



**WONDER HOMES @**

**APARNA KANOPY**

**YellowBells**

Gundlapochampally, Kompally

Located in Hyderabad's hotspot:

The booming **Nó**rth

- 2, 2.5 & 3 BHK Apts. • 1294 - 1911 Sft.
- 10 Towers • 15 Floors



Part of the **APARNA KANOPY** Family

THE BOOMING  
NORTH

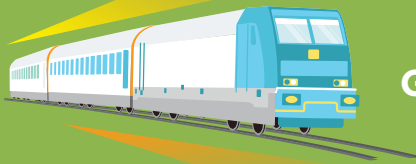
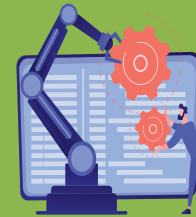
**The booming**  
**North**  
**Hyderabad**

Four elevated flyovers  
and road widening  
under progress



Upcoming  
**GATEWAY IT PARK**

First AMOLED manufacturing  
unit coming up with a  
₹24,000 Crore investment



MMTS Phase-2  
Gundlapochampally  
station now open

Cosmopolitan  
residential boom



**WONDER HOMES @**

**APARNA KANOPY**

**YellowBells**

Gundlapochampally, Kompally

**5 mins from newly-launched  
Gundlapochampally MMTS Stn.**

**Part of 72-acre lush, green  
residential hub, Exclusive Clubhouse,  
indoor and outdoor sports**

**Only 500 meters from main road**

- ▲ Located off the Hyderabad-Nagpur National Highway
- ▲ Just 9.6 Kms from ORR Exit 6 to connect to Hi-tech City
- ▲ Malla Reddy Institute of Technology & Science: 2.3 Kms
- ▲ Mahindra Satyam Training & Development Center: 9 Kms
- ▲ Medchal Town: 10 Kms

\*Distances & ETAs approx. as per Google maps



# GREENACTIVITY

**So you can spend  
more time with family**

# LOCATION



## Top Workplaces Nearby

- Mahindra Satyam Training & Development Center: 6 Km
- Bio-tech Park: 5 Km
- Jeedimetla Industrial Estate: 5 Km
- Mylan Laboratories: 8 Km
- Medchal Town: 10 Km

## Top Schools & Colleges Nearby

- Abhaya Waldorf: 10 mins. walk
- DRS International School: 1.6 Km
- St. Anns Schools: 8.0 Km
- Pearson School: 8.6 Km
- Malla Reddy College of Education: 4.3 Km
- CMR Institute: 5.9 Km
- Indian Institute of Aerospace Technology: 6.1 Km
- Narayana College: 7.9 Km

## Shopping & Entertainment Nearby

- Big Bazaar: 6.8 Km
- Runway 9: 6.3 Km
- D-Mart: 8.3 Km
- Asian CinePlanet Multiplex: 7.8 Km
- Decathlon: 10.3 Km

McDonald's, Pizza Hut, Subway & KFC all within 20 minutes-drive.

\*Distances approx. as per Google maps

# @ A GLANCE

An aerial, high-angle photograph of a modern residential development. The image shows several tall, multi-story apartment buildings with a facade of white panels and brown accents. The buildings are arranged around a central courtyard area. The courtyard features paved walkways, lush green landscaping with various trees and shrubs, and a small red car parked on a road. A yellow rectangular box is overlaid on the center of the image, containing the text 'A WONDER FOR THE EYES'.

A WONDER  
FOR THE EYES

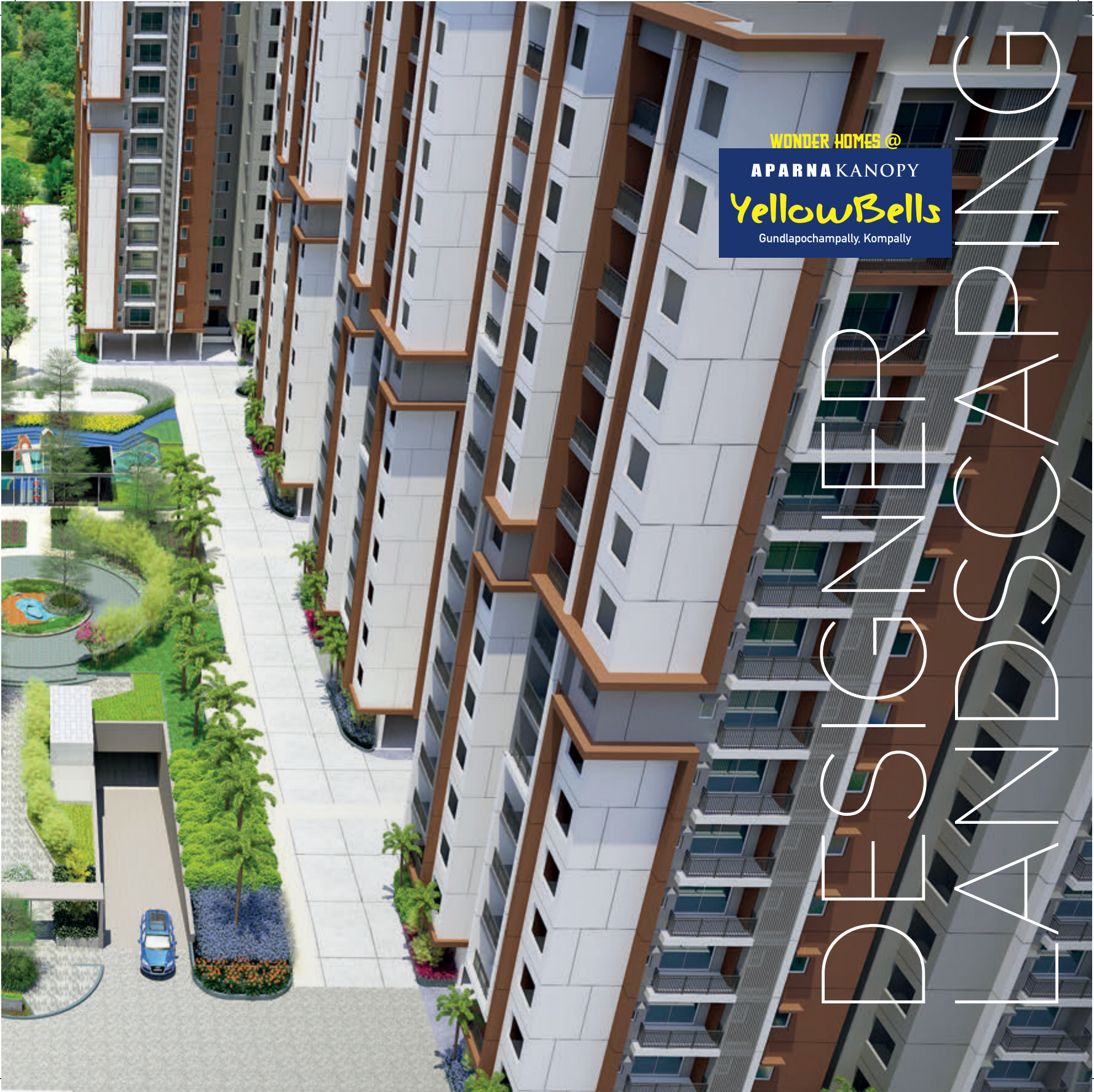
WONDER HOMES @

APARNA KANOPY

YellowBells

Gundlapochampally, Kompally

GREEN  
K  
L  
S  
G  
S  
L  
D





YELLOWS  
@BROWBELLS



# A life full of wonders awaits!

## Club @ YellowBells

- Exclusive Clubhouse with Grand Entrance Lobby
- Swimming Pool & Kids Pool
- Table Tennis, Billiards, Chess, Carrom
- Squash & Badminton Courts
- Fully Equipped AC Gym
- Spa
- Yoga & Meditation Centre
- Aerobics Room
- Coffee Shop & Library
- Mini Banquet
- AC Guest Rooms
- Preview Theater & Multipurpose Hall
- Crèche

### Outdoor Sports Wonders

Kids Play Area	
Tennis Court	
Basketball Practice Court	
Cricket Practice Net	
Mini Soccer	
Outdoor Gym	
Skating Rink	
Floor Games	
Jogging Track	

### An Elevated Lifestyle

Special Highlights for nature lovers:	
Aromatic Garden, Therapeutic Garden & Butterfly Garden	
BBQ Court	
Camping & Picnic Area	
Elevated deck for bird watching	
Party / Events Lawn with Stage	
Tree Court with Open Seating	
A world of like-minded neighbours from across the country	



Kids Play Area



Green Courtyard View



Basketball Practice Court

An aerial, high-angle photograph of a modern residential complex. The building features a mix of white and brown facade panels, with multiple balconies and windows. A central courtyard area is paved with grey and light-colored tiles, featuring a winding path and several palm trees. To the right, a swimming pool is visible, surrounded by more landscaping. The overall scene is bright and sunny, with shadows cast across the courtyard.

ADDING WONDER TO  
YOUR EVENING TEA

WONDER HOMES @

APARNA KANOPY

YellowBells

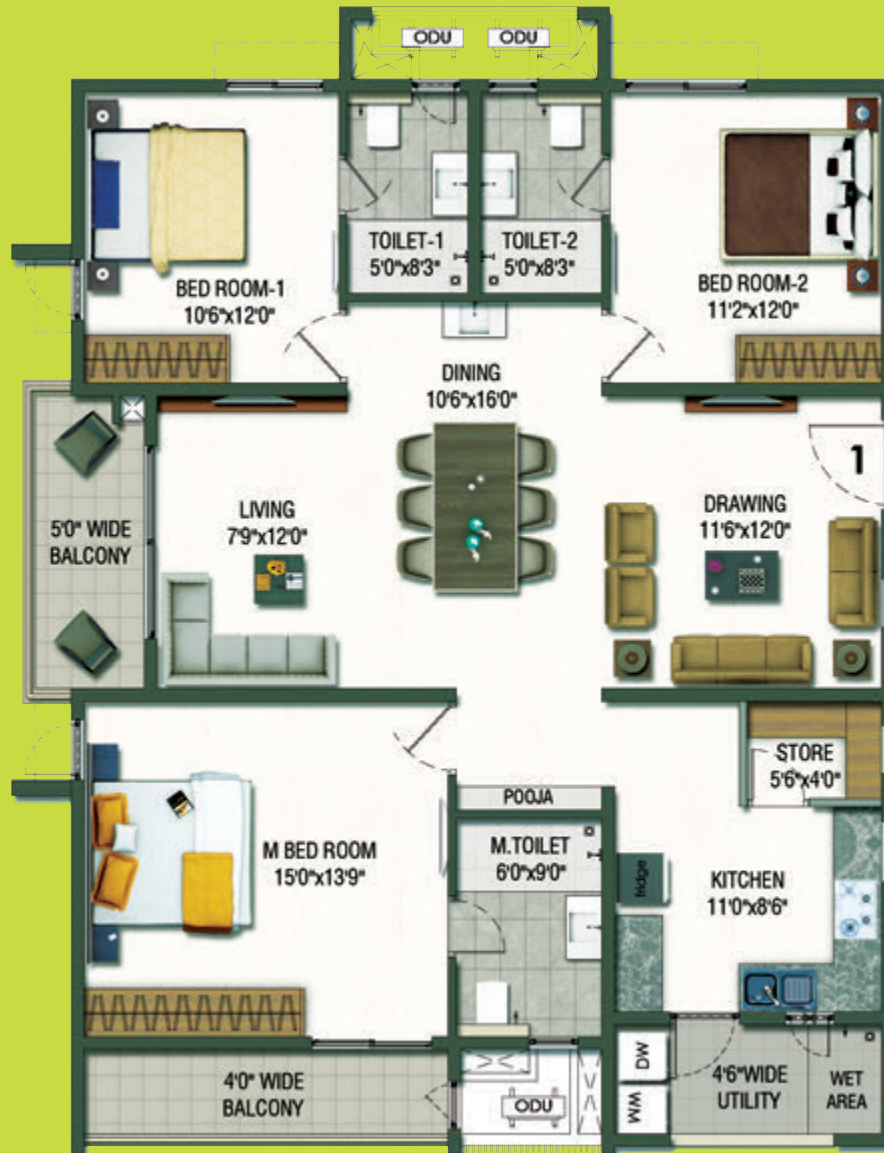
Gundlapochampally, Kompally

WONDER HOMES  
APARNA KANOPY  
YELLOWBELLS

# Unit Plans

## E-1911 Sft.

### EAST FACING APARTMENT 3 BHK | 1911 Sft.



Carpet Area: 1226 Sft.

Balcony: 126 Sft.

Utility Area: 57 Sft.

Saleable Area: 1911 Sft.



MAP NOT TO SCALE

E-1362 Sft.

**EAST FACING APARTMENT**  
2 BHK + Study | 1362 Sft.

Carpet Area: 885 Sft.

Balcony: 58 Sft.

Utility Area: 50 Sft.

Saleable Area: 1362 Sft.



WONDER HOMES @

APARNA KANOPY

**YellowBells**

Gundlapochampally, Kompally

# Unit Plans

## W-1536 Sft.

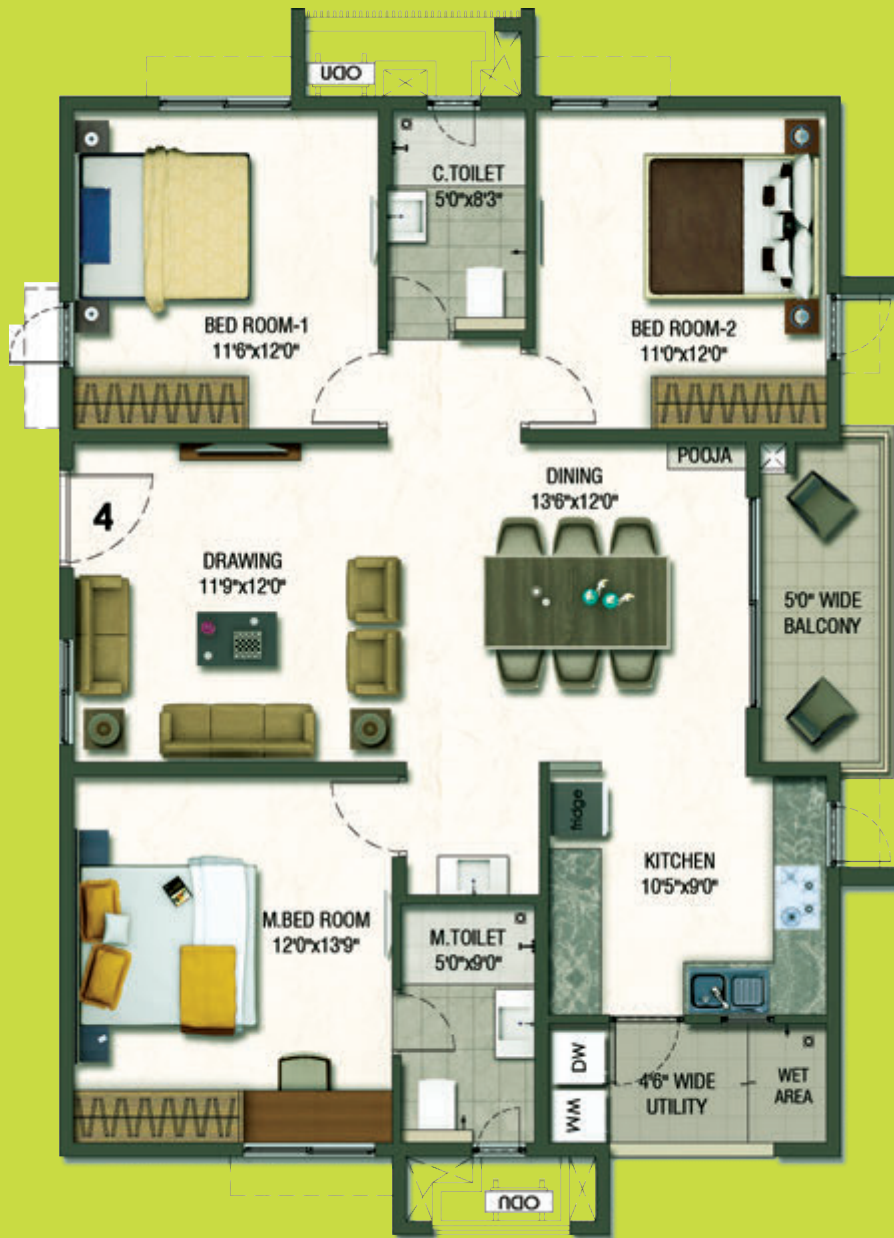
**WEST FACING APARTMENT**  
2.5 BHK | 1536 Sft.

Carpet Area: 1010 Sft.

Balcony: 63 Sft.

Utility Area: 53 Sft.

Saleable Area: 1536 Sft.



MAP NOT TO SCALE

W-1294 Sft.

**WEST FACING APARTMENT**  
2 BHK | 1294 Sft.

Carpet Area: 841 Sft.

Balcony: 53 Sft.

Utility Area: 50 Sft.

Saleable Area: 1294 Sft.



WONDER HOMES @

APARNA KANOPY

**YellowBells**

Gundlapochampally, Kompally

# SPECIFICATIONS

## STRUCTURE

RCC Framed Structure

R.C.C. shear wall framed structure to withstand wind & seismic loads  
Concrete blocks for non-structural members (wherever needed)

## PAINTING

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

## DOORS, WINDOWS & RAILINGS

Main Door

Teak wood frame with HDF-moulded paneled shutter doors with melamine polishing & reputed make hardware fittings

Internal Doors

Manufactured hard wood frame with HDF-moulded paneled shutter doors with painting & reputed make hardware fittings

Utility Door

uPVC door frame with combination of tinted float glass and aluminum louvers with SS mesh at bottom

French Doors

UPVC door frame of reputed profile sections, with Tinted Toughened / HS glass paneled shutters and hardware of reputed make with provision for mosquito mesh (mesh & fixing shall be at extra cost)

Windows

UPVC door frame with Toughened Tinted Float Glass with suitable finishes as per design with mosquito mesh

Grills for Windows

Aesthetically Designed, Mild Steel (M.S) window grills with enamel paint finish shall be provided for all windows up to 2nd floor

Balcony Railings

MS Railing with enamel paint finish of reputed make

## FLOORING

Drawing, Living, Dining, Pooja 600 x 600 mm Double charged vitrified tiles of reputed make

All Bedrooms & Kitchen 600 x 600 mm Double charged vitrified tiles of reputed make

Entrance Lounge Granite/Marble flooring with designer false ceiling

Bathrooms Acid-resistant, anti-skid ceramic tiles of reputed make

Corridors Double charged vitrified tile of reputed make

All Balconies Rustic ceramic tile of reputed make and granite sill at bottom of the railing

Utility Rustic ceramic tile of reputed make

Staircase Tandoor / Kota stone



**TILE CLADDING**

Dadoing in Kitchen  
Bathrooms  
Utility

Glazed ceramic tiles dado up to 2' height above kitchen platform of reputed make  
Glazed ceramic tile dado up to 8" height of reputed make  
Glazed ceramic tiles dado upto 3' height of reputed make

**KITCHEN**

Counter  
Water Provision  
Other Accessories

Granite platform with stainless steel sink  
Separate municipal water provided by HMDA along with borewell water  
Provision for fixing of water purifier, exhaust fan or chimney

**UTILITY**

Washing Machine

Provision for washing machine & wet area for vessel washing, etc.

**CP & SANITARY FIXTURES**

Bathrooms

Vanity type wash basin / 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

**ELECTRICAL FIXTURES**

Internal Electrical Fixtures

Geysers in all bathrooms  
Exhaust fans in all bathrooms  
Copper piping for air conditioning units for all flats  
Power outlets for air conditioners in all bed rooms & living room  
Plug points for television & audio systems etc.  
3-Phase supply for each unit with individual meter boards  
Miniature Circuit Breakers (MCB) for each distribution board of reputed make  
Concealed copper wiring of reputed make  
Switches of reputed make

Kitchen/Utility Area

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

**TELECOMMUNICATIONS, CABLE TV & INTERNET**

Telephone Points  
Intercom facility  
Cable TV  
Internet

Telephone points in all bed rooms, drawing / living rooms  
Intercom facility to all the units connecting security  
Provision for cable connection in master bed room & living room  
One internet connection provision in each apartment

**ELEVATORS / LIFTS**

Passenger Lifts

Specification Two high speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make for each tower with CCTV's inside the lifts

Fire / Service lifts

Flooring and Car Finish Entrance with Vitrified Tile / Granite Cladding  
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 with CCTV's inside the lifts

Flooring and Car Finish Entrance with vitrified tile / granite cladding

**WSP & STP**

WSP & STP

Domestic water made available through an exclusive Water Softening Plant (Not RO Plant)  
A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water shall be used for the landscaping and flushing purpose  
Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms  
Water meters for each unit for domestic & municipal water

**CAR PARKING**

2 BHK / 2.5 BHK  
3 BHK

Car parking shall be in cellar & stilt floor level

One car park for 2 BHK & 2.5 BHK apartment  
Two car parks for 3 BHK apartment

**CAR WASHING FACILITY**

Car washing facility shall be provided as per the vendor's specifications

**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 traffic flow

<b>FACILITIES FOR DIFFERENTLY ABLED</b>	Access ramps at all block entrances shall be provided for differently abled			
<b>POWER BACK UP</b>	100% DG Set backup with acoustic enclosure & A.M.F			
<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 around the compound			
<b>CENTRALIZED BILLING</b>	Billing shall be done for consumption of electricity, water & LPG with prepaid meters system			
<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 shall be kept at main security			
<b>LPG GAS</b>	Supply of gas from centralized Gas Bank to all individual apartments			
<b>CLUB HOUSE &amp; AMENITIES</b>	Grand Entrance Lobby	Multipurpose Hall	Creche	Mini Banquet
	Guest Rooms - 05 Nos.	Preview Theatre	Library	Coffee Shop
	Meditation Room	Yoga	Gym	Aerobics / Spa
	Swimming Pool	Kids Pool	Society / Admin Office	
<b>INDOOR SPORTS FACILITIES</b>	Badminton Courts	Squash Court	Table Tennis	Billiards Table
	Chess / Carroms			
<b>OUTDOOR SPORTS FACILITIES</b>	Basketball Practice Court	Tennis Court	Skating Rink	Mini Soccer
	Cricket Practice Net	Floor Games	Children's Play Area	Outdoor Gym
<b>OTHER FACILITIES</b>	Picnic & camping		Jogging Track	
	Barbeque Court		Butterfly Garden	
	Therapeutic Garden		Aromatic Garden	
	Informal Seating Plaza		Stream with Jumping Jets	
	Feature Wall with Splash Court		Elevated Deck for Bird Watching	
	Party / Event Lawn with Stage		Tree Court with Open Seating	

WONDER  
WOMEN  
HOMES

WONDER HOMES @

APARNA KANOPY

YellowBells

Gundlapochampally, Kompally

Aparna Constructions & Estates Pvt. Ltd.,

#802, Door No. 6-3-352/2&3,

Astral Heights, Road No.1, Banjara Hills, Hyderabad - 500 034

sales@aparnaconstructions.com | www.aparnaconstructions.com

BOOK TODAY

SALES OFFICE  
OPEN

365  
DAYS



For more details  
please scan this  
QR-Code

Call: 70953 33335



Ample Greenery | Wide Open Spaces  
High on Peace | Low on Pollution

TS RERA:  
P02200002940



Join us on:  
Facebook | Twitter | LinkedIn | Instagram



\*Conditions Apply. Distances indicated are approximate. All norms, requirements pertaining to environment, fire services, HMDA rules and regulations have been adhered to while designing Aparna YellowBells. This is conceptual and not a legal offering for Sale/Agreement. Images used are for illustrative purpose only.