



**THE WORLD OF NALLAGANDLA  
WELCOMES AN ICONIC GATED COMMUNITY**

Aparna  
sarovar  
**ziON**  
*The lifestyle icon*  
Apartments  
@ NALLAGANDLA

# NALLAGANDLA

## A world in itself

With necessities like top schools, workplaces, and hospitals in close vicinity, Nallagandla is a truly self-sufficient location. And with several shopping and entertainment options around, including the upcoming Aparna Mall, Nallagandla is truly a world in itself!

Cosmopolitan Location with lively gated communities

Top Schools Nearby- Sancta Maria, Glendale, Vista & more

2 Km from Lingampalli MMTS  
Soon to be developed into Hyderabad's next major terminal station.  
(as per The Hindu article dated 11-09-18)

Top Corporate Hospitals Nearby- Citizens & Continental

Top IT Hubs Nearby- Microsoft, Wipro, Infosys & more

Low Traffic & Pollution- Located away from congested junctions

7-Screen, 4 Lakh Sft. **APARNA MALL**  
(construction nearing completion)

120 ft. Wide Roads



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## PROJECT AT A GLANCE:

2, 3 & 4 BHK Apartments

1240 - 2875 Sft.

2 BHK: 1240 - 1310 Sft.

3 BHK: 1460 - 2575 Sft.

4 BHK: 2670 - 2875 Sft.

3024 Total Apartments

25.5 Acres Total Area

G+26 Floors

14 Towers



### World-class Clubhouse

- Gym
- Spa
- Aerobics
- Yoga/ Meditation
- Guest Rooms – 18 Nos.
- 1 Large Swimming Pool @ Terrace Level
- 1 Temperature Controlled Swimming Pool @ Terrace Level
- Business Lounge
- Association Room
- Grand Entrance Lobby
- Multipurpose Hall
- Banquet Hall
- Coffee Shop
- Preview Theatre

### Outdoor Amenities

- Tennis Courts
- Basketball Court
- Volleyball Court
- Football Court
- Box Cricket
- Cricket Net Practice
- Skating Rink
- Kids / Children's Play Area
- Jogging Track
- Cycling Track

### Indoor Amenities

- Squash Courts
- Badminton Courts
- Billiards Tables
- Chess / Carroms
- Table Tennis

### Essentials

- 24x7 Power Backup
- Grocery / Retail Area
- Crèche
- Bank
- Clinic

LIVE  
AN ICONIC  
CLUBLIFE @ **ziON**

Aparna  
sarovar



# LAYOUT PLAN

## Super Convenient Location

Wipro – 9 mins  
 Microsoft – 13 mins  
 Infosys – 18 mins

Citizens Hospitals – 3 mins  
 Continental Hospitals – 14 mins

Sancta Maria School – 8 mins  
 Glendale School – 10 mins  
 Vista School – 12 mins  
 Oakridge School – 18 mins  
 DPS – 22 mins

Dmart Supermarket – 2 mins  
 Ratnadeep Supermarket – 3 mins

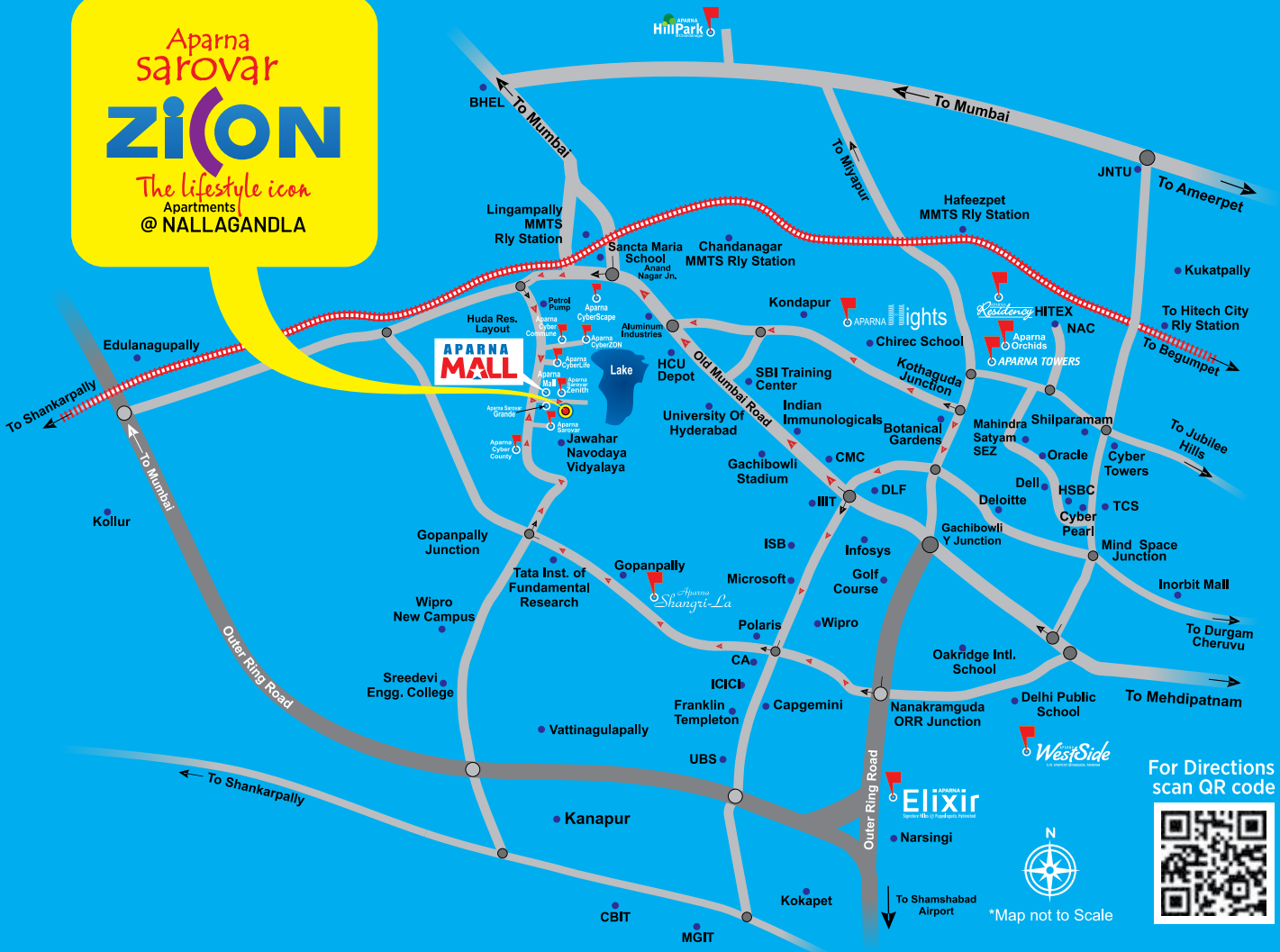
Le Meridien Hotel – 20 mins  
 Radisson Hitec Hotel – 22 mins  
 Novotel Hotel – 28 mins

Upcoming Aparna Mall next door

\*\*Distances indicated are approximate, as per Google Maps



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For Directions scan QR code



\*Map not to Scale

Designer Landscaping



Grand Entrance for all Towers



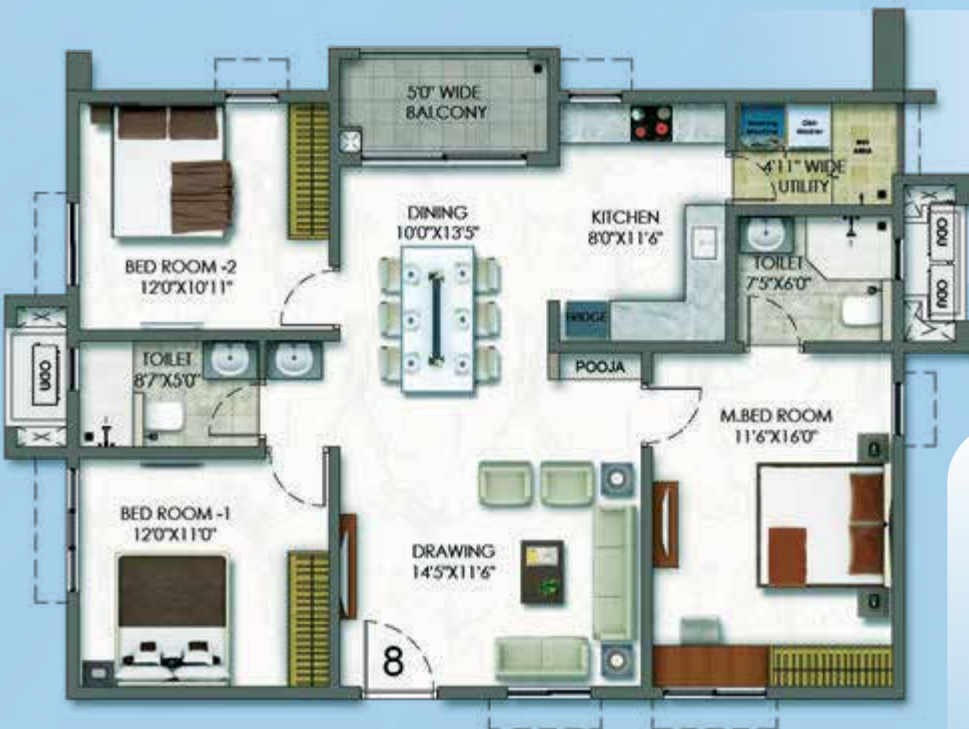
# UNIT PLANS

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**3BHK West Facing (Sft.)**  
 Carpet Area 1212  
 Balcony Area 69  
 Utility Area 55  
 Saleable Area **1825**

# WEST FACING



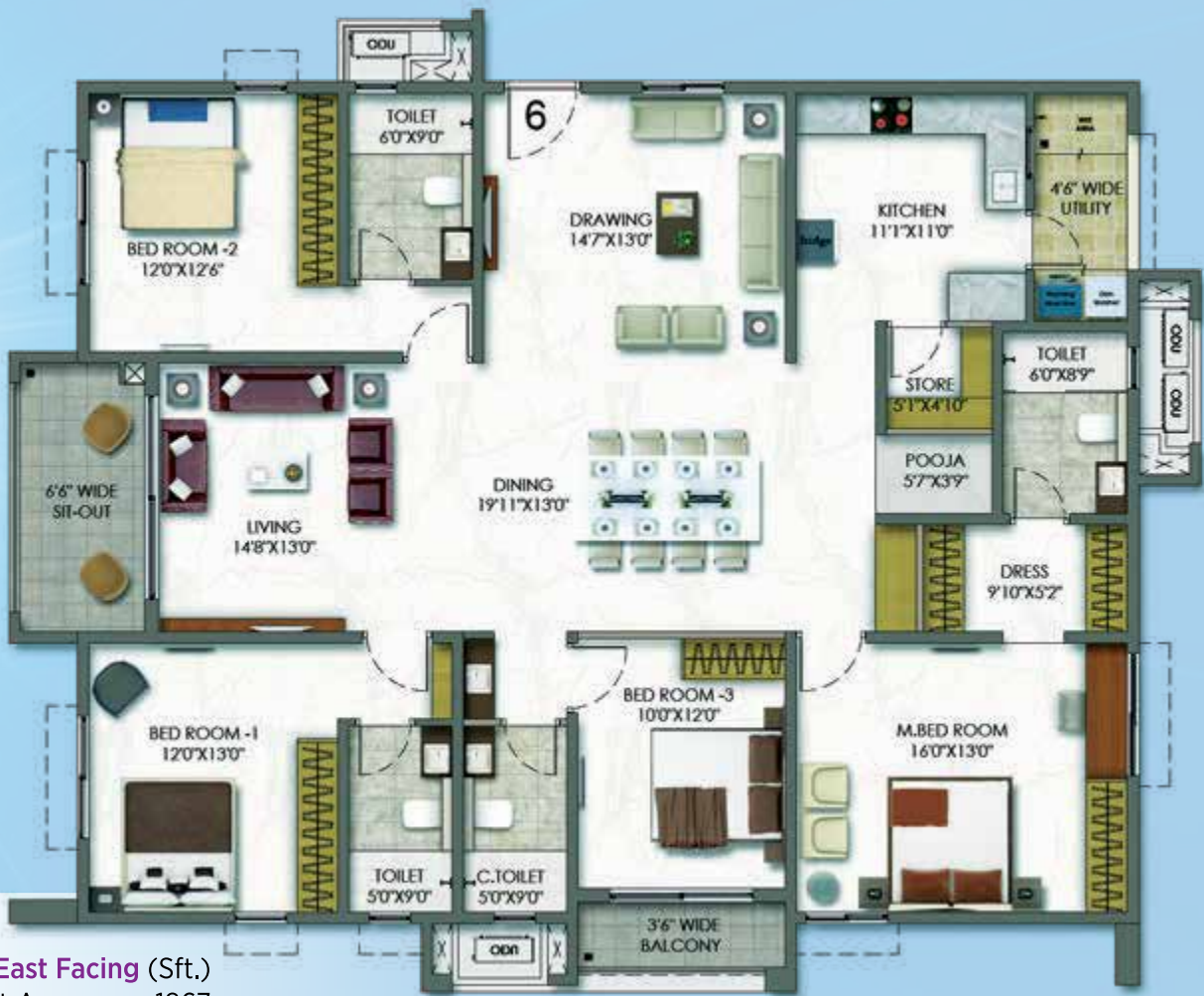
**3BHK + 2Toi West Facing (Sft.)**  
 Carpet Area 1016  
 Balcony Area 52  
 Utility Area 39  
 Saleable Area **1530**

Other West Facing (Sft.)

2 BHK	1310
3 BHK+ 2Toilets	1495
3 BHK	1740
	1910
3 BHK+ Study+P Room	2435
4 BHK	2765



MAP NOT TO SCALE



**4BHK East Facing (Sft.)**

Carpet Area	1867
Balcony Area	126
Utility Area	56
Saleable Area	<b>2765</b>

**EAST FACING**

**2BHK East Facing (Sft.)**

Carpet Area	798
Balcony Area	52
Utility Area	46
Saleable Area	<b>1240</b>



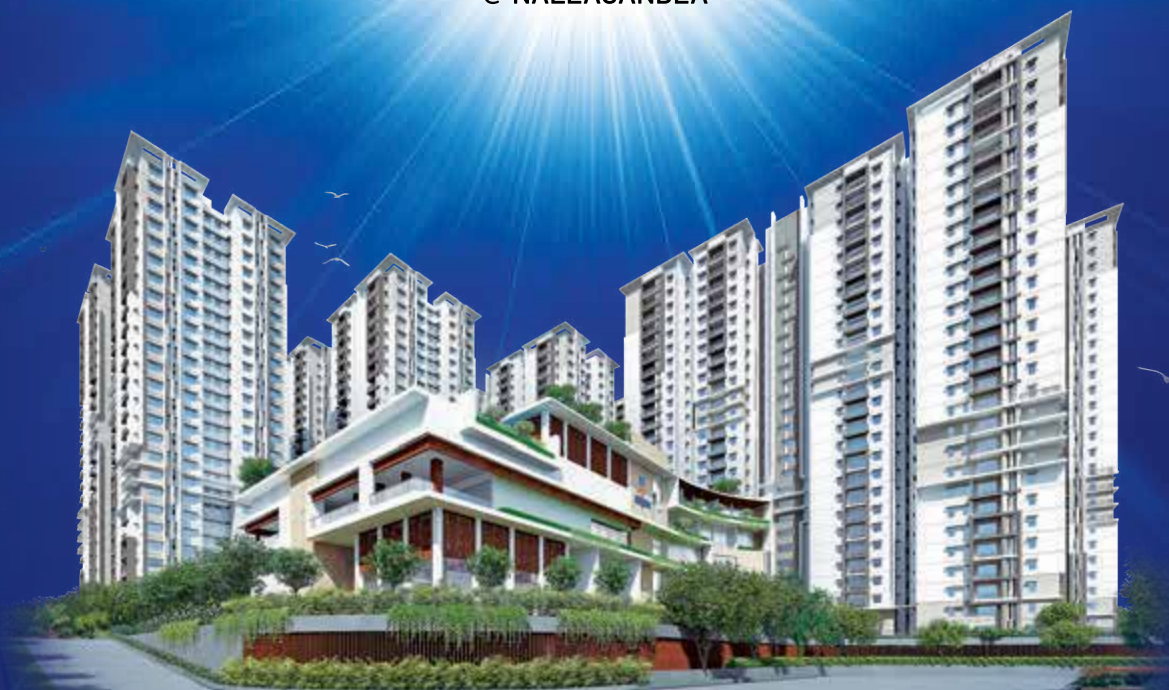
Other East Facing (Sft.)

3 BHK+2 Toilets	1490
	1530
3 BHK	1740
	1820
	1825
	1895
	1910
3 BHK+ Study+P Room	2435





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## APARNA INFRAHOUSING PRIVATE LIMITED

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

Marketing office open on Sunday also

 **70953 33335** [www.aparnaconstructions.com](http://www.aparnaconstructions.com)

TS RERA Reg. No.:  
P02400002673



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