

TS RERA P02400007148



A lifestyle to
match your stature

APARNA sarovar
TOWERS
APARTMENTS @ NALLAGANDLA
SHEER SOPHISTICATION

The tallest towers in Nallagandla

2 Cellars

+

4 Podiums

+

Amenities Floor

+

50 Residential Floors



The tallest towers in Nallagandla

3 Towers

50 floors each

5.25 Acres

Ascend to unparalleled luxury at

Aparna Sarovar Towers, the

pinnacle of grandeur in

Nallagandla. Each of the three

majestic towers, standing regally

at 50 floors, beckons

connoisseurs of extravagance.

Designed with meticulous

precision, this gated community

is a testament to a lifestyle that

mirrors your unparalleled

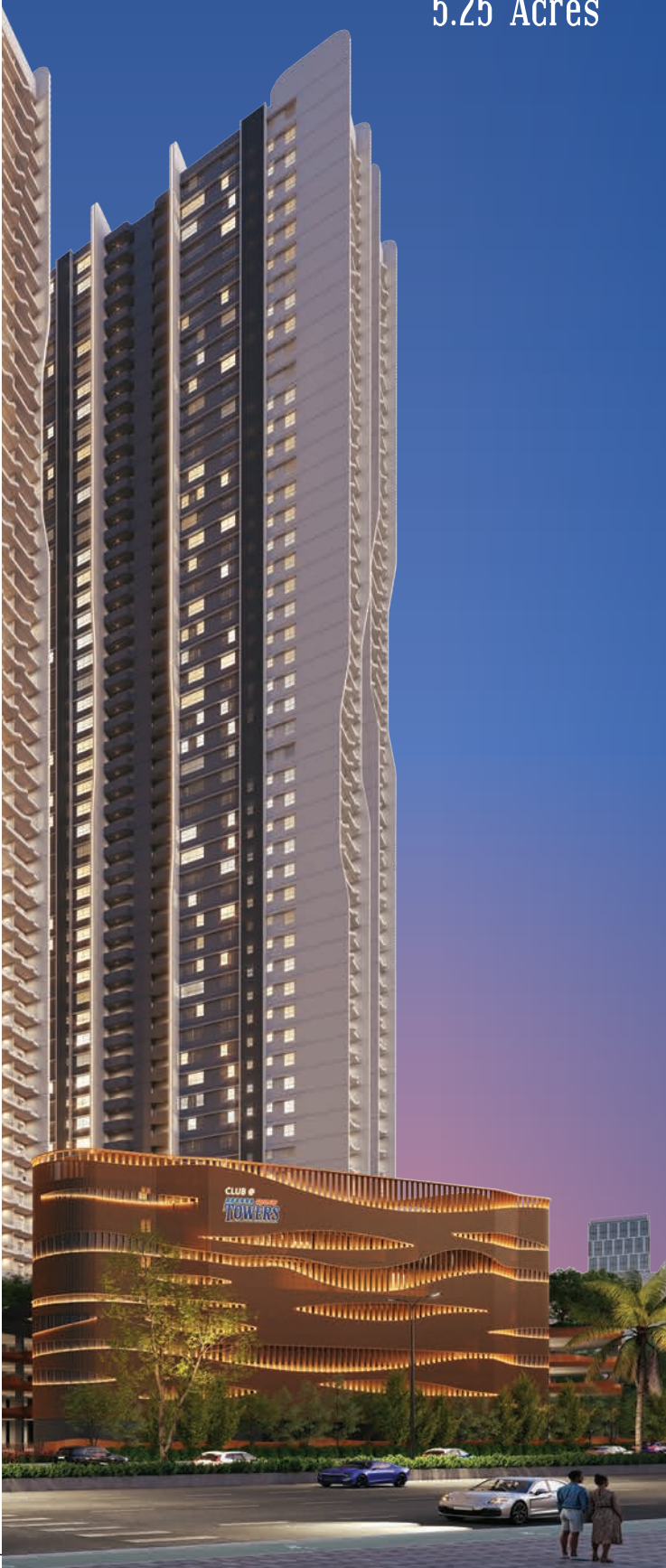
stature. Immerse yourself in

opulence, where every detail is a

brushstroke of refinement, and

bask in the splendour of living at

the peak of indulgence.





585 Apartments

2878 - 3700 Sft.

3BHK + Maid Room

4 BHK + Maid Room

Expansive living rooms*



Step into a realm where every facet of existence radiates extravagance

— a residence where the pinnacle of sophistication intertwines

seamlessly with a lifestyle beyond compare. Welcome to a world where

the extraordinary is simply the beginning.

*Available in select sizes only. Image used for illustrative purpose only.



Dedicated vehicle-free amenities floor

Night view*

*Image used for illustrative purpose only.

CLUB @ APARNA sarovar TOWERS

A club life
to match
your stature

52,932 Sft.
Clubhouse

- Temperature-controlled Swimming Pool
- Kids' Pool
- Hobby Room
- Preview Theatre
- Gym
- Cardio / Fitness Studio
- Guest Rooms- 07 Nos.
- Café Lounge
- Clinic
- Pharmacy
- Conference Room



- Banquet Hall
- Grocery Store
- Bank / ATM
- Business Lounge
- Crèche



*Image used for illustrative purpose only.

World-class indoor sports

- Squash Court
- Badminton Courts
- Billiards Lounge
- Table Tennis
- Board Games



Elevate your outdoor game

- Tennis Court
- Multipurpose Court
- Cricket Pitch
- Board Games
- Multipurpose Area
- Kids' Play Area
- Outdoor Gym
- Walking Trail



*Image used for illustrative purpose only.

Exciting pet park

for your little buddies

A curation
of the finest
lifestyle
amenities,
just for you.

- Art Zone
- Lawn
- Hobby Room
- Pet Park
- Yoga Lawn
- Reading Nook
- Working Pad
- Reflexology Path
- Party Lawn
- Tree Court with Seating
- Flea Market
- Reflective Water Body





*Image used for illustrative purpose only.

APARNA sarovar
TOWERS
APARTMENTS @ NALLAGANDLA
SHEER SOPHISTICATION

Thoughtfully
planned and
designed
to match
your stature.



Site layout with dedicated amenities floor



1. Main Entry
2. Main Exit
3. Lawn
4. Water Body
5. Stepped Seating
6. Cricket Pitch
7. Board Games
8. Tennis Court
9. Yoga Lawn
10. Outdoor Gym
11. Crèche
12. Working Pad
13. Reflective Water Body
14. Multipurpose Court
(Futsal / Basketball)
15. Tree Court with Seating
16. Outdoor Kids' Play Area
17. Multipurpose Area
(Skating/ Dining/ Cultural Activities)
18. Party Lawn
19. Pergola Deck
20. Seating Nook
21. Walking Trail
22. Lift and Staircase
23. Reflexology Path
24. Pet Park
25. Flea Market
26. Clubhouse Dropoff
27. Vehicular Driveway
28. HSD Yard
29. Club Swimming Pool
30. Kids' Pool
31. Paddle Pool
32. Pool Deck
33. Kids' Play Area
34. Old Folks Corner
35. Art Zone
36. Hobby Room
37. Reading Nook
38. Bus Bay
39. Pergola with Seating

Short walk
to upcoming
Aparna NEO Mall
& Multiplex

Unparalleled connectivity

from Nallagandla Hi-street

Close to major IT workplaces

- Wipro – 9 mins
- Microsoft – 13 mins
- Infosys – 18 mins

Quick railways access

- Lingampally Railway Station - 2 Kms

Easy airport access

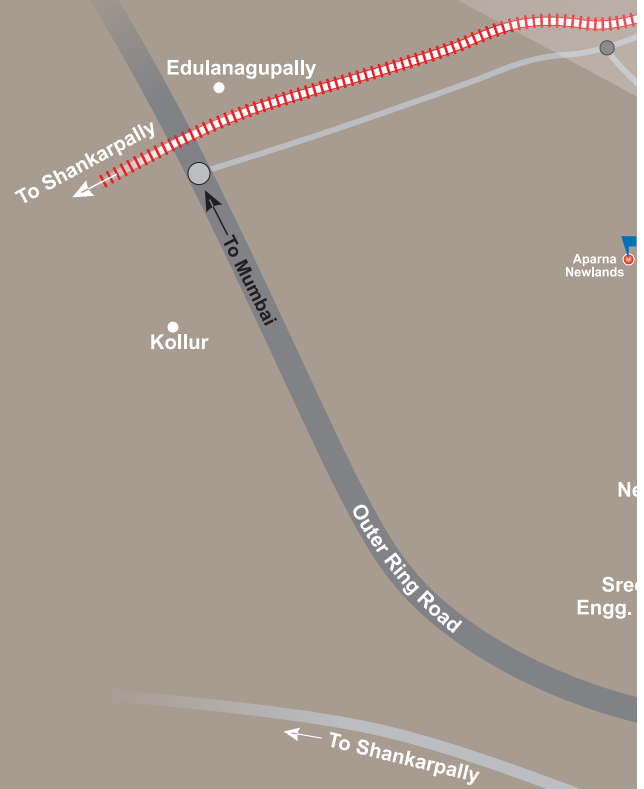
- RGI Airport - 45 mins



The tallest in Nallagandla

50 Floor Hi-rise Towers | 2878 - 3700 Sft.
3 BHK + Maid Room & 4 BHK + Maid Room

Scan QR for
location map



Top schools nearby

- Sancta Maria School – 8 mins
- Glendale School – 10 mins
- Vista School – 12 mins
- Oakridge School – 18 mins
- Delhi Public School – 22 mins

Major supermarkets nearby

- D-Mart – 2 mins
- Ratnadeep – 3 mins

Corporate hospitals nearby

- Citizens Multispecialty Hospital – 3mins
- Continental Hospital – 14 mins
- Star Hospitals – 17 mins

Great hotels nearby

- Le Meridien Hotel – 20 mins
- Radisson Hitec Hotel – 22 mins
- Novotel Hotel – 28 mins

**Distances and ETAs approx as per Google Maps*



TOWER A





Flat No. 3

Type 4 BHK + Maid

Facing East

Carpet Area 2055 Sft.

Balcony 283 Sft.

Utility 87 Sft.

Saleable Area 3348 Sft.

Flat No. 4

Type 4 BHK + Maid

Facing East

Carpet Area 2055 Sft.

Balcony 283 Sft.

Utility 87 Sft.

Saleable Area 3348 Sft.



Flat No. 1
Type 3 BHK+Maid
Facing West
Carpet Area 1783 Sft.
Balcony 164 Sft.
Utility 132 Sft.
Saleable Area 2878 Sft.

Flat No. 2
Type 3 BHK+Maid
Facing West
Carpet Area 1783 Sft.
Balcony 164 Sft.
Utility 132 Sft.
Saleable Area 2878 Sft.



Flat No. 3
Type 3 BHK+Maid
Facing East
Carpet Area 1760 Sft.
Balcony 270 Sft.
Utility 50 Sft.
Saleable Area 2878 Sft.

Flat No. 4
Type 3 BHK+Maid
Facing East
Carpet Area 1760 Sft.
Balcony 270 Sft.
Utility 50 Sft.
Saleable Area 2878 Sft.



Flat No. 1
Type 4 BHK + Maid
Facing West
Carpet Area 2383 Sft.
Balcony 189 Sft.
Utility 115 Sft.
Saleable Area 3700 Sft.

Flat No. 2
Type 4 BHK + Maid
Facing West
Carpet Area 2383 Sft.
Balcony 189 Sft.
Utility 115 Sft.
Saleable Area 3700 Sft.



Flat No. 3
Type 4 BHK + Maid
Facing East
Carpet Area 2347 Sft.
Balcony 288 Sft.
Utility 53 Sft.
Saleable Area 3700 Sft.

Flat No. 4
Type 4 BHK + Maid
Facing East
Carpet Area 2347 Sft.
Balcony 288 Sft.
Utility 53 Sft.
Saleable Area 3700 Sft.

UNIT PLANS

West Facing

3 BHK+Maid

2878 Sft.



Type 3 BHK + Maid

Facing West

Carpet Area 1783 Sft.

Balcony 164 Sft.

Utility 132 Sft.

Saleable Area 2878 Sft.



East Facing

3 BHK+Maid

2878 Sft.



Type 3 BHK + Maid

Facing East

Carpet Area 1760 Sft.

Balcony 270 Sft.

Utility 50 Sft.

Saleable Area 2878 Sft.

UNIT PLANS

West Facing

4 BHK+Maid

3348 Sft.



Type 4 BHK + Maid

Facing West

Carpet Area 2187 Sft.

Balcony 169 Sft.

Utility 70 Sft.

Saleable Area 3348 Sft.



*Map not to Scale

East Facing

4 BHK+Maid

3348 Sft.



Type 4 BHK + Maid

Facing East

Carpet Area 2055 Sft.

Balcony 283 Sft.

Utility 87 Sft.

Saleable Area 3348 Sft.



West Facing
4 BHK+Maid
3700 Sft.



Type 4 BHK + Maid
Facing West
Carpet Area 2383 Sft.
Balcony 189 Sft.
Utility 115 Sft.
Saleable Area 3700 Sft.



*Map not to Scale

East Facing

4 BHK+Maid

3700 Sft.



Type 4 BHK + Maid

Facing East

Carpet Area 2347 Sft.

Balcony 288 Sft.

Utility 53 Sft.

Saleable Area 3700 Sft.

SPECIFICATIONS

	Description	Specification
1	STRUCTURE	
	RCC Framed Structure	R.C.C. shear wall framed structure to withstand wind & seismic loads with floor to floor height 3.30m 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 wood door frame and veneer shutter finished with good quality polish and hardware of reputed make with biometric enabled door handle
	Internal Doors	Manufactured hardwood door frame and veneer shutter finished with good quality polish and hardware of reputed make
	Toilet Doors	Manufactured hardwood door frame and veneer shutter finished with good quality polish on outer side & laminated inner side with hardware of reputed make
	Utility Door	Aluminium door frame of reputed profile sections with combination of tinted float glass with Aluminium louvers & SS mesh at bottom
	French Doors	Aluminium door frames with clear / tinted float glass panelled sliding shutters with provision of mosquito track and designer hardware of reputed make (Mosquito mesh will be provided at extra cost)
	Windows	Aluminium framed clear / tinted float glass sliding window / casement window with designer hardware of reputed make & with mosquito mesh for sliding windows only (No mosquito mesh for openable windows)
	Safety 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	Aesthetically designed glass railing with SS / aluminium for handrail
4	ENTRANCE LOUNGE & LIFT LOBBIES	
	Flooring & Skirting	Imported marble flooring & skirting
	False Ceiling	Aesthetically designed false ceiling
5	DRAWING ROOM / LIVING & DINING ROOM	
	Flooring & Skirting	800 X 1200mm size premium quality double charged vitrified tiles of reputed make
6	MASTER BEDROOM / BEDROOMS	
	Flooring & Skirting	800 X 1200mm size premium quality double charged vitrified tiles of reputed make
7	KITCHEN	
	Flooring & Skirting	800 X 1200mm size double charged vitrified tiles of reputed make
	Counter	Granite platform with stainless steel sink (Shall be provided at extra cost)
	Dado	Glazed vitrified tiles dado up to 2'-0" height above kitchen platform of reputed make (Shall be provided at extra cost)
	CP Fittings	Reputed make fittings
	Water Provision	Separate municipal water and treated bore well water provision (Not RO only softening)
	Water Purifier, Exhaust Fan & Chimney.	Provision for fixing of water purifier, exhaust fan or chimney
8	TOILETS & POWDER ROOM	
	Flooring	600 X 600mm / 600 X 1200mm GVT vitrified tiles of reputed make
	Dado	600 X 600mm / 600 X 1200mm Polish glazed / matt vitrified tiles as per design
	Sanitary Fixtures	EWC with concealed cistern of reputed make Wash basin with granite counter top / under counter Single lever fixtures with shower of reputed make
	CP Fittings	All C.P. fittings are of reputed make
	Shower Partition	Glass shower partitions of reputed make (except powder room) PVC false ceiling in all bathrooms
9	BALCONY / SIT-OUT	
	Flooring & Skirting	600 X 600mm / 600 X 1200mm GVT vitrified tiles of reputed make
10	UTILITY	
	Flooring	600 X 600mm Flooring with GVT vitrified tiles of reputed make
	Dado	600 X 600mm Vitrified tiles up to sill height
	Dishwasher/Washing Machine	Provision for dish washer and washing machine
11	MAID ROOM	
	Flooring	Vitrified tile flooring
	TV Point	Plug points for TV in maid room
12	MAID TOILETS	
	Flooring	Flooring with GVT vitrified tiles
	Dado	Dado with ceramic tiles up to door height
	Sanitary & CP Fittings	Sanitary and CP fittings of reputed make
13	STAIRCASE FLOORING	Polished tandoor stone / granite
14	BALCONY & UTILITY LEDGE COPING	Granite sills shall be provided for all balconies & utility ledges
15	AIR CONDITIONING	
	Air Conditioning	Drain, Copper piping & power supply for VRV air conditioning System shall be provided (Indoor & outdoor units shall be customer's scope)

16 ELECTRICAL FIXTURES				
Internal Electrical Fixtures	Geysers in all bathrooms (Except powder room & maid's toilet)			
	Exhaust fans in all bathrooms			
	3 phase supply for each unit with individual meter board			
	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 oven, mixer / grinder in kitchen, washing machine and dish washer in utility area			
17 TELECOMMUNICATIONS, CABLE TV & INTERNET				
Telephone Points	Telephone point 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			
18 ELEVATORS / LIFTS				
Passenger Lifts	Specification	Four high speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make for each tower with CCTV inside the lifts		
	Flooring of Lift Car	Aesthetically designed flooring with imported marble/granite		
	External cladding	Imported marble/granite cladding		
Fire / Goods lift	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 inside the lifts		
	Flooring of Lift Car	Flooring with granite / marble		
	External cladding	Granite cladding		
19 CAR PARKING				
3BHK + Maid	3 Car parks for each apartment			
4BHK + Maid	3 Car parks for each apartment			
20 CHARGING POINTS FOR ELECTRICAL CARS				
	One car charging point shall be provided for each apartment as per vendor's specifications (Subject to Govt. guidelines)			
21 CAR WASHING FACILITY	Car washing facility shall be provided as per the vendor's specifications			
22 FACILITIES FOR DIFFERENTLY-ABLED				
	Access ramps at all block entrances shall be provided for differently-abled			
23 POWER BACK UP	100% DG set backup with acoustic enclosure & A.M.F			
24 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 landscaping and flushing purposes			
	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			
25 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 around the compound wall			
	Surveillance cameras at the main security, in open areas as per design and entrance of each block to monitor and CCTV's inside the lifts			
26 CENTRALIZED BILLING	Billing shall be done for consumption of electricity, water & LPG with prepaid meters system			
27 PARKING MANAGEMENT	Entire parking is well designed to suit the number of car parks. Provision of parking signages and equipment at required places to ease of traffic flow			
28 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			
29 LPG	Supply of gas from centralised Gas Bank to all individual flats with gas meters			
30 SOLAR POWER	50KW Solar power is provided and is connected to common area grid for optimisation of common area power consumption			
31 SOLAR HOT WATER	Solar hot water shall be provided for all bedroom toilets in 50th floor (Last floor only)			
32 CLUBHOUSE & AMENITIES				
	Banquet Hall	Grocery Store	Bank / ATM	Business Lounge
	Kids' Pool	Hobby Room	Preview Theatre	Swimming Pool (with Temperature Control)
	Cardio / Fitness Studio	Gym	Guest Rooms - 07 Nos.	Café Lounge
	Clinic	Pharmacy	Conference Room	Utility Office
Indoor Sports Facilities	Table Tennis	Billiards Lounge	Squash Court - 01 No.	Badminton Courts - 02 Nos.
	Indoor Board Games			
Outdoor Sports Facilities	Tennis Court	Multipurpose Court	Cricket Pitch	Board Games
	Multipurpose Area	Kids' Play Area	Art Zone	Hobby Room
	Yoga Lawn	Outdoor Gym		
Other Facilities	Crèche	Working Pad	Walking Trail	Party Lawn
	Flea Market	Stepped Seating	Lawn	Pet Park
	Reading Nook	Pergola with Seating	Reflexology Path	Seating Nook
	Pergola Deck	Tree Court with Seating	Reflective Water Body	

APARNA sarovar
TOWERS
APARTMENTS @ NALLAGANDLA
SHEER SOPHISTICATION



APARNA INFRAHOUSING PRIVATE LIMITED

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Road No.1, Banjara Hills, Hyderabad - 500 034
www.aparnaconstructions.com



Scan QR for
more details



Scan QR for
location map



Aparna Sarovar Towers @ Nallagandla is a
Pre-certified IGBC Gold Rated Green Project



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*Conditions Apply. Distances indicated are approximate. Images used are for illustrative purpose only.
All norms, requirements pertaining to environment, fire services, GHMC rules and regulations have
been adhered to while designing Aparna Sarovar Towers.

