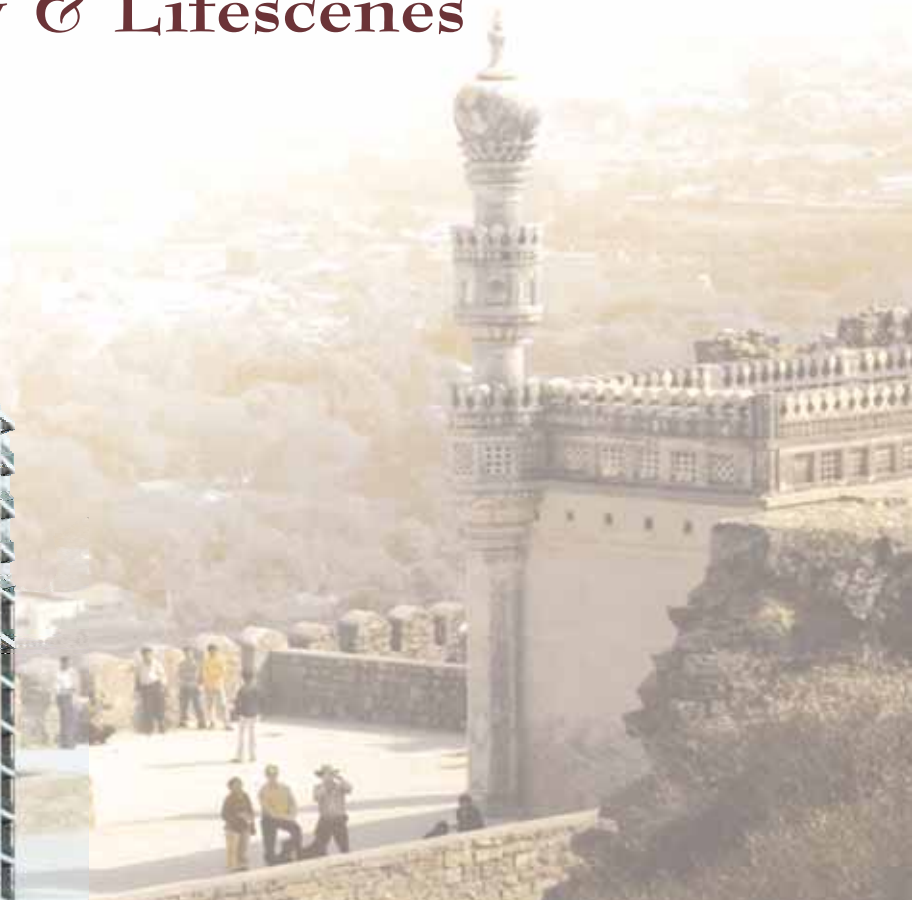


AURA
OF JUBILEE HILLS

A 360° view of History,
Geography & Lifescenes



APARNA
Lead the future



APARNA
AURA

Super Luxury Residential Tower, Jubilee Hills

Privileged For Life



SPACE IN HARMONY WITH YOUR SPIRIT



Among the most effective ways to enrich our inner being is to recognize and utilize the elements that create positive feelings in the spaces we choose to live.

By creating a dynamic interplay between form, function and colour, we can lift, inspire, and refresh the spirit of individuals experiencing that space. Leaving behind almost meditational, inspirational and spiritual sensations that endure.

As a Japanese writer once said: "Some spaces are silent, others speak. Some others, which are more rare, sing."

At Aparna AURA you will find yourself in a space that will induce utter enchantment — sending your spirit soaring!



APARNA AURA A GLOBAL RESIDENTIAL ICON

Rewriting the rules of luxury residential spaces, Aparna AURA is a new game plan crafted in glass, steel and concrete. This architectural marvel effortlessly meets all the norms of stating that you have arrived. Elevating itself from a mere residential destination to a niche of premium global status.

Aparna AURA celebrates the bold, the unfamiliar and the expressive abilities to craft spaces that, while unusual in 'style' and 'design', still resonate in the human spirit with its unparalleled looks, prime location, perfectly square interiors and floor plans, and the interactions between these spaces.

The focus is on recognizing and capturing this essence through sensitive, empathetic and informed design to create luxurious spaces that are not only aesthetically pleasing and functionally relaxing, but also spiritually stimulating, meaningful and enduring.

At Aparna AURA you will discover something that is truly authentic in every sense of the word. A living space that creates a positive effect on your sensibilities, your thoughts and your feelings.

ENTIAL ICON

APARNA AURA A GLOB



- Awe inspiring architecture
- Exclusive & unique perfectly square floor plan design
- Standalone 20-floor stunning luxury residential tower
- 135 Apartments
- 3 Level cellar parking

DISTINCTIVE FAÇADE



- Fully square interiors
- No wastage of space
- Wooden flooring for master bedrooms
- A perfect blend of form & function
- Very exclusive 12,000 Sft full-fledged Clubhouse with state-of-the-art facilities
- High end sanitary ware & fittings
- Secured play area for children
- International standard swimming pool
- Two/Three Parking Bays per Apartment
- 24-hour Surveillance and Security
- 24-hour Power Back-Up
- 24-hour water supply with 72-hour emergency supply



IMPRESSIVE PLANNING



PRIME LOCATION

- 3 kms from Jubilee Hills checkpost
- 1 km away from Film Nagar
- 2 kms from Apollo Hospital
- 100 mtrs away from the old Mumbai Highway
- 10 minutes away from Hyderabad & Emmar Golf Courses
- 30 minutes from Shamshabad International Airport
- Close to Jubilee Hills Public School, Bharatiya Vidya Bhavan, Nasr, Oakridge & DPS
- Close to Supermarkets & Entertainment Centres
- Close to IT Hubs in Hi-Tec City, Madhapur
- Panoramic view of Jubilee Hills, Golkonda Fort, Charminar & the Old City of Hyderabad
- 365 days of breathtaking sunrises & sunsets



SITE LAYOUT

FLOOR PLAN - GROUND



FLOOR PLAN - TYPICAL



TOP OF THE LINE SPECIFICATIONS

Framed Structure	: R.C.C. framed structure to withstand Wind & Seismic Loads	
Superstructure	: 8" thick solid block work for external walls & 4" thick solid blocks for internal walls	
Plastering		
Internal	: One coat of plastering in CM 1:6 for walls & ceiling	
External	: Two coats of plastering in CM 1:6 for external walls	
Doors		
Main Door	: Manufactured Teak veneered, door frame & shutters with reputed hardware fittings with melamine finish	
Internal Doors	: Manufactured Teak Veneered, door frame & shutters with reputed hardware fittings with melamine finish	
French Doors (if any)	: uPVC door frames with tinted float glass paneled shutters & designer hardware of best brands	
Windows	: uPVC Window system with tinted float glass with suitable finishes as per design, with provision for mosquito mesh track (mesh & fixing has to be at the cost of client only)	
Grills	: Aesthetically designed, Mild Steel (M.S) grills with enamel paint finish	
Painting		
External	: Textured finish & two coats of exterior emulsion paint of best brands	
Internal	: Smooth Putty finish with two coats of premium acrylic emulsion paint of best brands over a coat of primer	
Flooring		
Living & Dining	: Amalgamated marble flooring of best brands	
Bedroom & Kitchen	: Wooden flooring for Master Bedroom & 600 x 600 mm size double charged vitrified tiles for other Bedrooms & Kitchen	
Bathrooms	: Acid Resistant, Anti-skid Ceramic Tiles of best brands	
Corridors	: Double charged vitrified tile of best brands	
Living Balconies	: Rustic vitrified tile of best brands	
Staircase	: Tandoor Stone	
Tile Cladding		
Dadoing in Kitchen	: Glazed Ceramic Tiles dado up to 2'-0" height above kitchen platform of best brands (Optional)	
Bathrooms	: Glazed ceramic tile dado of best brands up to 7'-0" height	
Utilities	1. Rustic vitrified tile of best brands 2. Tiles dado up to 3' height	
Kitchen	: 1. Granite Platform with Stainless Steel Sink (Optional) 2. Separate municipal water tap (Manjeera or any other water provided by GHMC along with borewell water) 3. Provision for fixing of water purifier, exhaust fan & chimney 4. Provision for geyser for hot water near the sink	
Utilities/ Wash	Dish washer & washing machine provision in the utility area	
Bathrooms	1. Vanity type wash basin / counter top 2. EWC with concealed flush tank of best brands 3. Single lever fixtures with wall mixer cum shower 4. Provision for geysers in all bathrooms 5. All C.P. fittings are chrome plated of best brands	
Electrical	: 1. Concealed Copper Wiring of best brands 2. Power outlets for air conditioners in all rooms 3. Power outlets for geysers in all bathrooms 4. Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/ grinders in kitchen, washing machine & dish washer in utility area	5. Three phase supply for each unit & individual meter boards 6. Miniature Circuit breakers (MCB) for each distribution boards of best brands 7. Elegant designer modular electrical switches
		Telecom
		1. Telephone points in all bed rooms, living room, family room & kitchen with provision of installing own mini EPABX 2. Intercom facility to all the units connecting Security
		Cable TV : Provision for Cable Connection in all Bedrooms & Living Room
		Internet : One Internet provision in each apartment
		Lifts (Johnson Make)
		1. Three high speed automatic passenger lifts with rescue device with V3F for energy efficiency with granite/marble cladding 2. One service lift with V3F for energy efficiency for each tower, entrance with granite/marble cladding
		WTP & STP
		1. Fully Treated Water made available through an exclusive water softening plant with water meters for each unit 2. 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 & flushing purpose
		Car Wash Facility : Car Wash facility will be provided (charges for car wash facility would be extra)
		Generator : 100% D.G Set backup with Acoustic enclosure & A.M.F
		Car Parking : Each Apartment will have two Car parks & parking will be in three levels
		Facilities For Physically Challenged : Access ramps at all entrances shall be provided for Physically Challenged
		Security / BMS
		1. Sophisticated round-the-clock security system 2. The complete building shall be provided Building Management System with all facilities 3. Panic button & intercom is provided in the lifts connected to the security room 4. Solar power fencing all around the compound 5. Surveillance cameras at the main security & entrance of each block 6. Video door phone for each apartment connected to security for screening of visitors
		Clubhouse & Amenities
		1. Well designed clubhouse with facilities like indoor games, Gym, meditation room cum yoga room, multipurpose hall 2. Swimming pool with changing rooms 3. Separate rooms for association, maintenance, dormitory, servant toilets
		Parking Management : Entire parking is well designed to suit the number of car parks required Parking signage's and equipment at required places to improve driving comfort
		Fire & Safety
		1. Fire hydrant & fire sprinkler system in all floors & basements 2. Fire alarm & Public Address system in all floors & parking areas (basements) Control panel will be kept at main security.
		LPG : Supply of gas from a centralised gas bank to all individual apartments with Pre paid gas meters

NO CUSTOMISATION. NO CHANGE IN SPECIFICATIONS.

Some of our completed projects in Hyderabad



APARNA HILLPARK BOULEVARD (2012)
94 Premium villas, Miyapur, Chandanagar



APARNA CYBER COMMUNE (2011)
730 Hi-end apartments, Nallagandla



APARNA SAROVAR (2010)
1120 Lifestyle apartments @ Nallagandla



APARNA HIGHTS 2 (2010)
96 Super deluxe apartments, Kondapur



APARNA CYBER COUNTY (2009)
59 Independent villas, Gopannapally



APARNA TOWERS (2008)
312 Super deluxe apartments, Kondapur



APARNA COUNTY (2008)
125 Independent villas, Hafeezpet



APARNA SHANGRI-LA (2008)
40 Independent villas, Gopannapally, Gachibowli



APARNA ORCHIDS (2006)
59 High-end independent villas, Hitex



APARNA RESIDENCY (2006)
30 Elegantly designed apartments, Kondapur



APARNA HIGHTS (2006)
132 Super deluxe apartments, Kondapur



APARNA CHANDRADEEP (2006)
30 Ultra deluxe apartments, Banjara Hills



APARNA SENOR VALLEY (2005)
40 Designer villas, Jubilee Hills



APARNA LAKE VILLA (2002)
20 High-end super deluxe apartments, Begumpet

Projects under implementation in Hyderabad



APARNA KANOPY TULIP
(Work in progress)
360 Value apartments - Phase 1A
Gundlupochampally, Kompally



APARNA KANOPY LOTUS
(Work in progress)
91 Value villas, Gundlupochampally, Kompally



APARNA AURA
(Work in progress)
135 Super Luxury Residential Apartments, Jubilee Hills



APARNA HILLPARK AVENUES
Possession by June 2013
647 Smart Apartments, Miyapur, Chandanagar



APARNA CYBERZON
(Work in progress)
1529 Cyber Homes, Nallagandla, Gachibowli



APARNA HILLPARK LAKEBREEZE
(Work in progress)
943 Loveneests, Miyapur, Chandanagar



APARNA SAROVAR GRANDÉ
(Work in progress)
720 Luxury Lifestyle Apartments, Nallagandla



APARNA HILLPARK GARDENIA
(Work in progress)
116 Premium Luxury Villas, Miyapur, Chandanagar

*Conditions apply.



APARNA

Lead the future

Aparna Constructions and Estates Private Limited

#802, Astral Heights, 6-3-352, Road No.1, Banjara Hills, Hyderabad - 500 034, INDIA

For details, call: +91 40 2335 2708

E-mail: sales@aparnaconstructions.com | www.aparnaconstructions.com

Project financed by
& mortgaged to



Disclaimer: The plans, specifications, images and other details herein are only indicative and the developer / owner reserves the right to change any or all of these in the interest of the development.

10/2012 3000