



GVK
SkyCity™
RAJBHAVAN ROAD

by





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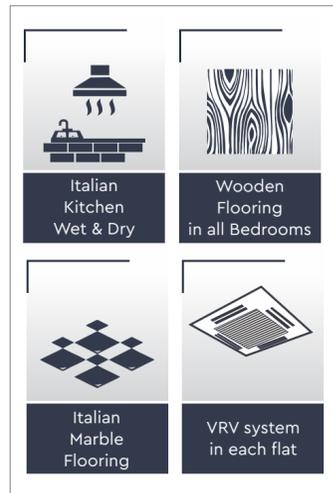
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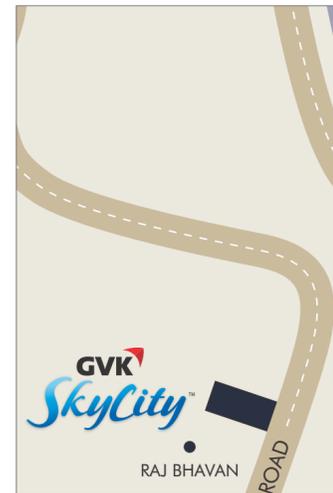
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Rajbhavan Road



Necklace Road



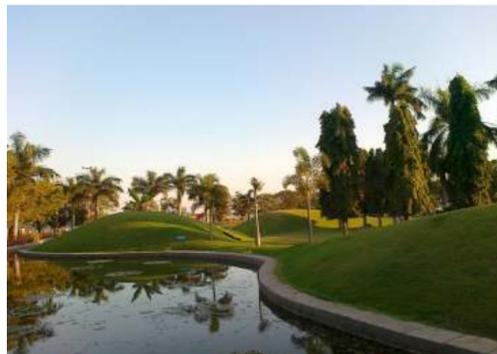
Retail



Jalavihar



Sanjeeviah Park and NTR Gardens



Hussain Sagar



HELLO NEIGHBOUR!

GVK Sky City is nestled in a neighbourhood that brings the best of Hyderabad to your doorstep. Overlooking the Hussain Sagar lake and next to Raj Bhavan, Sky City is 5 to 10 mins away from an exhaustive assortment of shopping & entertainment malls, boutique stores, 5 star hotels and prominent parks to browse at your whim.



BEHOLD THE LAKE.
CELEBRATE THE SKY.



MAGNIFICENCE. INSIDE AND OUT.

There's the lake in clear sight. The promenades and gardens in plain view. And the vast and wonderful sky, within touching distance, all around. You won't need to deal with anything you don't want to, from here on.

3.2
ACRES

4
BLOCKS

17
FLOORS



98
APARTMENTS

4 BHK
APARTMENTS

3
LEVELS
STILT PARKING

3
CAR PARKS
PER APARTMENT

APARTMENT BUILT-UP AREA

5555
SFT.

1
EXCLUSIVE TOWER
FEATURING
DUPLEX APARTMENTS

5
LEVEL
CLUBHOUSE

CLUBHOUSE

30,000
SFT.



HOME FOR THE GLOBAL INDIAN

Everything being used in this project is global.
The thoughts.
The ideas.
The people behind it.
The imagination.
The execution.
Even the people who we think will be your neighbours!



BROOK NO DISTRACTION

Live stylishly and luxuriously.
Experience the very pinnacle of comfort.
Right in the heart of town.
Words can do little justice to the experience.

Very little!



A BEAUTIFUL DRIVEWAY.
ALIGHT AT YOUR CONVENIENCE.

Each of the four towers has a convenient drop-off point to minimise your walk home. Just step into a lovely green environment lined with water bodies, boulder art, trees, ornamental and flowering plants and more. The amenities on offer blend seamlessly with the landscape.



THE AMPHITHEATRE

Interact at different levels at different time for different occasions



SEATING SPACES

Watch the world go by. Breathe deeply.
Feel refreshed, anew!



**ARRIVE IN STYLE.
BE WELCOMED LIKEWISE.**

Let the undulating expanse of granite, Italian marble flooring and smooth walls, envelope you in its rich embrace. The visual impact, on arrival, spells class and sophistication, the kind you've come to expect.

Importantly, there are only two apartments on each floor and they come with two elevators apart from a service elevator in each tower.



Every apartment comes with an exclusive VRV room and VRV system pre-installed.

THE CORRIDORS OF POWER

Leading you home. To your comfort zone, your sanctuary. The one place where you can be yourself.



DRAWING ROOM

A VIEW TO LIVE FOR!
A VIEW TO A THRILL.

Here's a view that'll inspire the way you live, and influence your every decision for years to come.



FINE DINING AREA

Make the diner arrangements of your choice.
And the guest list.
Friends. Neighbours. Distant family.
Accommodates everyone, easily.



LIVE HIGH OR LIVE LOW.
LIVE LIFE THE WAY YOU CHOOSE.

Vast. Plush. With huge expanses of polished Italian marble flooring, spilling forth endlessly. A reflection of your taste. A reflection of the way you choose to live your life.

LIVING ROOM



HOME OFFICE

WORK FROM HOME

A serious business-like ambience for you to tie up loose ends of work.
Makes sure you'll never fall behind in your quest for complete control of your life.



Each of the four suites come with VRV air conditioning, wooden flooring and floor to ceiling windows which provide spectacular views of the surroundings. Is there a better way to begin and end each day?



BATHROOM

The bathrooms are designed as lavishly as the rest of the apartment to give you maximum comfort while you unwind. They feature CP fittings of highly reputed make, wash basins with vanities, LED glass mirrors, shower cubicles and rain showers in master bedroom and two children bedrooms.

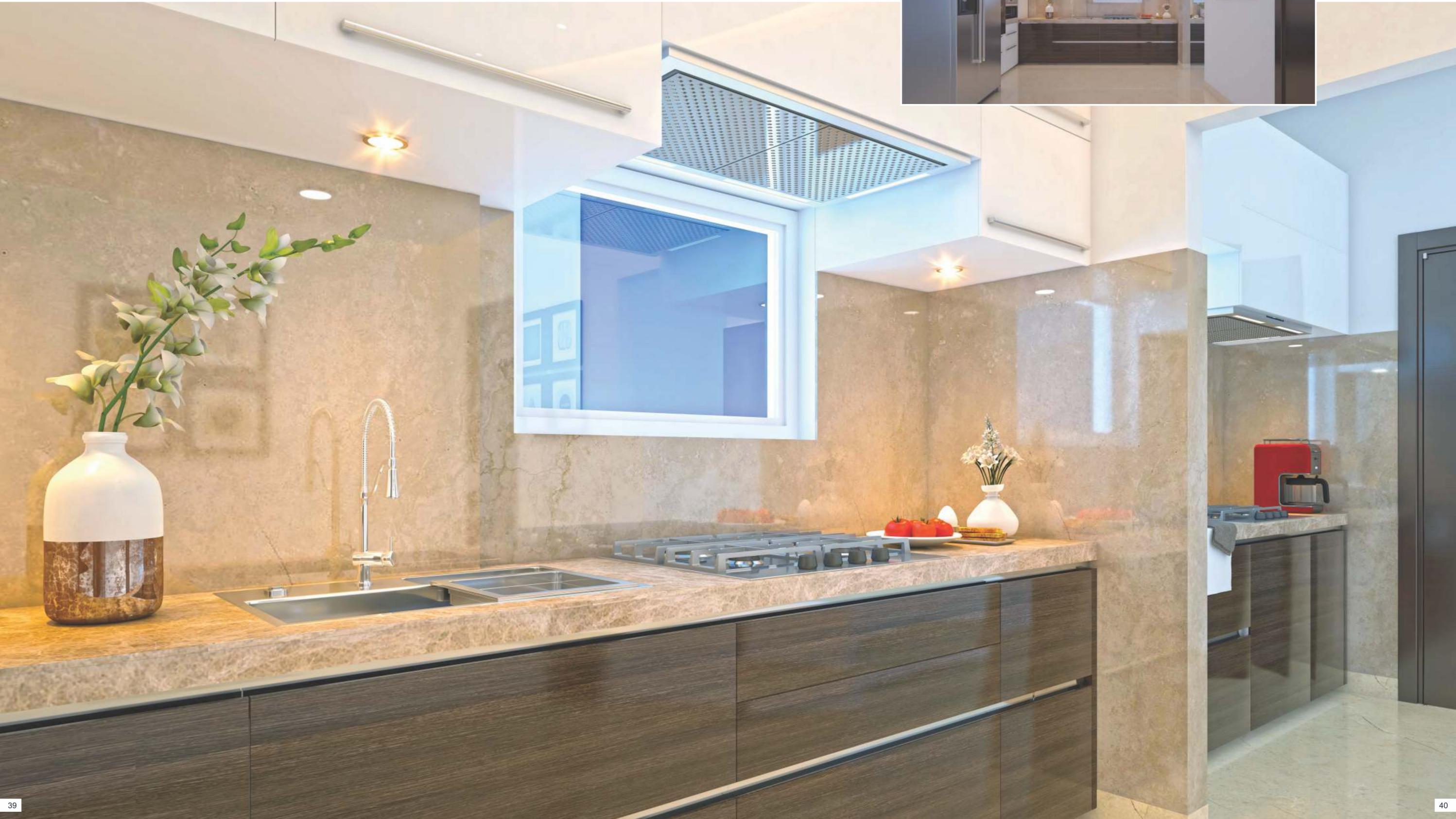


THE MASTER'S SUITE

The master suite is planned to pamper you with unparalleled comfort and ambience. It also features generous wardrobe space to store his and her designer wear collections.

KITCHENS

Twin kitchens-wet and dry. Separate work areas, for light and heavy work.
Well conceived. Well designed. Well equipped. Most modern and practical. Italian to the core.





A VIEW OF THE HORIZON

Every residence comes with huge balconies for you to customize the way you prefer to use them. Adding a definite sense of 'now' to the proceedings.

5 LEVELS OF ECSTASY

The 30,000 Sft. Clubhouse is in a league of its own.

Tastefully and aesthetically designed, it meets all the present day, tech-age requirements of today's young and the trendy. The amenities are lavishly spread across 5 levels and are crafted with flair to compliment your lifestyle.

CLUBHOUSE





GROUND FLOOR PLAN



RECEPTION LOBBY | MULTIPURPOSE HALL





BANQUET HALL

A 5 star banquet hall, available to residents who need to celebrate a family occasion in a grand way.



EXCLUSIVE SPA for LADIES



EXCLUSIVE SPA for MEN

FIRST FLOOR PLAN



BADMINTON COURT | SPA & SALOON | MAINTENANCE OFFICE





INDOOR BADMINTON COURT
Have a wonderful and liberating game of badminton.
Get those feet moving. And that heart pumping.



INDOOR GAMES

SECOND FLOOR PLAN



INDOOR GAMES | VIDEO GAMES





GUEST SUITE

Lovely, soft, romantic lighting. Well designed spaces dotted with collectibles. Is this not the heaven you were seeking?

THIRD FLOOR PLAN

GUEST BEDROOM | MEETING ROOM | COFFEE SHOP | LIBRARY



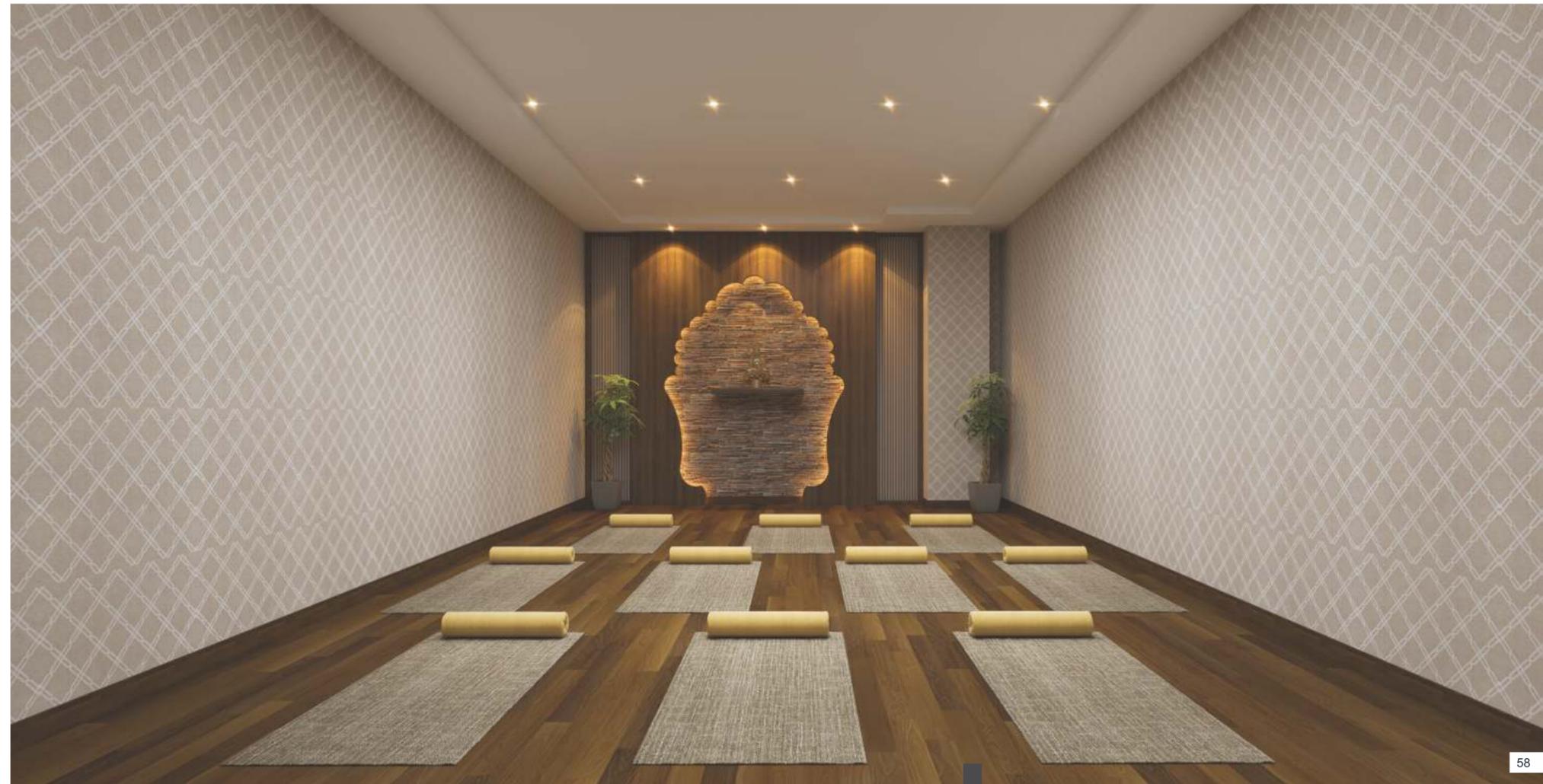
CAFETERIA

Something light, something snappy;
a little bite to keep you happy.



YOGA

Exceptionally involving but a lot less tiring.
Get a great mind and body work out.





FITNESS CENTER

Keep fit. Work out. Tone up.
And enjoy the experience and benefits thereafter.

FOURTH FLOOR PLAN



PREVIEW THEATER | GYM | CARDS ROOM



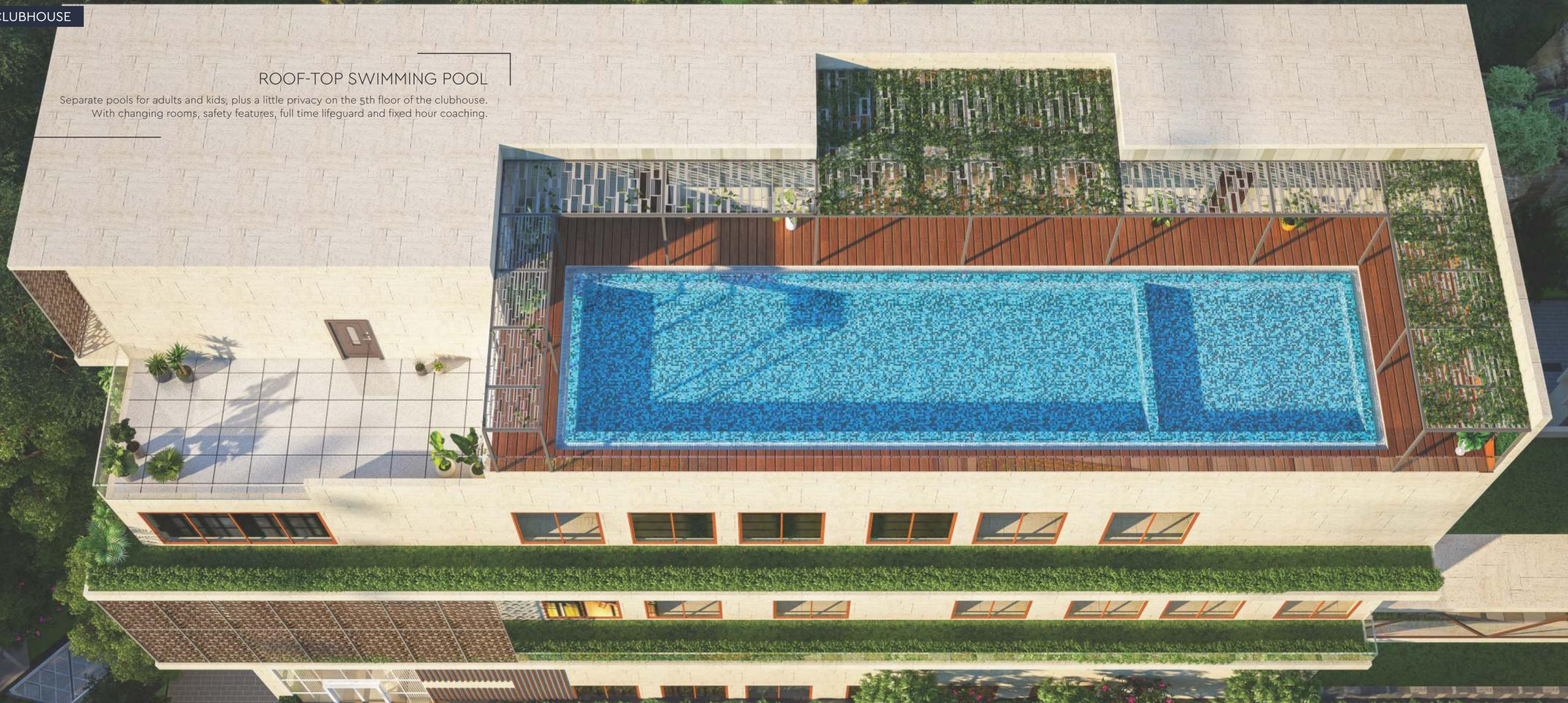


MINI THEATRE

A super comfortable and moving cinematic experience, in every way.

ROOF-TOP SWIMMING POOL

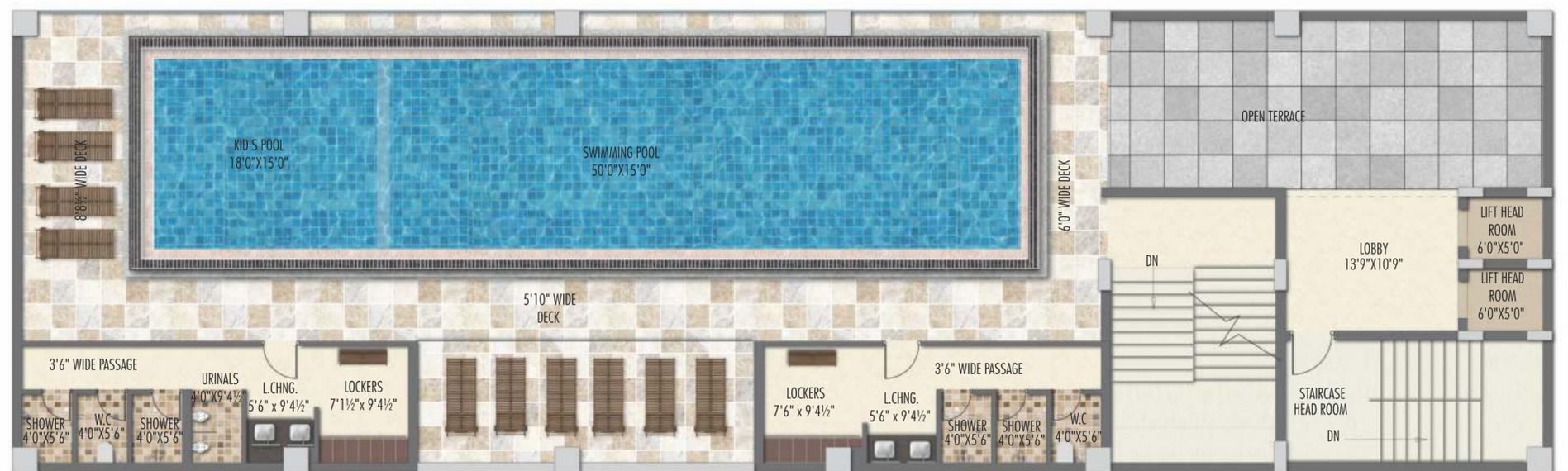
Separate pools for adults and kids, plus a little privacy on the 5th floor of the clubhouse. With changing rooms, safety features, full time lifeguard and fixed hour coaching.



TERRACE PLAN



SWIMMING POOL | KIDS POOL | LOBBY





OPULENCE IN THE SKY

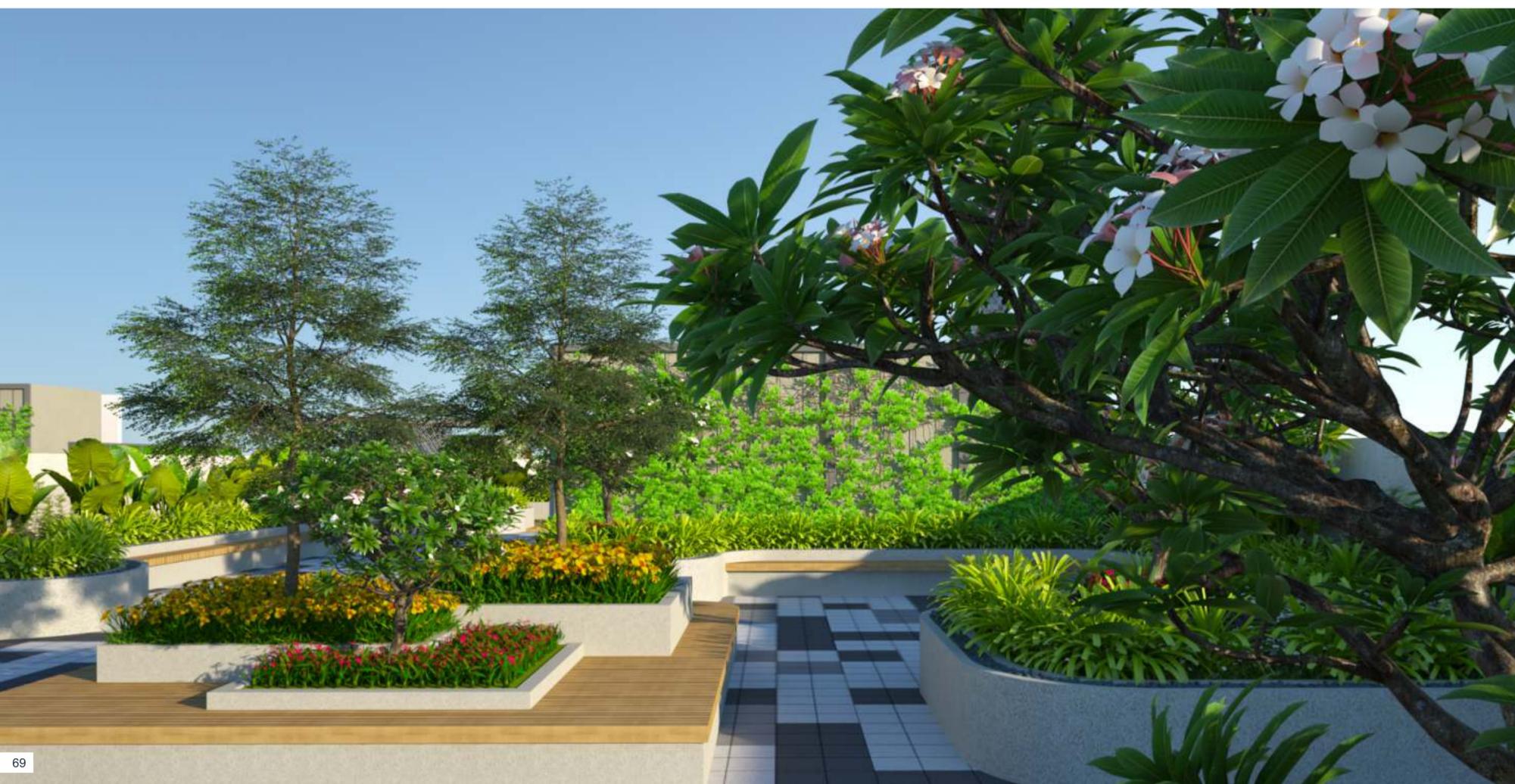
Aesthetics that take your breath away.
And the soothing sounds of water to relax your day.



CHILDREN PLAY AREA | SEATING SPACES | SEATING UNDER PERGOLA | LAWN | YOGA & MEDITATION | CHESS BOARD | WATER BODY

A VIEW FROM THE TOP.
RESERVED FOR THE PRIVILEGED
FEW. A million dollar view, any way you look at it.
Think of it as a blessing from the heavens.



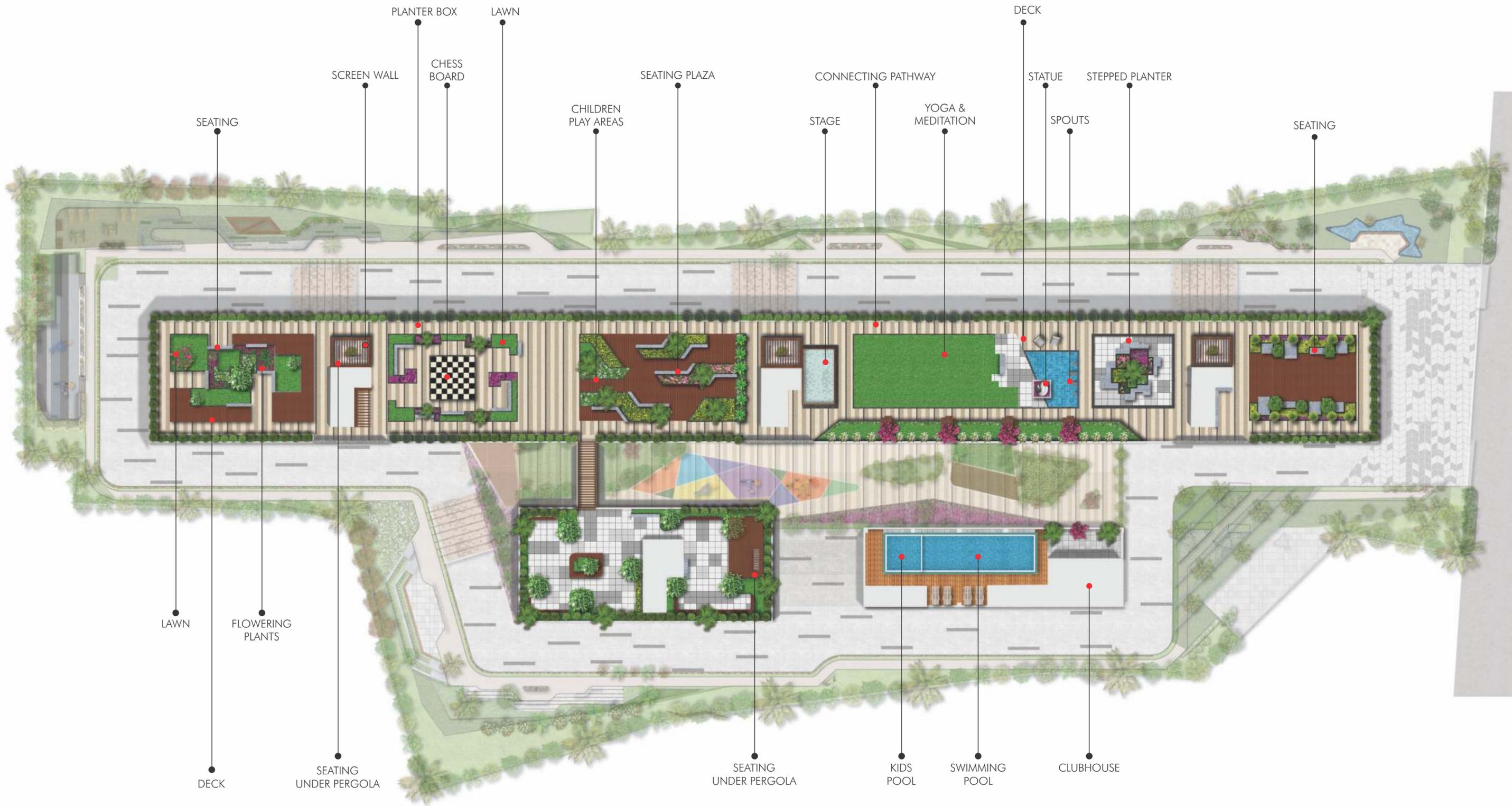


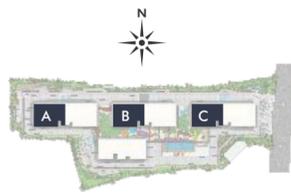
SKY GARDEN

Beyond boardrooms and your daily grind is a life waiting to be lived. A retreat under the open skies where you can relax, listen to the soothing sounds of water bodies and smell the fragrance of flowers. It's an ideal place to rejuvenate, refresh and reclaim your life.



TERRACE PLAN





TYPICAL FLOOR PLAN

BLOCK - A, B, C

4 BEDROOM

BUILT UP AREA - 5555 SQ.FT.



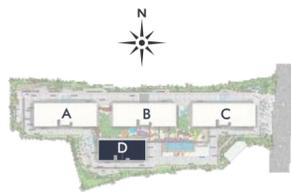
TYPICAL FLOOR PLAN

BLOCK - A, B, C

4 BEDROOM

BUILT UP AREA - 5555 SQ.FT.





TYPICAL FLOOR PLAN

BLOCK - D | DUPLEX

BUILT UP AREA - 5555 SQ.FT.

UPPER LEVEL



LOWER LEVEL



SPECIFICATIONS

STRUCTURE

RCC Framed Structure with block masonry.

PLASTERING

Internal:

Single coat cement plastering with smooth finish

External:

Double coat cement plastering

WALL PUNNING

Internal Walls: Gypsum plaster punning / putty

PAINTING

External:

Textured finish with two coats of weather proof exterior emulsion paint of reputed make.

Internal:

Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make over a coat of primer.

SITOUT / DECK

Weather proof paint of reputed make over external putty finish at utility/sit out walls and ceiling.

PARKING AREA

OBD paint over one coat of luppum.

MAIN DOOR FRAME & SHUTTER

Size: 7'.6" x 4'6".

Frame: Best teak wood of 6" x 4" wood section with seasoning.

Shutter: 48mm thick flush door shutter made of solid block board core construction, cross bands and face veneer hot pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and P.U polish on both sides with premium designer hardware fittings.

INTERNAL DOOR FRAME&SHUTTER

Size: 7'.6" x 3'6".

Frame: Best teak wood of 6" x 3" wood section with seasoning.

Shutter: 40mm thick flush door shutter made of solid block board core construction, cross bands and face veneer hot pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and P.U polish on both sides with premium designer hardware fittings.

BATH ROOM & MAID ROOM DOOR FRAME & SHUTTER

Size: 7'.6" x 3'

Frame: Best teak wood of 5" x 3" wood section with seasoning.

Shutter: 40 mm thick flush door shutter made of solid block board core construction, cross bands and face veneer hot pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer on one side, laminate on other side with premium designer hardware fittings

WINDOWS & FRENCH DOOR FRAME & SHUTTER

Anodized aluminium frame for french doors with double glass (DGU) with mosquito mesh of reputed make.

Anodised aluminium frame for windows with double glass (DGU) and mosquito mesh. of reputed make.

Ventilators: UPVC/aluminium ventilator for all toilets, store, wet kitchen, servant room & servant toilet.

FLOORING

Foyer, office, drawing, living, dining, puja, dry kitchen: Imported marble with 3" skirting.

Master bedroom, suite room - 1, suite room - 2, suite room-3: Engineered wooden flooring.

DADOING

Toilets: Well-designed concept with designer tiles for walls and floor, and dadoing up to lintel height.

Living balconies / wet kitchen: Anti-skid imported quality vitrified tiles.

Utility: Glazed ceramic tiles for wash area.

STAIRCASES

Service Staircase: Granite as per architect design.

Fire staircase: Tandoor stone.

COMMON LOBBY

All lobbies flooring and lift cladding would be of granite /imported marble as per architect design.

False ceiling in all lobbies.

KITCHEN / UTILITY / WASH

Modular kitchen of premium make will be provided for both wet & dry kitchen.

Separate tap connection for municipal water and borewell water.

Double stainless steel sink in the utility and single bowl sink in the kitchen with single lever spout.

Power plugs for cooking range chimney, refrigerator, microwave oven, mixer / grinder and aqua water in kitchen.

Provision for Dish Washer, washing machine with CP fittings.

BATHROOMS

All C.P. fittings & sanitary fixtures of reputed make.

Wall mounted EWC with flush valves.

Wash basins with vanities.

LED glass mirrors.

Rain showers in master bed room & two children bed rooms.

Shower cubicles in all bath rooms (Except powder room and servant toilet).

Exhaust fans of reputed make in all bath rooms.

Thermostat / single lever diverter with shower of reputed make.

Bathroom accessories: Towel ring, toilet paper holder, towel rod, and soap dish.

ELECTRICAL

Elegant designer modular electrical switches of reputed make.

Concealed copper wiring of reputed make.

Power outlets for geysers and exhaust fans in all bathrooms.

Power plugs for washing machine and dish washer in utility area.

Three phase power supply for each unit and individual meter boards.

Miniature circuit breakers (MCB) for each distribution board of reputed make.

Plug pins for TV & audio in living, drawing and all bed rooms.

AIR CONDITIONING

VRV system of reputed make in drawing room, living room, dining room and all bedrooms.

HOME AUTOMATION

Home automation for controlling lights at specific areas.

Gas leak detector with shut-off valve.

Biometric door lock.

Provision to install Wi-Fi within house.

Meter readings with bill alerts.

TELECOM

Telephone points in all bedrooms, living room, drawing room and home theatre.

DTH provision in all bed room and living areas

Intercom provision within the community.

Wired internet provision in master and children bedrooms and drawing room.

LIFTS

Two high speed automatic passenger elevators and one service elevator in each block of reputed make with SS finish.

WTP & STP

Fully treated water made available through exclusive water softening and Purification plant of bore well water.

A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for flushing and landscaping

CAR WASH FACILITY

Provision for car wash facility in parking area.

GENERATOR

100% D.G backup with acoustic enclosure & AMF panel for all flats and common area.

LPG

Provision for supply of gas from centralized gas bank to all individual flats with gas meters.

BMS

Building management software for gas bank, generator power, general power connection.

WASTE MANAGEMENT

Separate bins to collect dry waste (paper, plastic, glass and metals), e-waste (batteries, lamps) and wet waste (organic).

LANDSCAPE & WATER BODIES

Landscaping and water bodies in the setback areas wherever feasible and in tot lot areas as per design of landscape consultant.

RAINWATER HARVESTING

Rainwater harvesting through recharge wells onsite to improve ground water level.

EXTERNAL LIGHTING

LED light posts with lamp fittings, in setback and landscaping areas and lights in staircases & corridor areas.

SECURITY

Sophisticated round the clock security system.

Video door phone facility at main door.

Intercom from security to all flats.

Panic button and intercom provided in the lift and is connected to security room.

Surveillance cameras at the main security gated, entrance to each tower, passenger lifts and children's play area, common areas, reception area of all the blocks.

Boom barriers at entry for vehicles with mechanical operation.

COMPOUND WALL

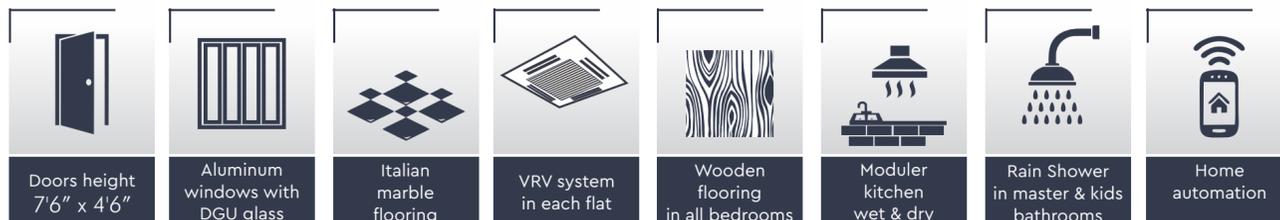
Aesthetically designed compound wall shall be constructed all around the plot with solar fencing.

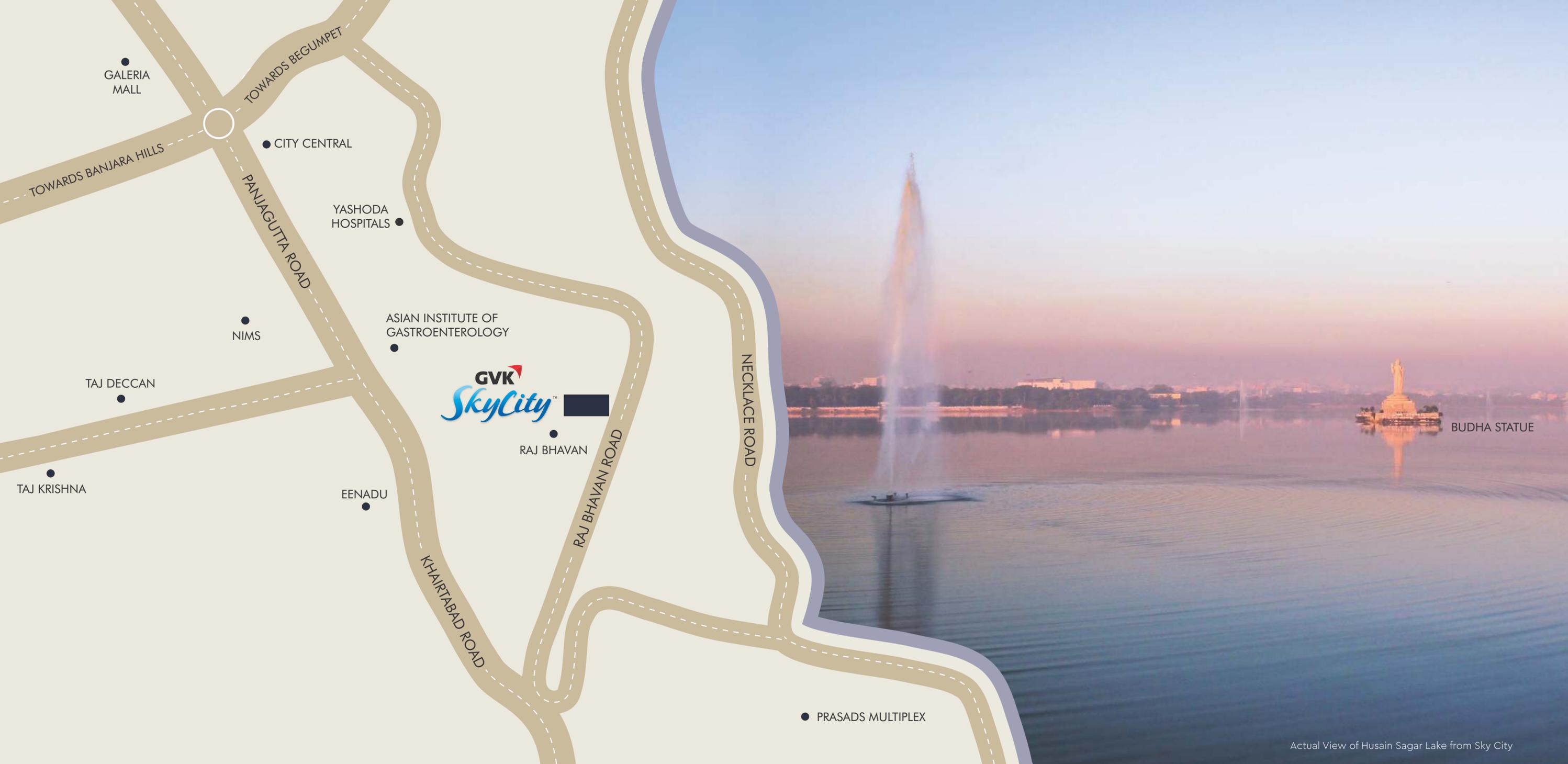
CLUB HOUSE

- Grand Entrance Lounge
- Cafeteria
- Indoor Air Conditioned Badminton Courts
- Swimming Pool With Changing Rooms
- Library
- Saloon / Parlour for Ladies and Gents
- Indoor Games
- Aerobics / Yoga / Mediation Room
- Gymnasium
- Children Play Area
- Multipurpose Hall
- Preview Theatre & Conference Room
- Maintenance / Association Room
- Guest Rooms 2 nos.

COMMON AMENITIES AND ASSETS

- Corridors
- Staircase
- Terrace
- Stilt
- Pathways
- Landscape Gardens,
- Generators
- Centralized Laundry
- Motors
- Water Pumps
- WTP
- STP
- Common Lawns,
- Gates
- Pipelines
- External Lighting





Actual View of Husain Sagar Lake from Sky City

Raj Bhavan



Necklace Road



Taj Krishna



GVK One



NIMS



Ameerpet Metro Railway Station

THE BEST OF HYDERABAD AT YOUR DOORSTEP.

GVK Sky City is located on the Raj Bhavan road, next to the Raj Bhavan and overlooking the picturesque Husain Sagar lake.

Within reach are all the parks lining the Husain Sagar, five star hotels, food courts, Indian and International branded retail, designer wear, malls & multiplexes, open-air entertainment, and internationally reputed healthcare centers.

PROXIMITY:

Rajbhavan	- 2 mins
Hussain Sagar	- 5 mins.
Necklace Road	- 5 mins
Yashoda Hospital	- 5 mins.
City Central	- 5 mins
Taj Krishna	- 10 mins.
GVK One	- 10 mins.
Ameerpet Metro Railway Station	- 10 mins.



TWO REAL ESTATE MARQUEES COME TOGETHER
TO CREATE A NEW ICONIC LANDMARK

DSR

An ISO Certified company, DSR carries a rich legacy of over 3 decades built on the trust of thousands of customers. DSR has conceived and built a portfolio of high-end luxury projects that have contributed greatly to the changing skyline of Bengaluru and Hyderabad. Each of these landmark projects is an excellent showcase for architectural and infrastructural brilliance and are spoken about for their quality, contemporaneity and cutting-edge presence.

SSC

Sri Sreenivasa Constructions has built a strong reputation for luxurious, quality living spaces. And this has made it a popular choice amongst those who seek exceptional design and quality workmanship. The company has an in-depth understanding of customer preferences and changing trends, and the requisite experience to blend the two to deliver homes which guarantee utmost satisfaction.

MARQUEE PROJECTS



T H E F I R S T

by DSR @ Gachibowli

- 5 Level Amenities & Clubhouse
- 4 BHK uber-luxurious condos
- 30 floors of unparalleled architecture
- 2 private residences per floor



ESMERALDA FORTUNE

@ Kondapur

16.3 Acres | 95 Contemporary Villas
G + 2 Floors | 6,200 Sft. Built up area



'FORTUNE ENCLAVE'

@ Banjara Hills

4 Acres | 65 Units | C + G + 3 Floors
2,25,000 Sft. Built up area



Fortune towers

@ Madhapur

4 Acres | 256 Units | C + Stilt + 16 Floors
7.5 Laks Sft. Built up area



DSR Reganti

@ Madhapur

2 Acres | 90 Apartments
2 C + G + 14 Floors | 30,000 Sft. Built up area

PROJECT CONSULTANTS

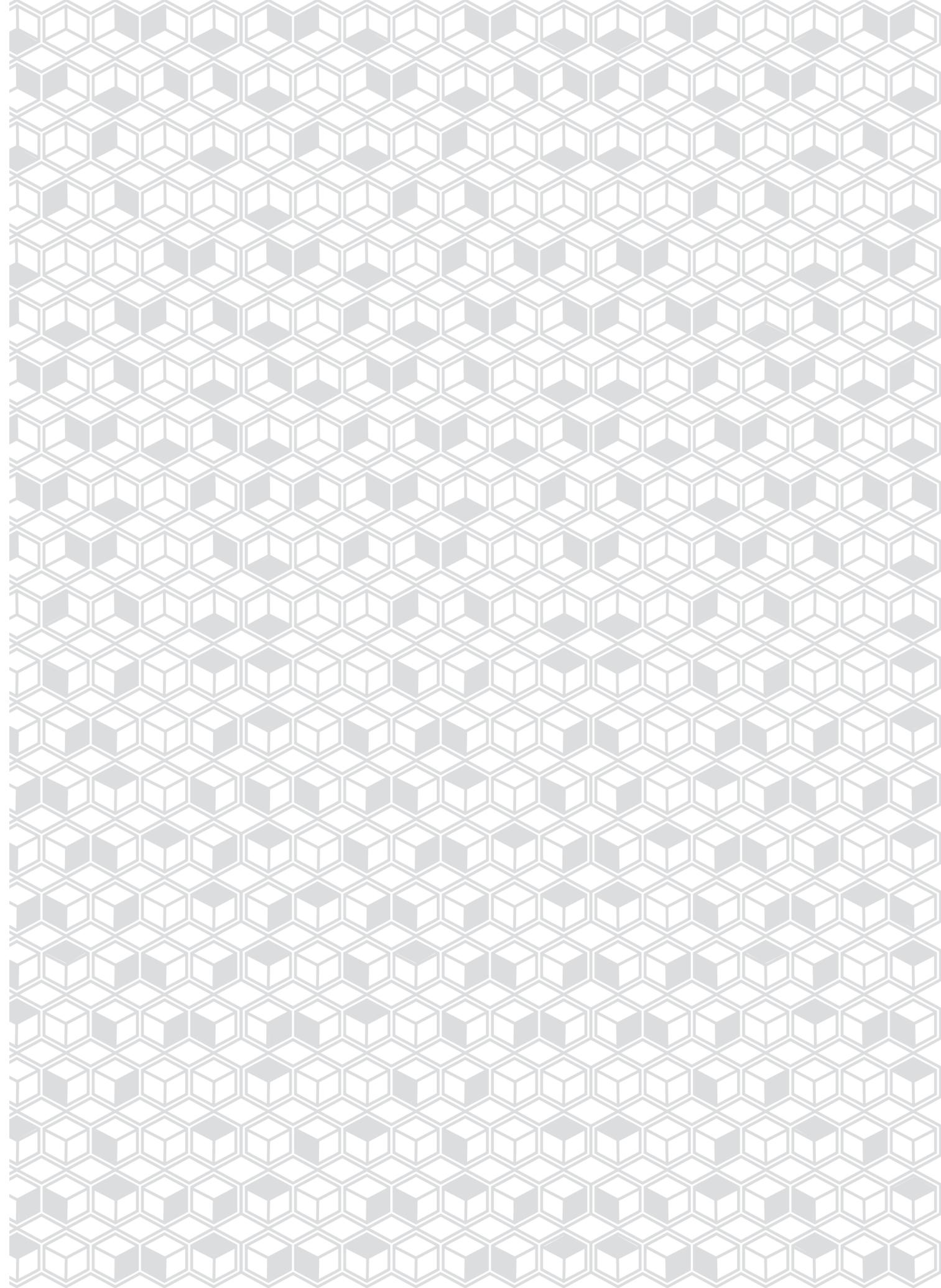
MASTER PLANNING,
ARCHITECTURE & INTERIORS



QR code

DISCLAIMER:

1. All dimensions are in Square Feet, and measured from finish to finish excluding construction tolerances.
2. All materials, dimensions, and drawings are approximate only.
3. Information is subject to change without notice, at developer's absolute discretion.
4. Actual area may vary from the stated area.
5. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.
6. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.





DSR-SSC BUILDERS AND DEVELOPERS

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