

EXPLORE LIFE

skyila
@ PUPPALAGUDA



A MEGA PROJECT BY 

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@ PUPPALAGUDA

EXPECT MORE IN LIFE!

As a person of high expectations, you are ambitious and work smart. You will need a world built around you that enriches daily living as every moment is measured in joy. Here is an environment that offers a lifestyle living that lets you explore life. Be prepared for a pampering lifestyle as you step in to Skyila.



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The 8-block mega project offers 2 & 3 BHK apartments that showcase a range from 1300 Sft to 2200 Sft areas. Intelligent space planning, quality construction will set your home apart. An integrated design encompasses elegant interiors to balance with outdoor spaces enriched by landscape detail and recreation amenities that take your luxury to blissful levels. The "Podium Concept" enables a seamless outdoor landscaping while the parking is cellar. Seating areas, water bodies and flowering plants invite residents to spend quality time with family. Life is simply a celebration at every moment in Skyila.



PROJECT HIGHLIGHTS

HMDA-approved luxury project
A Hi-end gated community in 5.5 Acres
8 Blocks, 6 Floors each
Around 300 Apartments
2 & 3 BHK Apartments
1300 Sft – 2200 Sft areas
Vaastu compliant
No common walls
Courtyards
Parks & Play areas
Water bodies, fountains
Designer landscaping

Pergolas
Seating areas
'Podium concept' outdoors design
Cellar parking
24-hr Water supply
Water softening plant
24-hr Security with Intercom & CC TVs
Solar fencing
Rainwater harvesting
STP
Car wash facility
Commercial block



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EXPERIENCE MORE SPACE!

The flexible apartment spaces are refined and functional. They are sun-lit at every corner as every step is joyous. Superior brands, artfully done interiors bring in a richness that reminds you are a class apart. Large balconies overlooking beautiful outdoors host countless memories of togetherness. While spacious living room is the center of family get together, dining space is vibrant letting many culinary explorations. Life at Skyila is simply a treasure trove of joys waiting to be discovered.



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EXPLORE THE DETAIL!

Come, explore the joys of Skyila's outdoor world of greenery, butterflies, seating areas, water bodies and shaded niches under the sky. Skyila is a modern gated lifestyle community on the periphery of Outer Ring Road at Puppalaguda. Located 15 minute drive on Outer Ring Road from Wipro X Roads, Skyila is a brand new home in a brand new world where sky is the limit in work, recreation and play. Promoted by EIPL, with proven credentials, Skyila offers hi-end apartments that fill joy 24x7 in your life.



Swimming pool with Deck area



THE SPACE PLANNING IS SHEER POETRY!

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ENJOY EVERY MOMENT!

An exclusive clubhouse will draw residents to socialize, play, celebrate parties. Work out on physical fitness in gym or with a Yoga regimen, play a game of table tennis with neighbors. Take to outdoor tennis and sweat every day. Withdraw into a book in library quietly and celebrate parties that are held frequently. Life offers priceless joys every moment at Skyila.



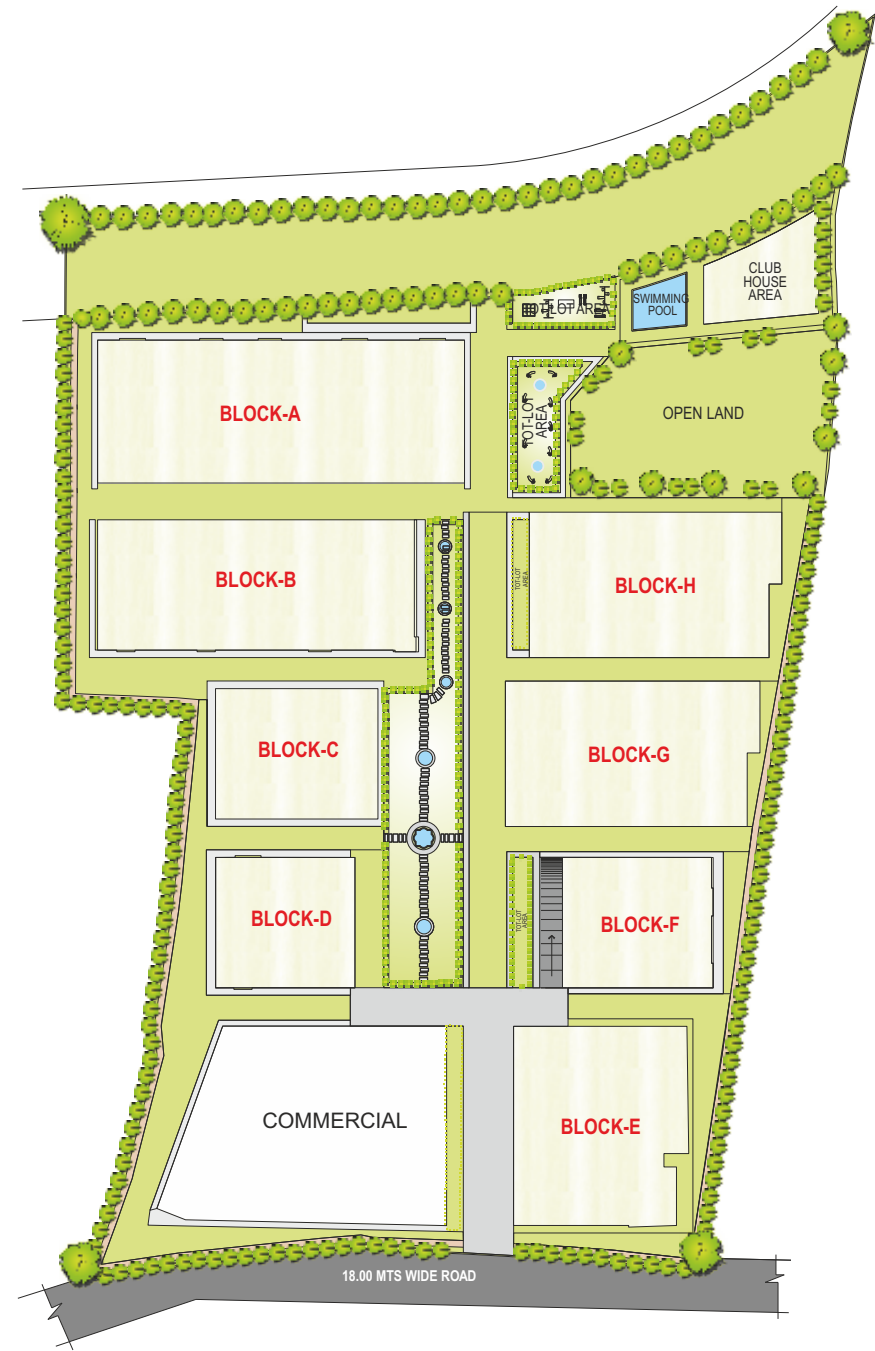
CLUBHOUSE FACILITIES

- 3-Level exclusive clubhouse
- Grand Entrance Lobby
- Swimming pool with Change rooms
- Multipurpose Hall
- Gymnasium
- Aerobics
- Yoga/Meditation Room/Library
- Indoor games(Table Tennis, Snooker, Chess, Caroms etc)
- Outdoor Tennis & Shuttle courts
- Amphitheatre



LIVE THE EXCITEMENT OF SHARED JOYS

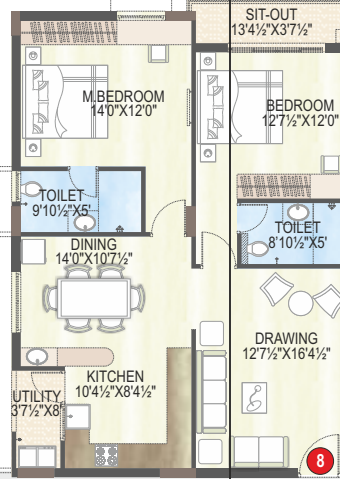
SITE LAYOUT PLAN



1980 SFT | 3BHK | EAST FACING



1415 SFT | 2BHK | EAST FACING



1415 SFT | 2BHK | EAST FACING



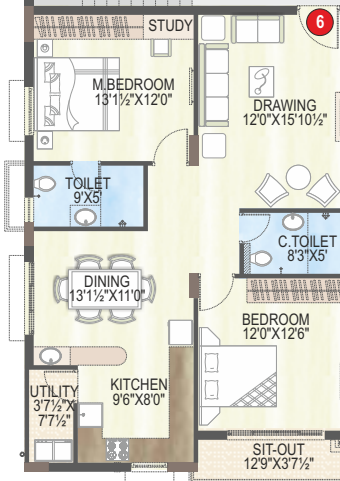
1980 SFT | 3BHK | EAST FACING



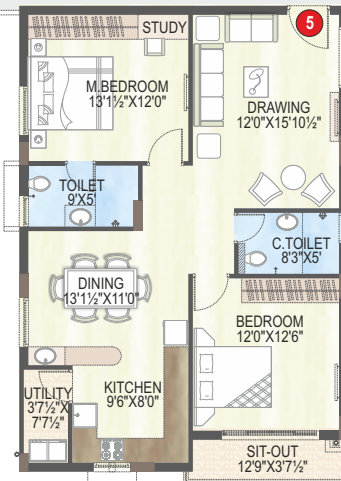
1980 SFT | 3BHK | EAST FACING



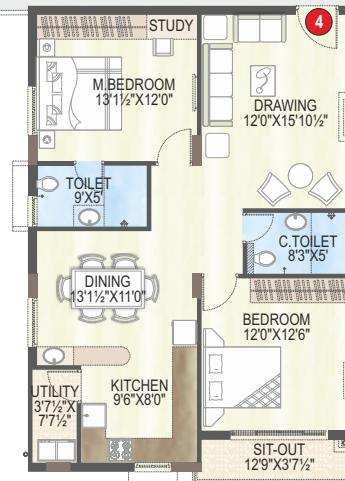
1340 SFT | 2BHK | WEST FACING



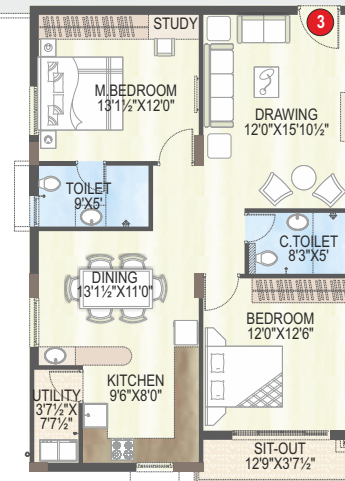
1340 SFT | 2BHK | WEST FACING



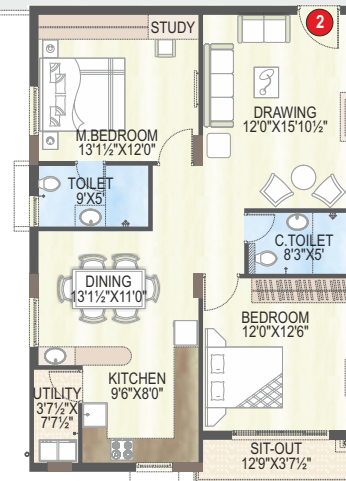
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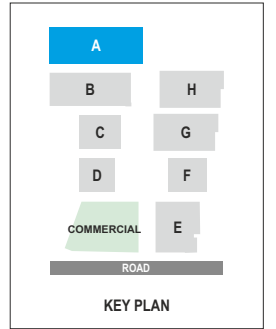
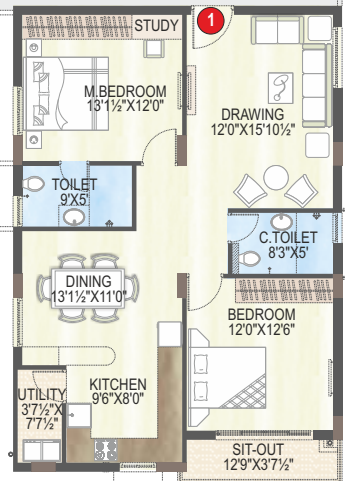
1340 SFT | 2BHK | WEST FACING



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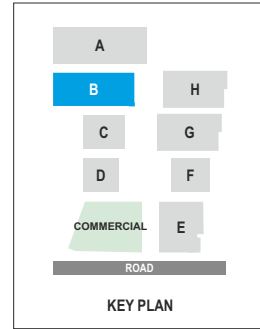
1340 SFT | 2BHK | WEST FACING



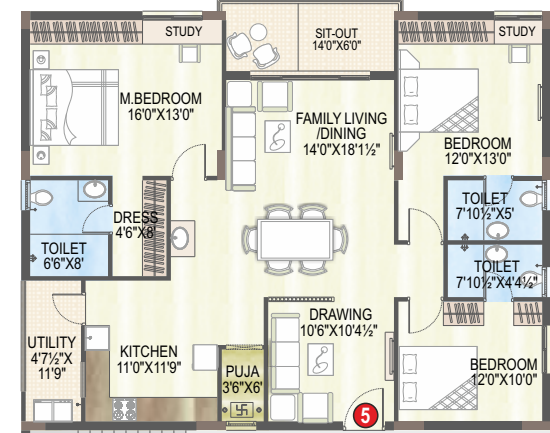
TYPICAL FLOOR PLAN BLOCK - A



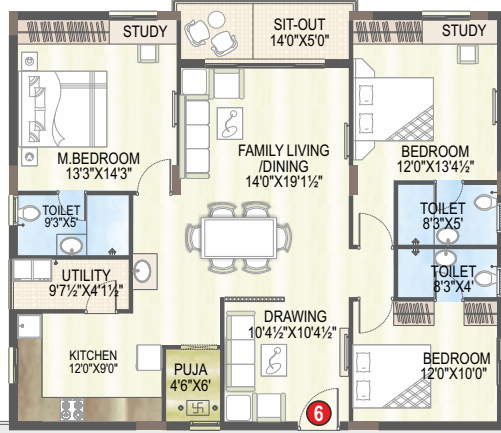
TYPICAL FLOOR PLAN BLOCK - B



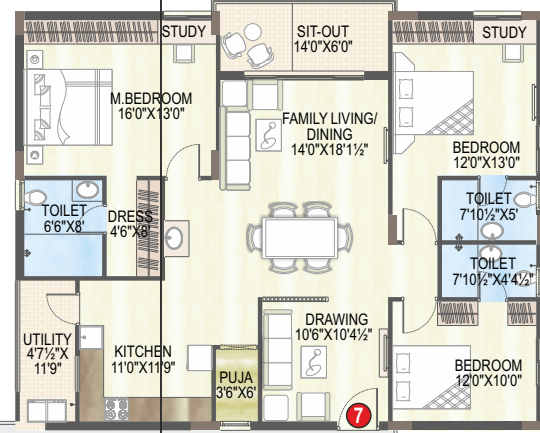
2005 SFT | 3 BHK | EAST FACING



1880 SFT | 3 BHK | EAST FACING



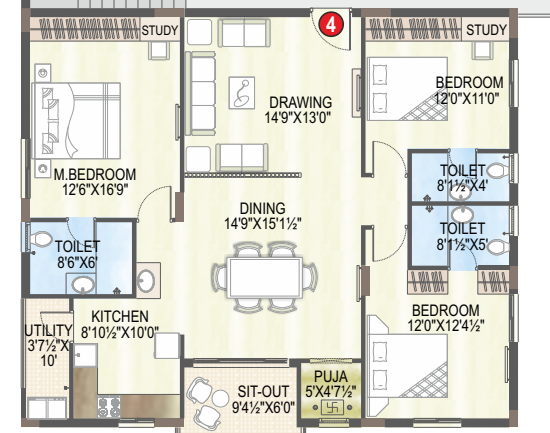
2005 SFT | 3 BHK | EAST FACING



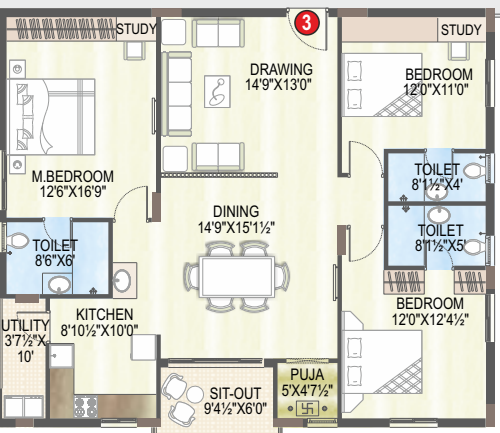
8'0" WIDE CORRIDOR

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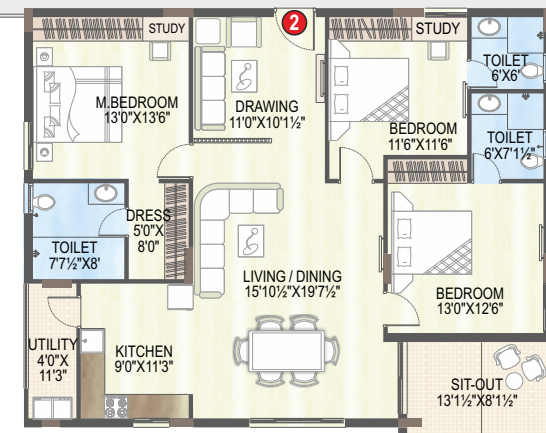
8'0" WIDE CORRIDOR



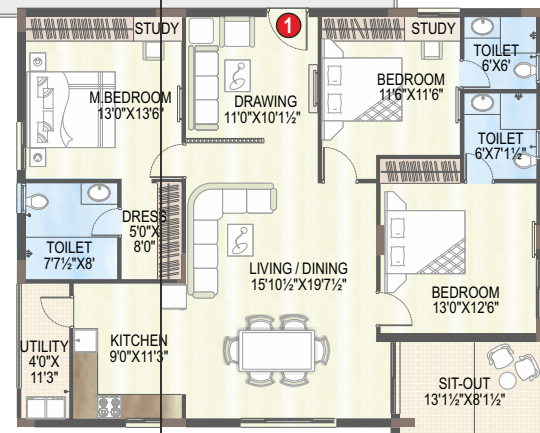
1875 SFT | 3 BHK | WEST FACING



1875 SFT | 3 BHK | WEST FACING

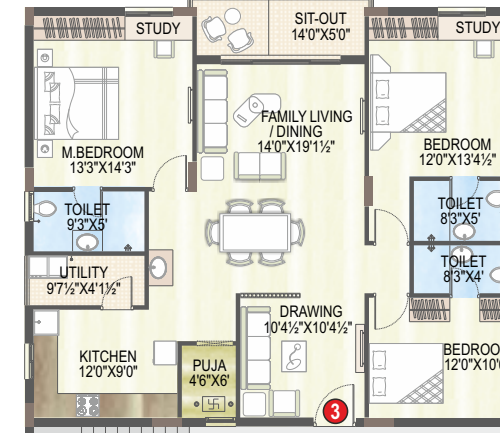


2005 SFT | 3 BHK | WEST FACING

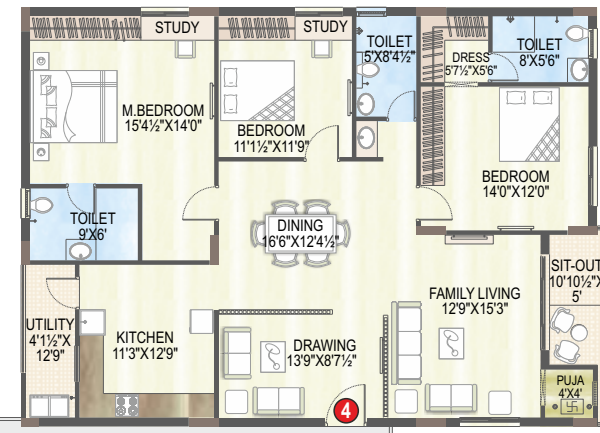


2005 SFT | 3 BHK | WEST FACING

1880 SFT | 3 BHK | EAST FACING

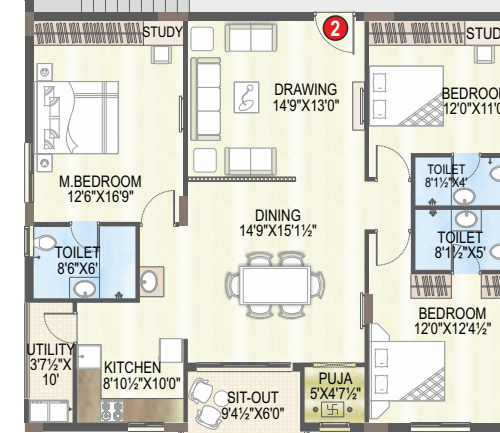


2180 SFT | 3 BHK | EAST FACING

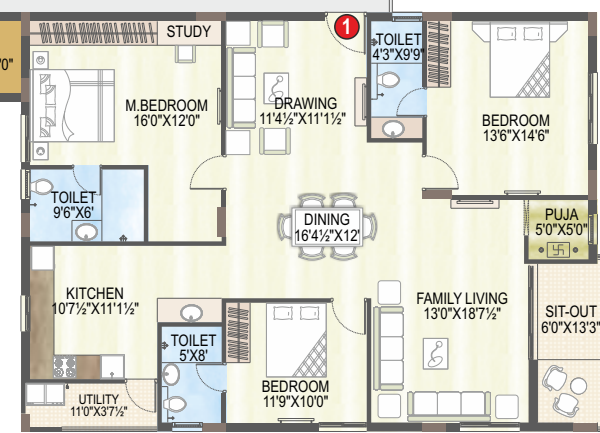


8'0" WIDE CORRIDOR

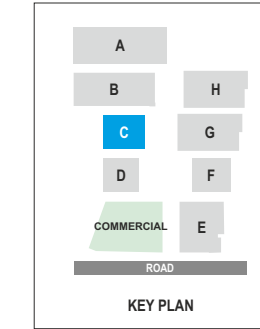
8'0" WIDE CORRIDOR



1875 SFT | 3 BHK | WEST FACING



2175 SFT | 3 BHK | WEST FACING



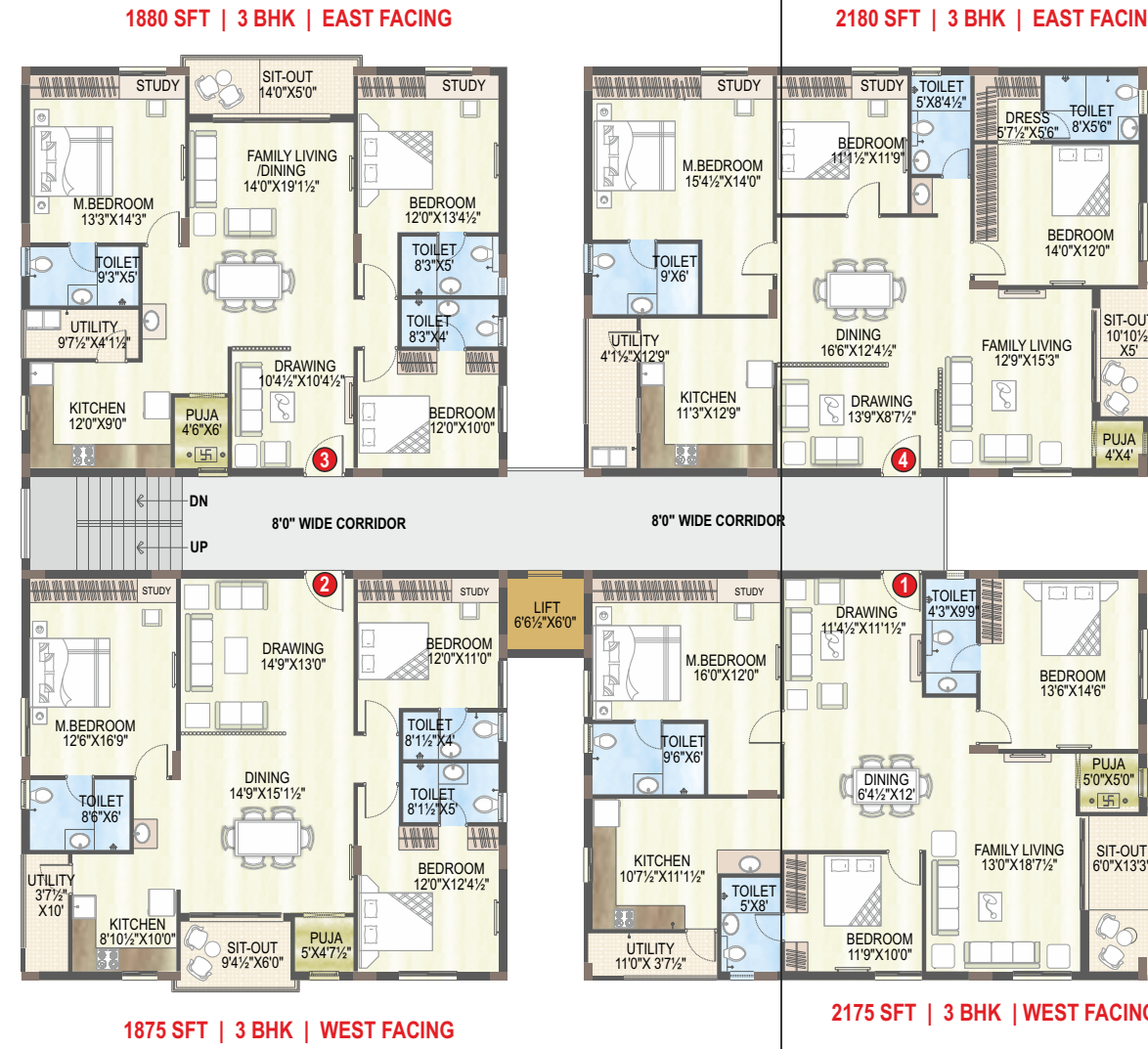
TYPICAL FLOOR PLAN BLOCK - C



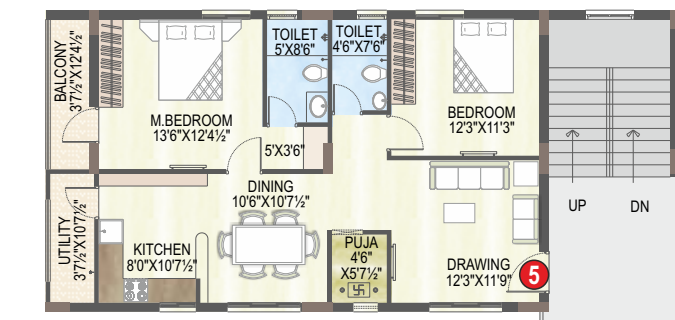
GROUND FLOOR PLAN BLOCK - D



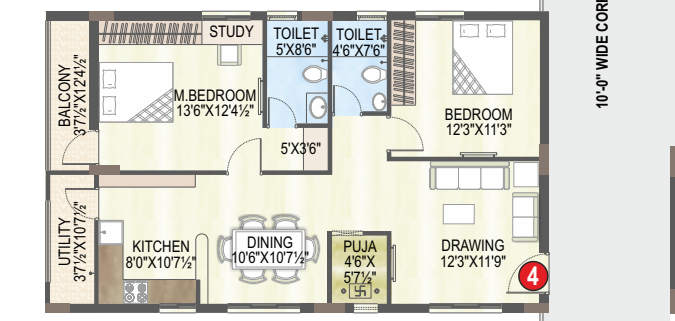
TYPICAL FLOOR PLAN BLOCK - D



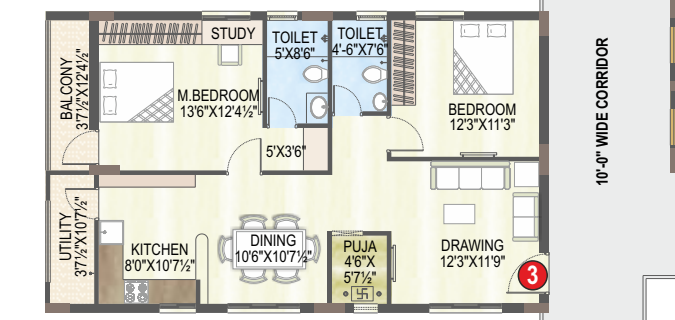
1320 SFT | 2 BHK | NORTH FACING



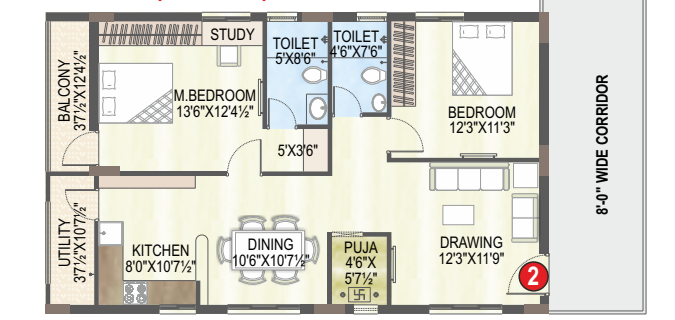
1320 SFT | 2 BHK | NORTH FACING



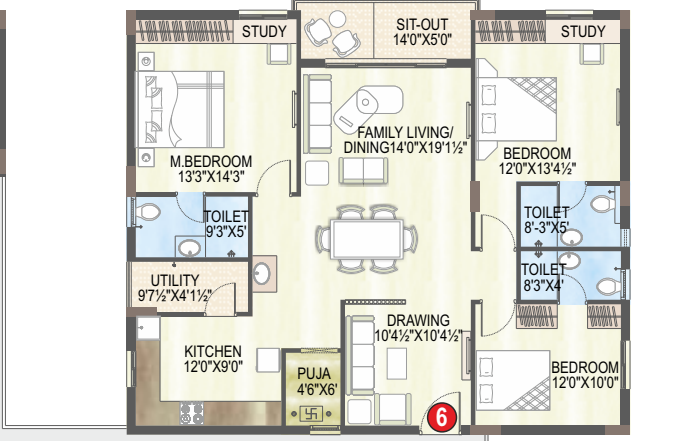
1320 SFT | 2 BHK | NORTH FACING



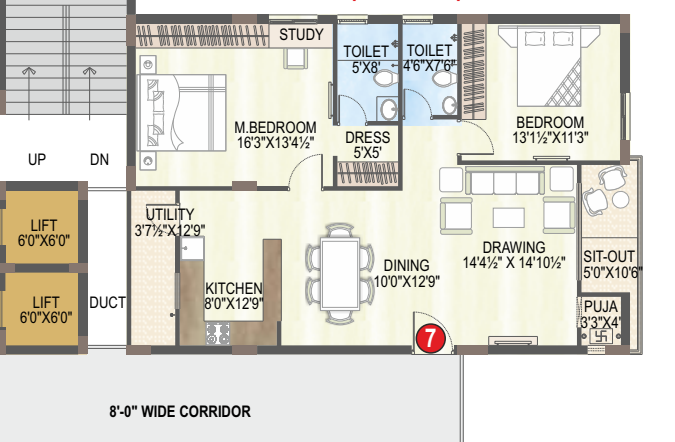
1320 SFT | 2 BHK | NORTH FACING



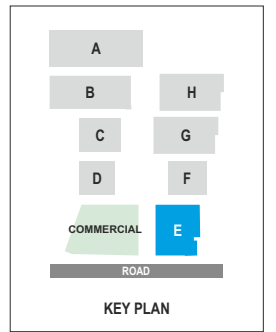
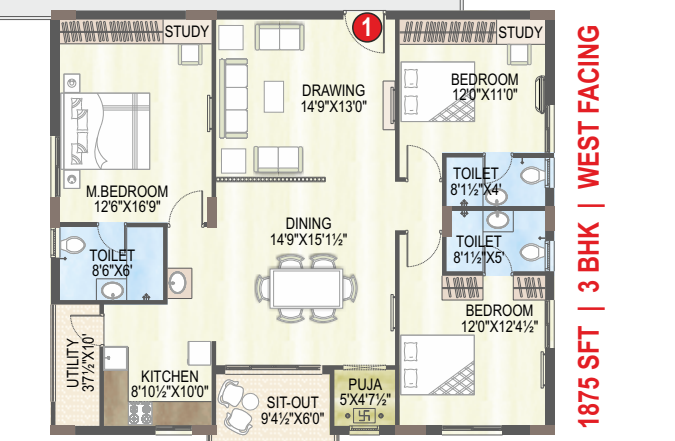
1880 SFT | 3 BHK | EAST FACING



1510 SFT | 2 BHK | EAST FACING



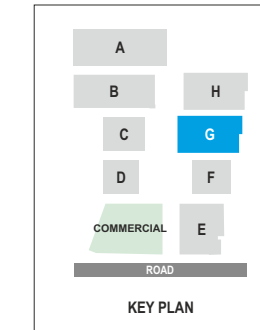
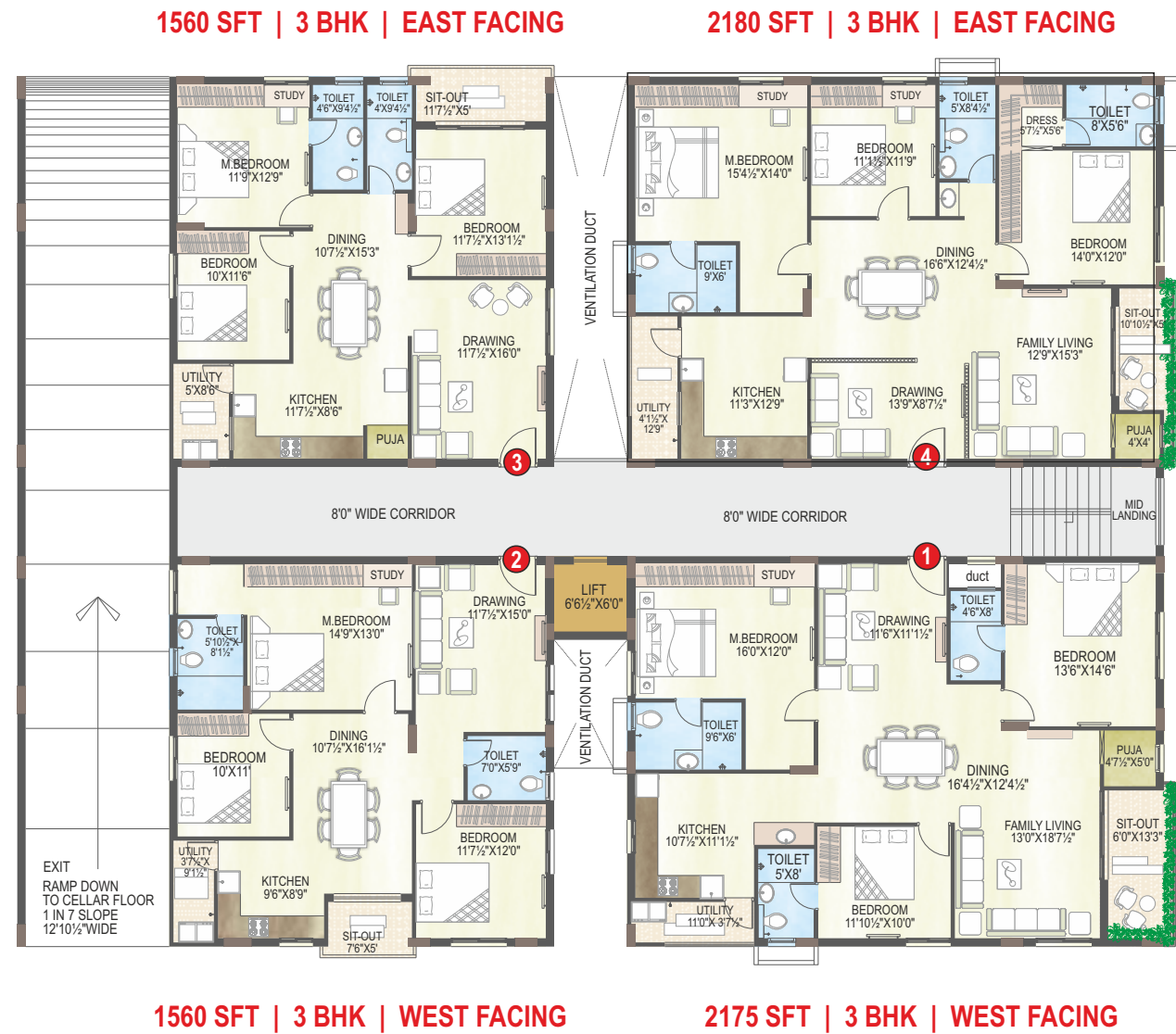
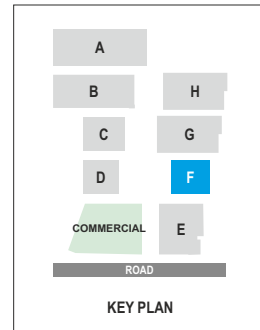
1875 SFT | 3 BHK | WEST FACING



TYPICAL FLOOR PLAN BLOCK - E

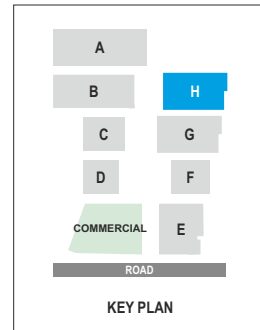


GROUND FLOOR PLAN BLOCK - F

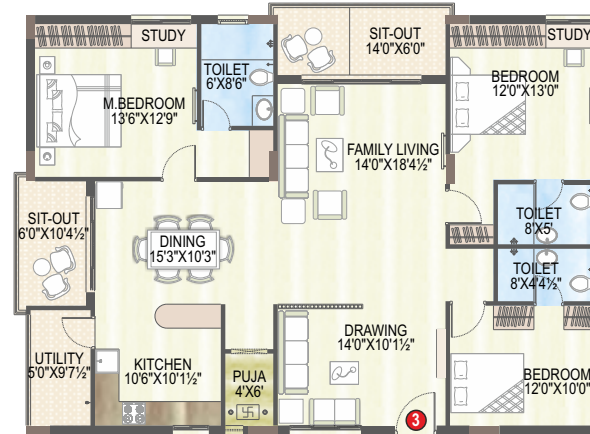


TYPICAL FLOOR PLAN BLOCK - G

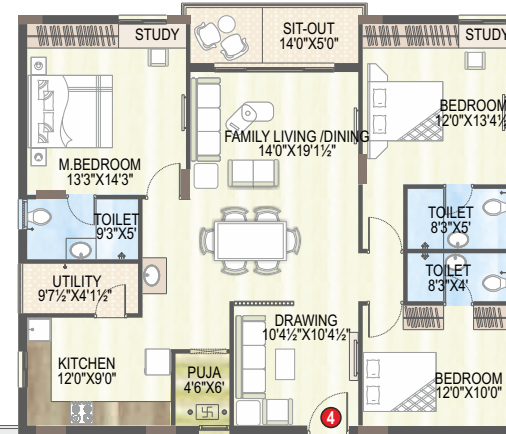




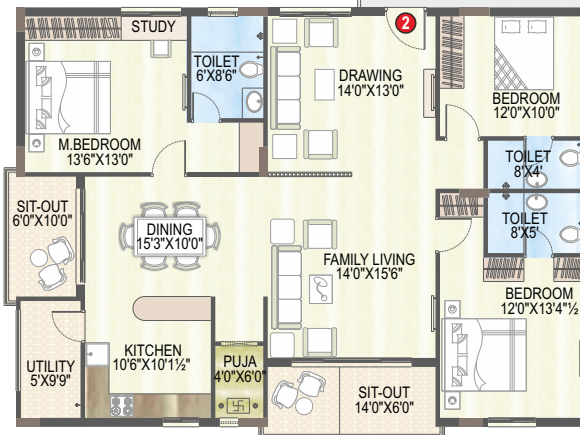
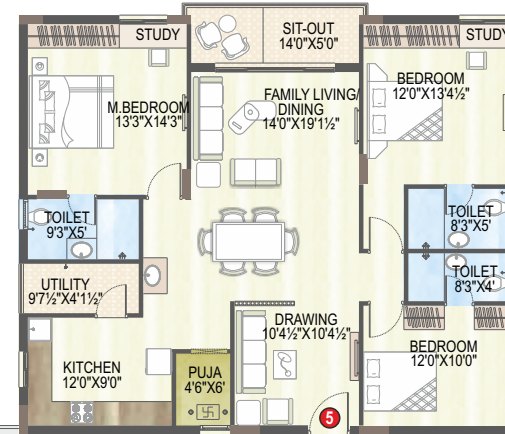
2190 SFT | 3 BHK | EAST FACING



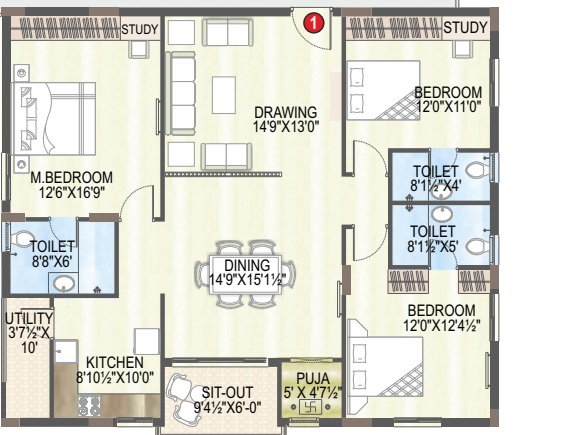
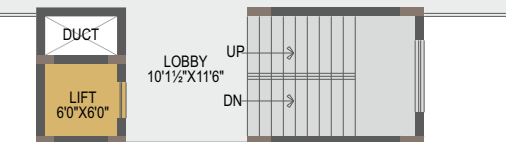
1880 SFT | 3 BHK | EAST FACING



1880 SFT | 3 BHK | EAST FACING



2190 SFT | 3 BHK | WEST FACING



1875 SFT | 3 BHK | WEST FACING

8'-0" WIDE CORRIDOR

8'-0" WIDE CORRIDOR

8'-0" WIDE CORRIDOR

SPECIFICATIONS

STRUCTURE: R.C.C. framed structure to withstand wind & seismic loads

SUPER STRUCTURE: First class brick work in cement mortar. External walls with 9" inches and internal walls with 4 1/2" inches

PLASTERING: Double coat with sponge finish

DOORS

Main Door

Teak wood frame with veneered flush shutter finished with melamine polish and reputed hardware

Internal Doors

Teak wood frame with veneered flush shutter finished with melamine polish and reputed hardware

Toilet/Utility Doors

Teak wood frame and shutter with one side veneer and other side enamel paint and hardware of reputed makez

WINDOWS: UPVC windows of reputed make Aparna/NCL with clear glass and safety grill in MS. mosquito mesh if needed shall be provided at extra cost

PAINTING

External: Textured/smooth finish and two coats of exterior emulsion paint of reputed make

Internal: Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.

FLOORING

Living, Dining, Drawing, Pooja, All Bedrooms & Kitchen: Standard quality of double charged vitrified flooring size of 800 x 800 mm

BATHROOMS: Anti-skid ceramic tiles of reputed make.

CORRIDORS/STAIRCASE: Combination of granite and tiles.

BALCONIES & UTILITY: Rustic ceramic tiles of reputed make

TILE CLADDING

Bathrooms: Glazed ceramic tile dado up to 7'-0" height of reputed make.

Utilities: Glazed ceramic tiles dado up to 3' height of reputed make

KITCHEN

- Provision for designer modular kitchen
- Provision for water purifier
- Electrical points to suit the electrical appliances needed in kitchen
- Provision of electrical point for washing machine in the utility area

WATER SUPPLY: Provision for both Municipal & bore well water. Separate water meters for each flat from water tanks

BATHROOMS

- EWC with flush tank of reputed make
- Jaquar or equivalent make bath fitting in all toilets
- Provision for geysers in all bathrooms
- All C.P. fittings are of reputed make

ELECTRICAL

- Concealed copper wiring of Finolex or equivalent make
- Power outlets for air-conditioners in all rooms.
- Power outlets for geysers in all bathrooms.
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine in utility area.
- Plug points for T.V. & audio systems etc.
- 3 Phase supply for each unit and individual meter boards.
- Miniature Circuit Breakers (MCB) for each distribution boards of reputed make.
- All electrical fittings are with Legrand or equivalent make

TELECOM

- Telephone points in living room.

CABLE TV: Provision for cable connection in Living & all bed Rooms

INTERNET: One Internet provision in each apartment.

LIFTS: High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make. Entrance with vitrified tile/granite cladding

WTP & STP

- Domestic water made available through Water Softening Plant with water meters for all flats
- 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.
- Rain water harvesting at regular intervals provided for recharging ground water levels

CAR WASH FACILITY: Car wash facility will be provided within our premises

GENERATOR: Sound-proof 100% diesel generator set for common areas, lift, fans and tubes

SECURITY

- Sophisticated round-the-clock security/surveillance system
- Solar power/barbed wire fencing around the compound
- Surveillance cameras at the main Security and entrance of each block to monitor.





ELEVATE TO ELITE ADDRESS

The Outer Ring Road connects Skyila to Wipro X Roads, Financial District and Kondapur in a few minutes drive. The Radial Road No 5 at Skyila will take you to a world of shopping malls, elite schools, corporate hospitals and offices in 15 minute drive. Puppalaguda has become the destination of mega residential projects as connectivity to all major MNCs is excellent. With the International Airport accessible through ORR, you will find the future has already arrived at Skyila.

LOCATION MAP (NOT TO SCALE)



DONE IT BEFORE, WILL DO IT BETTER!

EIPL promoted by technocrat has been building landmarks in places like Puppalaguda, Kollur and LB Nagar in Hyderabad. Floatilla at Puppalaguda has been a celebrated residential project known for its scale and lifestyle. On-time delivery, supreme quality are the hallmarks of EIPL. Over 30 projects with a million Sft built up area in a period of a decade is a testimony to promoters' commitment to the customers.

OUR PREVIOUS PRESTIGIOUS PROJECT SUCCESSFULLY COMPLETED & DELIVERED ON TIME!



Actual photograph from project

PROMOTERS



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Ph: +91-99495 88882, 99491 55551/52, 99491 66663

www.eiplgroup.com

ARCHITECTS

SUDHIR ASSOCIATES

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Banjara Hills, Road No. 12, Near Khaman
Hyderabad - 500 034
Ph: 040 2332 3261, 2331 6428

LANDSCAPE ARCHITECTS



Studio: Plot # 101A, Road #70
Journalist Colony
Jubilee Hills, Hyderabad - 500 033
Ph: 81437 23756

Note: This folder is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.