

WALK
CYCLE OR
RIDE TO

COFFEE SHOPS
BOUTIQUES
FOOD LOUNGES
AUTO MOBILES
APPOLO LIFE CENTER
PLAY TENNIS
GALLERIES
AND SERVICE CENTERS

15

MINS. DRIVE TO

HITECH CITY
NIFT
MY HOME
MIND SPACE
IN ORBIT MALL
JUBILEE CHECK POST
SHILPARAMAM
KBR PARK

20

MINS. DRIVE TO

KONDAPUR CIRCLE
BOTANICAL GARDENS
FORUM MALL

25

MINS. DRIVE TO

FORR CIRCLE
FINANCIAL DISTRICT
AND GACHIBOWLI

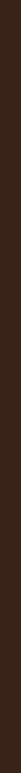


AYYANNA
PRISTINE
AUTHENTIC LUXURY



AYYANNA
PRISTINE
AUTHENTIC LUXURY

LIVING HIGH



LIVING LUXURIOUS AND NATURAL IN THE CENTER OF KAKATIYA HILLS, RAVINDRA SOCIETY

AYYANNA'S BRAND PROMISE!



ayyanna

INSPIRING COMMUNITIES



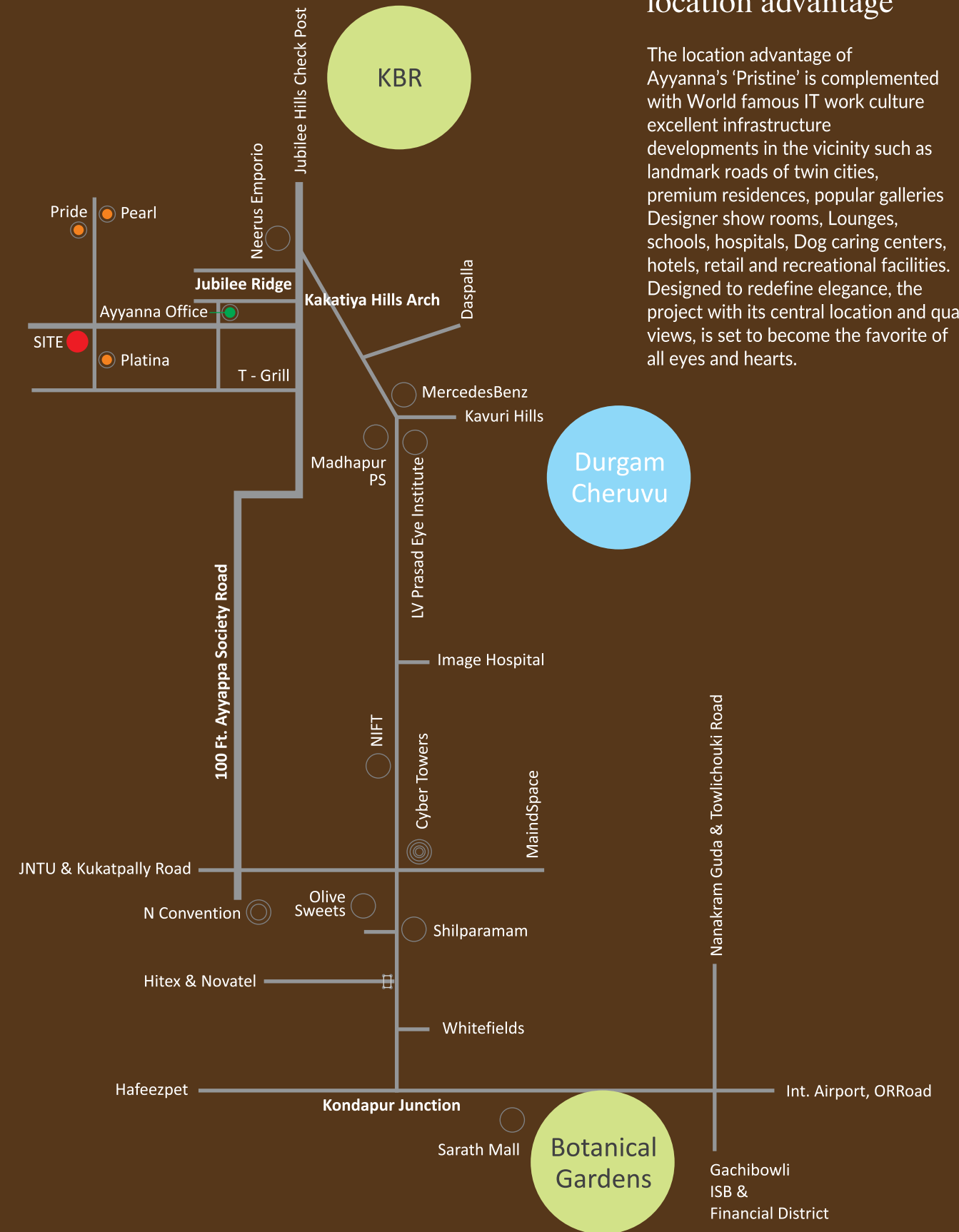
www.ayyannainfra.com

LOCATION PLAN
(NOT TO SCALE)

the address

location advantage

The location advantage of Ayyanna's 'Pristine' is complemented with World famous IT work culture excellent infrastructure developments in the vicinity such as landmark roads of twin cities, premium residences, popular galleries Designer show rooms, Lounges, schools, hospitals, Dog caring centers, hotels, retail and recreational facilities. Designed to redefine elegance, the project with its central location and quaint views, is set to become the favorite of all eyes and hearts.





Tv5 Business Awards
Emerging Developer
of the year 2015

P
A Y Y A N N A
P R I S T I N E
A U T H E N T I C L U X U R Y

Project
Architect



Aslam Architects
Interior Designers Pvt. Ltd.

Landscape
Architect



Structures &
PT Technology



Branding



Concepts

*beyond the wall of ordinary
you'll find the loveliest nest*

*spaces sipped in warmth
solitude at it's best*

*beyond the roof of oblivious
you'' find the unique home*

*your home aayana pristine
the world of your own*



PRESENTS A NEW HIGH LIFESTYLE
COMMUNITY WITH STAR RATED AMENITIES
IN RAVINDRA SOCIETY

ELECTRICAL

Concealed Wiring (Lapp / Finolex / RR Cable or equivalent)
Power outlet for air conditioning in all bedrooms
Power outlet for electrical geyser in all bedrooms
Power sockets for cooking range, chimney, refrigerator, microwave oven and mixer grinders in kitchen.
Modular switches/sockets of Roma / Legrand / Norisys/Schindler equivalent make
Power sockets for Tv, Internet Etc.
5KV three-phase supply for each flat with individual meter for regular power, backup power: stabilized power source for electronic items.
MCB's for each circuit provided at the main distribution board in every flat of MDS/Siemens/Legrand Equivalent.

TELECOMMUNICATIONS, CABLE TV & INTERNET

Provision for telephone points in the master bedroom, living and drawing area.
Provision for cable connection in master bedroom drawing and living area
Intercom provision from flat to flat and from security room to all flats.
Video door phone with a display screen.

POWER BACK-UP

100% Backup: Mahindra/ Kirloskar/equivalent

ELEVATORS / LIFTS

2 Passenger Lifts and 1Service Lift
Specification High-speed automatic passenger lifts of Schindler/ OTIS / Kone/ Fujitech or equivalent make with Group control and ARD with V3F for energy efficiency.

SECURITY / BMS

Sophisticated round-the-clock security /surveillance system.
Panic button and intercom is provided in the lifts connected to the security room.
Solar power fencing all-round the boundary.
Surveillance cameras at the main security, open areas, lift entries to monitor.
WINDOW SILL & BALCONY LEDGE COPING: Sill & ledge wall in balcony: tiles/ marble/granite.

FIRE & SAFETY

Fire hydrant and fire sprinkler system on all floors and basements.
Fire alarm and public Address system on all floors and parking areas (basements)
The control panel will be kept at the main security.
LPG: Supply of gas from centralized gas bank to all individual flat with pre-paid gas meters.

ELECTRICAL FIXTURES

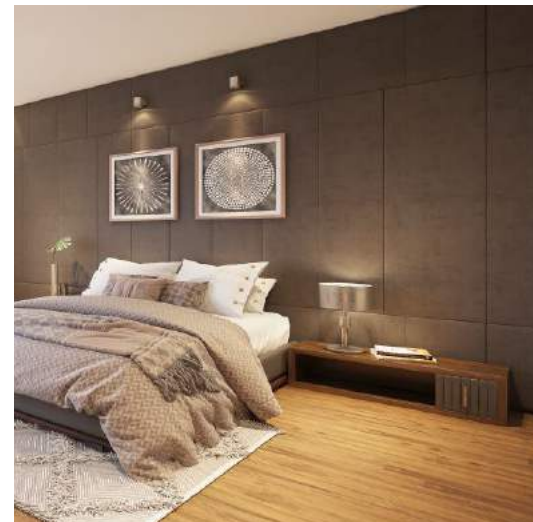
Internal Electrical Fixtures
Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen.
Washing Machine / Dishwasher in Utility Area.
Plug points fir T.V. & Audio Systems etc.
3 Phase supply for each unit with individual energy Meter
Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
Modular Switches of reputed makes like Legrand. Schneider or equivalent.
LED Light Fixtures for all Common Areas & Landscape Area Lighting.

EXTERNAL LIGHTING

LED Light posts with lamp fittings, at setback and Landscaping areas and lights in staircase & Corridor Areas.
COMPOUND WALL: The Compound wall shall be constructed all around with solar fencing.
CAR PARKING: Two Car Parking's for each 4 BHK Apartments.

WTP

Domestic water made available through an exclusive Water Softening Plant.



spaces full of joy

specifications

STRUCTURE

Earthquake Resistance Ready- mix Concrete of ACC/RDC/Aparna/Rank or equivalent, Fe5000 Reinforcement of Vizag steel/RINL/ Tisco/Jindal or equivalent, RCC Footing, Columns, Staircase, PT Beams and slabs, designed as per Zone –II with IS code.

Super structure

Brickwork 9”thick ACC brick for external Wall 5” thick ACC Brick of internal walls of make Super Block prime /Ultra tech or equivalent

PLASTERING

Internal: 14mm thick single coat cement plaster with smooth finishing

External: 18mm thick Double coat sand faced cement plastering

WOODEN DOORS

Main Door: 8' Teak Wood frames & Designer shutter aesthetically designed with Melamine polish and hardware of reputed brand

Internal Doors: 8' Teak Wood Frame with Melamine polishes and designer shutter and hardware of reputed brand.

French Doors & Windows: Aluminum French Doors & windows with glass panes (Saint Gobin /Modiguard/Ashahi) with standard hardware.

PAINTING

Interior: Luppam Finish, two coat of acrylic emulsion paint (ASIAN/BERGER/ICI or equivalent) over a coat of primer.

Exterior: Textured finish and two coats of exterior Emulsion paint (Asian / Berger/ICI or equivalent and designer tiles dry cladding

FLOORING

Living / Dining /Kitchen: Italian marble

Bed Rooms: Laminated Wooden Flooring of reputed make

Bathroom & Utility: 1200mm x 600mm & 600mmx600mm Antiskid Vitrified Tiles

Staircase & corridors: Granite /Marble flooring with SS Railing

Parking Area: VDF Flooring in Cellar and Stilt

TILE CLADDING & DADOING

Kitchen: Glazed ceramic 300mm x 600mm tile dado up to 2'Height above kitchen platform.

Granite kitchen counter top with Nirali stainless steel sink or equivalent

Utility: Glazed ceramic 600 mm x 600mm tile dado up to parapet wall height with provision for washing machine and sink

Toilets: Designer 1200mm x 1800mm ceramic / vitrified tile dado up to 8' Height

Lifts: Designer cladding with tile/granite

WATER PROOFING

Waterproof cement plaster over a coat of brush bond for Lift pits, toilets, water tanks & Terrace

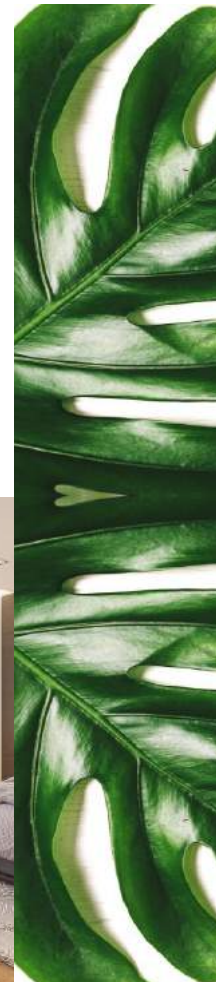
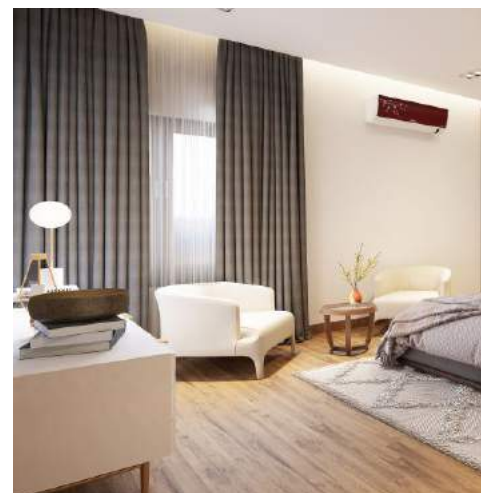
PLUMBING & SANATRY

Water Supply: ISI Mark / Kemplast / Astral / Ashirvad / CPVC Piping or equivalent for water supply

Drainage: ISI Mark PVC / SWG sanitary piping sewerage line will be of PVC.

Toilets: EWC wall -mounted and washbasin in all toilets (Toto / Vitra / Queo / Jaguar or equivalent).

Single level hot and cold-water mixer unit with concealed diverter for the shower. (Toto / Vitra / Jaguar or equivalent) Geysers & Exhaust fan



GALVANIZING PROGRESS

At Ayyanna Infra, we are passionate about two things – Reputation and Uncompromising Attitude. Whether it's architectural design or quality of construction or the specifications, we take great care in providing a higher living standards to our customers. We make an extra effort to build a reputation and a lasting impression with every individual we are associated with.

It is this relentless focus that has helped us gain an in-depth understanding of growing customer needs and preferences. Consequently, the locations of our projects are carefully chosen and brilliant minds are employed to give form and shape to our vision. Every project begins with a clear objective to strengthen our reputation as a developer par excellence.

Completed Projects

- Ayyana Pride
- Ayyanna Pearl
- Ayyanna Prestige
- Ayyanna Platina
- Ayyanna Premia



corporate office

Ayyanna Corporate,
Plot #350, Kakateya Hills, Road No. 8,
Madhapur, Hyderabad – 500081,
Ph.: +91 40 29803346.

call
9100903829
9100032640

site address

Plot No 379, 380, 381, 382, 434, 435 & 346,
Kakateya hills, Road No. 8,
Madhapur, Hyderabad-500081.

home is where your heart is

presenting ayyanna pristine- where everybody truly knows each other. where people care for you and you for them. where you get choose your neighbours and enjoy safety, privacy and convenience beyond measure. where you experience perfect ecosystem that sustains, nurtures and flourishes from with in. so, **welcome to a new way of living**

fresh views and breath fresh
experience wide sit-outs



more than amenities and interiors
a new way of public area design



ARTISTIC RENDER OF ENTRANCE VIEW



secured and equipped play zone




A Y Y A N N A
P R I S T I N E
A U T H E N T I C L U X U R Y



choose your habitat at bespoke luxury

ARTISTIC RENDER OF SIDE ELEVATION VIEW



crafted with joy for delights



for the homes to offer a happy and pleasant living experience, the indoors need to be crafted with a lot of care and quality. At Pristine, the crafting is witnessed throughout the community and terrace amenities

In line with the city's promise of convenient and exalted living, Ayyanna 'Pristine' brings to you happy abodes that are designed exclusively for the connoisseurs of luxury and comfortable spaces. This project houses exceptional 4 BHK apartments that are designed keeping the home owners and dwellers at the center. An exclusively blissful living experience, a sense of privilege and a full range of superior amenities – all this and much more at Ayyanna 'Pristine'.




A Y Y A N N A
P R I S T I N E
A U T H E N T I C L U X U R Y

10 storied apartment project with plentiful parking provisions
Eye-catching views of the city's bright and high skyline as you move up the floors

Lavish Double height welcome lobby

Spectacular scenes and lush greens filled community Urban Neighborhood with welcoming residents
Three-side open apartments for luxurious living.

Located in Kakteeya Hills- Emerging posh living locale in city after Kakatiya Hills and Banjara hills.



- Fully equipped AC Gym
- Reception Lounge
- Swimming Pool with Toddler Pool and Pool Deck.
- AC Multipurpose Hall
- Fire Fighting Systems
- Round the clock Security with Intercom & CC Cameras
- Yoga and Meditation Room / Library
- Recreation Hall
- Spa
- 3 Guest Rooms

an 'ayyanna's brand promise!





Taking living to par excellence, puts forth a value proposition that is too good to be true. Now relish life at the pinnacle with exclusive amenities that are sophisticated, private and uber-stylish and spread across 7500 SFT With special entertainment, leisure and fitness zones and wide open spaces on the podium level, you wouldn't want to live anywhere else. Socializing, now literally, taken to other heights at Ayyanna's 'Pristine'.



Exclusive Podium amenities and one-of-its-kind architecture design
First time in the vicinity,

Vastu compliant design

Smart security

A project with vast spaces, well-resourced rooftop and views

An inventive and sophisticated project equipped with all conveniences



the highlights

- 2 Passenger Lifts + 1 Service lift
- Smart Video Door Phone(VDP)
- Designer landscaping
- Piped gas System
- 24x7 Power Backup
- Children's Play area
- Water Softner Plant(WTP)



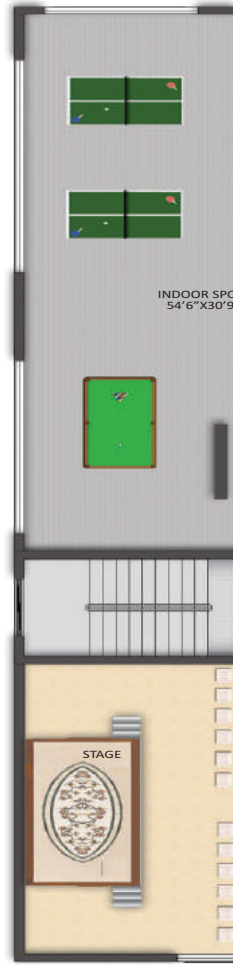
experience bespoke luxuries

sophisticated, private and uber-stylish

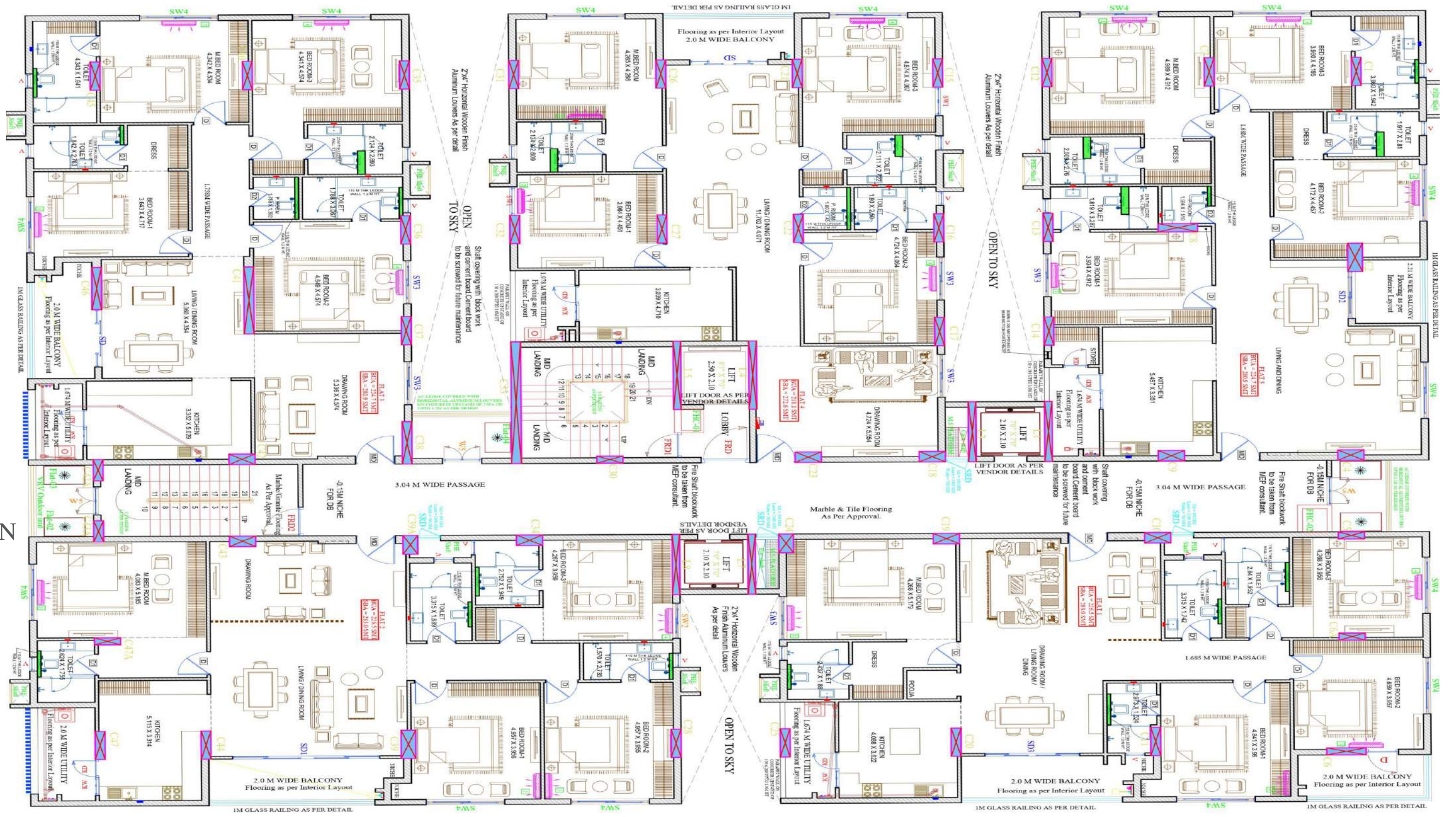




first floor plan



typical floor plan



area statement (areas in sft)

Flat No.	1	2	3	4	5
Area (sft)	3250	3250	3225	3130	3225
Facing	West	West	East	East	East

