



TECHIES OF HYDERABAD,  
EXPERIENCE

# THE PRIDE OF OWNERSHIP

**APARNA**  
**CyberStar**  
ABODE FOR TECHIES @ OSMAN NAGAR  
Part of **Cyber4** Cluster



# AN ENRICHING LIFESTYLE FOR TECHIES



2, 2.5 & 3 BHK



272 Apartments



2 Towers



16 Floors each



1328-1839 Sft.

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# **TAKE THE FUN OUTDOORS**

- Multipurpose Court
- Amphitheatre
- Children's Play Area
- Fitness Station
- Party Lawn
- Pet Park
- Jogging Track



# ENJOY THE CLUB LIFE

- Multipurpose Hall
- Utility Office
- Crèche
- Waiting Lounge
- Swimming Pool
- Kids Pool
- Guest Rooms
- Gym
- Saloon
- Library
- T.T Room
- Chess/Carrom
- Billiards Lounge
- Aerobics/Yoga  
/Meditation

Club @  
APARNA  
CyberStar





## 2BHK (North Facing)

- Carpet Area: 850 Sft.
- Balcony: 62 Sft.
- Utility: 44 Sft.
- Saleable Area: 1331 Sft.



1608 Sft.

## 2.5BHK (East Facing)

- Carpet Area: 1028 Sft.
- Balcony: 77 Sft.
- Utility: 57 Sft.
- Saleable Area: 1608 Sft.



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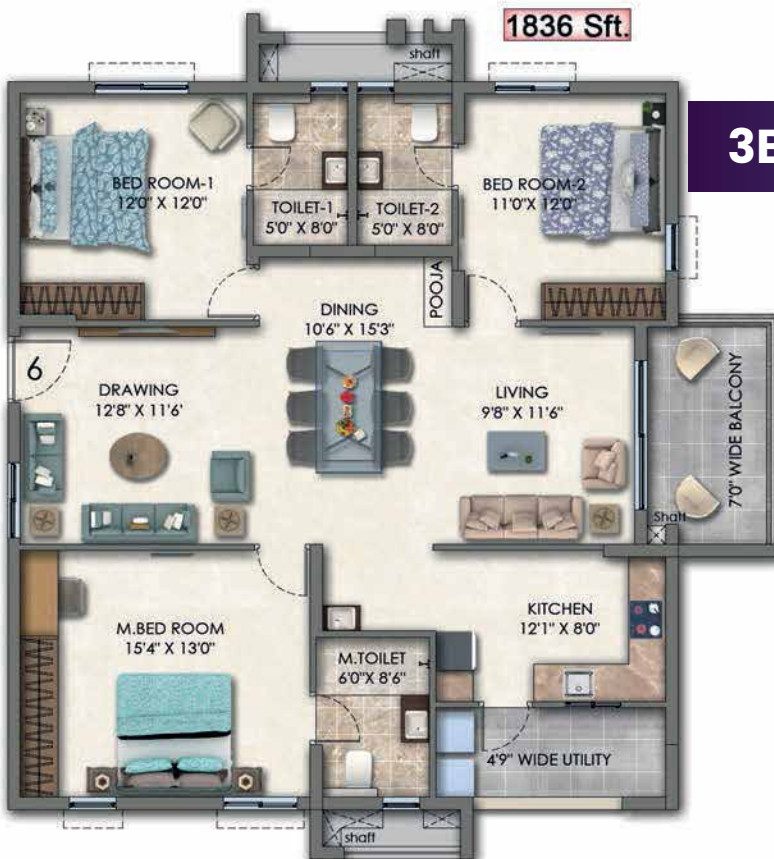
## 3BHK (East Facing)

- Carpet Area: 1195 Sft.
- Balcony: 83 Sft.
- Utility: 58 Sft.
- Saleable Area: 1836 Sft.



## 3BHK (West Facing)

- Carpet Area: 1195 Sft.
- Balcony: 83 Sft.
- Utility: 58 Sft.
- Saleable Area: 1836 Sft.



# SPECIFICATIONS

<b>1</b>	<b>Structure</b>		
	RCC Framed Structure	R.C.C. framed structure to withstand wind & seismic loads.	
	Super Structure	8" thick solid block work for external walls & 4" thick solid block work of internal walls.	
<b>2</b>	<b>PLASTERING</b>		
	External	2 coats of plastering in CM 1:6 for external walls.	
	Internal	1 coat of plastering in CM 1:6 for walls.	
<b>3</b>	<b>PAINTING</b>		
	External	Textured finish and two coats of exterior emulsion paint of reputed make.	
	Internal	Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.	
<b>4</b>	<b>DOORS, WINDOWS &amp; RAILINGS</b>		
	Main Door	Manufactured teak wood door frame and veneered door shutter finished with good quality melamine polish with hardware of reputed make.	
	Internal Doors	Manufactured hard wood melamine finished door frame & laminated shutter fixed with hardware of reputed make.	
	Utility Door	UPVC door frame of reputed profile sections with combination of tinted float glass with aluminum louvers & S S mesh at bottom.	
	French Doors	UPVC door frame of reputed profile sections, with tinted toughened/hs glass paneled shutters and designer hardware of reputed make with provision for mosquito mesh. (mesh & fixing shall be at extra cost)	
	Windows	UPVC window of reputed profile sections with tinted toughened/HS glass with suitable finishes as per design with mosquito mesh for all sliding windows. (mesh will not be provided for casement windows)	
	Grills for Windows	Aesthetically designed, mild steel (M.S) window grills with enamel paint finish for all windows. (shall be provided at extra cost)	
	Balcony Railings	MS railing in enamel paint finish of reputed make.	
<b>5</b>	<b>FLOORING</b>		
	Drawing, Living, Dining, Pooja	800 x 800 mm size double charged vitrified tiles of vitero or equivalent make.	
	All Bedrooms & Kitchen	800 x 800 mm size double charged vitrified tiles of vitero or equivalent make.	
	Entrance Lounge	Marble/tile flooring with designer false ceiling.	
	Bathrooms	Acid resistant, anti-skid ceramic tiles of reputed make.	
	Corridors	Vitrified tile of reputed make.	
	All Balconies	Rustic ceramic tile of reputed make with granite sill at bottom of the railing.	
	Utility	Rustic ceramic tile of reputed make with granite sill at bottom of the railing.	
	Staircase	Tandoor/Kota stone.	
<b>6</b>	<b>TILE CLADDING</b>		
	Dadoing in Kitchen	Glazed ceramic tiles dado up to 2'-0" height above kitchen platform of reputed make. (shall be provided at extra cost)	
	Bathrooms	Glazed ceramic tile dado up to 8'-0" height of reputed make.	
	Utility	Glazed ceramic tiles dado up to 3' height of reputed make.	
<b>7</b>	<b>KITCHEN</b>		
	Counter	Granite platform with stainless steel sink. (shall be provided at extra cost)	
	Water Provision	Separate municipal water provided by HMDA along with bore well water.	
	Other Accessories	Provision for fixing of water purifier, exhaust fan or chimney.	
<b>8</b>	<b>UTILITY</b>		
	Dishwasher/ Washing Machine	Provision for washing machine & wet area for washing utensils and dish washer provision.	
<b>9</b>	<b>CP &amp; SANITARY FIXTURES</b>		
	Bathrooms	Wash basin with granite counter top. EWC with concealed flush tank of reputed make. Single lever fixtures with wall mixer -cum- shower of reputed makes. All C.P. fittings are of reputed make. PVC false ceiling in all bathrooms.	
<b>10</b>	<b>ELECTRICAL FIXTURES</b>		
	Internal Electrical	Geysers in all bathrooms. (except for terrace level apartments)	
	Fixtures	Exhaust fans in all bathrooms. Concealed copper wiring of reputed make. Power outlets for air conditioners in all bed rooms & living area. Plug points for T.V. 3 phase Supply for each unit with individual meter boards. Miniature circuit breakers (MCB) for each distribution boards of reputed make. Switches of reputed make. Copper piping for air conditioning units for all flats.	
	Bathrooms	Power outlets for geysers in all bathrooms.	
	Kitchen/Utility Area	Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine and dish washer in utility Area.	
<b>11</b>	<b>TELECOMMUNICATIONS, CABLE TV &amp; INTERNET</b>		
	Telephone Points	Telephone points in all bedrooms, drawing/living rooms	
	Intercom facility	Intercom facility to all the units connecting security	
	Cable TV	Provision for cable connection in master bed room & living room.	
	Internet	One internet connection provision in each apartment.	
<b>12</b>	<b>ELEVATORS /LIFTS</b>		
	Passenger Lifts	Specification	High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make for each tower.
		Flooring and Car Finish	Entrance with granite/marble/vitrified tile cladding.
	Fire / Service Lifts	Specification	One high speed automatic passenger cum service lift per block with rescue device with V3F for energy efficiency of reputed make for each tower.
		Flooring and Car Finish	Entrance with granite cladding.
<b>13</b>	<b>WSP &amp; STP</b>		
		Domestic water made available through an exclusive water softening plant (not RO plant).	
		Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms.	
		A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.	
		Water meters for each unit for domestic & municipal water	
<b>14</b>	<b>CAR PARKING</b>		
	2 BHK	1 car parks for each apartment.	
	3 BHK + 2 TOILETS	"2 cars parks for 40 flats, 1 car park for 40 flats."	
	3 BHK	2 car parks for each apartment. Car parking shall be in stilt floor & cellars.	
<b>15</b>	<b>CHARGING POINTS FOR ELECTRIC CARS</b>		
		Charging point for electric cars shall be provided for each flat.	
<b>16</b>	<b>CAR WASHING FACILITY</b>		
		Car washing facility shall be provided as per the vendor's specifications.	
<b>17</b>	<b>PARKING MANAGEMENT</b>		
		Entire parking is well designed to suit the number of car parks provided parking signage's and equipment at required places to ease traffic flow.	
<b>18</b>	<b>FACILITIES FOR DIFFERENTLY ABLED</b>		
		Access ramps at all block entrances shall be provided for differently abled.	
<b>19</b>	<b>POWER BACK UP</b>		
		100% DG set backup with acoustic enclosure & A.M.F.	
<b>20</b>	<b>SECURITY / BMS</b>		
		Sophisticated round-the-clock security/surveillance system. Surveillance cameras at the main security and entrance of each block to monitor. Panic button and intercom is provided in the lifts connected to the security room. Solar power fencing all-round the compound.	
<b>21</b>	<b>CENTRALIZED BILLING</b>		
		Billing shall be done for consumption of electricity, water & LPG with prepaid meters system.	
<b>22</b>	<b>FIRE &amp; SAFETY</b>		
		Fire hydrant and fire sprinkler system in all floors and basements as per NBC norms. Fire alarm and public address system in all floors and parking areas (basements) as per NBC norms. Control panel will be kept at main security.	
<b>23</b>	<b>LPG</b>		
		Supply of gas from centralized gas bank to all individual flats/ bhagyanagar gas.	
<b>24</b>	<b>CLUB HOUSE &amp; AMENITIES</b>		
		Multipurpose hall Utility office Crèche Waiting lounge Swimming pool Kids pool Guest rooms-02 nos Gym Saloon Library	
	<b>Indoor Sports Facilities</b>	T.T room Chess/carrom Billiards lounge Aerobics/yoga/meditation	
	<b>Outdoor Amenities</b>	Multipurpose court Amphitheatre Children's play area Fitness station Party lawn Pet park Jogging track	



# FAST-GROWING OSMAN NAGAR

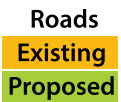
- 100 Ft. roads connecting to ORR service road
- HMDA approved 100 ft. road proposed to be built opposite Cyber4
- The TSIC land in front of the project may be used by future IT companies
- Quick and easy access to IT hubs
- Close to Financial District – 12 Min Approx.

# CONNECTIVITY TO MAJOR HOT-SPOTS

- 100 Ft. road leading to Gopanpally Junction – 1 min.
  - Osman Nagar Village – 2 min.
  - Birla Open Minds School – 6 min.
  - ORR Exit No.2 – 9 min.
  - Green Gables International School – 9 min.
  - SBI – 12 min.
  - HDFC – 13 min.
  - Ratnadeep – 17 min.
  - Upcoming Aparna Mall – 17 min.
  - Wipro - 2 Campus @ Gopanpally – 18 min.
  - Citizens Hospital – 18 min.
  - Lingampally Railway Station – 18 min.
  - Aksha Hospital – 19 min.
  - TIFR (Tata Institute of Fundamental Research) – 20 min.
  - Glendale Cambridge School – 22 min.
  - Rythu Nethram Supermarket – 22 min.
  - Vista International School – 22 min.
  - Airport – Via ORR – 42 min.
- \*ETA's approx as per Google maps

## APARNA CyberStar

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\*Terms & Conditions Apply. All norms, requirements pertaining to environment, fire services, HMDA rules and regulations have been adhered to while designing Aparna CyberStar. This is conceptual and not a legal offering for Sale/Agreement.

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