourself in contemporary design, premium amenities,
and a community that redefines the essence of home.*



Patancheru

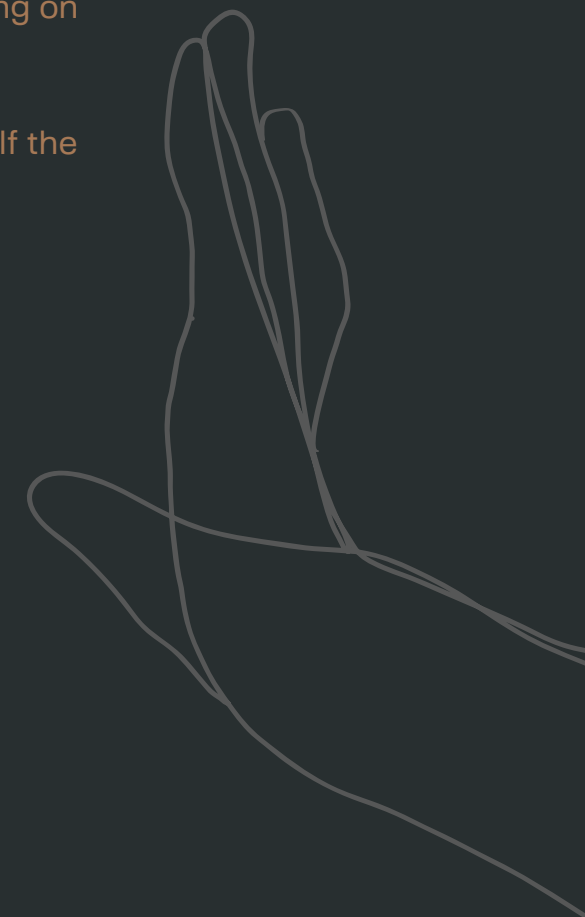


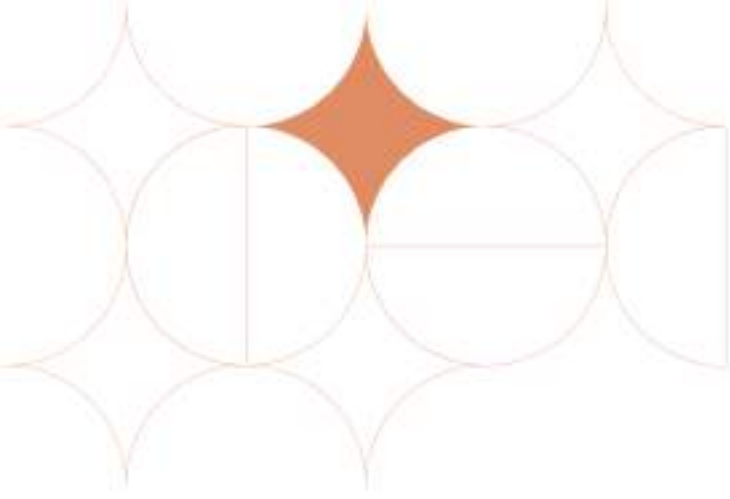
Sia Vantage, Behind IIT Hyderabad

*Give yourself the
gift of affordable luxury*

Here, affordability meets opulence, and each residence is designed as a thoughtful present you can give to yourself. The gift of affordable luxury at Sia Prospera is an invitation to savour the finer things in life without compromising on financial prudence.

Indulge in the joy of living beautifully, and gift yourself the business-class lifestyle you truly deserve.






A PROJECT BY



 05453 22 222
 mails@siaestates.com
 www.siaestates.com

 Site Address:
Sia Prospera, Survey No. 206/2/E & 207/A,
Narenn Gardens Road, Medinaguda, Miyapur,
Hyderabad - 500049

సియా
ఎస్టేట్స్

सिया
एस्टेट्स