



VILLAMENTS • LUXE APARTMENTS • SKY VILLAS

ENTER THE
NEW
WORLD
OF LUXURY



At Skyla, every home uniquely combines luxury with contemporary design to match your every want, be it Apartvillas, Luxe Apartments, or Sky Villas. These magnificent homes redefine luxury and extravagance at every step. Come and experience the epitome of splendor and sophistication at Skyla. Luxury living at its best. At the best location in Hyderabad.

Neoclassical architecture refers to a style of buildings constructed during the revival of Classical Greek and Roman architecture that began around 1750 and flourished in the 18th and 19th centuries.

Whereas Greek Revival architecture utilizes various classical elements, such as columns with Doric, Ionic, or Corinthian details, neoclassicism is characterized by a more whole-scale revival of entire and often grand-scale classical volumes. Some of the most famous and easily recognizable institutional and government buildings in Europe and the United States are neoclassical in style.

THE DESIGN LANGUAGE

THE NEO CLASSICAL ARCHITECTURE





A CUT ABOVE
THE REST, IN
MORE WAYS
THAN ONE





PROJECT
HIGHLIGHTS



Located in Hitec City - Kondapur

6.23 Acres

685 Total Units

5 Towers

32 Floors

50,000 Sft. Clubhouse




VASAVI
SKYLA
— LUXURY LIVING —



AN ART-
INSPIRED
APPROACH TO
LUXE LIVING



LEGEND

- 01 Entrance Gate
- 02 Security Cabin
- 03 Garden Seating
- 04 Arrival Deck
- 05 Entry Water Feature
- 06 Colonnade Garden
- 07 Signature Water Feature
- 08 Skating Rink
- 09 Drop Off Point
- 10 Central Plaza
- 11 Stepped Water Feature
- 12 Covered Seating
- 13 Sculpture Garden Connecting Court
- 14 Lawn And Cricket Pitch
- 15 Cycle Stand
- 16 Cycle Track
- 17 Prime Access To Club House
- 18 Vehicular Drop Off & Cycle Stand
- 19 Club Entrance Water Feature
- 20 Meditation Deck
- 21 Outdoor Dining
- 22 Basket Ball Court
- 23 Outdoor Gym
- 24 Mail Pool
- 25 Kids Pool
- 26 Water Wall
- 27 Party Deck
- 28 Party Deck Seating
- 29 Sky Lounge



UNIQUELY SKYLA



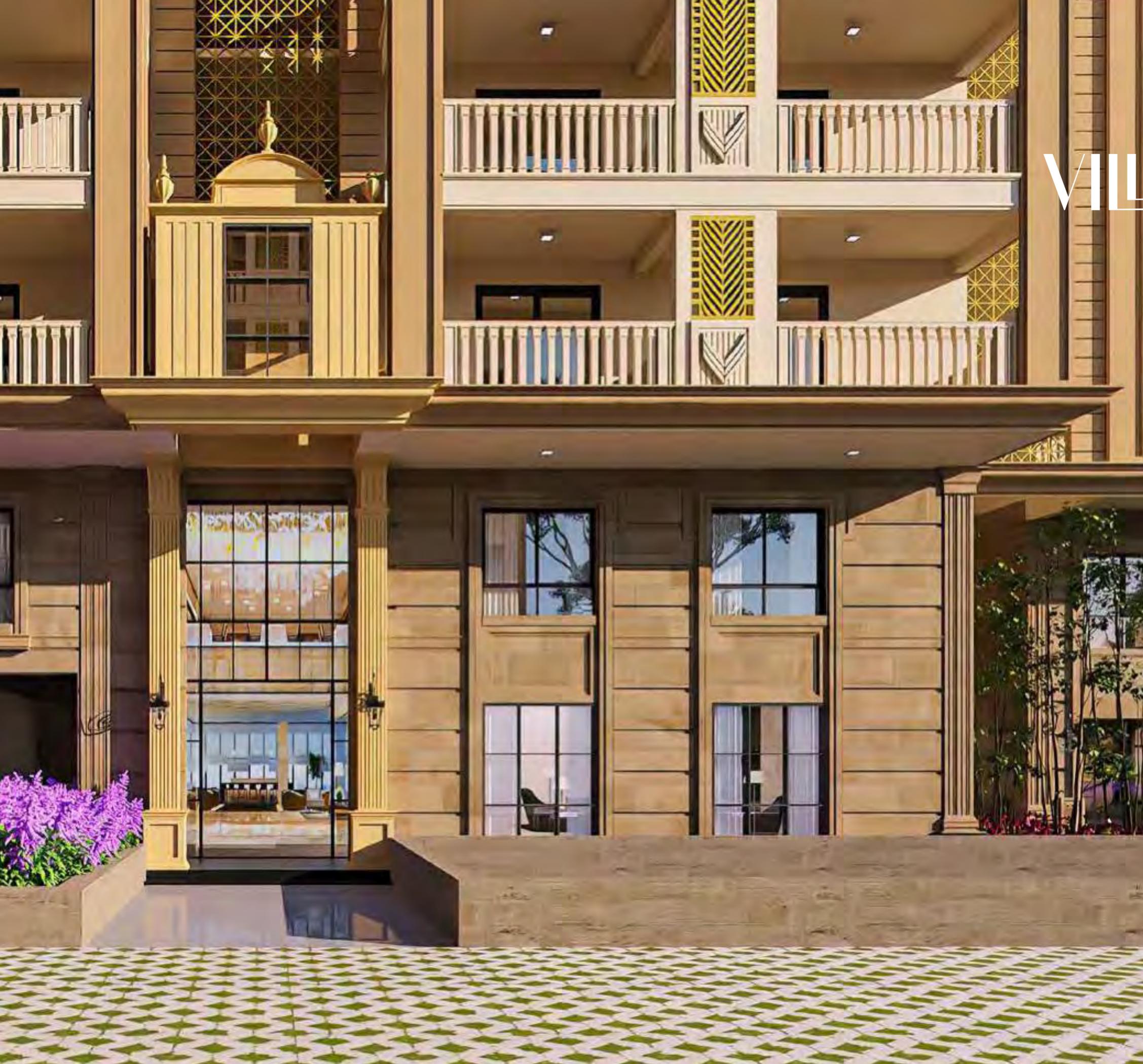
VILLAMENTS



LUXE APARTMENTS



SKY VILAS



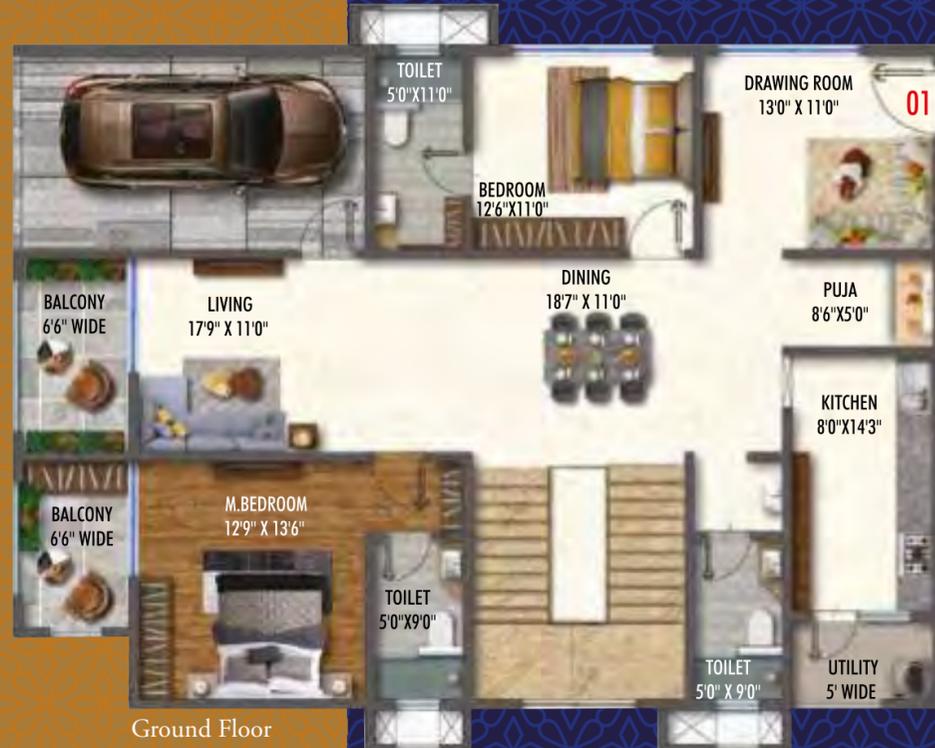
VILAMENTS

*Set with Opulence and Suave-
these living spaces are ideal for the
cosmopolitan citizen. These living areas
are crafted with the perfect blend of
vibrant interiors with exceptional art to
create residences that master the theme
of elegant luxury.*



TOWER-1

VILLAMENT
GROUND & 1ST FLOOR



VILLAMENT
4 BHK - 5000 Sft.
East Facing



TOWER-2

VILLAMENT
GROUND & 1ST FLOOR



VILLAMENT
4 BHK - 3580 Sft.
East Facing



TOWER-3

VILLAMENT
GROUND & 1ST FLOOR



Ground Floor



First Floor

VILLAMENT
4 BHK - 3590 Sft.
East Facing



Ground Floor

VILLAMENT
4 BHK - 3935 Sft.
West Facing



First Floor

TOWER-4

VILLAMENT
GROUND & 1ST FLOOR



TOWER-5

VILLAMENT
GROUND & 1ST FLOOR



VILLAMENT
4 BHK - 3680 Sft.
East Facing





LUXE APARTMENTS

*Set with Opulence and Suave-
these living spaces are ideal for the
cosmopolitan citizen. These living areas
are crafted with the perfect blend of
vibrant interiors with exceptional art to
create residences that master the theme
of elegant luxury.*





A GETAWAY
FROM THE
CITY, RIGHT
AT HOME



A GETAWAY
FROM THE
CITY, RIGHT
AT HOME

A GETAWAY
FROM THE
CITY, RIGHT
AT HOME





Area Statement in Sft.

Unit No.	Type No.	BHK	Facing	Carpet Area	Balcony Area	Utility Area	Saleable Area*
1	Type 2	3 BHK	West	1209	156	57	1900
2	Type 1	3 BHK	East	1053	156	44	1675
3	Type 4	2 BHK	West	799	64	40	1235
4	Type 3	2 BHK	East	806	64	43	1235

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

**Saleable Area is inclusive of Common Area*



Area Statement in Sft.

Unit No.	Type No.	BHK	Facing	Carpet Area	Balcony Area	Utility Area	Saleable Area*
1	Type 2	3 BHK	West	1209	156	57	1900
2	Type 1	3 BHK	East	1053	156	44	1675
3	Type 4	2 BHK	West	799	64	40	1235
4	Type 3	2 BHK	East	806	64	43	1235

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

**Saleable Area is inclusive of Common Area*





Area Statement in Sft.

Unit No.	Type No.	BHK	Facing	Carpet Area	Balcony Area	Utility Area	Saleable Area*
1	Type 2	3 BHK	West	1209	156	57	1900
2	Type 1	3 BHK	East	1053	156	44	1675
3	Type 4	2 BHK	West	799	64	40	1235
4	Type 3	2 BHK	East	806	64	43	1235

**furnishing of flat is only for pictorial purpose

*Saleable Area is inclusive of Common Area

Area Statement in Sft.

Unit No.	Type No.	BHK	Facing	Carpet Area	Balcony Area	Utility Area	Saleable Area*
1	Type 2	3 BHK	West	1209	156	57	1900
2	Type 1	3 BHK	East	1053	156	44	1675
3	Type 4	2 BHK	West	799	64	40	1235
4	Type 3	2 BHK	East	806	64	43	1235

**furnishing of flat is only for pictorial purpose

*Saleable Area is inclusive of Common Area



TYPICAL UNIT PLANS

TYPICAL UNIT PLANS



Tower -1
Unit-3 | 3220 Sft.



Tower -2
Unit-3 | 2205 Sft.



Tower -1
Unit-5 | 2810 Sft.



Tower -3
Unit-2 | 2835 Sft.

TYPICAL UNIT PLANS



Tower -4
Unit-1 | 3600 Sft.



Tower -1
Unit-5 | 2100 Sft.



SKY VILAS



*Set with Opulence and Suave-
these living spaces are ideal for the
cosmopolitan citizen. These living areas
are crafted with the perfect blend of
vibrant interiors with exceptional art to
create residences that master the theme
of elegant luxury.*



TOWER-1

SKYVILLA
30TH & 31ST FLOOR



Lower Floor



Upper Floor

SKYVILLA
4 BHK - 5070 Sft.
East Facing



TOWER-2

SKYVILLA
30TH & 31ST FLOOR



Lower Floor



Upper Floor

SKYVILLA
4 BHK - 5630 Sft.
East Facing



TOWER-3

SKYVILA
30TH & 31ST FLOOR



Lower Floor



Upper Floor



TOWER-4

SKYVILA
30TH & 31ST FLOOR



Lower Floor

SKYVILLA
5 BHK - 7200 Sft.
East Facing



Upper Floor



TOWER-5

SKYVILLA
30TH & 31ST FLOOR



SKYVILLA
5 BHK - 4530 Sft.
East Facing





A LIVING,
BREATHING
ECOSYSTEM
OF NATURE,
AMENITIES, AND
CONVENIENCES





SPACES OF
PEACE AWAIT
YOU, DESIGNED
TO MEET YOUR
EVERY NEED

CLUBHOUSE & AMENITIES

HEALTH & FITNESS

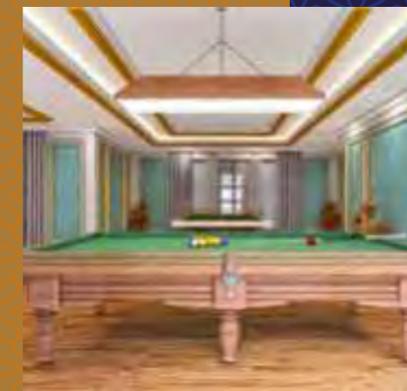
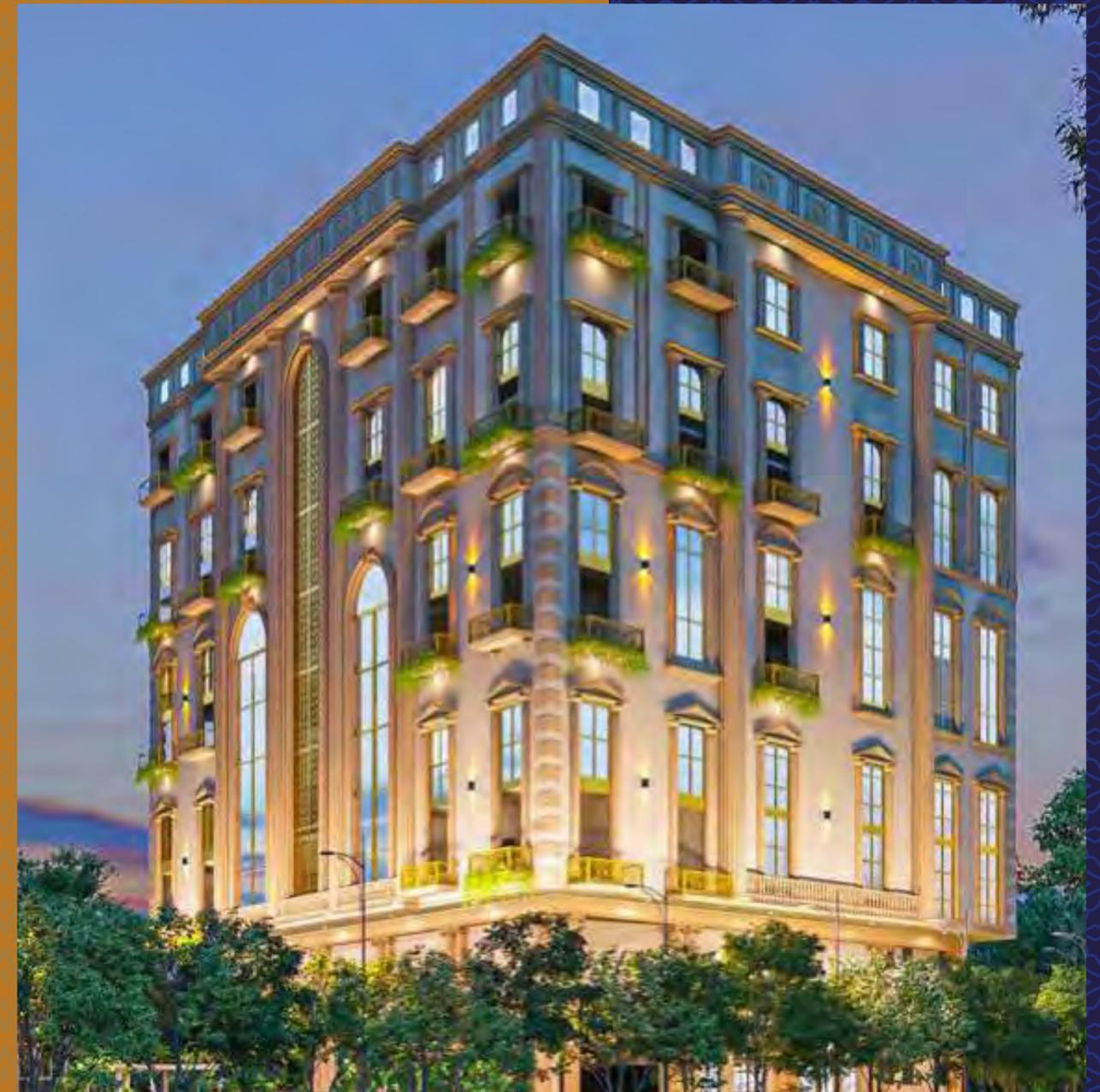
1. Spa & Salor
2. Fully Equipped Gym with steam rooms (separate washrooms for ladies and gents - with lockers and changing rooms)
3. Yoga / Aerobics room
4. Meditation room
5. Isolation Rooms - 02 Nos
6. Health Bar - Serving Natural Juices and Snacks at lobby
7. Swimming Pools -02 nos. One Indoor for ladies & kids one outdoor for common (rooftop)
8. Kids Play Area Indoor & Outdoor, Creche (Below 10 years)
9. Dance/Art studio, VR/Gaming room (For samire music dance etc to use on booking basis)
10. Shuttle courts 2 nos. with double height gallery
11. Lawn with Cricket pitch
12. Jogging track in tree shades
13. Basket Ball court
14. Open Gym
15. Skating Rink / Amphi theatre
16. Cycle track

SOCIAL GATHERINGS

17. Big Banquet Hall with partition provision - Maximum one floor Pantry, Dining room
18. Business Lounge with coffee Shop & Baken
19. Mini theatre
20. Youth Hangout Point at Terrace with coffee shop / rustic style Bar
21. Indoor Games Room for - Billiards, Carroms Chess, Snooker table Tennis, football
22. Guest Rooms with balcony & separate lobby for waiting & check-in
23. Studio Kitchen for youth to set cook and nangu
24. Party Lawn
25. Terrace lawn with coffee shop

FACILITIES

26. Essential store with internal onarmac
27. Laundry & Iron
28. Car washing area - automated wash
29. Car & Bike Electrical charging points with extra cost.





*This refined space is home
for the sophisticated
resident. Oversize living
rooms give way to wall-
to-wall windows for an
airy welcome bathed in
natural light.*

EXPERIENCE EXQUISITE LIFESTYLE AT SKYLA

Swimming Pool



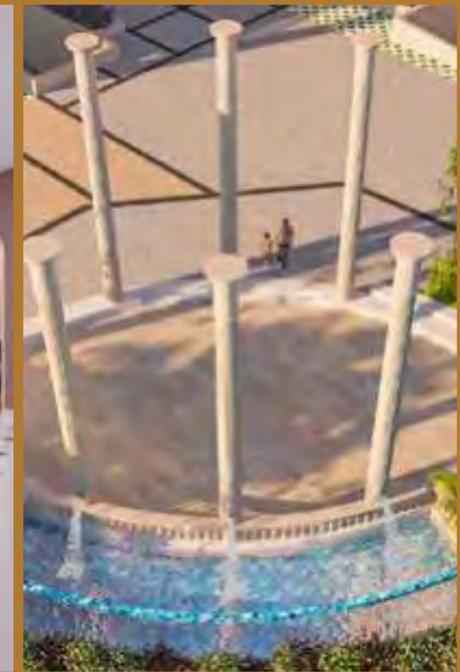
Indoor Swimming pool



Yoga/Meditation



Salon & Spa



Chess



Grand Walkway



Preview Theater



Creche



Club Lounge



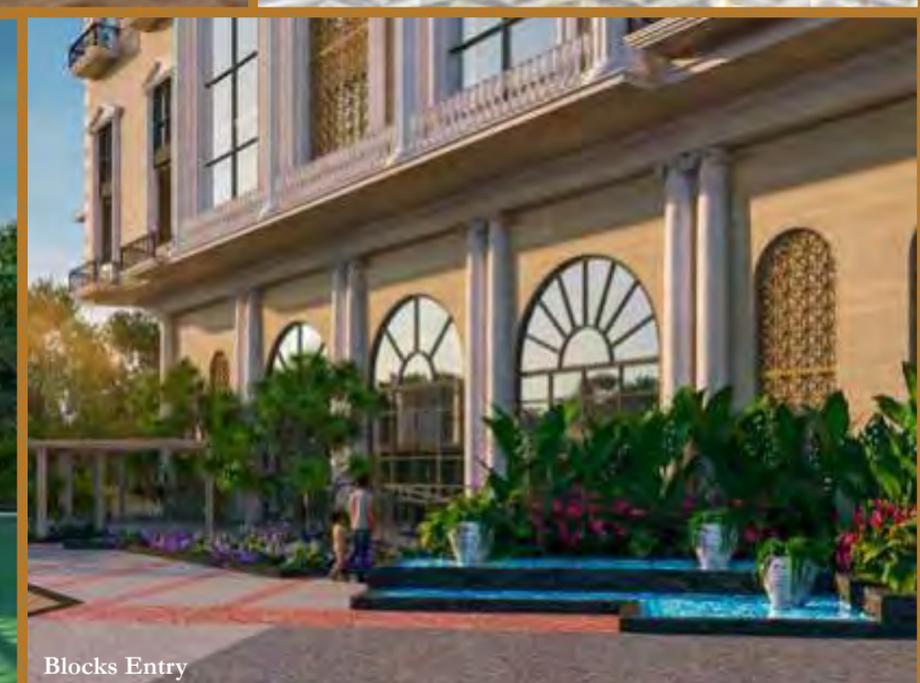
Gym



Clubhouse Hall



Basketball Court



Blocks Entry



Cycle Stand



Walk way



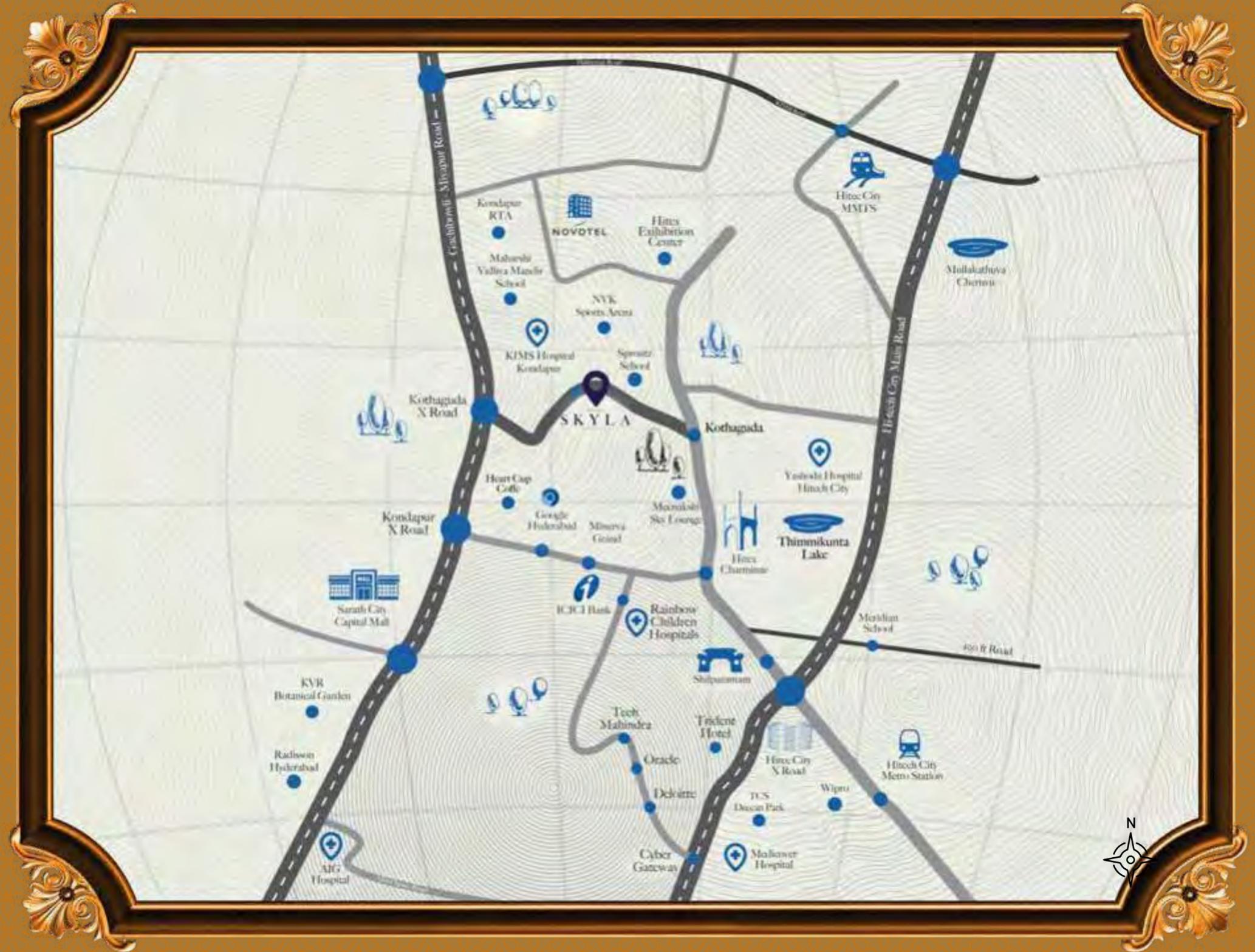
Cafeteria



COME HOME
TO A LUSH
LANDSCAPE OF
NATURAL BEAUTY
AND MODERN
CONVENIENCES



WORK PLAY INDULGE



Connectivity

Kohtaguda, Kondapur, Whitefield, Hafeezpet, Gachibowli



Hotels & Entertainment Hubs

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



Transportation

Hitec City Metro Station and MMTS



MNCs and IT Parks within Reach

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



Healthcare

AIG, Yashoda, Ankura, KIMS, Mediciver Hospitals

SPECIFICATIONS

	Foundation	RCC Foundation		Doors & Windows	<ul style="list-style-type: none"> a. Main Door: High-end engineered wood door frame & shutter with premium finish and hardware Door height 8', Architrave in door frame b. Internal Doors: High-end engineered wood door frame & shutter with premium finish an naraware Door neiant c. Utility Doors : Aluminum door frame of reputed orotle section d. Windows/French Doors: Powder coated aluminum window systems with fibre mesh designed to tak: all wind pressure double glazed unit with toughend glass or equivalent lass upto slab level with two track/three rack sugno 		Air Conditioning	Suitable capacity of VRV air conditionina system of reputed make like Daikin / Mitsubishi / O-General win extra charges
	Super Structure	Super structure with Aluminum form work shear wall technology,		Lifts	High speed passenger/goods lifts of standard make with V3r arragemen			
	Wall Finish	<ul style="list-style-type: none"> a. External: Textured finish and 2 coats of extenal emulsion paint ASIAN / BERGER b. Internal: All internal walls with base paint and POP punnina /Gyproc. Painting with premium quality, Acrylic emulsion paint brands like Asian/Berger 		Fire	Complete project with re nantin system of standerd make			
	Ceiling Finish	WPC/POP False ceiling in balconies and corridors. POP cornice for concealina service lines insid		Garbage Chutes	Provided in al floors			
	Flooring/Skirting	<ul style="list-style-type: none"> a. Living/ Dining: Italian Marble b. Utility/Balcony: Italian Shade Vitrified Tiles c. M.Bed Room/Bed Room: Vitrified Illes d. Kitchen/Toilets: Vitrified Tiles e. Staircase: Granite f. Parking/Driveways: Combination of VDF Flooring / Interlocking Pavers 		Entry Lounge	Entry lounge with interiors provided in the ground floor			
	Dadoing	<ul style="list-style-type: none"> a. Toilets: 4 x4' 4 x2' size cladding tiles upto false ceiling b. Kitchen: 4 x4, 4x2' size cladding tiles upto 5' height 		Railing	S,S Railing/Glass railing reputed brand / Stone balustrade			
	Sanitary	<ul style="list-style-type: none"> a. Rain showers in all bathrooms b. Wash basins with vanities and LED mirror c. Wall mounted WCs reputed brand d. All C.P fittings & sanitaryfixtures of reputed brand e. Provision of Geyser in utility area for hot water in all bathrooms 		Electrical	<ul style="list-style-type: none"> a. Concealed copper wiring of Finolex / Havells or equivalent b. Three phase power supply for each unit with MCB c. Touch panel system with elegant designer modular 			
	Sanitary	<ul style="list-style-type: none"> a. Rain showers in all bathrooms b. Wash basins with vanities and LED mirror c. Wall mounted WCs reputed brand d. All C.P fittings & sanitaryfixtures of reputed brand e. Provision of Geyser in utility area for hot water in all bathrooms 		Plumbing	<ul style="list-style-type: none"> a. Drainage/Sewage: PVC PIPES & PVC fittinas b. Water supply lines: Internal and external CPVC or UPVC Pipes 			
	Sanitary	<ul style="list-style-type: none"> a. Rain showers in all bathrooms b. Wash basins with vanities and LED mirror c. Wall mounted WCs reputed brand d. All C.P fittings & sanitaryfixtures of reputed brand e. Provision of Geyser in utility area for hot water in all bathrooms 		Cable TV & WiFi	<ul style="list-style-type: none"> a. Cable connection in Livina & Bedrooms b. Internet provision in each flat c. Inco/ vio onone connectin 			
	Sanitary	<ul style="list-style-type: none"> a. Rain showers in all bathrooms b. Wash basins with vanities and LED mirror c. Wall mounted WCs reputed brand d. All C.P fittings & sanitaryfixtures of reputed brand e. Provision of Geyser in utility area for hot water in all bathrooms 		STP/WTP	<ul style="list-style-type: none"> a. Domestic water made available through an exclusive water softening plant b. Treated sewage water will be used for Landscape purpose c. Rain water harvesting 			
	BMS	Sophisticated round the clock service / CCTV Survielance system. BMS for electricity, water connection						
	IGBC	IGBC Certification						
	LPG Supply	Reticulated Piped Gas System to Individual unit Monitored with Gas Metre						
	Generator Power Backup	100% DG set Backup						
	Home Automation	Simple Home Automation						



A CHRONICLE OF CRAFTING THE FINEST LANDMARKS!

The success story of Vasavi Group is built on the foundation of quality, integrity, innovation and matchless customer service. Incorporated and established in 1994 and headquartered in Hyderabad, the real estate giant has extended its footprint across the twin cities. Through their illustrious journey spanning over 27 years, the Group is proud to have accomplished 30 residential projects and 17 commercial projects.

The Group has spearheaded some of the most notable residential developments covering the length and breadth of the capital city and emerged as a name synonymous with the highest construction standards that redefine excellence.

VISION

Create happy memories.
Every single day.

PHILOSOPHY

- Better Planning.
- Better Location.
- Better Amenities.
- Better Value.

VALUES

- Transparency • Integrity
- Honesty • Trust
- Passion • Innovation

LEGACY

30 Residential Projects

17 Commercial Projects

8 Million sft. Built

310 Acres Villa Plots Sold

50 Million sft. 5 Years Goal

4510 Apartments Built

25,000+ Happy Residents

HONOURS
&
AWARDS

Best High
Rise Apartment
Vasavi GP Trends
2018



Best Residential
Township Award
Sri- Nilayam
2018



Best Commercial
Project Office Space
Vasavi-Sky City
2019



Trusted Developer
of the Year
Vasavi Group
2019



Exemplary
Contribution to
Real Estate Hyderabad
2021

The Most
Preferred Builder
of the Year
2021

Premium Affordable
Project of the Year-
Urban
2021

OUR PROJECTS



VASAVI
URBAN
BACHUPALLY



VASAVI
METROPOLIS
High rise | High value | High life
UPPAL



VASAVI
SKY CITY
GACHIBOWLI CIRCLE



OLYMPUS
NANAKRAMGUDA



VASAVI
ATLANTIS
WORLD WIDE



USHARAM
INTEGRA



SOLITAIRE
HEIGHTS
AMEERPET



VASAVI GP
WATER FRONT
@Wipro circle, Gachibowli



VASAVI'S
Lake city
@Hafeezpet



VASAVI-GP
TRENDS
NEW AGE. NEW TRENDS!
@ Gachibowli on ORR Service Road



VASAVI'S
Sri Nilayam





CONSULTANTS

Principal Architect



Landscape Architects



Elevation Architect



Structure Engineer & MEP Consultant



Structure Proof Checking



Fire



Parking



Integrated Project Management Services



Lift



STP



Lighting



PROJECT APPROVED BY



MEMBER OF



APPROVALS

Approval Sanction Authority	Approval Number	Date of Approval
AAI (Airport Authority of Inida) Hyderabad Airport	HYDE/SOUTH/B/021919/372948 NOC for Height Clearance	28-01-2019
Fire Serives	201260002019 NOC	25-03-2021
Ministry of Environment Forests & Climate Changes	SEIAA/TS/OL/RRD-6952021 (Environmental Clearance)	20-03-2021
GHMC	I/C20/10201/2021 (Building Permit Order)	22-11-2021
GHMC	I/C20/03572/2021 (File Number)	
RERA (RERA Certificate)	PO2400003652 (HYD 0000)	03-12-2021





Corporate Office

8-2-120/86/9/A/1,12,2 & 13, Anilath
Maja Housing Society, 1st Floor,
North End, Opp. Park Hyatt, Road
No.2, Banjara Hills, Hyderabad,
Telangana-500034, India.

Marketing Office

1-98/2/92, Kavuri Hills Rd,
CBI Colony, Jubilee Hills,
Madhapur, Hyderabad,
Telangana-500033.

Site Office

Vasavi Skyla, Hitex road,
Hitex city, Hyderabad,
Telangana-500055.

+91 90191 00099

www.thevasavigroup.com

