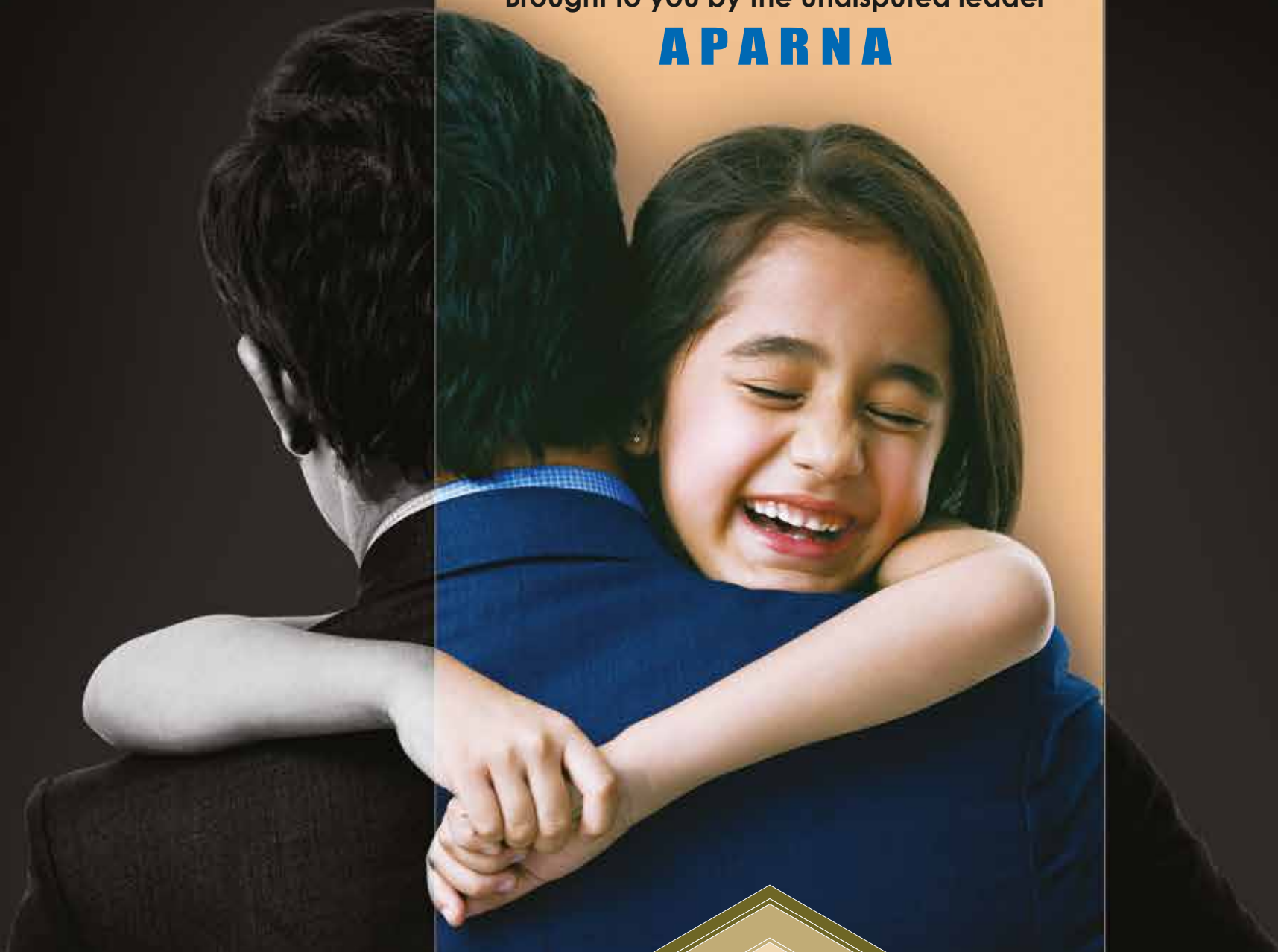
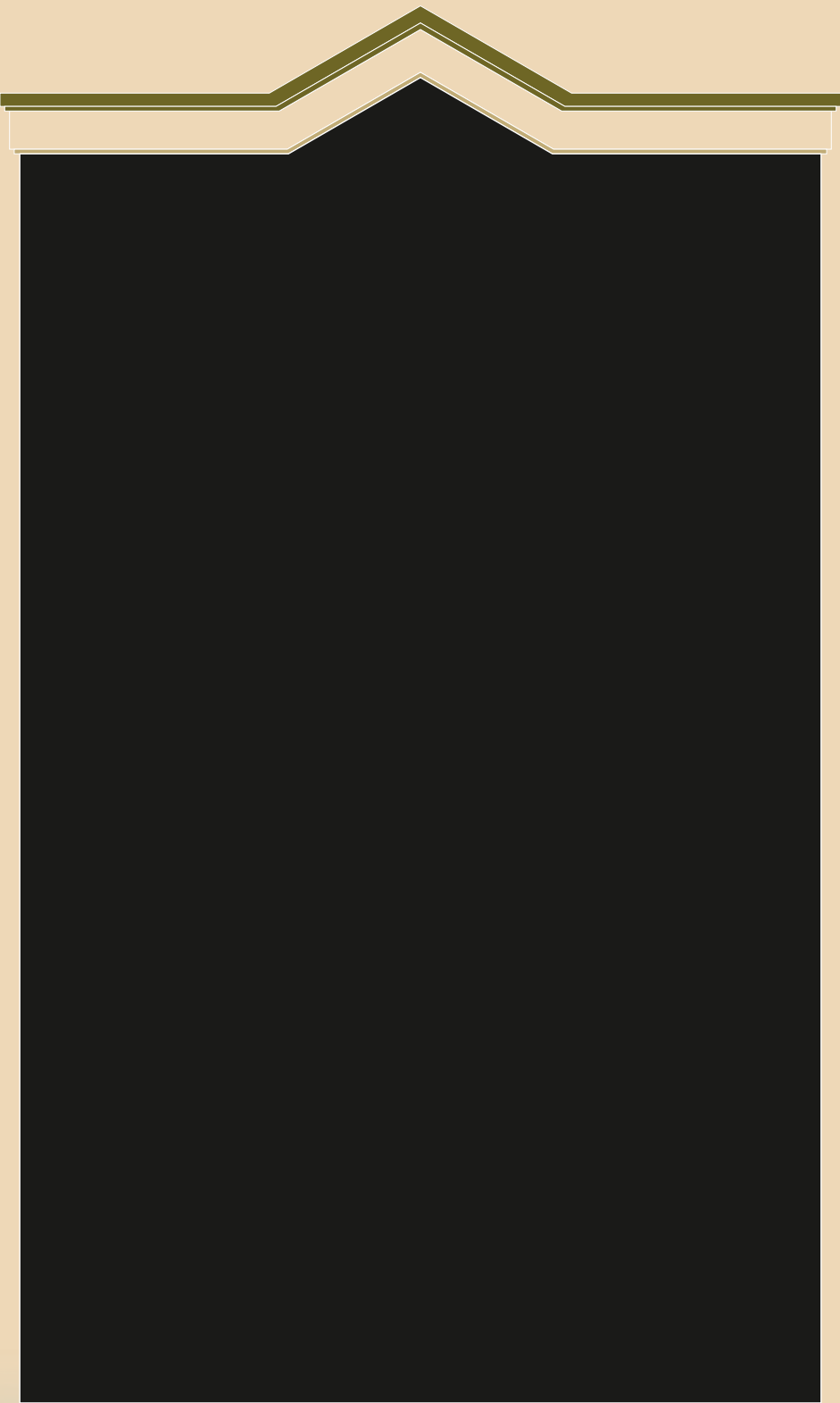


A lifestyle like never before.
Brought to you by the undisputed leader
APARNA



WELCOME THE EXTRAORDINARY.

Since opening its gate over 20 years ago, Aparna has built some of the most iconic world-class gated communities in Hyderabad and Bengaluru. It is widely recognized as the leader in gated community development for reasons that any Aparna customer will be happy to tell you – a promise of trust, a legacy of impeccable quality, 100% transparency and of course, on-time delivery.



But what really tickles the mind of Aparna home owners is the lifestyle that we bring to them. Walk into any Aparna gated community and you will find state-of-the-art amenities including sports facilities, designer landscapes and maximum open spaces. The clubhouses built by Aparna are simply the most envied, and why not – each is an epitome of style and benefits that lets you live life like never before.



APARNA
AMARAVATI ONE
Tadepalli, Vijayawada-Guntur NH-16



The Lifestyle the Capital Deserves

There comes a moment in every city when its lifestyle is completely redefined. Aparna Amaravati ONE is that moment. A masterpiece of timeless architecture and ultra-modern lifestyle, Aparna Amaravati ONE is here to redefine how you live.

The first thing you will notice about Aparna Amaravati ONE is that it doesn't just offer home spaces to live in. It offers a world-class, fully loaded community for families to thrive in. The whole community has been designed keeping in mind the Indian family – there is something for everyone, regardless of their age and interests in life.

The entire community has been planned to the last detail. Wide roads and wider green spaces are an integral part of living it smooth at Aparna Amaravati ONE.

Each apartment is equipped with high quality fittings, and is designed to maximize space and minimize wastage. No matter which apartment you choose, you will have made the right choice.

Experience the extraordinary lifestyle.

Pick your Perfect Fit

- 612 Luxury Apartments
- Total Project Area: 9.29 Acres
- 8 Towers | G +9 Floors
- 3 BHK Sizes: 1562 – 1810 SFT.
- 4 BHK Sizes: 2050 SFT.

Love at First Site

- Unique façade design that stands out
- A refreshing colour palette for the tasteful
- A blend of traditional and modern styles

Total Convenience

- 100% Power back-up
- Vaastu compliant
- 24x7 Security





Maximum Lifestyle Quotient

- Exclusive Clubhouse with Large Swimming Pool
- Outdoor Sports: Tennis Court, Half Basketball Court, Cricket Pitch & Skating Rink
- Indoor Games: Table Tennis, Snooker, Squash & Badminton Courts
- Fully Equipped AC Gym
- SPA
- Yoga, Meditation & Aerobics Centre
- Restaurant with Outdoor Deck
- Home Theater & Multipurpose Hall
- Supermarket & ATM
- AC Guest Rooms



APARNA
AMARAVATI ONE
Tadepalli, Vijayawada-Guntur NH-16

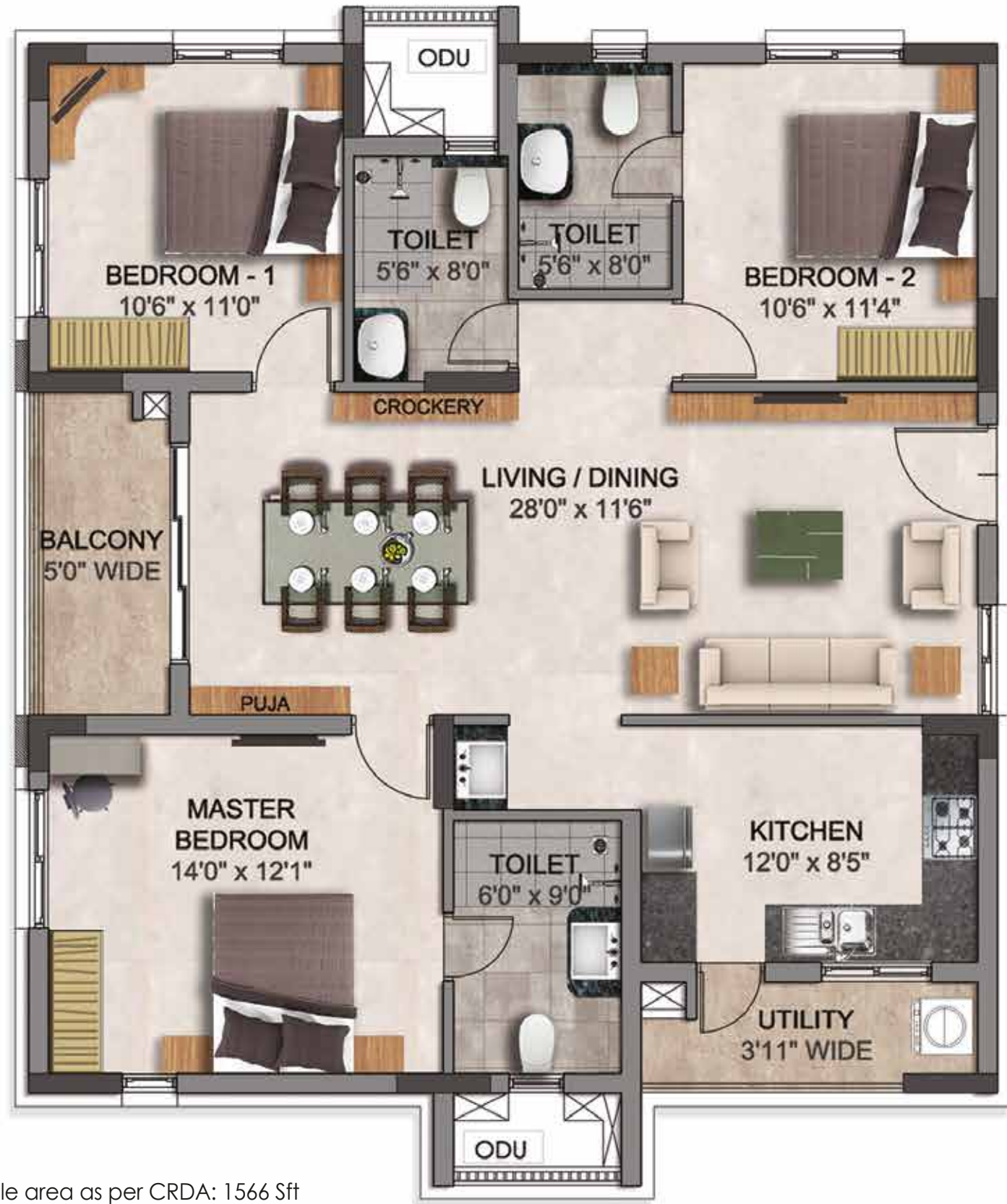
LEGEND:

1. Focal Landscape
2. Obelisk
3. Entry Portal
4. Focal Landscape
5. Node
6. 1.8 m Wide Pedestrian Pathway
7. Ramp With Green Cover
8. Focal Water Feature
9. Senior Citizens Court
10. Kids Play Area
11. Community Lawn
12. Multipurpose Court with Colonnade
- Amphitheatre
- Small Space for Events
- Skating Rink
- Play Area
13. Drop-off
14. Outdoor Gym
15. Tennis Court
16. Viewing Deck
17. Grasscrete Pavers
18. Seating Pavilion
19. Basketball Practise Court
20. Cricket Practise Pitch

Map not to scale

Convenient Locations

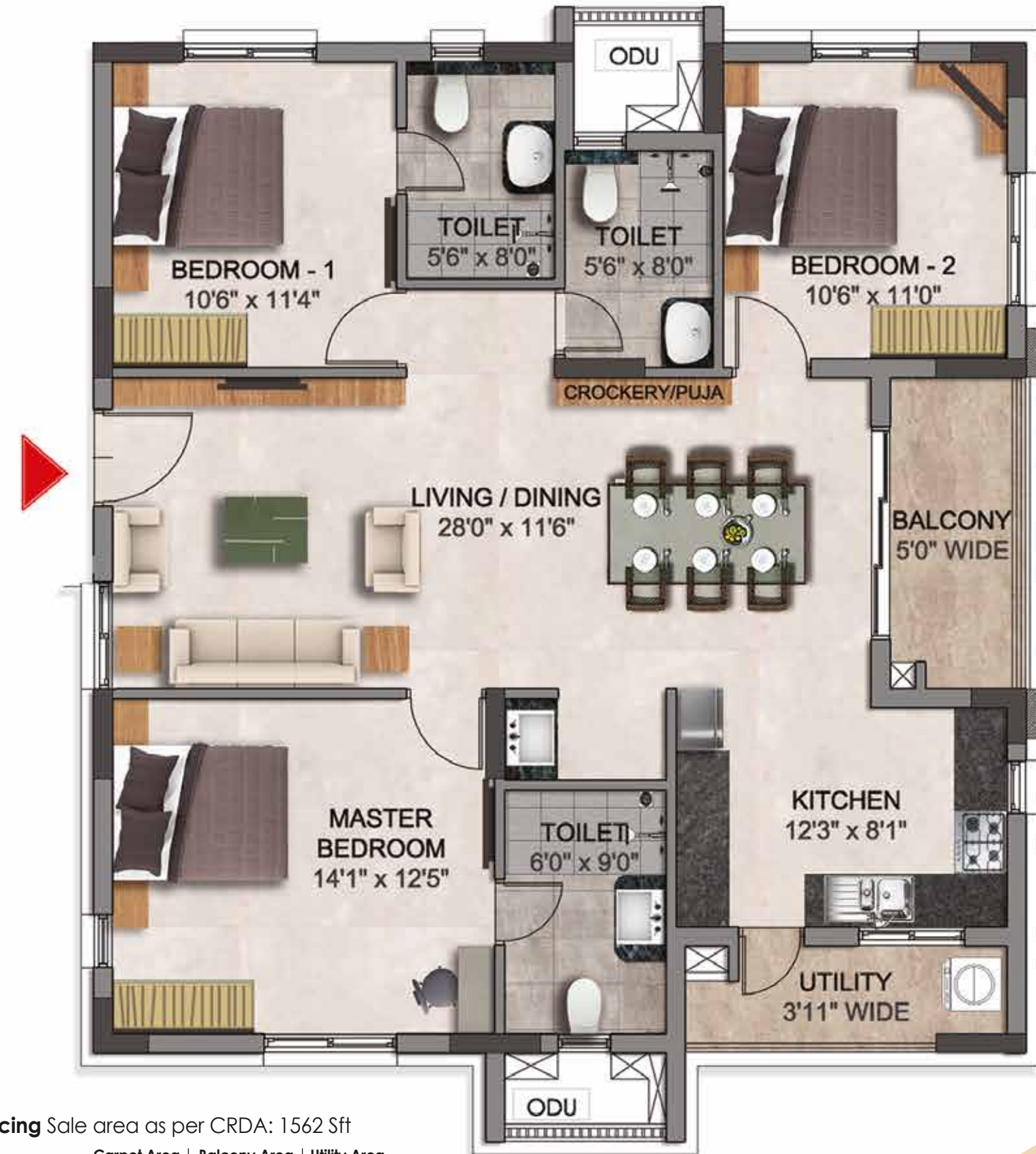
- NH-16 Highway - **0.7Kms**
- NRI Hospital - **10Kms**
- AP Secretariat - **16.7Kms**
- AIIMS in Mangalagiri - **9Kms**
- Benz Circle - **7Kms**
- Vijayawada Junction - **9Kms**
- PVP Mall - **7.5Kms**
- Vijayawada Airport - **25.8Kms**



East Facing Sale area as per CRDA: 1566 Sft

| Areas as per RERA | Carpet Area | Balcony Area | Utility Area |
|-------------------|-------------|--------------|--------------|
| | 1047 Sft | 48 Sft | 39 Sft |

Unit-01
East Facing 1566 sft



West Facing Sale area as per CRDA: 1562 Sft

| Areas as per RERA | Carpet Area | Balcony Area | Utility Area |
|-------------------|-------------|--------------|--------------|
| | 1048 Sft | 48 Sft | 39 Sft |

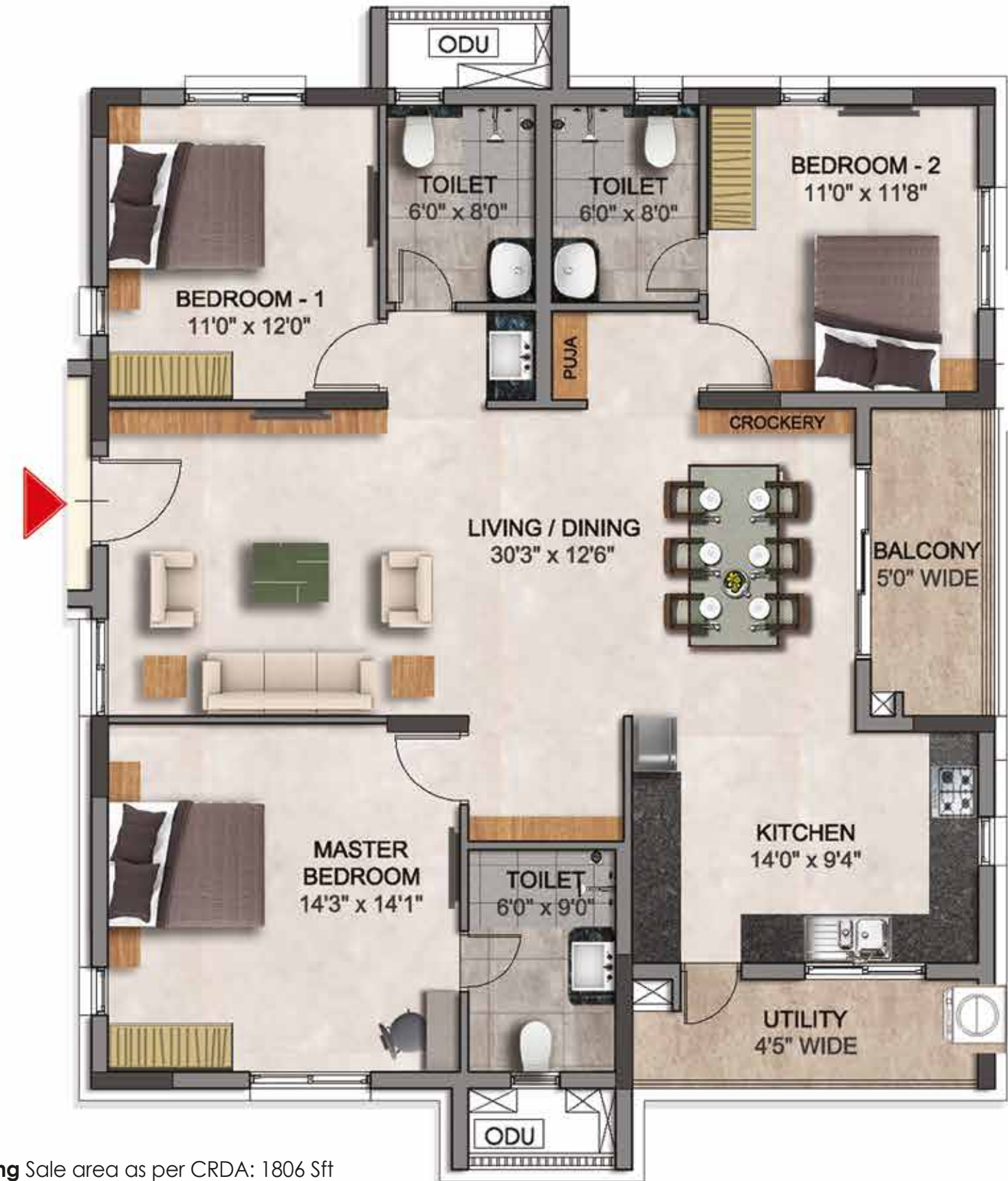
Unit-01
West Facing 1562 sft



East Facing Sale area as per CRDA: 1810 Sft

| Areas as per RERA | Carpet Area | Balcony Area | Utility Area |
|-------------------|-------------|--------------|--------------|
| | 1248 Sft | 52 Sft | 54 Sft |

Unit-02
East Facing 1810 sft



West Facing Sale area as per CRDA: 1806 Sft

| Areas as per RERA | Carpet Area | Balcony Area | Utility Area |
|-------------------|-------------|--------------|--------------|
| | 1248 Sft | 52 Sft | 54 Sft |

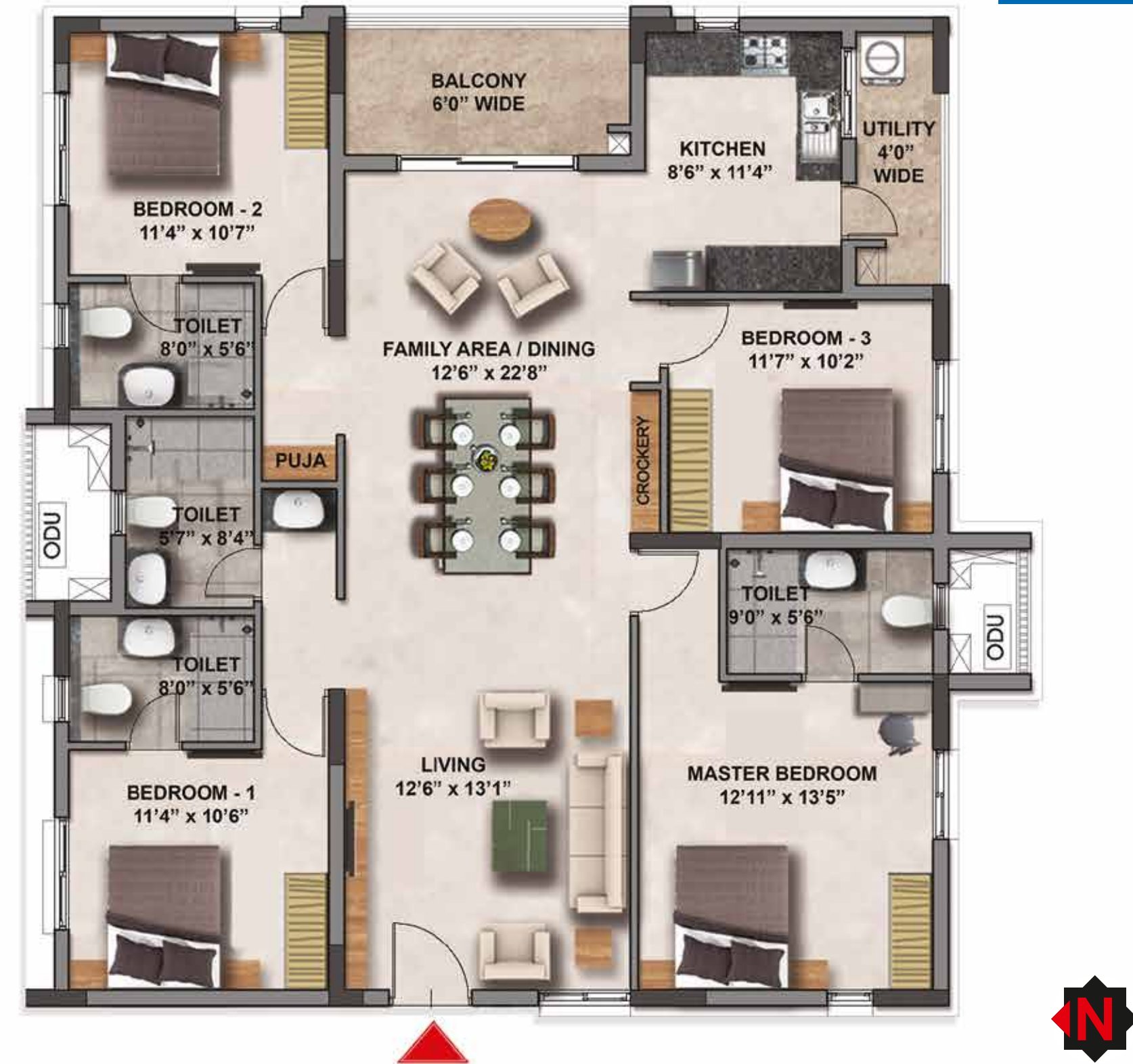
Unit-02
West Facing 1806 sft



East Facing Sale area as per CRDA: 2050 Sft

| Areas as per RERA | Carpet Area | Balcony Area | Utility Area |
|-------------------|-------------|--------------|--------------|
| | 1420 Sft | 65 Sft | 37 Sft |

Unit-03
East Facing 2050 sft



West Facing Sale area as per CRDA: 2050 Sft

| Areas as per RERA | Carpet Area | Balcony Area | Utility Area |
|-------------------|-------------|--------------|--------------|
| | 1420 Sft | 65 Sft | 37 Sft |

Unit-03
West Facing 2050 sft

Living Room



Dining Room



Master Bedroom



Guest Bedroom



| | | |
|---|--|--|
| 1 | RCC FRAMED STRUCTURE | R.C.C. framed structure to withstand wind & seismic loads. |
| 2 | SUPER STRUCTURE | 8" thick solid block work for external walls & 4" thick solid block work of internal walls |
| 3 | PLASTERING | |
| | a. INTERNAL | 1 coat of plastering in CM 1:6 for walls and ceiling. |
| | b. EXTERNAL | 2 coats of plastering in CM 1:6 for external walls. |
| 4 | DOORS | |
| | a. MAIN DOOR | Teakwood frame with HDF moulded paneled shutter doors with melamine polishing & reputed make fittings. |
| | b. INTERNAL DOORS | Teakwood frame with HDF moulded paneled shutter doors with painting & reputed make fittings. |
| | c. FRENCH DOORS , if any | UPVC door frame of reputed profile sections with tinted toughened glass paneled shutters and designer hardware of reputed make with provision for mosquito mesh track. (Mesh & fixing has to be at the cost of the client) |
| | d. TOILET DOOR | Teakwood frame with HDF moulded paneled shutter doors with painting & reputed make fittings. |
| | e. WINDOWS | UPVC window of reputed profile sections with tinted toughened glass with suitable finishes as per design with provision for mosquito mesh track. (Mesh & fixing has to be at the cost of the client) |
| | f. GRILLS | Aesthetically designed, Mild Steel (M.S) grills with enamel paint finish up to 2nd Floor. No grills would be provided from 3rd floor onwards. |
| 5 | PAINTING | |
| | a. EXTERNAL | Textured finish with two coats of exterior emulsion paint of reputed make. |
| | b. INTERNAL | Smooth putty finish with 2 Coats of premium acrylic emulsion paint of reputed make over a coat of primer. |
| 6 | FLOORING | |
| | a. LIVING, DINING, BED ROOM & KITCHEN | 600x600mm double charged vitrified tiles of reputed make. |
| | b. BATHROOMS | Acid-resistant, anti-skid ceramic tiles of reputed make. |
| | c. CORRIDORS | Vitrified tiles of reputed make. |
| | d. ALL BALCONIES & UTILITIES | Anti-skid ceramic tiles of reputed make |
| | e. STAIRCASE | Tandur stone |
| 7 | TILE CLADDING | |
| | a. DADOING IN KITCHEN | Glazed ceramic tile dado up to 2' height above kitchen platform of reputed make. |
| | b. BATHROOMS | Glazed ceramic tile dado up to 7' height of reputed make. |
| | c. UTILITIES | Glazed ceramic tile dado up to 3' height of reputed make. |

| | | |
|----|-------------------------|--|
| 8 | KITCHEN | <ol style="list-style-type: none"> 1. Granite platform with stainless steel sink. 2. Provision for treated water (Krishna or any other water provided by Municipal Corporation along with borewell water) 3. Provision for fixing water purifier, exhaust fan & chimney. |
| 9 | UTILITIES / WASH | Provision for washing machine & wet area for washing utensils etc. |
| 10 | BATHROOMS | <ol style="list-style-type: none"> 1. Vanity type wash basin/granite counter top. 2. EWC with flush tank of reputed make. 3. Hot & cold wall mixer cum shower. 4. Provision for geysers in all bathrooms. 5. All C.P. fittings are chrome plated of reputed make. |
| 11 | ELECTRICAL | <ol style="list-style-type: none"> 1. Concealed copper wiring of reputed make. 2. Power outlets for air conditioners in all bedrooms. 3. Power outlets for geysers in all bathrooms. 4. Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen 5. Plug points for T.V. & audio systems etc. 6. 3 phase supply for each unit and individual meter boards. 7. Miniature Circuit Breakers (MCB) for each distribution board of reputed make. 8. Switches of reputed make. |
| 12 | TELECOM | <ol style="list-style-type: none"> 1. One telephone point in each apartment. 2. Intercom facility to all the units connecting security |
| 13 | CABLE TV | Provision for cable connection in master bedroom & living room. |
| 14 | INTERNET | One Internet provision in each apartment. |
| 15 | LIFTS | <ol style="list-style-type: none"> 1. Each block has been provided with one high speed automatic passenger lift and one goods lift of reputed make with rescue device & V3F for energy efficiency. 2. For building 5 & 6, two high speed passenger lifts and one goods lift is provided. 3. Lift entrance with vitrified tile cladding. |
| 16 | WSP & STP | <ol style="list-style-type: none"> 1. Domestic water made available through an exclusive Water Softening Plant (Not RO Plant). 2. Rain water harvesting at regular intervals provided for recharging ground water levels 3. A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for landscaping and flushing purpose. |

| | | |
|----|--|---|
| 17 | CAR WASH FACILITY | Car wash facility will be provided (charges for car wash facility would be extra) |
| 18 | GENERATOR | 100% D.G set backup with acoustic enclosure & A.M.F for common areas & all apartments. |
| 20 | CAR PARKING | <ol style="list-style-type: none"> 1. One car park each for 3 BHK(Small) apartments 2. Two car parks for 3 BHK(Large) & 4 BHK apartments. Parking shall be in 2 Levels. |
| 21 | FACILITIES FOR DIFFERENTLY ABLED | Access ramps at all block entrances shall be provided for the differently abled. |
| 22 | SECURITY/BMS | <ol style="list-style-type: none"> 1. Sophisticated round-the-clock security/surveillance system. 2. BMS for electricity consumption (Centralized billing). 3. Panic button and intercom is provided in the lifts and is connected to the security room. 4. Solar power fencing around the compound. 5. Surveillance cameras at the main security, entrance of each block and inside the lifts. |
| 23 | CLUBHOUSE & OUT DOOR AMENITIES | |
| | A. Well Designed Clubhouse with Facilities like | <ol style="list-style-type: none"> 1. AV Room/Home Theatre 2. Creché 3. Multipurpose Hall 4. SPA 5. Yoga/Meditation Room 6. Library 7. Project Maintenance/Utility Payment Office 8. ATM Kiosk 9. Gym 10. Aerobics 11. Swimming Pool with Pool Deck & Changing Rooms 12. Grand Entrance Lobby 13. Guest Rooms - 3 Nos. 14. Restaurant with Outdoor Deck & Kitchen 15. Supermarket 16. Association Room 17. Squash Court 18. Badminton Court |

| | |
|--|--|
| B. Indoor Sports Facilities like | <ol style="list-style-type: none"> 1. Table Tennis 2. Snooker Table 3. Carroms / Cards / Chess Tables - 2 each |
| C. Outdoor Sports Facilities like | <ol style="list-style-type: none"> 1. Outdoor Cricket Pitch 2. Tennis Court 3. Half Size Basket Ball Court 4. Skating Rink |
| D. Others | <ol style="list-style-type: none"> 1. Amphitheatre |

| | |
|------------------------------|---|
| 24 PARKING MANAGEMENT | Entire parking is well designed to suit the number of Car Parks provided parking signages and equipment at required places to ease the driving. |
| 25 FIRE & SAFETY | <ol style="list-style-type: none"> 1. Fire hydrant and fire sprinkler system as per NBC Norms. 2. Fire alarm and public address system as per NBC Norms. 3. Control panel will be kept at main security. |
| 26 LPG | Supply of Gas from Centralised Gas Bank to all individual apartments with Pre-paid Gas Meters. |

Top-of-the-line Specifications





Aparna sarovar

Located at Nallagandla
Comprises of 1120 lifestyle apartments

Actual picture shot at location

Aparna's Landmark Projects in Hyderabad



Actual picture shot at location



Actual picture shot at location



Actual picture shot at location



Located at Nallagandla
Comprises of 903 apartments

Aparna
sarovar
Grandé

Located at Nallagandla
Comprises of 720 luxury apartments

APARNA HILLPARK
Lake Breeze

Located at Chandanagar
Comprises of 943 apartments

Aparna's Landmark Projects in Hyderabad



Aparna
ELINA
Premium Gated Community

Located at Yeshwantpur (Malleswaram Ext.)
Comprises of 152 premium apartments

Actual picture shot at location

COMPLETED PROJECTS - GATED COMMUNITIES - APARTMENTS

- Aparna Sarovar Grande, Nallagandla
- Aparna CyberZon, Nallagandla
- Aparna Cyber Life, Nallagandla
- Aparna HillPark Lake Breeze, Chandanagar
- Aparna Aura, Shaikpet
- Aparna HillPark Avenues, Chandanagar
- Aparna HillPark Avenues Studio Apts, Chandanagar
- Aparna Kanopy Tulip Phase I, Kompally
- Aparna Cyber Commune, Nallagandla
- Aparna Sarovar, Nallagandla
- Aparna Towers, Kondapur
- Aparna Residency, Madhapur
- Aparna Hights I, Kondapur
- Aparna Hights II, Kondapur
- Aparna's Chandradeep, Banjara Hills
- Aparna Lake View, Begumpet
- Aparna's Oosmans Everest, Mettuguda
- Aparna Elina, Yeshwantpur, Bengaluru

COMPLETED PROJECTS - GATED COMMUNITIES - VILLAS

- Aparna HillPark Gardenia, Chandanagar
- Aparna Kanopy Lotus, Kompally
- Aparna HillPark Boulevard, Chandanagar
- Splendid Aparna Palm Meadows, Kompally
- Aparna Cyber County, Gopanpally
- Aparna County, Hafeezpet
- Aparna Shangri-La, Gopanpally
- Aparna Orchids, Hitex
- Aparna Senor Valley, Jubilee Hills
- Aparna Elixir, Puppalguda

COMPLETED HUDA/HMDA APPROVED HOUSING LAYOUTS

- Aparna Western Meadows Phase I, Kondakal, Mokila
- Aparna Western Meadows Phase II, Kondakal, Mokila
- Aparna Kanopy Jasmine, Kompally
- Aparna Palm Springs, Bahadurpally
- Aparna Palm Grove, Kompally

COMMERCIAL PROJECTS

- Aparna Astute, Shaikpet
- Aparna Crest, Banjara Hills
- Astral Heights, Banjara Hills

ONGOING PROJECTS - GATED COMMUNITIES

- Aparna Serene Park, Kondapur
- Aparna WestSide, Manikonda
- Aparna Silver Oaks, Chandanagar
- Aparna Kanopy Tulip Phase II, Kompally
- Aparna Kanopy Lotus - Villas, Kompally

ONGOING HUDA/HMDA APPROVED HOUSING LAYOUTS

- Aparna Western Meadows Phase III, Kondakal, Mokila

Aparna's Landmark Project in Bengaluru

Aparna Constructions and Estates Pvt. Ltd. - Projects



*Conditions Apply.



Aparna Constructions And Estates Private Limited

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