



APARNA

Lead the future



NexGen Apartments @ Nallagandla
Live the next level



www.Zricks.com

OUT OF THE ORDINARY

At Aparna, we appreciate that not everyone is looking to achieve the same goal from buying a property. Especially those from the IT Industry, whose needs are specific and different.

Some want a home; others are looking purely for an investment; while many want to achieve multiple objectives.

By listening to each customer, and taking the time to understand their unique requirements, we have been able to develop the perfect property -- Aparna CYBERZON @ Nallagandla.

TRANQUILITY INSIDE

Crowds disappear. Traffic may be seen but not heard. Where you can switch off stress and put your feet up. Where you will re-discover the bliss of silence. Welcome to Aparna CYBERZON -- your own space in the heart of Hi-Tec city, yet one that is full of life.

Aparna CYBERZON, will grow into a vibrant community that exudes style, comfort and unmatched convenience. A community that binds neighbourhood with nature, art with architecture, blue skies with lush green landscapes and needs with aspirations.



AMENITIES

Aparna CYBERZON a gated community offering spaces for a wide range of indoor and outdoor activities.

Welcome to a world where activity never stops, and children and their parents never stop smiling.

- ▶ A well equipped clubhouse
- ▶ 2 indoor shuttle courts, 2 lawn tennis courts and a full size basketball court
- ▶ A large swimming pool with deck, changing rooms
- ▶ Designer landscaped gardens and jogging tracks
- ▶ Children's play area with equipment
- ▶ Adequate visitors parking
- ▶ Rain water harvesting
- ▶ Well equipped spa
- ▶ Exclusive supermarket located within the project
- ▶ Generator back-up for all apartments (6 points for 2 BHK apartments and 7 points for 3 BHK apartments), and for common areas and lifts
- ▶ 24-Hour surveillance



Location Map



*Map not to scale

Nallagandla - The new destination

Just 8 kms
ORR Phase I
 Nanakramguda Junction

JUST 8 kms
Best Schools
 • CHIREC Public School
 • Delhi Public School
 • Oakridge School
 • St. ANN'S School
 • NASR School

Just 7/9 kms
Best Hotels
 • Ista Luxury Hotel
 • Novotel Hotel
 • Westin Hotel

Just 6 kms
IT Hub
 • Microsoft • Wipro • Polaris
 • Capgemini • Infosys • TCS
 • ICICI (South India Operations)
 • Computer Associates

Just 4 kms
ICICI Data Center

Just 3.5 kms
Best Hospitals
 • Vishnu Children's
 • Specialty Hospital
 • Mythri Super Specialty Hospital
 • Anuragh Hospital

Just 2.5 kms
Rythu Bazaar

Just 2 kms
MMTS Station Lingampally

Just 50 mtrs
Vijetha Supermarket

Just 200 mtrs away
Citizens Hospital

SITE MAP

No. of acres :21
 Built-up area :Approx 2.3 million sq ft
 No. of apartments :1530
 No. of towers :21
 No. of floors :Cellar, Ground + 9 floors
 Apartments sizes :2 BHK: 1245 Sq Ft
 3 BHK: 1430 Sq Ft, 1600 Sq Ft, 1720 Sq Ft, 1855 Sq Ft



CYBER COMMUNE

CLUB HOUSE

PARTY LAWN



TYPICAL FLOOR PLANS



EAST FACING 3BHK (1600.00 SFT.)



WEST FACING 3BHK (1600.00 SFT.)



EAST FACING 3BHK (1855.00 SFT.)



WEST FACING 3BHK (1855.00 SFT.)

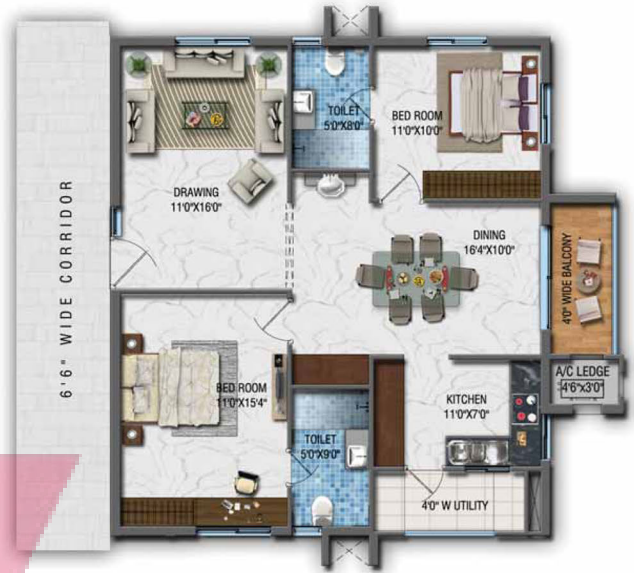
ZRICKS



TYPICAL FLOOR PLANS



EAST FACING 2BHK (1245.00 SFT.)



WEST FACING 2BHK (1245.00 SFT.)



EAST FACING 3BHK (1430.00 SFT.)



WEST FACING 3BHK (1430.00 SFT.)

SPECIFICATIONS

- ▶ **Framed Structure** : R.C.C. framed structure to withstand Wind and Seismic Loads
- ▶ **Superstructure** : 8" thick solid block work for external walls and 4" thick solid block work for internal walls
- ▶ **Plastering:** Internal : One coat of plastering in CM 1:6 for walls and single coat plastering for ceiling
External : Two coats plastering in CM 1:6 for external walls
- ▶ **Doors:** Main Door : Teak Wood/machine made frame with moulded paneled shutter doors with Melamine polishing and reputed make fittings
Internal Doors : Teak Wood/machine made frame with moulded paneled shutter doors with painting and reputed make fittings
French Doors : uPVC shutter styles and rails with float glass paneled shutters and designer hardware of reputed make
Windows : uPVC Window system with Float Glass with suitable finishes as per design
Grills : M.S. enamel painted, aesthetically designed and fixed to wall, up to 2nd floor only. No grill shall be provided from 3rd floor onwards
- ▶ **Paintings:** External : Two Coats exterior Acrylic Emulsion Paint of reputed make over one coat of primer
Internal : Smooth Putty finish with Acrylic Emulsion Paint of reputed make over a coat of primer
- ▶ **Flooring / Tile Cladding**
Living, Dining, Bedroom, Kitchen and Corridors : 24"x 24" Vitrified Tiles
Bathrooms : Acid Resistant Anti-skid Ceramic Tiles of reputed make
Staircase : Kota/Tandoor blue
Dadoing in Kitchen : Glazed Ceramic Tiles dado up to 2'-0" height above kitchen platform of reputed make
Bathrooms : 8"x12" Glazed Ceramic Tile dado of reputed make up to 7'
Utilities / Wash : 8"x8" Glazed Ceramic Tile dado up to 3'-0" height of reputed make
- ▶ **Kitchen** : 1. Granite Platform with Stainless Steel Sink and treated water supply at one point
2. Provisions for fixing of Water Purifier, Exhaust Fan and Chimney
- ▶ **Utilities / Wash / Bathrooms**
1. Provision for Washing Machine and Wet Area for Washing Utensils etc.
2. Granite Counter Top / vanity type wash basin
3. EWC with Flush Tank of reputed make
4. Hot and Cold wall Mixer with Shower
5. Space for geysers in all bathrooms
All C.P. Fittings are Chrome Plated of reputed make
- ▶ **Electrical**
1. Concealed Copper Wiring of reputed make
2. Power outlets for Air Conditioners in all bedrooms
3. Power outlets for geysers in all bathrooms
4. Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen
5. Plug points for T.V. and Audio Systems etc.
6. Three phase supply for each unit and individual Meter Boards
7. Miniature Circuit Breakers (MCB) for each distribution boards of reputed make
8. Switches are of reputed make
- ▶ **Telecom**
1. Telephone points in Master Bedroom and Hall
2. Intercom facility to all the units connecting Security
- ▶ **Cable TV and Internet**
1. Provision for Cable Connection in Master Bedroom and Living Room
2. Provision for Internet Connection in each Apartment
- ▶ **Lifts** : Two No's of Passenger lifts (including one with higher capacity) per block with rescue device and V3F for energy efficiency. Entrance with Vitrified Tile Cladding
- ▶ **WSP, STP and Car Wash Facility**
1. Water Softening Plant and Sewerage Treatment Plant
2. Car Wash Facility will be provided at an extra cost
- ▶ **Generator** : D.G. Set backup with Acoustic enclosure and A.M.F. for Common Areas; 6 points in 2BHK and 7 points in 3BHK apartments

NO CUSTOMISATION. NO CHANGE IN SPECIFICATIONS.



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Use your smart phone
point the camera to
scan this code for more
information on CyberZON



*Conditions Apply

Disclaimer: The plans, specifications, images and other details herein are only indicative and the developer / owner reserves the right to change any or all of these in the interest of the development.

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