ABINANDANA
INFRA REALITY LLP
Sunshine Your Dream

Skylark

BY ABINANDANA INFRA

THE MARK OF EXCLUSIVITY

Rera No. : **P01100007181**

www.abinandanainfra.com

THE MARK OF DREAM LIFE

VIVACIOUS RESIDENTIAL APARTMENTS@ VELIMELA

ABINANDANA INFRA REALITY LLP

Sunshine Your Dream

Welcome aboard! As the name suggests, Abinandana Infra is a welcoming company engaged in an endless pursuit of making its customers' dreams come true.

Skylark1

BY ABINANDANA INFRA





THE MARK OF TOGETHERNESS

Skylark1 by Abinandana Infra is for those searching for new ways to enhance their every family members' living standards. Now that you know about it. Join in.

Skylark1
BY ABINANDANA INFRA



THE MARK OF COMFORT

Come to where life is cool, comfortable and convenient. A home of your dream away from chaos and clutter. Where there's a true sense of security and community, but you also have privacy to be with your loved ones and indulge in your own activity. Yet easy to stay social and make friends. After all, you get to meet a lot of like-minded people from interesting backgrounds every day. So if you value a positive environment that's enjoyable for all and safe for children, welcome to Skylark1 by Abinandana Infra.

Skylark1
BY ABINANDANA INFRA

an artistic rendering of abinandana skylark1 entrance gate view

THE MARK OF HIGH CLASS

Aesthetically designed keeping in mind the vicinity in perspective, no aspect in the elevation of Skylark1 by Abinandana Infra is by chance. The right size and scale of three blocks come together as a whole and create that all significant sense of identity of the gated community. Creating an equally appealing vibe is the independent clubhouse positioned in the centre of the residential enclave. The clean lines and the stately squares not just create spaces that invite nature elements, but they also contribute to the overall beauty.

Skylark1
BY ABINANDANA INFRA

an artistic rendering of abinandana skylark1 elevation view

TOTAL AREA
AC. 2.05 GTS.

Blocks
3

1 CELLARS+STILT
+10 FLOORS
OF CONFIGURATION

TOTAL UNITS
238

OPEN SPACE
55% OF AREA

UNITS AVAILABLE
1420 TO 2485SFT.



HMDA
APPROVED
PROJECT

3 BHK
PREMIUM
RESIDENCES

100% VASTU
COMPLAINT UNITS

GRAND ENTRANCE
ARCH WITH
LANDSCAPE

THE PROJECT

The project configuration of Skylark1 by Abinandana is blessed by interesting features, that respond to modern living needs and highlight premium lifestyle. Lush landscaping, open spaces, integrated infrastructure and leisure amenities create a setting for residents to feel a proud sense of belonging at all times.

CLUBHOUSE
OPEN TERRACE

28,600 sft.
PREMIUM
CLUB HOUSE

FORMAL & INFORMAL
SEATING SPACES

WIDE BALCONIES
FOR BETTER FEEL

1 CAR PARKING'S
PER FLAT

COMMON
EV CHARGING
POINTS

PROVISION FOR
VISITORS CAR
PARKING

ACCESS RAMPS
AT ALL THE
ENTRANCE FOR
DIFFERENTLY ABLED



24/7 SECURITY
SERVICES
CCTV SURVEILLANCE
SOLAR FENCE
AUTOMATIC
ENTRY & EXIT WITH
BOOM BARRIER
@ MAIN ENTRANCE
& EXIT SYSTEM

POWER BACK UP
FOR ALL APARTMENTS

STP TREATED
WATER PROVIDED FOR
LANDSCAPING PURPOSE

HIGHLIGHTS

Skylark1
BY ABINANDANA INFRA

THE MARK OF CONTEMPORARY FRAMEWORK

The contemporary framework of the Skylark1 by Abinandana Infra community reflects in the smooth functioning of the daily affairs of the residents. Apart from providing connection, the public spaces play a multifaceted, well defined role in turning the residential hub into a safe, social place with a friendly civic environment. The community amenities, including the characterful laneways, act as the beating heart of the enclave. Rest assured, the urban realm ensures there's something for everyone to look forward to and engage.

Skylark1
BY ABINANDANA INFRA

an artistic rendering of abinandana skylark1 driveway view

THE MARK OF HIGH PLEASURES

Living your dream lifestyle in supreme style will be smooth in the contemporary apartments of Skylark1 by Abinandana Infra. Nestled majestically in an area enveloped by verdant greenery, the project displays spacious grace. It is created with high-quality craftsmanship and finishes and is streamlined with an abundance of natural spaces for the inhabitants to move around freely without feeling any disorder within. The terrace pleasures, such as a swimming pool with a seating deck, ensure a sense of celebration and recreation.

Skylark1
BY ABINANDANA INFRA

an artistic rendering of abinandana skylark1 aerial view

THE MARK OF PARK LIKE SETTING

The active setting yet elite exclusivity is what the new-gen homebuyers demand in the urban scenario. This is exactly what is in lavish abundance at Skylark1 by Abinandana Infra. Star-studded luxury amenities, dotted throughout the layout, welcome you to experience resort-like rejuvenation. The controlled entry and exit for outsiders gives rise to an aura of fun, freedom and flexibility within, away from city noise and rising pollution levels. So an individual of any age or preference can always unwind in peace, with ease.

Skylark1
BY ABINANDANA INFRA

an artistic rendering of abinandana skylark1 outdoor games view

THE MARK OF OUTDOOR INDULGENCES

- Cricket Practice Net
- Elders Seating Zones
- Children's Play Area
- Outdoor Seating
- Party Lawn
- Water Features
- Outdoor Badminton
- Half Basketball Court
- Open Meditation Area
- Jogging Track
- Terrace Pool with Seating Deck

Skylark1
BY ABINANDANA INFRA

an artistic rendering of abinandana skylark1 water feature wall view



THE ART OF HEART-TO-HEART

A balance between work, family and friends comes easily at Skylark1 by Abinandana Infra. You will effortlessly smile and spend a while with your loved ones, especially children.

Skylark1
BY ABINANDANA INFRA

THE MARK OF RESORT-STYLE AMENITIES

AMENITIES

- Reception & Lounge
- Banquet Halls
- Equipped Gym
- Meditation/Yoga Hall
- Restaurant
- Office/Maintenance Rooms
- Bar
- Changing Room
- Creche
- Pharmacy
- Guest Rooms
- Spa
- Saloon
- Cafeteria
- Multipurpose Hall
- Indoor Games
- Super Market
- Boutique
- Meditation Hall
- Dr. Consultancy

Skylark1
BY ABINANDANA INFRA

an artistic rendering of ahinandana skylark1 terrace swimming pool view

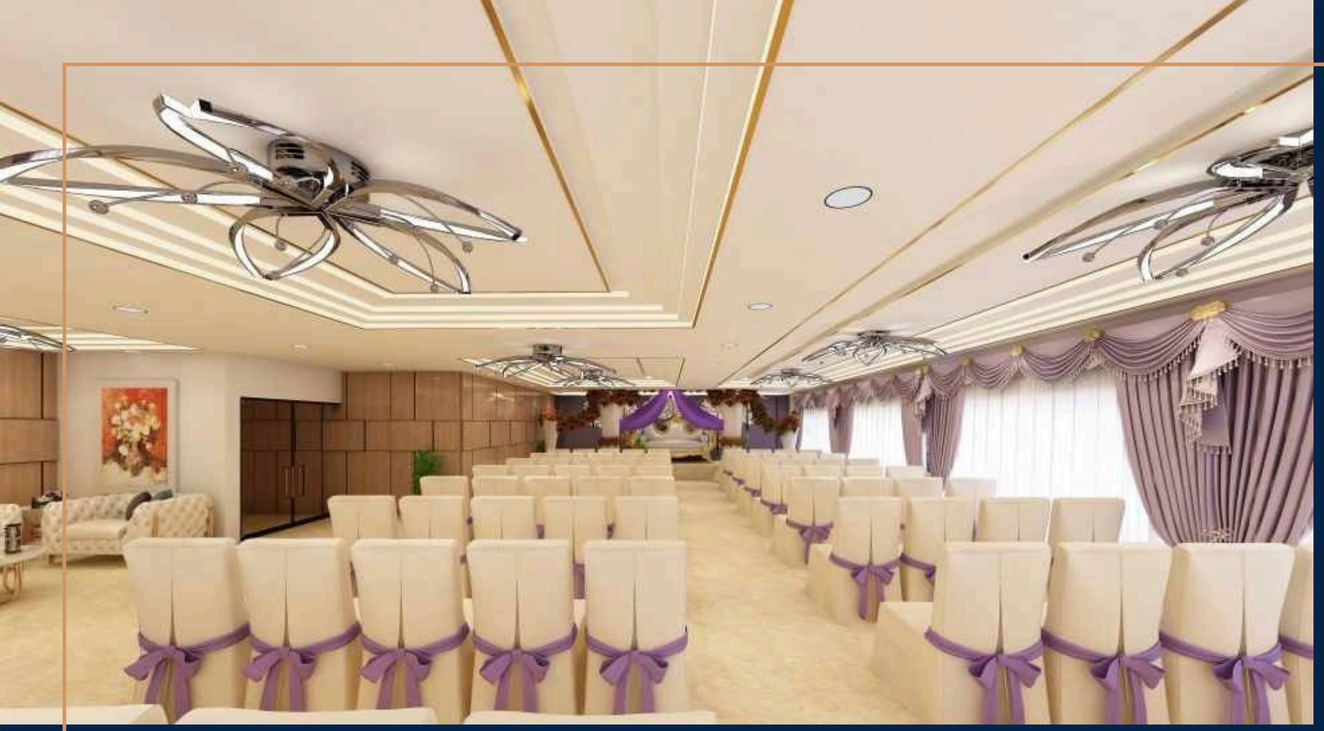


FITNESS WITH FUN

EMBARK UPON AN ACTIVE LIFE

Jog, sprint, meditate and exercise your way to a healthier you. Enjoy a good swim. Energise through sports/games. Workout without stepping out at Skylark by Abinandana.

Skylark
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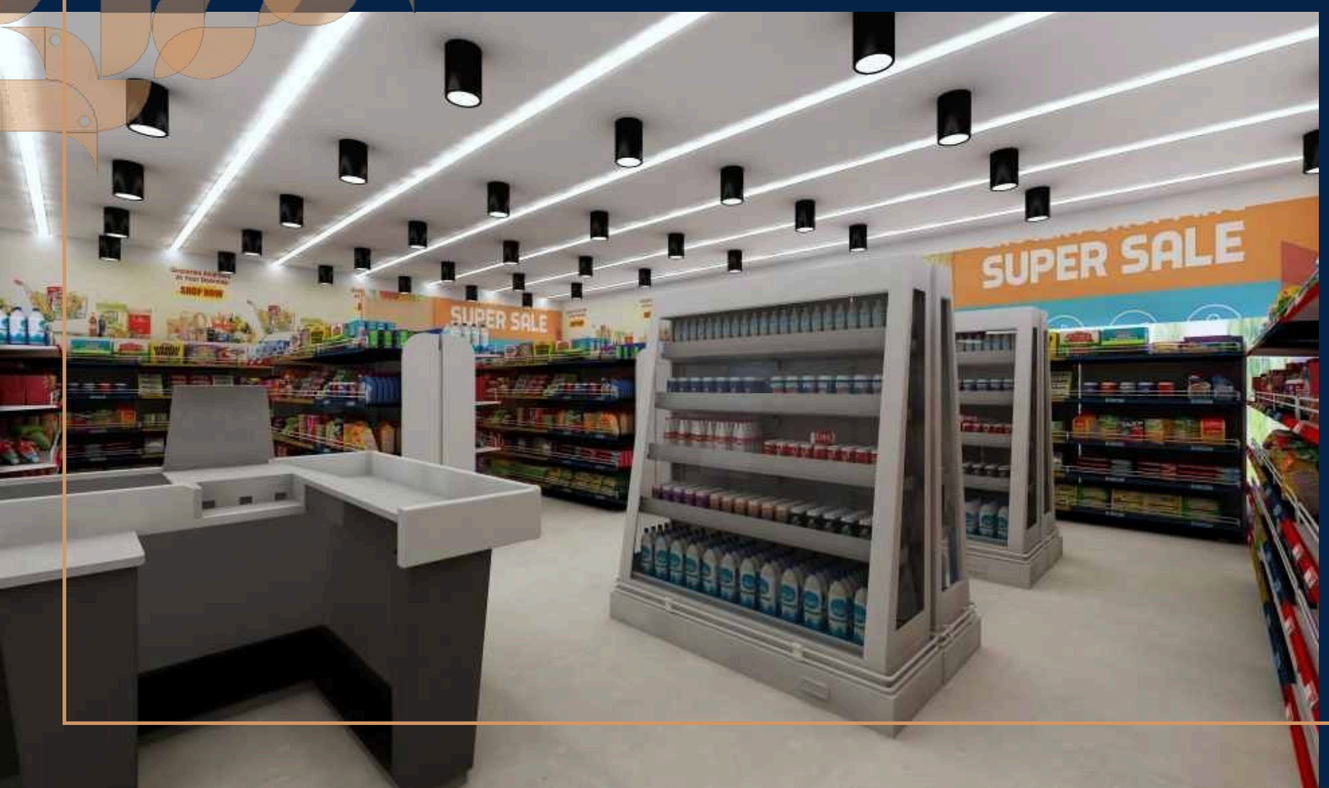




THE MARK OF ALL YOU DESIRE

- GYM
- MULTIPURPOSE HALL
- BAR
- SUPER MARKET

Skylark1
BY ABINANDANA INFRA





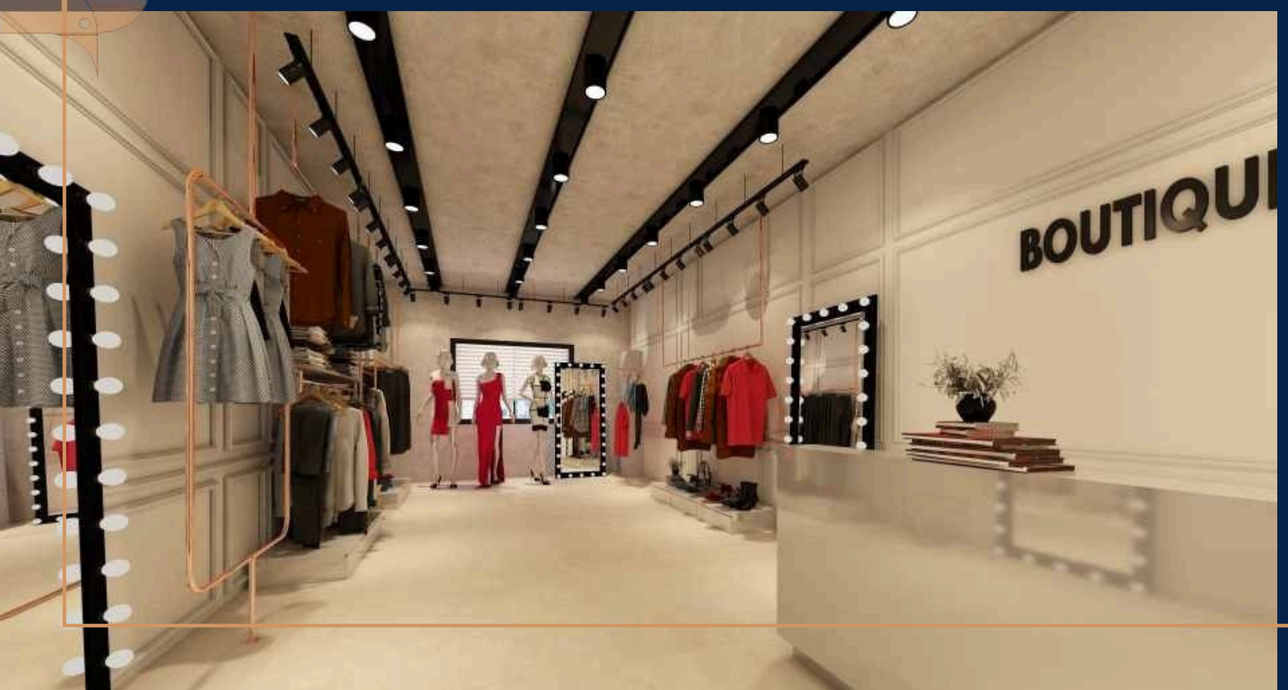


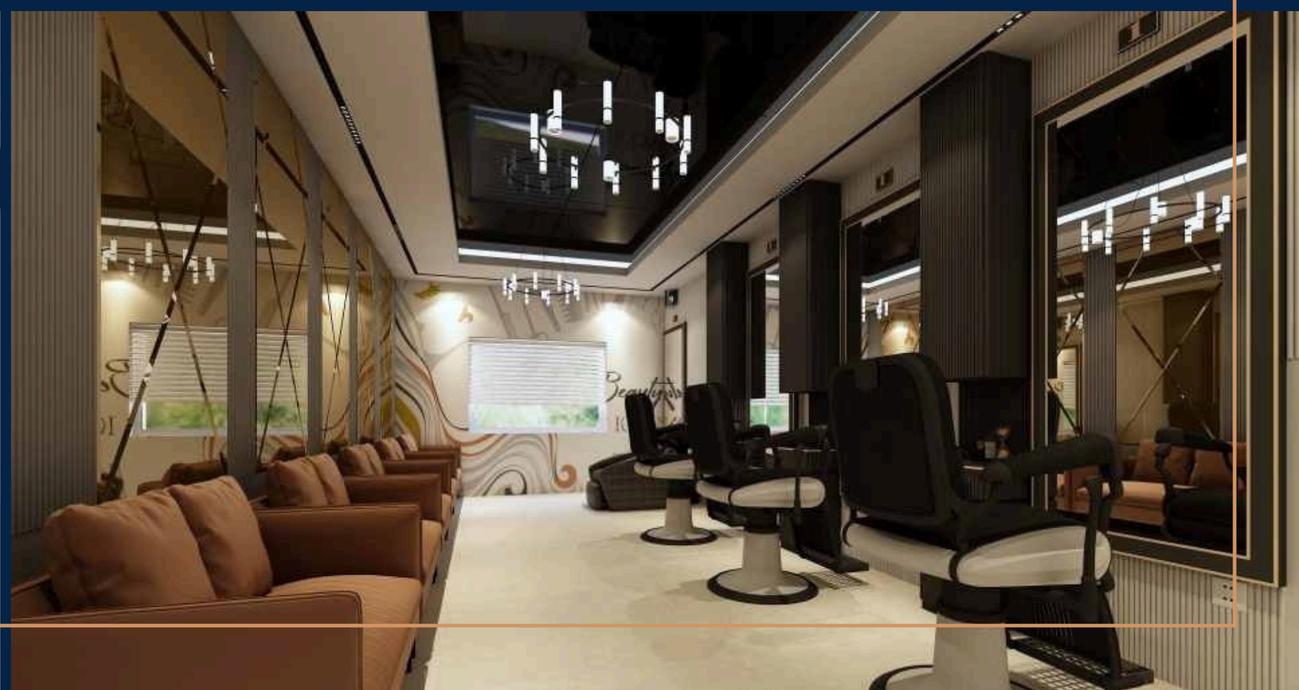


THE MARK OF ALL YOU ASPIRE

- CLINIC
- PHARMACY
- BOUTIQUE
- SPA

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FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN





FIFTH FLOOR PLAN



SIXTH FLOOR PLAN

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MASTER PLAN

THE MARK OF TOP MASTER PLAN

LEGEND

1. ENTRANCE & EXIT
2. SECURITY ROOM
3. WATER FEATURE
4. SKATING RINK
5. JOGGING TRACK
6. GAS BANK
7. CHILDRENS PARK AREA
8. OPEN AREA
9. SHUTTLE COURT
10. PARTY LAWN
11. OPEN GYM
12. CRICKET NET
13. CHILDRENS PLAY AREA
14. HALFBASKET BALL COURT
15. CLUBHOUSE
16. ELDERS SEATING ZONE
17. OPEN MEDITATION ZONE

BLOCK - A

FLAT NO. 101

3BHK West - 2485SFT.



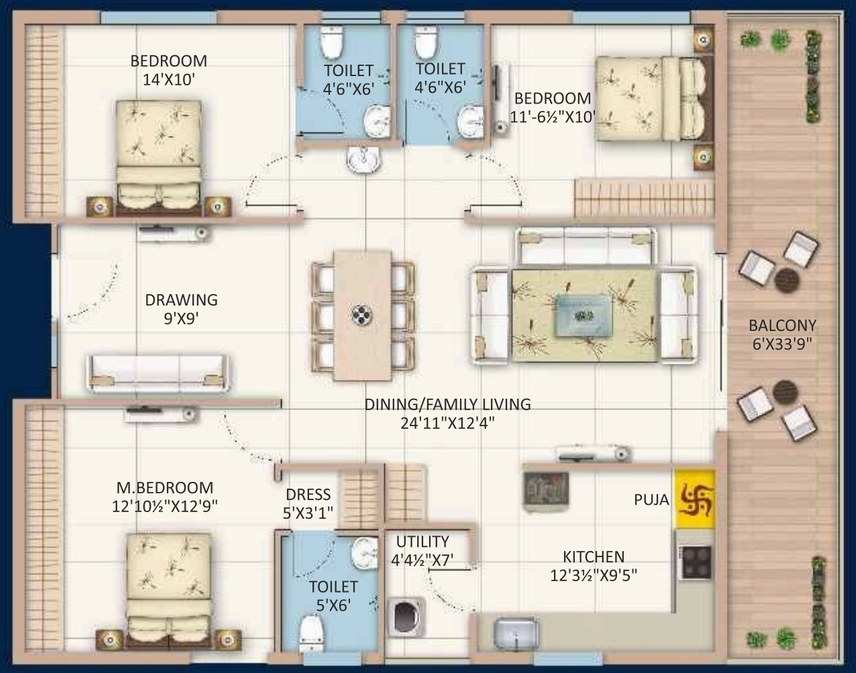


BLOCK - A,C

FLAT NO. A,C102,103,104,105

3BHK West - 1915SFT.







BLOCK - A

FLAT NO. 106

3BHK West - 2060SFT.





BLOCK - A,C

FLAT NO. A107, C105

3BHK East - 1920SFT.







BLOCK - A,C

FLAT NO. A108, C106, C107

3BHK East - 1780SFT.





BLOCK - A

FLAT NO. 109, 110

3BHK East - 1700SFT.





BLOCK - A

FLAT NO. 111

3BHK East - 1875SFT.





BLOCK - B

FLAT NO. 101, 102, 103

3BHK West - 1500SFT.







BLOCK - B
FLAT NO. 104
3BHK East - 1680SFT.





BLOCK - B
FLAT NO. 105
3BHK East - 1500SFT.







BLOCK - C
FLAT NO. 101
3BHK West - 2120SFT.

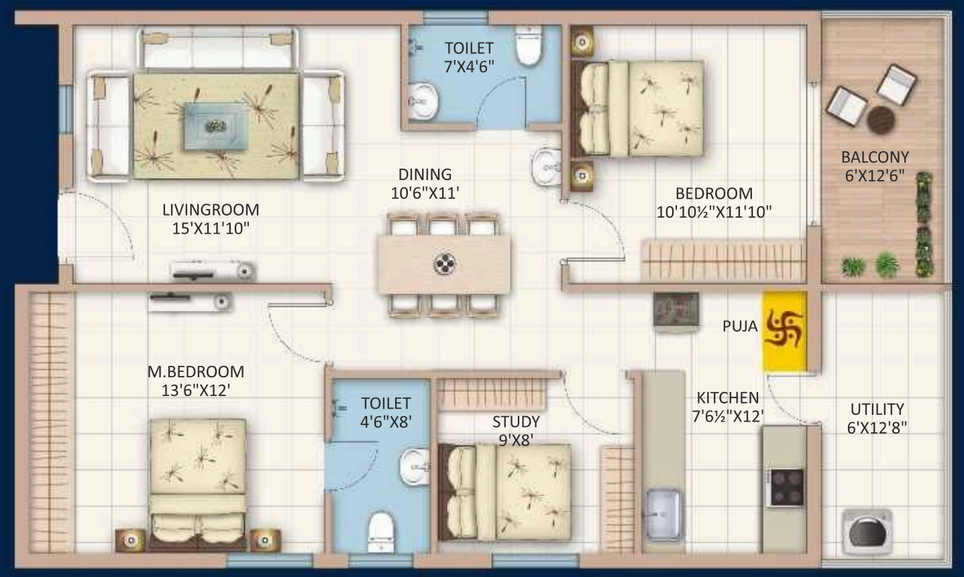




N

BLOCK - C
FLAT NO. 103, 104
3BHK West - 1420SFT.







BLOCK - C

FLAT NO. 108

3BHK East - 2075SFT.







THE MARK OF FINER DETAILS

Each of the Skylark1 by Abinandana Infra apartment stands out for its spaciousness, the luxury and all-round wow factor. Step in and you can escape the worldly weariness without compromising on privacy and exclusivity. From the best views of the city provided by the breathtaking balcony and the bliss of being at ease in the elegant bedroom to plush living expanse for family & friends and kingly kitchen for heavenly delights - the floor plan has all the good bits.

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SUPER STRUCTURES

Reinforced Cement Concrete Framed Structure

WALL

- Table moulded good quality redbrick walls with external 9" and internal 4½".
- All internal and external walls with smooth sponge finish.

DOORS

Main Door : Wood frame & flush door shutter with melamine polish with all fittings.

Internal Doors : Engineered door frame and flush door shutter with all fixtures.

WINDOWS AND FRENCH DOORS

Windows UPVC windows with provision for mosquito mesh provision of premium make.

French Doors : UPVC Doors with sliding shutters and provision for Mosquito mesh of premium make

FLOORING AND WALL CLADDING

Drawing, Living, Dining, all Bedrooms & Kitchen : Premium vitrified tiles with 4-inch Skirting

Balconies : Premium Anti-skid vitrified tiles

Bathrooms : Acid resistant & anti-skid premium vitrified tiles and wall cladding up to door height.

Utility : Anti-Skid tiles and wall cladding up to 4ft.

Staircases : Granite flooring as per architect design.

Fire Staircase

Tandoor/Kotastone

PLASTERING

Internal : Single-coat cement plastering with sponge finish.
External : Double-coat cement plastering.

PAINTING

External : Combination of Textured finish/Smooth putty finish with 2 coats of external 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.

Sit-outs : Weather proof paint of reputed make over external putty finish at utility/sitout walls & ceiling.

Basement Parking : Water proof cement paint and over a base coat of primer over one coat putty on column.

PLUMBING

- All CP fitting and Sanitary fixtures of Jaguar (or) equivalent make.
- Wall mounted EWC with concealed flush tank and Health Faucets in all Bathrooms
- Single lever diverter with shower in all bath rooms.

KITCHEN

- Provision for fixing of water purifier.
- Separate municipal water tap and bore well water through softener plant.
- Provision for fixing exhaust fan & chimney.
- Provision for washing machine in utility area.

ELECTRICAL

- Elegant designer modular electrical switches of Legrand, Norsys or anchor equivalent make.
- Concealed copper wiring of Premium make as per electrical consultant design.
- Power outlets for geyser and exhaust fan in all bathrooms.
- Plug points for TV in drawing and Living.
- Power plugs for cooking range chimney, refrigerator, micro wave oven, mixers/ grinders, and water purifier in kitchen.
- Power plugs for Washing machine, Dish washer in Utility area.
- One Miniature Circuit Breakers (MCB) for each Distribution boards of legrand/have is reputed make.
- 3phase Supply for each unit with individual meter.

TELEPHONE

Telephone point for living room.

CABLE

Provision for DTH/Cable connection for TVs in living room.

INTERNET

Wired internet Provision in living room.

LIFTS

High speed automatic passenger lifts as per the design, of Schneider, Kone (or) equivalent make.

GENERATOR

1KV for 1 apartment 100% for all common areas

WSP & STP

- A sewage treatment plant of adequate capacity.
- A water treatment plant of adequate capacity.
- Municipal water connection to kitchen.

FIRE & SAFETY

Fire hydrant and fire sprinkler fire safety system as per Fire Department norms.

COMPOUND WALL

Aesthetically designed compound wall shall be constructed all around the plot with solar fencing.

SECURITY

- Sophisticated round the clock security system.
- Panic button and intercom is provided in the lift that is connected to security room.

CCTV

CC cameras will be provided at all common areas as per consultant design to monitor.

LIGHTING

LED Lighting for all common area Including. Indoors and outdoors.

CAR PARKING

- 1car parking's for each Apartment.
- Provision for Visitor's car Parking.

PARKING MANAGEMENT

Entire parking is well designed to suit the no. of car parks with parking signage's and equipment at strategic locations to ease traffic flow as per traffic consultants design.

DRIVEWAY

- All driveways with VDF Flooring in cellars.
- Designer flooring with VDF & Granite @ Ground level.

GREENERY AND LANDSCAPE

Landscaping in the set back areas wherever feasible as per consultants design with Grand entry Arch.

THE MARK OF THE BEST PROVISIONS

SPECIFICATIONS





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THE MARK OF A HIGH-TECH LOCALITY

Desire to reconnect with nature without leaving the city? Select Skylark1 by Abinandana Infra and be in the greenery - with international schools, IT SEZs/Work Hubs, ORR, Railway station and more within minutes.

Location QR Code

CONNECTIVITY

- ORR Access - 5 Mins.
- Nagulapalli MMTS Station - 8 Mins.
- Velimela - 10Mins.
- Tellapur - 14Mins.
- Kokapet - 20 Mins.
- Financial District - 20Mins.
- Muthangi Junction - 20Mins.
- Kondapur - 30Mins.
- Hitech City - 32 Mins.
- RGI Airport - 40 Mins.

IT PARKS

- Franklin Templeton
- Capgemini
- CA Technologies
- Wipro Campus
- Microsoft Campus
- Infosys Campus
- TCS, Wave Rock
- Amazon
- Honeywell
- Google

HEALTH AND HOSPITALS

- Citizen Hospital
- Continental Hospital
- Care Hospital
- Sunshine Hospital
- AIG Hospital
- Apollo Hospital
- TIMS

RECREATION

- Sky Zone
- Lahari Resorts
- Golkonda Resorts
- Gandipet lake
- Pragati Resorts

EDUCATIONAL INSTITUTIONS

- Delhi Public School
- Oakridge Int. School
- Open Minds - A Birla School
- Manthan International School
- Samashti Int. School
- The Gaudium School
- ISB Campus
- Indus Int. School
- ICFAI Business School
- CBIT

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A PROJECT BY

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