

www.aprinfra.com



**CORPORATE ADDRESS**

APR Group Corporate Capital, North Gate-3,  
Mathrusri Nagar, Miyapur, Hyderabad-500049.

**SITE ADDRESS**

APR Nagar, Beside GMR Convention Center, Near ORR,  
Patancheru, Sangareddy Dist, Telangana-502319.

For Bookings Contact :

Follow Us:   
//apr projects

RERA NO: P01100003535



Note : This brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the flat may differ.  
The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.



A NEW HIGH IN  
*Luxury Living*



RERA NO: P01100003535

2 & 3 BHK PREMIUM APARTMENTS  
@ APR NAGAR, PATANCHERU

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## “BUILDING THE ICONIC LANDMARKS OF TOMORROW WITH PASSION.”

Founded in 2016, APR Group is a thriving real estate construction and development organization. The brand has crafted over 2.5 million sft of incredible villa and apartment communities in and around Hyderabad and catered to over 2000 families in the last 5 years.



## “DEDICATED TO CRAFTING HOMES WITH THE BEST MATERIALS & TECHNIQUES.”

Every home built by APR Group is built on a foundation of incredible quality and consistency. It's no wonder that these homes are a space where loved ones live happily ever after.

### OUR ACCOLADES



TIMES BUSINESS AWARDS HYDERABAD 2021  
APR Group was awarded the  
Best Amenities Premium Mid-Segment Villas,  
for the year 2021.

[www.aprinfra.com](http://www.aprinfra.com)

“Our incredible success stems not only from the passion and dedication of our team but also from the unwavering trust and support our customers consistently shower upon us. We are building a tomorrow that encapsulates the wants, needs, and desires of modern families in thoughtful and creative ways.”

**"At APR GROUP,  
we are committed to Make Living Better"**

**Mr. Avula Praveen Reddy  
Director**

**5+**  
Years of Experience

**10+**  
Projects

**2,100+**  
Happy Customers



**APR**  
**GROUP**  
Creating Perfection

**APR**  
Praveen's  
**Higheria**





WELCOME TO LIFE  
AT THE TOP







# AFFORDABLE LUXURY BECKONS HERE

We all yearn to give the best of everything to our family. A home that nurtures loved ones of all ages, safe open spaces that let them flourish, as well as luxury and comfort that truly makes their life easy. At APR Praveen's Higheria, your tribe gets it all and much more.





# FEELS LIKE HEAVEN ON EARTH

Spread across 7 beautiful acres in the heart of Patancheru, Higheria is an expansive gated community of 730 - 2 & 3 BHK smartly built into 6 towers. Life here is a blessing, that moulds nature and nurture together, to deliver a truly heavenly experience.



Higheria

APR GROUP  
Creating Perfection





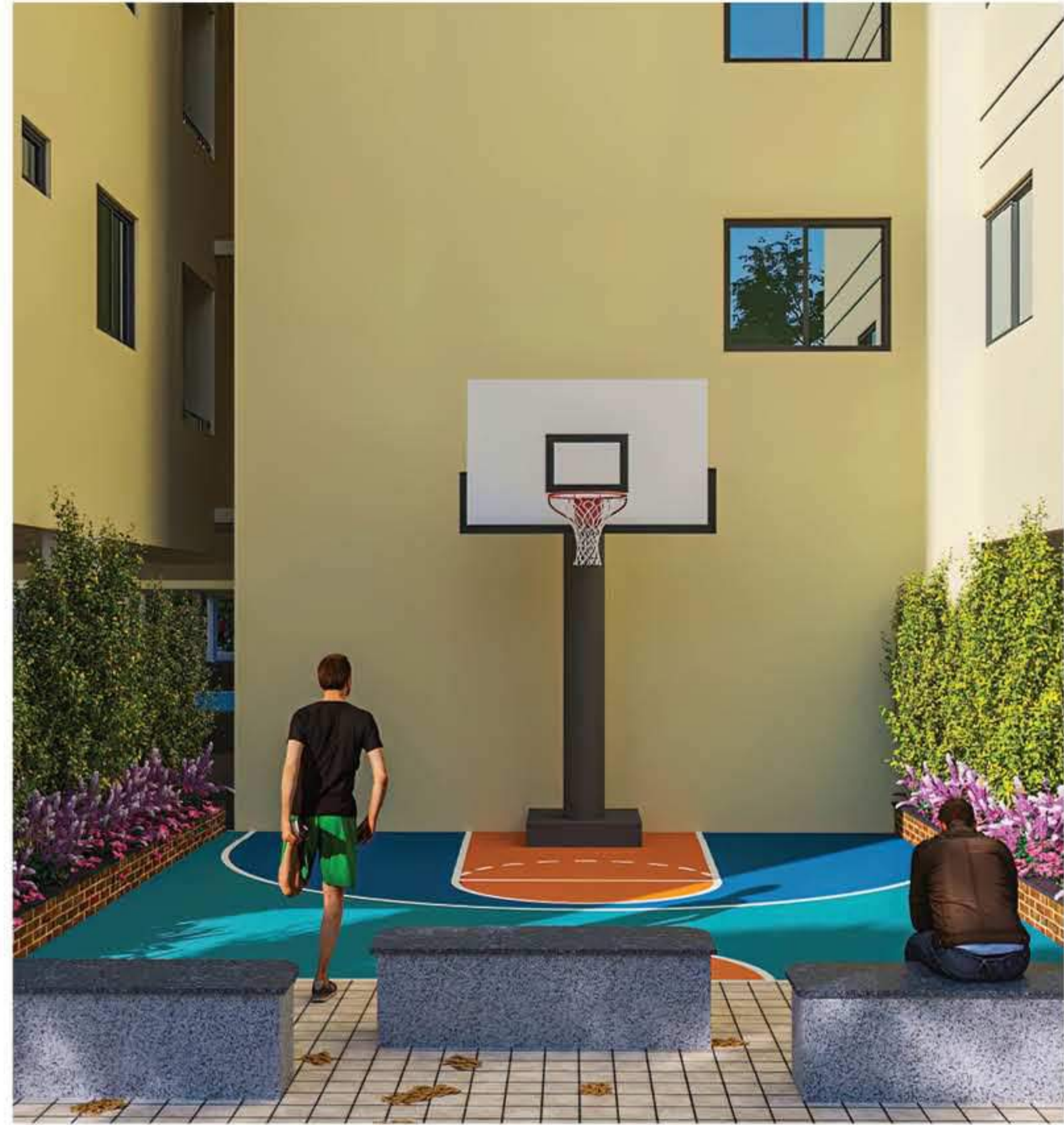


# A HOME FULL OF SMILES AWAITS

Every aspect of your home here in Higheria has been crafted to bring joy and comfort to you and your dear ones. The thoughtfully designed homes of impeccable quality are just waiting for you to fill them up with happy memories for generations to come.







## PROJECT HIGHLIGHTS



# 7 Acres | 730 Families

- 24x7 Security
- Solar Fencing
- Landscaping
- Power Backup in Common Area
- Underground Electricity
- Supermarket
- Children's Play Area
- Swimming Pool
- Party Lawn
- Sit Out
- Meditation & Yoga
- Cafeteria
- Banquet Hall
- Guest Rooms
- Gym
- Indoor Games
- Walking Track
- Shuttle Court (Outdoor)
- Basketball Practice Court
- Cricket Practice Net
- Spa & Salon
- CC Cameras at Main Entrance
- Badminton Court
- Outdoor Gym
- Amphitheatre





# A COMMUNITY BUILT TO NURTURE YOU

We understand the need for family members of all ages to expand and flourish in their unique ways. Higheria's expansive range of amenities and engagement zones help one and all to explore and evolve in a safe and secure environment.





# WHERE YOU LIVE TO THE FULLEST EACH MOMENT

We know that each moment of your life is precious and bound to script memories to cherish for a lifetime. The facilities and amenities at Higheria, give you a new-high luxury lifestyle, wrapped with the soul-touched moments of life, where you live the fullest each moment spent with your loved ones.







**WHERE  
EVERYDAY  
IS ENGAGING**

The Higheria Clubhouse is a marvellous 5-storey engagement centre developed exclusively to entertain and empower the residents of the community. Enrich and enhance your body, mind, and soul at this 55,000 sft Clubhouse dedicated to your excellence.







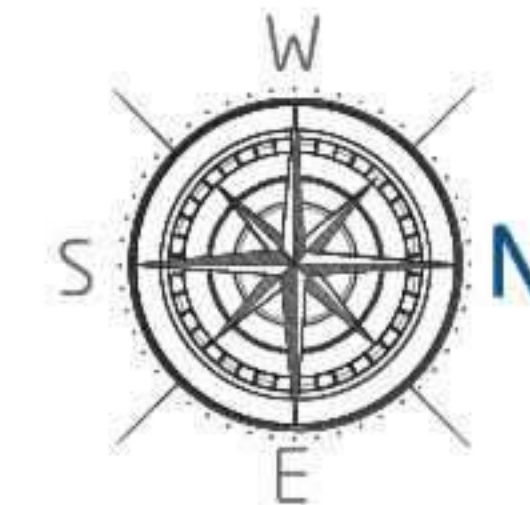
# BUILT TO COMFORT YOU

Higheria is nothing short of a world of your own. Whether you love to live an active life or prefer a peaceful and relaxed lifestyle, this gated community has it all. Indulge in the affordable luxury that brings the best of everything together for your well-being.





# MASTER PLAN



120' WIDE ROAD



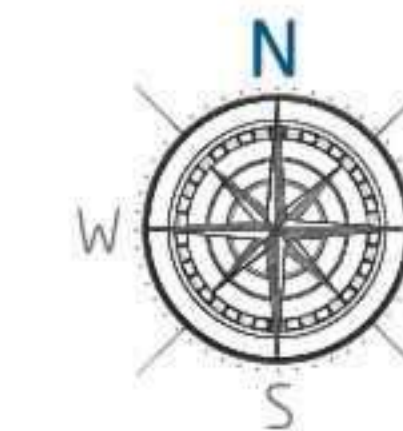
## LEGEND

- 01. ENTRY
- 02. EXIT
- 03. DRIVEWAY
- 04. SAND PIT
- 05. MEDITATION AREA
- 06. AMPHITHEATER
- 07. SWIMMING POOL
- 08. BABY POOL
- 09. OUT DOOR GYM WITH SEATING
- 10. CRICKET PRACTICE PITCH
- 11. CLUB HOUSE
- 12. REFLEXOLOGY PATHWAY
- 13. SEATING PLAZA WITH PERGOLA
- 14. HAIF BASKET BALL COURT
- 15. BEACH VOLLEY BALL PRACTICE COURT

## PROJECT OVERVIEW

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li>• 7+ACRES</li> <li>• 6 BLOCKS</li> <li>• 10 FLOORS</li> </ul> | <ul style="list-style-type: none"> <li>• 730 UNITS</li> <li>• 1 MILLON SFT</li> <li>• 55,000 SFT CLUBHOUSE</li> </ul> | <ul style="list-style-type: none"> <li>• 2BHK STARTS FROM 1150 SFT</li> <li>• 3BHK STARTS FROM 1475 SFT</li> </ul> |
|--|---|--|





### BLOCK - B (Typical Area Statement in Sft)

Unit No	FACING	TYPE.BHK	AREA (sft) 1st Floor	AREA (sft) 2nd to 10th Floor
1	East	3	1560	1560
2	East	2	1220	1220
3	East	3	1675	1675
4	West	3	1675	1675
5	West	2	1220	1220
6	North	2	1205	1205
7	North	2	1215	1215
8	North	2	1205	1205
9	West	3	1515	1630
10	West	2	1190	1270
11	West	3	1600	1675
12	East	3	1675	1675
13	East	2	1220	1220

### KEY PLAN



3 BHK - 1675 Sft.

3 BHK - 1675 Sft.

3 BHK - 1675 Sft.

3 BHK - 1675 Sft.

2 BHK - 1220 Sft.

2 BHK - 1220 Sft.

2 BHK - 1220 Sft.

2 BHK - 1270 Sft.

3 BHK - 1560 Sft.

2 BHK - 1205 Sft.

2 BHK - 1215 Sft.

2 BHK - 1205 Sft.

3 BHK - 1630 Sft.



3 BHK - 1645 Sft.



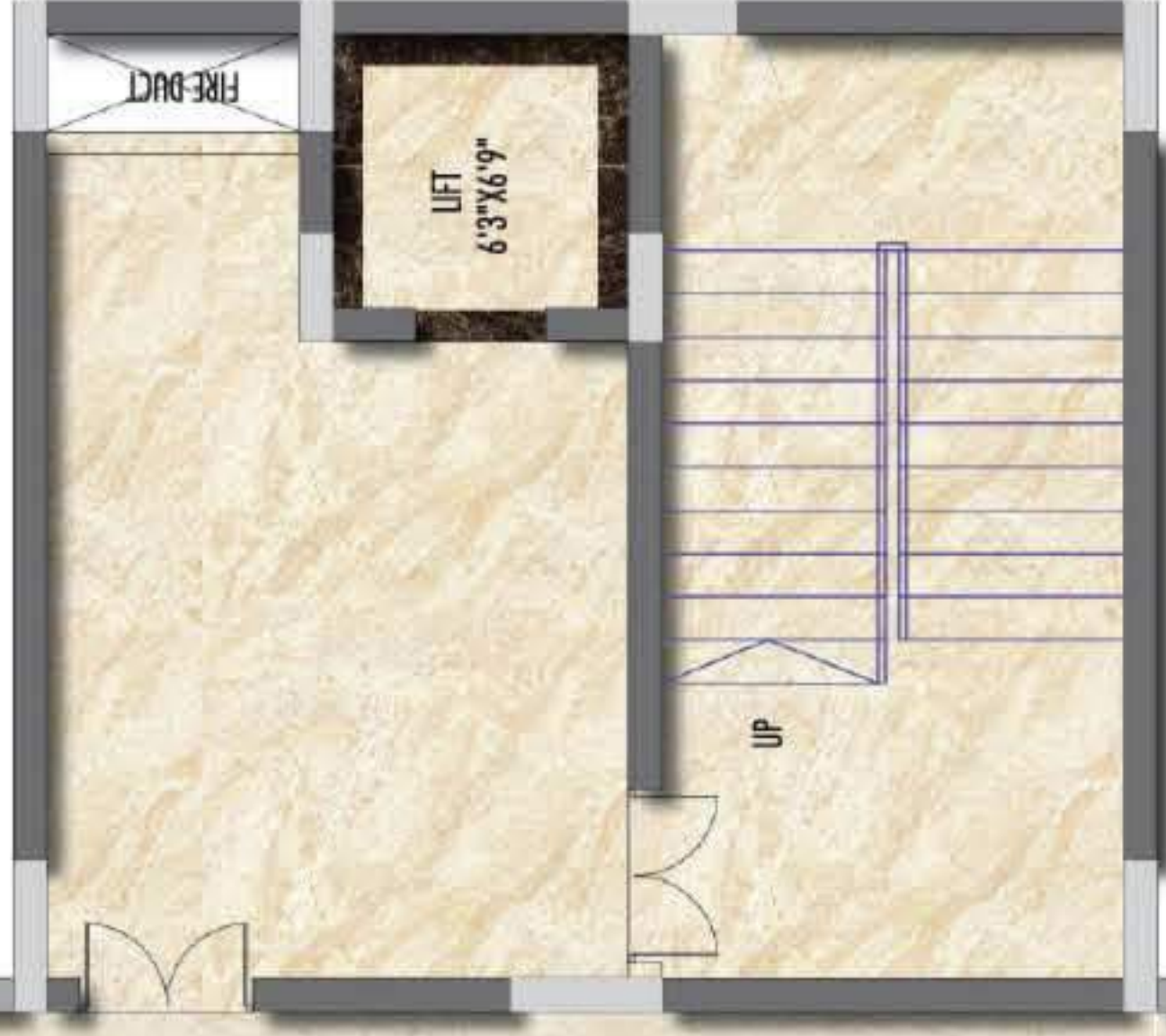
2 BHK - 1255 Sft.



3 BHK - 1690 Sft.



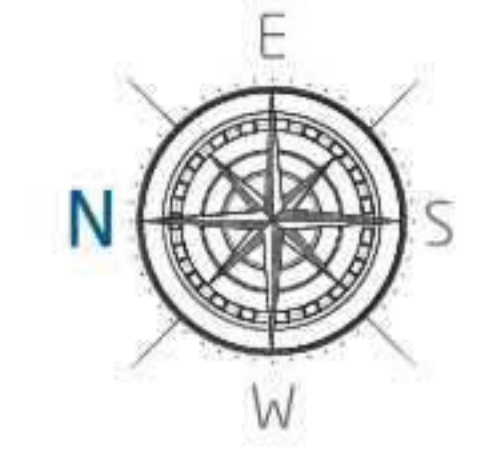
2



1



3 BHK - 1650 Sft.



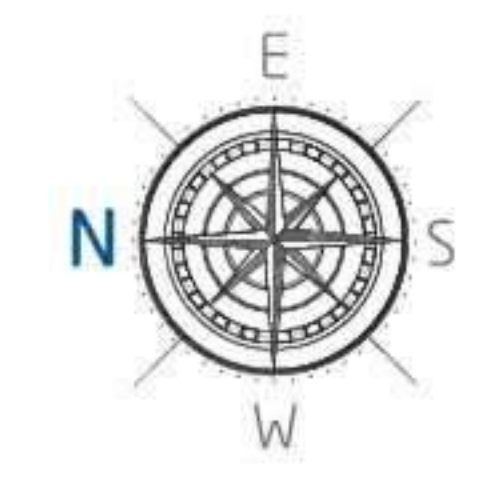
BLOCK - C (Typical Area Statement in Sft)

Unit No	FACING	TYPE.BHK	AREA (sft) 1st Floor	AREA (sft) 2nd to 10th Floor
1	East	3	1650	1650
2	East	2	1255	1255
3	East	3	1645	1645
4	West	3	1620	1690
5	West	3	1625	1700

KEY PLAN



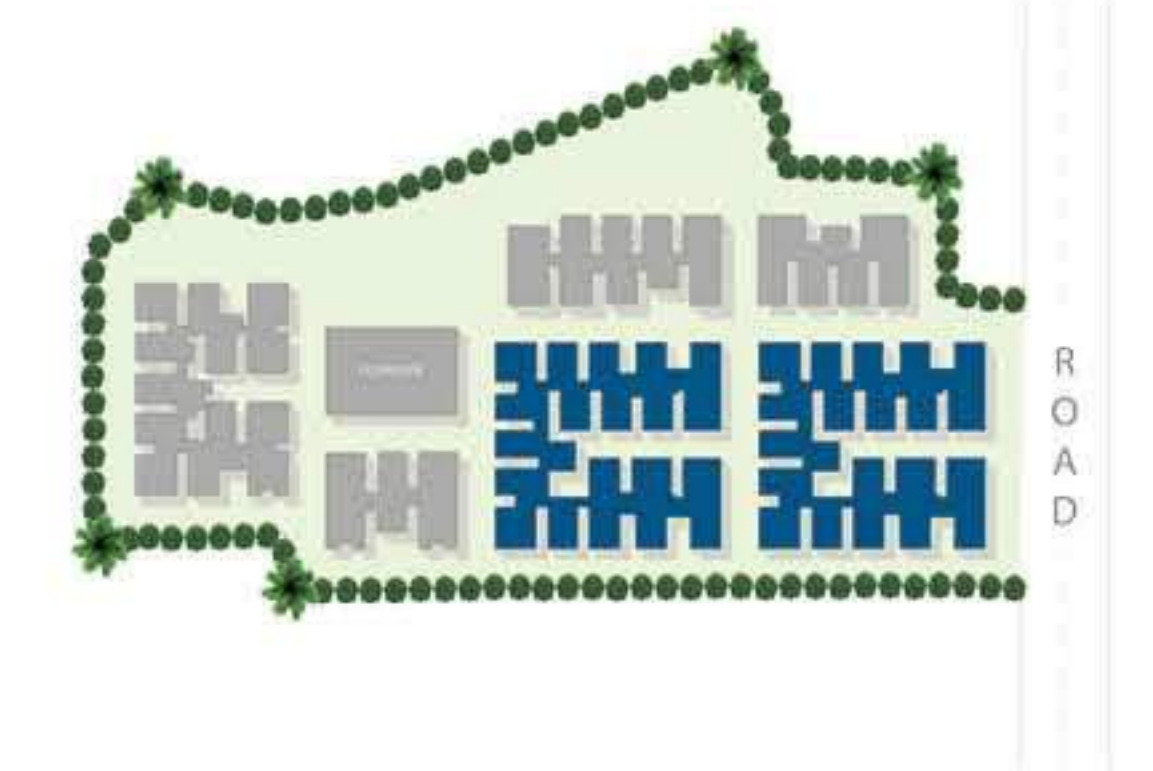




**BLOCK - D&G** (Typical Area Statement in Sft)

Unit No	FACING	TYPE.BHK	AREA (sft) 1st Floor	AREA (sft) 2nd to 10th Floor
1	East	3	1595	1595
2	East	2	1160	1160
3	East	2	1175	1175
4	East	2	1170	1170
5	East	2	1170	1170
6	West	3	1475	1475
7	West	2	1170	1170
8	West	2	1165	1165
9	West	2	1180	1180
10	North	2	1150	1150
11	North	2	1150	1150
12	North	2	1150	1150
13	West	3	1595	1710
14	West	2	1160	1240
15	West	2	1175	1255
16	West	2	1170	1250
17	West	2	1170	1250
18	East	3	1520	1520
19	East	3	1575	1575
20	East	2	1200	1200

**KEY PLAN**





2 BHK - 1280 Sft.



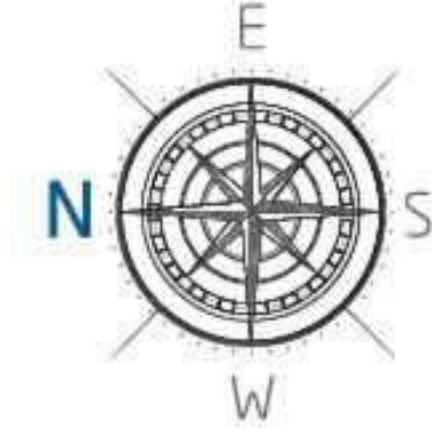
2 BHK - 1270 Sft.



2 BHK - 1235 Sft.



3 BHK - 1680 Sft.



BLOCK - E (Typical Area Statement in Sft)

Unit No	FACING	TYPE.BHK	AREA (sft) 1st Floor	AREA (sft) 2nd to 10th Floor
1	East	2	1180	1180
2	East	2	1185	1185
3	East	2	1160	1160
4	East	2	1160	1160
5	East	3	1505	1505
6	West	2	1195	1280
7	West	2	1185	1270
8	West	2	1150	1235
9	West	3	1565	1680



2 BHK - 1180 Sft.

3 BHK - 1505 Sft.

2 BHK - 1160 Sft.

2 BHK - 1160 Sft.

2 BHK - 1185 Sft.

KEY PLAN





3 BHK - 1650 Sft.



2 BHK - 1265 Sft.



8.6' WIDE CORRIDOR

2

2 BHK - 1280 Sft.



8.6' WIDE CORRIDOR

4

2 BHK - 1280 Sft.



8.6' WIDE CORRIDOR

5

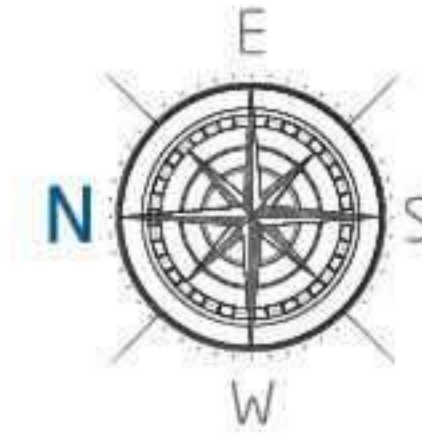
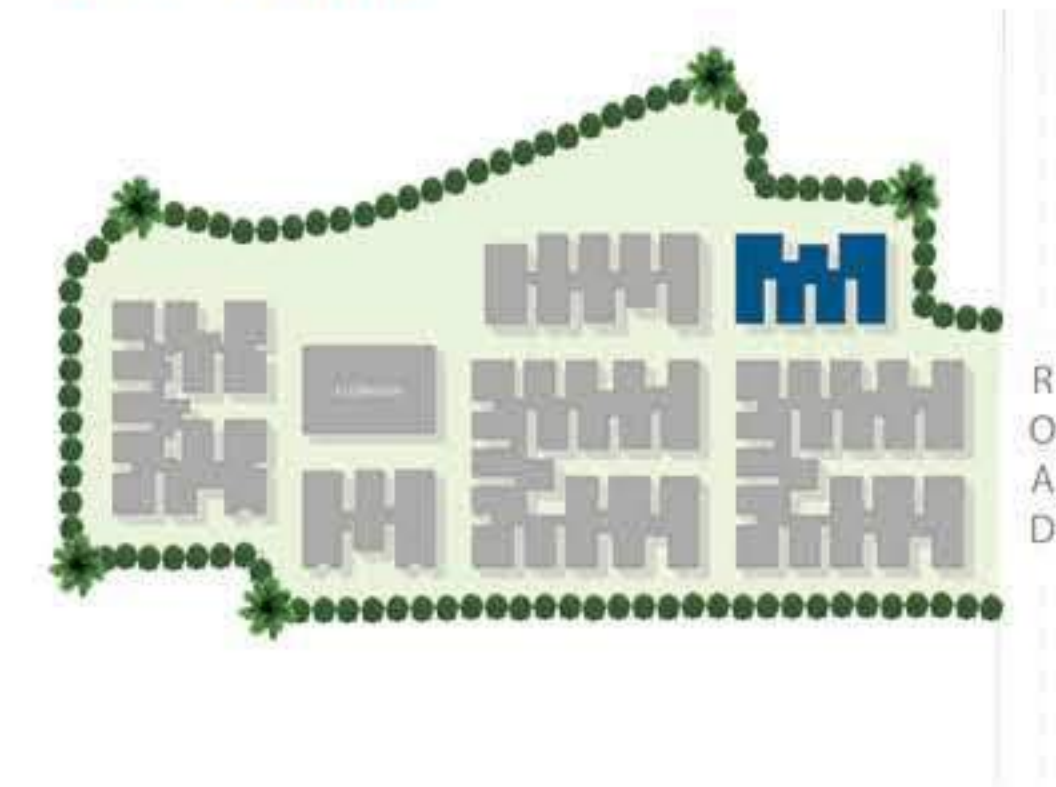
3 BHK - 1640 Sft.



2 BHK - 1280 Sft.



KEY PLAN



BLOCK - F (Typical Area Statement in Sft)

Unit No	FACING	TYPE.BHK	AREA (sft) 1st Floor	AREA (sft) 2nd to 10th Floor
1	East	3	1640	1640
2	East	3	1650	1650
3	West	2	1190	1265
4	West	2	1200	1280
5	West	2	1200	1280
6	West	2	1200	1280





# STANDARDS THAT MEET EVERY EXPECTATION

## SPECIFICATIONS

### STRUCTURE

- RCC framed structure designed to with stand wind & seismic loads with higher grade of design mix concrete.

### SUPER STRUCTURE

- Machine made CC blocks in cement mortar with 6"/9" thick for external walls & 4 ½" thick for internal walls. Double coat cement mortar plaster of 12mm thick with smooth finishing for internal and 18mm thick for external.

### DOORS AND WINDOWS

- Main Door Frame: 5" x 2.5" section Best quality imported finger joint teak wood/hard wood frame with ICA Italian PU polish finish including suitable architrave wood beading.
- Main Door Shutter: Both side decorative veneer shutter of 40mm thick with ICA Italian PU polish with hardware of reputed make. All internal door frames 4" x 2.5" medium quality imported finger joint teakwood/hardwood with ICA Italian PU Polish. Both side decorative 32mm thickness veneer shutter with ICA Italian PU polish provided. For toilets door frame 4" x 2.5" medium quality imported finger joint teakwood/hardwood with ICA Italian PU polish incl. suitable architrave wood beading. One side decorative veneer shutter with ICA Italian PU and another side laminated/pigment PU/enamel paint for toilet doors. UPVC window frames and shutters with plain/tinted float glass with suitable finishes as per design.

### PAINTING

- Texture finish & two coats of exterior emulsion paints with ASIAN/BERGER/TECHNO or equivalent brands for external and Smooth finish with two coats of premium acrylic emulsion paint of ASIAN/BERGER/TECHNO or equivalent brands over a coat of primer. For internal.

### FLOORING

- Glazed vitrified tiles of premium quality in Living/drawing, Dining Bedrooms & Kitchen, Acid resistant, Anti-skid ceramic tiles in Bathrooms, Granite/Kota stone/Tiles in common areas.

### TILE CLADDING

- Glazed ceramic tile dado up to 7' height in toilets. Ceramic tiles up to 3' height in utilities.

### KITCHEN

- Provision for municipal and bore water connection and provision for fixing RO system, exhaust fan & chimney. No platform, no sink provided.

### TOILETS

- Premium brand EWC and Wash basin, Floor mount EWC with flush tank, Single lever diverter with spout, overhead shower, health faucet of premium brand in all toilets. Provision for geyser in all bathrooms. All CP fittings are of make Hindware/Polar or equivalent brand.

### ELECTRICAL

- PVC insulated copper wiring of premium brand in concealed conduits. Best quality modular switches confirming to BIS. Standard number of electrical points in all rooms. Power out lets for air conditioners in all bedrooms. Power out lets for Geysers in all toilets. Power plug for cooking range chimney/microwave/mixer grinder and plug point for RO unit in kitchen. Power point for refrigerator. 3-phase supply for each apartment unit.

### COMMUNICATION & CABLE TV

- Telephone points in master bedroom, living room. Provision for cable connection in master bedroom & living room.

### INTERNET

- One internet provision in each apartment.

### LIFTS

- Passenger lifts are as per NBC norms. Each building contains more than sufficient lifts.

### WATER SUPPLY & SANITARY

- CPVC/PPR/PVC piping confirming to BIS provided with all plumbing/sanitary fixtures of best premium quality for water supply & sanitary lines.

### STP&RECHARGE PITS

- A Sewage treatment plant of adequate capacity will be provided inside the project. The water from the terrace & open areas will be collected through rainwater pipes, which will be discharged in the rainwater harvesting pits to recharge the ground water.

### GENERATOR

- DG set backup for common area.

### PARKING AREA

- Entire parking is well designed to suit the number of car parks required. Parking area with tiled/pattern/VDF flooring will be provided.

### CLUBHOUSE & AMENITIES

- Well-designed clubhouse constructed in PT technology. Swimming pool, play area and refreshment (Park) area.

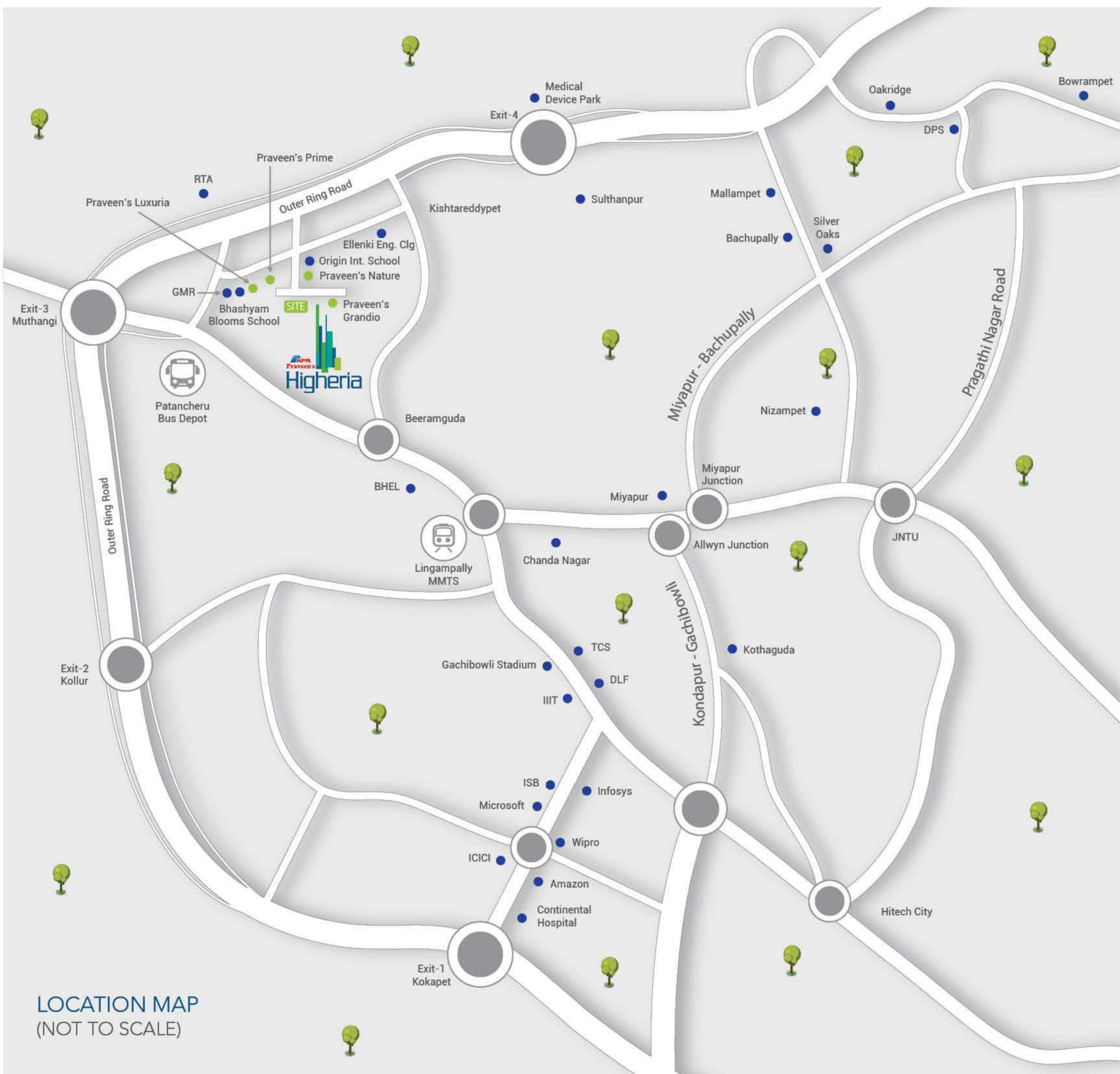






# LIVE AT THE HEART OF EVERYTHING

Higheria gets you connected to anything and everything, from what your heart desires to what you need the most to sustain a comfortable living.



LOCATION MAP  
(NOT TO SCALE)

