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*Conditions Apply

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Luxury Undefined.



3000
8/2013



Aparna HillPark GARDENIA, built on the basis of a traditional and modern plan, it creates an authentic space of tranquil surroundings, effortlessly.

This 16+ acre gated villa community ensures total privacy and makes for countless unforgettable experiences that you will share with your family and friends. GARDENIA is also one of the most private and luxurious community of its kind in the area.

Set amidst beautiful and magical landscaped gardens and water bodies, each of the 116 vastu compliant luxury villa is contemporary in style, spacious, impeccably finished and in a league of its own.

No detail has been overlooked in this refreshing interpretation of an intimate residential property. Every element of luxury you need is there for a sophisticated experience.

A secluded property that simply lets you be one with the surrounding elements of nature. Be immersed in the richness of your private daily life.

This gated villa community values open space and the beauty of nature and places it in a comfortable yet lavish setting. There are plenty of relaxation areas so residents can always find a private spot where they can sit down to unwind in peace and quiet.

To live here is like experiencing life in full bloom. Coming alive each day to bring home the essence of nature and life, silently and without interruptions.



a new benchmark in LUXURY LIVING

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THE CLUB @ Gardenia

For any resident in search of a more exclusive leisure experience, the Club @ GARDENIA will be just the place for him or her.

It offers all the amenities expected from a world-class "residents only" facility. Good food, snooker and billiards. Complete relaxation in the spa – massage, sauna and a Jacuzzi.

Spend a Sunday in the fully air-conditioned comfortable lounge area with a good book from the library. Or exercise in the fitness center on state-of-the-art workout stations, under the supervision of a certified trainer.

If you are the active sort, play a hard game of tennis or shuttle on the multi-purpose court, or indulge in 50 laps around the swimming pool.



The Club @ GARDENIA is of course much more than just a haven for the residents to escape to. It is a place where those with similar interests could meet and talk 'off the record'. A place where many important decisions can be taken over lengthy dinners.

The Club @ GARDENIA also takes service seriously and has a high staff-to-member ratio. They are there only for you. For instance, the banqueting facility at the Club could be turned into a very private space to host a party or function.

The staff will know exactly what type of cuisine will the resident member prefer and how to prepare the hall to their exact specifications. Just book and get ready to celebrate.



East Facing Unit G+1

Area Statement
 Plot Area : 330 Sq. yds.
 Ground Floor Area : 1,362 Sft.
 First Floor Area : 1,584 Sft.
 Stairs head room Area : 158 Sft.
 Parking Area : 305 Sft.
 Total Area : 3,409 Sft.



West Facing Unit G+1

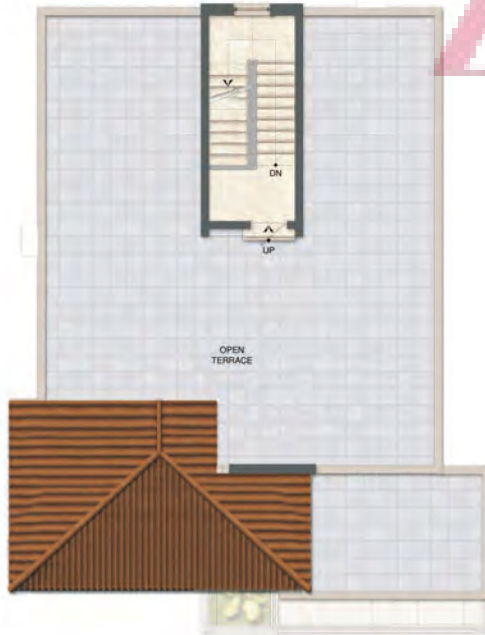
Area Statement
 Plot Area : 330 Sq. yds.
 Ground Floor Area : 1,332 Sft.
 First Floor Area : 1,688 Sft.
 Stairs head room Area : 164 Sft.
 Parking Area : 291 Sft.
 Total Area : 3,475 Sft.



Ground Floor Plan



First Floor Plan



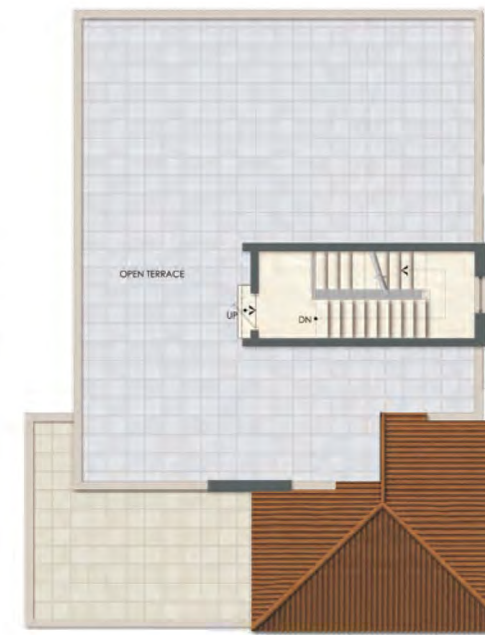
Terrace Floor Plan



Ground Floor Plan



First Floor Plan



Terrace Floor Plan

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TOP-OF-THE-LINE SPECIFICATIONS

Description	Specifications	Description	Specifications
FRAMED STRUCTURE:	R.C.C framed structure to withstand Seismic Loads	PLUMBING & SANITARY:	All Bathrooms consist of best quality polished Chrome (cp) and sanitary ware fixtures.
SUPER STRUCTURE:	Cement concrete blocks for all walls		a Vanity type wash basin with hot and cold mixer
PLASTERING:			b European water closet in all toilets
a INTERNAL	Double coat cement plaster for walls and single coat cement plastering for ceilings		c Single lever fixtures with Wall Mixer cum Shower and glass partition for all bathrooms
b EXTERNAL	Double coat plaster for external walls, RCC and masonry surfaces		d Provision for Geysers in all bathrooms and kitchen
WOOD WORK:		ELECTRICAL:	a Concealed Copper Wiring of approved make
a MAIN DOOR	Company made veneered door frame and shutter with reputed hardware fittings, finished with melamine finish		b Power outlets for Air Conditioners in all rooms
b INTERNAL DOORS	Company made Veneered door frame and shutter with reputed hardware fittings, finished with melamine finish		c Power outlets for geysers in all bathrooms and kitchen
c FRENCH DOORS	uPVC sliding door with provision for mosquito mesh		d Plug points for T.V. & Audio Systems
d WINDOWS & GRILLS	uPVC Windows with float glass, safety M.S grills with enamel paint finish		e Power plug for cooking range chimney, refrigerator, microwave oven, mixer / grinders in kitchen, washing machine in Utility area
TILES (FLOORING):			f Three phase supply for each unit and individual meter boards
a LIVING / DINING / ENTRANCE FOYER	Amalgamated Marble		g Miniature Circuit Breakers (MCB) for each distribution boards
b MASTER BEDROOM	Wooden flooring	TELECOM:	h Switches of reputed make
c OTHER BEDROOM & KITCHEN	Vitrified tiles	CABLE TV:	Provision for Cable Connection in all rooms
d BATHROOMS	Acid Resistant, Anti-skid Ceramic Tiles	INTERNET:	Provision for Internet Connection in all rooms
e STAIRCASE	Amalgamated Marble	POWER BACK UP:	Generator will be provided for all the common areas/services and 100% backup power to villas
f SERVANT QUARTERS	Ceramic tiles	CLUBHOUSE & AMENITIES:	Clubhouse with all modern facilities
g COVERED BALCONIES	Rustic Ceramic Tiles	CENTRALISED WATER SUPPLY:	Centralised underground & overhead storage tanks of suitable capacity
h PARKING AREA	Inter-locking pavers	SECURITY SYSTEM:	a Sophisticated round-the-clock surveillance system
TILES (CLADDING):			b Solar fencing throughout the boundary
a BATHROOMS	Glazed ceramic tile dado	SEWAGE TREATMENT PLANT:	c Intercom facility to all units connecting to the security
b UTILITY / WASH	Ceramic tile dado		a A common Sewage Treatment Plant (STP) is being provided for the entire project
KITCHEN:	Provision for supply of treated water connection at one point with provision for fixing of water purifier, exhaust fan and chimney	WATER TREATMENT PLANT:	a Portable water is made available through an exclusive water softening plant
PAINTINGS:			b Rainwater harvesting to be provided for recharging ground water levels
a EXTERNAL	Texture paint with two coats of acrylic exterior emulsion		
b INTERNAL	Two coats of Emulsion paint over smooth putty finish		
c SERVANT QUARTERS AND SERVICE AREAS	Two coats of Acrylic Oil Bound Distemper (OBD) over one coat of primer		



NO CUSTOMISATION / NO CHANGES IN SPECIFICATIONS

exceeding
expectations,
every time

APARNA CONSTRUCTIONS is today widely recognized as a realty industry leader in Hyderabad. Specializing in building large, fully integrated gated communities comprising premium villas and luxury lifestyle apartments.

More importantly, every Aparna project is built to high quality standards. And quality is something that has never been compromised. Never.

At the root of this passion for quality is a deeply felt pride. To Aparna, construction is not only about quality and craftsmanship but also on-time project completion.

APARNA has till date completed and delivered over 22 large projects spread over 7 million square feet. Some of the premium villa properties built by Aparna include Aparna Senior Valley, Aparna Shangri-La, Aparna County, Aparna Cyber County, Aparna Orchids and Aparna HillPark Boulevard.

Currently Aparna is in the process of executing a total of 7.5 million square feet of development spread across 7 new projects.

There is more that you will discover when you begin your interactions with Aparna. You will discover why they have been so good in creating among the most amazing gated communities no one has been able to match.



Other Highlights

- Entrance promenade • Landscaped gardens, extensive water features, pavilions & sit outs • Fully secured play zone for kids & space for social gatherings
- 100% Power back up for ACs, geysers & street lighting • 100% back up to meet 48 hours water requirement at a stretch • Solar fencing around the perimeter wall • 24-hour surveillance
- Wooden flooring for Master Bedroom • Amalgamated marble in Living, Dining, Staircase & Entrance Foyer • Faucets & Sanitary ware of reputed brands
- Imported Wall Tiles • Precision engineered Doors with immaculate finish & polish and Windows (uPVC)