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RISINIA BUILDERS

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1st Floor, Opp. Bharat Petroleum, Gandimaisamma
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OUR ASSOCIATES

STRUCTURAL CONSULTANTS



ARCHITECTS



BRAND PARTNER



MEP CONSULTANT



LANDSCAPE PARTNER



NOTE : This brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the flat may differ. The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.

A PROJECT BY RISINIA



SKYON
THE FUTURE OF MODERN LIVING

CREATING
LANDMARKS



2 & 3 BHK GATED COMMUNITY APARTMENTS

@BACHUPALLY



Own it with pride
live life in luxury.

Live in the lap of luxury at Skyon. The beautifully crafted homes, luxurious selection of amenities, and an exceptional living environment make this new home a matter of pride and joy for you and your family.



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*A home to your dreams
a dream of a home.*

Each one of us holds a wish close to our hearts. A wish for a space where happiness flows unhindered; a place where the little things make life a delightful experience; a place where dreams take wing and fly high. A wish for a space that we can call home. At Risinia's Skyon, your wish for a beautiful forever after home comes true.

OUTDOOR AMENITIES

State-of-the-art clubhouse with indoor facilities | Adult & kids' swimming pool with deck | Walking/jogging/cycling track | Outdoor cafeteria | Grand entrance plaza | Pick up & drop off | Outdoor gym
Bicycle parking bay | Cricket practice nets | Paragola with seating | Children's play areas | Intercom
Kids adventure activity zone | Skating rink | Outdoor meditation & yoga center | Multi-purpose court
Water body | Beautifully landscaped central courtyard | Amphitheater | Event area | Beautifully
landscaped lawns | STP Plant | Rainwater harvesting | Individual water meters for each flat
Water softening plant | Solar fencing all around the project | CCTV Surveillance
All around the project multiple seating zones



An Exquisite Skyon Lifestyle



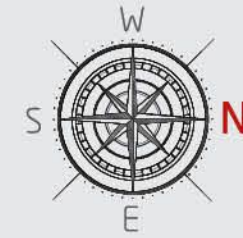
CLUBHOUSE AMENITIES

Banquet hall | Office desks for work from home | Reception and waiting lounge | Outdoor cafe | Kitchen
Supermarket | Creche | Atm/Pharmacy provision | Maintenance office | Indoor games (Snooker, Table
tennis, Carroms, Chess) | Gym | Yoga / Aerobics deck | Guest rooms | Gentlemen's room | Waiting
lounge | Outdoor terrace | Spa | Steam/Sauna | Saloon | Squash courts | Guest lounge
Conferencing facility | Library / Office room | Mini theater | Indoor badminton courts
Outdoor terrace lounge | Barbeque counter



MASTER PLAN

Extent	: 5.6 acres
Total Units	: 756 flats of 2 BHK & 3 BHK
Towers	: 6
2BHK	: 1080 sft to 1388 sft
3 BHK	: 1527 sft to 2223 sft

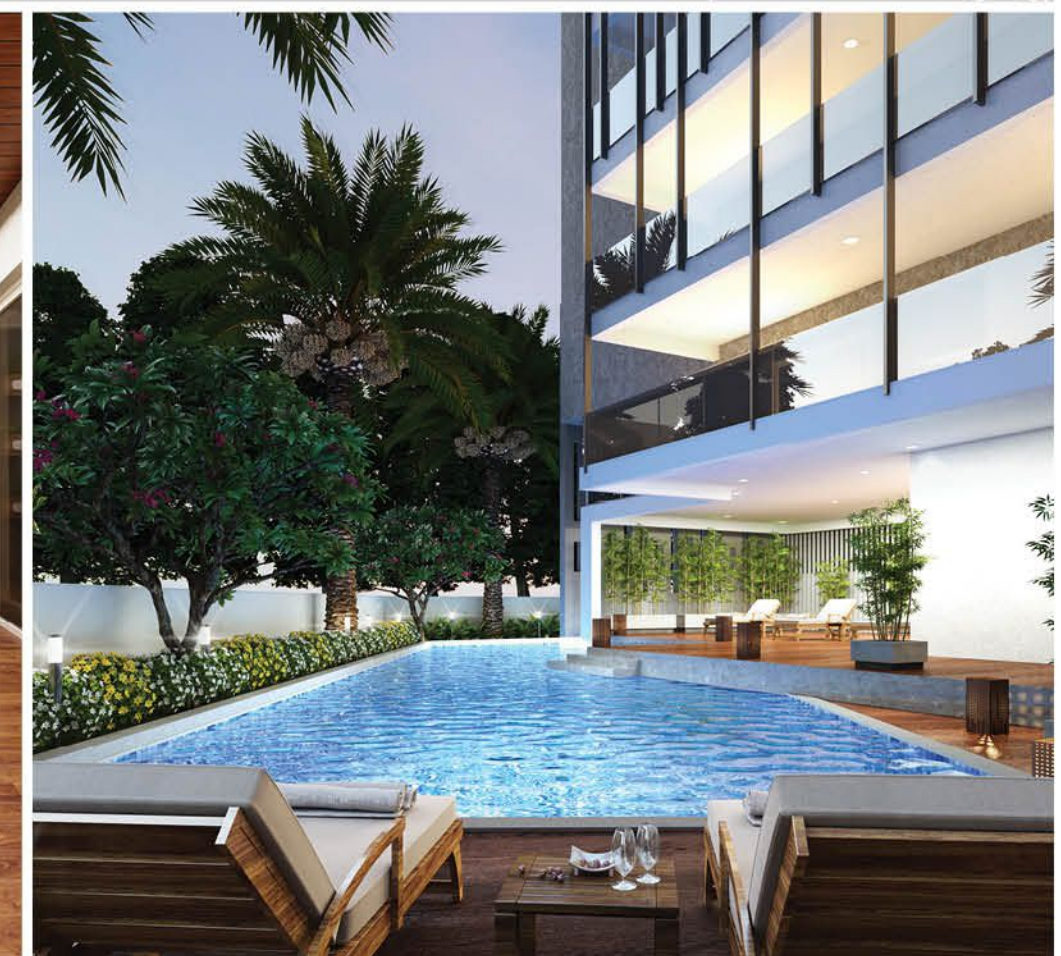
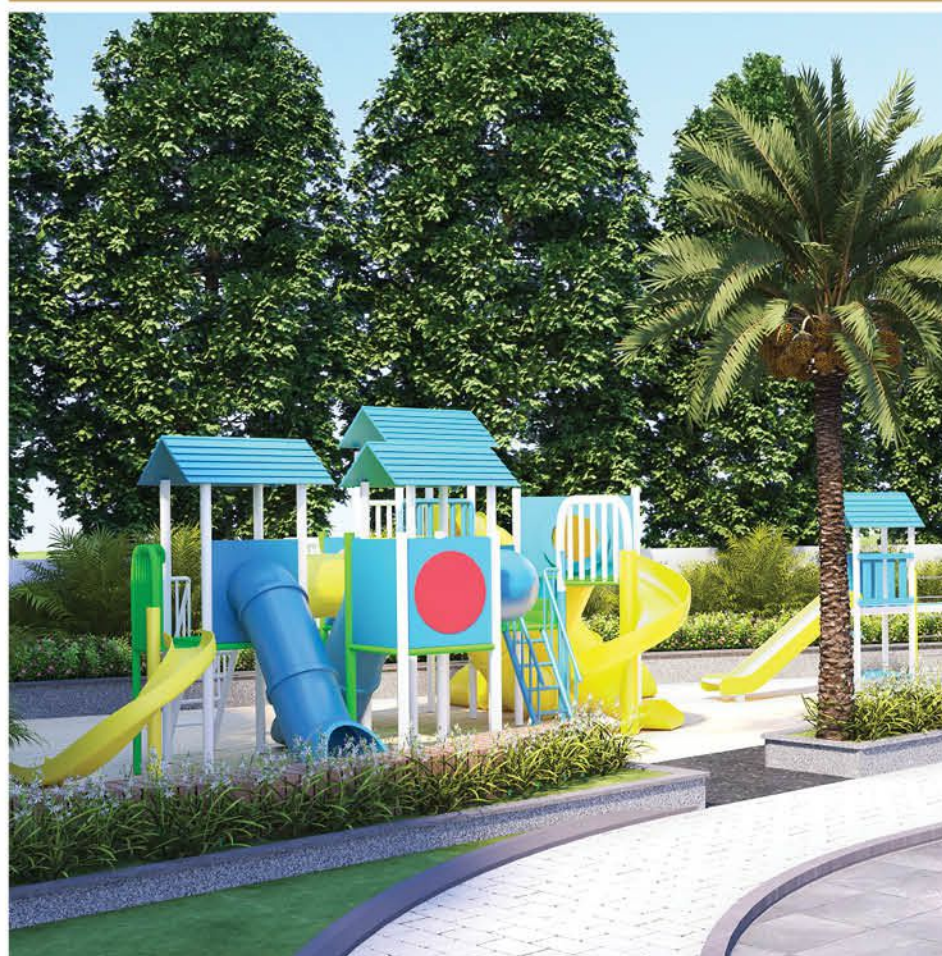


LEGEND

01. Entrance 02. Exit 03. Clubhouse 04. Skating Rink 05. Children's Play Area 06. Badminton Court 07. Multipurpose Court
08. Cricket Practice Pitch 09. Bicycle Parking 10. Seating With Plantation 11. Seating Plazas For Seniors 12. Seating With Pergola 13. Mini Amphitheater
14. Park Entry With Screen Walls 15. Meditation Deck 16. Screen Wall 17. Lawn Mound 18. Informal Stage 19. Swimming Pool



SKYON
THE FUTURE OF MODERN LIVING



*Full height windows
to the best views*


SKYON
THE FUTURE OF MODERN LIVING

AERIAL VIEW





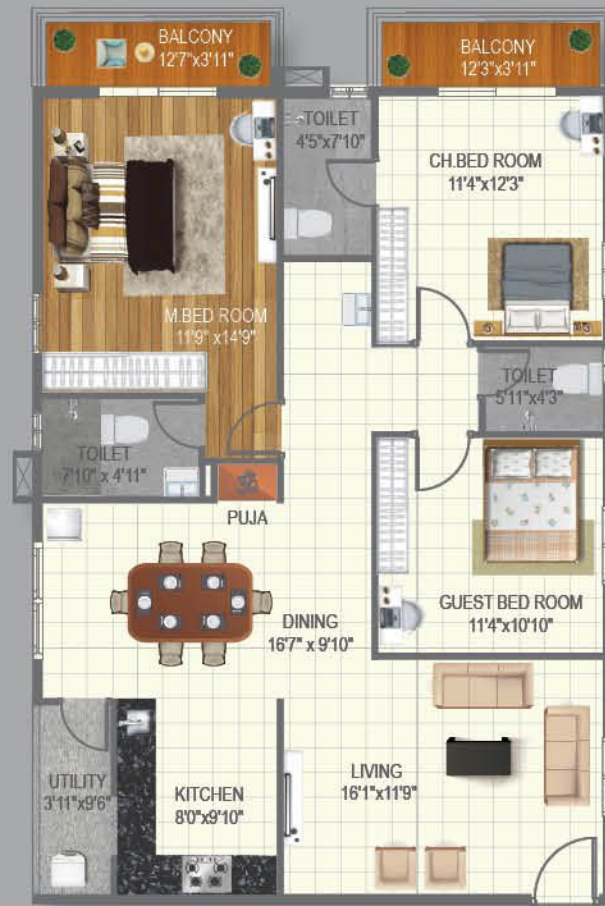
2 BHK
1388 sq ft
EAST FACING

ENTRY

ENTRY

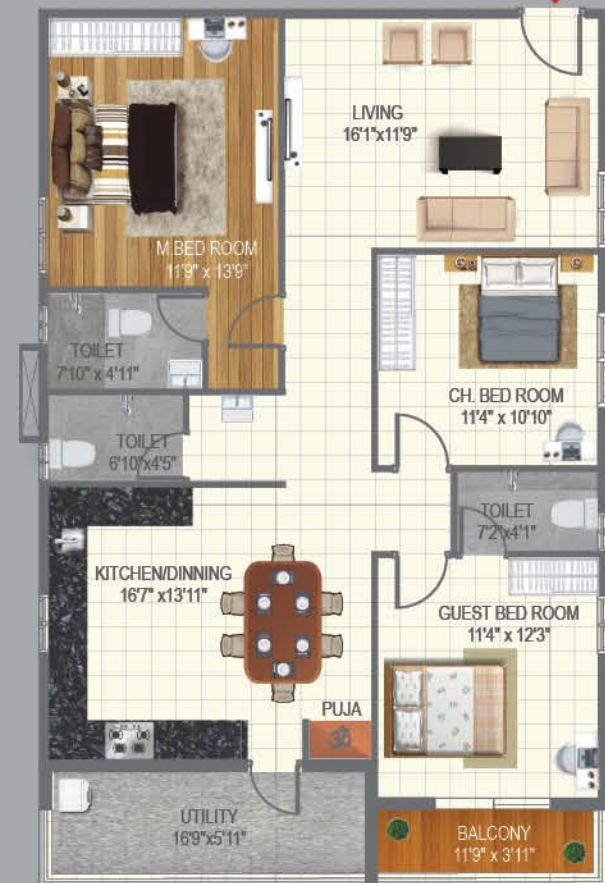


2 BHK
1388 sq ft
WEST FACING



3 BHK
1651 sq ft
EAST FACING

ENTRY



3 BHK
1673 sq ft
WEST FACING



3 BHK
1843 sq ft
EAST FACING

ENTRY



3 BHK
1843 sq ft
WEST FACING

ENTRY



3 BHK
2126 sq ft
EAST FACING

ENTRY



3 BHK
2126 sq ft
WEST FACING

ENTRY



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a dream of a home.

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1388 sqft. | 2BHK East Facing
3D PLAN



A: Living Hall | B: Puja | C: Kitchen | D: Utility | E: Master Bedroom
F: Toilet | G: Dining | H: Children Bed Room | I: Balcony



1388 sqft. | 2BHK West Facing
3D PLAN



A: Living Hall | B: Toilet | C: Children Bedroom | D: Balcony | E: Utility
F: Puja | G: Kitchen | H: Dining | I: Master Bedroom

1651 sqft. | 3BHK East Facing
3D PLAN



A: Living Hall | B: Kitchen | C: Utility | D: Dining | E: Toilet | F: Master Bedroom
G: Balcony | H: Children Bedroom | I: Guest Bedroom | J: Puja

Your Expectations Your Standards

Skyon has introduced a beautiful residential area with all the exceptional specification and impressive amenities with quality in construction and endurance to serve all your needs.



STRUCTURE
RCC-framed with earthquake-resistant loads



SUPER STRUCTURE
8" external walls and 4" internal walls with cement bricks



WATER-PROOFING
For all toilets and wash areas



ELECTRICAL
PVC insulated wires of premium make. Power outlets for geysers in all bathrooms. Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer/grinders in kitchen. Plug points for refrigerator and T.V. wherever necessary. 3-phase supply for each flat and individual meter boards. AC point in all bedrooms.



DOORS AND WINDOWS
Teak wood frame. with teak veneer shutter for main door. All frames of teakwood in bedroom. Internal door molded flush doors. UPVC windows with mosquito mesh. UPVC sliding doors for balcony.



TELECOM
Telephone point in living area



PLUMBING AND SANITARY
EWC of reputed make. Wash basins in dining area and master toilet of reputed make. Single lever fixtures with wall-mixer-cum shower CPVC pipes for plumbing of premium make.



POWER BACK-UP
100% DG back-up for common areas and inside flats (fans and lights in all rooms) excluding ACs, geysers and 15 AMP sockets.



FLOORING AND DADO
Granite flooring at lobbies and anti-skid vitrified tiles in common areas. 2x2 vitrified tiles in hall, dining and remaining bedrooms of premium make. Rustic ceramic tiles in balconies. Glazed ceramic tile dado up to 6' height in all bathrooms, of reputed brand.



PAINTING
Premium emulsion with putty finish for interior walls and ceiling of premium brand Premium emulsion or emulsion with luppum or textured finish, for exteriors, as per architectural specifications. Polish for main door and enamel paint for all other doors.



WSP & STP FOR WATER RECYCLING
Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping purpose.



KITCHEN
Granite platform with stainless steel sink with provision for both municipal and bore water connection, with provision for fixing water-purifier. Ceramic tile dada upto 2" height above kitchen granite platform. Provision for fixing exhaust fan or chimney.



CABLE TV
Provision for cable connection in master bedroom and living room.



INTERNET
Provision for Internet cable connection in hall.



SOLAR POWER FENCING
Solar power fencing all around the compound



LIFT
Automated lift of reputed make



NOTES
Registration Charges, GST and any other taxes applicable as per government norms to be borne by customers only.



Risinia utilizes the latest technologies, market research and business strategies to exceed your expectations. More importantly, it listens and finds solutions that are tailored to you and provides the way you can instantly envision your life unfolding there. This is about more than real estate. It is about your life and your dreams.

ONGOING PROJECTS



APPARTMENT @ BACHUPALLY



VILLA @ BACHUPALLY



APPARTMENT @ NIZAMPET

LOCATION MAP (Not to scale)



Scan For Location



NEARBY LOCATIONS

- EDUCATIONAL INSTITUTES :** Kennedy Global School • Silver Oaks School • Delhi Public School • Oakridge International School
- MNC'S :** Hitech City • Gachibowli • Kondapur
- SHOPPING MALLS :** Inorbit Mall • Ikea • Sujana Forum Mall • Manjeera Mall • AMB Mall • Asian GPR
- HOSPITALS :** Mamatha Medical College and Hospital • SLG Hospital • Relief Hospital • Malla Reddy Hospitals
- NEARBY LANDMARKS :** ORR • Miyapur X Road • Miyapur Metro Station • JNTU