



ENTER THE NEW WORLD OF
LUXURY



SKYLA

— LUXURY LIVING —

📍HITEC CITY

TS RERA NO. : P02400003652



THE DESIGN LANGUAGE
THE NEO CLASSICAL
ARCHITECTURE
AMENITIES

CLUB
VASAVI
50,000 SQ.FT.



BUSINESS LOUNGE



BALCONY TO LANDSCAPING



CRECHE



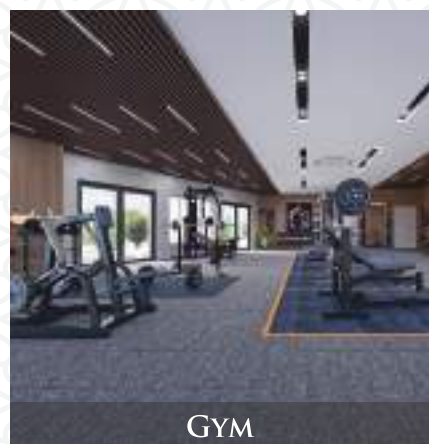
WALKING & JOGGING TRACK



SKATING RINK & AMPHITHEATRE



SWIMMING POOL



GYM



YOGA



BANQUET HALL



SPA & SALON



INDOOR GAMES

MASTER PLAN



SCAN FOR
BROCHURE



LEGEND

01. Entry

02. Exit

03. Security Cabin

04. Entry Water Feature

05. Skating Rink

06. Signature Water Feature

07. Lawn

08. Cricket Practice Pitch

09. Sitout Deck

10. Lawn With Seating

11. Driveway
12. Cycle Lane

13. Nature Trails Jogging Track

14. Cascading Water Body

15. Central Plaza Covered Sit-out

16. Connecting Court

17. Pickup/drop Off

18. Covered Cycle Stand

19. Outdoor Gym

20. Basket Ball Practice Court
21. Covered Seating

22. Clubhouse Arrival Water Feature

23. Clubhouse Primary Access

24. Meditation/yoga Deck

25. Outdoor Dining

26. Toddler's Lounge

27. Elders Lounge

PROJECT HIGHLIGHTS



6.23
Acres



05
Towers



3, 4 & 5
BHK



32
Floors



685
Units



18
Sky Villas



75%
Open Space

TYPICAL FLOOR PLAN

TOWER - 1



Area Statement in Sft.					
Unit No.	BHK	Facing	Carpet Area	Balcony & Utility Area	Saleable Area*
Flat-1	3BHK	East	1518	288	2535 Sft.
Flat-2	3BHK	East	1414	298	2400 Sft.
Flat-3	3BHK	West	2012	300	3220 Sft.
Flat-4	3BHK	West	1545	276	2540 Sft.
Flat-5	3BHK	West	1717	288	2810 Sft.

***furnishing of flat is only for pictorial purpose*

**Saleable Area is inclusive of Common Area*

TYPICAL FLOOR PLAN

TOWER - 2



Area Statement in Sft.					
Unit No.	BHK	Facing	Carpet Area	Balcony & Utility Area	Saleable Area*
Flat-1	3BHK	North	1624	398	2815 Sft.
Flat-2	3BHK	East	1192	317	2125 Sft.
Flat-3	3BHK	West	1315	265	2205 Sft.
Flat-4	3BHK	West	2054	236	3205 Sft.

*furnishing of flat is only for pictorial purpose

*Saleable Area is inclusive of Common Area

TYPICAL FLOOR PLAN

TOWER - 3



Area Statement in Sft.					
Unit No.	BHK	Facing	Carpet Area	Balcony & Utility Area	Saleable Area*
Flat-1	3BHK	East	1257	236	2100 Sft.
Flat-2	3BHK	East	1729	297	2835 Sft.
Flat-3	3BHK	West	1521	246	2480 Sft.
Flat-4	3BHK	West	1480	234	2410 Sft.

**furnishing of flat is only for pictorial purpose

*Saleable Area is inclusive of Common Area

TYPICAL FLOOR PLAN

TOWER - 4



Area Statement in Sft.					
Unit No.	BHK	Facing	Carpet Area	Balcony & Utility Area	Saleable Area*
Flat-1	3BHK	East	2145	444	3600 Sft.
Flat-2	3BHK	West	1388	236	2270 Sft.
Flat-3	3BHK	West	1932	236	3030 Sft.
Flat-4	3BHK	West	1913	236	3005 Sft.

**furnishing of flat is only for pictorial purpose

*Saleable Area is inclusive of Common Area

TYPICAL FLOOR PLAN
TOWER - 5



Area Statement in Sft.					
Unit No.	BHK	Facing	Carpet Area	Balcony & Utility Area	Saleable Area*
Flat-1	3BHK	East	1233	246	2100 Sft.
Flat-2	3BHK	East	1354	250	2265 Sft.
Flat-3	3BHK	East	1313	313	2290 Sft.
Flat-4	3BHK	West	1268	319	2225 Sft.
Flat-5	3BHK	West	1465	236	2385 Sft.
Flat-6	3BHK	West	1880	250	2980 Sft.

**furnishing of flat is only for pictorial purpose

*Saleable Area is inclusive of Common Area

LOCATION MAP



LOCATION HIGHLIGHTS

CONNECTIVITY

- Kothaguda
- Kondapur
- Whitefield
- Hafeezpet
- Gachibowli

TRANSPORTATION

- Hitec City Metro Station
- MMTS

MNCS & IT PARKS

- Cyber Towers
- Mindspace
- Google Hyderabad
- TOS Kohinoor-Park
- JP Morgan Center
- Wells Fargo

HEALTHCARE

- AIG
- Yashoda
- Ankura
- KIMS
- Medicovert
- Hospitals

HOTELS &

ENTERTAINMENT HUBS

- Novotel
- ITC Kohenur
- IKEA
- Radisson
- HITEC Exhibition Center
- Shilparamam
- Inorbit Mall
- Gachibowli Stadium
- Sarath City Capital Mall

The Project is mortgaged in favour of Piramal Trusteeship Services Private Limited for funding by Piramal Enterprises Limited and the buyer will be required to obtain a no objection certificate prior to entering into Agreement for Sale of any unit/flat in the project



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All norms, requirements pertaining to the environment, Fire Services, GHMC Rules and Regulations have been adhered to while designing the property.