















Happy Customers: 5000+

Locations Gandipet, Puppalaguda, Mokila, Manchirevula and Manikonda







	JGO	ING P	ROJ
Construction 95,00,000		Projects: 5+	
Type: High Rise, Villas Ultra Luxury		merical)00+ SFT	Kokape Adibatla,







Handover by: Feb 2030

ECTS

Total Units 3400+

Locations Det, Financial District, a, Gandipet and Tellapur





Kondapur



THE



10 MINS TO THE FINANCIAL DISTRICT.





FUTURE-PROOFED FOR GROWTH. DESIGNED FOR EXCELLENCE.

Key Points:

Exceptional Appreciation:

- 500% increase in land prices over the last decade.
- Land auctions in 2023 touched ₹73.23 crore/acre.
- CAGR of 10% annually from 2010 to 2025.

Prime Location:

- Proximity to Financial District, Gachibowli, and ORR.
- Over 1 million professionals work within a 10 km radius.

Infrastructure Backbone:

- ₹20,000 crore+ invested in infrastructure since 2010.
- Seamless connectivity via ORR and upcoming metro (completion by 2027).

World-Class Amenities:

• 10 international schools, 5 hospitals, and 3 luxury malls within 5 km.

Key Points:

Growth Projections:

- 2045.
- (2040).

Upcoming Investments:

- and smart-city initiatives.

Proven Returns:

- by 2025.

Market Dominance:

igodoltransactions in 2023.

• Land prices are forecasted to exceed ₹1 million per sq. yard by

• Hyderabad's population is to grow from 12M (2025) to 18M

• Over ₹10,000 crore in upcoming projects, including tech parks 30M sq. ft. of new residential and commercial space by 2035.

 Investments in 2015 at ₹30,000/sq. yard have grown by 400% Analysts predict 300% ROI by 2040 for today's investments.

Kokapet accounted for 30% of Hyderabad's real estate



PROJECT HIGHLIGHTS



210 Limited Apartments in the sky



2+ Acres

63 Floors, 755 Feet Tall



4 Cellars



3 Floors Clubhouse (Double Heighted)



2 Floors Rooftop Clubhouse

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47	

EV Charging

Stations



Stars Observatory



USP'S OF SKYVEN





WHY SKYVEN?

- **1. Structure: The Foundation of Forever**
 - RCC Shear Wall Technology: Earthquake & wind-resistant for unmatched safety.
 - Mivan Construction: Precision-engineered walls for seamless luxury and durability.
 - RCC Raft Foundation: A solid base that secures your legacy.
- **2.** Floor Heights: Elevating Your Perspective
 - Basements: Spacious heights (11.15 ft to 13.78 ft) designed for practical luxury.
 - Stilt Floors: High ceilings (12.8 ft to 13.45 ft) that create an expansive ambiance.
 - Clubhouses: Towering heights (16.4 ft to 19 ft) for grand experiences.
 - Residential Floors: Optimal 12 ft heights for balanced elegance.
- **3. Finishes: Immerse in Opulence**
 - Flooring: Premium vitrified tiles for unparalleled comfort.
 - Wall Cladding: POP punning and premium tiles to exude sophistication.
 - Ceilings: Designer gypsum and POP finishes tailored to your vision.
 - Doors & Windows: Biometric access, premium engineered wood, and DGU glass sliding systems for functional luxury.



4. Railing/Grills/Parapet: Views, Uninterrupted

• Glass Railings: Full-height laminated designs offer safety without compromising aesthetics.

5. Plumbing & Sanitary Fixtures: Beauty Meets Functionality

- Artize-Inspired Sanitary Fixtures: Merging artistry with daily functionality.
- Geyser Provisions: Thoughtfully integrated for your convenience.

6. HVAC: Comfort, Perfected

• Provision for VRV Air Conditioning

7. Electrical Systems: Power, Seamless

- Wiring & Switches: ISI-marked concealed wiring and modular switches for reliability and elegance.
- Appliance Provisions: Ready points for air-conditioners, TVs, and kitchen appliances.
- Prepaid Meters: Advanced systems for effortless billing.

8. Smart Systems: Intelligence That Cares

- Biometric Locks & Video Doorbells: A home that welcomes you with security and style.
- Centralized BMS: Seamless control for fire systems, lighting, and utilities.

9. Common Areas: Thoughtful Details, Everywhere

- Garbage Chutes: Convenient, centralized waste management.
- Traffic Safety: Speed bumps, convex mirrors, and guards to ensure safety with style.
- Fire Systems: Command centers, sprinklers, and hydrants integrated into the design.

10. Clubhouses: Crafted for Indulgence

- Clubhouse 1: Badminton courts, swimming pool, café, library, and indoor games.
 Clubhouse 2: Banquet hall, squash court, and exhibition areas.
 Clubhouse 3: Kids' play area, salon & spa, meditation hall, and guest rooms.

- **11. Rooftop Amenities: Among the Stars**
 - Infinity Pool & Stargazing Observatory (63rd Floor): Experience life at the pinnacle.
 Open-to-Sky Sit-Outs & Cigar Lounge: Where leisure meets exclusivity.

12. Sustainability: Future-Forward Living

- EV Charging Ports: Ready for tomorrow's mobility.
 STPs & WTPs: Eco-friendly water management for landscaping and reuse.

- 13. Integrated Design: Seamless Elegance
 Frameless Glass Doors: Unobstructed views and elegance.
 - Imported Marble: Luxury cladding for timeless grandeur in the concierge.
- **14. Live Your Legacy**
 - At SKYVEN, every corner reflects your power, success, and vision for a life beyond limits.



WHY BMS? YOUR COMFORT, NOW AUTOMATIC!

1.No Breakdowns:

- Elite towers demand flawless functionality. Our proactive monitoring ensures critical systems like elevators, HVAC, and power backups remain 99.9% operational at all times.
- Downtime isn't an inconvenience you'll face.
- 2. Immediate Outage Responses:
 - Outages or disruptions are addressed with a quick response time.
 - Your lifestyle remains uninterrupted, just as it should be.
- **3. Transparency & Control:**
 - A dedicated app gives you complete visibility into building operations, maintenance schedules, and incident resolutions.
 - Seamless communication between management and residents ensures clarity and trust.
- 4. Quick Alerts:
 - Real-time notifications for emergencies like power surges, water leaks, or fire alarms.
 - Confidence that your safety is always prioritized.





WHY BMS? LIVING THE FUTURE, TODAY

5. Enhanced Security:

- 24/7 Al-powered surveillance covering every corner of the tower.
- Biometric access control ensures only authorized individuals step foot inside.
- 40% faster emergency response times, offering unparalleled peace of mind.
- 6. Sustainability at the Core:
 - Smart energy management reduces power consumption by up to 30%, supporting a guilt-free luxurious lifestyle.
 - Intelligent water systems save 40% annually, reflecting a commitment to sustainable living.
- 7. Proactive Maintenance:
 - No resident of your stature should face disruptions.
 - Our BMS identifies potential issues and resolves them before they arise, ensuring uninterrupted living.
- 8. Effortless Operations:
 - Automated systems for lighting, climate control, and utilities ensure common areas are always perfectly managed.
 - Concierge-level building management simplifies your life.









CLUBHOUSE FLOOR-ONE

SWIMMING POOL







CLUBHOUSE FLOOR - TWO

AMPHI-THEATER







CLUBHOUSE FLOOR - THREE

KIDS PLAY AREA







SIGNATURE FLOOR PLANS PRECISION IN EVERY CORNER



5650 SQ FT- 6300 SQ FT











4 Bed Rooms





2 Large Sitouts







L- Shape Balconny











4 Bed Rooms





2 Large Sitouts







L- Shape Balconny

















3 Parking















4 Bed Rooms





3 Parking









V E R S A T I L I T Y



Outdoor Maid rooms

Internal Maid room

CLUBHOUSE FLOOR-62

BAR & LOUNGE





RAIN DANCE



CLUBHOUSE FLOOR-63

INFINITY SWIMMING POOL

MINIM

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