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TSRERA NO: P02200003132



NOTE: This brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the Villa may differ. The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.

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APR VAARAH PRAVEEN'S

HYNORA

LIVE THE HIGH LIFE

@ GAGILLAPUR, DUNDIGAL

A New High In Living



178+ PREMIUM 3BHK DUPLEX VILLAS

TS RERA NO: P02200003132



“BUILDING THE ICONIC LANDMARKS
OF TOMORROW WITH PASSION.”

Founded in 2016, APR Group is a thriving real estate construction and development organization. The brand has crafted over 2.5 million sft of incredible villa and apartment communities in and around Hyderabad and catered to over 2000 families in the last 5 years.

“DEDICATED TO CRAFTING HOMES
WITH THE BEST
MATERIALS & TECHNIQUES.”

Every home built by APR Group is built on a foundation of incredible quality and consistency. It's no wonder that these homes are a space where loved ones live happily ever after.

“Our incredible success stems not only from the passion and dedication of our team but also from the unwavering trust and support our customers consistently shower upon us. We are building a tomorrow that encapsulates the wants, needs, and desires of modern families in thoughtful and creative ways.”

“At APR GROUP, we are committed to Make Living Better”

Mr. Avula Praveen Reddy
Director



TIMES BUSINESS AWARDS HYDERABAD 2021
APR Group was awarded the
Best Amenities Premium Mid-Segment Villas,
for the year 2021.

6+ Years of
Experience

12+
Projects

3300+
Happy Customers



*Life is a high
that deserves the best*

At APR Group, we understand the need to live a fulfilling life that brings endless joy and satisfaction to you and your loved ones. So, we bring together every home in a way that serves the best of everything to you.

 APR VAARAH PRABH'S
HYNORA
LIVE THE HIGH LIFE





*Enter a realm
where you belong*

The rapidly developing locale of Gagillapur is a haven of serenity and easy accessibility. It's a space that's just perfect for you and your loved ones to build a life that takes everyday living to the next level in terms of comfort and luxury.



Welcome to hynora your next happy home

Spread across 11 beautiful acres, APR Hynora is a gated villa community project that takes luxury living to the next level. The 178 3BHK duplex villas have been designed and built in a way that nurtures happiness in absolute luxury and comfort.





APR VAARAH PRABH'S

HYNORA

LIVE THE HIGH LIFE

*Designed to deliver
that perfect life*



EAST FACING VILLA

EAST FACING FLOOR PLAN 165 Sq. yds



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



AREA STATEMENT IN SFT.

Site Area	Ground Floor	First Floor	Staircase Headroom	Total Area
165 Sq.yds	965 Sft.	965 Sft.	185 Sft.	2115 Sft.



APR VAARAH PRAVEEN'S

HYNORA

LIVE THE HIGH LIFE

Spacious homes that nurture every living moment



WEST FACING VILLA

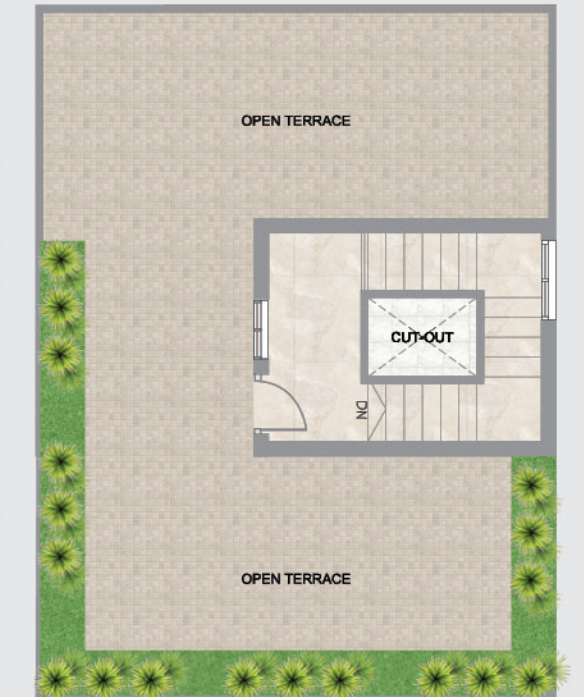
WEST FACING FLOOR PLAN 165 Sq. yds



GROUND FLOOR PLAN



FIRST FLOOR PLAN



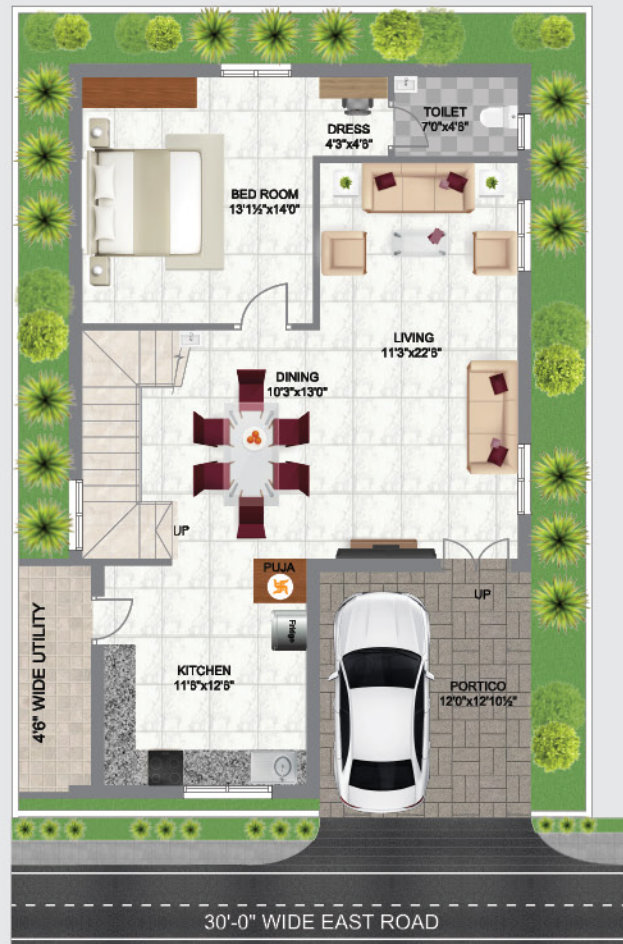
TERRACE PLAN



AREA STATEMENT IN SFT.

Site Area	Ground Floor	First Floor	Staircase Headroom	Total Area
165 Sq.yds	920 Sft.	920 Sft.	180 Sft.	2020 Sft.

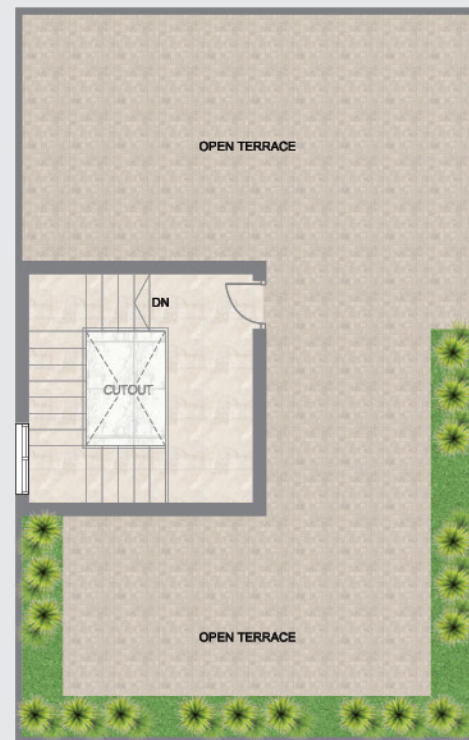
EAST FACING FLOOR PLAN
183.33 Sq. yds



GROUND FLOOR PLAN



FIRST FLOOR PLAN



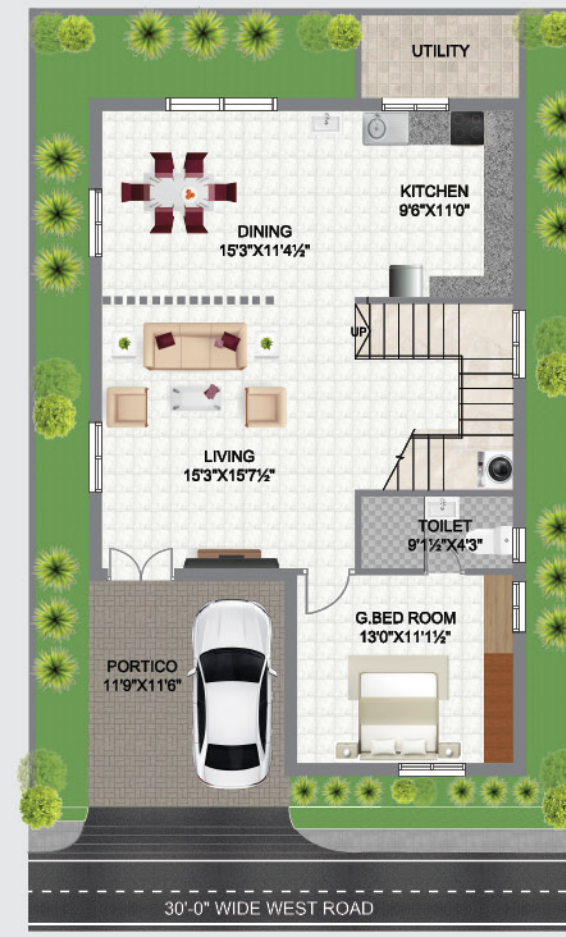
TERRACE PLAN



AREA STATEMENT IN SFT.

Site Area	Ground Floor	First Floor	Staircase Headroom	Total Area
183.33 Sq.yds	1095 Sft.	1095 Sft.	205 Sft.	2395 Sft.

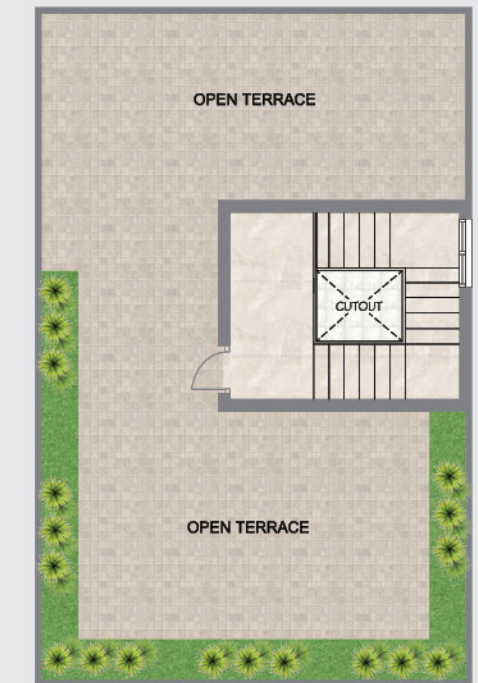
WEST FACING FLOOR PLAN
183.33 Sq. yds



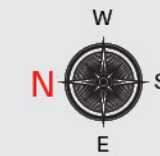
GROUND FLOOR PLAN



FIRST FLOOR PLAN



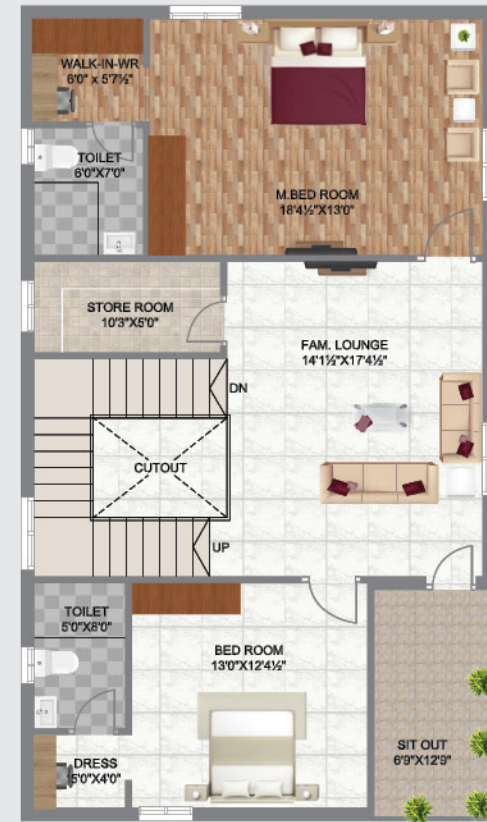
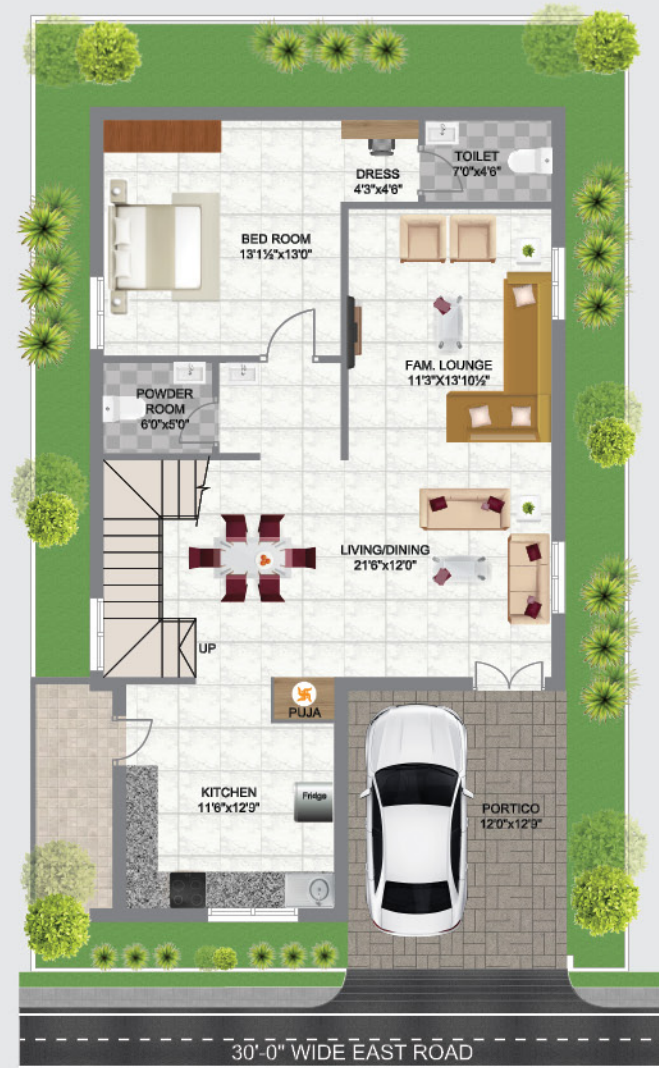
TERRACE PLAN



AREA STATEMENT IN SFT.

Site Area	Ground Floor	First Floor	Staircase Headroom	Total Area
183.33 Sq.yds	1050 Sft.	1050 Sft.	190 Sft.	2290 Sft.

EAST FACING FLOOR PLAN 201.66 Sq. yds



FIRST FLOOR PLAN



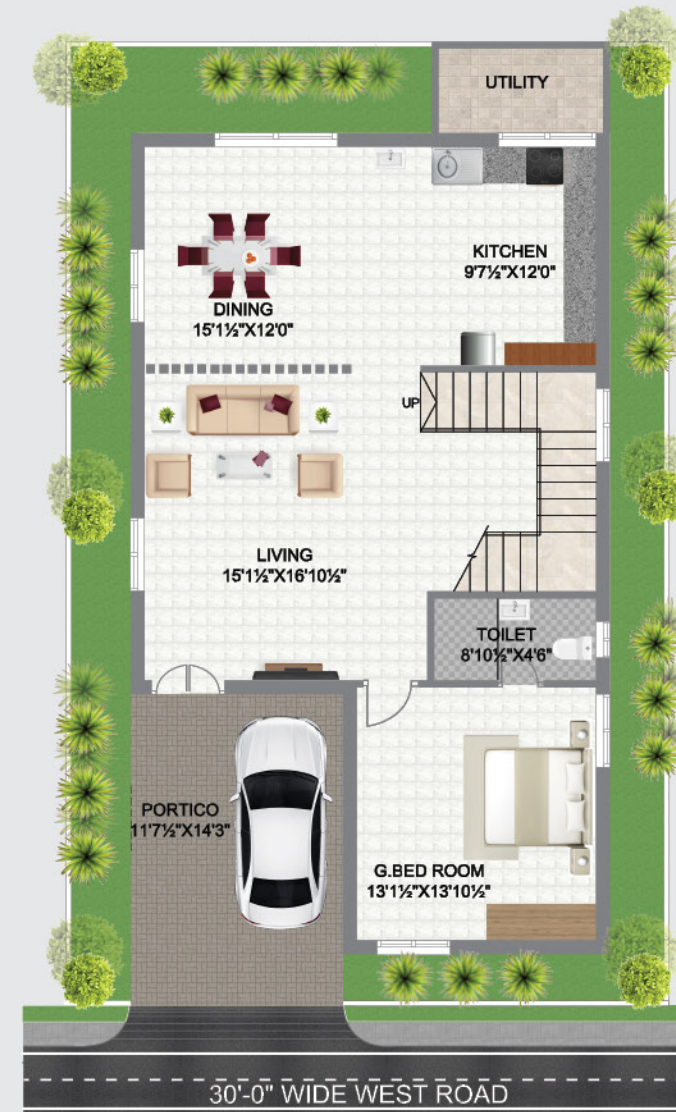
TERRACE PLAN



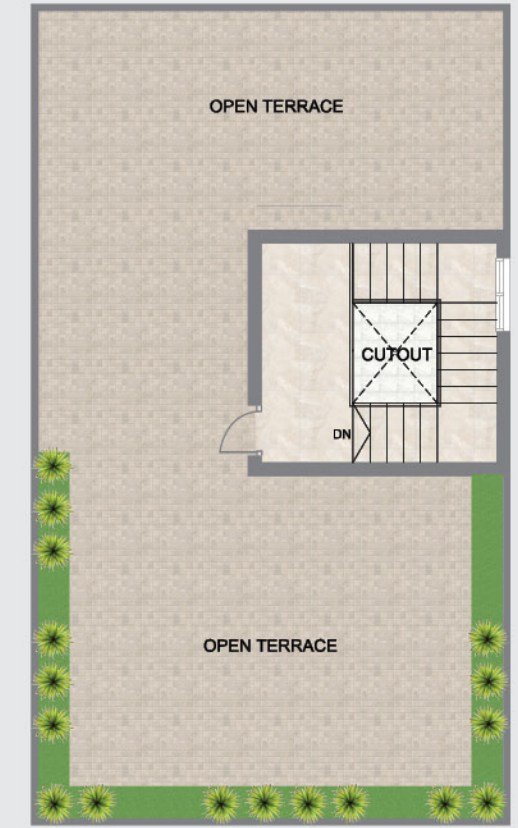
AREA STATEMENT IN SFT.

Site Area	Ground Floor	First Floor	Staircase Headroom	Total Area
201.66 Sq.yds	1180 Sft.	1180 Sft.	190 Sft.	2550 Sft.

WEST FACING FLOOR PLAN 201.66 Sq. yds



FIRST FLOOR PLAN



TERRACE PLAN



AREA STATEMENT IN SFT.

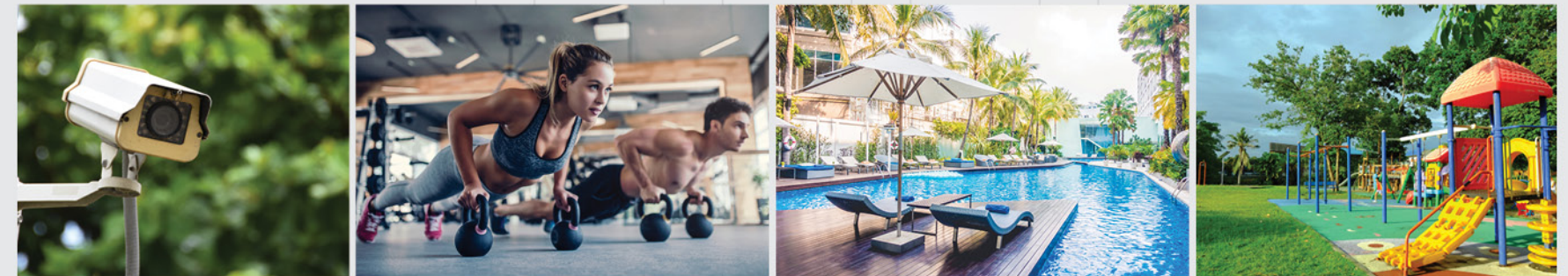
Site Area	Ground Floor	First Floor	Staircase Headroom	Total Area
201.66 Sq.yds	1180 Sft.	1180 Sft.	195 Sft.	2550 Sft.



CLUBHOUSE

Where your life has it all

Hynora's exemplary range of comforts and amenities come together in a way that makes your life exciting and engaging every day. From the incredible clubhouse to 24/7 security, life here is as safe, secure and comfortable as it can get.



AMENITIES

- 24x7 Security • Solar Fencing • Swimming Pool • Gym • Indoor Games • Mini Banquet Hall
- Guest Rooms • Shopping Centre • Children's Play Area • CC Cameras at Main Entrance
- Power Backup in Common Area • Underground Electricity

Open up to incredible living

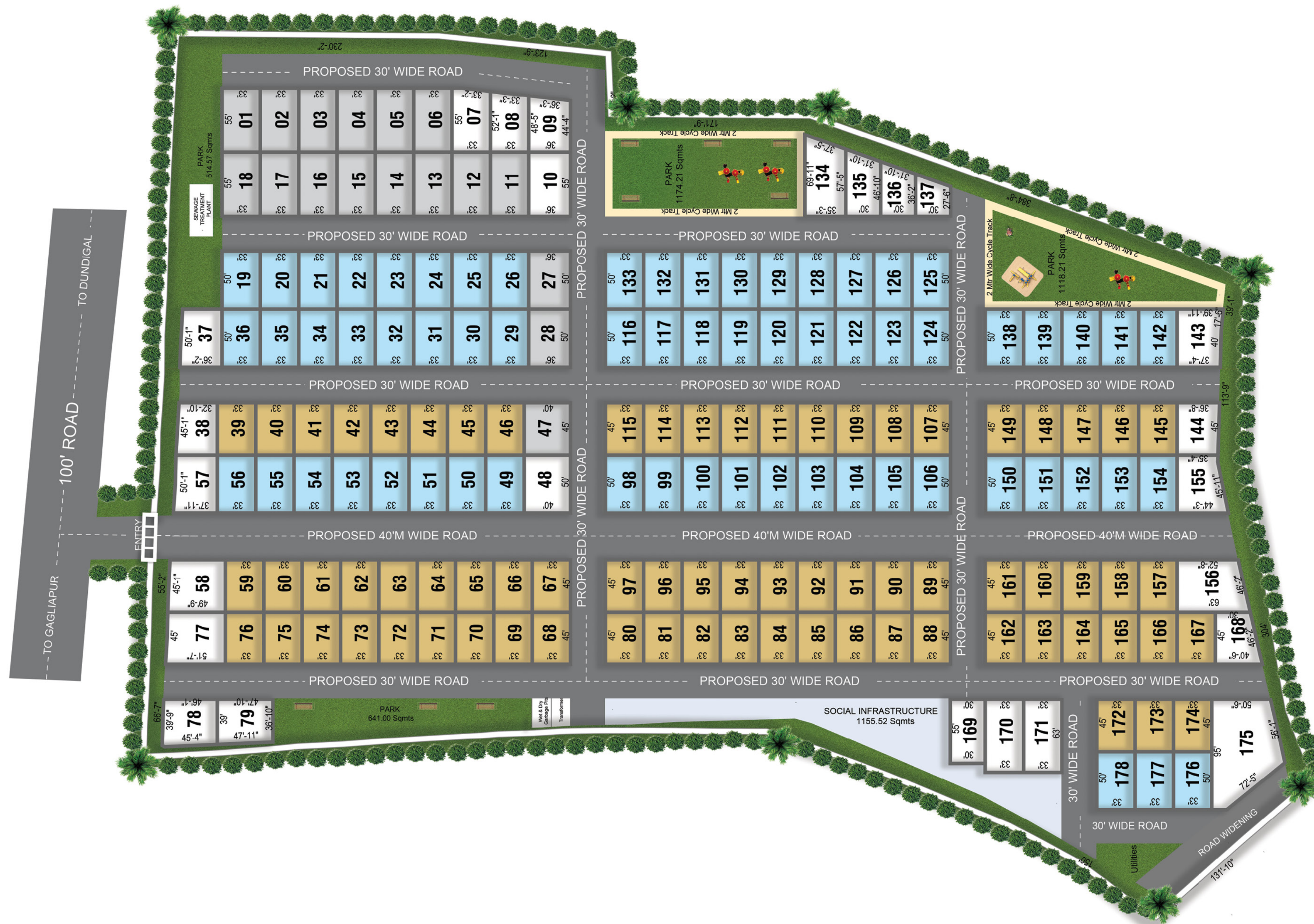
Luxury living at Hynora surrounds every waking moment of your time here. The 100% Vaastu-compliant homes are a true blessing that brings peace, prosperity and growth to your life. A lifetime of happy and luxurious moments await you here.



MASTER PLAN



APR VAARAHİ PRAVEEN'S
HYNORA
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LEGEND

- | | |
|------------------------|---------------------------|
| A. Multi Purpess Court | I. Beach Volleyball Court |
| B. Skating Ring | J. Deck With Seating |
| C. Gazebo | K. Lotuspond |
| D. Children Play Area | L. EPDM Flooring |
| E. Office | M. Amphitheatre |
| F. Swimming Pool Area | N. Plantation |
| G. Club House | O. Sewage Treatment Plant |
| H. Outdoor Gym | |



SPECIFICATIONS

RCC WORK:

M20 (1:1.5:3) grade of concrete. Steel with TMT ISI brand

SUPERSTRUCTURE :

All external walls of 9" thick CC blocks & internal walls of 4" thick CC blocks. INTERNAL: Single coat of plastering with sponge finish.

EXTERNAL: Double coat Plastering.

FLOORING :

Vitrified tiles of (2'0"x2'0" / 2'0"x4'0" / 2'6"x2'6") in all rooms except toilets. Anti-skid tiles in toilets. Parking area: Cement tiles / Vitrified tiles /Thandoor or equivalent stone.

KITCHEN :

Water supply tap for sink, RO Point, Provision for exhaust

SANITARY :

All Hindware / Jaguar / Polar or equivalent sanitary fittings with CPVC pipelines. Washbasins in house: One in MBR, one in GBR, one in CBR & provision only in dining area. Chromium plating (CP) and sanitary ware fixtures.

COMPOUND WALL :

Common compound wall

WATER PROOFING :

Toilets and open terrace, balcony.

STAIRCASE RAILINGS :

Stainless steel railings for internal staircase.

PAINTING :

EXTERNAL: Texture finish with two coats of ASIAN / BERGER / TECHNO / AKZO or equivalent emulsion.

INTERNAL: Two coats of putty and one coat of primer and two coats of emulsion paint of Asian/berger/techno/AKZO Or equivalent emulsion

WOODWORK :

FRAMES :Imported teak wood /hard wood frame with PU polish.

SHUTTER: Both sides decorative veneer shutter with PU polish.

INTERNAL FRAMES: Imported teak wood / hard wood with PU Polish.

SHUTTER : Both side decorative veneer with PU polish. TOILET,

UTILITY DOOR SHUTTER: One side decorative veneer polish and

another side with laminate. WINDOWS:UPVC Windows with clear

glass with mosquito mesh for sliding window.

TOILETS :

SHOWER: Single lever diverter with spout & overhead shower with

geyser provision. Floor mounted / Wall mounted EWC in all

bathrooms. BATHROOMS: Glazed ceramic tiles up to lintel level.

ELECTRICAL :

Concealed copper wiring in conduits. Power outlets for AC provisions

in all bedrooms. Power outlets for geyser provisions in all bathrooms.

Power points for cooking range, refrigerator, microwave, mixer &

grinder in kitchen. 3 Phase power supply with 5 KVA for each house.

MCB provision with meter and boards. All electrical fittings of Anchor

/ ROMA / Havells or equivalent. Inverter wiring for one fan and light in

all rooms and kitchen. Power supply for washing machine at backside

of villa.

WATER SUPPLY :

Overhead tank. 1000 litres PVC tank for every villa.

No modifications would be entertained. Construction would be done as per GHMC and HUDA approved drawing only.

LOCATION MAP (NOT TO SCALE)



NEARBY LOCATION

- 5 Min. ORR Exit No 5
- 5 Min. Vignana School
- 5 Min. Shikhara School
- 5 Min. St. Peters School
- 10 Min. DPS & Oakridge Schools
- 10 Min. Dr. KKR's Gowtham School
- 10 Min. The Creek Planet
- 15 Min. Tatva Global School
- 15 Min. Sandford The Global School
- 15 Min. MITS Medha International School
- 30 Mins Drive to Jntu
- 20 mins Drive to New IT Hub
- 25 mins Drive to Miyapur metro station

SCAN FOR
SITE LOCATION



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