



MARINA SKIES

BY CYBERCITY

NEAR HITEC CITY MMTS



AT LEISURE, BY THE LAKES...

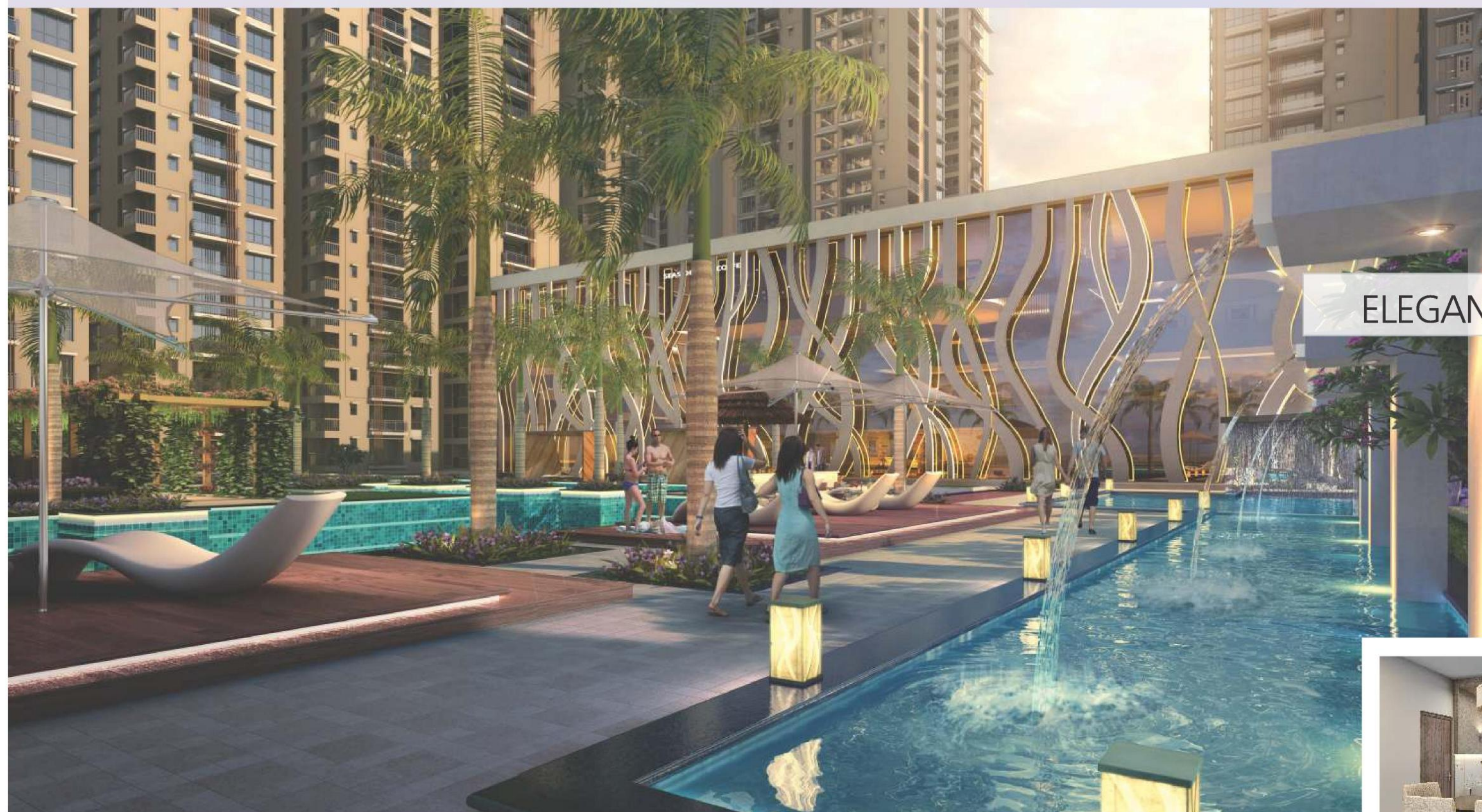
There are lifestyle-apartments and there are luxury-apartments, and then there's Marina Skies.

Luxury, leisure, lifestyle and location all rolled into one designer-landmark of space and sophistication, Marina Skies offers something unique: lakeside living at the nerve-centre of Hyderabad.

Crafted by master architect Hafeez Contractor, the lofty, G+31 storey towers of Marina Skies stand tall, on a prime space of 8.5 acres, overlooking serene lakes.

Nestled amidst nature, 4 kms from HITEC City, here is a designer 2&3 BHK high-rise residence at the heart of happening Hyderabad that doesn't cost a fortune.





ELEGANCE MEETS ÉLAN ...

From space to specifics and serenity to sophistication, Marina Skies brings you more.

Marrying aesthetics to efficiency, and space to style, the apartment residences of Marina Skies bring you more life per square feet. Be it the plush, intelligent interiors, the wide-angle view of lakes from the balcony that simply leave you breathless, the leisure spa or the pulsating clubhouse that enlivens the night, Marina Skies is all about rising above expectations. After all, at a lofty G+31 storeys, you expect to reside way above the everyday.





LOCATED NEAR EVERYWHERE...

When you live at Marina Skies, you live at the centre of everything essential for an active and comfortable lifestyle. At the heart of happening Hyderabad, this is your happy home. From the Financial District to international schools, and specialty hospitals to hypermarkets and lifestyle destinations, every place of importance is at an arm's stretch.





ALL YOU WISH FOR, AND MORE...

Marina Skies brings you a par excellence assortment of amenities and facilities that serve to make your home stay as comfy as resort vacations. From swimming to strolling, we have taken care to provide active living engagements for all age groups, and from clubbing to barbecuing, for all occasions...



CLUBHOUSE FACILITIES

- Multi-purpose Hall
- Restaurant
- Café
- Lounge
- Supermarket
- Play School & Crèche
- Badminton Courts
- Squash Courts
- Indoor Sports (Ping-pong, Carrom)
- Gymnasium
- Activity Room
- Spa & Salon
- Library/ Reading Room
- Pharmacy
- ATMs

OUTDOOR AMENITIES

- Tennis Court (Clubhouse-Rooftop)
- Fitness Station
- Jogging Track
- Cycling Track
- Reflexology Walk
- Yoga Deck
- Kids Play Area
- Seniors' Fitness Station
- Senior Citizen's Plaza
- Swimming Pool
Pool Deck, Lap Pool, Family Fun Pool, Kids Pool, Toddlers Pool, Pool Bridge
- Jacuzzi
- Youth Hangout
- Flower Bed Island
- Picnic Lawn
- Garden Island
- Activity Lawn
- Party Lawn
- Sculpture Court
- Spill-out Alfresco
- Resting Pavilion
- Barbeque Pavilion
- Viewing Deck

LAID OUT TO LEISURE

The positioning of homes in an apartment speaks a lot about the life there. Your space at Marina Skies spreads beyond your four walls, seamlessly moving outdoor. Marina Skies is laid out to allow life and leisure meet in wholesome serenity.

4KMs from HITEC City

2 & 3 BHK
Designer Apartments

2 Towers in 8.5 acres,
G + 31 Storeys

80% Open Spaces

16 Flat Types from
1160 Sft. - 2230 Sft.

MARINA SKIES AMENITIES PLAN



1. DROP OFF
2. ROUND ABOUT
3. VIEWING DECK
4. CYCLING TRACK
5. JOGGING TRACK
6. PARTY LAWN
7. ROOF TOP TENNIS
8. SCULPTURE COURT
9. RESTING AREAS
10. RAMP
11. KID'S PLAY AREA
12. POOL DECK
13. SPILL-OUT ALFRESCO
14. RESTING PAVILION
15. JACUZZI
16. LAP POOL
17. FAMILY FUN POOL
18. POOL BRIDGE
19. KID'S POOL
20. TODDLER'S POOL
21. YOGA DECK
22. ACTIVITY LAWN
23. MOUND
24. HALF-COURT BASKET BALL
25. SENIORS' FITNESS STATION
26. SENIOR CITIZEN'S PLAZA
27. REFLEXOLOGY WALK
28. FLOWER BED ISLAND
29. FITNESS STATION
30. YOUTH HANGOUT
31. PICNIC LAWN
32. BARBECUE PAVILION
33. GARDEN ISLAND

MARINA SKIES MASTER PLAN

FLAT TYPES

UNIT TYPE	FLAT TYPES	FACING
2 BHK	1160 SFT.	EAST
	1210 SFT.	NORTH
	1250 SFT.	EAST
	1250 SFT.	WEST
2+1 BHK	1400 SFT.	NORTH
	1450 SFT.	EAST
	1450 SFT.	WEST
3 BHK	1550 SFT.	EAST
	1600 SFT.	NORTH
	1650 SFT.	EAST
	1650 SFT.	WEST
3 BHK PREMIUM	1900 SFT.	EAST
	1900 SFT.	WEST
	2000 SFT.	NORTH
	2230 SFT.	EAST
	2220 SFT.	WEST



PLANNED TO PERFECTION



2 BHK, 1160 sft - East



2 BHK, 1210 sft - North



2 BHK, 1250 sft - East



2 BHK, 1250 sft - West

UNIT PLAN



3 BHK, 1400 sft - North



3 BHK, 1450 sft - East



3 BHK, 1450 sft - West



3 BHK, 1550 sft - East

UNIT PLAN



3 BHK, 1600 sft - North



3 BHK, 1650 sft - East



3 BHK, 1650 sft - West



3 BHK, 1900 sft - East

UNIT PLAN

PRECISE SPECS, PREMIUM VALUE...



3 BHK, 1900 sft - West



3 BHK, 2000 sft - North



3 BHK, 2230 sft - East



3 BHK, 2220 sft - West

UNIT PLAN

Vaastu	100% Vaastu compliant
Structure	RCC Shear wall framed structure, earthquake resistant (Zone 2)
Lobby	a. Triple height entrance Lobbies at ground level Flooring and Cladding in Granite/Marble b. Double height entrance Lobbies at podium level Flooring and Cladding in Granite/Marble c. Upper Floors Lift Lobby Flooring in Vitrified Tiles and Lift wall Cladding in Granite/Marble
Lifts	Suitable Size and Capacity Passenger Lifts in Every tower
Flooring	a. Vitrified Tiles in the Drawing, Living, Dining and All Bedrooms b. Anti-skid Ceramic Tiles in Balconies
Kitchen and Utility	a. Vitrified Tiled Flooring and Ceramic Tile Dado over the Granite Counter b. Single Bowl Single Drain Steel Sink with CP Tap c. Anti-skid Ceramic Tiled Flooring and Ceramic Tile Dado for the Utility d. Ceramic Tile Flooring and Dado in the Maid's Toilet
Toilets and Fittings	a. Anti-skid Ceramic Tiles for Flooring b. Ceramic Tiles on Walls c. Granite Counter with Ceramic Wash Basin in toilets d. Pedestal Wash Basins in maid Toilet e. WCs and Chrome Plated Fittings f. Single Lever Tap and Shower Mixer g. Provision for Geyser in all toilets except maid's toilet. h. Suspended Pipelines in Toilets concealed within the Grid False Ceiling i. Textured Paint on External Walls j. Internal Walls and Ceilings in Distemper k. Enamel Paint on all MS Railings
Painting and Plastering	a. External walls with two coats of exterior Acrylic Emulsion Paint over one coat of primer. b. Internal walls with smooth finish with Acrylic Emulsion Paint over one coat of primer.
Plastering	a. Internal walls with smooth luppam finish. Sponge finish for external walls.
Doors and Windows	a. Main Door – 7'9" Feet High Opening with Frame in Wood and Pre-Moulded Flushed Shutter in Wood, with Polish on Both Sides b. Internal Doors - 7 Feet High Opening with Wooden Frames and Flush Shutters c. Balcony Doors - UPVC Frames and Shutters for all External Doors d. Windows - 3-Track UPVC Frames with Clear Glass and Provision for Mosquito Mesh Shutters
Electrical	a. Concealed Wiring with PVC Insulated Copper Wires and Modular Switches b. Sufficient Power Outlets and Light Points will be provided c. Cable TV points provided in the Master Bedroom and Living Room d. Provision for Installation of Split AC in the Living , dining rooms and all Bedrooms e. ELCB and Individual Meters will be provided for all Apartments
Communication and Security System	a. Security Cabins at all Entrances and Exits with Peripheral CCTV Coverage b. Telephone Points provided in the Living, Dining and Bedrooms c. Intercom facility to all the units connecting security
Water	a. Bore-well as well as municipal water connections will be provided
Power Back-up	a. DG sets for power back-up. 100% back-up for all units other than ACs and geysers.



Completed Project



Ongoing Project



Registered Office:

Cybercity, Hariram Hills, Opposite IDL,
Green Hills Road, Moosapet - Kukatpally Road,
NearHITEC City MMTS, Hyderabad - 500 018,
Phone: +91 40 32424444

Corporate Office:

Cybercity Builders & Developers Pvt. Ltd.,
3rd & 4th Floors, Plot No.55, Kavuri Hills, Road # 36,
Extended Jubilee Hills, Opposite to Water tank
Hyderabad - 500 081. Phone: +91 40 2311 1222

Mobile: +91 99894 24444 / 3999 3999

e-mail: sales@marinaskies.in www.cybercity.in www.marinaskies.in

Designed by
Architect
Hafeez
Contractor

Member
CREDAI

Note: Concepts mentioned are indicative only. Developer reserves the right to use substitutes of equivalent quality. Developer also reserves the right to any alterations in plans, elevations and specifications. All projec details are subject to change any option other than the given specifications is at extra cost and at the discretin of developer. This document is a conceptual presentation only and not a legal offering.

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