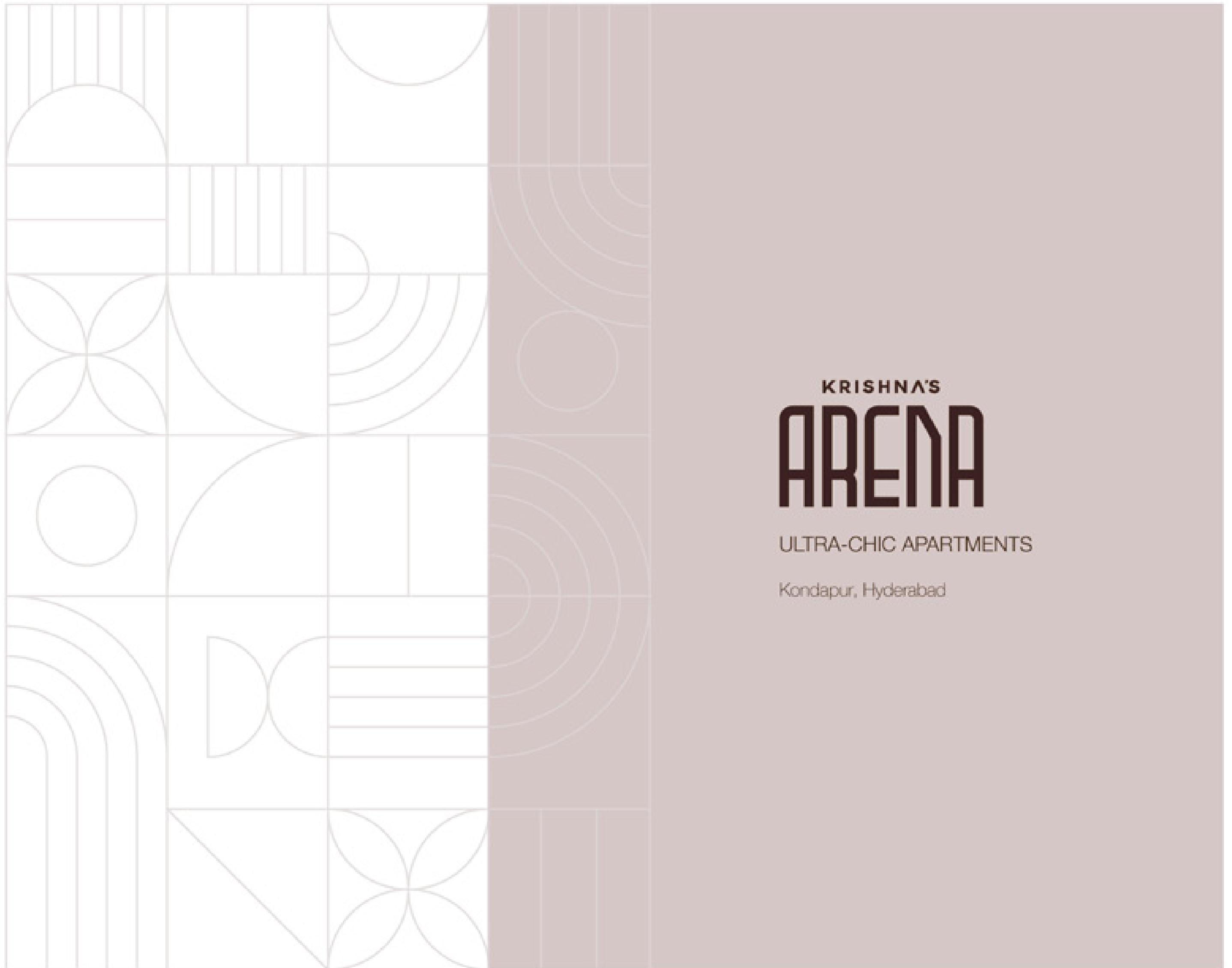


LUXE.
GREEN.
LIMITED-
EDITION.

KRISHNA'S
ARENA





KRISHNA'S
ARENA

ULTRA-CHIC APARTMENTS

Kondapur, Hyderabad



Krishna's Arena is an opportunity to live an idyllic lifestyle in a buzzing part of the city. It's a gated community that redefines contemporary living with its luxe, green, chic apartments and state-of-the-art amenities.

LUXE. GREEN. LIMITED EDITION.

- 64 CURATED 4BHK UNITS
- BEST-IN-CLASS CLUBHOUSE
- MANICURED TERRACE GARDENS
- COMMITMENT TO CREATING A GREEN COMMUNE





WHERE LUXURY MEETS CONVENIENCE

- Niche gated community project
- Amid Hyderabad's IT neighbourhood
- Corner plot abutting 120 feet wide road
- Single, majestic tower spanning 20 floors
- 64 exquisite 4BHK corner units
- Units that feel like villas in the air
- Amenities second to none
- Abundant car parking on three levels



A FULL
-SENSORY
EXPERIENCE
AWAITS
YOU.
INSIDE
& OUT.



KRISHNA'S ARENA YOUR HOME, YOUR RETREAT, YOUR SANCTUARY.

Within the vibrant Kondapur neighbourhood, Krishna's Arena is the Address of choice for those seeking a rarefied world rich in lifestyle experiences and amenities. The term "a good neighbourhood" has never held so much promise.



A unique corner site in the sought-after hub of Hyderabad in Kondapur, not far away from multi-award winning Botanical Garden and sprawling Pala Pitta Cycling Park.

About Botanical Garden: The Garden sits on 120 acres of land in the Kothaguda Reserve Forest. This Garden's paved walkways take you through the 19 'vanams' organized by species and purpose. It's a walk away from your sanctuary and houses 600 species of plants including fruit trees, aquatic plants, and medicinal plants. It also features rock formations and water bodies.



AMENITIES LAYOUT

MAIN ROAD



AN ODE TO GREEN

- Lush green landscaping
- Elaborate terrace garden
- Green areas in balconies
- Solar power for common areas
- Per-flat electric car charging provision
- Building energy management system
 - Per-flat municipal and bore water meters
 - Per-flat metered piped gas provision
- Rainwater harvesting system for ground water recharge
- Treated sewage water reuse for landscaping and flushing
- A commitment to create an earth friendly commune with IGBC Gold Certification



- | | | | | | |
|-------------------|-----------------------------|------------------------|------------------------------|--------------------------|----------------------------------|
| 1. MAIN ENTRY | 6. EPDM PLAY AREA | 11. REFLEXOLOGY ZONE | 16. AMPHITHEATER | 21. CENTRALISED GAS BANK | 26. FEATURE WALL WITH WATER BODY |
| 2. SECURITY KIOSK | 7. CLIMBING WALL | 12. YOGA DECK | 17. PARTY LAWN | 22. CAR WASH | 27. 7.0M WIDE FIRE DRIVEWAY |
| 3. CNC PYLONS | 8. BOUNDARY AVENUE PLANTING | 13. GRID PLANTING | 18. FITNESS STATION | 23. EXIT | 28. BADMINTON COURT |
| 4. JOGGING TRACK | 9. BASKETBALL PLAY AREA | 14. SANDPIT | 19. LAWN | 24. VISITOR CAR PARKING | 29. MOUND WITH SCULPTURE |
| 5. SEATING | 10. GENERATOR SET | 15. STAGE WITH PERGOLA | 20. SEATING AREA FOR ELDERLY | 25. GRANITE PAVING | 30. PERGOLA COVERED RAMP |

ALL-ROUND LANDSCAPING



TERRACE GARDEN



Barbeque Lawn



Party Area



Open Parking



Open Gym



Gym



Swimming Pool



Mini-theatre



Multipurpose Hall

FOR
YOUR
FAMILY



Table Tennis



Pool



Games Lobby and Chess



Carom and Football

FOR
YOUR
KIDS





EACH
APARTMENT
METICULOUSLY
DESIGNED
WITH
YOU
IN MIND.



Living Area

FROM YOUR LIVING ROOM
TO YOUR GARDEN
IN ONE STEP



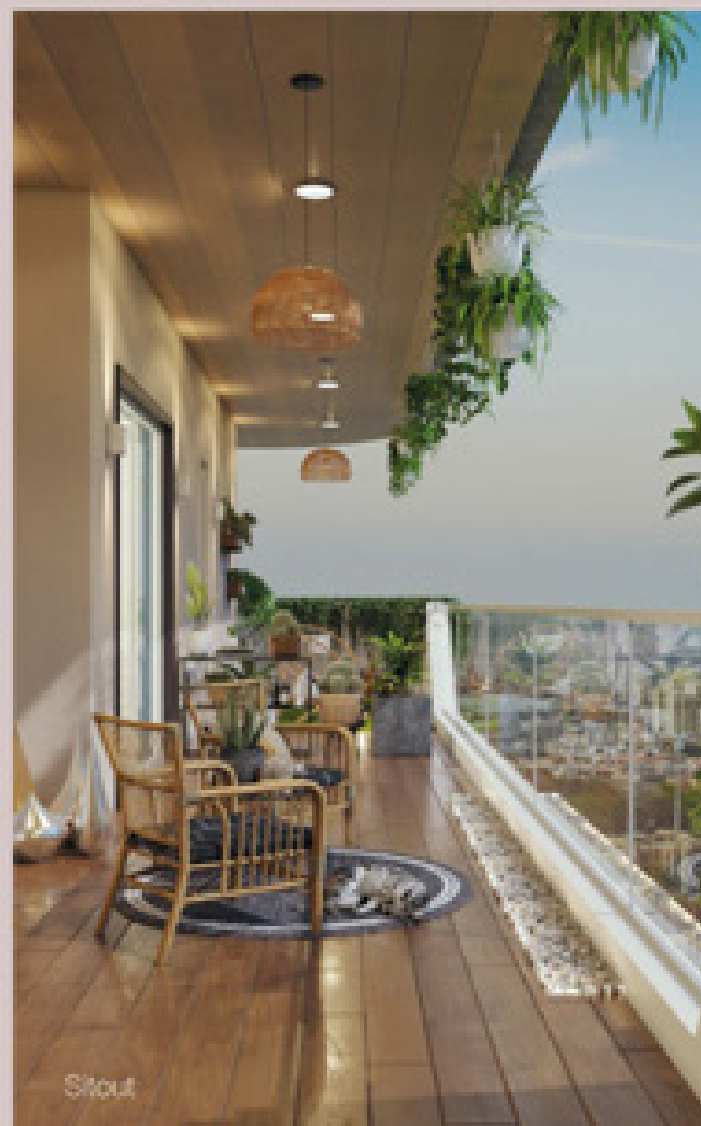
Bedroom



Kitchen



Bathroom



Sitout



Garden Area

Privacy of a villa
Unmatched ventilation and lighting
Uninterrupted balconies around the entire perimeter
Designated garden area in every unit

Bedrooms that extend seamlessly into balconies

Luxurious Grohe/Kohler bath fittings

Large floor tiles

100% power backup for flats

Concealed copper piping for AC units

Concealed serviceable plumbing lines and AC ODUs

TYPICAL FLOOR PLAN

(2nd to 17th floor)

TYPE 1 - EAST ENTRY
3247 sft



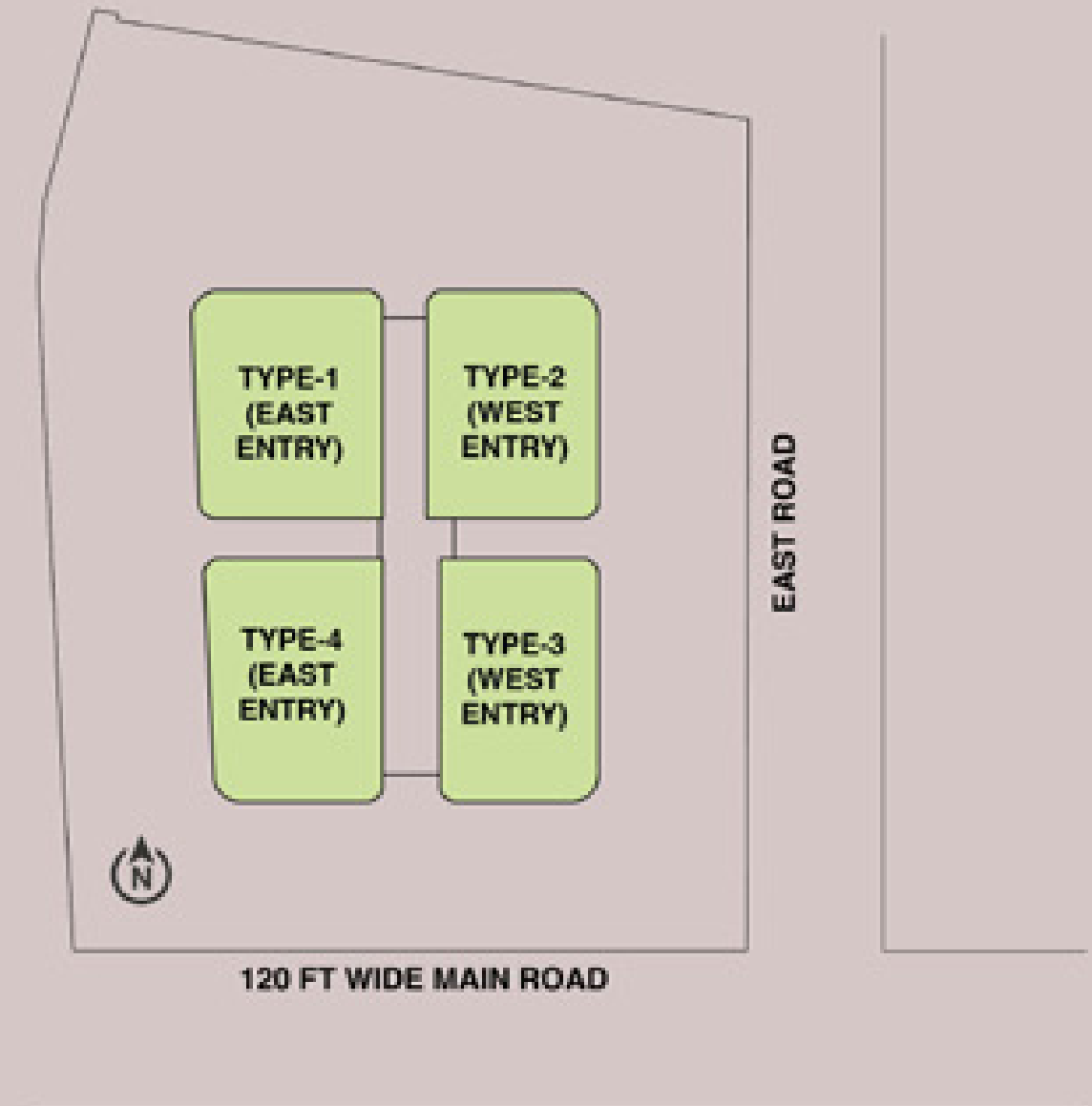
TYPE 2 - WEST ENTRY
3042 sft



TYPE 4 - EAST ENTRY
3222 sft



TYPE 3 - WEST ENTRY
2995 sft

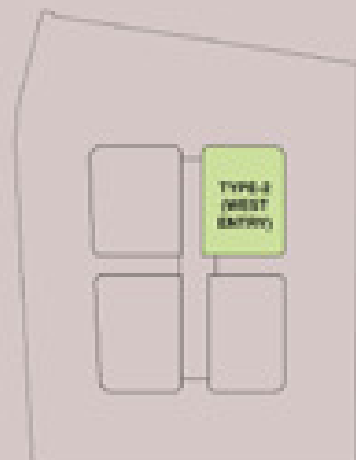


AREA STATEMENT						
TYPE	CARPET AREA	OUTER WALL AREA	EXCLUSIVE (BALCONIES, ETC.)	UNIT BUA	COMMON AREAS	SALABLE AREA (SBUA)
1. East Facing	1736	105	610	2451	796	3247
2. West Facing	1604	100	592	2296	746	3042
3. West Facing	1564	102	594	2260	735	2995
4. East Facing	1712	105	614	2431	791	3222

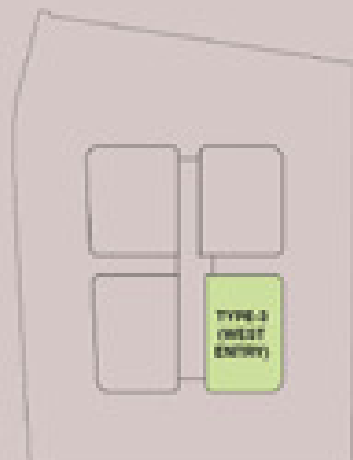
4 BHK LUXURY
TYPE 1 - EAST ENTRY
3247 SFT



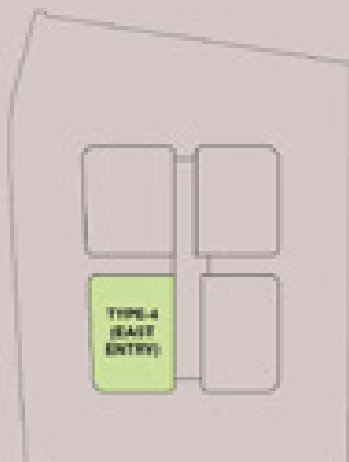
4 BHK LUXURY
TYPE 2 - WEST ENTRY
3042 SFT



4 BHK LUXURY
TYPE 3 - WEST ENTRY
 2995 SFT



4 BHK LUXURY
TYPE 4 - EAST ENTRY
 3222 SFT





DESIGNED WITH YOU IN MIND.

Krishnas Arena LLP
Luxury meets Convenience

We, at Krishnas Arena LLP, believe in building homes that our customers fall in love with. Right from the project conception, our focus is on visualizing and refining the day-to-day experiences of our residents.

With a firm commitment to creating homes that enhance the quality of life, we believe that a fulfilling life should be lived not only inside the apartments, but also in the spaces around them.

We pride in presenting charming elevations that are refreshingly different from other buildings in the city which we find to be uninspired.

LOCATION MAP



CHIREC INTERNATIONAL SCHOOL 1Km	SARATH CITY CAPITAL MALL 3Km	KIMS HOSPITAL 4Km
HYDERABAD CENTRAL UNIVERSITY 2Km	BALAYOGI INDOOR STADIUM, GACHIBOWLI 4Km	OUTER RING ROAD 5Km
HAFAEZPET MMTS 3Km	LINGAMPALLY RAILWAY STATION 3Km	HITEC CITY METRO STATION 5Km
FINANCIAL DISTRICT 5Km	CYBER TOWERS HITEC CITY 5Km	INTERNATIONAL AIRPORT 30Min.



Scan for Location

SPECIFICATIONS

STRUCTURE

- **Formwork:** RCC framed structure to withstand wind & seismic loads as per BIS codes
- **Blockwork:** Concrete block masonry (8" thick exterior walls, 4" think interior walls)
- **Plastering:** Cement mortar plastering with smooth finish

PAINTING

- **Internal:** Smooth putty finish with 1 coat of primer and 2 coats of premium acrylic emulsion (Asian Paints or equivalent)
- **External:** Textured or smooth finish with 2 coats of premium exterior paint (Asian Paints or equivalent) with architectural features

FLOORING

- **FLATS**
 - Master Bedroom: Laminated wooden flooring
 - Bathrooms and Utility: Acid-resistant, anti-skid vitrified or ceramic tiles (Kajaria or equivalent)
 - All Other Rooms: Large sized double charged vitrified tiles (Kajaria or equivalent)
 - Balconies: Premium tiling as per architectural design intent
- **COMMON AREAS**
 - Corridors: Granite or vitrified tiles as per architectural design
 - Entrance Lobby: Granite or marble as per architectural design
 - Staircases: Granite or wooden flooring from entrance lobby up to Clubhouse floor; Natural stone in remaining areas
 - Stilt and Basements: VDF or Concrete pavers

TILE CLADDING

- **Bathrooms:** Vitrified or ceramic tile dado up to lintel/false ceiling level as per architectural design; Ledge wall coping in granite

- **Utilities:** Vitrified or glazed ceramic tile dado up to 3' height

KITCHEN AND UTILITY

- Separate taps for municipal and bore water
- Provision for fixing water purifier
- Electrical provision for chimney
- Electrical sockets for all common accessories
- False ceiling and provision for washing machine in utility

RAILING

- **Balconies:** Aesthetic combination of glass and opaque railing as per architectural design
- **Staircases:** Designer railing for entrance lounge staircase; MS or SS railing for all other staircases

DOORS & WINDOWS

- **MAIN DOOR**
 - Aesthetically designed engineered teak veneered door frames & shutters with high quality melamine polish
 - SS hardware of reputed make
 - Digital or biometric lock for ease and security
 - Minimum 7' 6" height
- **INTERNAL DOORS**
 - Engineered hardwood door frames and laminated shutters
 - SS hardware of reputed make
 - Minimum 7' 0" height
- **BATHROOM & UTILITY DOORS**
 - Engineered hardwood door frames and laminated shutters
 - SS hardware of reputed make
- **FRENCH DOORS & WINDOWS**
 - uPVC door frames of Finesta or equivalent make, toughened or high-performance glass as per Architectural design, and sliding shutters
 - Mosquito Mesh for all French doors and Windows
- **BATHROOM VENTILATORS**
 - As per architectural design

BATHROOMS

- **SANITARY & CP FITTINGS**
 - Vanity / counter type washbasins as per architectural design
 - Wall-mounted EWCs with concealed cistern
 - Basin mixers for wash basins
 - Single lever fittings with diverter for shower
 - All fittings and accessories of Kohler/Grohe or equivalent make
- **OTHERS**
 - Exhaust fans in all the bathrooms
 - Provision for fixing geysers
 - False ceiling in all the bathrooms

ELECTRICAL

- **FLATS**
 - 3-phase power supply with separate meter board for each flat
 - Concealed copper wiring (Havells or equivalent)
 - Modular switches and sockets (Legrand or equivalent)
- **COMMON AREAS**
 - LED light fixtures
 - Landscape area lighting

AIR CONDITIONING

- **FLATS**
 - Concealed and easily serviceable locations for all ODUs for improved building elevation
 - Copper piping for all bedrooms and halls between designated ODU and IDU locations
- **COMMON AREAS**
 - AC Units installed in clubhouse and entrance lounge

INTERNET, CABLE TV & TELECOM

- Provision for internet connection in hall and all bedrooms
- Provision for cable TV connection in hall and master bedroom
- Video door phone for security

GENERATOR

- 100% DG backup for all flats (including AC units & geysers) and common areas

ELEVATORS

- Automatic passenger lifts (Kone or equivalent) with V3F for energy efficiency and ARD for passenger safety
- Aesthetic interior with SS walls and granite flooring
- Elegant lift lobbies with granite / marble / tile cladding as per architectural design

EV CAR CHARGING

- Car charging provision for one parking slot per flat

CENTRALIZED GAS SUPPLY

- Supply of piped gas from centralized gas bank with pre-paid meters (subject to departmental approval)

RESOURCE CONSERVATION

- **Green Building:** GBC green building Gold certification
- **Water Conservation:** Meters to track usage of municipal and bore water in each flat
- **Electricity Conservation:** Solar power (with net metering subject to feasibility) for common areas lighting
- **Building Energy Management System:** To track and bill consumption of water, power and gas by each flat

SAFETY & SECURITY

- **FIRE SAFETY**
 - Fire hydrant and fire sprinkler system in all floors and basements aa per norms
 - Manually operated fire alarms and public address system in all common areas as per norms
- **ELECTRICAL**
 - MCBs for each distribution board
 - RCCBs for protection against electric shocks
- **RAILINGS**
 - All railings shall be minimum 3' 9" height for safety

- **ACCESSIBILITY**

- Access ramp for differently abled

- **SECURITY**

- Solar powered security fence for entire compound
- Security kiosks at building entry and exit
- Panic buttons and Intercom in lifts, connected to Security
- CCTV cameras in common areas (main security, entrance lobby, lift lobby, parking, all around the building)
- Video door phones in the flats

WTP, STP & RWH

- **WTP:** Domestic water made available through a water treatment plant
- **STP:** Sewage treatment plant as per norms, with treated water used for landscaping and flushing purposes
- **RWH:** Rainwater harvesting as per norms for recharging ground water

MUNICIPAL CONNECTIONS

- **ELECTRICITY:** along with transformers of adequate capacity (for flats, common areas and EV charging) from TSSPDCL
- **DRAINAGE:** from HMWSSB
- **WATER:** from HMWSSB

CLUBHOUSE & AMENITIES

- **CLUBHOUSE**

- A spacious, fully equipped clubhouse with false ceiling, LED lighting and wall décor as per architectural design
- Swimming pool with Change rooms
- Multipurpose hall with Kitchen
- Guest rooms
- Hobby room
- Mini theatre with complete AV setup and adequate seating
- Games room with Pool Table, Table Tennis, Foosball, Carrom, Chess, etc.

- Gymnasium
- Work-from-home area with Conference room and Library
- Entertainment lounge
- Association office

- **OUTDOOR**

- Children's play area
- Basketball court (single hoop)
- Jogging track
- Amphitheatre
- Yoga deck
- Fitness station
- Car wash facility with pressure washer unit
- Shuttle court (subject to feasibility)

- **TERRACE**

- Terrace garden as per architectural and landscape design
- Seating spaces (covered and open)
- Party area with Barbeque

- **BASEMENT**

- Rest areas with bathrooms for drivers and helpers (subject to feasibility)
- Provision of space for ironing

- **ENTRANCE LOBBY**

- Grand entrance lobby with 20 ft high ceiling
- Designer granite/marble flooring as per architectural design
- Designer staircase leading to the clubhouse

- **LANDSCAPING**

- Well-designed landscaping as per landscape design
- Boundary avenue plantation and Grid plantings
- Party lawn
- Reflexology path
- Elderly seating area
- Feature wall with water body
- CNC pylons
- Mound with sculpture



DISCLAIMER This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, elevation material, colour shades, specifications, brand names and plans as deemed fit. The imagery used in the pages is indicative of style only. The photographs of the interior, surrounding views and location may have been digitally enhanced or altered and do not represent actual views. The furniture and fittings shown in the pictures are only indicative in nature and NOT a part of the offered sale of the units.



Kondapur - Hyderabad

RERA registration no: P02400006734



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Project approved by



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MA Architects Pvt. Ltd.,
Bengaluru, Jaipur

Landscaping



Naveen Associates
Hyderabad

MEP



Synergy Infra Consultants
Pvt. Ltd., Hyderabad

Structure



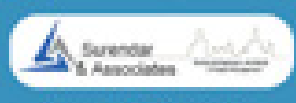
KVR Consultancy
Services, Hyderabad

Structure Peer Review



NK Consultants
Hyderabad

Project Management



Sunderar & Associates
Hyderabad