



celebration
of life

SKYWOODS

A FINEST AND ICONIC RESIDENTIAL COMMUNITY WELCOMES YOU



TS RERA Registration No. P02400000444

SKYWOODS

INTRODUCING SKYWOODS GATED COMMUNITY

Imagine a life living in nature facing the pristine lake, with yet it's sophisticated and metropolitan lifestyle within a vibrant, urban backdrop. Skywoods is a collection of stunning, two and three bedroom homes, offering an unparalleled combination of contemporary design, sought-after amenities, and stunning views of the nature, and the city.

HAPPY TIMES ARE WAITING FOR YOU...

a landmark project by



OPULENT LIFESTYLE

GIVING YOU CALM AND
SERENE ENVIRONS IN
PREMIUM DEVELOPED
GACHIBOWLI WITH
TELLAPUR IT CORRIDOR
AT CLOSE PROXIMITY.

SKYWOODS



an artistic render of Skywoods south west night view



A SENSE OF ARRIVAL

Arriving at your home feels like checking in at an inviting resort-style hotel. With an exciting entrance plaza on the ground floor, along with on-property security and services, you'll live daily with a peace of mind.



SKYWOODS

an artistic render of Skywoods grand gateway

A warm, golden-toned photograph of a woman in a white dress helping a baby walk on a green rug in a modern living room. The woman is smiling and holding the baby's hands. In the background, there is a sofa with a checkered pillow, a side table with a lamp, and a large window with curtains. The scene is bathed in soft, warm light.

CELEBRATION OF MOMENTS WHERE

LIFE HAS SO MUCH TO GIVE
AND TIME IS THE KEY TO GETTING
THEM ALL. WHEN YOU HAVE IT,
YOU ARE ENRICHED & YOU BOND
STRONGER WITH YOUR FAMILY.
YOU FEEL AT HOME WITH THE WORLD.
THIS PRICELESS FEELING HAS BEEN
CRAFTED WITH SHEER PASSION
FOR YOU AND YOUR DEAR ONES.

SKYWOODS



NATURE, SKY & CONTEMPORARY ARCHITECTURAL DESIGN AT ITS BEST

Optimizing light and views was Skywood's principal focus in the design of the building, a well taken care with vaasthu, comfort, safety and aesthetics of the community. Each residence enjoys uninterrupted exposure to the spectacular vistas of the city and nature. Wide sit-outs extend the living space, enabling all-year outdoor living experience.



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an artistic render of Skywoods south east view

PROJECT DETAILS

INFRA FEATURES

- ♦ Located in Gachibowli - Tellapur 100 ft road
- ♦ 2.05 acrs Gated Community
- ♦ Approved by GHMC & RERA Registered
- ♦ 2 cellars + stilt + 15 floors
- ♦ 2 Blocks
- ♦ 3 BHK - 148 units- 1725 to 2175 sft
- ♦ 2 BHK - 30 units - 1225 sft.
- ♦ 6 units per floor
- ♦ 178 apartments
- ♦ 100% vastu

CLUB

- ♦ Lavish Club House
- ♦ Sky pools

KIDS & LANDSCAPE

- ♦ Indoor Games
- ♦ Out door games
- ♦ Library / Reading Room
- ♦ Children's Play Areas
- ♦ Designer landscape and path ways
- ♦ Pedestrian Walkways
- ♦ Jogging Track
- ♦ Two level basement and One level stilt parking Large & safe sit outs

ENVIRONMENTAL CARE

- ♦ Water recycling
- ♦ Lighting for Gardens
- ♦ STP & WTP

SECURITY

- ♦ Intercom facility
- ♦ 24/7 Security Services
- ♦ CCTV Surveillance
- ♦ Automatic entry & exit system

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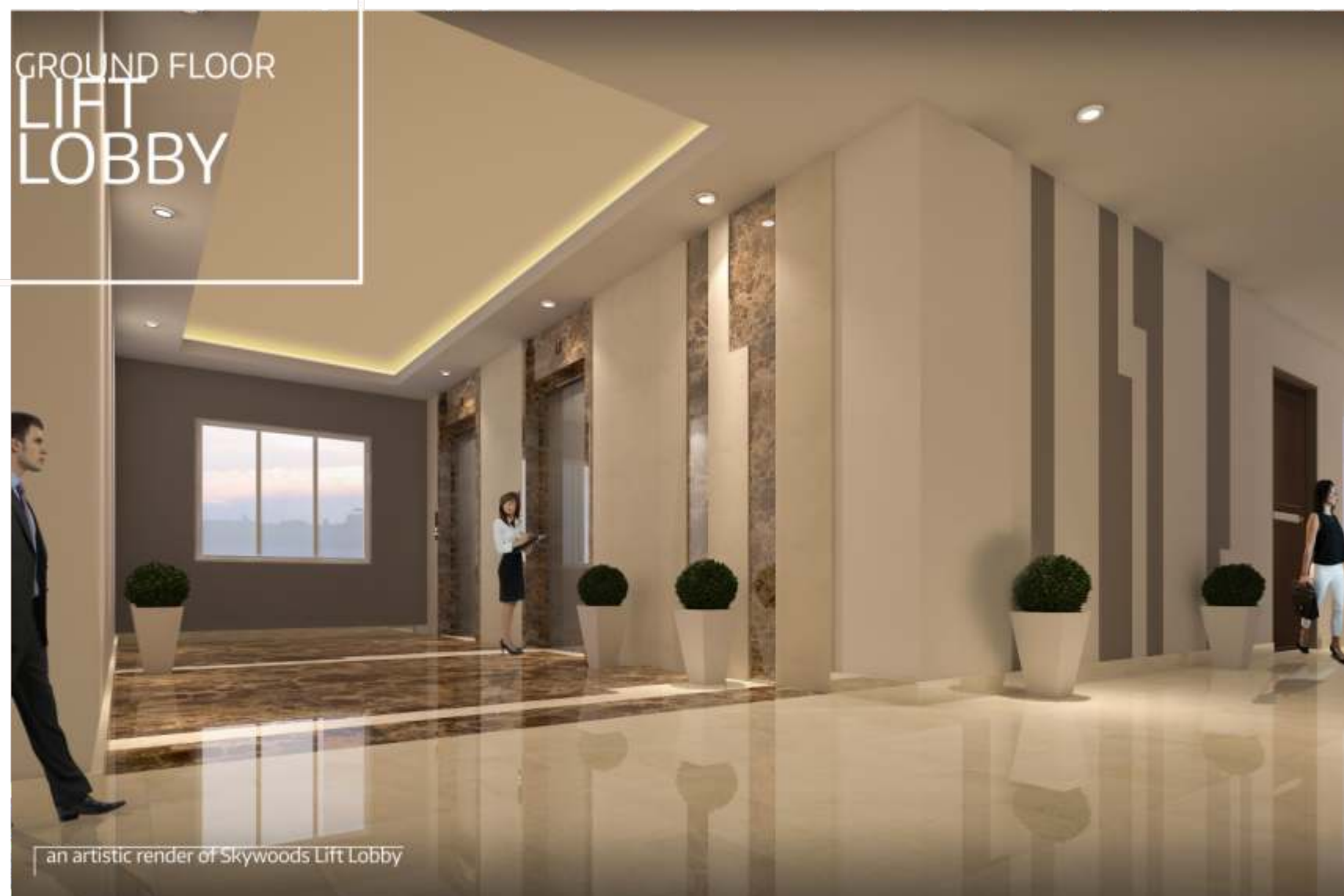


RICHNESS DEPICTED IN EVERY DETAIL

SKYWOODS MAKE YOU FEEL PROUD WITH THE LAVISHLY DESIGNED COMMUNITY, WHERE OUR HOME BRINGS THE WORK-LIFE BALANCE AND GIVES AN EXPERIENCE OF ROYAL LIFE.

SKYWOODS

GROUND FLOOR
WELCOME
LOUNGE



GROUND FLOOR
LIFT
LOBBY

an artistic render of Skywoods Lift Lobby



an artistic render of Skywoods Entrance Lounge Interior

LOW DENSITY A QUIET AND PEACEFUL

THOSE WHO ARE ON THE
LOOK OUT FOR
SERENITY AND
REFUGE OF NATURE

COMMUNITY
MASTER PLAN

SKYWOODS

LEGEND

- 1 Entry Arch W/security Cabin
- 2 Drop-off
- 3 Pedestrian / Jogging Track
- 4 Toddler's Play Area
- 5 Rock Climbing Wall
- 6 Hopscotch
- 7 Garden Pod
- 8 Informal Seating Plaza W/ Tree Court
- 9 Water Cascade W/ Sculpture
- 10 Amphitheater
- 11 Event Lawn
- 12 Stage W/ Feature Wall
- 13 Children's Play Area W/ Informal Seating
- 14 Outdoor Gym
- 15 Club House Plaza
- 16 Club House Drop-off
- 17 Covered Drop-off W/ Feature Wall & Pergola
- 18 Skating Rink
- 19 Basket Ball Practice Court
- 20 Feature Wall W/ Sculpture Court



SKYWOODS

THE SKY CLUB



an artistic render of Skywoods club house & kids play zone

an elevated
INDULGENCE

The amenity collection at Skywoods turns modern conveniences into the lifestyle you've always dreamt of. From the outset, you'll enjoy on-property access to more than 12,000 sq.ft of stellar amenities in the independent club house.

an artistic render of Skywoods club aerial view

SKYWOODS



Party



Work Out



Celebrate



Hobby Space

SKYWOODS

THE SKY CLUB

Terrace Infinity Swimming Pool
& Kids Pool with
Lockers / Changing Room
Gymnasium
Aerobic, Yoga / Meditation Room
Waiting Lounge
Banquet Hall
Cards/Hobby room
Pantry
Billiards
Indoor Games
Admin Office Room

WELL
BEING

JOY &
CELEBRATION



RELAX & UNWIND
TERRACE POOL
FOR UNLIMITED VIEWS & JOY FULL MOMENTS

an artistic render of Skywoods pool view



**SUPERBLY
DESIGNED
OUT DOOR
LIVING,
SEAMLESSLY
DELIVERING
A YEAR-
ROUND
LUXURY
BOUTIQUE
EXPERIENCE**

Explore your life with **adequate open spaces**, enjoy your walk or a jog in manicured landscapes, co-existing along with the state-of-the-art residential facilities makes your life worth every moment of the day. Now you can believe your **lifestyle is nothing less than a resort holiday**"

SKYWOODS



OUTPERFORM
YOUR INNER ABILITIES
AND LIFESTYLE

BE IT FESTIVAL, PLAY
DANCE OR PARTY

PLAY A LIFE FULL OF POSSIBILITIES,
LET THE WORLD BECOME YOUR
AUDIENCE WHEN YOU SHARE
ON SOCIAL NETWORKS.

SKYWOODS



1
OUT DOOR AMENITY



2



EXPLORE
PUBLIC SPACES

WORK OUT IN
AN OPEN GYM

EVOLVE YOUR
RELATIONSHIP
IN NATURE

3



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- 1 an artistic render of Skywoods plaza seating area -1
- 2 an artistic render of Skywoods open gym
- 3 an artistic render of Skywoods plaza seating area-2

GREAT CARE INTO EVERY TINY DETAIL



ENTRANCE ARCADE
Aesthetically designed by
reputed landscape designer



PANIC BUTTON



**BUILDING
MANAGEMENT ROOM**



**HYDRO PNEUMATIC
WATER SUPPLY**
Piped water supply from HMWSSB.
Sufficient number of underground water
sumps with storage for HMWSSB &
bore water. Bore wells with submersible
pumps. Over-head pumps of reputed
branded make



SECURITY
CCTV provision for common areas
such as entrance, exit, tot-lots &
cellar parking area of clubhouse.
Boom barrier entry.



**BRANDED
HIGH-SPEED LIFTS**



WATER TREATMENT PLANT
Bore water will pass through water
softner to remove the hardness
in the water and supplied
to all the flats



**DUST BINS SHALL BE
PROVIDED**



100%* POWER BACKUP
for each unit



SIGNAGES & DIRECTIONS
In & Out signages at necessary
locations in luminous paint with lights



SOLAR FENCING
For entire compound wall



**UPVC
WINDOWS & DOORS**
Noise proof assured at best.



**BOOM BARRIER
ENTRANCE & EXIT GATES**



RAIN WATER HARVESTING
All the rain water from the flats
and landscape areas shall be
used for proper & efficient rain
water harvesting

*Conditions apply

SKYWOODS

A COMMUNITY
BEYOND COMPARE



East Facing **BLOCK-A**

3 BHK
EAST FACING
2150 SFT.



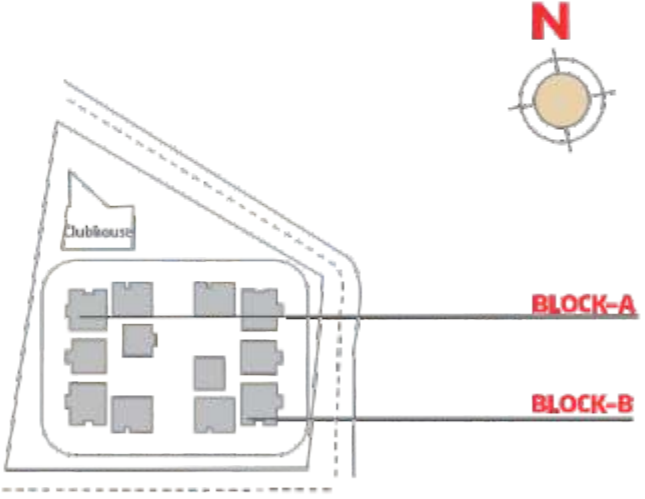
2 BHK
EAST FACING
1725 SFT.



3 BHK
EAST FACING
2175 SFT.



BLOCK-A Typical Floor Plan



BLOCK-B Typical Floor Plan



West Facing **BLOCK-B**

3 BHK
WEST FACING
2150 SFT.



3 BHK
WEST FACING
1725 SFT.



3 BHK
WEST FACING
2175 SFT.



East Facing **BLOCK-B**

3
3 BHK
EAST FACING
1980 SFT.



2
2 BHK
EAST FACING
1225 SFT.



1
3 BHK
EAST FACING
1980 SFT.



West Facing **BLOCK-A**

4
3 BHK
WEST FACING
1980 SFT.



5
2 BHK
WEST FACING
1225 SFT.



6
3 BHK
WEST FACING
1980 SFT.



SKYWOODS

SPECIFICATIONS

FOUNDATION & STRUCTURE

2 Levels of basements , 1 Stilt and 15 upper floors of RCC framed structure to withstand Wind & Seismic Loads.

STRUCTURE

8" thick AAC block masonry work for external walls & 4" thick AAC block work of internal walls.

PLASTERING

Internal : 2 coats of smooth cement plastering in CM 1:6 for walls & Ceiling.

External : 2 coats of smooth cement plastering in CM 1:6 for external walls

DOORS & WINDOWS

Main Door : 7' height designer Teak Wood / Engineered Wood Frame (150mmX75mm) and Teak veneer clad flush shutter. The door are fixed with reputed make hardware of SS of Godrej, Doorset, Haffle or Equivalent make.

Internal Door : 7' height Designer Teak / engineered Wood frame (100mmx60mm) with laminate clad flush shutter (ITP, Hunsply, Woodman or Equivalent make) fixed with reputed make hardware of SS of Godrej, Doorset, Haffle or Equivalent make.

French Door & Windows : UPVC sliding door & UPVC windows of single glazed unit complete with toughened glass and fly proof shutter with designer hardware of reputed make [Aparna Venster, Fenesta or Equivalent make.]

Grills : Provision for Aesthetically designed, Mild Steel (M.S) grills with Enamel paint finish. Provided at extra cost.

PAINTING

Internal : Smooth luppam finish with 2 Coats of premium Acrylic emulsion paint of reputed make over a coat of primer [Asian Paints or Berger Paints or Dulux]

External : Textured finish and 2 coats of Exterior Emulsion paint of reputed make. [Asian Paints or Berger Paints or Dulux]

Parking Area : OBD paint over one coat of luppam

FLOORING

Living, Dining & Bedrooms : Premium Double Charged Vitrified tiles of 800 X 800 mm size of reputed make (Varmora, Kajaria, Aparna, R.A.K or Equivalent)

Kitchen : 800mm X 800 mm size double charged Vitrified tiles (Varmora, Kajaria, Aparna, R.A.K or Equivalent) and Glazed ceramic tile cladding up to 600mm above kitchen platform.

Utility Area & Toilets : 600mm x 300mm Anti-skid and Acid-Resistant Ceramic tiles for Flooring (Varmora, Kajaria, R.A.K or Equivalent). Glazed ceramic tiles of reputed make for dado upto sill level for utility area.

Balcony & Sitouts : 1200 mm x 200 mm superior quality wooden finish tiles (Varmora, Kajaria, RAK or Equivalent) and coping for parapet/mild steel handrail.

Staircase : Granite flooring for all floors of Regular Staircase and Pre-polished Kota stone for Fire Staircase.

Corridors & Lift Lobbies

Designer Combination of Granite and Tiles (Varmora, Simpola, Pavit or Equivalent) for floor and wall cladding

KITCHEN

Black Granite counter top with single bowl Stainless Steel sink and separate municipal water tap. Provision for fixing of Water Purifier, Exhaust Fan/Chimney

Utilities / Wash : Washing machine provision and wet area for washing utensils etc.

BATH ROOMS

- Vanity type Ceramic wash basin (Half pedestal) in Master toilet (American Standards, Roca or Equivalent)
- EWC with concealed flush tank / valve of Reputed make
- False ceiling in all bathrooms
- Single lever fixtures with wall mixer cum shower
- Provision for Geysers & Exhaust Fans in all Bathrooms
- All C.P. Fittings are Chrome Plated of reputed make Equivalent to Jaquar / GROHE or equivalent)

ELECTRICAL

- Concealed Copper Wiring with PVC insulated wires of reputed make (Havells or Finolex or equivalent)
- Modular switches, accessories, and Switchgear of reputed make (Legrand or schneider or equivalent)
- TV points in Living and all bedrooms
- 3 phase supply for each unit and individual Meter Boards
- Miniature Circuit breakers (MCB) for each distribution boards of reputed make (Legrand or Schneider or equivalent)
- Elegant designer Modular Electrical switches

TELECOM / I-NET / CABLE TV

- Telephone points in Living, dining and Master Bedroom
- Intercom Facility connecting security
- Provision for Internet point in Hall / Living room
- Provision for Cable connection in master bedroom & living room

AIR CONDITIONING

Provision for Split AC system in living room and all bedrooms

LIFTS

- High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make of Johnson /Kone/Otis
- Granite / Marble / Vitrified Tiles cladding at the Lift Lobby
- Panic button & intercom will be provided in the Lifts connected to the security room

SECURITY, SURVEILLANCE & BMS

- Sophisticated round-the-clock security system with Solar Powered Security fence
- Surveillance cameras at the main security & entrance of each block to monitor and other key locations in basements/ clubhouse/ driveways
- Access control at main gate with Boom Barrier near entry to basements to allow only Owners Vehicles
- The complete building shall be provided Building Management System with all facilities
- Panic button & intercom will be provided in the Lifts connected to the security room

WTP & STP

- Fully Treated Water made available through an exclusive water softener and with water meters for each unit
- A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping and flushing purpose

GENERATOR

- D.G Set backup with Acoustic enclosure & AMF
- 100% Standby power (Generator back-up) and to below 5Amp power points only for all flats
- 100% standby power (Generator back-up) for common facilities

PARKING

- Covered Car Parking provision in 2 basement level and 1 Stilt level
- Adequate Visitor car parking
- Entire Car parking is well designed with spacious driveways with parking signage & equipment at required places to ease the driving

FIRE & SAFETY

Fire alarm system, fire hydrant and fire sprinkler system in all floors and parking areas. Control panel will be kept at main security.

LPG RETICULATION*

Supply of gas from centralised Gas bank to all individual flats with meters

WATER SUPPLY*/ CAR WASH FACILITY*

- Hydro-Pneumatic system with 100% treated water. Separate Municipal water supply to Kitchens
- Provision for Car Wash facility will be provided in the Cellar parking floor level

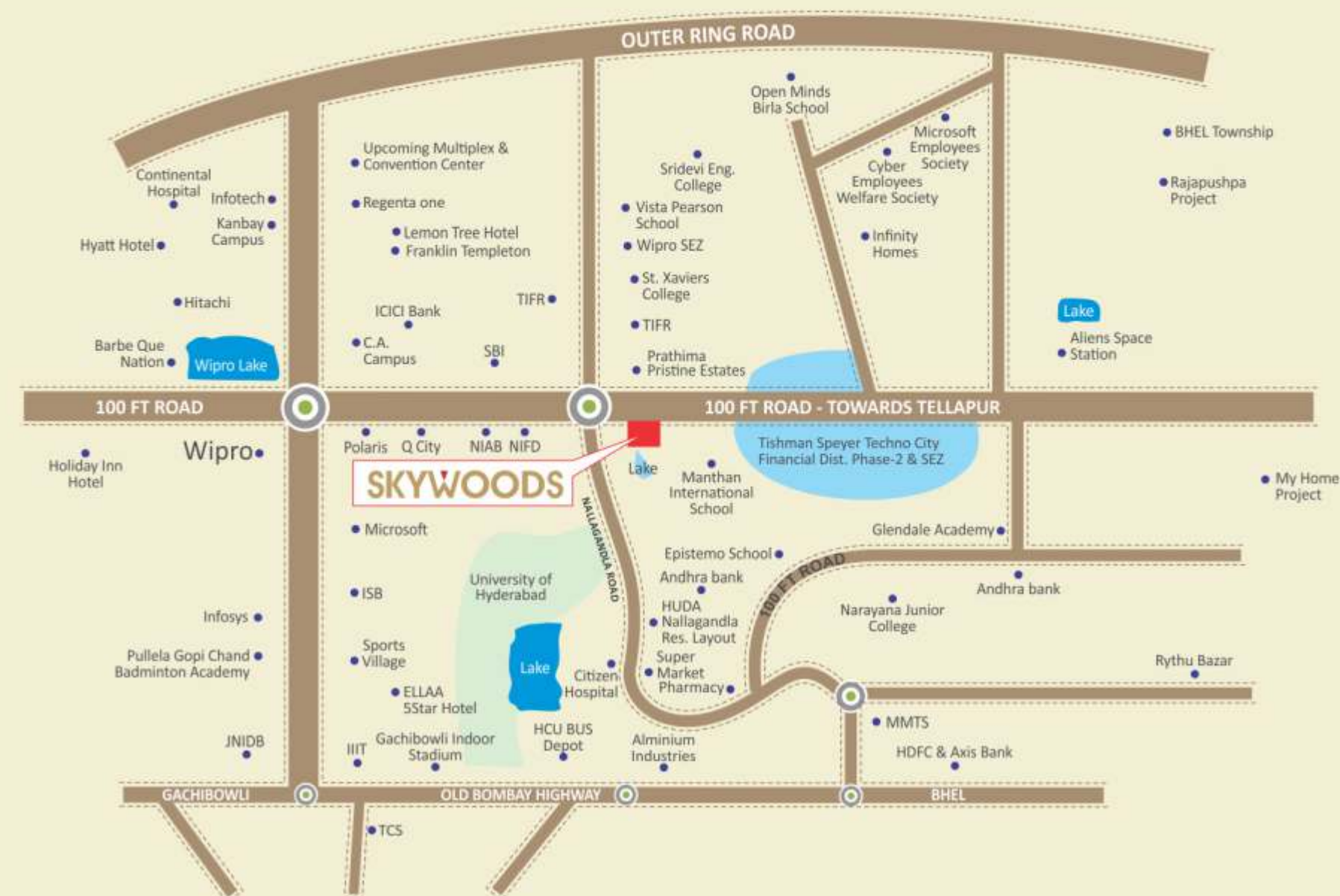
SPECIFICATION DISCLAIMER

1. The views shown are artist's impression only.
2. The size, shape, and position of doors/windows, columns, design of railings and various other elements are subject to change.
3. The furniture/fixtures is shown to indicate the space available and likely position of electrical points are not a part of standard specifications.

The Developer reserves the right to change specifications without prior notice, in the interests of quality and timely delivery. We request our valuable customers to note that any such changes made will not, in any way, be detrimental to the quality of the building.



LOCATION PLAN (NOT TO SCALE)



CLOSE TO NATURE AND URBAN SPACES

Skywoods is strategically sited in Tellapur, a promising frontier rapidly expanding as a global destination that's home to some of Hyderabad's mega real estate ventures. Easy accessibility and nearness to Wipro X Roads, Lingampally and Gachibowli make it the place to be for world-class lifestyle, and Tellapur's planned connectivity to the IT hubs, Financial District and Chandanagar on Mumbai highway enabling a pleasurable drive to work. Essential urban amenities like schools, supermarkets, mega malls, charming cafes, bustling bars and fine dining restaurants add to the delight of living.

SKYWOODS



- + ICAI
- + Polaris
- + UBS
- + Wipro
- + ICICI - Financial Dist.
- + TCS
- + Microsoft
- + Amazon
- + Honeywell
- + Infosys
- + Google
- + Waverock
- + Accenture
- + Cognizant India



- + The Gaudium School
- + Manthan School
- + Indus International School
- + St. Xavier's PG Collage
- + Sancta Maria School
- + Epistemo Global
- + Vista School
- + TIFR
- + ISB
- + Kendriya Vidyalaya
- + Oakridge International School
- + Delhi Public School
- + Open Minds Birla School
- + The Future Kids School
- + Hyderabad Central University



- + Financial District Ph 2 (Upcoming)
- + ORR
- + Lingampally MMTS
- + US Consulate (Upcoming)
- + Hyatt Hyderabad (Star Hotel)
- + Ella Suites (Star Hotel)
- + NIAB
- + Inorbit Mall
- + Hitech City
- + MMTS Lingampally
- + International Airport



- + Hetero Pharmacy
- + CARE Super Speciality Hospital
- + Continental Hospital
- + Apollo Hospital
- + Citizen Hospital
- + Asian Institute of Gastroenterology
- + American Oncology Institute
- + Pranaam Wellness

EVERY DETAIL CAREFULLY CONSIDERED

Bricks Infratech, the team behind Skywoods brings a wealth of experience, craftsmanship and care to Hyderabad's west skyline.

Bricks Infratech

Bricks Infratech, is a Hyderabad-based real estate investment firm creating thoughtful community-oriented residences in the heart of Hyderabad. Committed to meeting local needs, advancing communities, and preserving the unique characteristics of the nature, its focus is on purposeful innovation that promotes inclusion, transformation and convenience. With years of combined experience in local real estate investments, the team at Bricks Infratech brings an international perspective paired with a deep understanding of Hyderabad. As a company that holds itself and its project team to the highest standards of excellence, the firm believes the most important investment that it can make is in the future of Hyderabad and its people.



OUR RECENTLY COMPLETED PROJECTS

Bricks Opera
East Marredpally - Secunderabad



Bricks Enclave
Achuthapuram gate- Kakinada



Vasantham
Kondapur - Hyderabad



Parkstone
Attapur, Langarhous - Hyderabad



Sy.No: 177 Part, Gopanapally
Off. Financial District-to-Tellapur Road,
Near Gopanapally Cross,
Serilingampally (M), Hyderabad - 500 046

For more details please call :
Mob.: 779977 4959, 69, 89

Loans approved by



GHMC Approval No.
1/C20/19543/2018

Architects & Engineer



Genesis Architecture

As one of the leading architectural design firms in the Southern states of India, Genesis Architecture Incorporated brings a strong heritage rooted in creativity, expertise, and innovation to Skywoods. Since its establishment in 1987, the firm has provided planning and design services in Hyderabad and other states of south India with the core philosophy of creating refined designs that respect the cultural and environmental uniqueness of each locale.

RLA#199257

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Structural Consultants



Zaki & Associates

Landscape Architects



ELEMENTS

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