



APARNA CONSTRUCTIONS AND ESTATES PVT LTD.





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Join us on:    



THIS IS
BIG

APARNA
LUXOR
Park

SENSIBLE LUXURY

3 & 4 BHK Apartments @ Kondapur



There are times when life gives you a big surprise, a surprise that puts a smile on your face. Well, this is one such instance. Especially if you're looking to buy a home. Explore Aparna Luxor Park. It's a gated community big on living spaces, big on amenities, big on happiness.

APARNA
LUXOR
Park

SENSIBLE LUXURY

3 & 4 BHK Apartments @ Kondapur

G+20 Floors, 4 Towers

3 & 4 BHK Apartments

2025 - 3165 Sft.

BIG LIVING SPACES
BIG OPEN SPACES





LUXOR
Park
C
Block

This image is an artist's impression and for illustrative purpose only.

WIDE OPEN SPACES THAT MAKE BIG SENSE

The luxury of big living spaces inside blends with wide open spaces outside to give you an experience like never before. Explore Aparna Luxor Park. It's a gated community that makes a big difference, makes big sense.

BIG CLUBHOUSE ON AMENITIES





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43000 SFT CLUBHOUSE
FOR 414 APARTMENTS

SPACE THAT MAKES
BIG SENSE

A massive 43000 sft. Clubhouse, with amenities to live the lifestyle you desire. This is what living big is all about. Experience it all at Aparna Luxor Park. It makes big sense.

CLUBHOUSE & AMENITIES

STATE-OF-THE-ART CLUBHOUSE

- Terrace Swimming Pool
- Kids Pool
- Entrance Lounge
- Yoga/Meditation Room
- Gym • Aerobics
- Preview Theatre
- Hobby Room
- Spa/Saloon
- Library
- Crèche
- Multipurpose Hall
- Supermarket
- Coffee Shop/Reading Lounge
- Pharmacy
- ATM Kiosk
- Society Office
- Guest Rooms
- Terrace Lawn

INDOOR SPORTS FACILITIES:

- 2 Badminton Courts
- Squash Court
- Table Tennis
- Billiards
- Cards Room
- Carrom Room
- Chess

OUTDOOR SPORTS FACILITIES:

- 2 Cricket Nets
- Tennis Court
- Basketball Court
- Kids Play Court
- Jogging Track

BIG
BALCONY
VIEW OF
GREENERY





This image is an artist's impression and for illustrative purpose only.

44 FT. WIDE BALCONY SPACE THAT MAKES BIG SENSE

A huge 44 feet balcony with an uninterrupted view of a huge expanse of greenery. This is what living big is all about. Experience it all at Aparna Luxor Park. It makes big sense.



Location Advantage

- 0.8 kms to HCU
- 3.5 kms to Sancta Maria School
- 3.7 kms to MMTS Lingampally Railway Station
- 4.6 kms to KIMS, Kondapur
- 5.3 kms to ISB
- 6.1 kms to Novotel
- 6.7 kms to Hi-tech City
- 7.5 kms to Continental Hospital
- 7.8 kms Hyatt Hyderabad
- 10 kms to Oakridge
- 10 kms to Delhi Public School

***Distances indicated are approximate*



Location Map
(Not to scale)

| | | | |
|---|---------------------------|--|--|
| 1 | STRUCTURE | RCC Framed Structure Super Structure | R.C.C. framed structure to withstand Wind and Seismic Loads. 8" thick Solid Block Work for External Walls & 4" thick Solid Block Work of Internal Walls |
| 2 | PLASTERING | External Internal | 2 Coats of Plastering in CM 1:6 for External Walls. 1 Coat of Plastering in CM 1:6 for Walls and Ceiling. |
| 3 | PAINTING | External Internal | Textured finish and Two Coats of Exterior Emulsion Paint of Reputed Make. Smooth putty finish with 2 Coats of Premium Acrylic Emulsion Paint of Reputed make over a Coat of Primer. |
| 4 | DOORS, WINDOWS & RAILINGS | Main Door Internal Doors Toilet Doors Utility Door French Doors Windows Grills for Windows Balcony Railings | Manufactured Teak Veneered Door Frame & Shutter finished with Good Quality Melamine Polish and Hardware of Reputed Make. Manufactured Hard Wood Door Frame & Laminate Shutter and Hardware of Reputed Make. Manufactured Hard Wood Door Frame & Laminate Shutter and Hardware of Reputed Make. UPVC Door Frame of Reputed Profile Sections with Combination of Tinted Float Glass & Laminated MDF Panel. UPVC Door Frame of Reputed Profile Sections, with Tinted Toughened Glass Paneled Shutters and Designer Hardware of Reputed Make with Mosquito mesh. UPVC Window frame of Reputed Profile Sections with Tinted Toughened Glass with Suitable Finishes as per Design with Mosquito Mesh. Aesthetically Designed, Mild Steel (M.S) Window grills with Enamel paint finish shall be provided for all windows upto 2nd floor. Aesthetically Designed Glass Railing in all floors. |
| 5 | FLOORING | Drawing, Living, Dining, Pooja & all Bedrooms Master Bedroom & Living Balconies Entrance Lounge Bathrooms Corridors All Balconies Utility Staircase | 800 x 800 mm size Double Charged Vitrified Tiles of Vitero or equivalent make. 800 x 800 mm size Double Charged Vitrified Tiles of Vitero or equivalent make. Granite/Marble flooring with Designer False Ceiling. Acid Resistant, Antic-Skid Ceramic Tiles of Vitero or equivalent make. Double Charged Vitrified Tile of Vitero or equivalent make. Flooring with Anti Skid Vitrified tiles of reputed make with Granite sill at bottom of the railing. Flooring with Anti Skid Vitrified tiles of reputed make with Granite sill at bottom of the railing. Tandoor Blue / Kota Stone. |
| 6 | TILE CLADDING | Dadoing in Kitchen Bathrooms Utility | Glazed Ceramic Tiles dado up to 2'0" height above kitchen platform of reputed make. (Shall be provided at Extra Cost) Glazed Ceramic Tile Dado of Reputed Make up to 8'-0" height. Tile Dado upto 3' Height of reputed make. |

| | | | |
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| 7 | KITCHEN | Counter Water Provision Other Accessories | Granite Platform with Stainless Steel Sink (Shall be provided at Extra Cost). Separate Municipal Water provided by GHMC along with Borewell water. Provision for fixing of Water Purifier, Exhaust Fan or Chimney |
| 8 | UTILITY | Dishwasher/ Washing Machine | Provision for Washing Machine & Wet Area for Washing Utensils and dish washer provision. |
| 9 | CP & SANITARY FIXTURES | Bathrooms | Vanity type Wash Basin / Granite Counter Top / Under counter. EWC with Concealed Cistern of Reputed Make Single Lever Fixtures with Wall Mixer cum shower. All C.P. Fittings are of reputed make. Towel rod, soap tray & door hangers of reputed make. PVC false ceiling in all bathrooms. |
| 10 | ELECTRICAL FIXTURES | Internal Electrical Fixtures Kitchen/Utility Area Common Areas / Outdoor Lighting | Geysers in all bathrooms. Exhaust Fans in all bathrooms. Copper piping for Air Conditioning Units for all Flats. Concealed Copper Wiring of Reputed Make. Power outlets for Air Conditioners in all rooms. Plug points for T.V 3 phase Supply for each unit with individual meter boards Miniature Circuit breakers (MCB) for each distribution boards of reputed make. Switches of Reputed Make. Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen, Washing Machine and dish washer in Utility Area. LED Light Fixtures for all Common Areas & Landscape Area Lighting. |
| 11 | TELECOMMUNICATIONS, CABLE TV & INTERNET | Telephone Points Intercom facility Cable TV Internet | Telephone points in all Bed Rooms, Drawing / Living Rooms Intercom facility to all the units connecting Security Provision for Cable Connection in Drawing, Living and all Bed Rooms. Provision for Internet Connection in Drawing and all Bed Rooms. |
| 12 | ELEVATORS / LIFTS | Passenger Lifts Specification | Two High speed automatic passenger lifts per block with rescue device with V3F for energy efficiency of reputed make for each tower. |

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|--|---|
| Flooring and Car Finish Fire / Service lifts Specification | Entrance with Vitrified Tile / Granite Cladding . One High speed automatic Passenger cum Service Lift per Block with rescue device with V3F for energy efficiency of reputed make for each tower. |
| Flooring and Car Finish | Entrance with Vitrified Tile / Granite Cladding. |
| 13 WSP & STP | Domestic Water made available through an exclusive Water Softening Plant (Not RO Plant) 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 as per the norms Water meters for each unit for domestic & municipal water. |
| 14 CAR PARKING 3 BHK 4 BHK | Two Car Parks for 3 BHK Apartment. Three Car Parks for 4 BHK Apartment. Car Parking shall be in 2 levels |
| 15 CAR WASHING FACILITY | Car washing facility shall be provided as per the vendor's specifications. |
| 16 PARKING MANAGEMENT | Entire parking is well designed to suit the number of Car Parks provided parking signage's and equipment at required places to ease of traffic Flow |
| 17 FACILITIES FOR DIFFERENTLY ABLED | Access ramps at all Block Entrances shall be provided for Differently Abled. |
| 18 POWER BACK UP | 100% DG Set backup with acoustic enclosure & A.M.F |
| 19 SECURITY / BMS | Sophisticated round-the-clock security / Surveillance System. Surveillance cameras at the main security and entrance of each block to monitor. BMS for electricity consumption with prepaid card system will be provided (centralising billing). Centralized billing system for water consumption shall be provided. Panic button and intercom is provided in the lifts connected to the security room. Solar power fencing around the compound. |
| 20 FIRE & SAFETY | Fire hydrant and fire sprinkler system in all floors and basements. Fire alarm and Public Address system in all floors and parking areas (basements). Control panel will be kept at main security. |
| 22 LPG LPG Gas | Supply of gas from centralised Gas bank to all individual flats with Pre-paid gas meters. |

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|---------------------------|---|
| 23 CLUB HOUSE & AMENITIES | State-of-the-Art Club House with amenities Entrance Lounge Creche 1 No's Multipurpose Hall Super market Coffee shop/ Reading lounge Pharmacy ATM Yoga/Meditation Room GYM Aerobics Preview theatre Hobby room Business Lounge SPA/ saloon Library Society Office Guest Rooms - 03 Nos. Terrace Swimming Pool Kids pool Kity party Terrace lawn |
| Indoor Sports Facilities | 2 No's Badminton Courts 1 Nos Squash Courts 2 Nos Table Tennis Courts 2 Billiards Cards room Carrom room Chess |
| Outdoor Sports Facilities | Tennis Court Basket Ball Court Practice Cricket pitch - 2 No's Children Play Court |
| Other Facilities | Jogging Track Water Feature Tree Court Out Door Gym Central Lawn Seating Court |

EAST FACING BIGGEST APARTMENT

- 3160 Sft.
- 4BHK (+Maid Room)



| Carpet Area | Balcony | Utility | Saleable Area |
|-------------|----------|---------|---------------|
| 1961 Sft. | 350 Sft. | 58 Sft. | 3160 Sft. |

EAST FACING SMALLEST APARTMENT

- 2025 Sft.
- 3BHK (+Maid Room)



| Carpet Area | Balcony | Utility | Saleable Area |
|-------------|----------|---------|---------------|
| 1210 Sft. | 235 Sft. | 60 Sft. | 2025 Sft. |

Other East Facing Unit Sizes (sft)

| |
|------|
| 2050 |
| 2390 |
| 2465 |
| 2805 |
| 2835 |



WEST FACING BIGGEST APARTMENT

- 3165 Sft.
- 4BHK (+Maid Room)



| Carpet Area | Balcony | Utility | Saleable Area |
|-------------|----------|---------|---------------|
| 1960 Sft. | 350 Sft. | 65 Sft. | 3165 Sft. |

WEST FACING SMALLEST APARTMENT

- 2065 Sft.
- 3BHK (+Maid Room)



| Carpet Area | Balcony | Utility | Saleable Area |
|-------------|---------|---------|---------------|
| 1422 Sft. | 52 Sft. | 42 Sft. | 2065 Sft. |

- Other West Facing Unit Sizes (sft)**
- 2170
 - 2385
 - 2390
 - 2415
 - 2465
 - 2785
 - 2810
 - 3075

