

TS RERA P02400007601



DESTINATION DECCAN TOWN

Life's
Brighter

THE TOWNSHIP OF TOMORROW
**APARNA
DECCAN
TOWN**
© GOPANPALLY - GACHIBOWLI



Apartments
@ DECCAN TOWN



APARNA INFRAHOUSING PRIVATE LIMITED

Corporate Office: #802, Astral Heights, 6-3-352/2&3
Road No.1, Banjara Hills, Hyderabad - 500034
sales@aparnaconstructions.com | www.aparnaconstructions.com

Call: 70953 33335



Scan QR for
location map



Aparna Sunstone @
Gopampally is a Pre-certified
IGBC Gold rated Green Project



*T&C Apply. All norms, requirements pertaining to environment, fire services, GHMC rules and regulations have been adhered to while designing Aparna Sunstone. Images used are for illustrative purpose only.

Join us on:

Part of
**APARNA
DECCAN
TOWN**

@ GOPANPALLY - GACHIBOWLI

In the Township
of Tomorrow.
Life's brighter

- 123 Acre Township
- 4 Hi-rise Gated Communities
- 99 Independent Bungalows Gated Community
- 5.25 Acre Hi-Street & Mall

Aparna's
Upcoming Hi-rise
Residential
Apartments

Aparna's Future Hi-rise
Residential Apartments

APARNA
**Spring
Avenue**
@ DECCAN TOWN

Neighbouring
Villa Community

APARNA
Amber

99 Independent Bungalows
@ DECCAN TOWN
Opulence Reimagined
AT GOPANPALLY - GACHIBOWLI

**APARNA
Sunstone**

Apartments
@ DECCAN TOWN
Life's Brighter

AT GOPANPALLY - GACHIBOWLI



Illustrative image

Welcome to



Apartments
@ DECCAN TOWN
Life's Brighter

AT GOPANPALLY - GACHIBOWLI

At Aparna Sunstone, life shines with warmth, vitality, and balance - much like the radiant gemstone it's named after. Just as the Sunstone is known for its brilliance and positive energy, this gated community offers a vibrant and enriching environment that fosters a harmonious lifestyle.

From the thoughtfully designed homes to the exclusive clubhouse and the serene open spaces, every element reflects the gemstone's enduring qualities - inviting you to live a life of elegance and balance.



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Where everything comes together perfectly. **Life's brighter**

Hi-rise living in the
heart of
Hyderabad's
IT hub

A contemporary
design spectacle

Home to amazing
urban comforts

Your own peaceful
sanctuary

Exclusive Clubhouse
and Sports Club



Experience Hi-rise Living

G+44 Floors

3213 Apartments

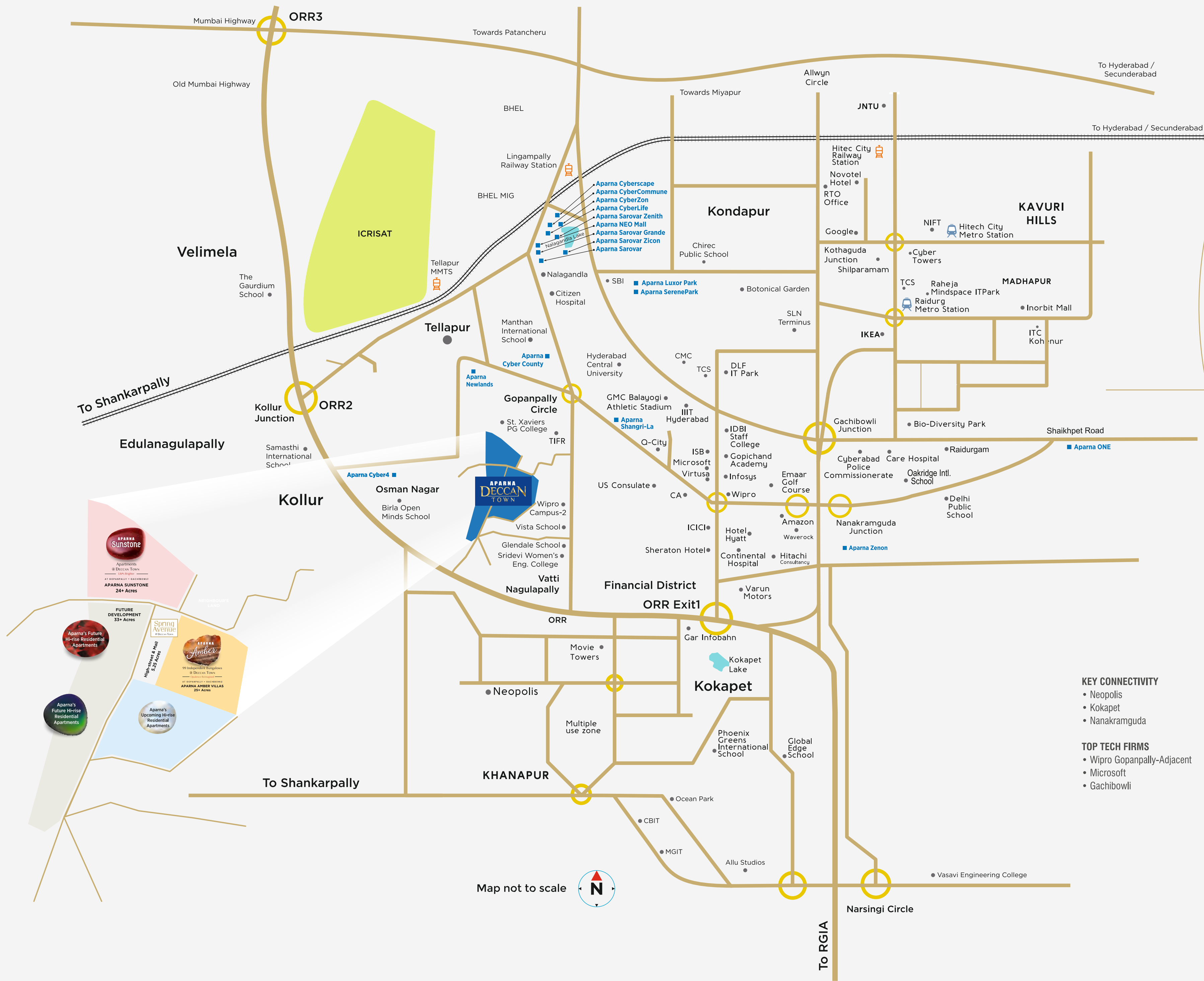
9 Majestic Towers

24.90 Acres



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With the world
at your doorstep,
Life's brighter



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KEY CONNECTIVITY

- Neopolis - 10 min.
- Kokapet - 11 min.
- Nanakramguda - 12 min.

TOP TECH FIRMS

- Wipro Gopanpally-Adjacent - 2 min.
- Microsoft - 12 min.
- Gachibowli - 16 min.

LEADING SCHOOLS

- Glendale School - 2 min.
- Vista School - 2 min.

QUALITY HEALTHCARE

- Citizens Hospital - 12 min.
- Continental Hospital - 15 min.
- Star Hospital - 19 min.

**ETAs are approximate, as per Google Maps



Scan QR for location map

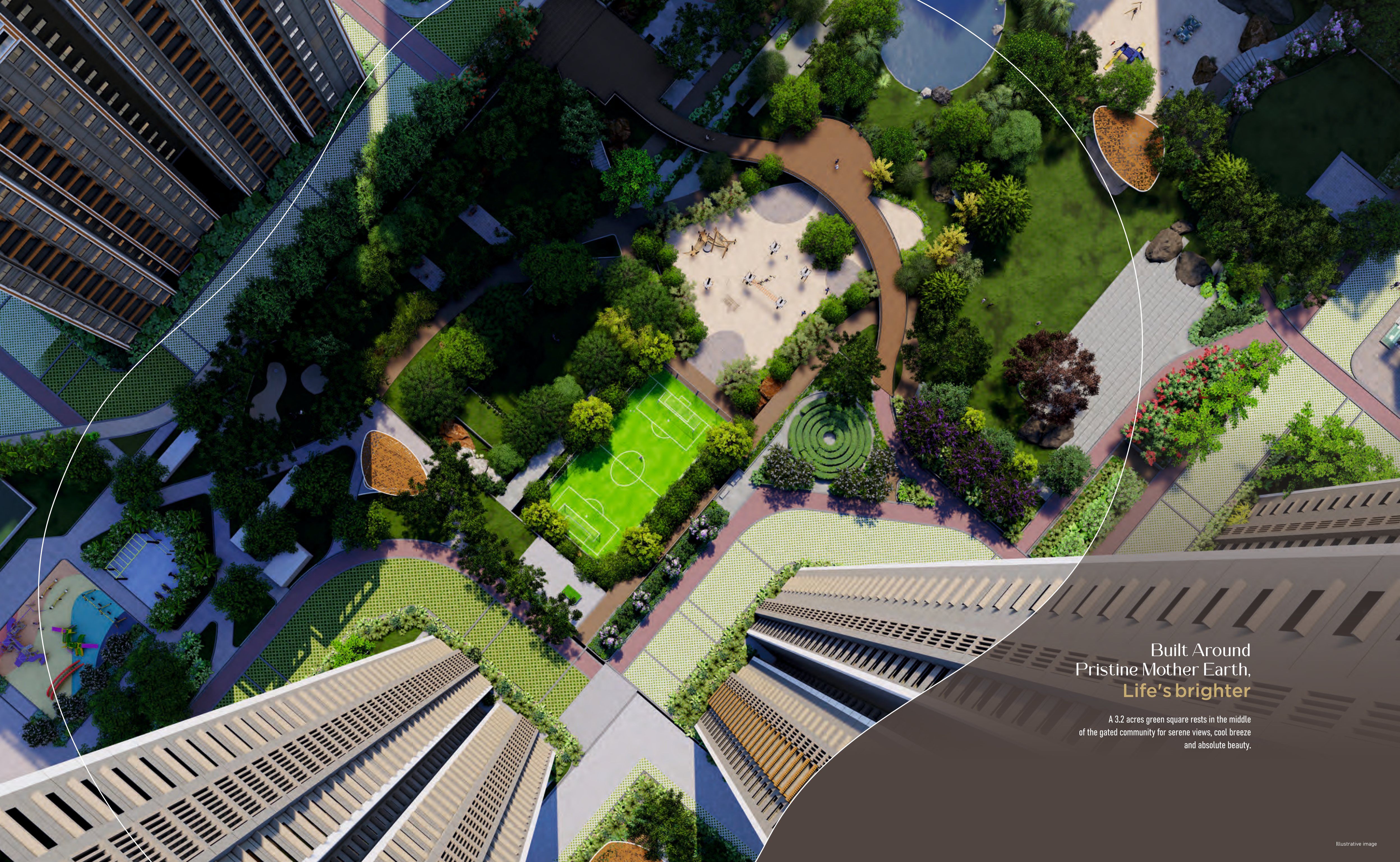
Map not to scale





3 BHKs | 1478 - 2237 Sft.
East, West & North Facing Apts.

With an array of
beautiful choices,
Life's brighter



Built Around
Pristine Mother Earth,
Life's brighter

A 3.2 acres green square rests in the middle
of the gated community for serene views, cool breeze
and absolute beauty.

A CLOSER
LOOK AT

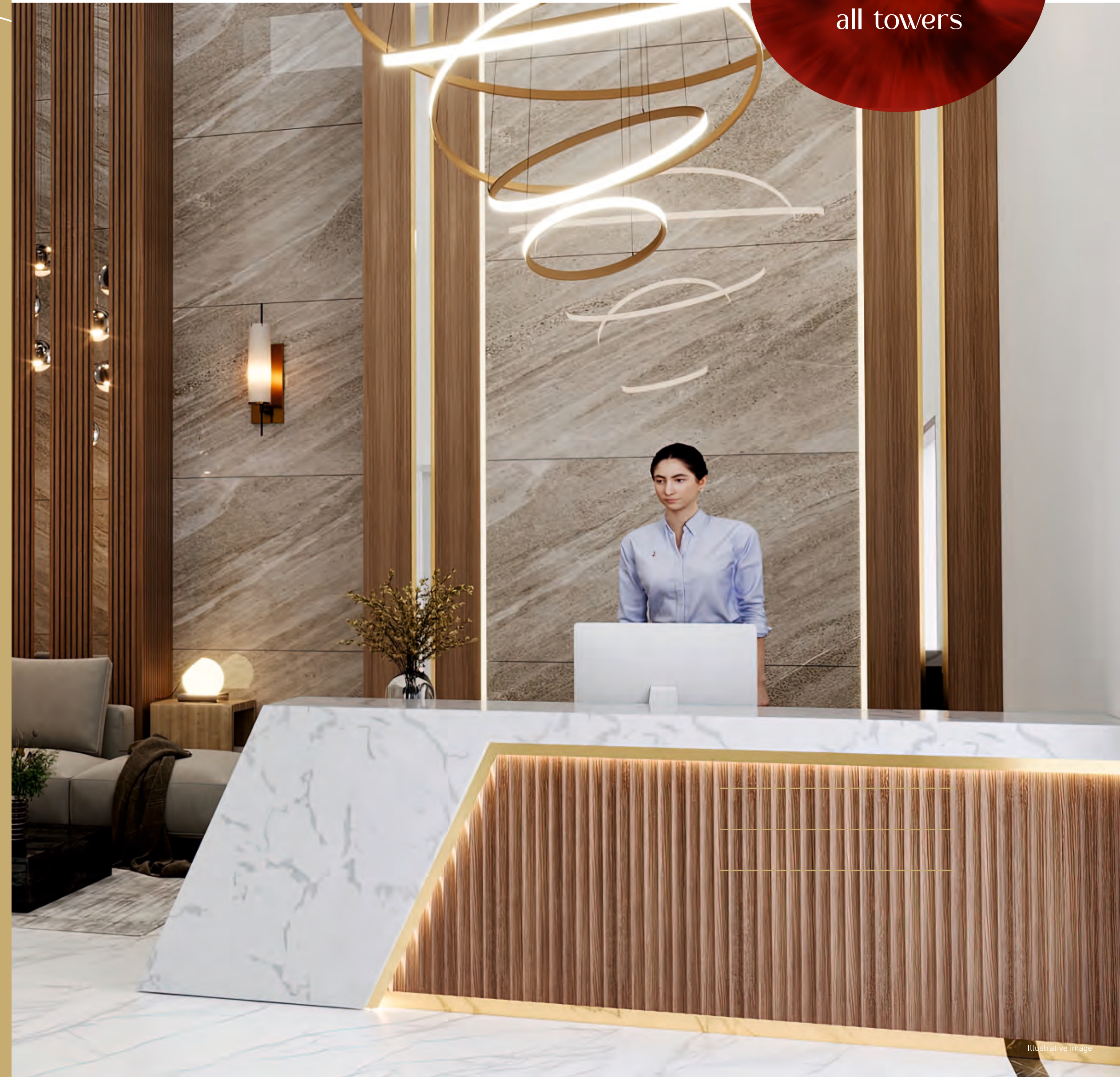
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Sunstone

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MAKE A
GRAND
ENTRANCE

Grand
Reception in
all towers



Elegant
Corridors in
all towers

All speed.
No delay.

6 Hi-speed
automatic passenger elevators

2 Hi-speed
automatic passenger-cum-
service elevators



A solid
first
impression



A CLOSER
LOOK AT



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INSIDE
YOUR
ABODE



Drawing Room

Where conversations
take shape

Living Room

Life unfolds here



A modern dining room featuring a round table with a dark top and gold legs, surrounded by light-colored upholstered chairs. The table is set with plates, glasses, and a vase of dried flowers. The wall behind the table has a repeating geometric pattern and a large circular mirror. A curved light fixture hangs from the ceiling.

Dining Room

Delectable moments, daily



Master Bedroom

Rest in refined comfort





Kids
Bedroom

Dreams grow here



Guest
Bedroom

Welcome warmth for visitors

Bathroom

Your personal sanctuary



Illustrative image

Enthralling Balconies

Breathe in endless views



A CLOSER
LOOK AT



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FIND THE RIGHT SIZE FOR YOU

Unit Plans

Unit Plans

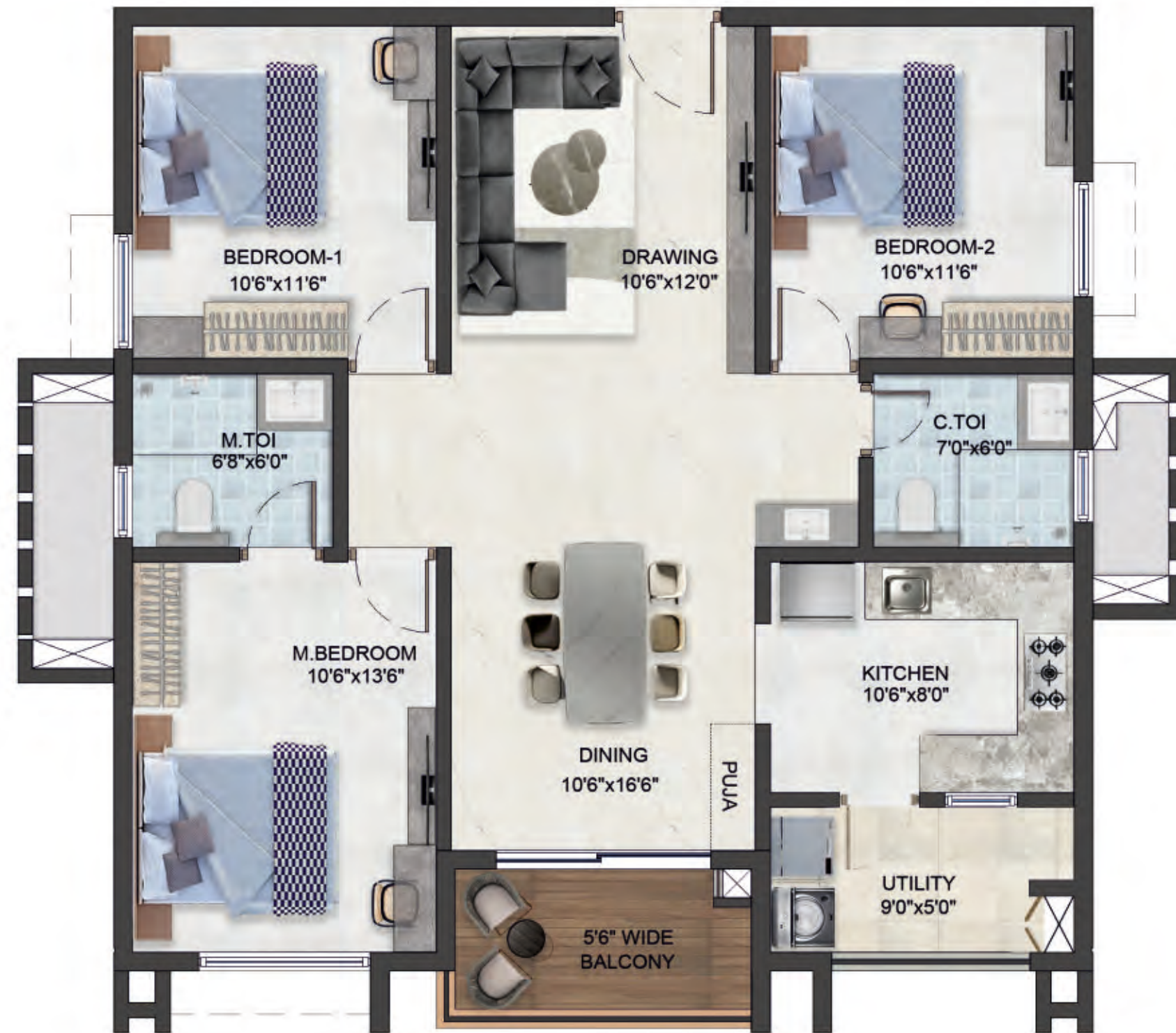
1492 Sft. - 3 BHK + 2 Toilets : East Facing



Tower DEF							
Flat No.	Type of Flat	Facing	Carpet Area (Sft.)	Balcony (Sft.)	Utility (Sft.)	Common Area (Sft.)	Saleable Area (Sft.)
3&4	3 BHK+2TOI	EAST	935	61	60	344	1492

Unit Plans

1496 Sft. – 3 BHK + 2 Toilets : North Facing



Tower ABC

Flat No.	Type of Flat	Facing	Carpet Area (Sft.)	Balcony (Sft.)	Utility (Sft.)	Common Area (Sft.)	Saleable Area (Sft.)
4&5	3 BHK+2TOI	NORTH	948	59	53	345	1496

Unit Plans

1581 Sft. – 3BHK- 2 Toilets + Powder Room : East Facing



Tower ABC

Flat No.	Type of Flat	Facing	Carpet Area (Sf.)	Balcony (Sft.)	Utility (Sft.)	Common Area (Sft.)	Saleable Area (Sft.)
1	3 BHK+2TOI+PW ROOM	EAST	1007	65	55	365	1581

Unit Plans

1806 Sft.- 3 BHK : West Facing



Tower ABC

Flat No.	Type of Flat	Facing	Carpet Area (Sft.)	Balcony (Sft.)	Utility (Sft.)	Common Area (Sft.)	Saleable Area (Sft.)
8	3 BHK	WEST	1165	64	60	417	1806

Unit Plans

1916 Sft. -3 BHK : West Facing



Tower ABC

Flat No.	Type of Flat	Facing	Carpet Area (Sft.)	Balcony (Sft.)	Utility (Sft.)	Common Area (Sft.)	Saleable Area (Sft.)
3	3 BHK	WEST	1247	67	56	442	1916

Unit Plans

2014 Sft. – 3 BHK : East Facing

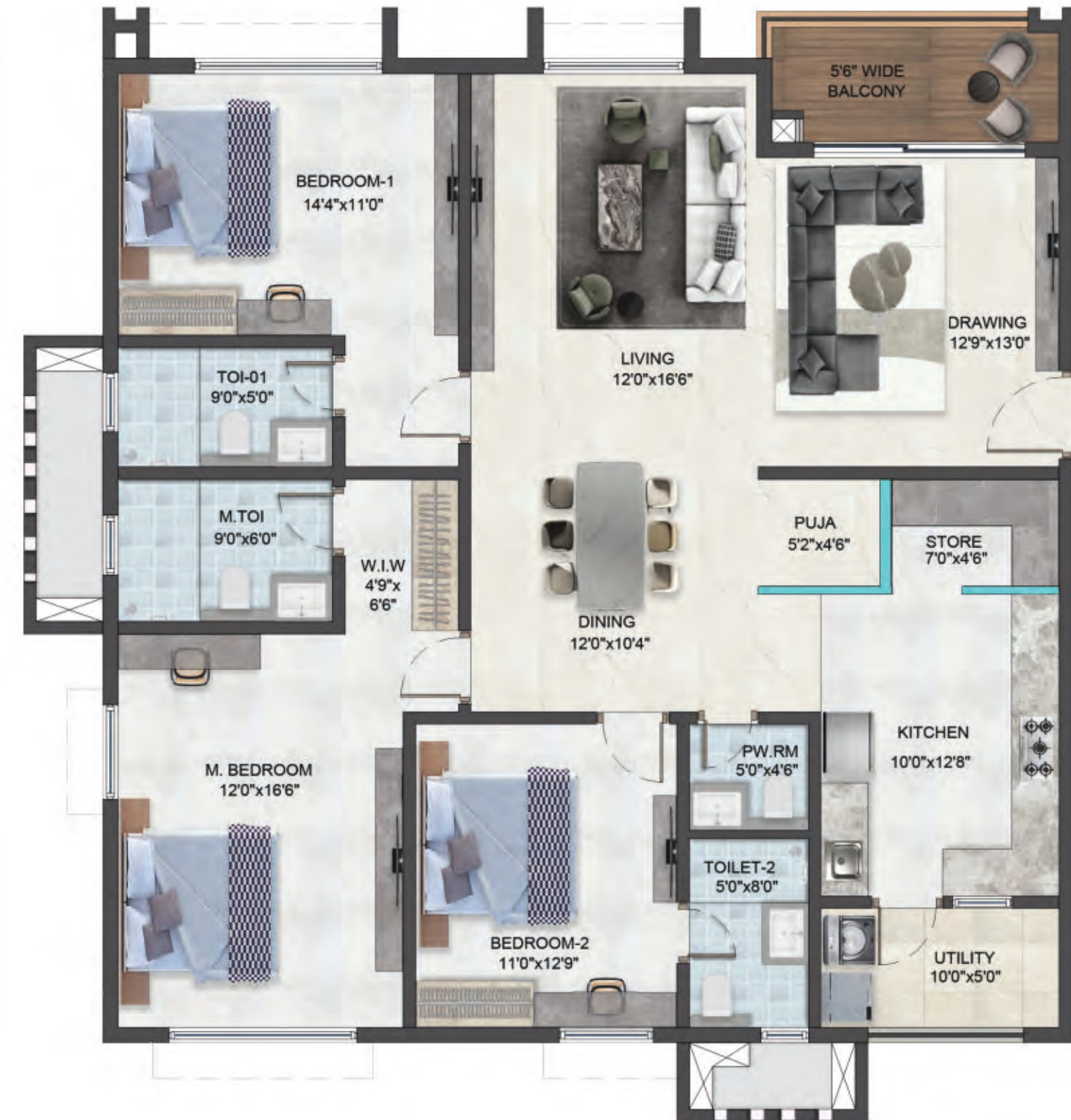


Tower DEF

Flat No.	Type of Flat	Facing	Carpet Area (Sft.)	Balcony (Sft.)	Utility (Sft.)	Common Area (Sft.)	Saleable Area (Sft.)
5	3 BHK	EAST	1322	67	55	465	2014

Unit Plans

2233 Sft. – 3 BHK + Powder Room : East Facing



Tower ABC

Flat No.	Type of Flat	Facing	Carpet Area (Sft.)	Balcony (Sft.)	Utility (Sft.)	Common Area (Sft.)	Saleable Area (Sft.)
7	3 BHK+PW ROOM	EAST	1490	71	50	515	2233

YOUR EXHAUSTIVE UNIT GUIDE

APARTMENT TYPE	FLAT AREA (SFT) (A)	FACING
3BHK+2Toilets	1478	East
3BHK+2Toilets	1492	East
3BHK+2Toilets	1492	West
3BHK+2Toilets	1496	North
3BHK+2Toilets	1570	North
3BHK+2Toilets+Powder Room	1581	East
3BHK+2Toilets+Powder Room	1597	East
3BHK+2Toilets+Powder Room	1601	West
3BHK+3Toilets	1555	West
3BHK+3Toilets	1795	North
3BHK+3Toilets	1806	West
3BHK+3Toilets	1806	East
3BHK+3Toilets	1808	West
3BHK+3Toilets	1916	West
3BHK+3Toilets	1916	East
3BHK+3Toilets	2006	West
3BHK+3Toilets	2014	East
3BHK+3Toilets	2021	West
3BHK+3Toilets	2028	West
3BHK+Powder Room	2233	East
3BHK+Powder Room	2237	West

Site Plan

LEGEND

- ▲ MAIN ENTRY / EXIT
- ▲ SERVICE ENTRY / EXIT
- TOWER DROP OFF / PICKUP

- 01 Entry Portal
- 02 Arrival Court With Pavilion
- 03 Drive Way
- 04 Arrival Lawn
- 05 Flagpost
- 06 Pedestrian Pathways
- 07 Kids' and Toddlers Play area
- 08 Outdoor Gym
- 09 Mini Golf
- 10 Seating Pavilion
- 11 Community Dining
- 12 Barbeque / Picnic Zone
- 13 Multipurpose Court
- 14 Outdoor Table Tennis
- 15 Reflexology Labyrinth
- 16 Adventure Play
- 17 Floating Canopy Walk
- 18 Reading Grove
- 19 Roller Skating
- 20 Rain Garden
- 21 Beach Volleyball Court
- 22 Water Play Cove
- 23 Viewing Deck
- 24 Clearing In The Forest
- 25 Stepped Seating
- 26 Party Lawn
- 27 Swimming Pool
- 28 Basketball Court
- 29 Tennis Court
- 30 Thematic Gardens
- 31 Pickleball Court
- 32 Volleyball
- 33 Pet Park
- 34 Skating Rink
- 35 Community Gathering Lawn
- 36 Yoga Lawn
- 37 Practice Cricket Pitch
- 38 Box Cricket
- 39 Kids' Bicycle Track
- 40 Waiting Plaza For School Bus
- 41 OWC
- 42 Flea Market
- 43 Transformer Yard
- 44 Parking

Map not to scale



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@ DECCAN TOWN
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AT GOPANPALLY - GACHIBOWLI

A CLOSER
LOOK AT

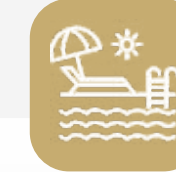


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THE CLUBHOUSE



2 Swimming Pools

Indoor Temperature-
controlled Pool, Outdoor
Pool



Wellness

Fully-equipped Gym,
Aerobics, Yoga, Spa



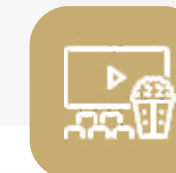
Celebrations

Open Party Deck,
2 Multipurpose Halls,
16 Guest Rooms,
Kitty Party Room



Convenience

Business Lounge, Crèche,
Cafeteria, Library



Entertainment:

Mini Theatre,
Hobby Room

With a clubhouse
beaming full of zest,
Life's brighter



Club @
APARNA
Sunstone

Club @
APARNA
Sunstone

Rear View of Clubhouse



Swimming Pool
Dive into your element



Mini Theatre
For the cinema-holic in you



Fully-equipped
Gym
Where strength
meets your routine



Crèche
Safe hands, happy hearts



Multipurpose Hall

Celebrate in style

A CLOSER
LOOK AT

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Apartments

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AT GOPANPALLY - GACHIBOWLI

SPORTS
CLUB +
COMMERCIAL
HUB

Indoor Sports

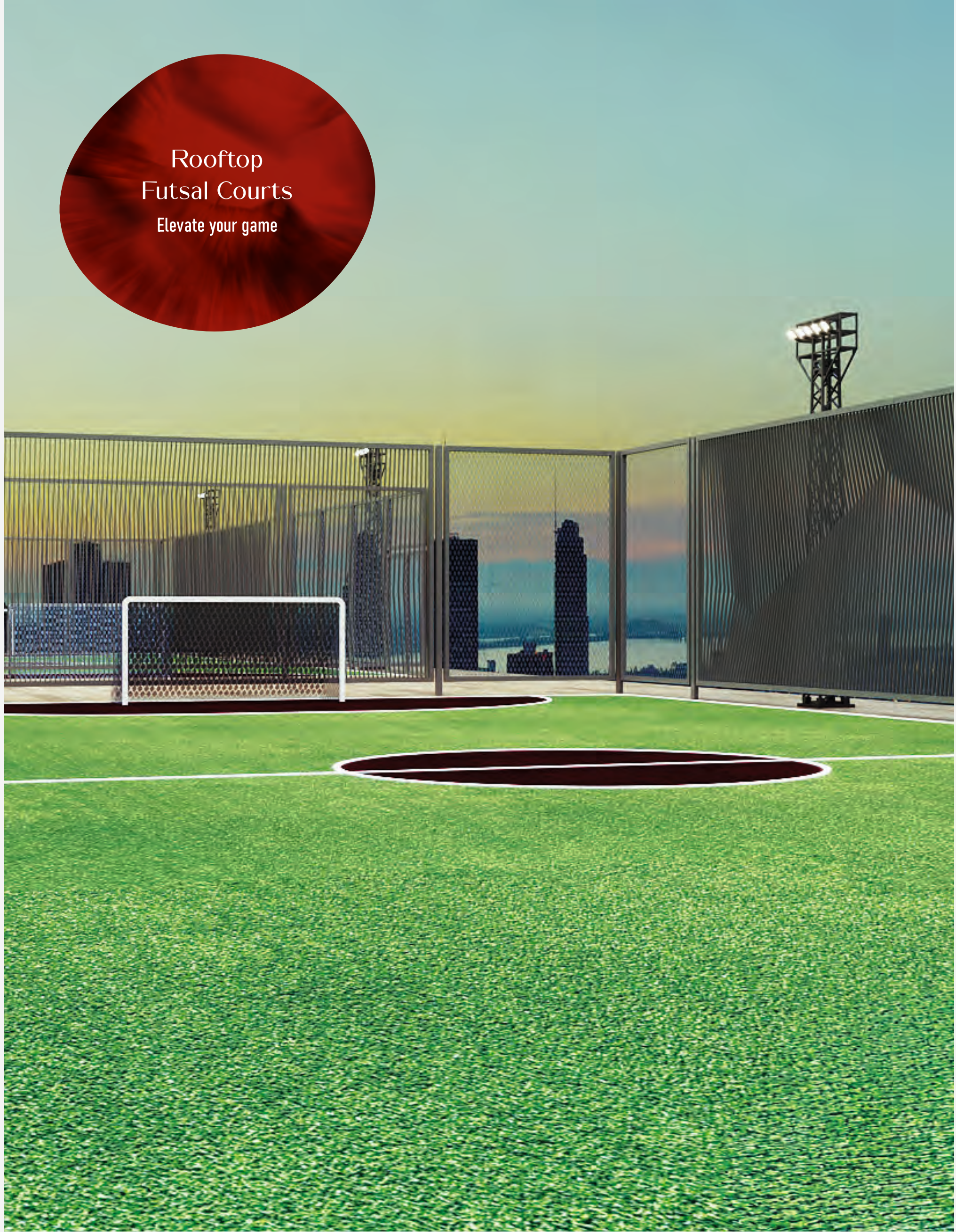
- 2 Squash Courts
- 5 Badminton Courts
- 2 Rooftop Futsal Courts
- Table Tennis
- Billiards Lounge
- Gaming Room
- Chess and Carrom

Convenience

- Supermarket
- Bank
- Clinic
- Pharmacy
- Cafeteria
- Conference Room
- Association Room



Rooftop
Futsal Courts
Elevate your game



Badminton
Courts
Smash, sprint, soar.





Gaming Room
Game on, all day!



Cafeteria
Cuppa & conversations

A CLOSER
LOOK AT



Apartments
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OUTDOOR SPORTS

- Box Cricket
- 2 Cricket Practice Pitches
- 3 Tennis Courts
- 2 Volleyball Courts
- 2 Pickleball Courts
- Kids' Play & Toddler Play Area
- Kids' Cycling Track
- Mini Golf
- Roller Skating Rink
- Skateboarding Arena
- Adventure Play Area
- Outdoor Gym
- Outdoor Table Tennis
- Multipurpose Court



Cricket Practice Net
Box Cricket, Bat, bowl and bask in fun

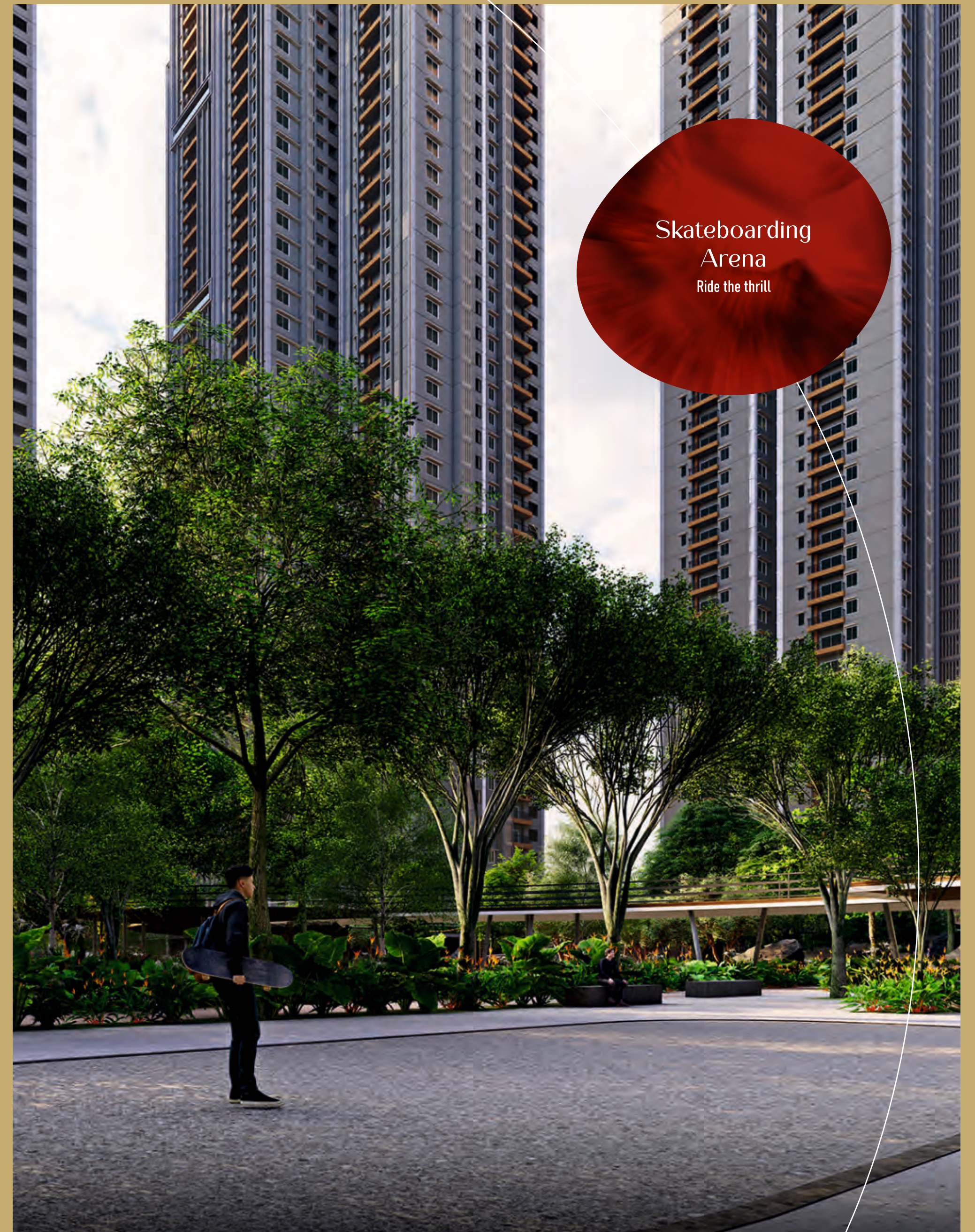


Tennis Courts
Serve, volley and win

Pickleball
Courts
Fun meets agility



Skateboarding
Arena
Ride the thrill





Kids' & Toddlers
Play Area
Safe and secured for
your little ones

Illustrative image



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LIFESTYLE AMENITIES

Pet Park
Play zone for your pets





Private Pond
Your own serene waters

- Yoga Pavilion
- Thematic Gardens
- Pet Park
- Floating Canopy Walk
- Barbeque & Picnic Zone
- Water Play Cove
- Arrival Court With Waterbody
- Pedestrian Pathways
- Party Lawn
- Rain Garden
- Reading Grove
- Stepped Seating
- Labyrinth & Reflexology Walk
- Flea Market
- Community Plaza

Illustrative image



Themed Garden

Nature's best,
uniquely designed

BBQ &
Picnic Zone

Grill & chill with loved ones



Stepped Seating

Perfect views,
perfect gatherings



Illustrative image

Yoga Pavilion

Find your Zen



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PROJECT SPECIFICATIONS

SPECIFICATIONS

1 STRUCTURE

RCC Framed Structure

RCC shear wall framed structure to withstand wind & seismic loads with floor to floor height 3.15M. Concrete blocks for non structural members (Wherever needed)

2 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.

3 DOORS, WINDOWS & RAILINGS

Main Door

Manufactured teak veneered door frame & shutter finished with good quality melamine polish with hardware of reputed make.

Internal Doors

Manufactured hard wood door frame & laminate shutter with hardware of reputed make.

Utility Door

UPVC door frame of reputed profile sections with combination of tinted float glass with aluminium louvers & SS mesh at bottom.

French Doors

UPVC door frame of reputed profile sections, with tinted/clear toughened / HS glass paneled shutters and 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/clear toughened / HS glass with suitable finishes as per design with mosquito mesh for all sliding windows only. (No mosquito mesh for openable windows)

Grills for Windows

Aesthetically designed mild steel (MS) 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.

4 FLOORING

Drawing, Living, Dining, Pooja.

800 x 800 mm size double charged vitrified tiles of reputed make.

All Bedrooms & Kitchen

800 x 800 mm size double charged vitrified tiles of reputed make.

Entrance Lounge

Granite/marble flooring with designer false ceiling.

Bathrooms

PGVT/GVT vitrified tiles of reputed make.

Corridors

Double charged vitrified tile of reputed make.

All Balconies

Rustic GVT vitrified tile of reputed make and granite sill at bottom of the railing.

Utility

Rustic GVT vitrified tile of reputed make and granite coping for ledge.

Staircase

Tandur stone.

5 TILE CLADDING

Dadoing in Kitchen

Glazed vitrified tiles dado up to 2'-0" height above kitchen platform of reputed make (Shall be provided at extra cost).

Bathrooms

Glazed PGVT/ GVT vitrified tile dado up to 8'-0" height of reputed make.

Utility

Glazed GVT vitrified tiles dado upto 3' height of reputed make.

6 KITCHEN

Counter

Granite platform with stainless steel sink. (Shall be provided at extra cost).

Water Provision

Separate municipal water and treated borewell water provision (Not RO only softening).

Other Accessories

Provision for fixing of water purifier, exhaust fan or chimney.

7 UTILITY

Dishwasher/Washing Machine

Provision for washing machine and dishwasher .

8 CP & SANITARY FIXTURES

Bathrooms

Wash basin with granite counter top/under counter.

EWC with concealed cistern of reputed make.

Single lever fixtures with shower of reputed make.

All C.P. fittings are of reputed make.

PVC false ceiling in all bathrooms.

9 ELECTRICAL FIXTURES

Internal Electrical Fixtures

Geysers in all bathrooms (Except powder room).
Exhaust fans in all bathrooms.

Copper piping for air conditioning units for all flats.
Power outlets for air conditioners in all bedrooms & drawing/living room.

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.
Modular 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.

10 TELECOMMUNICATIONS, CABLE TV & INTERNET

Telephone Points

Telephone points in drawing room.

Intercom facility

Intercom facility in drawing room connecting security

Cable TV

Provision for cable connection in drawing/living & bedrooms.

Internet

Internet connection provision in drawing/living & bedrooms.

11 ELEVATORS / LIFTS

Passenger Lifts

Specification: Six high speed automatic passenger liftswith rescue device with V3F for energy efficiency of reputed make for each tower with CCTVs inside the lifts.

Flooring of lift car: Aesthetically designed flooring with granite / marble .

External cladding: marble cladding

Fire/Service lifts

Specification: two high speed automatic passenger cum service lift per block with rescue device with V3F for energy efficiency of reputed make for each tower with CCTVs inside the lifts.

Flooring of lift car: flooring with granite

External cladding: granite cladding

12 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 will 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 each.

13 CAR PARKING

1 BHK

1 car park for each apartment

3BHK+2T, 3 BHK+2T+Powder Room, 3 BHK
2 car parks for each apartment.

3 BHK+Powder Room

3 car parks for each apartment.

Car parking shall be in Cellar 1, 2 & 3 levels.

14 CHARGING POINTS FOR ELECTRIC CARS

One car charging point for electric cars shall be provided for each flat as per vendor's specifications (subject to Govt guidelines).

15 CAR WASHING FACILITY

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

16 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.

17 FACILITIES FOR DIFFERENTLY ABLED

Access ramps at all block entrances shall be provided for differently abled.

18 POWER BACK UP

100% DG set backup with acoustic enclosure & A.M.F

19 SECURITY / BMS

Sophisticated round-the-clock security / surveillance system.

Surveillance cameras at the main security, in open areas as per design and entrance of each block to monitor and also provided CCTVs inside the lifts.

Panic button and intercom is provided in the lifts connected to the security room.

Solar power fencing all round the compound wall.

20 CENTRALIZED BILLING

Billing shall be done for consumption of electricity, water & LPG with prepaid meters system.

21 FIRE & SAFETY

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.

22 LPG

LPG GAS

Supply of gas from centralised gas bank to all individual flats.

23 SOLAR POWER

50 KW Solar Power shall be provided and shall be connected to common area grid for optimization of common area power consumption.

24 SOLAR HOT WATER

Solar hot water shall be provided for all bedroom toilets in 44th floor (Last floor only).

25 CLUBHOUSE & AMENITIES

Grand Entrance Lobby
Multipurpose Hall - 2 Nos
Business Lounge
Temperature-controlled Indoor Pool
Swimming Pool
Kids' Pool
Crèche
Mini Theatre
Hobby Room
Cafeteria
Library
Aerobics
Yoga
Gym
Spa
Guest Rooms - 16 Nos
Open Party Deck
Kitty Party Room
Open Party Deck

26 SPORTS + COMMERCIAL BLOCKS

Grand Entrance Lobby
Squash Courts - 2 Nos
Badminton Courts - 5 Nos
Table Tennis
Billiards
Gaming Room
Chess & Carroms
Futsal Courts - 2 Nos @ Terrace Level
Cafeteria
Supermarket
Bank
Clinic
Pharmacy
Conference Room
Association Room

27 OUTDOOR SPORTS FACILITIES

Multipurpose court - 2 Nos
Kids' Play & Toddler Play area
Outdoor Gym
Mini Golf
Outdoor Table Tennis
Adventure Play
Roller Skating Rink
Skateboarding Arena
Volleyball Court - 2 Nos
Pickleball Court - 2 Nos
Tennis Court - 3 Nos
Basketball Court
Cricket Practice Pitch - 2 Nos
Box Cricket
Kids Cycling Track

28 OTHER FACILITIES

Yoga Pavilion
Thematic Gardens
Pet Park
Floating Kanopy Walk
Barbeque & Picnic Zone
Water Play Cove
Arrival Court with Waterbody
Pedestrian Pathways
Party Lawn
Rain Garden
Reading Grove
Stepped Seating
Labyrinth & Reflexology Walk
Flea Market
Community Plaza



A legacy of trust, quality and excellence

Relentless QC: Better, stricter quality Standard Operating Procedures (SOPs) with each project

Backward Integration: Specialized R&D and manufacturing of building materials to ensure highest quality

Pioneering Project-management: Safety systems, energy management, maintenance SOPs, emergency protocols, etc.

Destination Creation: Transformed Nallagandla and Gundlapochampally into iconic residential destinations

Record On-time Deliveries: Even in face of 2008 recession and COVID pandemic

Constant Evolution: Adopting newer trends in design, tech and lifestyle preferences faster

- Aparna's maiden residential apartment project launched in 1996
- Aparna Senior Valley – 1st villa project launched in 2004
- Aparna Sarovar, launched in 2007, laid the foundation to transform Nallagandla into a cosmopolitan destination
- Transformed Gudlapochampally (Kompally) into a modern residential hub with Aparna Kanopy cluster of projects
- Launched Aparna Sarovar Grande, TS / AP's 1st IGBC Platinum Rated Green project in 2012
- Launched operations in Bengaluru in 2015 and Vijayawada in 2017
- Launched Aparna Sarovar Towers, Nallagandla's tallest towers @ 50 floors in 2024
- Over 54 projects delivered till date to 22,000+ families

Some of our completed iconic projects

