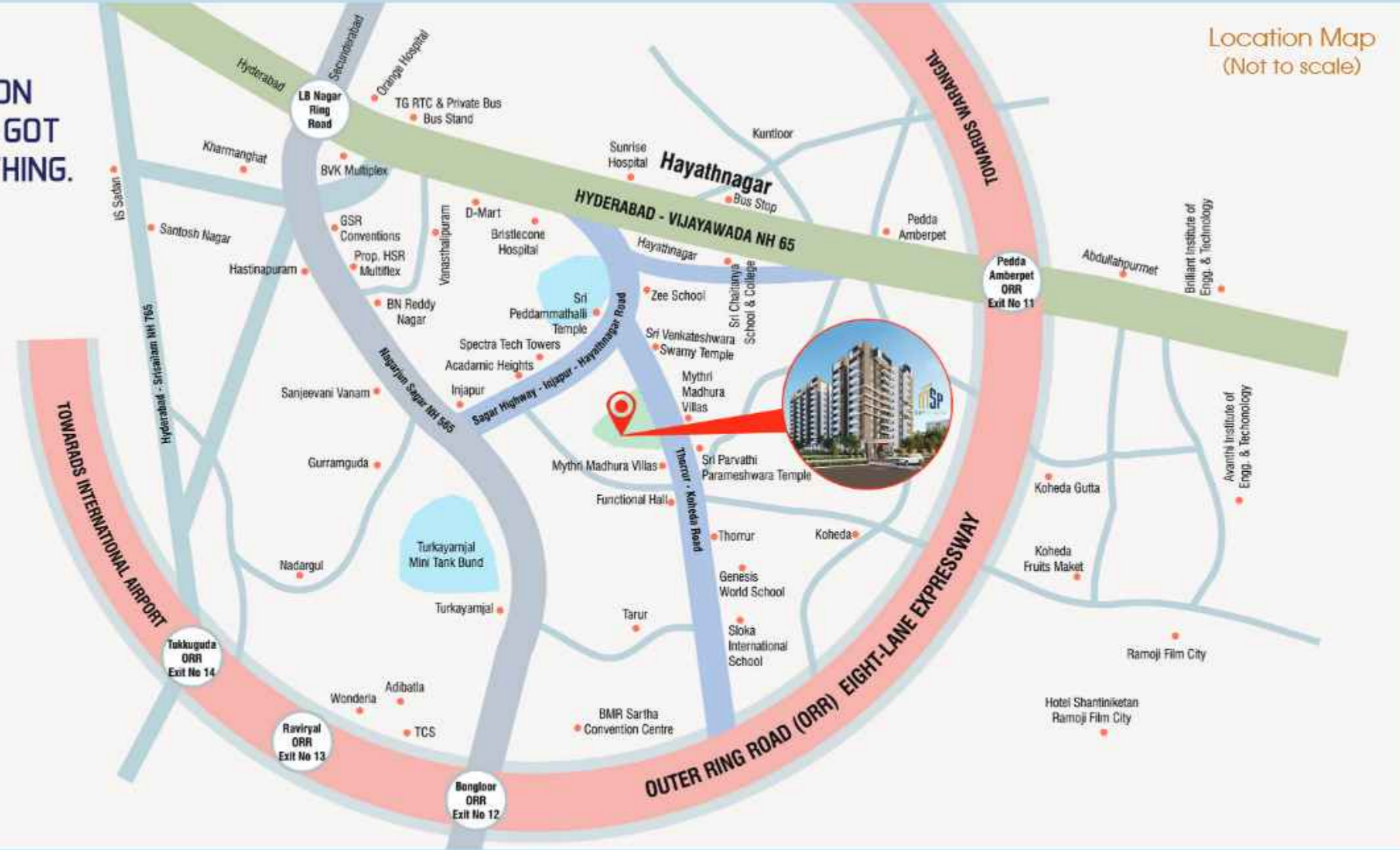


IN A LOCATION THAT'S GOT EVERYTHING.



Location Map (Not to scale)



2 & 3 BHK LUXURY APARTMENTS

HAYATHNAGAR



Sy. No's: 141/A/A, 141/A/AA, 141/A/1/2  
Anmagal, Hayathnagar, Hyderabad - 500 070  
Ranga Reddy District.

E-mail : [skyplazaskyplaza96@gmail.com](mailto:skyplazaskyplaza96@gmail.com)  
[sunrisegroup9999@gmail.com](mailto:sunrisegroup9999@gmail.com)

Website : [www.skyplaza.in](http://www.skyplaza.in)



SCAN FOR LOCATION

Disclaimer : This booklet is conceptual and not a legal offering. The promoter reserve the right to change, alter add or delete any of the specifications mentioned herein without prior permission or notice. The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering. Further, the dimensions mentioned do not consider the plastering thickness.

# MAKE A JOURNEY TO PROSPERITY

1.2 Acres Gated Community

2 BHK - 74 units

3 BHK - 54 units

High-rise Residences

2 Cellar + Stilt + 11 Upper floors

1045 - 1827 sft sizes

5266 sft Exclusive club with state-of-the-art facilities

30+ Amenities



## BUILT ON A TRUST

Sunrise Builders and Developers is a presentation on just two decades, the group has emerged as one of Hyderabad's most trusted builders. They have a several projects to their name, thanks to a dedicated team that ensures top-quality residential projects. The outcome of these properties has helped them cement concrete relationship with their patrons. The group practices professional approach every step of the way. Importantly, the group understands that owning a home is a big investment and goes all the way to create homes with quality, service and safety.

Every home brings along something good, something nice with it. Because we always consider a home, to be a harbinger of all that we expect from life. Happiness, surprises, comfort, peace - a bundle of all these and many more make an ideal home. What if, that home also becomes a place that hosts prosperity for the rest of your life! Here's to much a home. Here's welcoming you to a life of prosperity, at SKY PLAZA.



2 CELLER + STILT +  
**11**  
FLOORS

**SP**  
SKY PLAZA  
THE ZEN OF UTOPIAN LIVING

2 & 3 BHK  
LUXURY APARTMENTS  
@ HAYATHNAGAR

**GHMC**  
APPROVED

**RERA**  
P02400009177

TYPICAL FLOOR PLAN

In this exclusive 2 & 3 BHK residential community, you will find homes designed between 1045 sft to 1827 sft of space. Each unit has been designed to keep you away from the otehr, ensuring good light and good air.



Flat No.	Type	Facing	Unit Salable Area (Sft.)
01	3 BHK	West	1755
02	3 BHK	West	1535
03	3 BHK	West	1535
04	2 BHK	West	1045
05	2 BHK	West	1045
06	2 BHK	West	1045
07	3 BHK	East	1575
08	2 BHK	East	1305
09	2 BHK	East	1305
10	2 BHK	East	1305
11	2 BHK	East	1305
12	3 BHK	East	1827

## TYPICAL FLOOR PLAN



**FLAT No. 1 WEST FACING 3 BHK - 1755 SFT**



**FLAT NO. 2, 3 WEST FACING 3 BHK - 1535 SFT**



**FLAT NO. 4, 5 & 6 WEST FACING 2 BHK - 1045 SFT**



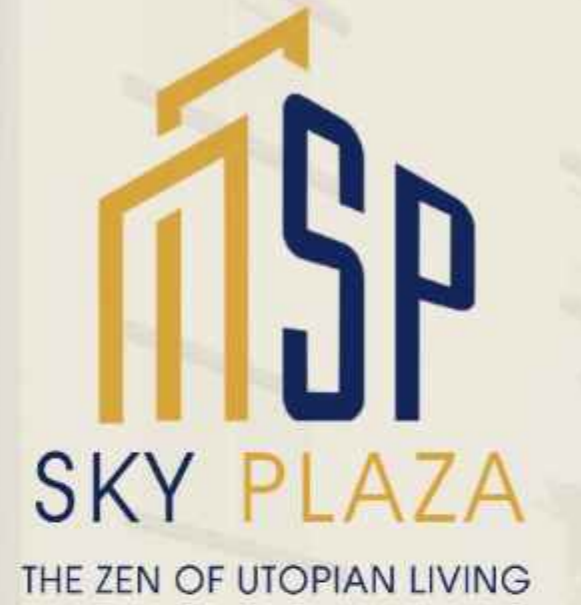
**FLAT NO. 12 EAST FACING 3 BHK - 1827 SFT**



**FLAT NO. 8, 9, 10 & 11 EAST FACING 3 BHK - 1305 SFT**



**FLAT NO. 7 EAST FACING 3 BHK - 1575 SFT**



THE MOST LUXURIOUS PLACE  
IS SOMEWHERE THAT  
ALLOWS YOU TO FEEL  
EMOTIONS AND PLEASURE.



FLAT No : 1
TYPE : 3 BHK
AREA : 1755 Sft.
FACING : WEST



FLAT No : 2 & 3
TYPE : 3 BHK
AREA : 1535 Sft.
FACING : WEST



FLAT No : 4, 5 & 6
TYPE : 2 BHK
AREA : 1045 Sft.
FACING : WEST

LOVELY & CHARMING,  
JUST AS YOUR MOMENTS

Life is a collection of moments - some are just as wonderful as we wish, others often fall short of living up to our expectations. But the ones that stays with us are the ones that we have a lot to cherish about. They are the ones that becomes dear to us, they are the ones that are lovely. SUNRISE BUILDERS & DEVELOPERS is thrilled to bring to you a home to nurture them all. Unveiling, SKY PLAZA.



FLAT No : 7
TYPE : 3 BHK
AREA : 1575 Sft.
FACING : EAST

LIFE'S SIMPLE  
MOMENTS MADE EXCITING.

Every home brings along something good, something nice with it. Because we always consider a home, to be a harbinger of all that we expect from life. Happiness, surprises, comfort, peace - a bundle of all these and many more make an ideal home. What if, that home also become a place that hosts prosperity for the rest of your life! Here's to such a home. Here's welcoming you to a life of prosperity, at SKY PLAZA.



**MSP**  
**SKY PLAZA**  
 THE ZEN OF UTOPIAN LIVING

**3D**  
 VIEW

FLAT No : 8, 9, 10 & 11  
 TYPE : 2 BHK  
 AREA : 1305 Sft.  
 FACING : EAST

FLAT No : 12  
 TYPE : 3 BHK  
 AREA : 1827 Sft.  
 FACING : EAST

**WARM AND COZY,  
 LIFE YOU WANTED.**

Sky Plaza offers modern, energy - efficient apartment featuring floor to ceiling with a high-quality materials and finishes luxuriously crafted for convenience and for entertaining.

While it's a great feeling to live in one of the most central locations of the city, which is Hayath Nagar, the pride only multiplies if the home is also a good looking and an impressive community. Sunrise Builders & Developers is designed to impress you with its smart-looking and contemporary facade. Look at it with a good eye, the grand entrance will be your first step to a fantastic community of friends and neighbours.

**MSP**  
**SKY PLAZA**  
 THE ZEN OF UTOPIAN LIVING

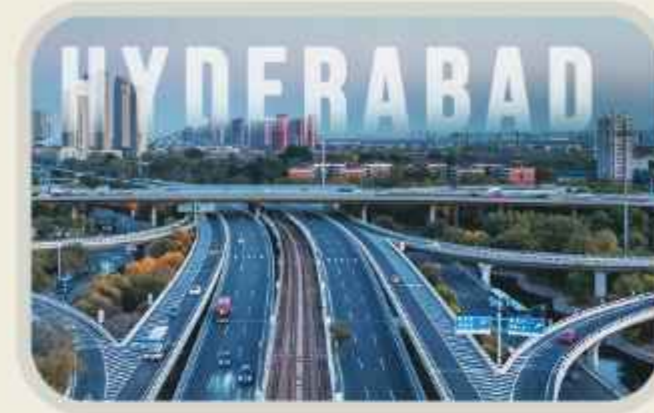




**SKY PLAZA**  
THE ZEN OF UTOPIAN LIVING

**IN A LOCATION THAT GOT EVERYTHING.**

One of the best reasons to invest in a home at SKY PLAZA is its location, which is one of Hayathnagar most prominent. Add to this a variety of convenience it is close to, like Apartment & Villa projects, educational institutions, hospitals, you have a home that has great value right from the day you own it.



ORR Exit No. 11 (Pedda Amberpet)



NH 65 Vijayawada Highway



Prop. Hayathnagar Metro Station



Sri Peddammathalli Temple



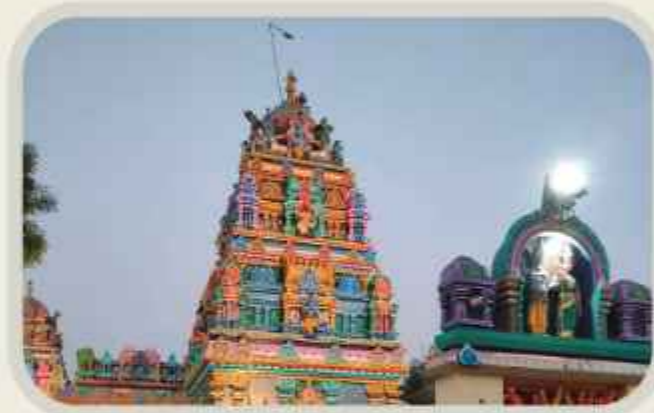
Academic High School



Zee High School



Sloka International School



Sri Parvathi Parameshwara



Wonderla



TCS, Adibatla



International Airport (RGIA)



Mythri Madhura Villas Venture

**NEARBY LOCATIONS:**

**HIGHWAYS**

ORR Exit No. 11 (Pedda Amberpet)	10 min.
ORR Exit No. 12 (Bongloor)	15 min.
NH 65 Vijayawada Highway	2 min.
NH 565 Nagarjun Sagar Highway	2 min.

**JUNCTIONS**

Hayathnagar	2 min.
Hasthinapuram	7 min.
Vanasthalipuram	10 min.
LB Nagar	15 min.

**CONNECTIVITY**

Prop. Hayathnagar Metro Station	5 min.
International Airport (RGIA)	30 min.

**EDUCATION HUB**

Academic High School	200 meters
Zee High School	2 min.
Sloka International School	10 min.
Podar International School (CBSE)	10 min.
Genesis World School	12 min.
Ramadevi Public School	12 min.
Brilliant Institute of Engg. & Technology	20 min.
Avanthi Institute of Engg. & Technology	20 min.
Guru Nanak University	20 min.
Scient Institute of Technology	20 min.

**ENTERTAINMENT & CONVENIENCE**

Hayath Nagar Lake View	3 min.
Art Cinemas	7 min.
D-Mart	12 min.
Pantaloons	15 min.
MC Donalds	15 min.
BVK Multiplex	15 min.
Wonderla	20 min.

**WORK/IT/ITES**

TCS, Adibatla	20 min.
Tata Sikorsky Aerospace Ltd, Adibatla	30 min.

**TEMPLES**

Sri Peddammathalli Temple	100 meters
Sri Parvathi Parameshwara	100 meters
Sri Venkateswara Swamy Temple	200 meters

**SURROUNDING (BESIDE)**

Mythri Madhura Villas Venture	
Functional Hall	

**HEALTH CARE**

Virinchi Bristlecone	5 min.
Sunrise Hospital	5 min.
Medisys Hospital	10 min.
Orange Hospital	12 min.



## AMENITIES & FEATURES:

- \* Grand Entrance Arch & Exit
- \* Luxurious Landscape Garden
- \* Children's Play area
- \* Walking & Jogging Track
- \* Banquet Hall
- \* Spacious Gym
- \* Yoga / Meditation Room
- \* Sky Pool
- \* Kids Pool
- \* Terrace roof garden beside pool
- \* Creache
- \* Indoor Games
- \* Table Tennis
- \* Billiards
- \* Outdoor Games
- \* Shuttle Court
- \* Basket Ball Court
- \* Outdoor Seating area
- \* Senior Citizen area
- \* Amphitheatre
- \* Skating Rink
- \* Rain water harvesting
- \* Fire safety system
- \* Solar fencing
- \* Mobile app to manage visitors
- \* Vaastu compliant
- \* Avenue plantation
- \* Round the clock CCTV surveillance
- \* Security
- \* 24x7 Power backup generator





CHILDREN'S PARK

The children's play area in Sky Plaza offers numerous benefits, enhancing the overall quality of life for residents and fostering a sense of community. It goes beyond providing entertainment for children; it contributes to the physical, social, and emotional well-being of residents, fostering a vibrant and connected community. The area is spruced up with equipment that offers various fun avenues to kids in the gated community.

Drive way - The expansive drive way facilitates seamless movement of internal traffic. Utmost importance is accorded to safety within the community.

## Children Paly Area



BASKET BALL

SHUTTLE COURT

JOGGING TRACK



## Grand Multi Purpose Hall



The exquisitely designed multi-purpose hall at SKY Plaza enhances the overall functionality and vibrancy of the vibrant gated community. It is a hub for social, cultural, educational, and recreational activities that contribute to the residents' well-being and sense of community. The grand hall serves as a versatile and central space that can be utilized for various activities, fostering a sense of community and providing practical amenities.

Indoor games - The gated community also features a host of indoor game facilities to cater to different age groups. Cutting edge equipment amidst luxurious environs makes it a hot spot for fun and sporting activities.





# A LANDMARK OF ICONIC GRACE.



## SP SKY PLAZA THE ZEN OF UTOPIAN LIVING

Revel in the many joyful things that SKY PLAZA has for your entire family. From amazing landscaping to security that makes living here safe and sound. If you are seeking a complete home, yet within a community where you will find friends, then SKY PLAZA here.

### STRUCTURE

RCC Structure with Grade FF 550 quality steel and M25 grade concrete.

### SUPER STRUCTURE

Brick masonry with good quality cement bricks.

Outer wall: 8" thick, inner wall 4" thick.

### PLASTERING

External Walls: Double coat cement plastering.

Internal Walls: Cement plaster with smooth finish.

### DOORS & WINDOWS

Main Door: Teakwood Frame with polish.

Internal Doors: Engineering wood frame and mounded shutter with reputed hardware fittings

French Door: UPVC frame with glass paneled shutters with mosquito mesh.

Windows: UPVC door frame with glass paneled shutters with mosquito mesh.

MS Grills with enameled paint finish.

### KITCHEN

Dadoing : Glazed Ceramic tiles dado up to 2' height above kitchen platform.

Platform: Black Granite platform with stainless steel sink with single hole.

Provision for one Municipal water tap and one bore well connection tap.

### BATHROOMS

Flooring: Anti-skid ceramic tiles of reputed brand.

Wall: Glazed Ceramic Tiles dado up to door height.

### UTILITY AND WASH

Wall: Glazed Ceramic tiles dado up to 3' Height.

Flooring: Rustic ceramic tiles of reputed brand.

### FLOORING

2x4 ft size vitrified tiles of reputed brand or equal in all rooms.

### PAINTING

External: Texture / Smooth / Sponge finish and two coats of weather proof paints of reputed make

Internal: Two coats of putty and two coats of acrylic emulsion paint over a coat of cement primer of reputed make.

Parking : Two coats of waterproof cement paint over a base coat of primer.

### BATHROOMS

Sanitary Fittings: All Toilets will consist of One piece of EWC, Wash basin of standard or equivalent make.

Hot & Cold diverter with overhead shower.

Provision for geysers in all toilets.

All C.P fittings of Standarad or equivalent make.

### PLUMBING & SANITARY

Water Supply: ISI mark CPVC / PPR Piping.

Drainage: ISI Mark standard PVC / SWR Sanitary.

Rain Water Disposal: Well-designed Rain water harvesting system provided.

### ELECTRICAL

Concealed copper wiring of Havells / Anchor or equivalent make.

Modular switches of Legrand / Havells / Anchor or equivalent make.

Power Outlets for AC's in all bedrooms and hall.

Power outlets for geysers in all bathrooms.

Plug points for chimney, refrigerator, microwave oven, mixer / grinders in kitchen.

Plug points for Television in drawing, living, M. Bedroom 3 phase supply.

Separate miniature circuit breakers (MCB) will be provided for light and power circuits at main distribution box within each flat.

### GRILLS

MS enamel painted grills for windows.

### ELEVATOR

Reputed make Johnson / Kone or equivalent lift (8 passengers capacity) with V3f system for energy efficiency entrance lobby with vitrified cladding at all levels.

### GENERATOR

Acoustic enclosed D.G. set, Back-up for common areas lift, water and Hall one fan and light, All Bed Rooms one fan and light.

### TELEPHONE / COMMUNICATION

Telephone points in Living room.

Provision for cable connection in living and M.Bedroom.

Intercom facility to all the Flats connecting security

### CORRIDORS

Vitrified tiles / Natural stone

### STAIRCASE

Natural stone

### NOTE

a) Person desires to Alter / Modify their flat internally shall be done at extra cost only.

b) Person desires to Alter / Modify their flat internally need to be informed before the brick work.

c) Shelves, Lofts, Chajja's and extra electrical points are optional with extra cost.

d) GST and registration charges as applicable to be borne by the customers only as per the prevailing rates.

## SPECIFICATIONS