



www.sikharaprojects.com

RISE
SHINE
SPARKLE !

ITS ONE LIFE

A FINEST GATED COMMUNITY APARTMENTS @ ATTAPUR
Rera No. P02400004328





REAR,
ELITE
AND A
CLASS
ABOVE
THE
REST
ITS ONE LIFE



Living spaces are not just a filling of brick and mortar, and a mix of steel and cement. At Sikhara One, the luxurious abodes herald a new innings of hope and happiness and infuse a fresh whiff of energy into your lives. Yes, we have filled exclusivity into every 3 and 4 BHK home, tastefully built, and have crafted the interiors and architecture with pure indulgence and a perfect balance. Sikhara One shines bright with pure sophistication and guarantees unmatched privacy. It is a stunning sanctuary that brings in glory and radiates a sense of prestige. Welcome to the elegant lifestyle befitting the stature and expectations of those who are in search of veritable luxury and varied grandeur. It is an invitation to the unlimited edition where high-end amenities are embedded into a marvelous edifice, redefining the way you will live @ Sikhara One.



RISE TO A LIFE OF EMINENCE **ITS ONE LIFE**


SIKHARA
ONE



At Sikhara One, well-designed apartments sparkle in their class and spread as spacious residences, delivering absolute privacy and unrivalled comfort. They belong to the kind where distinction is sure to be spotted by discerning home seekers in every element. For example, at Sikhara One, exclusivity is ensured at every stage, in fact beginning from the quick access at the main entrance. The homes are bracketed in the elite category where you don't spend much time waiting for packed elevators. Sikhara One represents lavishness where huge open decks bring outdoors in, and where abundant natural light and ventilation add special luster to your life.

SHINE WITH THE TOUCH OF MAGNIFICENCE ITS ONE LIFE





SAVOUR SETTINGS EXTRA SPECIAL, **IT'S ONE LIFE**





PROJECT HIGHLIGHTS

- A spread of 2 Acres Gated Community
- 2 Basements, Stilt+10 upper Floors
- GHMC Approved Project
- 3 and 4 BHK Premium Residences
- Vaastu Compliant Units
- Staggered Balconies for Better Feel
- Cantilever Balconies
- Domestic Water Available through a Water Softening Plant
- Access ramps for disable friendly at the entrances
- 100% Power Back up for all Apartments except AC's and Geysers
- Centralized Gas Supply
- Walking / Jogging Areas
- Terrace Pool with Seating Deck

2 ACRES	55% OPEN SPACE	50% FLAT FACING GREENERY	182 APARTMENTS	10 FLOORS BESPOKE LIVING
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24/7 SECURITY SERVICES | 24/7 CCTV SURVEILLANCE | SOLAR FENCING

BREATHE SPLENDOR NATURE ITS ONE LIFE



**SIKHARA
ONE**

LEGEND

- A ENTRANCE & EXIT
- B ENTRANCE PAVING
- C LAWN
- D 23' WIDE DRIVEWAY
- E FITNESS STATION
- F OPEN SPACE
- G SEATING
- H PATHWAY
- I GANESH ALAYAM
- J CRICKET PRACTICE NET
- K DRIVEWAY JUNCTIONS PAVING
- L CHILDREN'S PLAY AREA
- M PERGOLA UNDER SEATING
- N JOGGING TRACK
- O BADMINTON COURT



STAY CHARMED, STAY PAMPERED **ITS ONE LIFE**





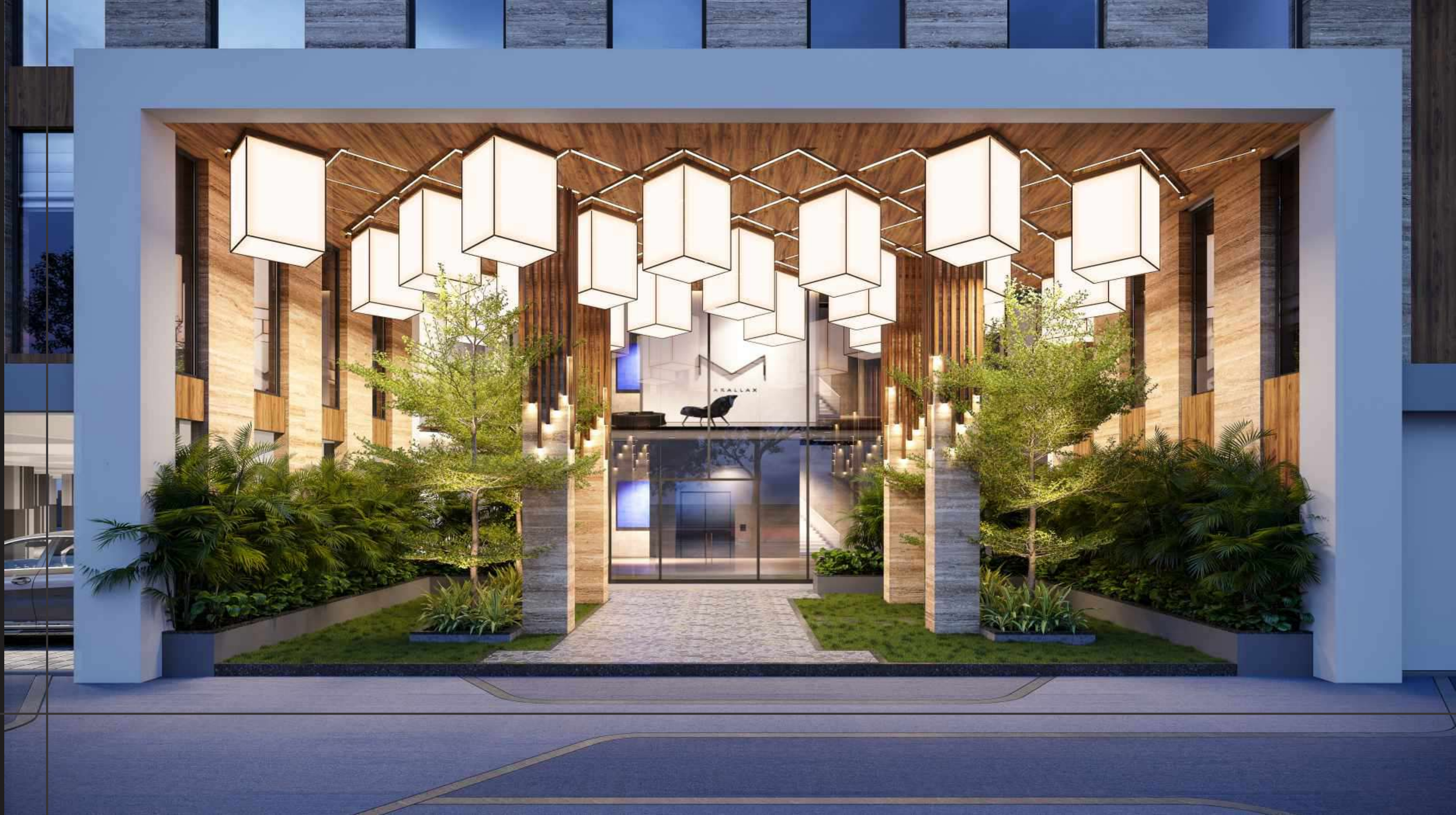
SOPHISTICATED AND INSPIRED DESIGN **ITS ONE LIFE**





HERE LUXURY HAS NO BOUNDARIES **ITS ONE LIFE**


SIKHARA
ONE



CLUB HOUSE

Like a private lifestyle club, Sikhara One brims with leisure facilities, exclusively catered to residents' enjoyment. Be pampered with a Lofty reception and lounges, Swimming pool, to specially designed seating decks, besides the main banquet spaces, library, guest rooms and play areas and dazzling views, all of which leaves little to be desired.

LIVE A PRIVILEGED LIFE ITS ONE LIFE

AMENITIES

- Double Height Reception & Lounge
- Multipurpose Halls/Banquet Halls
- Equipped Gym
- Meditation/Yoga Hall
- Library
- Office/Maintenance Rooms
- Guest Rooms
- Squash Court
- Spa/Salon
- Cafeteria
- Preview Theater
- Indoor Games



**SIKHARA
ONE**



- Cricket Practice Net
- Elders Seating Zones
- Children's Play Area
- Outdoor Seating
- Outdoor Badminton
- Jogging Track
- Terrace Pool with Seating Deck
- Ganesh Alayam



OUTDOOR AMENITIES

4 BHK - WEST - 2765sft.



3 BHK - WEST - 2130sft.



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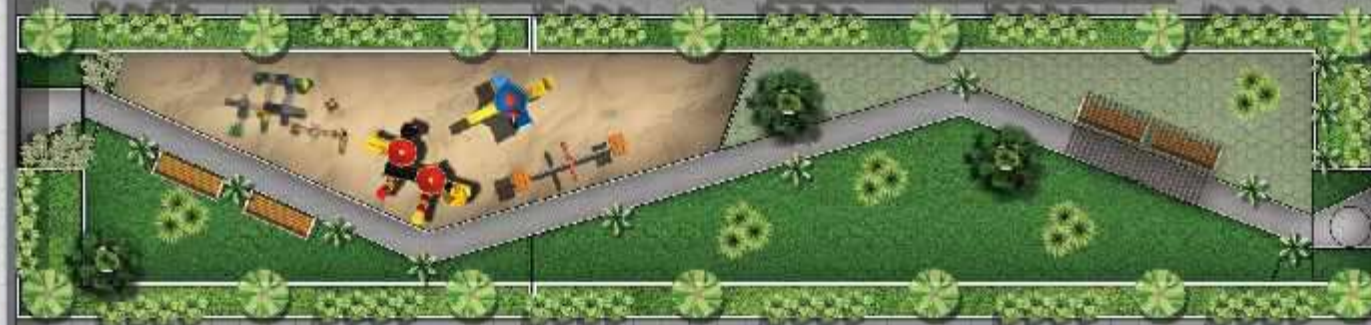
3 BHK - EAST - 1820sft.



3 BHK - EAST - 1920sft.



3 BHK - EAST - 1920sft.



4 BHK - WEST - 2725sft.



3 BHK - WEST - 1920sft.



3 BHK - WEST - 1920sft.



4 BHK - EAST - 2765sft.



3 BHK - EAST - 2130sft.



3 BHK - EAST - 2130sft.



3 BHK - EAST - 2130sft.



3 BHK - EAST - 2130sft.





4 BHK - WEST - 3400sft.



3 BHK - WEST - 2275sft.



3 BHK - WEST - 2275sft.



3 BHK - WEST - 2275sft.



3 BHK - EAST - 2325sft.



3 BHK - EAST - 2240sft.



3 BHK - EAST - 2240sft.



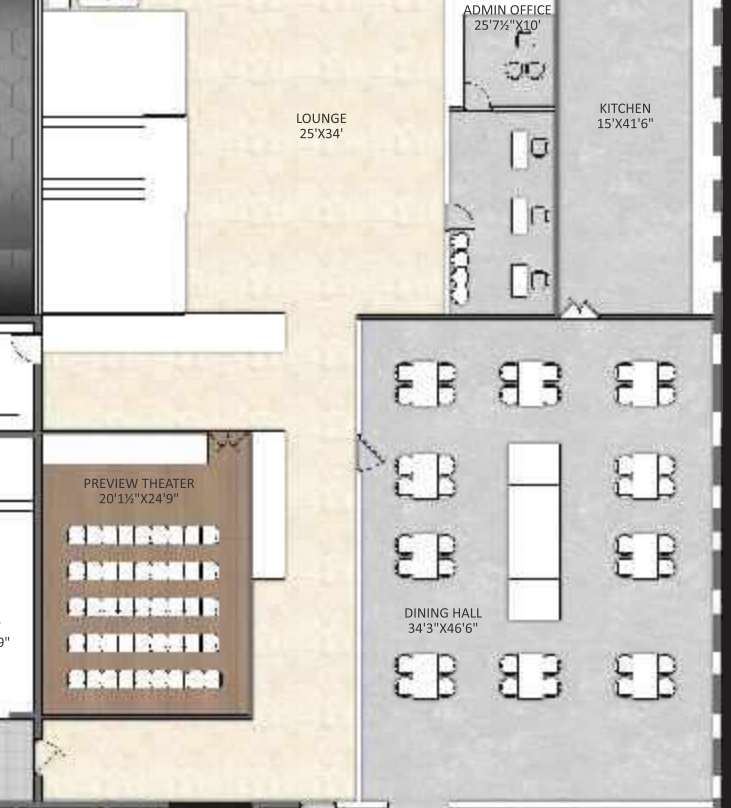
4 BHK - WEST - 3400sft.



3 BHK - WEST - 2240sft.



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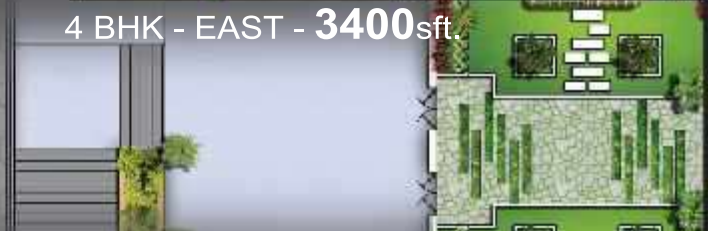
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4 BHK - EAST - 3400sft.



4 BHK - WEST - 3400sft.



3 BHK - WEST - 2240sft.



3 BHK - WEST - 2240sft.



4 BHK - WEST - 3400sft.



6



4 BHK - EAST - 3400sft.

5



3 BHK - EAST - 2275sft.

4



3 BHK - EAST - 2275sft.

3



3 BHK - EAST - 2275sft.

2



3 BHK - EAST - 2275sft.

1



4 BHK - EAST - 3400sft.

4 BHK - WEST - 3400sf.



3 BHK - WEST - 2275sf.



3 BHK - WEST - 2275sf.



3 BHK - WEST - 2275sf.



4 BHK - WEST - 3400sf.



3 BHK - EAST - 2325sf.



3 BHK - EAST - 2240sf.



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4 BHK - WEST - 3400sf.



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4 BHK - EAST - 3400sf.



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4 BHK - EAST - 3400sf.



SPECIFICATIONS

SUPER STRUCTURE :

- Earthquake Resistant Reinforced Cement Concrete Framed Structure Walls.
- Table moulded good quality brick walls with external 9"/8" and internal 4 1/2".
- All internal and external wall with 2 coats smooth sponge finish.

DOORS

Main Door : Designer Main Door Frame & Shutter of 7'6" height with premium designer hardware fittings.
Internal Doors : Designer Internal Door Frame & Shutter of 7'6" height with premium designer hardware fittings.

WINDOWS AND FRENCH DOORS :

UPVC French Doors & Windows provision for mosquito mesh.

FLOORING AND WALL CLADDING

Drawing, Living, Dining, all Bedrooms & Kitchen: Premium vitrified tiles with 4-inch Skirting.
Balconies : Premium Anti-skid vitrified tiles
Bathrooms : Acid resistant & anti-skid premium vitrified tiles and wall cladding up to grid ceiling height.
Utility : Anti-Skid tiles and wall cladding up to 4ft.
Staircases : Granite flooring as per architect design.
Fire Staircase : Tandoor/Kotastone

Corridor & Elevator lobbies : Vitrified tiles combination as per architect design.

PAINTING

External : Combination of Textured finish/ Smooth putty finish with 2 coats of external emulsion paint of reputed make.
Internal : Smooth putty finish with 2 coats of Premium acrylic emulsion paint of reputed make over a coat of primer.

Sit-outs : Weather proof paint of reputed make over external putty finish at utility/sit out walls & ceiling.

Basement Parking : Water proof cement paint and over a base coat of primer for columns and one coat putty.

PLUMBING :

- All CP fitting and sanitary fixtures of reputed make.
- Wall mounted EWC with flush valves and Health Faucets in all Bathrooms.
- Showers in all bathrooms.

KITCHEN

- Water connection for treated bore water supply through tap
- In-let Provision for supplying municipal water to Aqua Guard
- Water connection for washing machine at utility Area

AIR-CONDITIONING :

Designated space is provided for outdoor units for every apartment.

ELECTRICAL :

- Elegant designer modular electrical switches of reputed make.
- Concealed copper wiring of Premium make.
- Power outlets for geyser and exhaust fan in all bathrooms.
- Plug points for TV in drawing, Living and all bedrooms.
- Power plugs for cooking range chimney, refrigerator, microwave oven, mixers/grinders, and water purifier in kitchen.
- Power plugs for Washing machine in Utility area.
- Miniature Circuit Breakers(MCB) for each Distribution boards of reputed make.

COMMUNICATION :

Intercom : Intercom Facility to all units connecting Security, Clubhouse and Maintenance Office.

CABLE : Provision for DTH/Cable connection for TV in Drawing, Living and Master Bedroom.

INTERNET

- Wired internet Provision in Drawing room and Master Bedroom.
- Wi-Fi internet with in the club house.

GENERATOR :

100% DG set backup with Enclosure and AMF panel for all apartments and common areas excluding Air conditioners and Geysers.

LIFTS :

High speed automatic passenger lifts as per the design reputed make.

FACILITIES FOR DIFFERENTLY ABLED :

- Anti-Skid Access ramps at all block entrances, including basements and club house entry.
- Provision of Toilet for differently abled in the Clubhouse.

WTP/STP:

- Fully treated Bore water made available through exclusive water softening plant of reputed make.
- Sewerage treatment plant as per norms will be provided.
- Treated sewerage water will be used for landscaping purposes.

RAIN WATER HARVESTING : Rain water harvesting through recharge wells on site to improve ground water level.

WATERSUPPLY : Pneumatic pumps will be used for supply of Manjeera water and treated water to individual apartments.

SECURITY :

- Sophisticated round the clock security system.
- Panic button and intercom is provided in the lift that is connected to security room.

CCTV : CC cameras will be provided at all common areas as per consultant design.

LPG : Provision for piped gas from centralized gas bank to all Kitchens with individual gas meter.

FIRE & SAFETY

- Fire hydrant and fire sprinkler system as per Fire Department norms.
- Public address system in all floor and parking areas (basements), Control panel at main security as per Fire Department norms.

CAR PARKING

2 car parking's for 3BHK Apartments and 4 car parking's for 4BHK apartments.

PARKING MANAGEMENT : Entire parking is well designed to suit the no.of car parks with parking signage's and equipment at strategic locations to ease traffic flow.

DRIVE WAY : All drive ways with VDF Flooring.

COMPOUND WALL : Aesthetically designed compound wall shall be constructed all around the plot with Solar fencing.

LIGHTING : LED Lighting for all common area inc. Indoors and outdoors.

GREENERY AND LANDSCAPE :

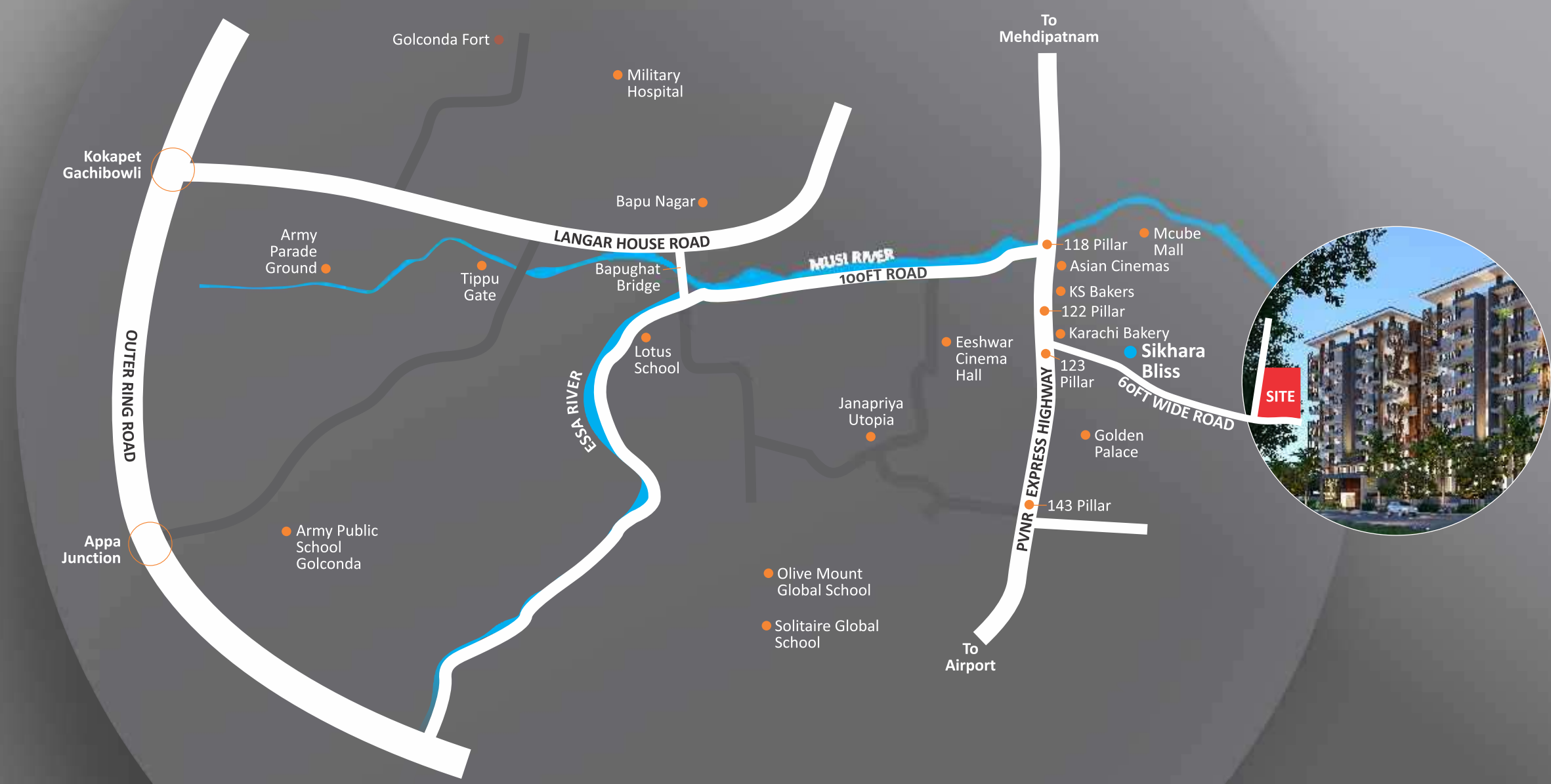
Landscaping in the setback areas wherever feasible as per consultant design.

LOCATION PLAN

NOT TO SCALE



LOCATION QR CODE



KEY DISTANCES

- ICICI Bank - 200m
- Multiplex Asian Movies - 210m
- M Cube Shopping Mall - 210 m
- Spencer's Hyper Market - 260 m
- Balaji Grand Bazar - 280 m
- Mythri Hospitals - 1.0 km
- Premier Hospital - 2.5 km
- Delhi School of Excellence - 1.5 km
- Bharathi Walmart - 5.0km
- Begum Bazar - 5.8 km
- Charminar - 6.2 km
- Glendale International School - 6.2 km
- Reliance Digital - 8.2 km



When it comes to your convenience, We never want to stop. And that's why We choose a location so prime, at the Attapur, that it is nearer to everything and closer to every where.

DAZZLE WITH EASE OF CONNECTIVITY **ITS ONE LIFE**



WE MAKE EVERY HOME AN EXPERIENCE

We know that just a house will not suffice for you, anymore. What you desire is a space to create memories. You don't want four walls. But the whole sky to yourself. Not boundaries. But a view of lilac twilights. You don't want a shell. But a happy abode for your parents and kids. You don't want to stay in. But aspire to mingle around and build a lifestyle.

We craft homes, keeping you in mind. We craft homes that give experiences for life SIKHARA's philosophy "the peak of excellence" reflects its self-belief, commitment and ability in transforming the way the Indian real estate industry ought to function by infusing a sense of competitiveness towards making it more transparent, professional and customer-centric..

ONGOING PROJECTS



Commercial Project
SIKHARA LANDMARK
Kukatpally



Residential Villa Project
SIKHARA TRANQUIL
Charlapally

SOME OF OUR RECENTLY COMPLETED PROJECTS



Residential Project
SIKHARA PRIDE
Filmnagar



Residential Project
SIKHARA BLISS
Attapur



Residential Project
SIKHARA ARC ATRIUM
Kompally



Commercial Project
SIKHARA PLAZA
Nampally



Commercial Project
SIKHARA ASHOK
AS Rao Nagar



Commercial Project
SIKHARA LANDMARK BANJARA
Road No. 12, Banjara Hills



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