




**PNJ**

PROJECTS PVT. LTD.

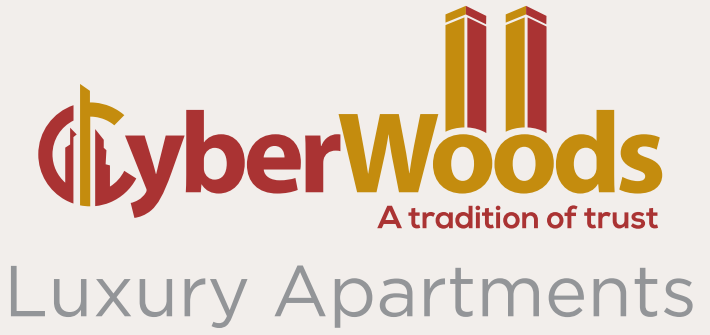


*Tradition of Trust*

RERA Approval No: P01100003953

**CyberWoods**  
A tradition of trust  
LUXURY APARTMENTS

INTRODUCING



**CyberWoods**  
A tradition of trust  
Luxury Apartments

Life has so much to give, and time is the key to getting them all. When you have it, you are very well-enriched and you bond stronger with your family. You feel at home with the world. You enjoy the deeper and vibrant hues of life. This priceless feeling has been crafted with sheer passion, for you and your dear ones.

*A Tradition of Trust*

- HMDA Processing No: 046172 / SKP / R1 / U6 / HMDA / 05062021
- Tellapur Municipality Proceeding No: 4729/TP/2021





### All Age Groups Education

- The Gaudium School
- Manthan School
- Indus International School
- St. Xavier's PG College
- Sancta Maria School
- Epistemo Global
- Vista School
- ISB
- Kendriya Vidyalaya
- Oakridge International School
- Delhi Public School
- Open Minds Birla School
- The Future Kids School
- Hyderabad Central University



### Work Spaces

- ICAI
- Polaris
- UBS
- Wipro
- ICICI - Financial Dist.
- TCS
- Microsoft
- Amazon
- Honeywell
- Infosys
- Google
- Waverock
- Accenture
- Cognizant India



### Hospitals

- Kakatiya Hospital
- Srija Hospital
- American Oncology Institute
- Citizen's Hospital
- Pranaam Wellness Center
- PRK Hospitals
- Continental Hospital
- Hetero Pharmacy
- Himagiri Hospital
- CARE Super Speciality Hospital



### Connectivity to other Best

- Financial District Ph 2 (Upcoming)
- ORR
- Lingampally MMTS
- US Consulate (Upcoming)
- Hyatt Hyderabad (Star Hotel)
- Ella Suites (Star Hotel)
- NIAB
- Inorbit Mall
- Hitech City
- MMTS Lingampally
- International Airport

ocation

CYBERWOODS is nested in the fastest developing IT infrastructure in Southern India. It is situated next to the newly proposed IT corridor by TSIC in Gachibowli-Osman Nagar Road, hence the CYBER in the name. It is undoubtedly the preferred upcoming project for many IT professionals. With the proposed future expansions in this area, you stay connected to the latest developments in the tech scene of Hyderabad.





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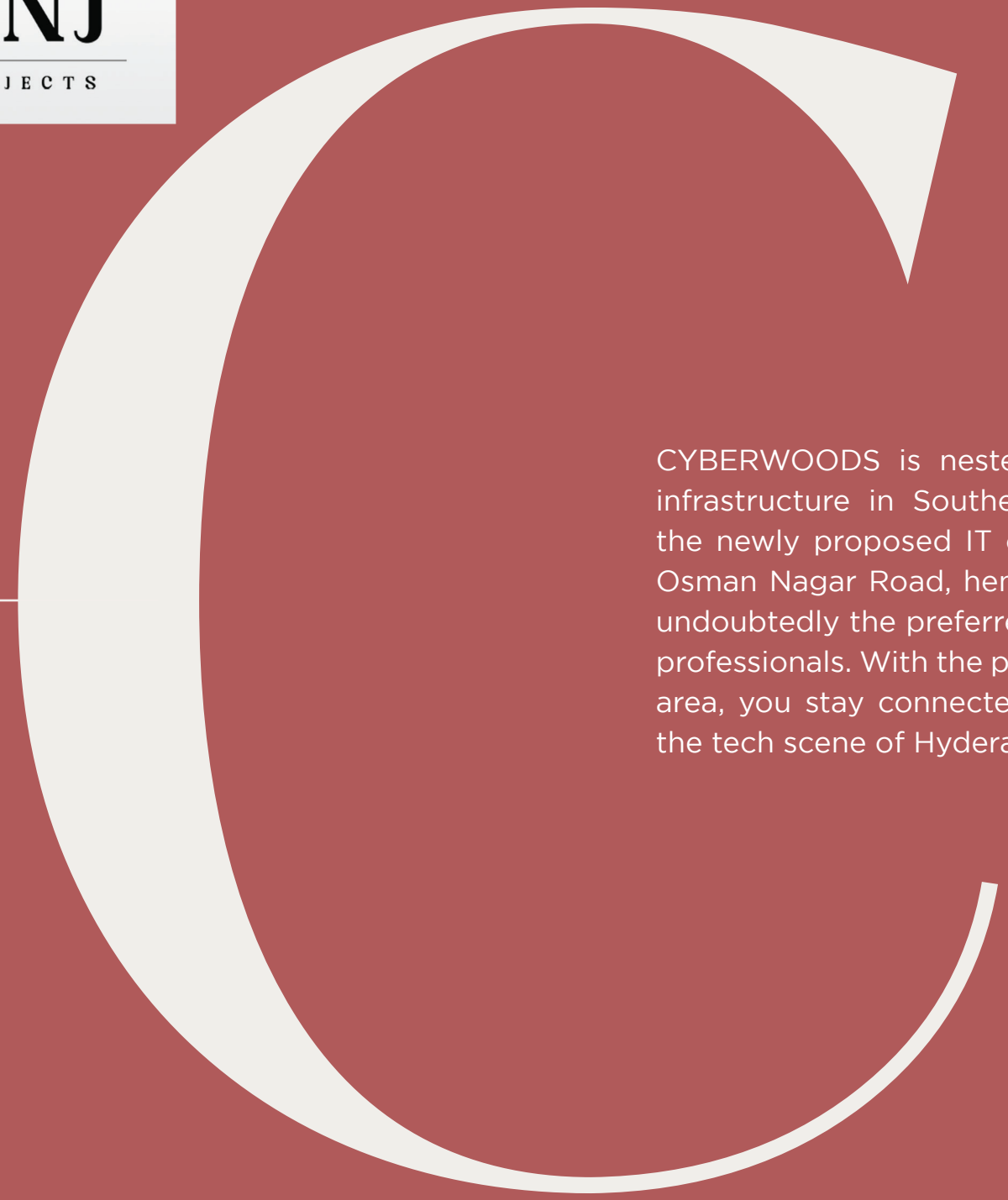
## Secured Entrance

CYBERWOODS greets you with a highly secured 24-hour monitored gateway for your safety. The guard gate is equipped with intercoms and on-duty guards to regulate the entry and exit from the community. It is the first layer of security for you and your loved ones





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# Welcome to the NEW AGE



# F lats

10 FLATS PER FLOOR

2.8

ACRES OF PRIME LAND

300

TOTAL FLATS

15

FLOORS

30

FLAT - 2 BHK

195

FLAT - 3 BHK

150

EAST FACING FLATS

150

WEST FACING FLATS

2

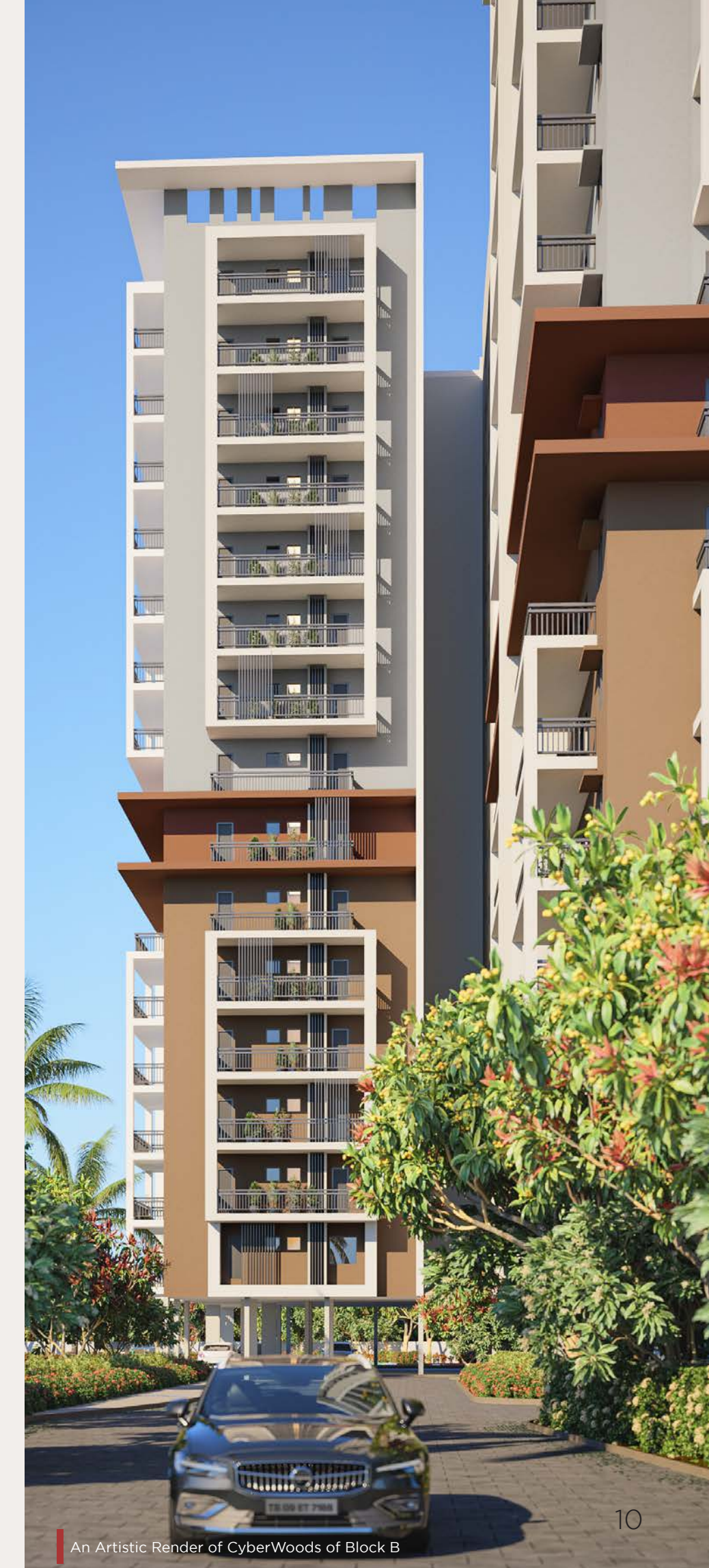
APARTMENT BLOCKS

60

FLAT - 2.5 BHK

15

FLAT - 4 BHK



## Master Plan

**CYBERWOODS** represents the symbiosis of several well-planned elements that perfectly complement each other to create a whole life.

The property is spread across 2.8 acres and consists of 300 smartly designed homes, where diverse residents co-create and coexist in an ideal ecosystem with a host of residential comforts, lifestyle amenities, and plenty of open areas.

**CYBERWOODS** experience is enriched by best-in-class architectural design, mesmerizing elevation, focus on Vaastu and colour schemes, collectively putting the apartment many notches above the ordinary when it comes to comfort, safety, and aesthetics.



### Legend

- |                               |                               |
|-------------------------------|-------------------------------|
| 1. Tree Plantation            | 19. Cricket Net Playing Pitch |
| 2. Water Feature              | 20. Sculpture                 |
| 3. Planter Box                | 21. Paved Area With Trees     |
| 4. Grass Paver                | 22. Tennis Court              |
| 5. Seating Bench              | 23. Basketball Court          |
| 6. Potted Plants              | 24. Badminton Court           |
| 7. Stepping Stone             |                               |
| 8. Amphitheater               |                               |
| 9. Seating With Sculpture     |                               |
| 10. Seating Deck With Pergola |                               |
| 11. Plantation                |                               |
| 12. Feature Wall              |                               |
| 13. Speciman Tree             |                               |
| 14. Driveway                  |                               |
| 15. Seating Plaza             |                               |
| 16. Skating Ring              |                               |
| 17. Kids Play Area            |                               |
| 18. Lawn                      |                               |

EXISTING 80'0" WIDE ROAD





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## Entrance Lobby

(BLOCK - A)

Both apartment blocks greet you with a sophisticated, state-of-the-art entrance lobby. Featuring safety and comfort for the residents and guests visiting them.



**CyberWoods**  
A tradition of trust

An Artistic Render of CyberWoods Entrance Lobby of Block A





An Artistic Render of CyberWoods Lift Lobby of Block A

## Lift Lobby

Spacious Lift Lobbies and corridors are present in both the blocks for your service. Designed with elegant natural materials, the lift lobbies are captivating spaces for a sophisticated feeling while you en-route to and fro your apartment.



An Artistic Render of CyberWoods Dining/Living Room of Block A

A D O R N   Y O U R   I N N E R   W O R L D



An Artistic Render of CyberWoods Dining/Living Room of Block A



YOUR IDEAL HOME



## Outdoor Kitchen Garden

Each of the flats at **CYBERWOODS** is decked with an outdoor kitchen garden for easy access to herbs and aromatics within reach. The space also acts as a natural air purifier, further enhancing your calm evenings.





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An Artistic Render of CyberWoods Clubhouse Building



## Club House

Keeping luxury and leisure in mind, the 5 level Club House is equipped with multiple amenities for the residents. With over 16,000 sq. ft. of floor area, the Club House boasts different luxurious features to suit the needs of the residents. Multiple fitness centers, multipurpose halls, indoor games, open-air barbeque deck, and pools are some of its unique highlights.



An Artistic Render of CyberWoods Clubhouse Entrance Lobby



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Life is better when you're  
Swimming!





## Outdoor Games

Physical fitness is the need of the hour as we are progressing more towards technology-oriented jobs where we hardly get any movement throughout our work. With the indoor games and activities at the Club House, CYBERWOODS also features various outdoor activity areas. Outdoor games, jogging tracks, and play areas are spread throughout the property to facilitate various activities for the whole family.

1. Tennis Court
2. Cricket Net
3. Half Basket Ball Court
4. Badminton Court (Enclosed)
5. Skating
6. Rock Climbing
7. Kids Play Area



# More Amenities

With modern architecture and well-designed amenities, you will hardly need to worry about maintenance at CYBERWOODS.

But in case you need something to be taken care of, you will always be a single call away for any kind of assistance.

- Amphitheatre
- Party Lawn
- Squash Court (Indoor)
- Swimming Pool (Terrace)
- Banquet Hall (100 Member Seating)
- Visitor / Guest Room
- Aerobic, Yoga, Meditation Room

## Indoor Games

- Pool Table
- Table Tennis
- Carroms
- Chess

*etc.*



An Artistic Render of CyberWoods Amphitheatre





An Artistic Render of CyberWoods Outdoor Shuttle Court

## Shuttle Court

## Squash Court





# Floor

## Block-A Floor Plans

Luxuries mean nothing when you lack the time to experience them to your heart's content, everyday.

# Plans

6

4 BHK  
West  
Facing  
2,640 Sft.



Floor Type	Carpet Area including internal walls (Sq. ft)	Balcony Utility & External walls	Net Flat Area	Salable Area	UDS in Sq.Yds
First Floor	1619.63	206.31	1825.94	2280	56
Typical Floor	1630.19	483.18	2113.37	2640	65

7

9

2 BHK  
West  
Facing  
1,345 Sft.



Floor Type	Carpet Area including internal walls (Sq. ft)	Balcony Utility & External walls	Net Flat Area	Salable Area	UDS in Sq.Yds
First Floor	801.63	182.7	984.33	1230	30
Typical Floor	834.2	242.18	1076.38	1345	33

8

2.5 BHK  
West  
Facing  
1,560 Sft.



Floor Type	Carpet Area including internal walls (Sq. ft)	Balcony Utility & External walls	Net Flat Area	Salable Area	UDS in Sq.Yds
First Floor	949.93	189.53	1139.46	1425	35
Typical Floor	985.54	263.28	1248.82	1560	38

5

3 BHK  
East  
Facing  
2,110 Sft.



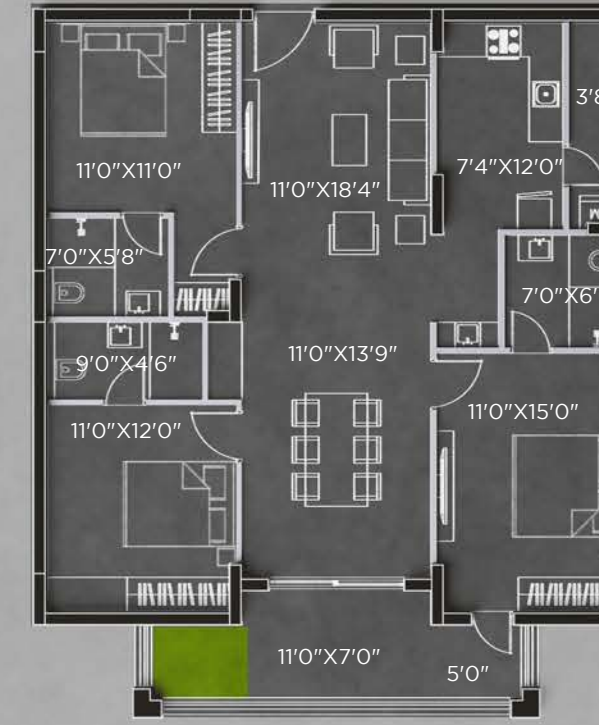
Floor Type	Carpet Area including internal walls (Sq. ft)	Balcony Utility & External walls	Net Flat Area	Salable Area	UDS in Sq.Yds
First Floor	1247.29	204.69	1451.98	1815	44
Typical Floor	1312.44	375.97	1688.41	2110	52

2

3

4

3 BHK  
East  
Facing  
1,695 Sft.



Floor Type	Carpet Area including internal walls (Sq. ft)	Balcony Utility & External walls	Net Flat Area	Salable Area	UDS in Sq.Yds
First Floor	1046.25	194.09	1240.34	1550	38
Typical Floor	1081.77	272.96	1354.73	1695	41

1

10

3 BHK  
West/East  
Facing  
1,895 Sft.



Floor Type	Carpet Area including internal walls (Sq. ft)	Balcony Utility & External walls	Net Flat Area	Salable Area	UDS in Sq.Yds
First Floor	1110.5	186.74	1297.24	1620	40
Typical Floor	1162.71	353.59	1516.30	1895	46

# Floor

## Block-B Floor Plans

Luxuries mean nothing when you lack the time to experience them to your heart's content, everyday.

# Plans

6  
3 BHK  
West  
Facing  
2,110 Sft.



Floor Type	Carpet Area including internal walls (Sq. ft)	Balcony Utility & External walls	Net Flat Area	Salable Area	UDS in Sq.Yds
First Floor	1247.29	204.69	1451.98	1815	44
Typical Floor	1312.44	375.97	1688.41	2110	52

7  
8  
9  
3 BHK  
West  
Facing  
1,695 Sft.



Floor Type	Carpet Area including internal walls (Sq. ft)	Balcony Utility & External walls	Net Flat Area	Salable Area	UDS in Sq.Yds
First Floor	1046.25	194.09	1240.34	1550	38
Typical Floor	1081.77	262.96	1344.73	1695	41

10  
3 BHK  
West  
Facing  
1,895 Sft.



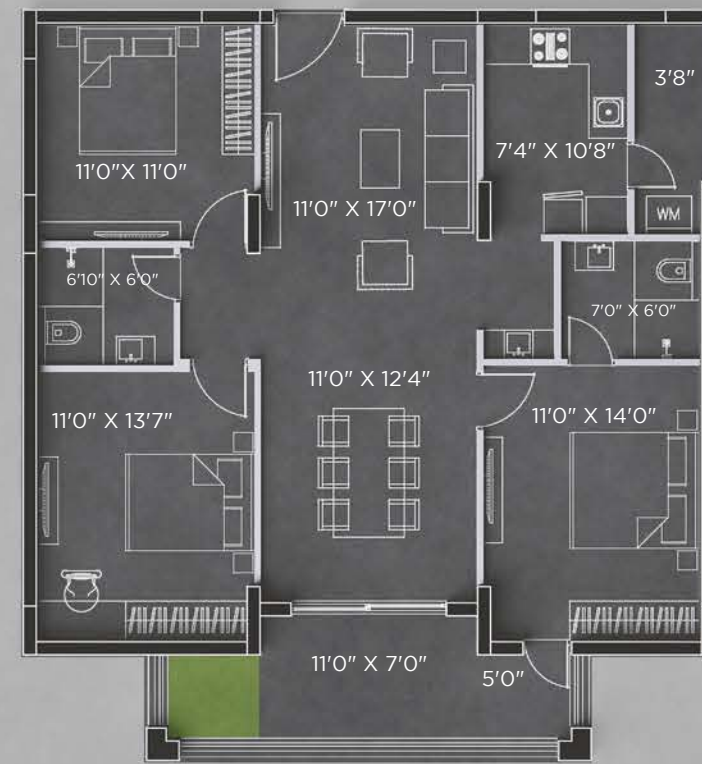
Floor Type	Carpet Area including internal walls (Sq. ft)	Balcony Utility & External walls	Net Flat Area	Salable Area	UDS in Sq.Yds
First Floor	1110.5	186.74	1297.24	1620	40
Typical Floor	1162.71	353.59	1516.30	1895	46

5  
3 BHK  
East  
Facing  
2,110 Sft.



Floor Type	Carpet Area including internal walls (Sq. ft)	Balcony Utility & External walls	Net Flat Area	Salable Area	UDS in Sq.Yds
First Floor	1247.29	204.69	1451.98	1815	44
Typical Floor	1312.44	375.97	1688.41	2110	52

2  
3  
4  
2.5 BHK  
East  
Facing  
1,560 Sft.



Floor Type	Carpet Area including internal walls (Sq. ft)	Balcony Utility & External walls	Net Flat Area	Salable Area	UDS in Sq.Yds
First Floor	954.05	185.4	1139.45	1425	35
Typical Floor	989.52	259.29	1248.81	1560	38

1  
3 BHK  
East  
Facing  
1,895 Sft.



Floor Type	Carpet Area including internal walls (Sq. ft)	Balcony Utility & External walls	Net Flat Area	Salable Area	UDS in Sq.Yds
First Floor	1110.5	186.74	1297.24	1620	40
Typical Floor	1162.71	353.59	1516.30	1895	46

# Specifications

We have carefully curated some of the best components and fittings for your new home. Here's a detailed list of all the fittings and accessories, your flat is equipped with.

## Structure

- Two Levels of Basement, One Stilt and Fifteen Upper floors of RCC framed structure with Light-weight Aerocon / AAC block masonry walls, 8" thick AAC blockwork for external walls & 4" thick AAC block work of internal walls.
- Covered Parking for Flat Owners and Open car parking for Visitors.

## Flooring & Tiling

- Living / Drawing / Dining / Bedrooms / Kitchen - Superior quality double charged Vitrified flooring with 800mmX800mm size of Aparna or Vermora, RAK or Equivalent quality.
- Toilets- 600mm x 300mm Anti-skid and Acid-Resistant Ceramic tiles for Flooring and glazed ceramic tiles for dado up to Grid Ceiling level (Vermora, Aparna, R.A.K or Equivalent).
- Corridors- Designer Combination of Granite and/or Tiles for the floor.
- Lift Lobbies- Granite / Marble / Vitrified Tiles cladding in all floors.

## Doors

- Main Door - Designer Engineered Wood Frame, cladded flush shutter of melamine matt polish/finish fixed with reputed make hardware of SS of Godrej, Doorset, Haffle or Equivalent make.
- Internal doors - Designer Engineered Wood frame with laminate cladded flush shutter fixed with reputed make hardware of SS of Godrej, Doorset, Haffle or Equivalent make.

## French Doors / Windows / Ventilators

- French Doors - UPVC Sliding door of single glazed unit complete with toughened glass with hardware [Aparna Venster, Fenesta, Deltra or Equivalent make.
- Windows - UPVC Window of Single glazed unit complete with toughened glass with hardware [Aparna Venster, Fenesta, Deltra or Equivalent make.]
- Provision for Aesthetically designed, Mild Steel (M.S) grills with Enamel paint finish. Provided at extra cost.

## Painting

- Internal walls and Ceiling - Putty finish with 2 Coats of Premium Acrylic Emulsion Paint of Reputed makes [Asian Paints or Berger Paints or Nerolac] over a Coat of Primer.
- External - Textured finish and 2 Coats of Exterior Emulsion Paint of Reputed Make [Asian Paints or Berger Paints or Nerolac]
- OBD paint over one coat of luppum.

## Plumbing and Sanitary Specifications

- Ceramic washbasin (Half pedestal) in Master toilet (American Standards, Roca or Equivalent).
- EWC with concealed flush tank / valve of Reputed Make.
- All C.P. Fittings are of reputed make Equivalent to Jaguar / GROHE or equivalent.

## Kitchen

- Kitchen - Granite Platform (Optional) with Stainless Steel Sink.
- Separate Municipal Water tap (water provided by HMWS & SB along with Bore well water).
- Provision for fixing of Water Purifier / Exhaust Fan / Chimney.
- Provision for Supply of gas from a centralized gas bank to all individual apartment units with gas meters.

## Toilets

- EWC with Concealed Cistern of reputed make (American Standard / GROHE).
- Ceramic washbasin (Half pedestal) in Master toilet (American Standards, Roca or Equivalent), Ceramic Washbasin in other toilets.
- All C.P. Fittings are of reputed make Equivalent to Jaguar/ GROHE etc.
- Single lever fixtures with wall mixer cum shower.
- Provision for Geysers & Provision for Exhaust Fans in all Bathrooms.

## Electrical / Cable / Internet connection Specifications

- All Products like switch, accessories, Switchgear - Legrand or Schneider or Equivalent.
- Wiring, cable, etc. are of reputed make confirming to ISI standards - Polycab or Finolex or Havells.
- Split AC provision in living room and all bedrooms.
- Cable Television in Drawing / living and all bedrooms.
- Telephone & Internet points in living and master bedroom.
- Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen, Washing Machine in Utility Area.
- Three-phase supply for each unit and individual Meter Boards.
- Miniature Circuit breakers (MCB) for each distribution board of reputed make.
- D.G Set backup with Acoustic enclosure & A.M.F.

## Lifts

- High-speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make of Johnson / Kone / Otis.
- Granite / Marble / Vitrified Tiles cladding at the Lift Lobby.
- Panic button & intercom in the Lifts connected to the security room.
- Each Block will have Four Passenger lifts and one Service Lift.

## Generator

- D.G Set backup with Acoustic enclosure & A.M.F.
- 100% Standby power (Generator backup) to below 5Amp PowerPoints only.
- 100% standby power (Generator backup) for common facilities.

## WTP & STP

- A Hydro-Pneumatic system with 100% treated water, separate Municipal water supply to Kitchens.
- Fully Treated Water made available through an exclusive water softening and with water meters for each unit.
- A Sewage Treatment plant of adequate capacity as per norms will be provided. Treated sewage water shall be used for landscaping and flushing purposes only.

## Club House / Amenities Block

- Terrace Swimming Pool with Changing Rooms.
- Banquet hall / Multipurpose Hall.
- GYM.
- Indoor Games Room: Billiards, Chess, T.T, Carroms, etc.
- Aerobic Room / Yoga / Meditation Room.
- Senior Citizen Lounge / Hobby Room.
- Office Room / Maintenance office / Association room.
- Squash Court.

## Outdoor Amenities

- Pedestrian / Jogging track.
- Toddler's Play area.
- Hopscotch / Garden pod / Informal seating plaza with Tree court
- Water cascade with Sculpture.
- Amphitheater / Event Lawn.
- Children's play area.
- Tennis court, Badminton court, Skating Ring, half Basketball practice court, Cricket Nets.

## Security / Safety

- Intercom facility or equivalent facility from security cabin for each flat.
- Sophisticated round-the-clock security / Surveillance System; Surveillance cameras at the main security and entrance of each block to monitor.
- Panic button and intercom in the lifts connected to the security room.
- Solar-powered fencing all-round the compound.
- Fire hydrant and fire sprinkler system in all floors and basement.
- Fire alarms systems in all floors and parking areas (basements).
- Access Control at main Gate with Boom Barrier near entry to basements to allow only Owners Vehicles.
- Building Management System for the complete building.

## Utility / Balconies

- Washing machine provision and wet area for washing utensils.

## Every Detail Carefully Considered.

Bricks Infratech, the team behind the Skywoods brings a wealth of experience, craftsmanship, and care to Hyderabad's west skyline.

### Bricks InfraTech

Bricks Infratech, is a Hyderabad-based real estate investment firm creating thoughtful community-oriented residences in the heart of Hyderabad. Committed to meeting local needs, advancing communities, and preserving the unique characteristics of nature, its focus is on purposeful innovation that promotes inclusion, transformation, and convenience. With years of combined experience in local real estate investments, the team at Bricks Infratech brings an international perspective paired with a deep understanding of Hyderabad. As a company that holds itself and its project team to the highest standards of excellence, the firm believes the most important investment that it can make is in the future of Hyderabad and its people.

## Our Recently Completed Projects

Bricks - Skywoods, Gopanapally



Bricks - Opera, Secunderabad



Bricks - Park Stone, Bhapughat



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A member of  
**CREDAI**  
 Hyderabad

# Buiding Trust Brick by Brick

### ARCHITECTS

**STUDIO INFINITE**  
 INSPIRE | INNOVATE | INTEGRATE

### ENGINEERING CONSULTANTS

**Rallys**  
 ENGINEERING CONSULTANTS  
 D No.6-3-347/1  
 Dwarakapuri colony,  
 Panjagutta, Hyderabad - 500 082  
 Tele- +91 40 2335 0036  
 Email: rallysconsultants@outlook.com

### STRUCTURAL ENGINEER

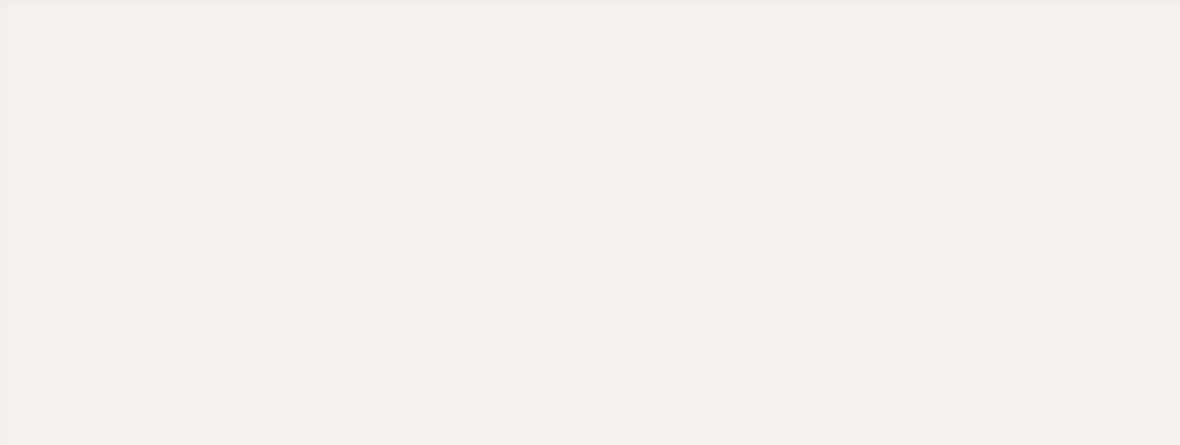
**Z-A**  
**Zaki & Associates**

### BRANDING & CGI

**Spacebound**  
*Labs*

### Loans approved by





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Disclaimer: The information provided in this brochure, including all pictures, images, plans, drawings, amenities, dimensions, elevations, illustrations, facilities, features, specifications, other information, etc. mentioned are indicative of the kind of development that is proposed and are subject to the approval from the competent authorities.