



**Rising in Bengaluru**

Aparna  
**ELINA**  
Premium Gated Community  
@ Malleswaram Extn., Yeshwantpur

Brighten up Bengaluru.  
Life is about to take on a new shine.  
Aparna from Hyderabad is here  
to throw new light on your lifestyle.  
Giving comfort a new radiance.  
Happiness, a new glow.  
Making your home,  
a destination of warmth  
you would love to come back to.  
Brighten up Bengaluru,  
**Elina is rising.**



**ZRICKS**



# Aparna Elina. Born of the rays of excellence.

Talk of excellence in the Hyderabad real estate space and chances are you'll instantly hear about Aparna Constructions. The company that has completed and handed over 28 major projects in Hyderabad. Covering an area of over 7.3 million sft, comprising gated community villas, premium apartments and commercial buildings. All of which have set high standards for the rest to follow. Standards that have dramatically changed the lifestyles of over 6000 satisfied customers.

## Excellence is a way of life at Aparna

It begins right from the design specifications, through to selecting the right materials and installations, to even landscaping open areas in its projects. And it reflects in each and every Aparna project.

Completion and handover of project isn't everything. Aparna has set high standards in the area of customer care as well. And is guided by its principles of honesty, integrity and transparency in everything it does. Because, at Aparna, the ultimate objective is to deliver value through excellence at every step, every time.

ZRICKS



## Aparna Elina. Luxury living in the limelight

The epitome of excellence taking shape in Bengaluru, Aparna Elina is one address that is sure to elevate its residents to a whole new world of exclusivity. Because, more than just a residential project, Aparna Elina is a haven for those who settle for nothing but the best that life has to offer. Set amidst beautiful environs, Aparna Elina gives living a refreshing meaning. Offering you almost every element of luxury you can possibly think of for a lifestyle you have always desired. A lifestyle that sets you apart with unmatched, never-before sophistication.

Aparna  
**ELINA**  
Premium Gated Community  
at Malleshwaram Extn, Yeshwantpur

### Elina Exclusives

- Great location to match the great value it offers.
- 152 Premium luxury apartments (3, 4 & 5 BHK) not just created, but crafted.
  - Single Tower with 2 wings and 4 apartments in 18 floors.
  - Regular apartments in 18 Floors. • 8 Penthouses (19<sup>th</sup> & 20<sup>th</sup> Floors).
  - Apartments starting @1940 sft going up to 5310 sft.
  - 2 Cellars + G + 20 Floors. • Club in Ground Floor.
- Exceptional design and architecture that matches international standards.
  - High-end amenities for living the high life.
  - Refinements that re-define living spaces.





Life's bright,  
when everything's just right.

Exactly why, even the smallest of details have been given high importance in planning the amenities at Aparna Elina. Each reflecting Aparna's commitment to provide residents nothing but the best experience:

- Exclusive, thoughtful floor plan design
- Fully square interiors
- No wastage of space
- Wooden flooring for Master Bedrooms
- Penthouse with Paddle Pool & Terrace Gardens
- High-end sanitary ware and fittings
- Vaastu compliant
- Exclusive Clubhouse with state-of-the-art facilities
- Secured play area for children
- International standard swimming pool
- Two/three parking bays per apartment
- 24-hours surveillance security
- 24-hour, 100% power back-up
- 24-hour water supply





## Club @ Aparna Elina. Adds that glow to life.

The exclusive, air conditioned club at Aparna Elina throws new light on luxury. Adding to this special experience is a unique 5 metre high ceiling, with a top-end finish and, of course, the world class facilities it offers residents:

- GYM • Library • Crèche • Multi-purpose Hall
- Squash Court • SPA • Yoga / Meditation Room
- Table Tennis & Billiards Rooms • Association Room
- Clinic • Utility Store • Swimming Pool with Changing Rooms • Grand Entrance Lobby • AV Room
- Indoor Games • Multi-purpose Outdoor Court & Cricket Pitch

Paddle pool @ Penthouse





Aparna  
**ELINA**  
Premium Gated Community  
@ Malleswaram Extn., Yeshwantpur



Map not to scale

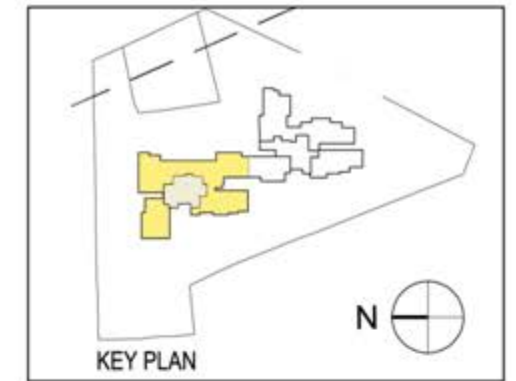
**Location Map**





**Ground Floor - Site Plan**

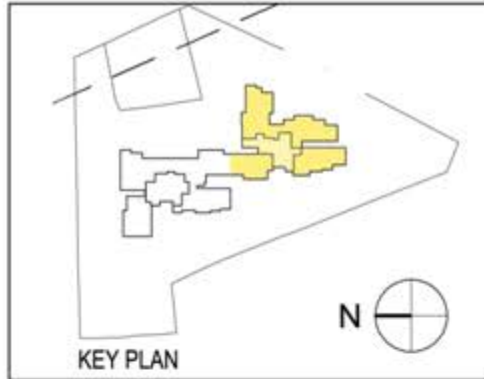
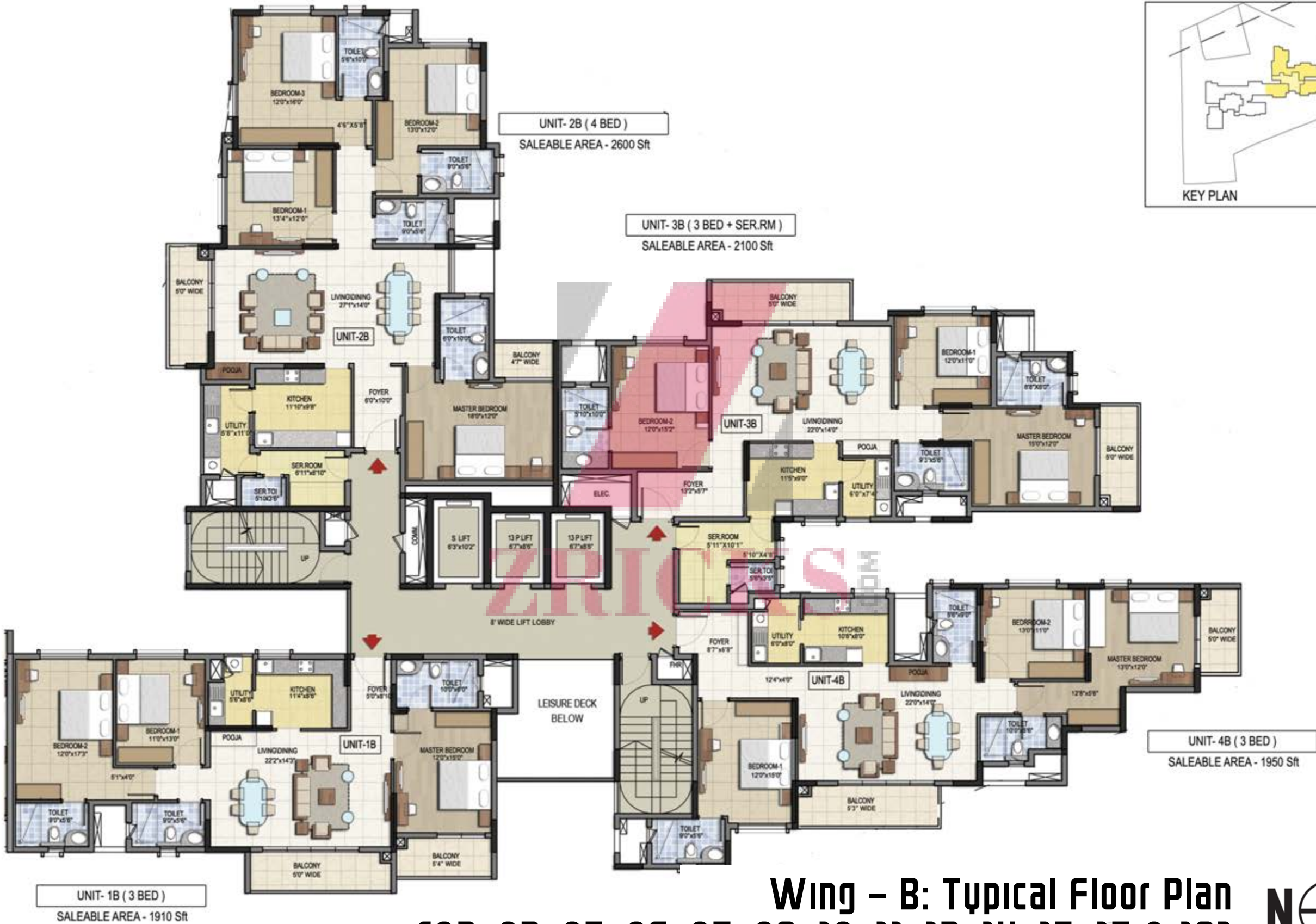




**Wing - A: Typical Floor Plan**  
**[02, 03, 05, 06, 07, 09, 10, 11, 13, 14, 15, 17 & 18]**





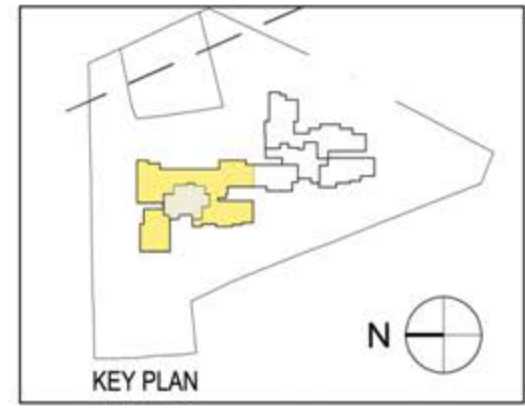
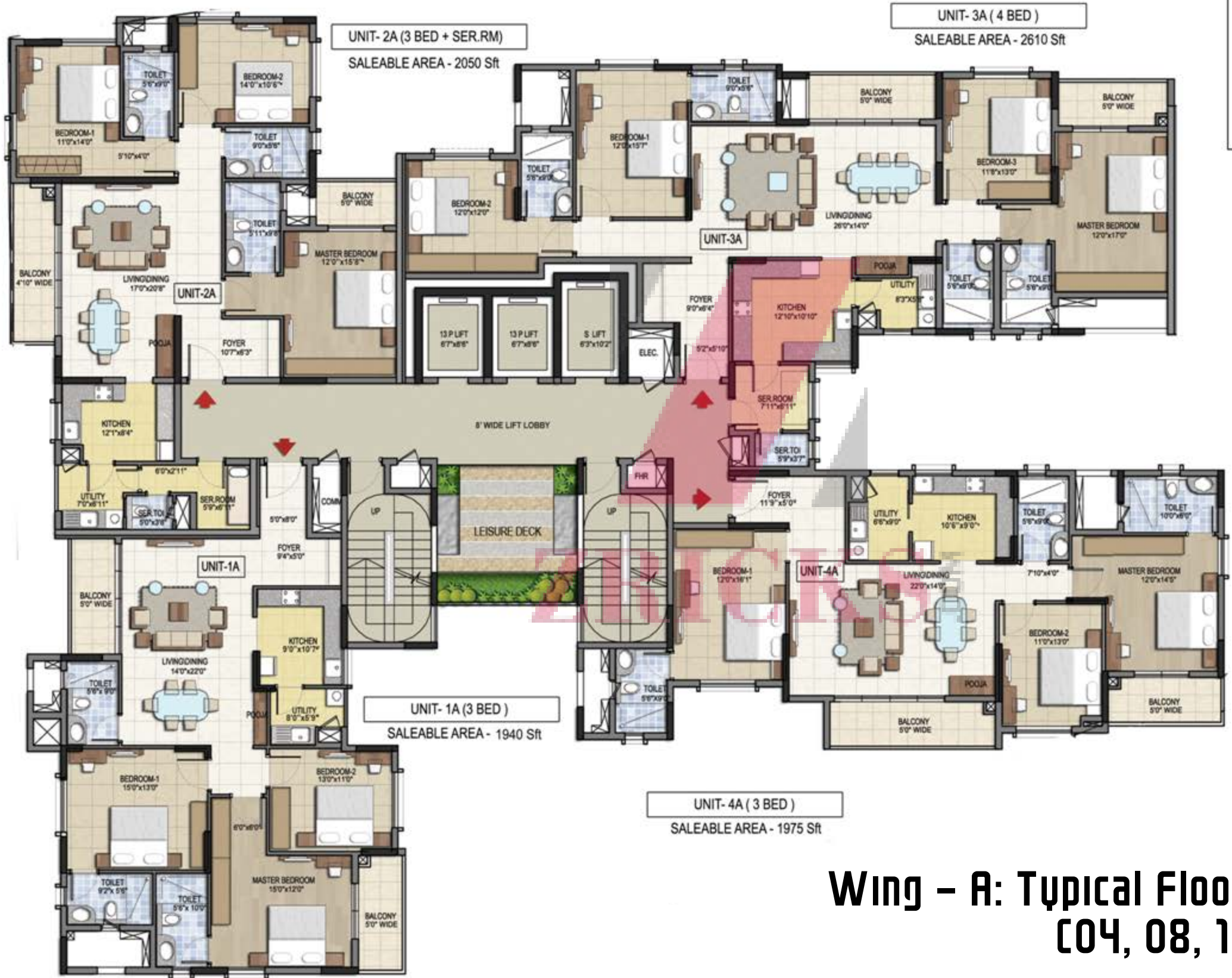


**UNIT- 1B (3 BED)**  
SALEABLE AREA - 1910 Sq Ft

**Wing - B: Typical Floor Plan**  
**[02, 03, 05, 06, 07, 09, 10, 11, 13, 14, 15, 17 & 18]**







**Wing - A: Typical Floor Plan**  
**[04, 08, 12, 16]**







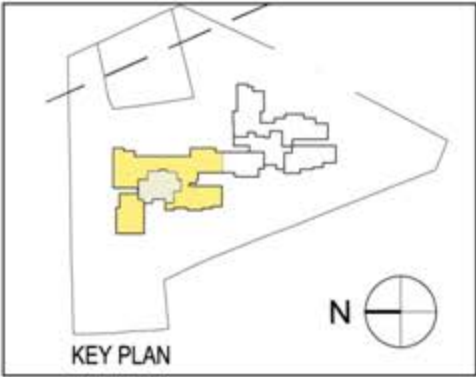
**Wing - B: Typical Floor Plan**  
**[04, 08, 12, 16]**





**PH- 2A (4 BED )**  
 SALEABLE AREA - 3900 Sft  
 TERRACE AREA - 454 Sft

**PH- 3A (5 BED )**  
 SALEABLE AREA - 4900 Sft  
 TERRACE AREA - 758 Sft



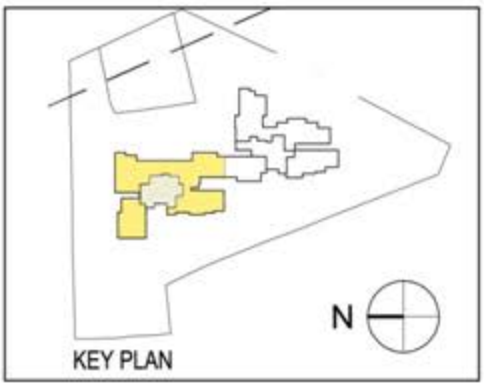
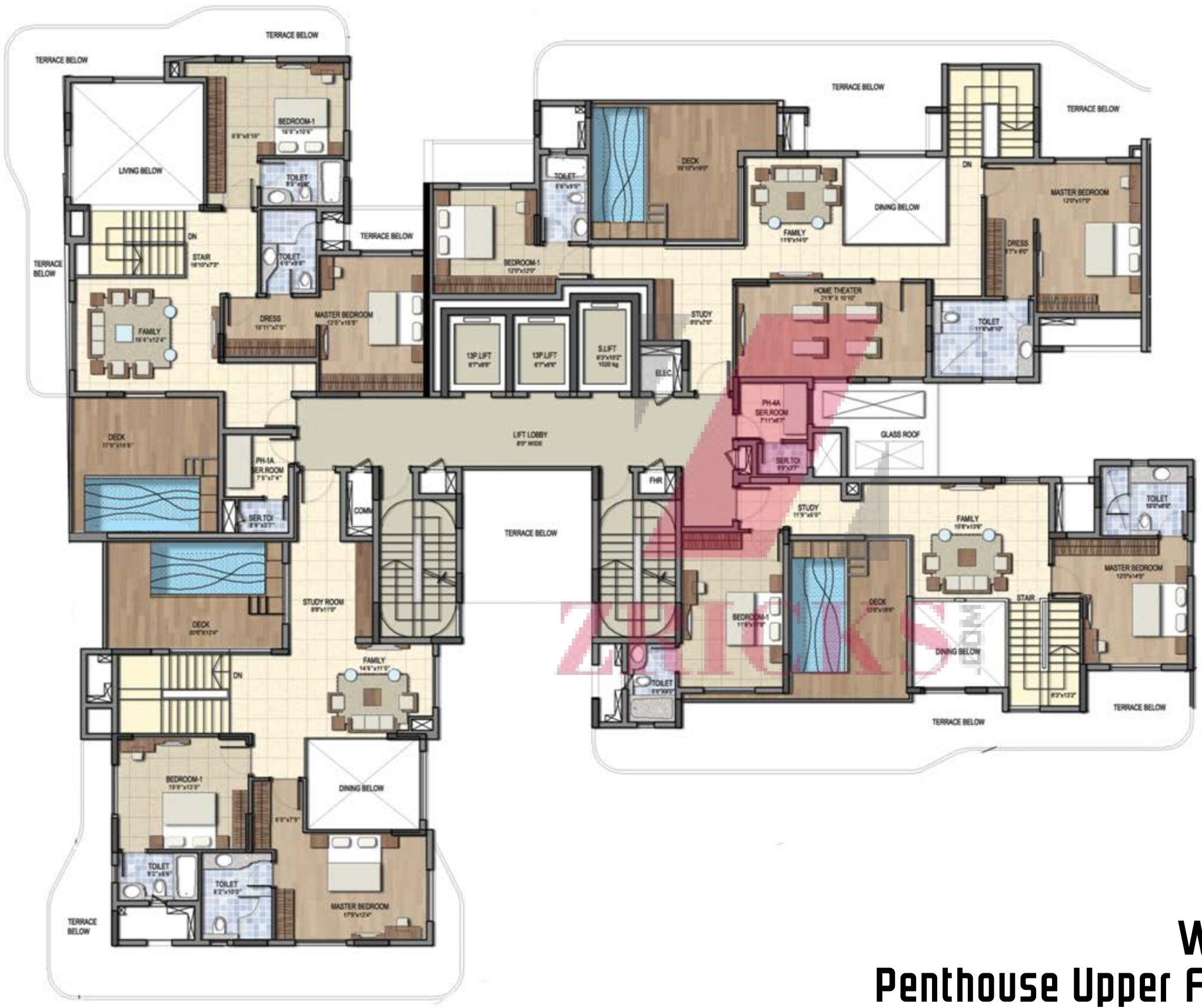
**PH- 1A (4 BED )**  
 SALEABLE AREA - 4105 Sft  
 TERRACE AREA - 449 Sft

**PH- 4A (4 BED )**  
 SALEABLE AREA - 3755 Sft  
 TERRACE AREA - 477 Sft

**Wing - A:**  
**Penthouse Lower Floor Plan**







**Wing - A:**  
**Penthouse Upper Floor Plan**

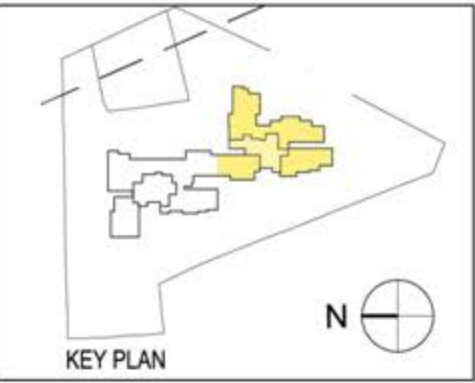






**PH- 2B (5 BED)**  
 SALEABLE AREA - 5310 Sft  
 TERRACE AREA - 578 Sft

**PH- 3B (4 BED)**  
 SALEABLE AREA - 4080 Sft  
 TERRACE AREA - 461 Sft

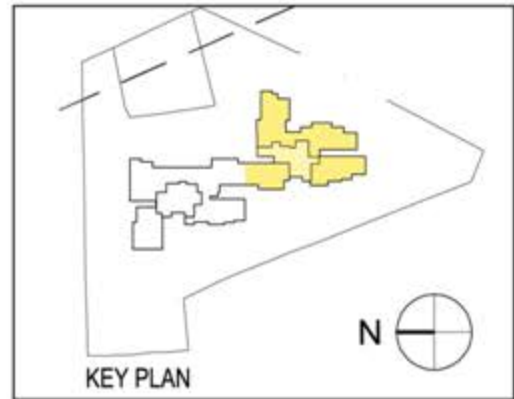


**PH- 1B (4 BED)**  
 SALEABLE AREA - 3835 Sft  
 TERRACE AREA - 405 Sft

**PH- 4B (4 BED)**  
 SALEABLE AREA - 4010 Sft  
 TERRACE AREA - 457 Sft

**Wing - B:**  
**Penthouse Lower Floor Plan** N





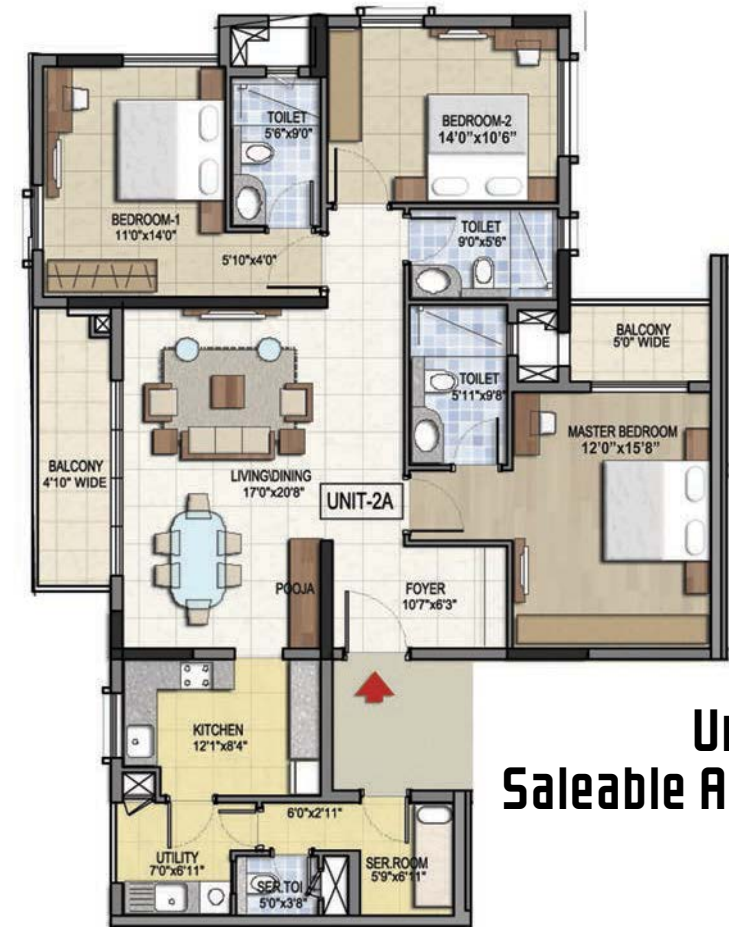
**Wing - B:**  
**Penthouse Upper Floor Plan**







**Unit 3A**  
**Saleable Area: 2610 SFT**



**Unit 2A**  
**Saleable Area: 2050 SFT**

**Unit 1A**  
**Saleable Area: 1940 SFT**



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**Unit 4A**  
**Saleable Area: 1975 SFT**

**Regular Apartment Floor Plans** 



**Unit 1B**  
**Saleable Area: 1910 SFT**



**Unit 2B**  
**Saleable Area: 2600 SFT**



**Unit 3B**  
**Saleable Area: 2100 SFT**



**Unit 4B**  
**Saleable Area: 1950 SFT**



**Regular Apartment Floor Plans** 



# Top-Of-The-Line Specifications

<b>RCC Framed Structure</b>	: R.C.C. framed structure to withstand Wind & Seismic Loads.
<b>Super Structure</b>	: 8" thick solid block work for external walls & 4" thick solid block work of internal walls.
<b>Plastering</b>	
Internal	: 1 Coat of plastering in CM 1:6 for walls & ceiling.
External	: 2 Coats of plastering in CM 1:6 for External walls.
<b>Doors</b>	
Main Door	: Imported Manufactured Teak Veneered, Door Frame & Shutters with reputed hardware fittings finished with melamine finish.
All Internal Doors	: Imported Manufactured Teak Veneered, Door Frame & Shutter with reputed hardware fittings finished with melamine finish.
	Utility Doors - UPVC of Komerling Profile sections or Equivalent.
French Doors, If Any	: UPVC of Komerling Profile Sections, Tinted float glass paneled shutters & designer hardware of reputed make.
Windows	: UPVC of Komerling Profile Sections, Toughened Tinted Float Glass with suitable finishes as per design, with provision for mosquito mesh track (Mesh & fixing has to be at the cost of client only).
Grills (windows)	: Aesthetically designed, Mild Steel (M.S) grills with Enamel paint finish.
<b>Painting</b>	
External	: Textured finish & 2 coats of Exterior 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.
<b>Flooring</b>	
Foyer, Living, Dining, Pooja	: 800 X 800 mm size Double Charged Vitrified Tile of reputed make.
Master Bedroom	: Wooden Flooring.
Other Bedroom & Kitchen	: 800 X 800 mm size Double Charged Vitrified Tile of reputed make.
Bathrooms, Servant Toilet	: Acid Resistant, Anti-Skid Ceramic Tiles of reputed make.
Corridors	: 800 x 800 mm Double Charged Vitrified Tile of reputed make.
Master Bedroom Balcony	: Rustic Vitrified Tile of reputed make.
Living Balconies	: Rustic Vitrified Tile of reputed make.
Common Staircase	: Tandoor Stone.
Internal Staircase (Per Penthouse)	: Italian / Amalgamated Marble.

Service Rooms, Lift Machine Room	: Ceramic Tile Flooring.
Terrace Garden In Common	
Corridor / Penthouse	: Rustic Vitrified Tile of reputed make.
Servant Room	: Ceramic Tile Flooring.
<b>Tile Cladding</b>	
Dadoing In Kitchen	: Glazed Ceramic Tiles dado up to 2'-0" height above kitchen platform of reputed make. (Optional)
Bathrooms	: 300 x 600 mm Glazed Ceramic Tile dado of reputed make up to 7'-0" height.
Utilities	: Dish Washer & Washing Machine provision in the Utility Area.
<b>Kitchen</b>	
	1 Granite Platform with Stainless Steel Sink (Optional @ extra cost).
	2 Separate municipal water tap (By BBMP along with Borewell water).
	3 Provision for fixing of water purifier, exhaust fan & chimney.
	4 Provision for Geyser for hot water near the sink.
<b>Utilities / Wash</b>	
	1 Dish Washer & Washing Machine provision in the Utility Area.
	2 Granite Platform with Stainless Steel Sink (Optional).
<b>Bathrooms</b>	
	1 Vanity type wash basin / Counter Top.
	2 EWC with concealed flush tank of Duravit / Kohler / Equivalent make
	3 Single lever fixtures with wall mixer cum shower of Grohe / Equivalent make.
	4 Provision for Geysers in all Bathrooms.
	5 All C.P. Fittings are Chrome Plated of Grohe / Equivalent make.
	6 Glass Partition for Shower Area in all Bathrooms.
<b>Electrical</b>	
	1 Concealed Copper Wiring of reputed make.
	2 Power outlets for Air Conditioners in all rooms.
	3 Power outlets for geysers in all Bathrooms.
	4 Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen, Washing Machine & Dish Washer in Utility Area.
	5 Plug points for T.V. & Audio Systems etc.
	6 3 phase supply for each unit & individual Meter Boards.



	<ul style="list-style-type: none"> <li>7 Miniature Circuit Breakers (MCB) for each distribution boards of reputed make.</li> <li>8 Elegant Designer Modular Electrical Switches.</li> </ul>
<b>Electrical Load Considered</b>	: 3 BHK - 6 KW; 4 BHK - 8 KW & Penthouse - 12 KW.
<b>Telecom</b>	<ul style="list-style-type: none"> <li>1 Telephone points in all Bedrooms, Living room, Family room &amp; Kitchen.</li> <li>2 Intercom facility to all the units connecting Security.</li> </ul>
<b>Cable TV</b>	: Provision for Cable Connection in all Bedrooms & Living Room.
<b>Internet</b>	: 1 Internet provision in each apartment.
<b>Lifts</b>	<ul style="list-style-type: none"> <li>1 Two High speed automatic passenger lifts per Wing with rescue device with V3F for energy efficiency with Granite / Marble Cladding</li> <li>2 One Service lift per Wing with V3F for energy efficiency, entrance with Granite / Marble Cladding.</li> </ul>
<b>WTP &amp; STP</b>	<ul style="list-style-type: none"> <li>1 Fully Treated Water made available through an exclusive Water Softening &amp; Purification Plant with water meters for each unit.</li> <li>2 Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping &amp; flushing purpose.</li> </ul>
<b>Car Wash Facility</b>	: Car Wash facility will be provided (charges for car wash facility would be extra).
<b>Generator</b>	: 100% D.G Set backup with Acoustic enclosure & A.M.F.
<b>Car Parking</b>	: Each Apartment will have 2 Car parks, Penthouse will have 3 Car Parks & parking will be in 2 Levels.
<b>Facilities For Physically Challenged</b>	: Access ramps at all Entrances shall be provided for the Physically Challenged.
<b>Security / BMS</b>	<ul style="list-style-type: none"> <li>1 Round-the-clock security / surveillance system.</li> <li>2 The complete building shall be provided Building Management System with all facilities.</li> <li>3 Panic button &amp; intercom is provided in the lifts connected to the security room.</li> </ul>

	<ul style="list-style-type: none"> <li>4 Solar power fencing all around the compound shall be provided.</li> <li>5 Surveillance cameras at the main security &amp; entrance of each block.</li> <li>6 Video door phone for each apartment connected to the security for the screening of visitors.</li> </ul>
<b>Clubhouse &amp; Amenities</b>	: Well Designed Clubhouse with Facilities like <ul style="list-style-type: none"> <li>1 Gym</li> <li>2 Library</li> <li>3 Crèche</li> <li>4 Multi-purpose Hall</li> <li>5 Squash Court</li> <li>6 SPA</li> <li>7 Yoga / Meditation Room</li> <li>8 Table Tennis &amp; Billiards Rooms</li> <li>9 Association Room</li> <li>10 Clinic</li> <li>11 Utility Store</li> <li>12 Swimming Pool with Changing Rooms</li> <li>13 Grand Entrance Lobby</li> <li>14 AV Room</li> <li>15 Indoor Games</li> <li>16 Multi-purpose Outdoor Court &amp; Cricket Pitch</li> </ul>
<b>Parking Management</b>	: Entire parking is well designed to suit the number of car parks. Parking signages & equipment will be provided at required places to ease the driving.
<b>Fire &amp; Safety</b>	<ul style="list-style-type: none"> <li>1 Fire hydrant &amp; fire sprinkler system in all floors &amp; basements.</li> <li>2 Fire alarm &amp; Public Address system in all floors &amp; parking areas (basements). Control panel will be kept at main security.</li> </ul>
<b>LPG</b>	: Supply of gas from a Centralised Gas bank to all individual apartments with Pre paid gas meters will be provided.
<b>Paddle Pool</b>	: Shall be provided in every apartment of the Penthouse.

**NO CUSTOMISATION / NO CHANGES IN SPECIFICATIONS**



# Aparna sarovar

Lifestyle Apartments @ Nallagandla, Hyderabad

*Where Else?!*

Comprises of 1120 lifestyle apartments. Project completed in 2010.







## Aparna Cyber Commune

Located at Nallagandla, Gachibowli, Hyderabad.  
Comprises of 730 hi-end apartments.  
Project completed in 2011.



## APARNA Lights

Located at Kondapur, Hyderabad.  
Comprises of 90 super deluxe apartments.  
Project completed in 2008.



## APARNA TOWERS

Located at Kondapur, Hyderabad.  
Comprises of 312 super deluxe apartments.  
Project completed in 2008.



## Completed Best-in-Class Gated Communities - Apartments

**Aparna Lake View** Aparna Lake View, Begumpet

**Aparna Residency** Aparna Residency, Madhapur

**APARNA Hights** Aparna Hights 1, Kondapur

**APARNA'S CHANDRADEEP** Aparna Chandradeep, Banjara Hills

**APARNA TOWERS**

Aparna Towers, Kondapur

**APARNA Hights 2**

Aparna Hights 2, Kondapur

**Aparna sarovar**  
Lifestyle Apartments @ Nallagandla, Hyderabad  
*Where Else?!*

Aparna Sarovar, Nallagandla

**Aparna Cyber Commune**

Aparna Cyber Commune, Nallagandla

**Aparna KANOPY Tulip**  
Truly makes sense

Aparna Kanopy Tulip - Phase I, Kompally

**APARNA HillPark AVENUES**  
Winning is Living!

Aparna HillPark Avenues, Chandanagar

## Completed Best-in-Class Gated Communities - Villas

**Señor Valley** Aparna Señor Valley, Jubilee Hills

**Aparna Orchids** Aparna Orchids, Hitex

**Aparna County** Aparna County, Hafeezpet

**APARNA SHANGRI-LA**  
Gated Villas @ Miyapur, Chandanagar

Aparna Shangri-La, Gopanpally

**APARNA CYBER COUNTY**

Aparna Cyber County, Gopanpally

**PALM MEADOWS**  
... it's time your living space kept pace ...

Splendid Aparna Palm Meadows, Kompally

**APARNA HillPark BOULEVARD**  
Gated Villas @ Miyapur, Chandanagar  
*Get a life!*

Aparna HillPark, Boulevard Chandanagar



## Completed Best-in-Class **Commercial Projects**

**Astral Heights**  
Aparna Astral Heights,  
Banjara Hills

**Aparna Crest**  
Aparna Crest,  
Banjara Hills

**Aparna Astute**  
Aparna Astute,  
Shaikpet

## HUDA/HMDA Approved **Housing Layouts**

**Aparna Enclave**  
Aparna Enclave,  
Miyapur

**Aparna Palm Grove**  
Aparna Palm Grove,  
Kompally

**Aparna Palm Springs**  
Aparna Palm Springs,  
Bahadurpally

## Best-in-Class **Ongoing Projects**



Aparna Aura,  
Shaikpet



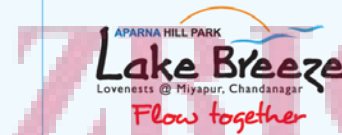
Aparna CyberZon,  
Nallagandla



Aparna HillPark  
Gardenia,  
Chandanagar



Aparna Sarovar  
Grandé,  
Nallagandla



Aparna HillPark  
Lake Breeze,  
Chandanagar



Aparna Kanopy  
Lotus,  
Kompally



Aparna Kanopy  
Tulip - Phase II,  
Kompally



Aparna Kanopy  
Jasmine,  
Kompally



Aparna Elixir,  
Puppalaguda

## Best-in-Class **Future Projects**



Aparna Cyber Life,  
Nallagandla,  
Hyderabad  
(Apartments)



Aparna Elina,  
Kondapur,  
Hyderabad  
(Apartments)

Aparna HillPark  
Silver Oaks,  
Chandanagar,  
Hyderabad  
(Apartments)

Aparna  
Parnika,  
Kondapur,  
Hyderabad  
(Villas)





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. This booklet is conceptual and not a legal offering.

### Aparna Constructions and Estates Private Limited

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