



# The Family-Perfect

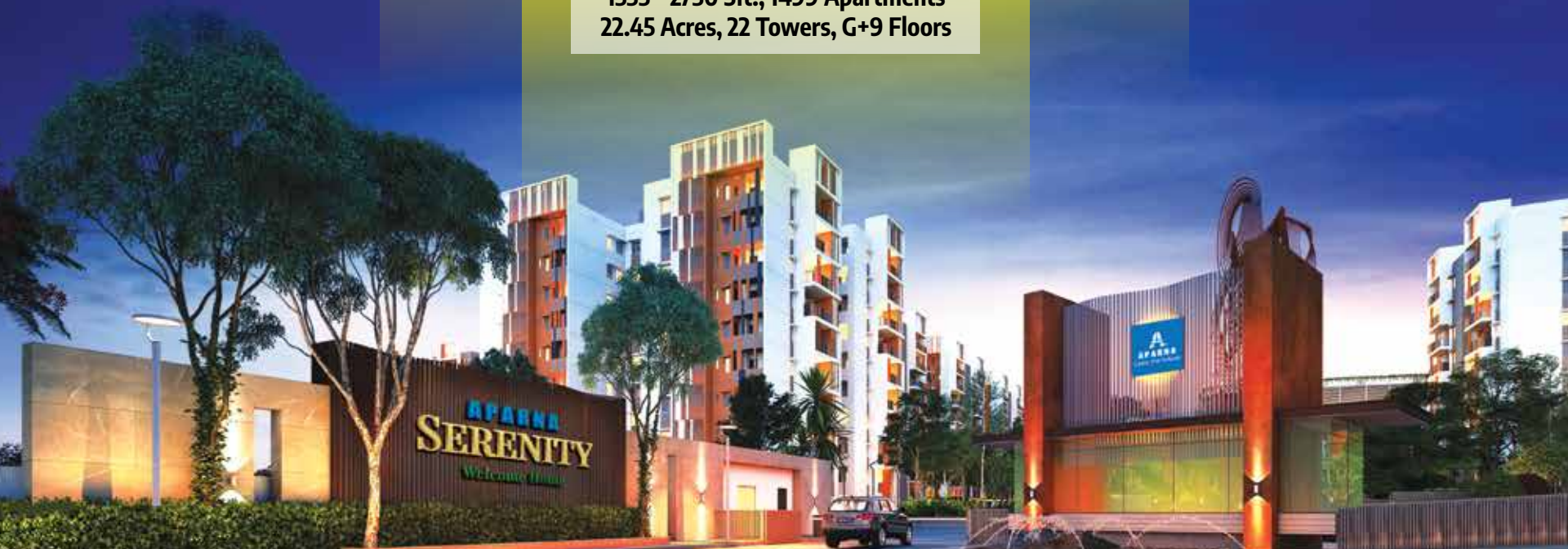
Gated Community @ Kompally

## APARNA SERENITY

Welcome Home

2, 2.5, 3 & 4 BHK Apartments @ Kompally  
(Select 3 & 4 BHKs with Maid room)

1335 - 2730 Sft., 1499 Apartments  
22.45 Acres, 22 Towers, G+9 Floors





CLUB @  
APARNA  
SERENITY



# FULL OF AMENITIES for the entire family!

## Indoor Fun

- 4 Badminton Courts
- 2 Squash Courts
- Table Tennis
- Billiards Lounge
- Chess / Carrom / Foosball / Air Hockey

## Essentials

- Crèche
- Supermarket
- 24X7 Electricity Back-up
- Pharmacy / Clinic
- Bank / ATM

## Outdoor Zest

- Basketball Court
- Tennis Court
- Cricket Nets
- Cycle & Jogging Tracks
- Fitness Zone
- Kids Play Zone
- Cycle Park
- Party Lawn



# KNOW THE PROJECT

**2, 2.5, 3 & 4 BHK Apartments**  
(Select 3 & 4 BHKs with Maid room)

**1335 – 2730 Sft. | 1499 Apartments**

**22 Towers | G+9 Floors**

**Total Project Area: 22.45 Acres**



# UNIT PLANS

## EAST-FACING APARTMENT 2 BHK 1335 Sft.

Carpet Area	863 Sft.
Balcony Area	67 Sft.
Utility Area	50 Sft.
Saleable Area	1335 Sft.



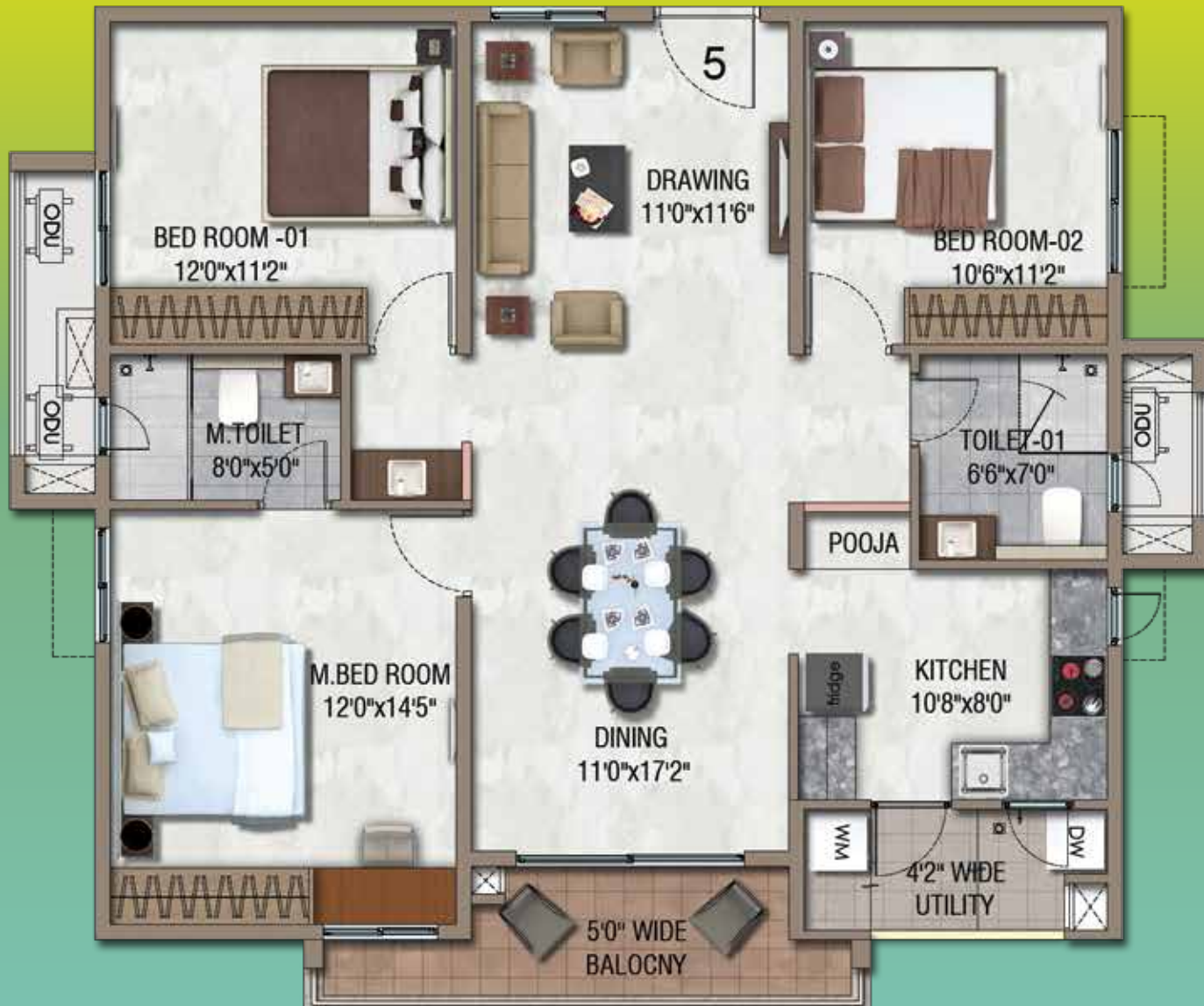
## OTHER

**EAST-FACING**  
1820 Sft.  
2015 Sft.  
2225 Sft.  
2730 Sft. (4BHK)

# UNIT PLANS

## NORTH-FACING APARTMENT 2.5 BHK (2 Toilets) 1525 Sft.

Carpet Area	1003 Sft.
Balcony Area	76 Sft.
Utility Area	48 Sft.
Saleable Area	1525 Sft.



# UNIT PLANS

## WEST-FACING APARTMENT 3 BHK (+Maid Room) 2230 Sft.

Carpet Area 1496 Sft.  
Balcony Area 114 Sft.  
Utility Area 54 Sft.  
Saleable Area 2230 Sft.





# UNIT PLANS

## WEST-FACING APARTMENT 3 BHK 1820 Sft.

Carpet Area	1224 Sft.
Balcony Area	72 Sft.
Utility Area	54 Sft.
Saleable Area	1820 Sft.



## OTHER

<b>WEST-FACING</b>
1335 Sft.
1725 Sft.
1820 Sft.
2730 Sft. (4BHK)



**15,590 SFT.**  
**Sport Complex**

**Sport Complex**



Designed for a  
**Family-Perfect life**

**Children's Play Area**



**Party Lawn**



**Commercial Complex**



# 34,700 SFT. CLUB @ SERENITY

Temperature Controlled Pool

Kids Pool

Outdoor Cafeteria & Landscaped Terrace

Business Lounge & Conference Room

Banquet Dining & Multi-purpose Hall

Fully-equipped Gym

Spa

Aerobics

Yoga & Meditation Room

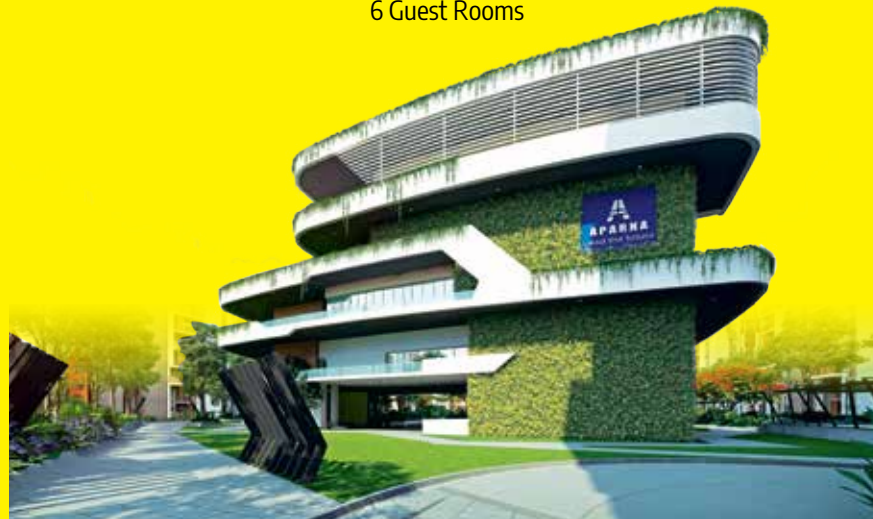
Kids Play Area

Coffee Shop

Library

Preview Theater

6 Guest Rooms



# SPECIFICATIONS

<b>1</b>	<b>STRUCTURE</b> RCC Framed Structure	R.C.C. shear wall framed Structure to withstand wind & seismic loads. Concrete blocks for non structural members (wherever needed). Note: Block-A: Conventional RCC framed structure with concrete block work.
<b>2</b>	<b>PAINTING</b> External Internal	Textured finish and two coats of exterior emulsion paint of reputed make. Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.
<b>3</b>	<b>DOORS, WINDOWS &amp; RAILINGS</b> Main Door Internal Doors Utility Door French Doors  Windows  Grills for Windows  Balcony Railings	Manufactured teak wood door frame & laminated shutter with hardware of reputed make. Manufactured hard wood door frame & laminate shutter with hardware of reputed make. UPVC door frame of reputed profile sections with combination of tinted float glass & laminated mdf panel. UPVC door frame of reputed profile sections, with tinted toughened / HS glass paneled shutters and Hardware of reputed make with mosquito mesh. UPVC window of reputed profile sections with tinted toughened / HS glass with suitable finishes as per design with mosquito mesh for all windows. Aesthetically designed, mild steel (M.S) window grills with enamel paint finish upto 2nd floor. (upper floors shall be provided at extra cost). MS railing with reputed enamel paint finish.
<b>4</b>	<b>FLOORING</b> Drawing, Living, Dining, Pooja All Bedrooms & Kitchen Entrance Lounge Bathrooms Corridors All Balconies Utility Staircase	800 x 800 mm Double charged vitrified tiles of reputed make. 800 x 800 mm Double charged vitrified tiles of reputed make. Granite/marble flooring with designer false ceiling. Acid-resistant, antic-skid ceramic tiles of reputed make. Double charged vitrified tile of reputed make. Rustic ceramic tile of reputed make and granite sill at bottom of the railing. Rustic ceramic tile of reputed make and granite sill at bottom of the railing. Tandoor / Kota stone.
<b>5</b>	<b>TILE CLADDING</b> Dadoing in Kitchen Bathrooms Utility	Glazed ceramic tiles dado up to 2'-0" height above kitchen platform of reputed make (shall be provided at extra cost). Glazed ceramic tile dado up to 8'-0" height of reputed make. Glazed ceramic tiles dado upto 3'-0" height of reputed make.
<b>6</b>	<b>KITCHEN</b> Counter Water Provision Other Accessories	Granite platform with stainless steel sink (shall be provided at extra cost). Separate municipal water provided by HMDA along with borewell water. Provision for fixing of water purifier, exhaust fan or chimney.
<b>7</b>	<b>UTILITY - Washing Machine</b>	Provision for washing machine & wet area for washing utensils etc.
<b>8</b>	<b>CP &amp; SANITARY FIXTURES</b> Bathrooms	Vanity type wash basin / granite counter top. EWC with concealed flush tank of reputed make. Towel rod, soap tray & door hangers of reputed make (shall be provided at extra cost). All C.P. fittings are of reputed make. PVC false ceiling in all bathrooms.
<b>9</b>	<b>ELECTRICAL FIXTURES</b> Internal Electrical Fixtures         Kitchen/Utility Area	Geysers in all bathrooms. Copper piping for air conditioning units for all flats. Plug points for T.V. Concealed copper wiring of reputed make. Miniature Circuit Breakers (MCB) for each distribution boards of reputed make.  Exhaust fans in all bathrooms. Power outlets for air conditioners in all bed rooms & living room. 3 phase supply for each unit with individual meter boards. Switches of reputed make.  Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen, Washing Machine and Dish Washer in Utility Area.

<b>10 TELECOMMUNICATIONS, CABLE TV &amp; INTERNET</b>	Telephone Points Intercom facility Cable TV Internet	Telephone points in all bed rooms, drawing / living rooms. Intercom facility to all the units connecting security. Provision for cable connection in master bed room & living room. One internet connection provision to all bedrooms.
<b>11 ELEVATORS / LIFTS</b>	Passenger Lifts  Fire / Service Lifts	Specification  Flooring and Car Finish Specification  Flooring and Car Finish
		Two high speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make for each tower with CCTVs inside the lifts. Entrance with vitrified tile / granite cladding. Service lift per block with rescue device with V3F for energy efficiency of reputed make for each tower with CCTVs inside the lifts. Entrance with vitrified tile / granite cladding.
<b>12 WSP &amp; WTP</b>		Domestic water made available through an exclusive water softening plant (Not RO Plant). A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for landscaping and flushing purposes. Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms. Water meters for each unit for domestic & municipal water
<b>13 CAR PARKING</b>	2 BHK for saleable area of 1335 Sq. Ft. 3 BHK+2T, 3BHK+3T, 3 BHK+Maid Room 4BHK+Maid Room Car parking shall be in Cellar 1 & 2 Level	2 Car parks for each apartment 2 Car parks for each apartment 3 Car parks for each apartment
<b>14 CAR WASHING FACILITY</b>		Car washing facility shall be provided as per the vendor's specifications.
<b>15 PARKING MANAGEMENT</b>		Entire parking is well designed to suit the number of car parks provided parking signages and equipment at required places to ease the traffic flow.
<b>16 FACILITIES FOR DIFFERENTLY ABLED</b>		Access ramps at all block entrances shall be provided for differently abled.
<b>17 POWER BACK-UP</b>		100% DG set back-up with acoustic enclosure & A.M.F
<b>18 SECURITY / BMS</b>		Sophisticated round-the-clock security / surveillance system. Surveillane cameras at the main security and entrance of each block to monitor. BMS for electricity consumption with pre-paid card system will be provided. Centralized billing for water consumption shall be provided. Panic button and intercom is provided in the lifts connected to the security room. Solar power fencing around the compound.
<b>19 FIRE &amp; SAFETY</b>		Fire hydrant and fire sprinkler system in all floors and basements as per NBC norms. Fire alarm and public address system in all floors and parking areas (basements) as per NBC Norms. Control panel will be kept at main security.
<b>20 LPG Gas</b>		Supply of gas from centralised gas bank to all individual flats with pre-paid gas meters.
<b>21 CLUB HOUSE &amp; AMENITIES</b>	State-of-the Art Club House with amenities	Grand Entrance Lobby, Creche, Multipurpose Hall - 1 No., Banquet Dining, Coffee Shop, Outdoor Cafeteria, Library, Yoga / Meditation Room, Gym, Aerobics, Spa, Association Office, Guest Rooms - 06 Nos., Swimming Pool, Kids pool, Preview Theatre, Business Lounge, Conference Room, Temperature Controlled Pool, Landscaped Terrace, Kids Play Area.
Commercial Complex		Grocery / Super Market, Bank/ATM, Clinic / Pharmacy.
Indoor Sports Facilities		4 Badminton Courts, 2 Squash Courts, Table Tennis Tables, Billiards Lounge, Chess / Carroms / Foosball / Air Hockey Table.
Outdoor Sports Facilities		Basketball Court, Tennis Court, Multi-purpose Court, Cricket Practice Nets, Fitness Zone, Children's Play Zone, Kid's Cycle Park.
Other Facilities		Cycle Track, Jogging Track, Party Lawn, Seating Decks, Maze Garden, Amphitheatre.

# IDEAL LOCATION for the entire family!

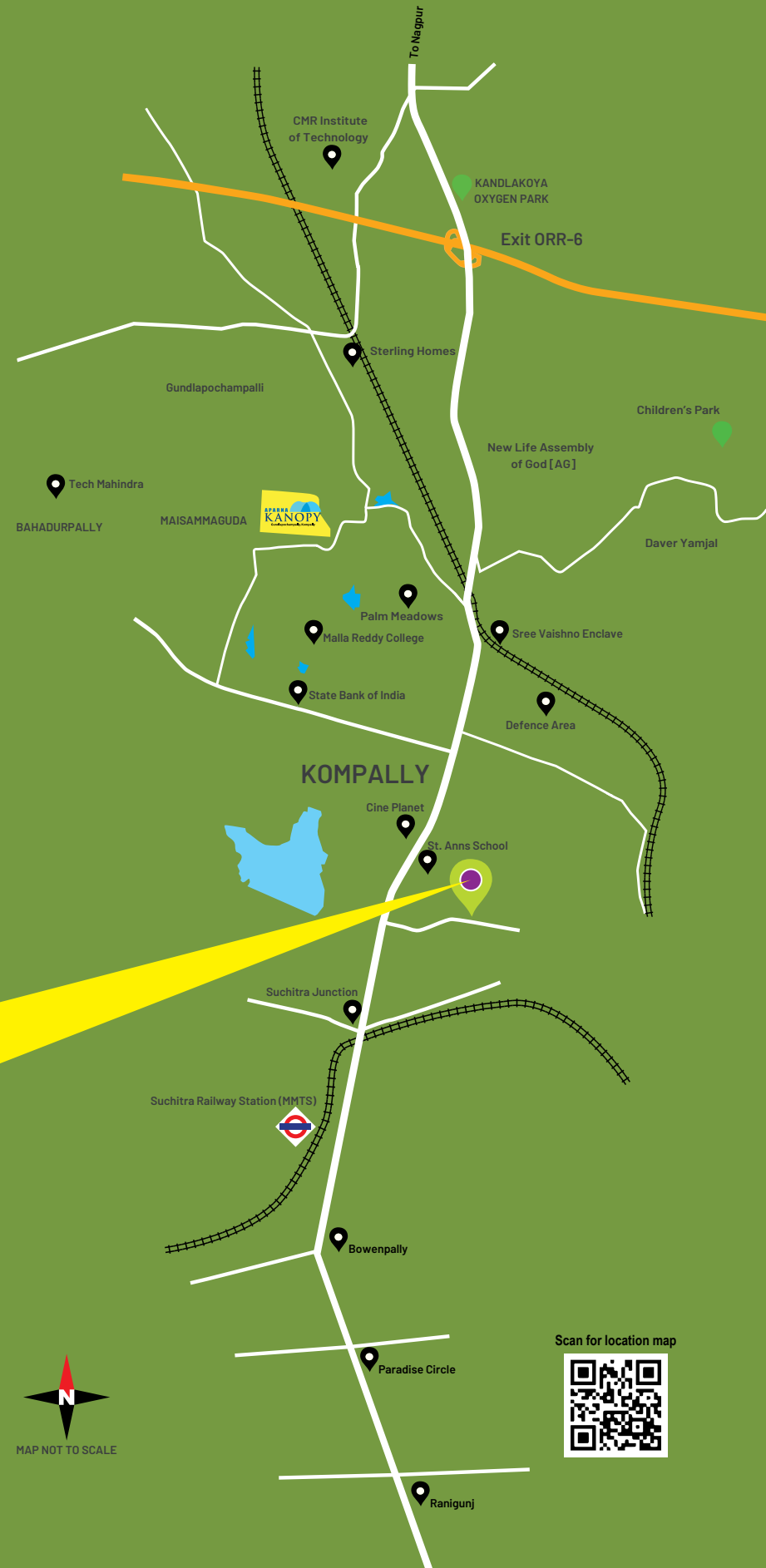
## PRIME LOCATION

- St. Anns School – **Adjacent**
- D-Mart – **500 m**
- CinePlanet – **1 Km**
- Metro Cash & Carry – **2 Kms**
- Decathlon – **2.3 Kms**
- Suchitra Junction – **2.9 Kms**
- Loyola Academy – **3 Kms**
- Siva Sivani Institute of Management – **3.6 Kms**
- Suchitra MMTS Station – **4.7 Kms**
- Bowenpally – **6.7 Kms**
- DRS International School – **7.6 Kms**
- Mallareddy University – **8.7 Kms**
- Paradise Circle – **10.4 Kms**
- Exit ORR 6 – **10.7 Kms**
- CMR Colleges – **11.3 Kms**
- Ranigunj – **12.4 Kms**
- Tech Mahindra – **12.7 Kms**
- Gland Pharma Limited – **13 Kms**
- Genome Valley – **28 Kms**

\*Distances approx. as per Google maps

## APARNA SERENITY

Welcome Home  
Apartments @ Kompally



# APARNA SERENITY

Welcome Home

2, 2.5, 3 & 4 BHK Apartments @ Kompally  
(Select 3 & 4 BHKs with Maid room)

1335 - 2730 Sft., 1499 Apartments  
22.45 Acres, 22 Towers, G+9 Floors

Marketing Office Open on Sundays also



## APARNA CONSTRUCTIONS AND ESTATES PVT. LTD.

Corporate Office: #802, Astral Heights, 6-3-352/2&3, Road No:1, Banjara Hills, Hyderabad - 500034.



**70953 33335**

sales@aparnaconstructions.com  
www.aparnaconstructions.com

Join us on:



Approved by  
TS RERA Reg. No.:  
P02200002386