



AGARTA

Residences by PMR Group

HAS

MANY

FACES



AGARTA BECKONS

AN ABUNDANCE
OF SPACE.

FRESH AIR
AND GREENERY.

PREMIUM DESIGN
FITTINGS AND
FURNISHING.

MINIMALISTIC
ELEGANCE.

EVERY POSSIBLE
AMENITY.

The possibility to explore
yourself in every way.

This is the way to have everything you
want, and then some.



WHAT LIES

AHEAD:

A LIFE WITH

EVERY KIND OF

LUXURY.

Agarta is built to offer its residents the widest spectrum of grandeur. So roam, explore, and be prepared for delight around every corner.

LUXURY FOR ALL



SOCIAL
BUTTERFLY



INTROVERT



BUDDING
ATHLETE



COUCH
POTATO

SUCCESSFUL
RETIREE



GROWING
FAMILY



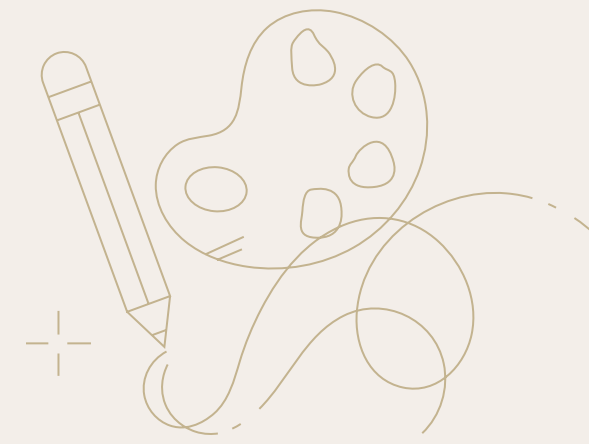
WORKAHOLIC



ZEN
MASTER

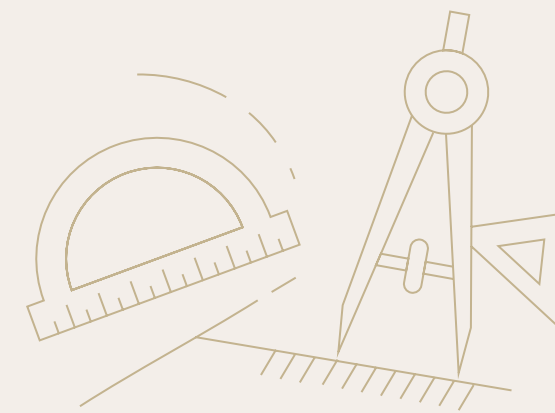
No matter who you are or what you love,
you'll find the life you're aiming for at Agarta.

What you're about to explore isn't a celebration of excess. It's a subtle and tasteful celebration of



DESIGN,

THE GO



DETAILS & PRECISION,

OD LIFE



& VALUE ADDED
THROUGH LIFE.

Time and expertise has gone into making this the grand experience you're about to embark on. We hope you enjoy this exploration.

THE WORLD IS OUTSIDE YOUR DOORSTEP

No, really. Shops, brands, bars, restaurants, movies from around the globe are conveniently in the top class mall right outside Agarta. Your every demand will be met right here, from running daily errands to unwinding in the way you choose.



pmr
GROUP

A large digital billboard advertisement is mounted on the building's facade. It is divided into three sections. The left section features a woman in a white dress with a red floral pattern, with the text "GIGI IN WONDERLAND" and "CREATIVITY" below it. The middle section shows a woman in a dark blue Chanel outfit with a white bag, with the word "CHANEL" in large white letters. The right section features a man in a red suit and sunglasses, with the word "VERSACE" partially visible.

ZARA

H&M

ZARA

H&M

ZARA

PMR MALL

A small digital billboard advertisement is located on the right side of the building. It shows a group of people in a warm, golden light, possibly a scene from a movie or a fashion collection.



HOMES &
MALL SPREAD
ACROSS

5.5 ACRES

NEO
MODERNIST

ARCHITECTURE

NO SUCH THING
AS TOO MUCH
EXCELLENCE.

159

SPACIOUS HOMES FULL
OF WIND AND SUN

8

PENTHOUSES
FOR THE ZENITH
OF LUXURY

40+

LUXURIOUS AMENITIES

THE WORLD OF AGARTA IS IN
THE HEART OF HYDERABAD,
WITH WORK, PLAY AND LIFE
BEING RIGHT THERE.

PREPARE TO BE OVERWHELMED WITH THE BEST HYDERABAD HAS TO OFFER

TECH PARKS AND INDUSTRIES:

Jeedimetla Industrial Estate	5 KM
Tech Mahindra Bahadurpally SEZ	9 KM
Genome Valley - Shamirpet	30 KM

HOSPITALS:

Renova Hospitals	3 KM
Konark Hospitals	4 KM
Malla Reddy Narayana Multispecialty Hospital	10 KM
Yashoda Hospital - Secunderabad	12 KM
KIMS Hospital - Secunderabad	14 KM

SCHOOLS AND COLLEGES:

Gitanjali International School	4 KM
DRS International School	6 KM
Loyola Academy	5 KM
Hyderabad Institute of Technology and Management	11 KM
NALSAR University of Law	17 KM

COMMUTE:

ORR Exit (towards HiTech City)	6 KM
Suchitra MMTS Railway Station	6 KM
Paradise Metro Station	11 KM
Rajiv Gandhi International Airport	49 KM



AGARTTA

WHY, HELLO HYDERABAD

ORR EXIT 5, DUNDIGAL

ORR EXIT 6, MEDCHAL TOLL PLAZA

ORR SHAMIRPET EXIT

NEHRU OUTER RING ROAD

NEHRU OUTER RING ROAD

NEHRU OUTER RING ROAD

KARIMNAGAR ROAD

HYDERABAD INSTITUTE OF TECHNOLOGY AND MANAGEMENT

NIRAJ INTERNATIONAL SCHOOL

KOMPALLY BUS STOP

TECH MAHINDRA BAHADURPALLY SEZ

PMR PARKWOOD

GITANJALI INTERNATIONAL SCHOOL

OAKRIDGE INTERNATIONAL SCHOOL, BACHUPALLY

PMR PARKVUE

DRS INTERNATIONAL SCHOOL

KOMPALLY

MALLA REDDY NARAYANA MULTISPECIALTY HOSPITAL

SIDDH CONVENTION CENTER

JEEDIMETLA INDUSTRIAL ESTATE

MIYAPUR

SLG HOSPITALS

PRANAVAYU URBAN FOREST PARK

JEEDIMETLA BUS STOP

FOX SAGAR LAKE

RENOVA HOSPITALS

KONARK HOSPITALS

LOYOLA ACADEMY

NH 65

MIYAPUR METRO STATION

JAWAHARLAL NEHRU TECHNOLOGICAL UNIVERSITY

SUCHITRA MMTS RAILWAY STATION

NOVOTEL HYDERABAD CONVENTION CENTRE

NH 44

MUMBAI HIGHWAY

BEGUMPET AIRPORT

PARADISE JUNCTION

MADHAPUR

SECUNDERABAD

UNIVERSITY OF HYDERABAD

MOOSAPET METRO STATION

SANJEEVAIAH CHILDREN'S PARK

KASU BRAHMANANDA REDDY NATIONAL PARK

GVK ONE MALL

HUSSAIN SAGAR

HYDERABAD MARRIOTT HOTEL & CONVENTION CENTRE

NOW ENTERING
YOUR NEXT HOME.

Each one of you reading this will have
different things that you value in a home. To
all of you we say, we know you'll find it here.

PREPARE TO
BE DELIGHTED.

EXPLORE
PEOPLE
COME
PREPARE

THIS IS AN ADDRESS
EVERYONE WILL
KNOW AND ENVY.

Agarta's contemporary facade is one of a kind, with its expansive stacked balconies creating a unique addition to Hyderabad's skyline.

LOOK UP





EVERY ENTRANCE HERE IS A GRAND ENTRANCE

Drive up to the opulent arrival boulevard and you'll get a 5-star welcome. We're off a fantastic start.

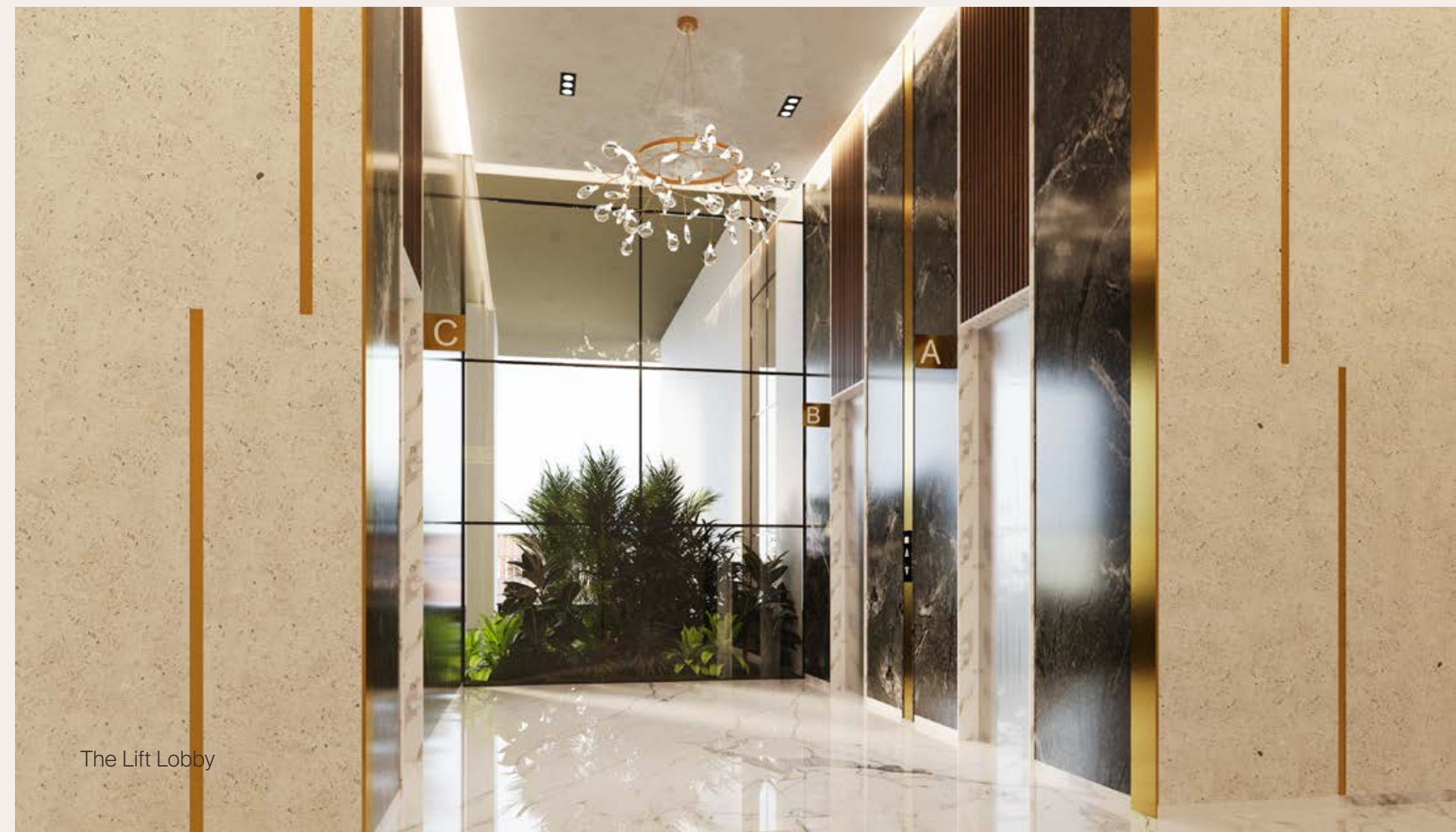


The Drop-off Area

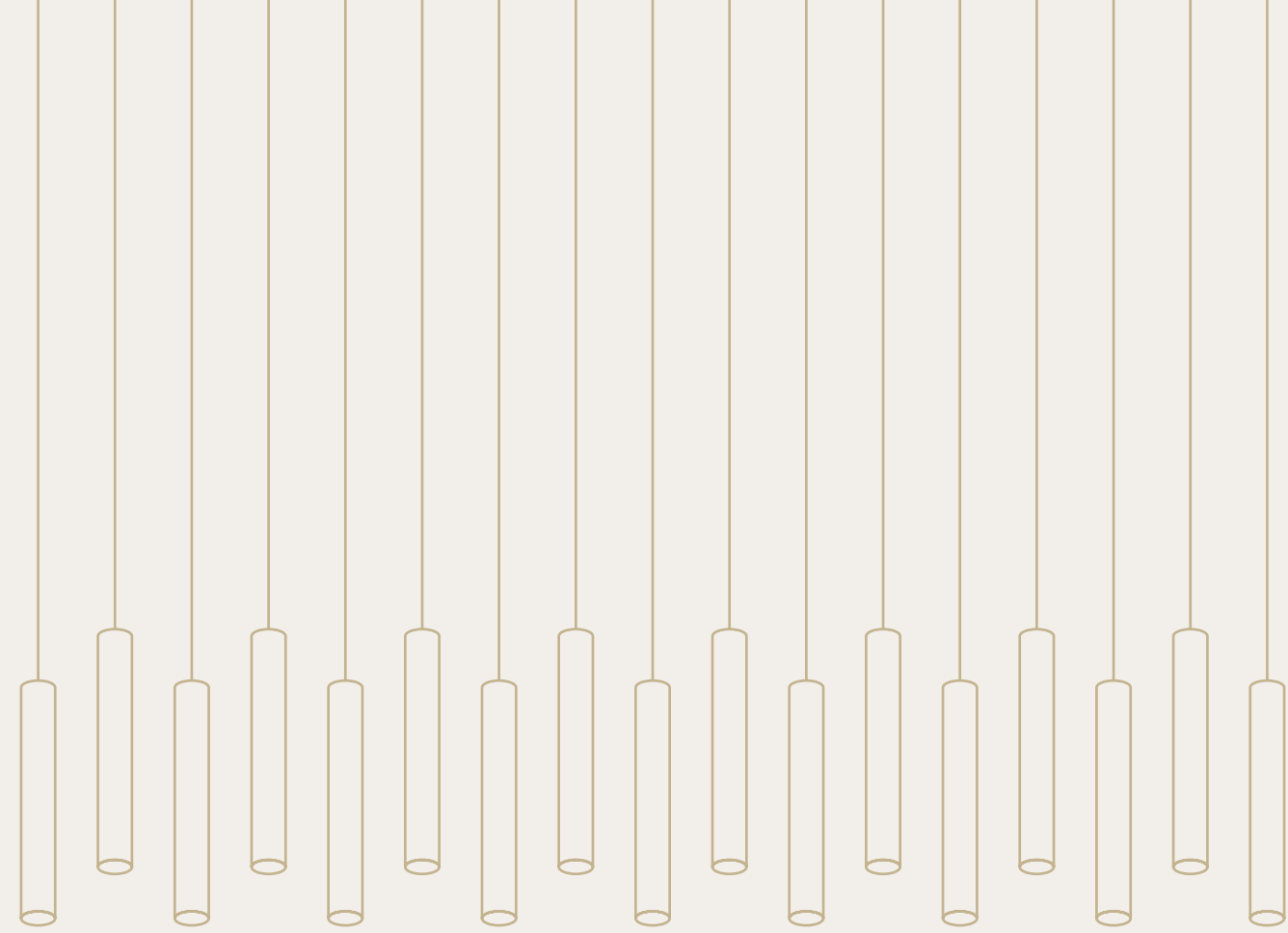


A REMARKABLY LAVISH WELCOME

The grand lobby is even grander than its name signifies. Understated yet dripping with chic, this sets the tone of the houses you're about to explore.



The Lift Lobby

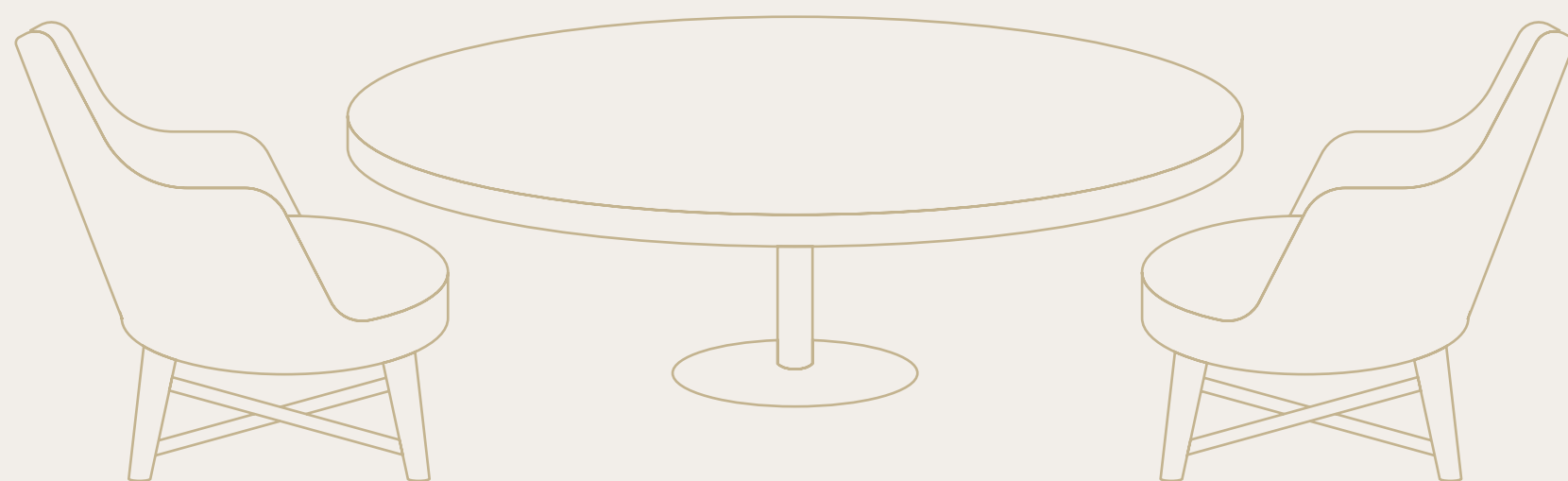


YOUR FAVOURITE NEW WORKSPACE

Your ideal workspace is just downstairs, and it's a private conference room, friendly co-working space or comfortable cafe - whatever you need it to be.

A LOUNGE SO LAVISH

Before you head upstairs, look around this lush, landscaped and comfortable lounge where you're sure to spend hours with friends and family.





The Lounge

PLENTY

WELCOME TO A HOUSE OF

BREEZY.

SPACIOUS.

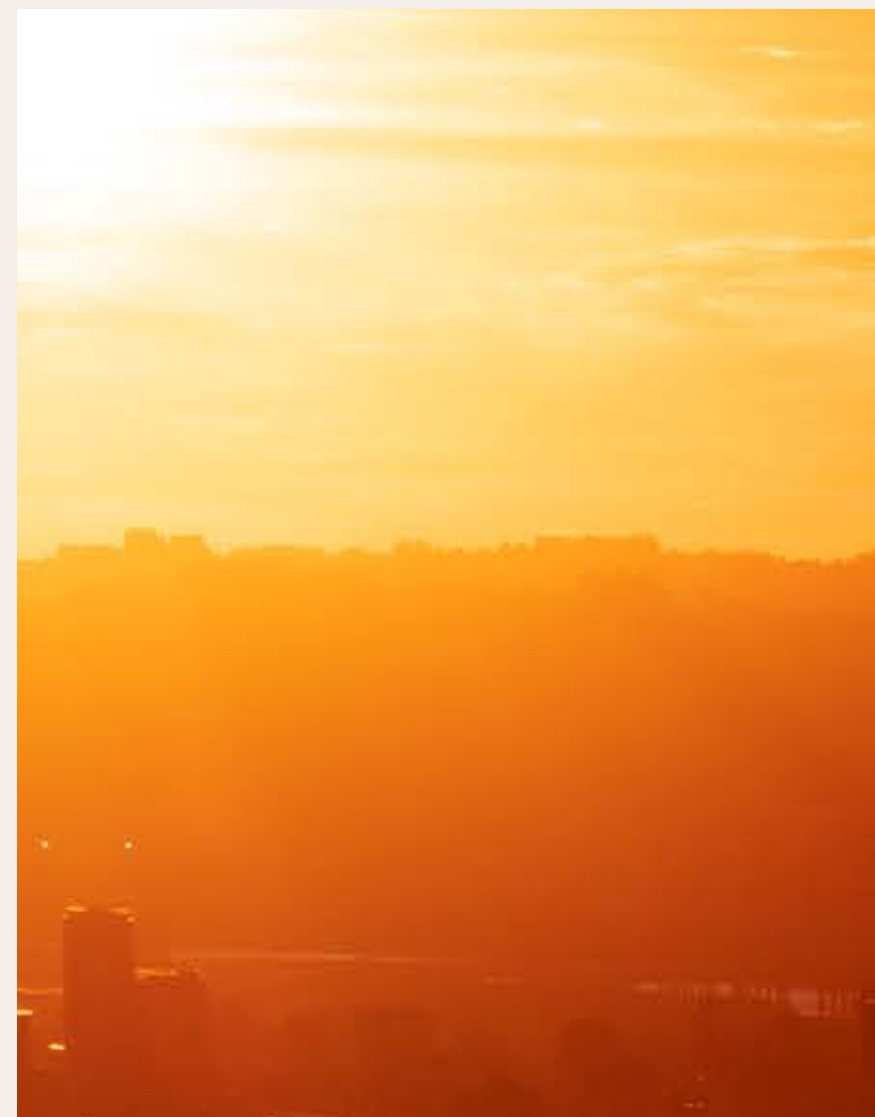
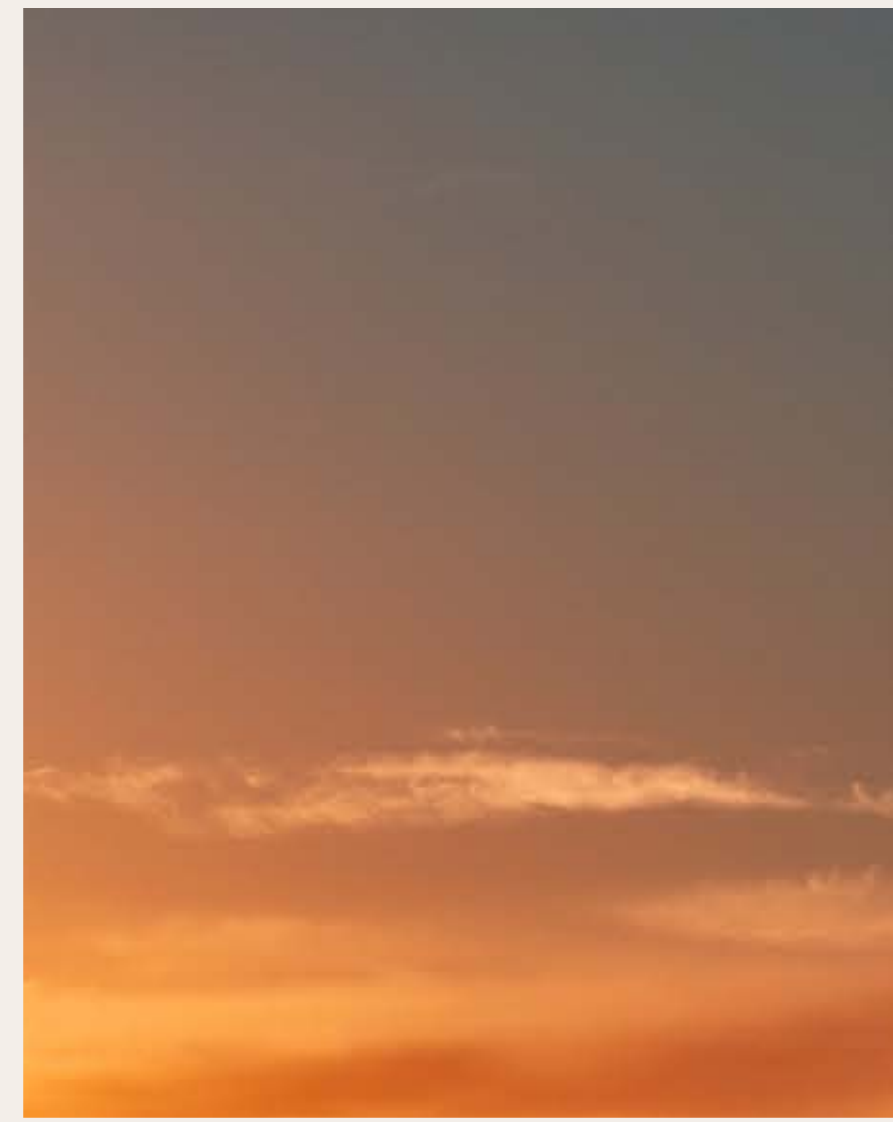
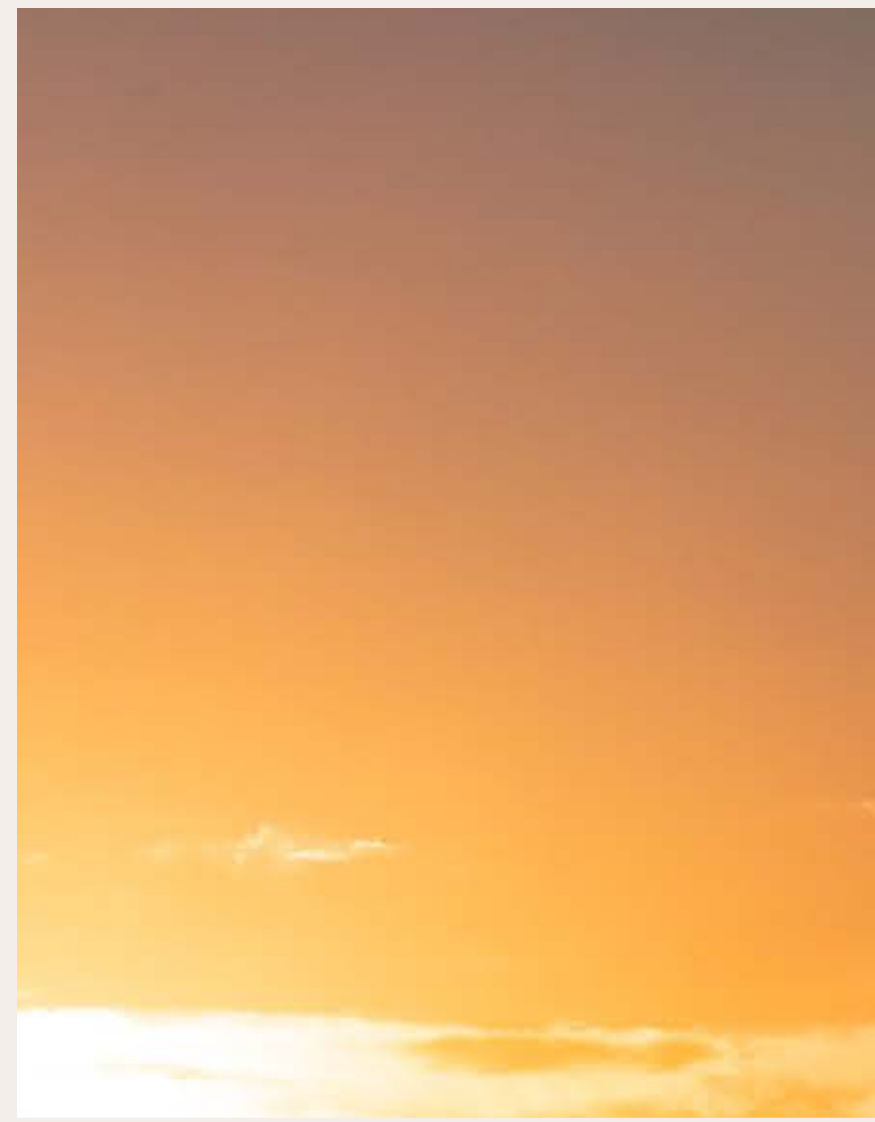
MODERN.

BEAUTIFUL.

WARNING:

STUNNING VIEWS FROM EACH WINDOW

You'll be looking out the floor-to-ceiling full length windows. You'll see the placid lake and lush green surroundings. Your mind will be still and your heart will be full as you let the wonder of the outside into your already wonderful home.



DON'T
MIND
YOUR
HEAD



SPACE:
LARGE

Joy is stepping outdoors but being at home.
Walk into your 10' wide balcony for fresh air, a
reading nook or your outdoor yoga session.

JOY: MAX

These post-tension ceilings are higher
than you'd expect. Stand tall and luxuriate
in the amount of space you'll get.



WINDY CONDITIONS EVERYDAY

Every house is designed to have excellent cross ventilation so that every room has fresh air, a soft breeze, vastu compliance, and a sync with the progressing day.



EXTRA WARDROBE SPACE FOUND

There's room for all your clothes, and then some. The walk-in wardrobe in the master bedroom has space for the fashion you own now, and the style you'll evolve to over the years.





The Balcony



Family Room



Master Bedroom



Kids Bedroom



THE HOME OUTSIDE YOUR HOME



We've anticipated what you might value in a home apart from the 4 walls you live within, and designed Agarta's amenities with that in mind.

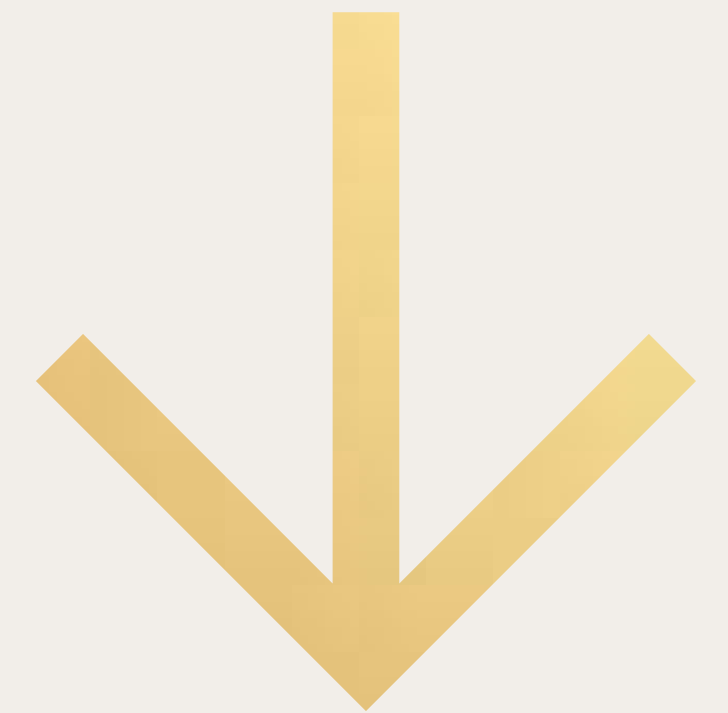
WHEN YOU WALK OUT YOUR DOOR, CHOOSE WHAT YOUR GOAL IS.

RISE UP TO
THE 23RD
FLOOR



AMENITIES ARE
EVERYWHERE

ASCEND TO
THE TERRACE

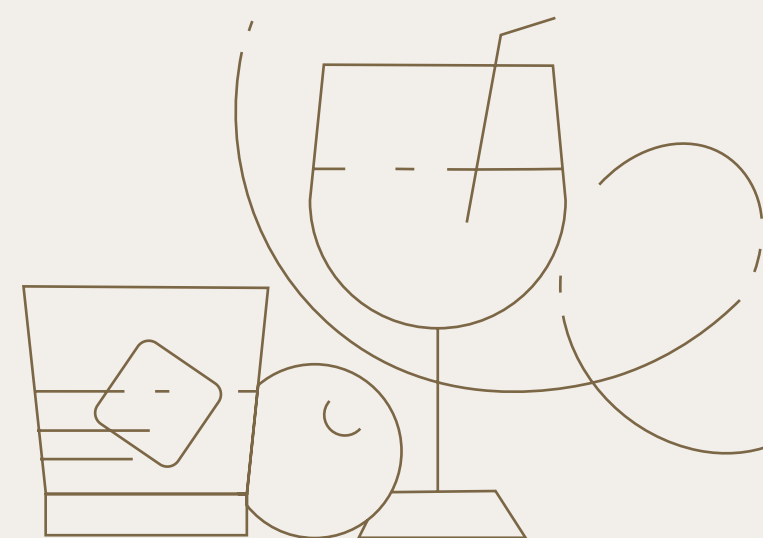


DESCEND TO THE
GROUND FLOOR

RE

LAX

ATION
STARTS
HERE
N



CARDS ROOM AND BAR

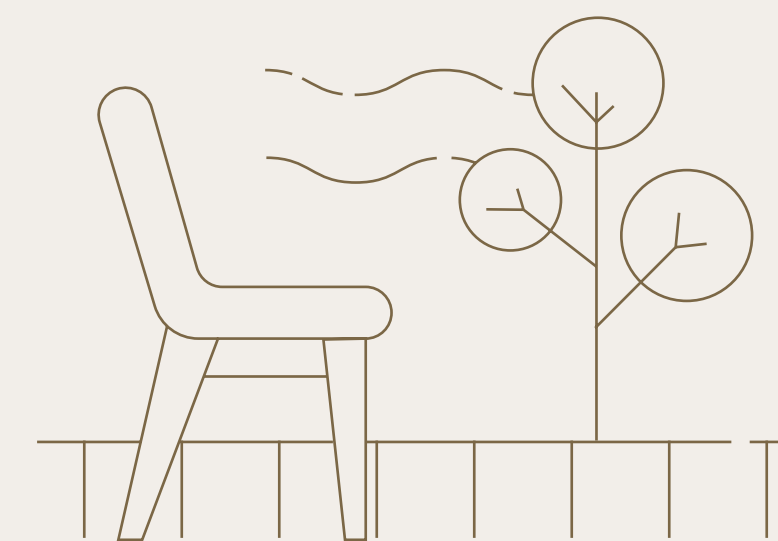
REACHING A FULL HOUSE.

Gather your friends and family for a game and a drink, in this beautifully designed room made for raucous nights, memorable meals and community bonding.

SUNSET DECK

WATCH OUT FOR SOARING
MOODS WITH THE SETTING SUN.

Lounge in this luxurious sunset deck, look at the golden sun making its way home and watch the twilight fade into night as you enjoy the cool evening breeze.



OUTDOOR LOUNGE

ONLY MEANT FOR THOSE
WHO LOVE EASY BREEZY
CONVERSATIONS.

No shortage of places to relax, and this comfortable open lounge area is perfect for catching up with friends or even relaxing with a good book.



Barbeque Area



Multi-purpose Area



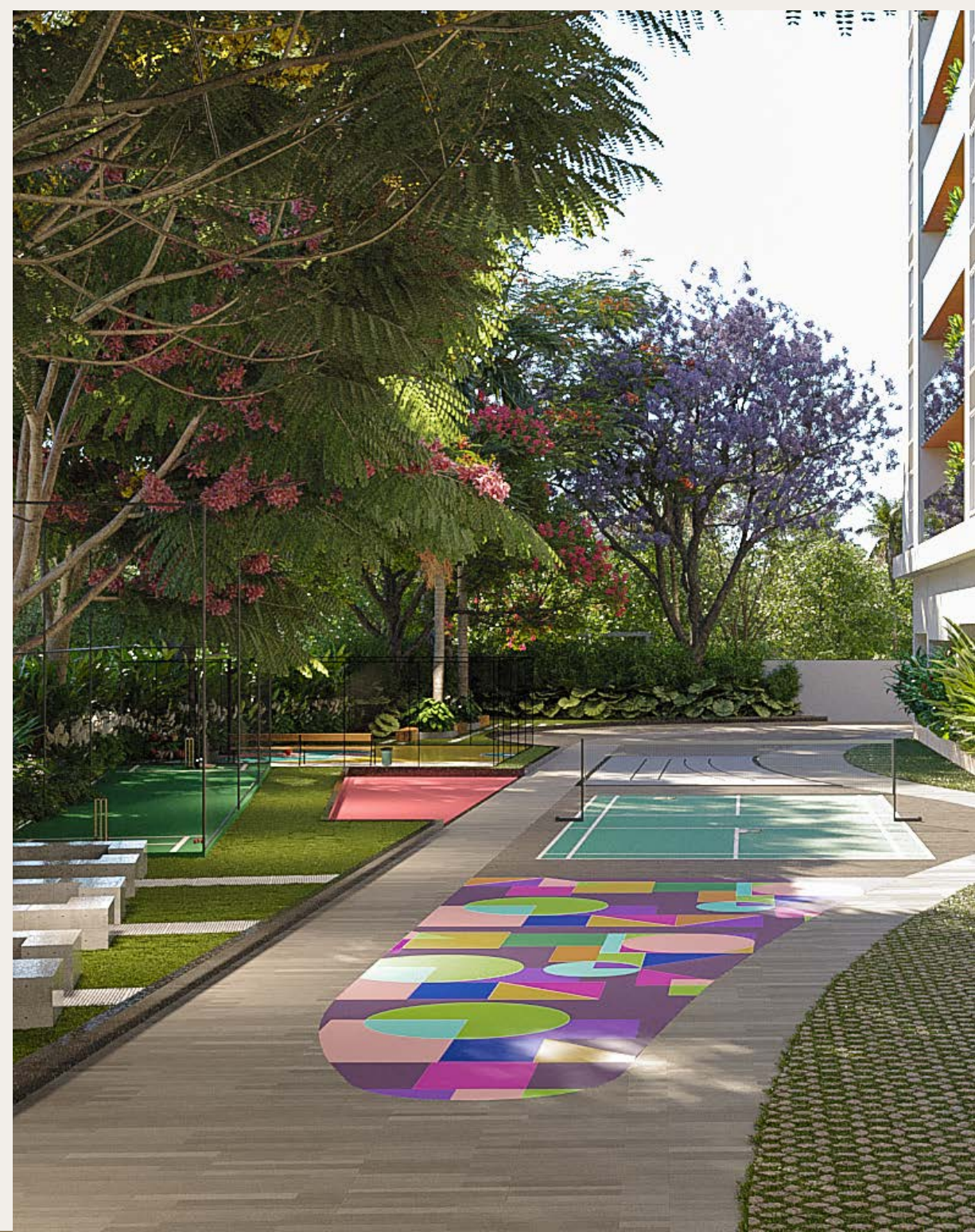
Yoga Lawn



PLAY AREA

WATCH OUT FOR RUNNING
KIDS AND RELAXING ADULTS.

As the community's kids jump and play in this uniquely designed play space, sit back in the seating areas and smile as you hear the next generation's peals of laughter.



OPEN DECK

LOUNGING ON THE DECK MAY BE
BENEFICIAL FOR HAPPINESS.

Arguably one of Agarta's best spots to engage with your neighbours and the community around you. The view, the breeze, the easy conversation all make this a wonderful place to unwind.

FOR
EVERYDAY

ROBUST BUSINESS



FITNESS STUDIO

ENERGY LEVELS ABOUT TO RISE.

Burning those calories will feel even better in this space flooded with natural light, and fitted with world-class equipment.



SPA

EXTREME REJUVENATION ALERT

Life's stressors won't be able to get you down because our spa is your own personal haven that will let all worries melt away. Walk in any day (maybe every day) to give your body and mind some TLC.



RE JUVE NATION TION

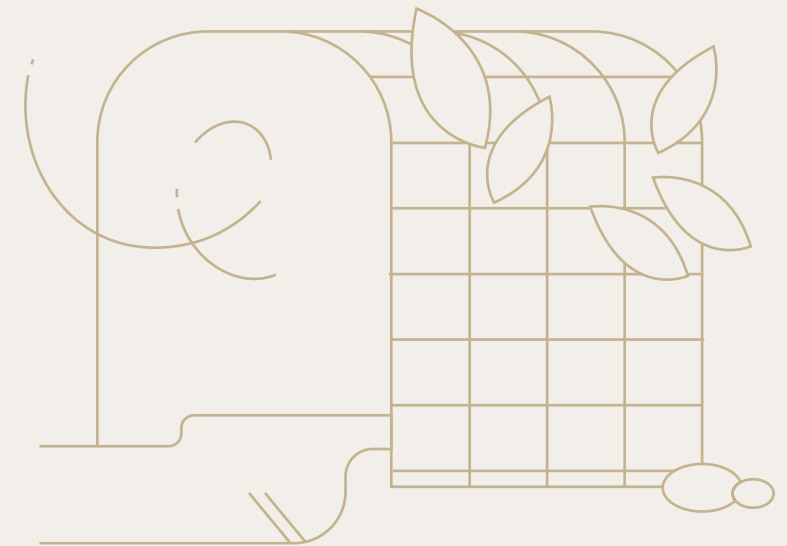
YOU DESERVE



COVERED WALKWAY

NO THROWING SHADE,
ONLY WALKING IN IT.

Open, airy and covered in vines,
this green shaded walkway is your
outdoor space to unwind and shine.



ZEN GARDEN

DROP IN STRESS
LEVELS DETECTED.

Take a walk through the wild flowers
and plants in this woodland space
and find your centre.



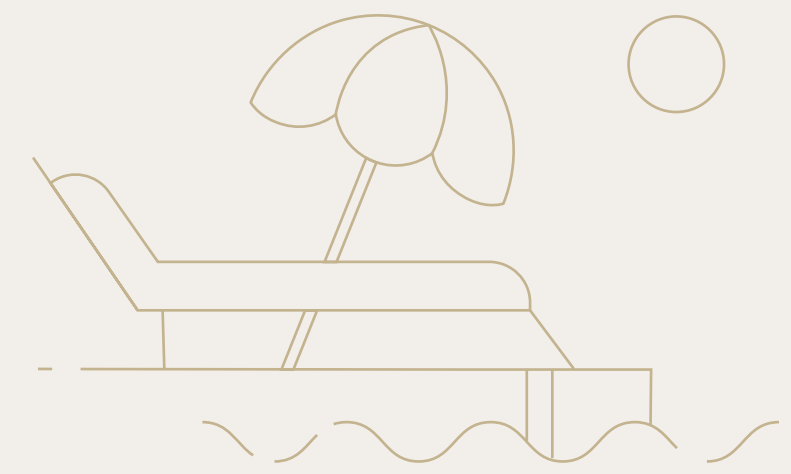
IT'S TIME FOR

RE CREA TION

INFINITY POOL

IN CASE OF SUNSHINE, LUXURIATE IN THE POOL UNLESS OTHERWISE INCLINED.

A sleepy Sunday afternoon floating in the pool with a 270° view of the surrounding beauty. An active Monday evening getting your laps in. Once you get in, you won't quite feel like leaving the water.



POOL DECK & BBQ AREA

CAREFUL, BEAUTIFUL VIEWS
UP AHEAD.

Take your seat by the horizon and take in the
stunning surrounding views.

VIDEO GAME ROOM

READY, PLAYER ONE?

A state-of-the-art gaming centre to
rediscover your inner child and add
a welcome break to your routine.





Infinity Pool



GAMING LOUNGE

BE ALERT FOR EXCESSIVE FUN.

You'll never get a chance to be bored in this well stocked gaming lounge, where you'll make new friendships, nurture old ones and pick up many a new hobby.

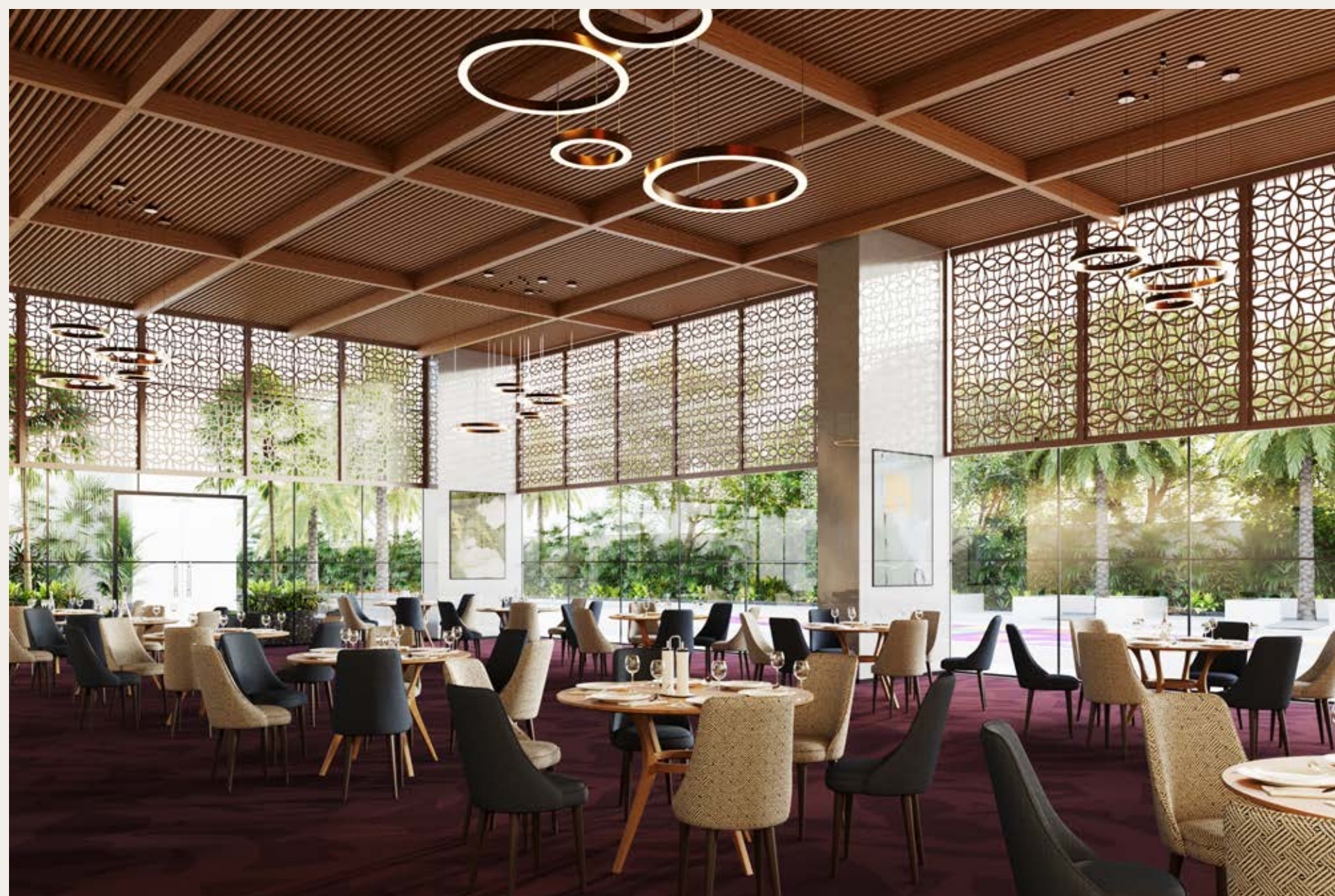




Snooker Area



Foosball and Carrom Area



Banquet Hall



Clubhouse Guest Bedroom

YOU'RE

ABOUT

TO BE

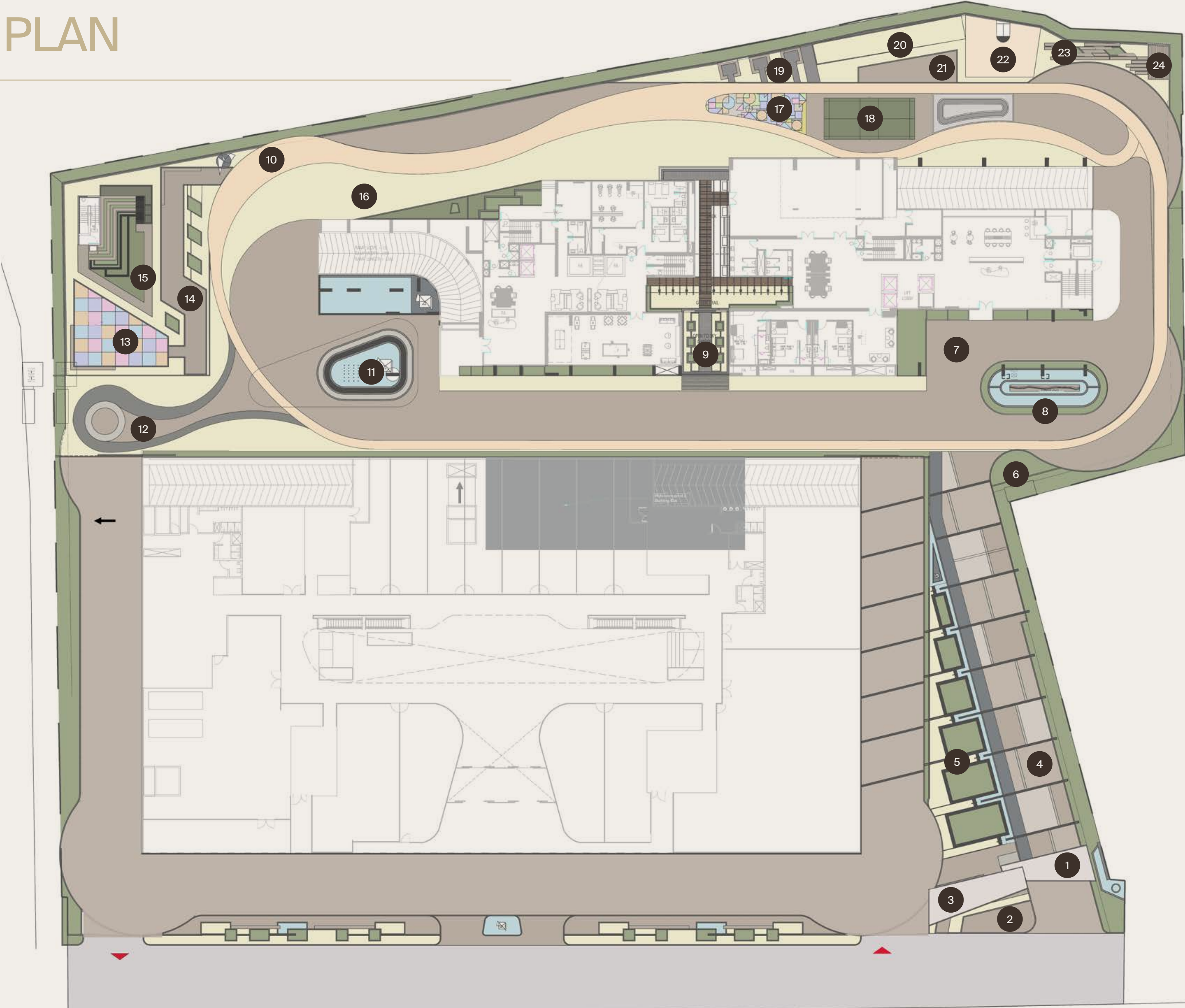
A well designed home is like a new world made for you, with every detail curated for a sensory journey of comfort, beauty and inspiration.

Come live in this new world.

FLOORED.

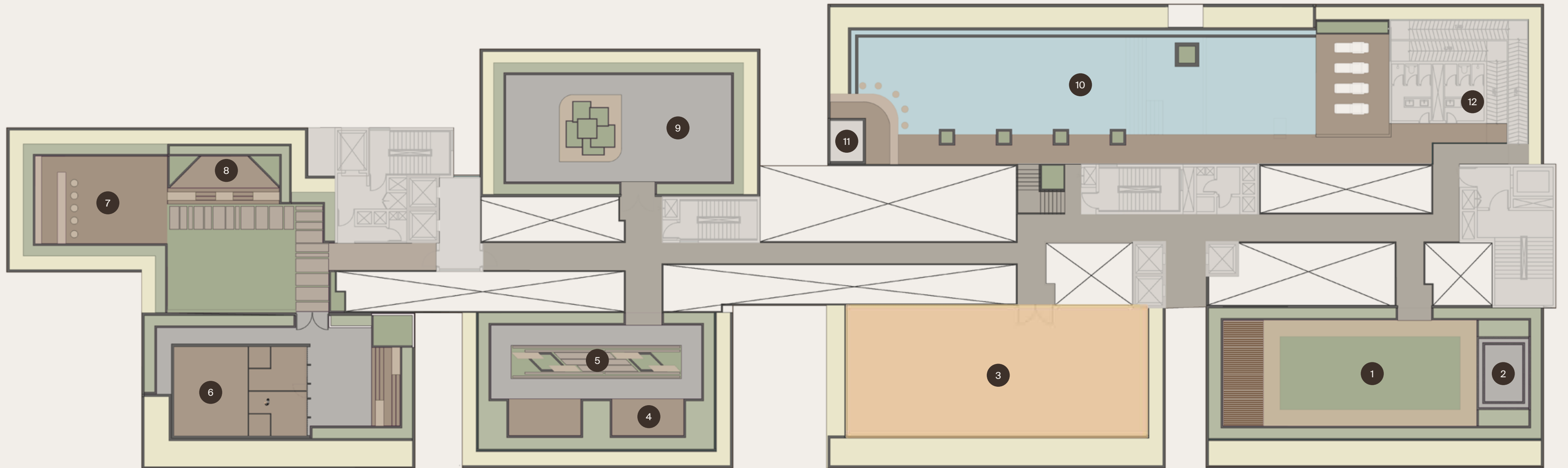
MASTER PLAN

- 1. Entrance Gateway
- 2. Entrance Parking
- 3. Waiting Zone
- 4. Driveway
- 5. Entrance Feature
- 6. Seating Court
- 7. Internal Driveway
- 8. Arrival Water Feature
- 9. Internal Landscape
- 10. Jogging Trail
- 11. Water Body
- 12. Kids Play Area
- 13. Childrens Play Area
- 14. Connecting Pathway
- 15. Amphitheatre
- 16. Grass Pavers
- 17. Play Area
- 18. Badminton Court
- 19. Seating Zone
- 20. Cricket Net
- 21. Sand Pit
- 22. Half-Basketball Court
- 23. Elderly Seating
- 24. Deck Under Pergola



TERRACE PLAN

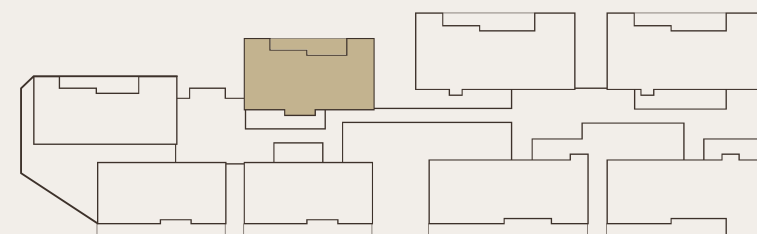
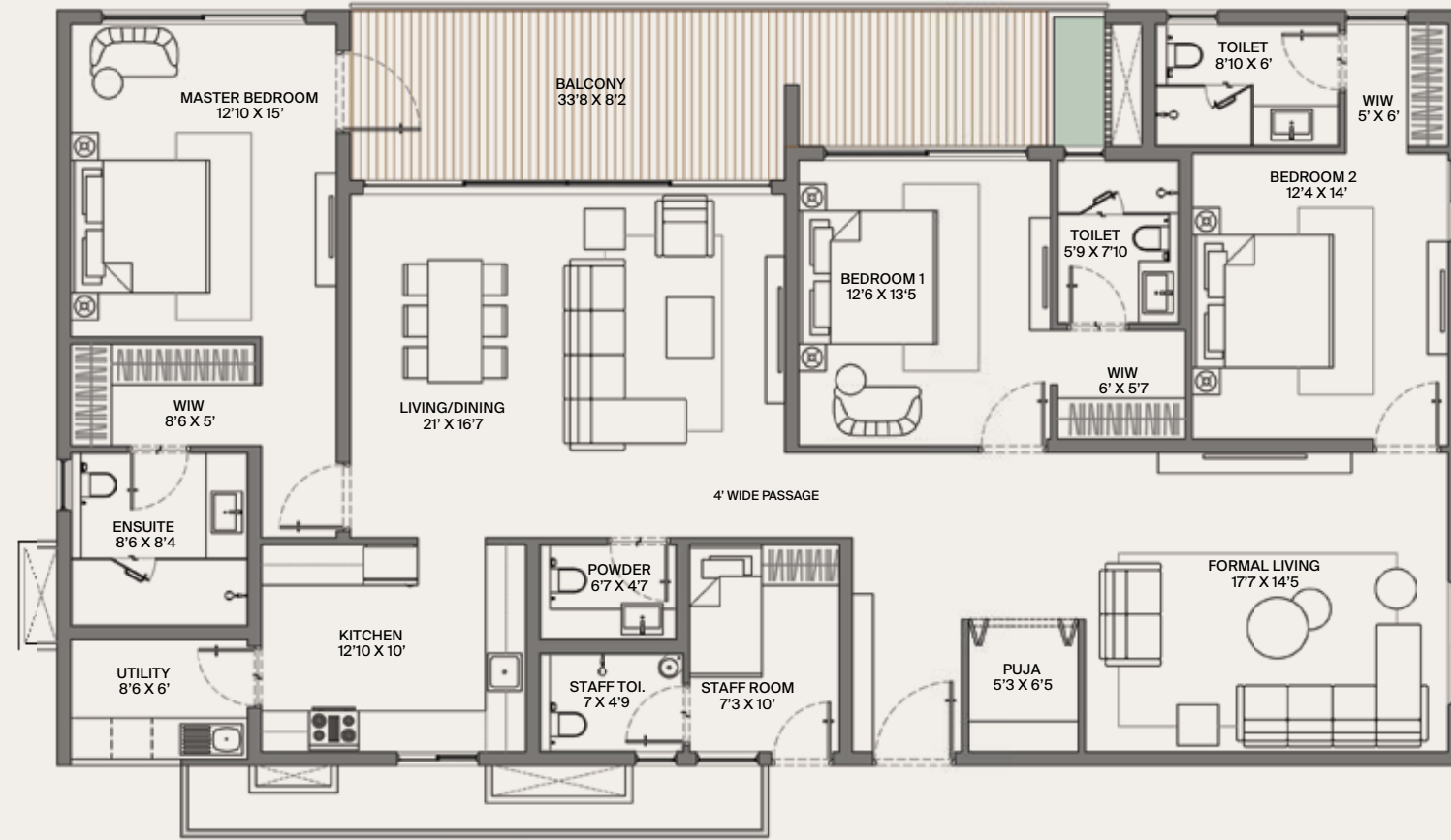
- 1. Meditation Lawn
- 2. Yoga Deck
- 3. Gym
- 4. Outdoor Work Deck
- 5. Elderly Seating
- 6. Outdoor Seating
- 7. Seating Alcove
- 8. Open Air Theater
- 9. Multi-purpose Lawn Area
- 10. Infinity Pool
- 11. Party Deck
- 12. Shower & Changing Rooms



UNIT PLAN
3 BHK

EAST FACING

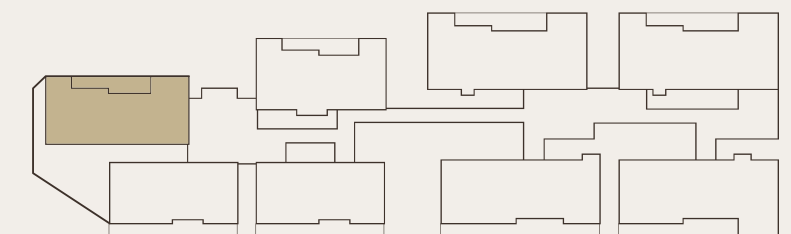
Super Built Up Area: 3,274 sq.ft. | 304.15 sq.m Carpet Area: 1,981 sq.ft. | 184 sq.m Balcony Area: 325 sq. ft. | 30.21 sq.m



UNIT PLAN
3 BHK

NORTH FACING

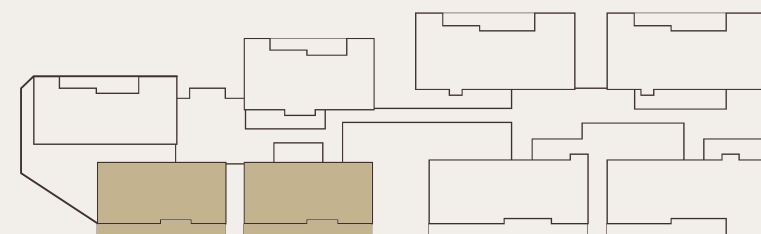
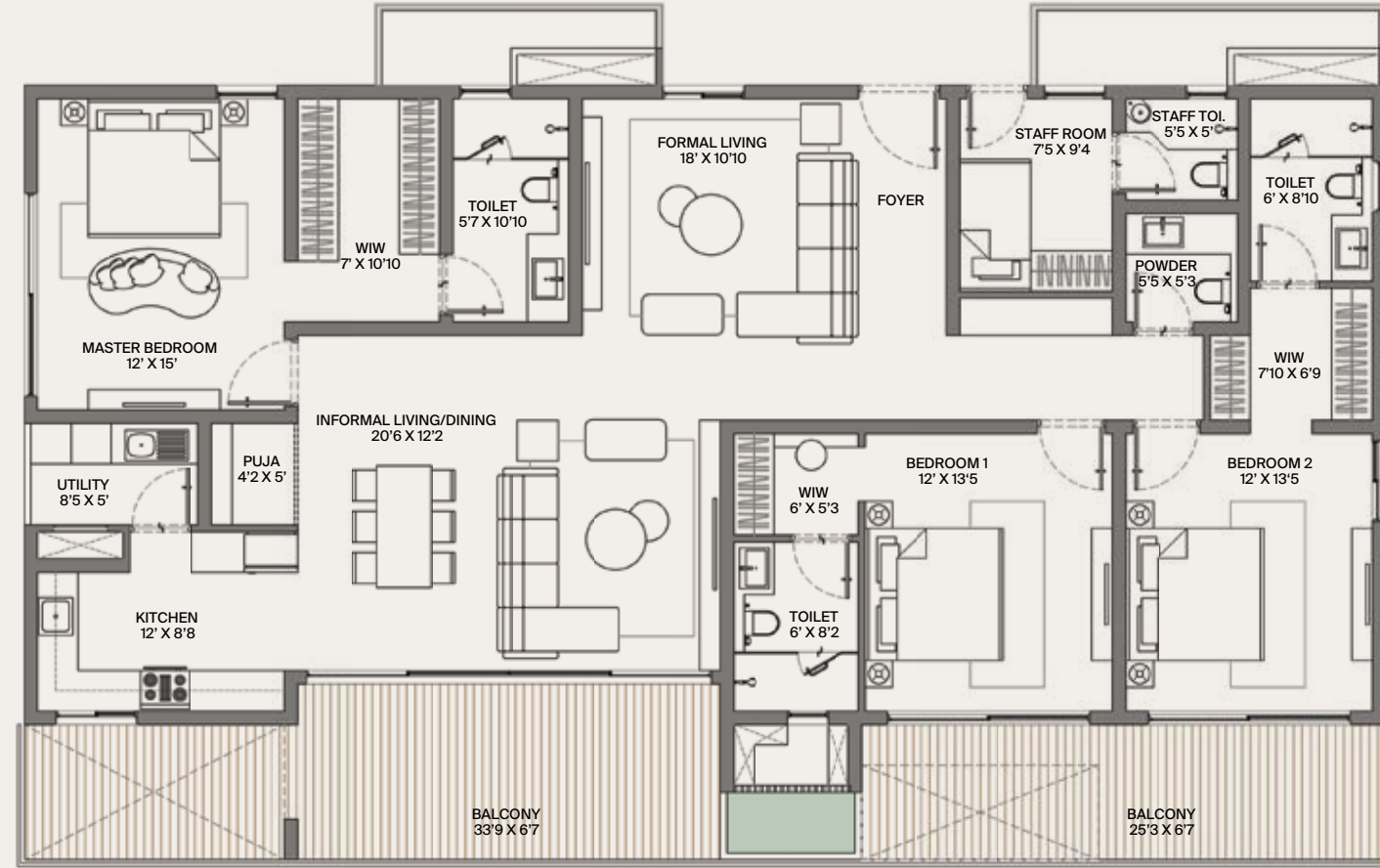
Super Built Up Area: 3,194 sq.ft. | 296.77 sq.m Carpet Area: 1,968 sq.ft. | 182.85 sq.m Balcony Area: 315 sq. ft. | 29.24 sq.m



UNIT PLAN
3 BHK

WEST FACING - TYPE A

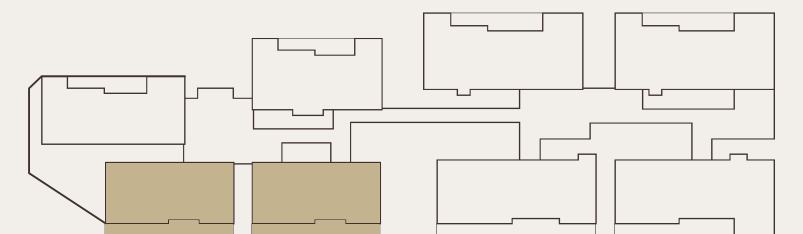
Super Built Up Area: 3,278 sq.ft. | 304.5 sq.m Carpet Area: 1,826 sq.ft. | 169.6 sq.m Balcony Area: 493 sq. ft. | 45.81 sq.m



UNIT PLAN
3 BHK

WEST FACING - TYPE B

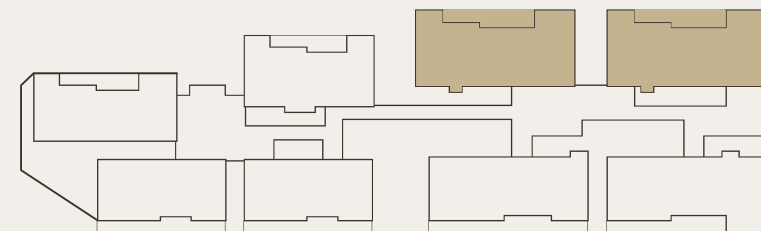
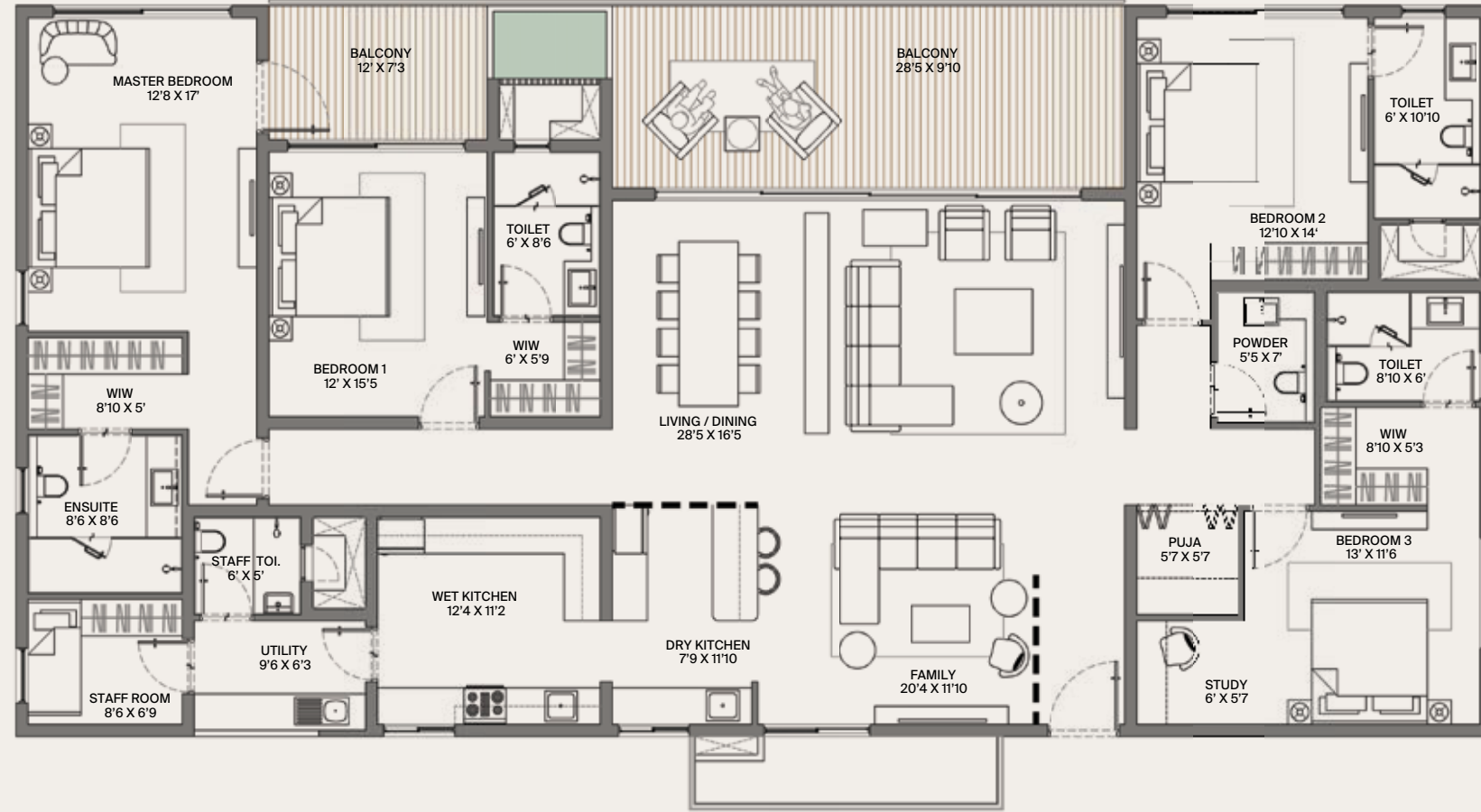
Super Built Up Area: 3,100 sq.ft. | 288.01 sq.m Carpet Area: 1,826 sq.ft. | 169.6 sq.m Balcony Area: 354 sq. ft. | 32.93 sq.m



UNIT PLAN
4 BHK

EAST FACING

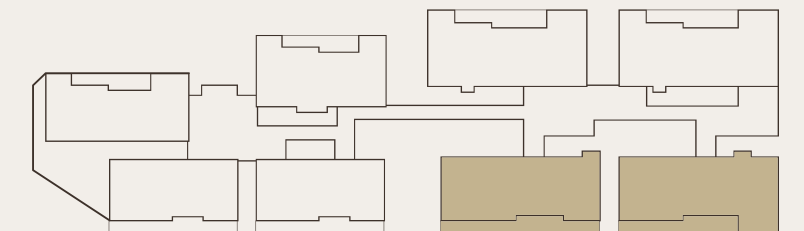
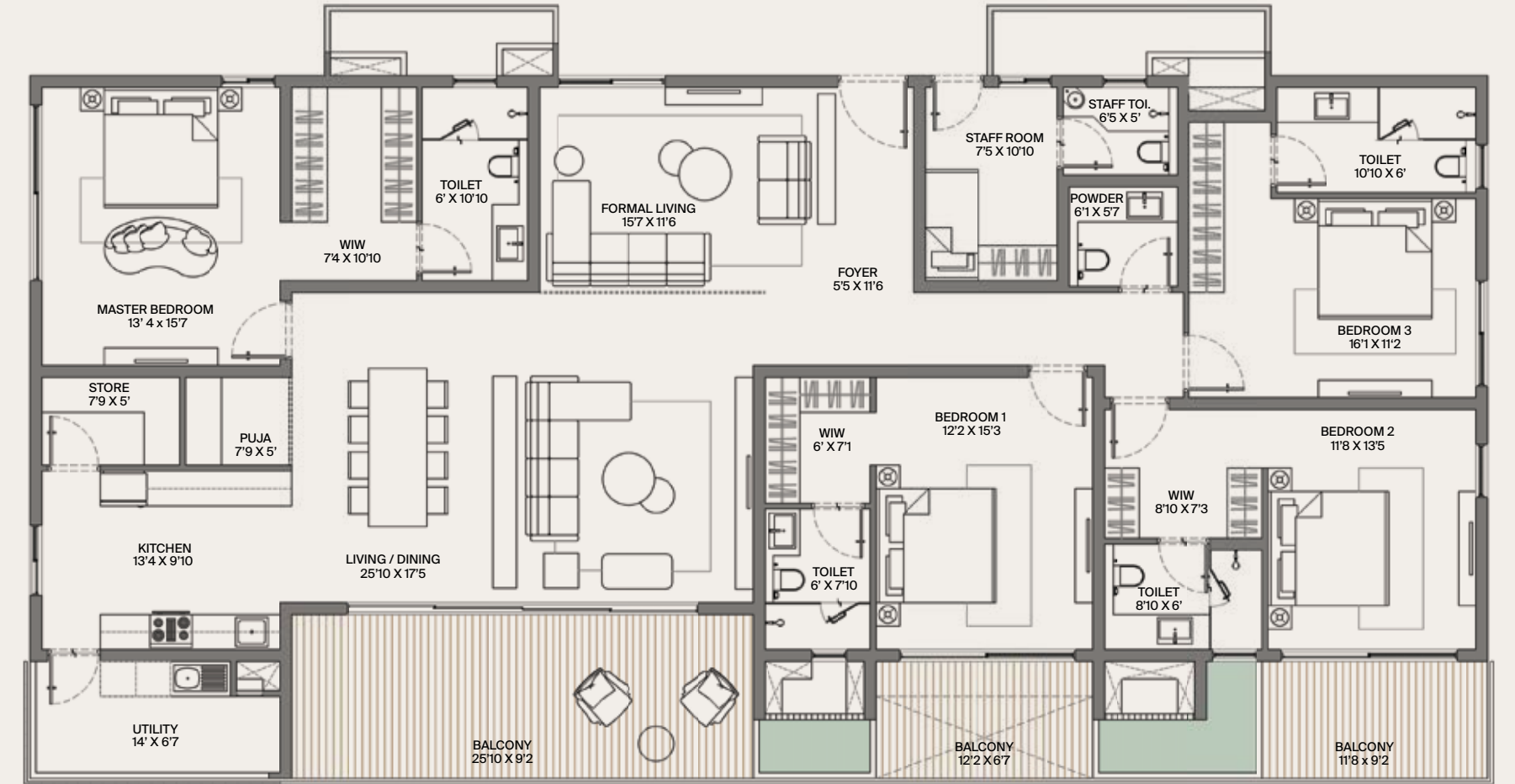
Super Built Up Area: 4,171 sq.ft. | 387.54 sq.m Carpet Area: 2,531 sq.ft. | 235.14 sq.m Balcony Area: 453 sq. ft. | 42.12 sq.m



UNIT PLAN
4 BHK

WEST FACING

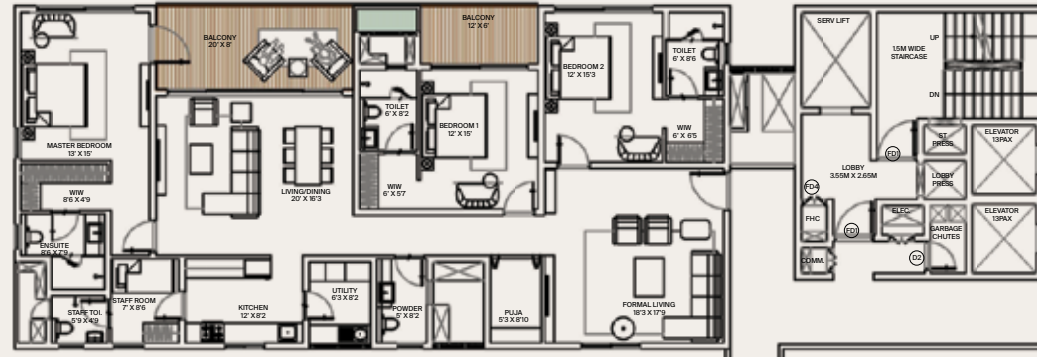
Super Built Up Area: 4,224 sq.ft. | 392.44 sq.m Carpet Area: 2,449 sq.ft. | 227.56 sq.m Balcony Area: 552 sq. ft. | 51.27 sq.m



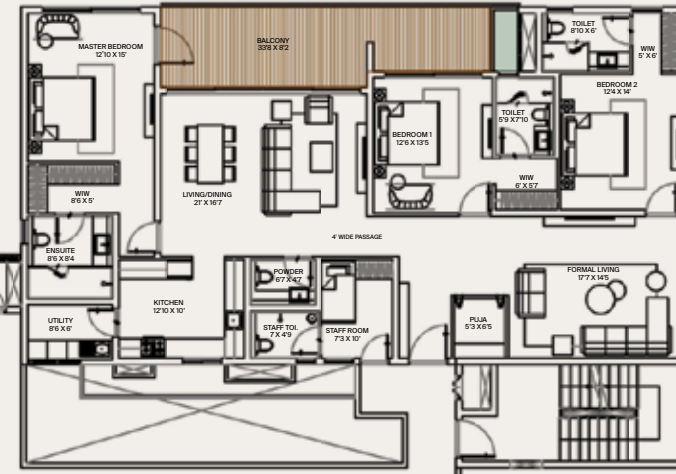
TYPICAL FLOOR PLAN

TYPE A - ODD FLOOR

3 BHK - NORTH FACING



3 BHK - EAST FACING



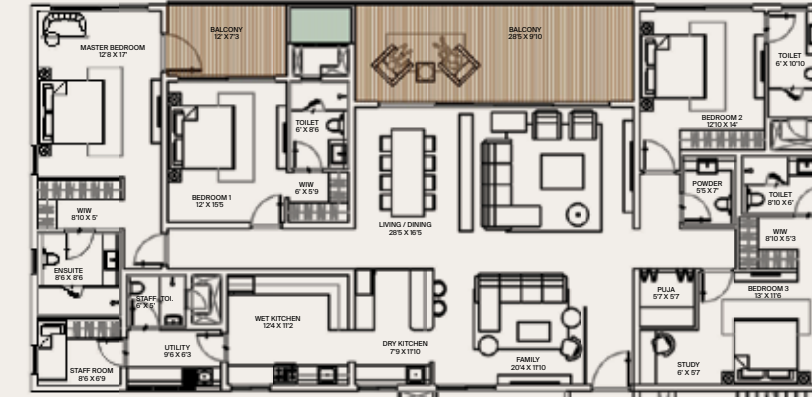
3 BHK - WEST FACING (TYPE A)



3 BHK - WEST FACING (TYPE A)



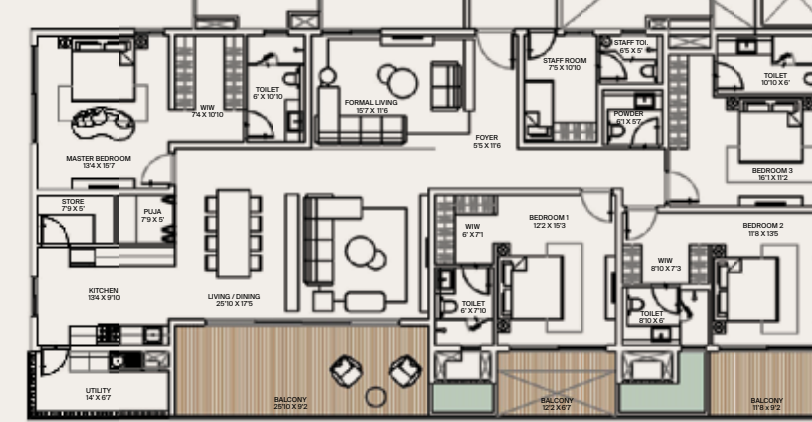
4 BHK - EAST FACING



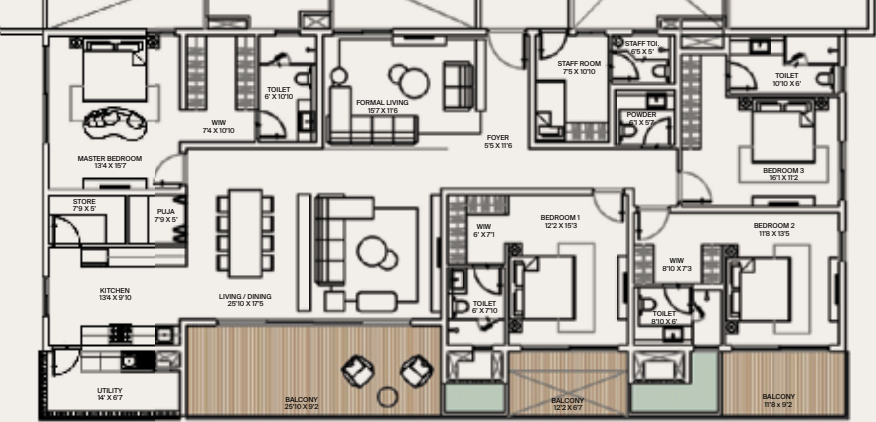
4 BHK - EAST FACING



4 BHK - WEST FACING



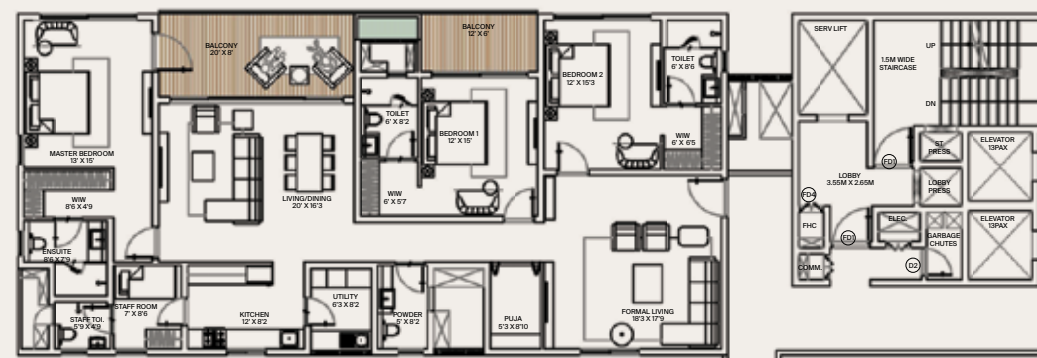
4 BHK - WEST FACING



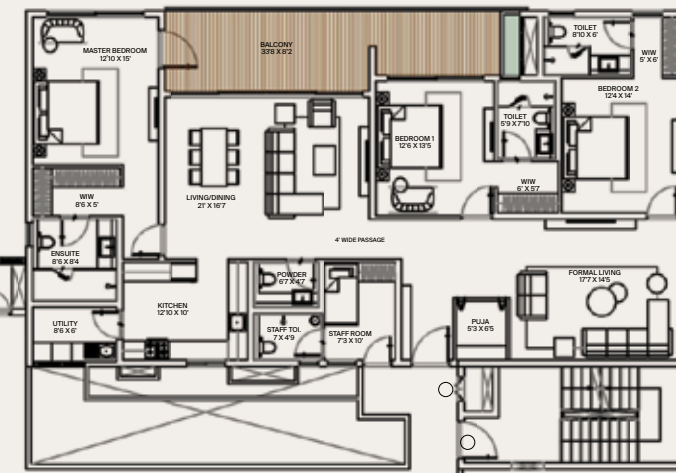
TYPICAL FLOOR PLAN

TYPE B - EVEN FLOOR

3 BHK - NORTH FACING



3 BHK - EAST FACING



3 BHK - WEST FACING (TYPE B)



3 BHK - WEST FACING (TYPE B)



SPECIFICATIONS

STRUCTURE

RCC PT/ Flat slab structure to withstand wind & seismic loads with block masonry.

BALCONY RAILING

Balcony railing in glass as per architectural elevation.

FLOORING AND DADO

Foyer, drawing room, living room, dining room
Marble series premium quality large format vitrified tiles.

All bedrooms
Engineered wooden floor.

Wet kitchen
Anti skid premium quality vitrified tiles.

Balconies
Anti skid premium quality vitrified tiles.

Master toilet / Powder room
Mixed palette of imported marble and vitrified tiles.

Other toilets
Premium quality vitrified tiles.

TOILETS

Sanitary ware
KOHLEER or equivalent counter top wash basin and wall hung EWC with concealed flush tank.

Faucets
KOHLEER or equivalent in all toilets.

Counter
Granite or imported marble counter in all toilets.
Designer shower partitions.

DOORS AND WINDOWS

Main door
High end imported engineered wooden door frame and shutter with premium finishes and hardware of reputed material.

Internal door
High end imported engineered wooden door frame and shutter with premium finishes and hardware of reputed material.

Door hardware
Dorma/Yale or equivalent.

Windows & french doors
Anodized aluminum frame with toughened glass sliding and fixed shutters with premium hardware and mosquito mesh shutter.

TELEPHONE & NETWORK

DTH provision in all bedrooms and living areas.

Intercom provision within the unit.

Telephone points in all bedrooms, living room and drawing room.

Wired internet provision in master bedroom, children's bedroom and drawing room.

Wi-Fi internet in clubhouse.

LIFTS

High-speed automatic passenger lifts with rescue device with V3F for energy efficiency & one service lift in each tower make of Thyssen Krupp / Mitsubishi or equivalent.

ELECTRICAL

Cables concealed copper wiring of Havells or equivalent.

Modular switches of make - Schneider, Legrand or equivalent

Energy efficient LED light fixtures for all common areas & landscape area lighting.

PAINT

External
Two coats of acrylic exterior emulsion paint with texture finish with architectural features.

Internal
Smooth putty finish + acrylic primer + 2 coats of luxury acrylic emulsion paint of low VOC.

KITCHEN & UTILITY

Separate municipal tap. Provision for fixing of water RO system.

Exhaust provision for chimney.

Washing machine / dishwasher provision in utility area.

PARKING MANAGEMENT

Efficiently designed car parking with Parking signage and equipment will be provided at required places to improve driving comfort.

Dedicated space for car washing will be provided.

Dedicated 3 car parking spaces will be provided including provision for 1 EV charging point as per design intent and applicable norms.

WTP & STP

Fully treated water made available through exclusive water softening and purification plant in case of borewell water.

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 purpose.

LANDSCAPING & WATER BODIES

Landscaping and water bodies have been integrated in the masterplan to create functional and rejuvenating spaces for all age-groups.

Landscape lighting has been aesthetically designed to enhance the ambiance and provide safe and functional access to all spaces.

GENERATOR

100% DG set backup with acoustic enclosure & AMF panel for all flats and common areas.

SECURITY

Sophisticated round the clock security system.

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

Surveillance cameras at the main security gate, entrance of each tower, passenger lifts and children's play area.

Boom barriers at entry for vehicles with mechanical operation.

LPG

Pipeline gas for individual apartment with metering will be provided.

Building management system for electrical, gas and water meters for centralized billing.

AC

Designated space will be provided for VRV systems, drainage and copper wiring for indoor AC units.

FIRE & SAFETY

Fire hydrant & fire sprinkler system in all floors & basements.

Fire alarms & public address system in all floors & basements.





PMR group was founded in Hyderabad in 2006 with the vision to create inspiring landmarks in Hyderabad and across India. It was named after our founder, whose innovative spirit is at the heart of every property we build. So too is the spirit of our workforce, who are united by a commitment to delivery excellence.

At PMR Group, we look to design ways to enhance the human experience. In pursuit of that, we have created transformative destinations that have infused life into spaces and created vibrant atmospheres for every customer.

We cater to every segment of the market, from industrial to commercial to residential to mixed-use. Our wide portfolio demonstrates that our abilities and talents are diverse.

We aim to become the primary name in premium Indian real estate. By providing immense values to our customers and clients, we're well on our way there.

CONSULTANTS



Architecture Consultant



Post Tension Consultant



Structural Consultant



MEP Consultant



Landscape Consultant



Traffic Consultant

OTHER PROJECTS BY PMR:

PMR Parkvue | PMR Parkwood | Siddh Convention | 12 Banjara



Quality Consultant



Branding Consultant

AGARTA



Siddh Convention Center, Kompally, Hyderabad, Telangana 500014