



REDEFINING LUXURY LIVING IN HYDERABAD





ENTER THE  
NEW  
WORLD  
OF LUXURY





At Skylar, 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. Experience the epitome of splendour and sophistication at Vasavi Skylar. 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 18<sup>th</sup> and 19<sup>th</sup> 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.*







VASAVI  
**SKYLA**  
— LUXURY LIVING —  
@HITEC CITY

EXQUISITE.  
RARE.  
COVETED.



Created by master  
designers. Crafted to the  
highest level of detail.







PROJECT  
HIGHLIGHTS

6.23 Acres

75% Open Space

685 Units

5 Towers

32 Floors

50,000 Sft. Clubhouse

15  
APARTVILLAS

652  
LUXE APARTMENTS

18  
SKY VILLAS



VASAVI  
**SKYLA**  
— LUXURY LIVING —  
@ HITEC CITY



A living, breathing ecosystem of nature,  
amenities, and conveniences.







NATURE.  
GREEN.  
SCAPES.





Breathtaking Views





Skating Rink





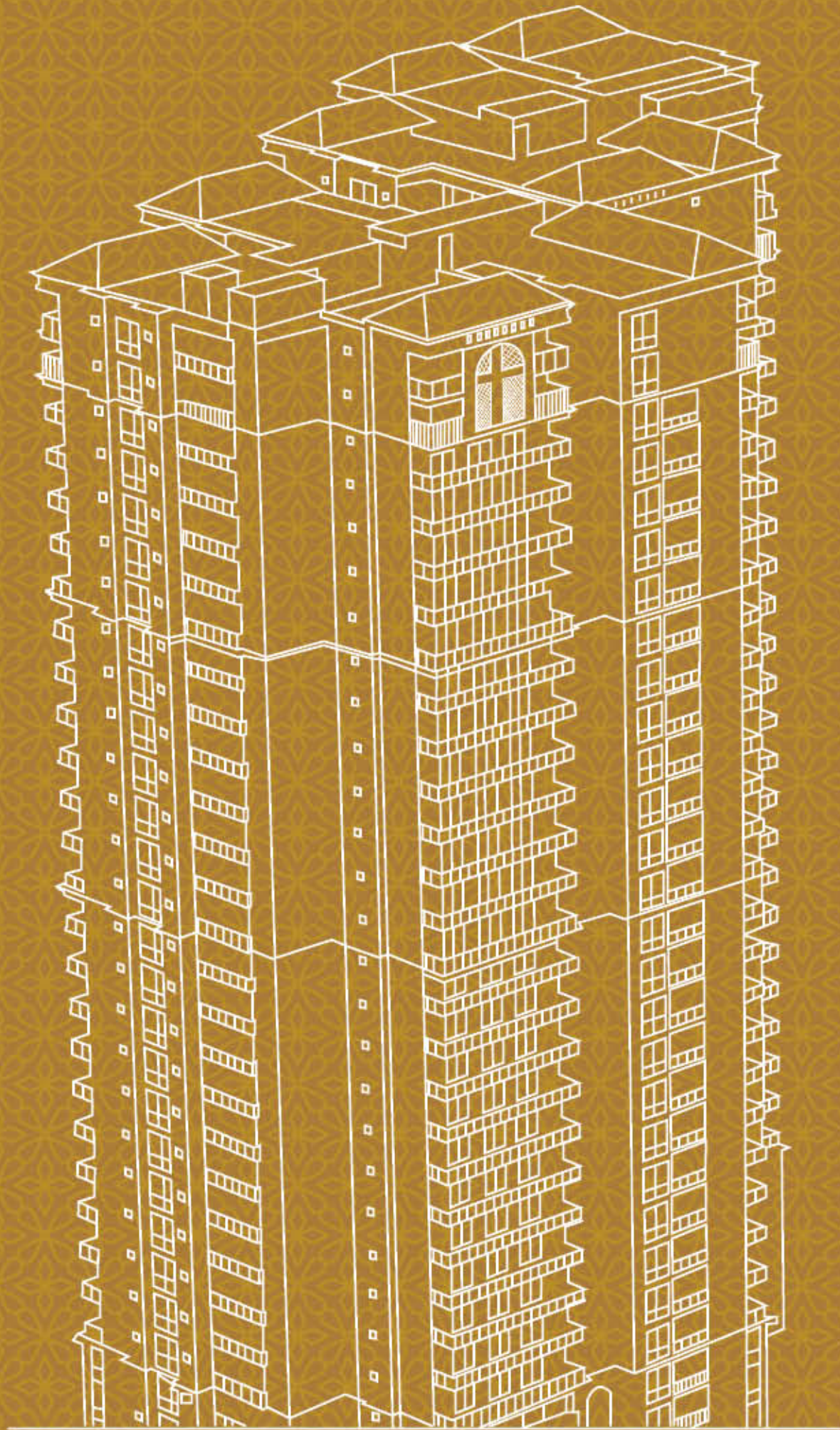
CLUB  
VASAVI

LAVISH.  
EXPANSIVE.  
LUMINOUS.





# UNIQUELY SKYLA



LUXE APARTMENTS



APART VILLAS



SKY VILLAS

*Immersed in a lush oasis of greenery, residences  
at Vasavi Skyla are designed to reinvent city life.  
Discover an unparalleled lifestyle.*



# APARTVILLAS

#15







A peaceful villa  
retreat in the heart of  
Hyderabad.





Living Room







Duplex Staircase





# LUXE APARTMENTS

#652





Tower Entrance Lobby







A private verdant  
sanctuary of your own.







Living Room





Master Bedroom







# SKY VILLAS

#18





These Residences offer panoramic  
views of the entire neighbourhood.







Living Area





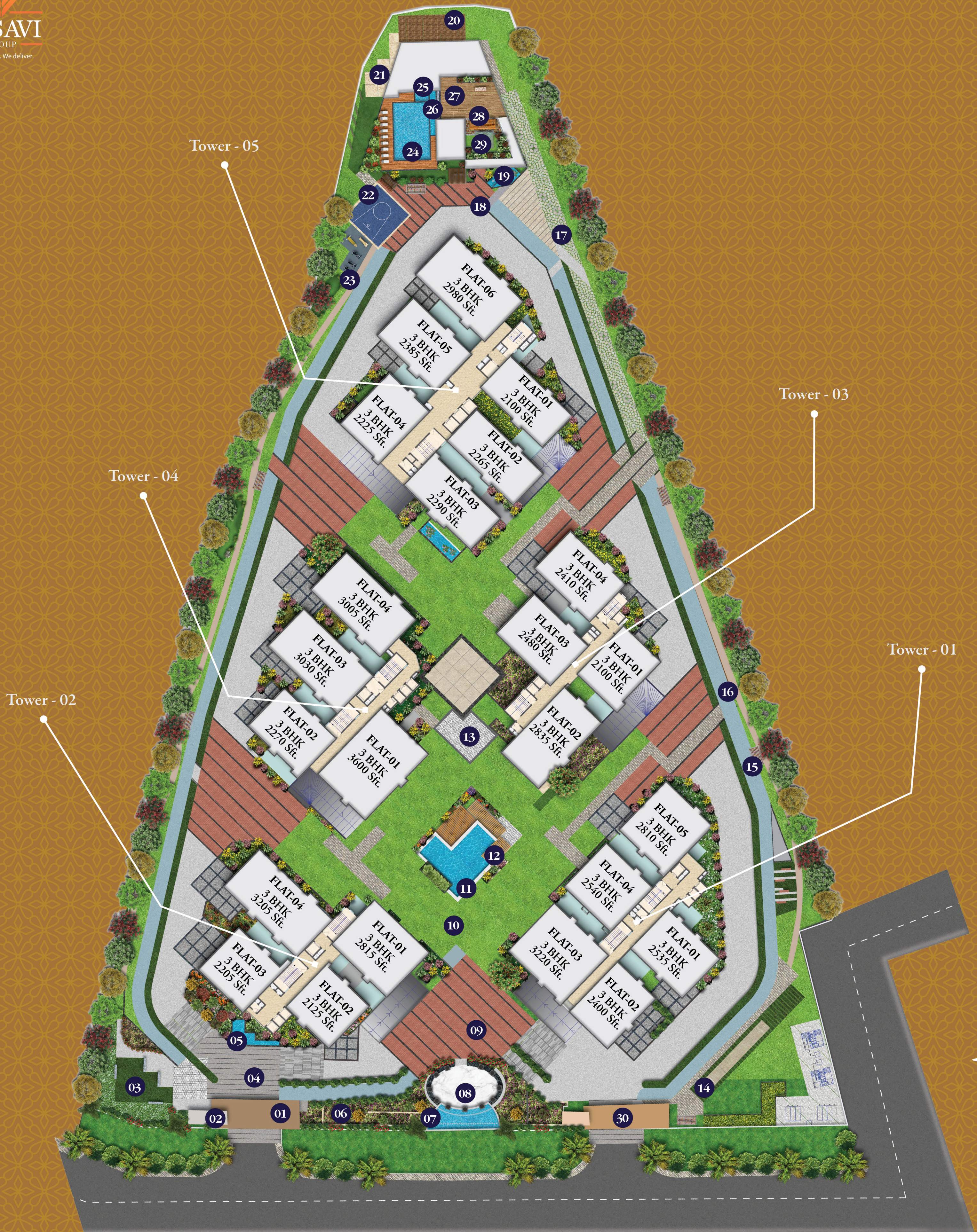
Master Bedroom





Terrace Garden





## LEGEND

- |                            |                                      |                          |
|----------------------------|--------------------------------------|--------------------------|
| 01 Entrance Gate           | 11 Stepped Water Feature             | 21 Outdoor Party Area    |
| 02 Security Cabin          | 12 Covered Seating                   | 22 Basket Ball Court     |
| 03 Garden Seating          | 13 Sculpture Garden Connecting Court | 23 Outdoor Gym           |
| 04 Arrival Deck            | 14 Lawn and Cricket Pitch            | 24 Rooftop Swimming Pool |
| 05 Entry Water Feature     | 15 Cycle Stand                       | 25 Kids Pool             |
| 06 Front Colonnade         | 16 Cycle Track                       | 26 Water Wall            |
| 07 Signature Water Feature | 17 Prime Access to Club House        | 27 Party Deck            |
| 08 Skating Rink            | 18 Vehicular Drop Off & Cycle Stand  | 28 Party Deck Seating    |
| 09 Drop Off Point          | 19 Club Entrance Water Feature       | 29 Sky Lounge            |
| 10 Central Plaza           | 20 Meditation Deck                   | 30 Exit Gate             |



# TOWER-1





# 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



# 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





# 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



# 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-5                 | 3BHK | West   | 1880        | 250                    | 2980 Sft.      |

\*Furnishing of flat is only for pictorial purpose

\*Saleable Area is inclusive of Common Area





TYPICAL  
UNIT PLANS



TYPICAL  
UNIT PLANS





TYPICAL  
UNIT PLANS





Spaces of peace await you,  
curated to meet your every need.





PLAY.  
PAMPER.  
INDULGE.

CLUB  
VASAVI





## CLUBHOUSE AMENITIES

### HEALTH & FITNESS

- + Spa and Salon
- + Fully Equipped Gym with Steam Rooms  
(Separate Wash rooms for Ladies and Gents  
with Lockers, Changing rooms)
- + Yoga/Aerobics room
- + Meditation deck
- + Doctor Consultation Room
- + Library
- + Health Bar
- + 2 Swimming Pools, One Indoor with  
temperature Control For Ladies and another  
outdoor for Common & kids on rooftop
- + Kids Play Area Indoor and outdoor, Creche for  
below 10 years
- + Multipurpose Room/Mini Banquet hall for  
learning music, dance etc to be used on  
booking basis (Chargeable)
- + 2 Shuttle Courts with double Height
- + Jogging track in tree Shades
- + Basket Ball Court
- + Open Gym
- + Skating Rink/Amphitheatre
- + Cycle Track

### SOCIAL GATHERINGS

- + Big Banquet Hall - Maximum one Floor, to be  
used on booking basis (Chargeable)
- + Restaurant with Kitchen cum Coffee Shop and  
Bakery
- + Terrance with Coffee shop/Rustic Style bar
- + Indoor Games Room for Board Games ,  
Carroms/Chess, Snooker/Table Tennis
- + Guest rooms with balcony and Separate Lobby  
for Waiting and Check-in (chargeable)
- + Party Lawn

### FACILITIES

- + Supermarket with internal Pharmacy
- + Laundry and Iron
- + Car Washing Area - Automated wash
- + Electrical Charging Points for Car and Bike  
(Chargeable)



Billiards



Multipurpose Hall



# INDOOR AMENITIES



Cafeteria



Spa



Indoor  
Swimming pool



Creche





Business Lounge



Salon



Yoga & Meditation



Preview Theater



## OUTDOOR AMENITIES



Rooftop Swimming Pool



Cycling Track



Outdoor Gym



Half Basketball Court



Come home to a lush  
landscape of natural beauty  
and modern conveniences.

## LOCATION MAP



(Not to scale)



### Connectivity

Kothaguda, Kondapur, Whitefield,  
Hafeezpet, Gachibowli



### Hotels & Entertainment Hubs

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



### 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,  
Medicoor Hospitals



Scan this QR Code  
for Site Location



# SPECIFICATIONS



## Foundation

RCC Foundation



## Super Structure

Super structure with Aluminum form work shear wall technology



## Wall Finish

- a. External: Textured finish and 2 coats of external emulsion paint Asian/Berger
- b. Internal: All internal walls with base paint and POP punning/ Gyproc
- c. Painting with premium quality, Acrylic emulsion paint brands like ASIAN/BERGER



## Ceiling Finish

POP cornice for concealing service lines inside the Apartment



## Flooring/Skirting

- a. Living/Dining: Italian marble (Rs. 300 per sft.)
- b. Utility/Balcony: Italian shade vitrified tiles
- c. M.Bed Room/Bed Room: Italian shade vitrified tiles
- d. Kitchen/Toilets: Italian shade vitrified tiles
- e. Staircase: Granite
- f. Parking/Driveways: Combination of VDF Flooring/Interlocking pavers



## Dadoing

- a. Toilets: 4'x4', 4'x2' size cladding tiles upto false ceiling
- b. Kitchen: 4'x4', 4'x2' size cladding tiles up to 2' height



## Sanitary

- a. Rain showers in all bathrooms
- b. All Sanitary fittings with Villeroy&Boch German made or Equivalent
- c. All tap fittings with Villeroy & Boch German made or Equivalent



## Doors & Windows

- a. Main Door: High-end engineered wood door frame & shutter with premium finish and hardware, Door height 8', Architrave in door frame
- b. High-end engineered wood door frame & shutter with premium finish and hardware, Door height 8'
- c. Utility Doors: Aluminum door frame of reputed profile section
- d. Windows/French Doors: UPVC/Powder coated aluminum window systems with fibre mesh, designed to take all wind pressure double glazed unit with toughened glass or equivalent glass up to slab level, with two track/ three track sliding



## Railing

S.S Railing/Glass railing reputed brand



## Electrical

- a. Concealed copper wiring of Finolex /Havells or equivalent
- b. Three phase power supply for each unit with MCB
- c. Elegant designer modular switches



## Plumbing

- a. Drainage/Sewage: PVC PIPES & PVC fittings
- b. Water supply lines: Internal and external CPVC or UPVC Pipes
- c. All Sanitary fittings with Villeroy & Boch German made or Equivalent



## Cable TV & WiFi

- d. All tap fittings with Villeroy & Boch German made or Equivalent



## STP/WTP

- a. Cable connection in Living & Bedrooms
- b. Internet provision in each flat
- a. Domestic water made available through an exclusive water softening plant
- b. Treated sewage water will be used for Land Scape Purpose
- c. Rain water harvesting



## Air Conditioning

Suitable capacity of VRV air-conditioning system of reputed make like DAIKIN/ MITSUBISHI/O' GENERAL at Extra Cost



## Lifts

High speed passenger/goods lifts of standard make with V3F arrangement



## Fire

Complete project with fire fighting system of standard make



## Garbage Chutes

Provided in all floors



## Entry Lounge

Entry lounge with interiors and Surveillance provided in the ground floor



## BMS

Sophisticated round the Clock Service/CCTV Surveillance System



## IGBC

IGBC Certification Platinum



## Home Automation

Basic Home Automation



## LPG Supply

Reticulate Piped gas System to Individual Unit Monitored



## Generator Power Backup

100% DG Set Back Up (Except AC & 16 AMPS Points)





## 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

## VASAVI FOUNDATION

Steered by the vision of Sri. Yerram Shankaraiah, Vasavi Foundation aims to improve the lives of communities by taking initiatives that provide benefits to both individuals and communities as a whole.

Vasavi Foundation undertakes the Corporate Social Responsibility Activities of Vasavi Group. The Foundation focuses on Health, Livelihood, Education, and Donations to Relief Work during Calamities. Through its various initiatives, Vasavi Foundation strives to impact people's lives to build a better world for the future.

## LEGACY

30

Residential  
Projects

17

Commercial  
Projects

8

Million sq.  
Built

310

Acres Villa  
Plots Sold

50

Million sq.  
5 Years Goal

4510  
Apartments Built

25,000+  
Happy Residents

## HONOURS & AWARDS



Best Residential  
Township Award -  
Vasavi Sri Nilayam  
2018

Best Commercial  
Project Office Space -  
Vasavi Sky City  
2019



Trusted Developer  
of the Year -  
Vasavi Group  
2019

Premium Affordable  
Project of the Year -  
Vasavi Urban  
2021



Best High  
Rise Apartments -  
Vasavi GP Trends  
2018

Exemplary  
Contribution to  
Real Estate Hyderabad  
2021

The Most  
Preferred Builder  
of the Year  
2021



# OUR PROJECTS

## Ongoing Projects



## Upcoming Projects





## CONSULTANTS

Principal Architect



Integrated Project Management Services



Landscape Architects



Elevation Architect



Structure Engineer & MEP Consultant



Structure Proof Checking



Parking



STP



Lighting



Lift



PRE-CERTIFIED  
IGBC PLATINUM



PROJECT APPROVED  
BY



MEMBER OF



&



## APPROVALS

| Approval Sanction Authority                              | Approval Number                                        | Date of Approval |
|----------------------------------------------------------|--------------------------------------------------------|------------------|
| AAI<br>(Airport Authority of India)<br>Hyderabad Airport | HYDE/SOUTH/B/021919/372948<br>NOC for Height Clearance | 28-01-2019       |
| Fire Services                                            | 201260002019<br>NOC                                    | 25-03-2021       |
| Ministry of Environment<br>Forests & Climate Changes     | SEIAA/TS/OL/RRD-6952021<br>(Environmental Clearance)   | 20-03-2021       |
| GHMC                                                     | I/C20/10201/2021<br>(Building Permit Order)            | 22-11-2021       |
| HMWS                                                     |                                                        |                  |
| RERA<br>(RERA Certificate)                               | P02400003652                                           | 03-12-2021       |

Scan to access  
Approval Documents







**Corporate Office**

8-2-120/86/9/A/1,12,2 & 13, Anilath  
Maja Housing Society, 1<sup>st</sup> 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,  
India.

**Site Office**

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