



**ARK**  
**Kushak**

**CLOSER TO NATURE**



**FIND YOUR  
GREEN  
SANCTUARY**



# EMBRACE NATURE. EMBRACE HOME.

At Ark Kushak, nature is our driving force.

It's been widely known that living close to nature has multiple mental, physical and social benefits. That's why we're offering Ark Kushak, developed to ensure you live as close to nature as possible, yet in the heart of the city.

Located at Uppal, Hyderabad, Ark Kushak is full of thoughtful surprises and is the ideal community for you and your family to call home.



**10**  
FLOORS

**106**  
LUXURY  
UNITS

ALL  
**3**  
BHK

SIZE  
**1425 to  
2470 sft**

# LUXURY MEETS NATURE



Ark Kushak is where Nature and Luxury intersect with spectacular uninterrupted views of large expanse of Survey of India Colony behind it.

Our homes are spacious, modern and thoughtfully designed for all age groups.

Come, enjoy the multiple spaces of Ark Kushak.



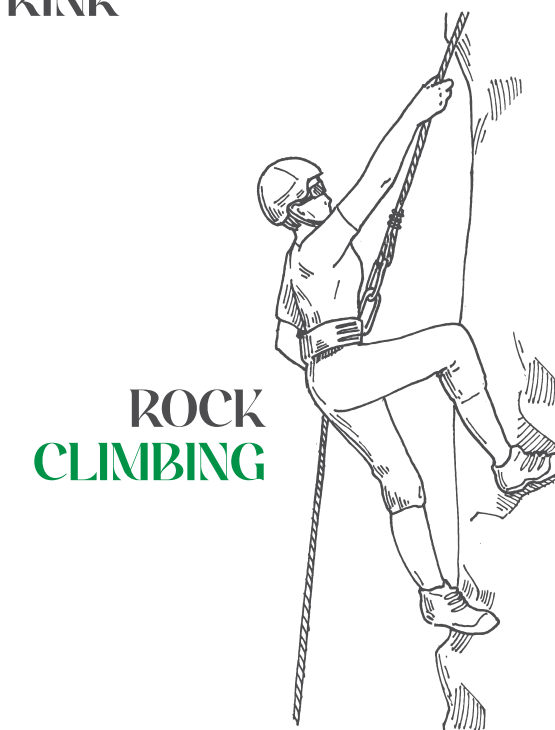


**TODDLER TOWN**

# OUTDOOR ACTIVITY ZONE



**SKATING RINK**



**ROCK CLIMBING**

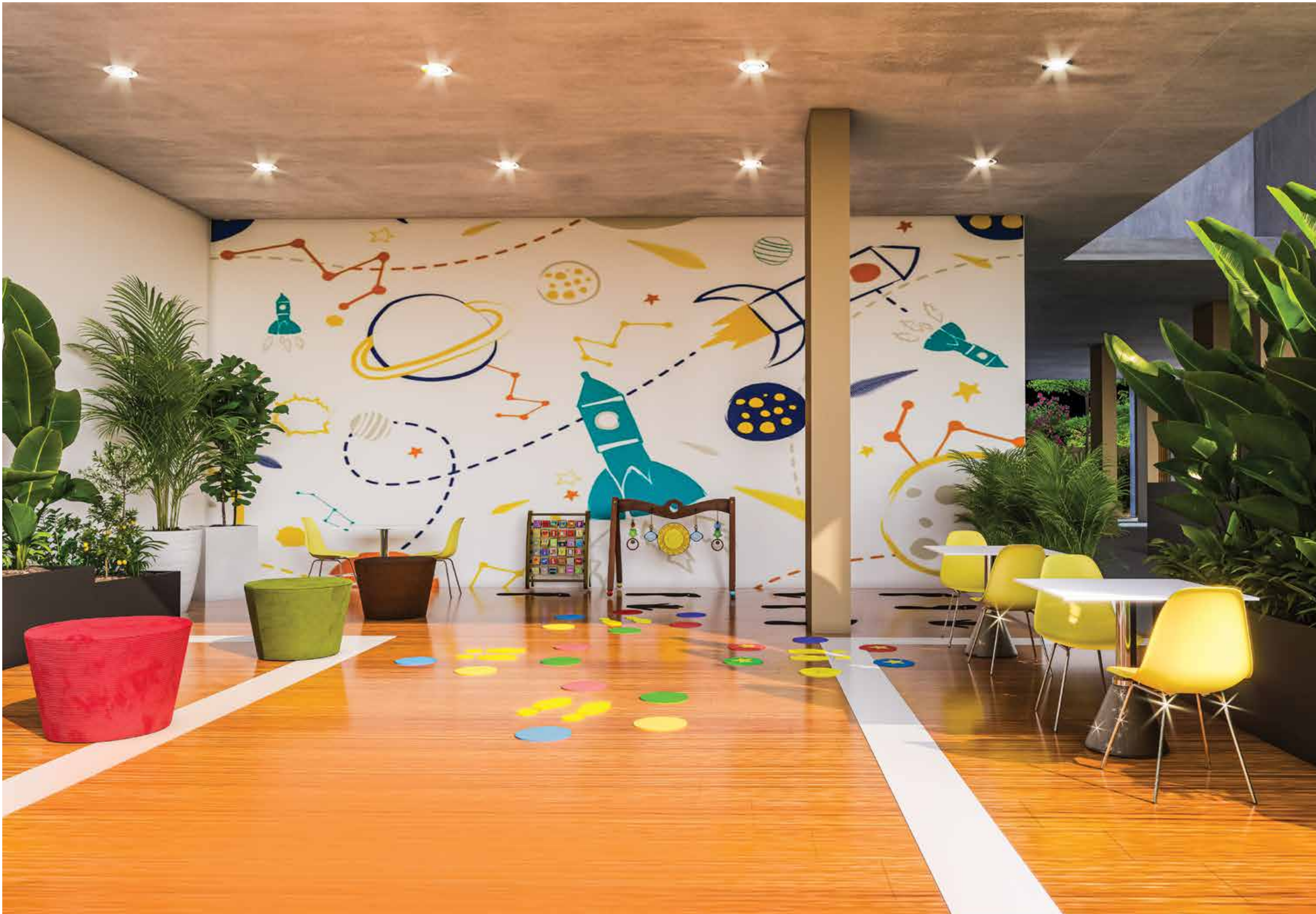


# PASSION ZONE

HALF BASKETBALL COURT AND  
CRICKET NET



**KIDS ACTIVITY ZONE**



**GATHERING SPACE**





ENTRANCE LOBBY



WATER WALL



ROOFTOP INFINITY POOL



TERRACE LANDSCAPE

# CLUB KUSHAK





# MASTER PLAN

## LEGEND

1. Entrance & Exit Gate
2. Lobby
3. Skating Rink
4. Cricket Net
5. Half Basketball Court
6. Water Wall
7. Sunken Seating Court
8. Kids Play Area
9. Rooftop Infinity Pool
10. Terrace Landscape
11. Kids Activity Zone
12. Gathering Space
13. Lawn
14. Basement Entrance
15. Boundary Avenue Plantation
16. Walking Track
17. Basement Exit





# FIRST FLOOR PLAN

N



# TYPICAL PLAN – 2,4,6,8 & 10 FLOORS



# TYPICAL PLAN – 3,5,7 & 9 FLOORS



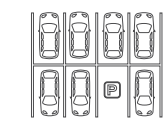




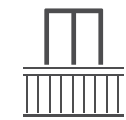
Ark Kushak is a testament to creativity and skill. With its unique facade and intricate details, Ark Kushak stands out as a true masterpiece among the buildings in Hyderabad.



Spacious Lobby



Two Basements and a Stilt for smooth Parking



Flowing Balconies



Vaasthu Compliant



100% Power Backup



Gaming Landscape for Kids



Walking Track



Indian Green Building Council  
(PRE-CERTIFIED)

# IGBC GOLD RATED PROJECT

At Ark Kushak, We're committed to minimising our waste stream, using less water, and reduce carbon footprint. From Water-efficient Plumbing fixtures to Energy-efficient Lighting fixtures. From Rainwater Harvesting to Wastewater Treatment reuse. From having EV charging facility to Solar panels for Common lighting.



## FEATURES



Vast amounts of greenery with native species



Differently-abled Design



Rainwater Harvesting



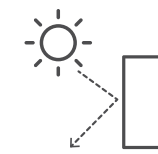
Wastewater treatment and Reuse



EV Charging Facility



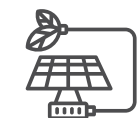
Energy-efficient Lighting Fixtures



Performance Glass



Ample Daylight, Fresh Air and Cross-ventilation



Solar energy for common Lighting



Water-efficient Fixtures



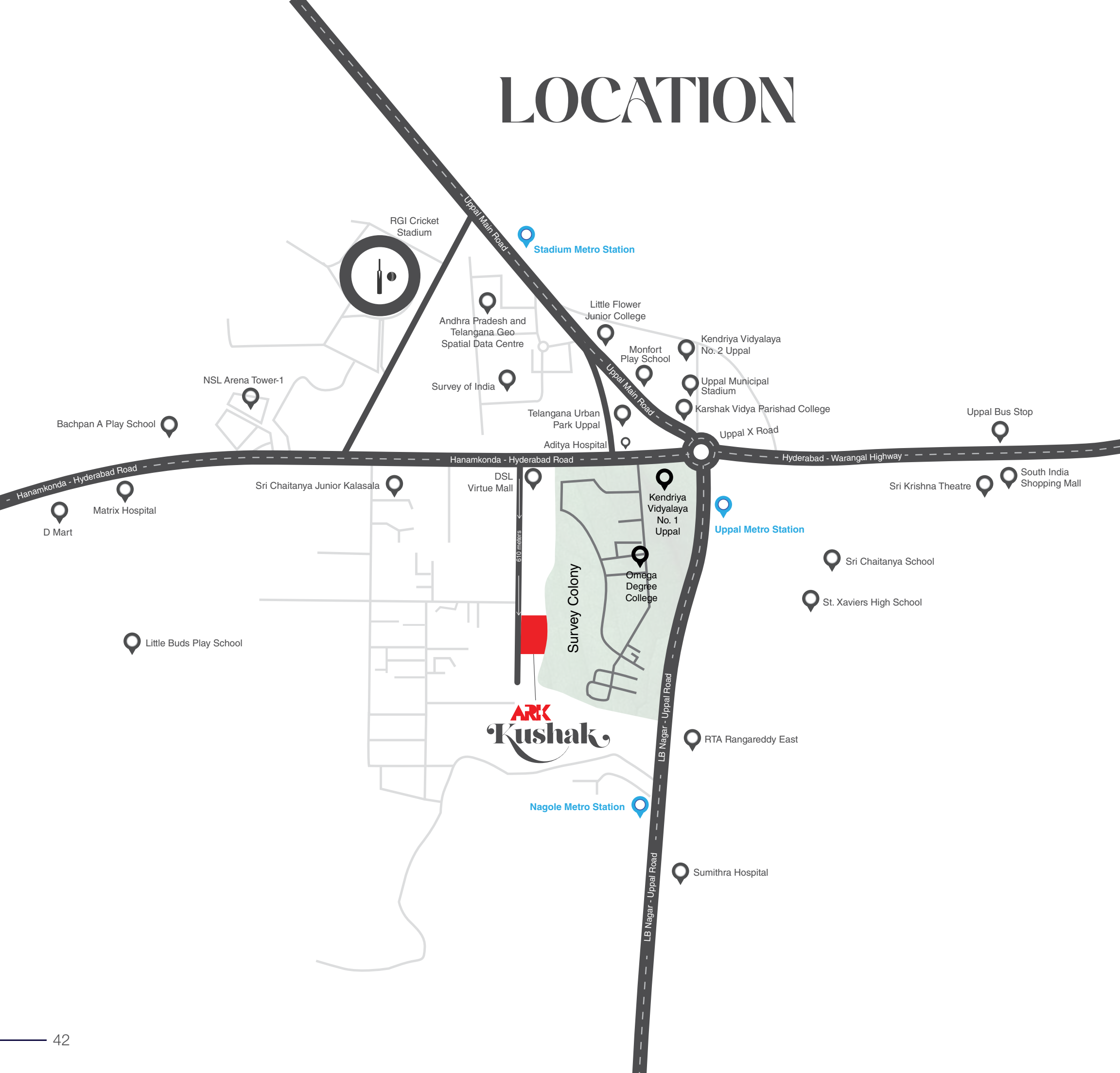
# IN THE CITY. BUT CLOSER TO MOTHER NATURE.

Ark Kushak surrounds you in positivity and joy with its lush landscape. Unwind after a tiring workday or de-stress on the weekend while enjoying the fresh air outdoors.

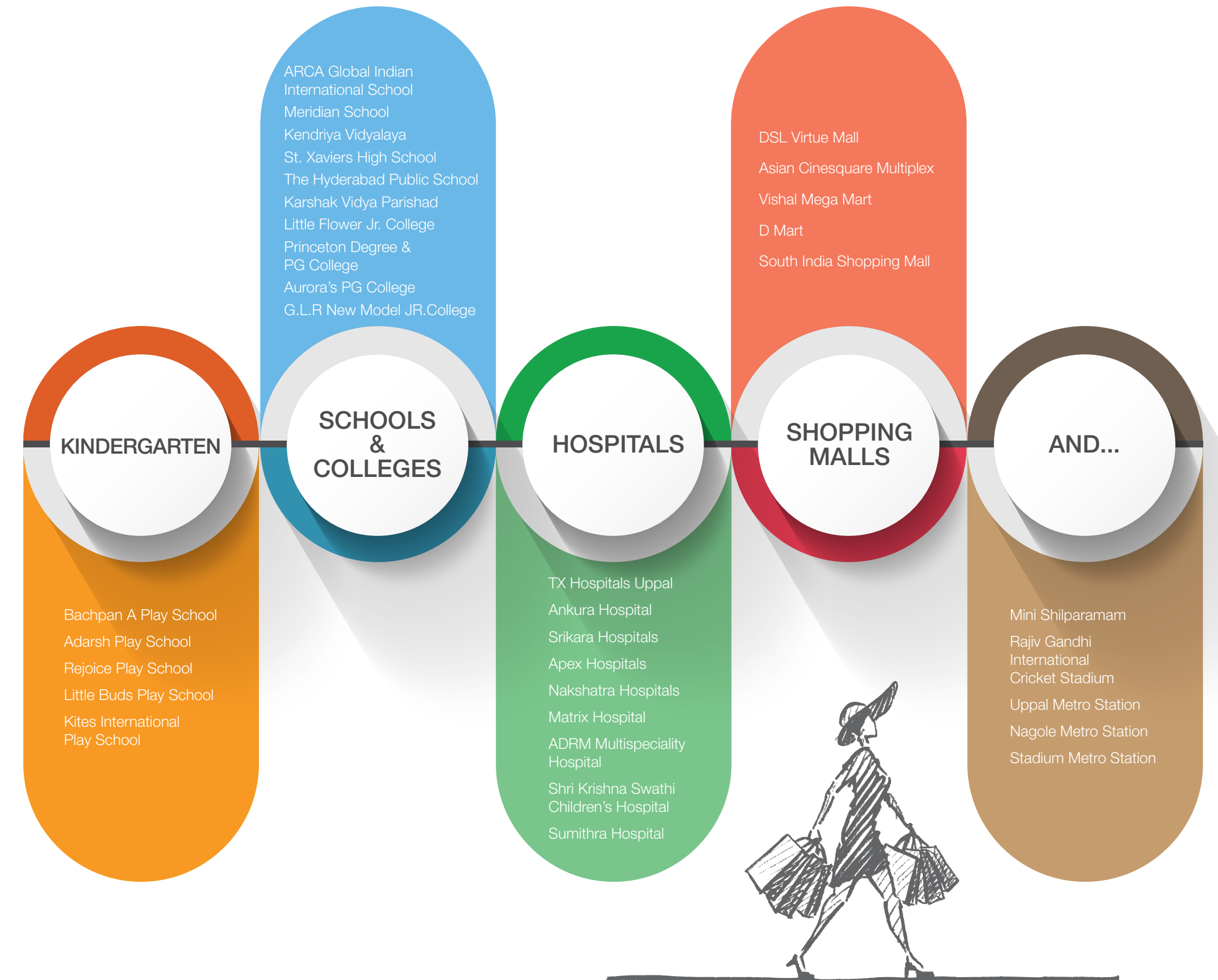
Close to Ark Kushak is the Survey of India Colony, a large expanse of greenery which provides spectacular views.



# LOCATION



# NEIGHBOURHOOD



# PROJECT HIGHLIGHTS



Gym



Rooftop Infinity Pool



Kid-friendly Activity Zones



Indoor Games Room



Gathering Space



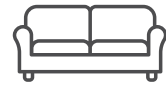
Water Wall



Lawns



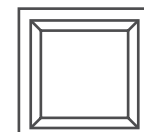
Cricket Net



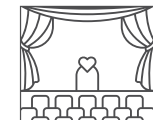
Lobby



EV Charging Facility

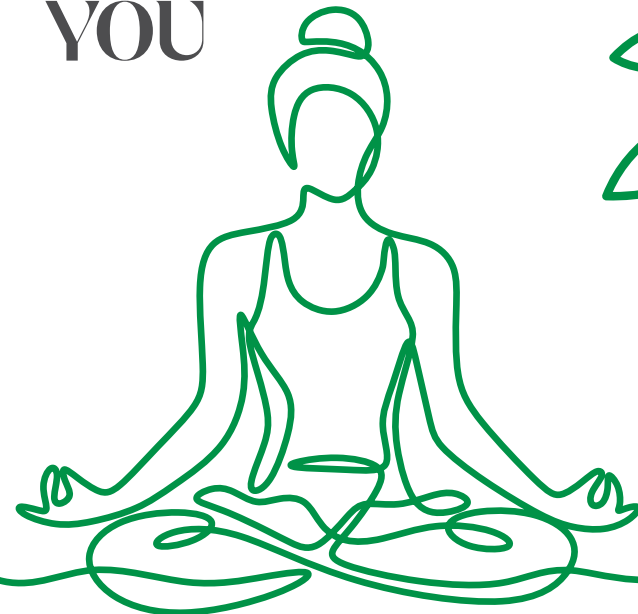


Sunken Seating Deck



Multipurpose Hall

LET  
NATURE  
RECHARGE  
YOU



# SPECIFICATIONS

## STRUCTURE



### Main Structure

RCC Framed Structure

### Internal Partitions

All the internal wall partitions are with high class Fly Ash/AAC/CC blocks

### Plastering

Smooth plaster finish for internal and external walls except ceiling

## JOINERY



### Main Door

A teak wood frame with a shutter designed aesthetically by using a melamine polish with fittings of a reputed make.

### Internal Doors

Teak wood frame with a molded paneled shutter from a reputed manufacturer.

### Windows

UPVC windows of reputed make

## PAINTING



### Internal

Cement-based putty and plastic emulsion paint of a reputed make to achieve smooth finish.

## External

Premium exterior texture and Weather proof exterior emulsion paint of reputed make

## FLOORING



### Living, Dining & all areas

Best quality Vitrified tiles of reputed make

## KITCHEN



Glazed Ceramic/Vitrified Tiles dado up to 2' above platform

## TOILETS



Vitrified Tiles dadoing up to 8' height

Sanitary ware of reputed make

All CP fittings of reputed make

Utility/wash - Vitrified Tiles dado up to 3' height of reputed make

## ELECTRICAL



Concealed copper wiring of reputed make  
3-phase electrical supply for each unit  
Switches of reputed make

## INTERNET



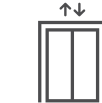
Provision for high speed internet cables for each flat

## POWER BACKUP



100% power DG backup for common areas and flats

## LIFTS



Lifts of reputed make

The internal 3D renders are for illustrative purposes only and are subject to refinements. The actual product may vary due to product enhancements



Uppal, Hyderabad, Telangana – 500 039.  
| ark-kushak.com

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**TG RERA NO.: P02200009528**

“ WE CAN ONLY GROW IF  
**CUSTOMERS ARE HAPPY** ”

Gummi Ram Reddy, CMD - Ark Group

