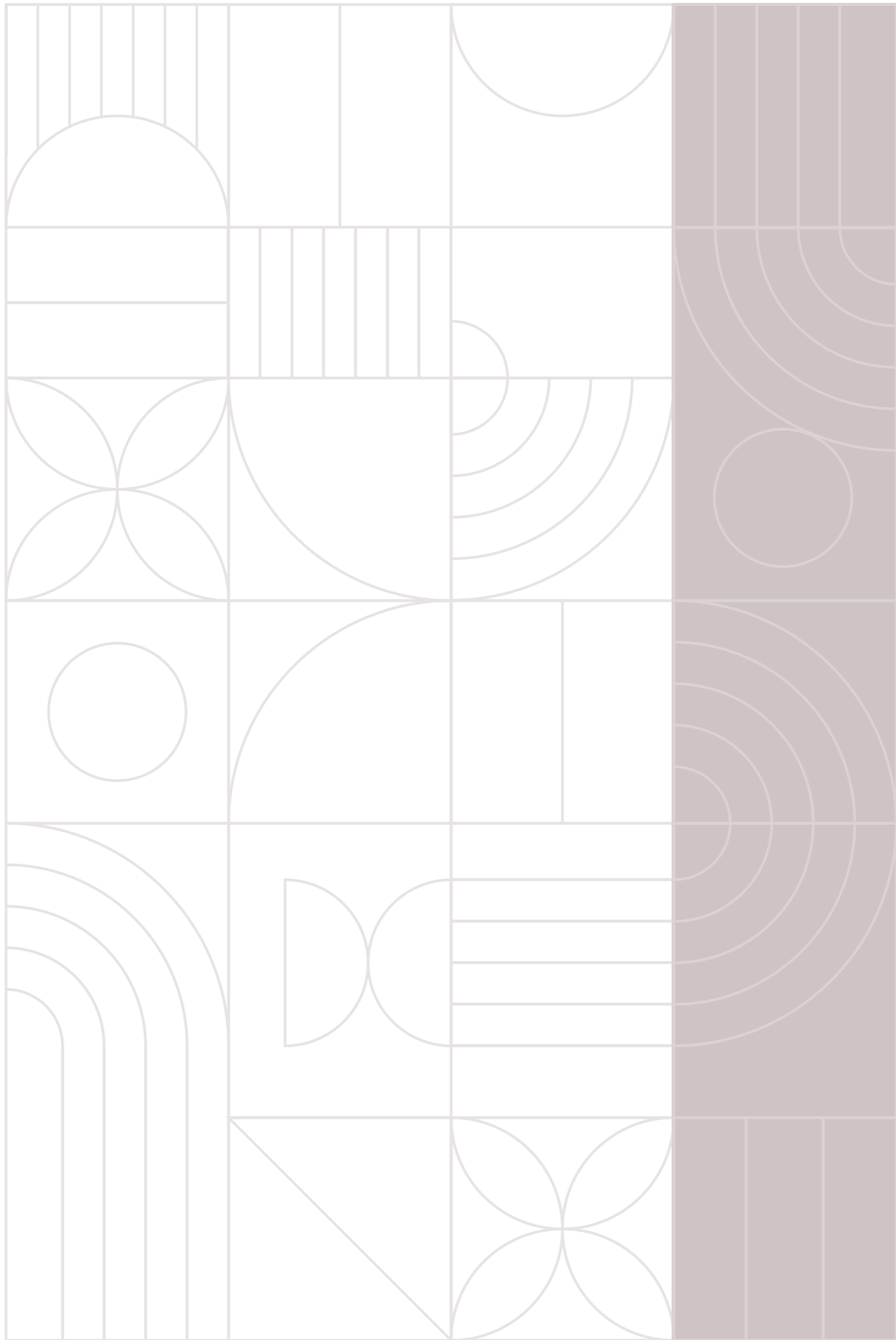


LUXE.
GREEN.
LIMITED-
EDITION.

KRISHNA'S
ARENA





KRISHNA'S
ARENA

ULTRA-CHIC,
ULTRA-GREEN APARTMENTS,
NESTLED IN KONDAPUR,
HYDERABAD



A FULL
-SENSORY
EXPERIENCE
AWAITS

YOU.
INSIDE
OUT.



KRISHNA'S ARENA IS YOUR HOME, YOUR RETREAT, YOUR SANCTUARY.

Within the vibrant Kondapur neighbourhood, Krishna's Arena is the Address of choice for those seeking a rarefied world rich in lifestyle experiences and amenities. The term 'a good neighbourhood' has never held so much promise.



A unique corner site in the sought-after hub of Hyderabad in Kondapur, not far away from multi-award winning Botanical Garden, which sits on 120 acres of land in the Kothaguda Reserve Forest. This Garden's paved walkways take you through the 19 'vanams' organized by species and purpose. It's a walk away from your sanctuary and houses 600 species of plants including fruit trees, aquatic plants, and medicinal plants. It also features rock formations and water bodies.

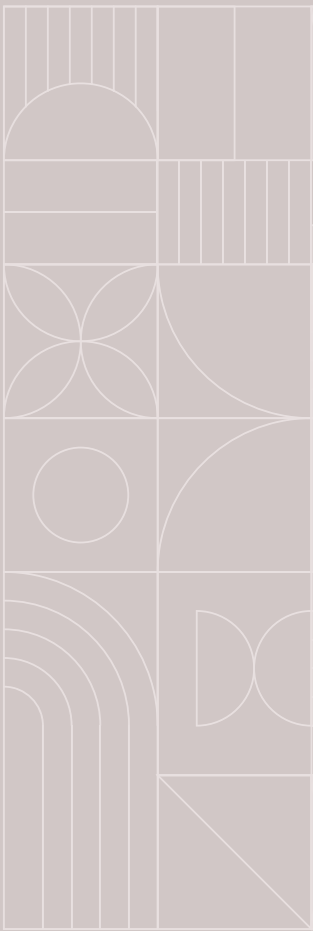




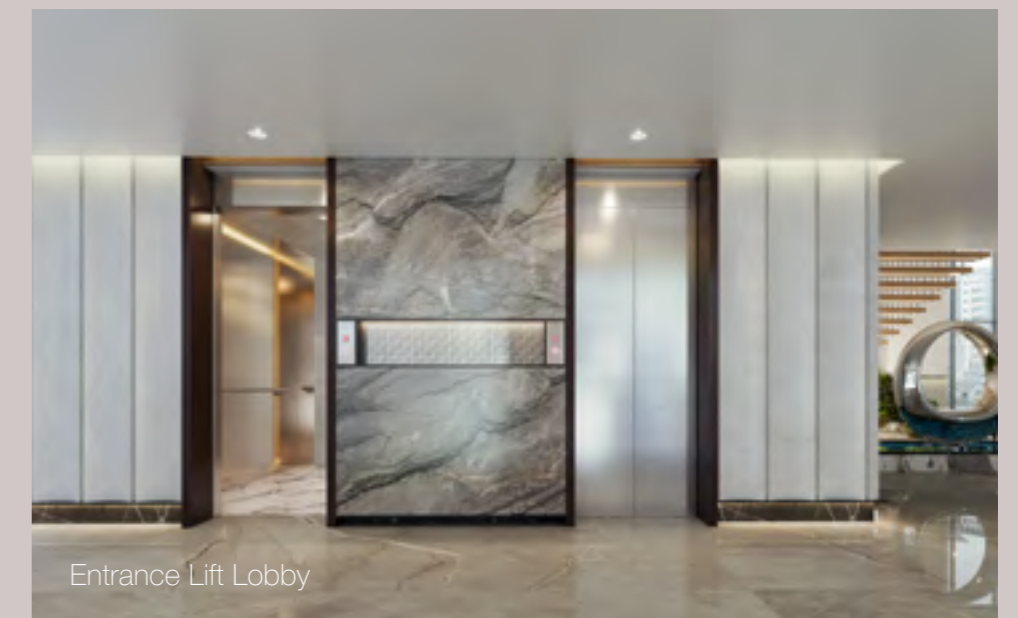
Entrance Lobby

WHERE LUXURY
MEETS
CONVENIENCE

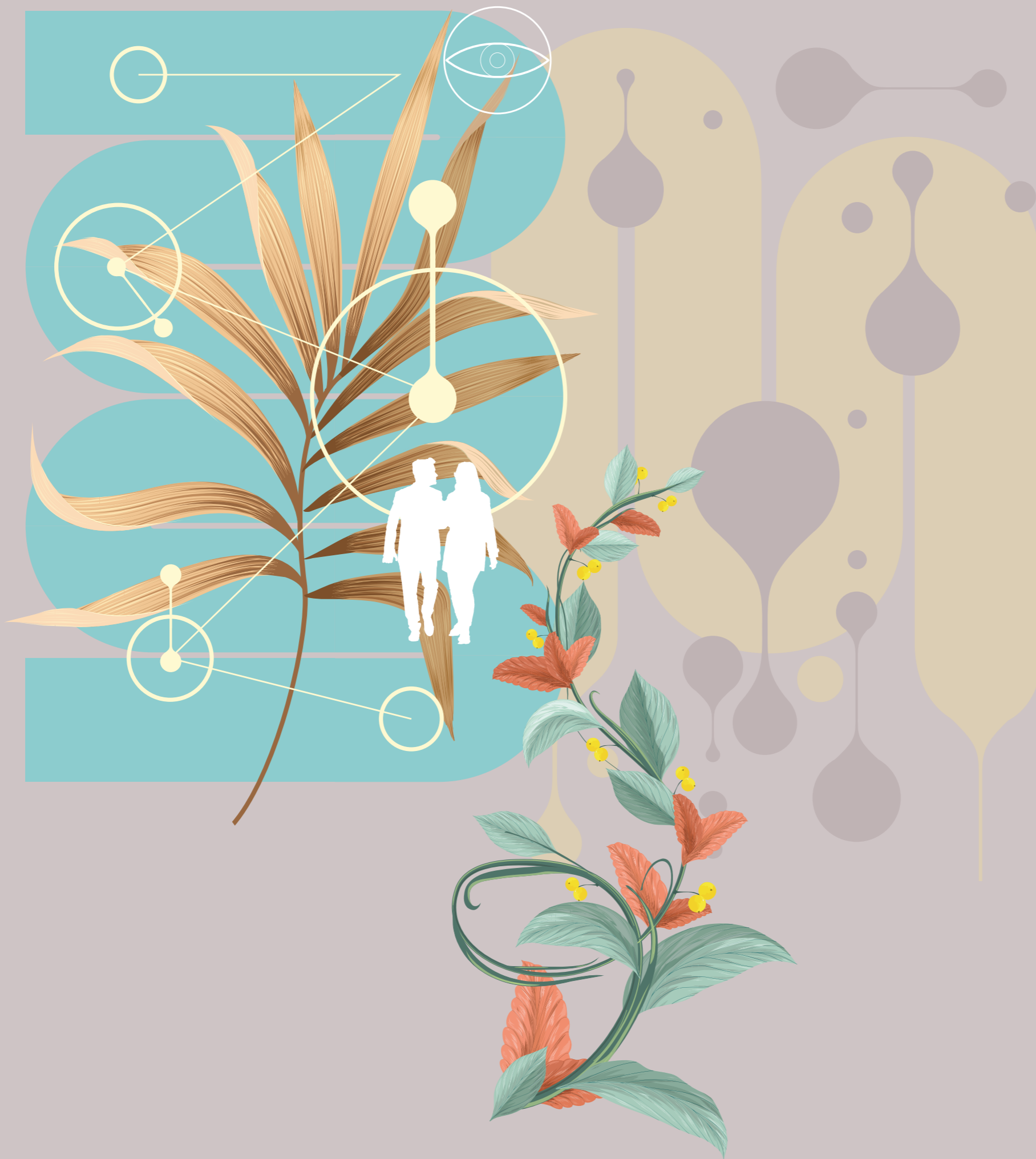
- A niche gated community project
- Nestled amid Hyderabad's IT neighbourhood
- A single, majestic tower with 64 exquisite 4BHK corner units
- Units that feel like villas in the air
- Amenities that are second to none
- Abundant car parking on three levels



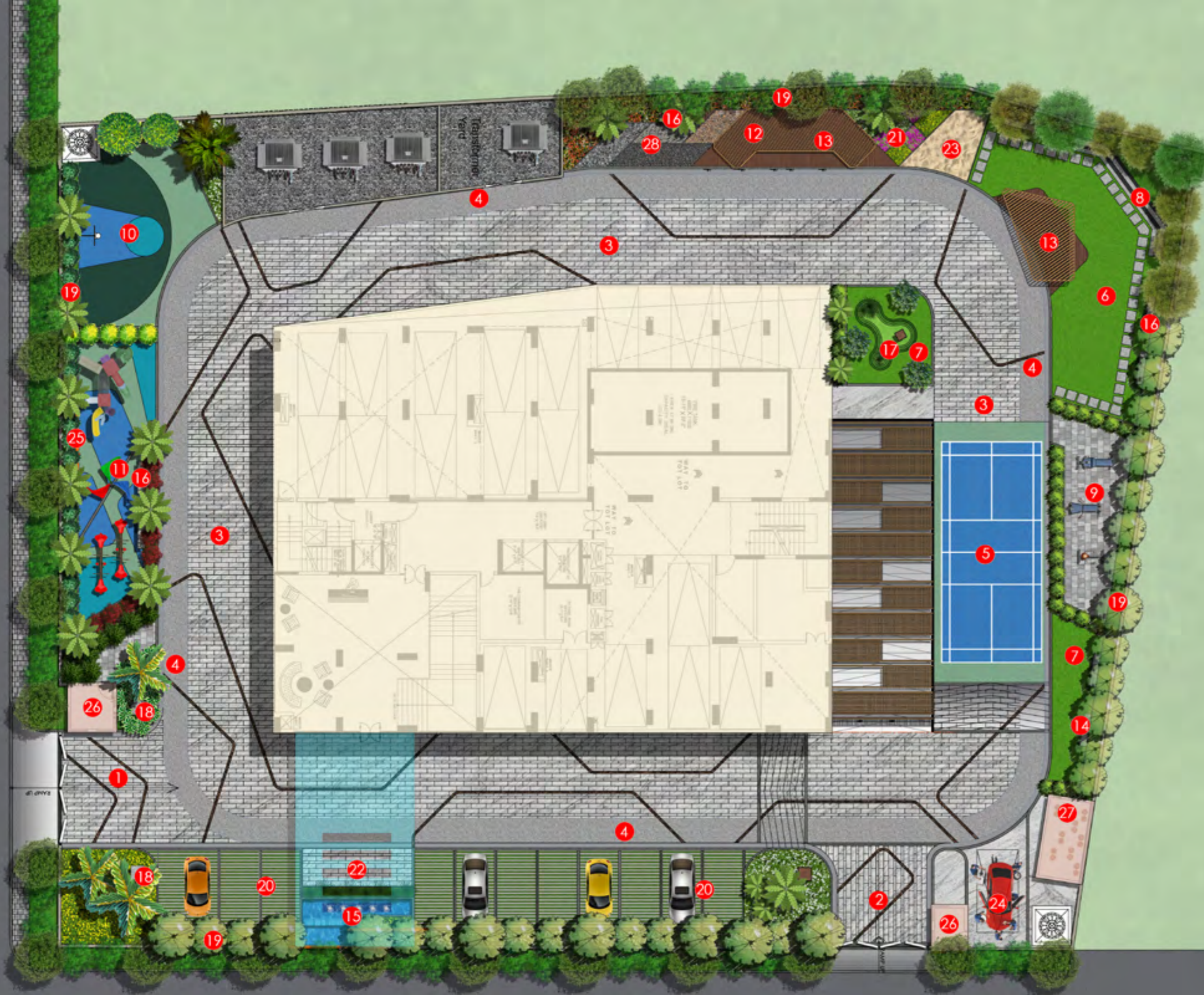
Entrance Lobby



Entrance Lift Lobby



SPACES ARE
MADE FOR
OPULENT LIVING.
THE WAY
YOU
WANTED
THEM TO BE.



AN ODE TO GREEN. INSPIRED BY THE ICONIC BOTANICAL GARDENS, THE FLORA IS A BALM TO THE SENSES. LUSH LANDSCAPING WITH SKY VISTAS, A COMMITMENT TO CREATE AN EARTH FRIENDLY COMUNE WITH IGBC GOLD CERTIFICATION, AMONG OTHERS, MAKES THE PROJECT STAND OUT.

- Solar power for common areas
- Electric car charging provision for all the flats
- Building energy management system
 - Meters to monitor municipal and bore water usage in the flats
 - Metered piped gas provision
- Ground water recharge aided by rainwater harvesting system
- Reuse of treated sewage water for landscaping and flushing
- Lush green landscaping, terrace garden and green balconies

- 1. MAIN ENTRY
- 2. EXIT
- 3. 7.0M WIDE FIRE DRIVEWAY
- 4. JOGGING TRACK
- 5. BADMINTON COURT

- 6. PARTY LAWN
- 7. LAWN
- 8. AMPHITHEATER
- 9. FITNESS STATION
- 10. HALF BASKET BALL COURT

- 11. EPDM PLAY AREA
- 12. YOGA DECK
- 13. PERGOLA UNDER DECK
- 14. ELDERLY SEATING AREA
- 15. FEATURE WALL WITH WATER BODY

- 16. SEATING
- 17. MOUND WITH SCULPTURE
- 18. CNC PYLONS
- 19. BOUNDARY AVENUE PLANTING
- 20. CAR PARKING

- 21. GRID PLANTING
- 22. GRANITE PAVING
- 23. SANDPIT
- 24. CAR WASH
- 25. CLIMBING WALL

- 26. Security Cabin
- 27. Centralised Gas Bank
- 28. Reflexology Zone



East Landscape



West Landscape



North Landscape



South Landscape



Terrace Barbeque Lawn



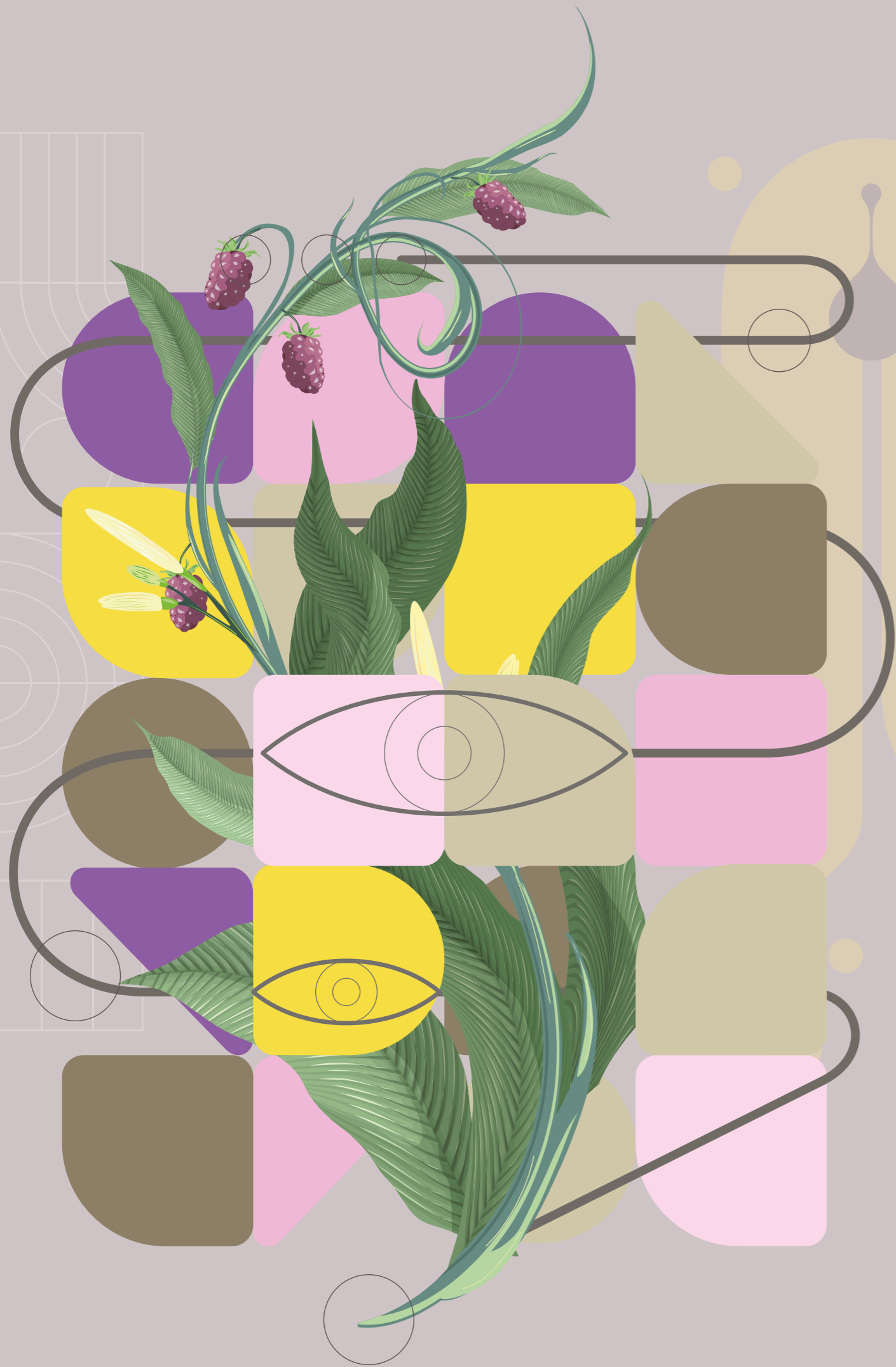
Terrace Party Area



Terrace Covered Seating



Terrace Open Gym



INDULGE
IN THE LUXURY
CLUB HOUSE
CURATED
FOR
YOU



Clubhouse Gym



Clubhouse Swimming Pool



Clubhouse Mini-theatre



Clubhouse Multipurpose Hall

**JUST
PERFECT
FOR YOUR
FAMILY**



Games room - Table Tennis



Games room - Pool



Games room - Lobby and Chess



Games room - Carrom and Foosball

**JUST
PERFECT
FOR YOUR
KIDS**



Clubhouse Work-from-home



Clubhouse Library



Clubhouse Conference Room



Clubhouse Lounge

**JUST
PERFECT
FOR YOU**
WFH CONVENIENCE
EV PROVISION
GUEST ROOMS



EACH
APARTMENT
HAS BEEN
METICULOUSLY
DESIGNED
WITH

YOU
IN MIND.





Living Area

FROM YOUR LIVING ROOM TO YOUR
GARDEN WITHOUT HAVING TO STEP OUT.



Bedroom



Kitchen



Bathroom

- Bedrooms that extend seamlessly into balconies
- Luxurious Grohe/Kohler bath fittings
- Large floor tiles
- Concealed copper piping for AC units
- 100% power backup for flats including geysers and AC units



Sitout

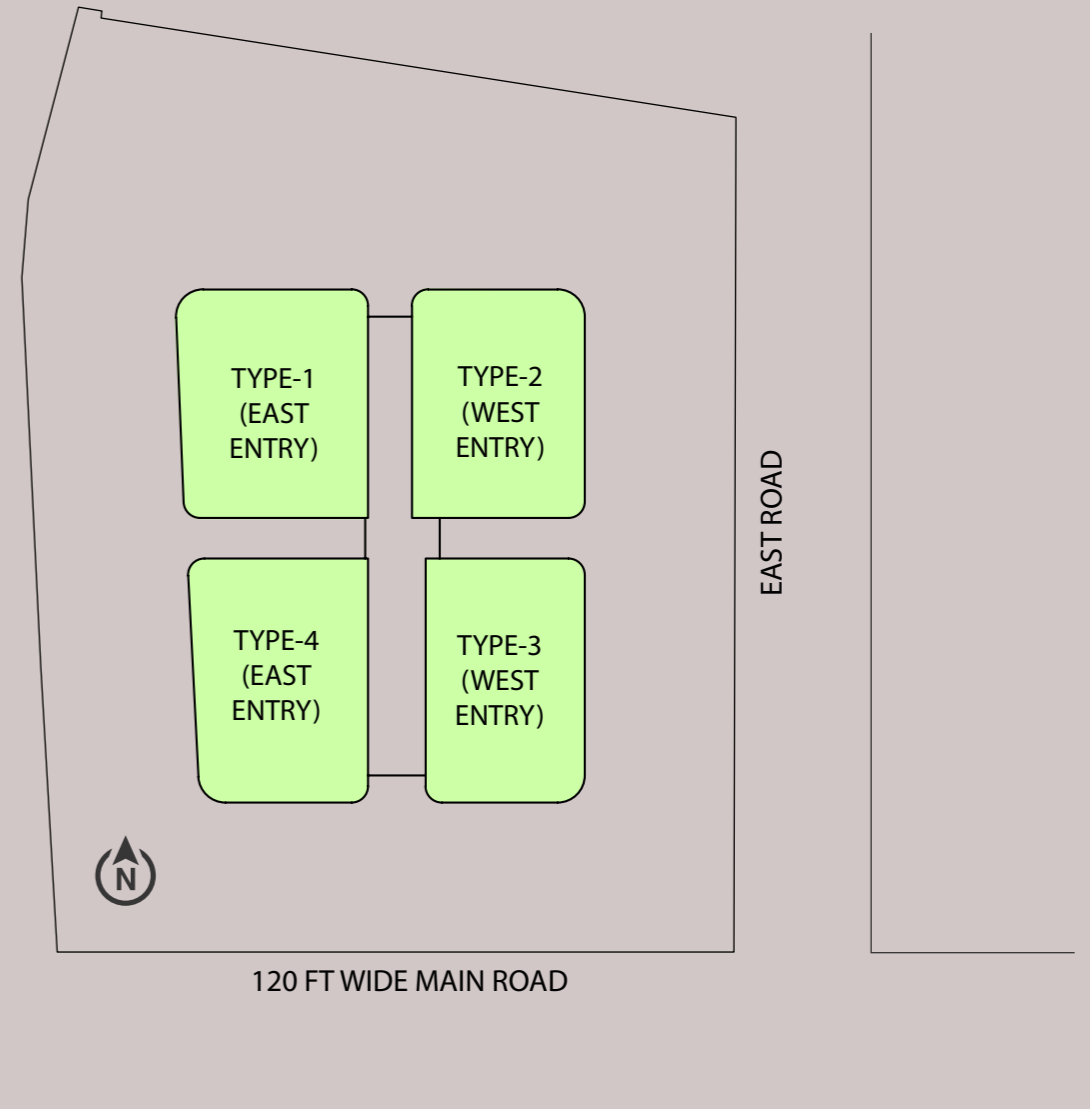


Garden Area

- Uninterrupted balconies around the entire perimeter
- Unmatched ventilation and lighting
- Designated garden area in every unit

TYPICAL FLOOR PLAN

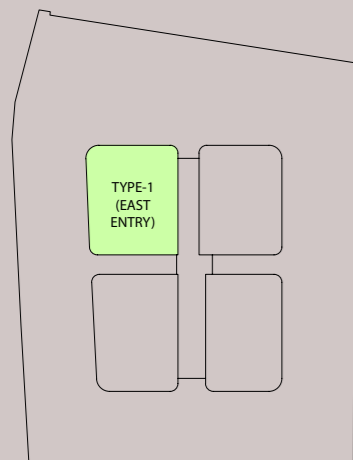
(2nd to 17th floor)



AREA STATEMENT						
TYPE	CARPET AREA	OUTER WALL AREA	EXCLUSIVE (BALCONIES, ETC.)	UNIT BUA	COMMON AREAS	SALEABLE AREA (SBUA)
1. East Facing	1736	105	610	2451	796	3247
2. West Facing	1604	100	592	2296	746	3042
3. West Facing	1564	102	594	2260	735	2995
4. East Facing	1712	105	614	2431	791	3222

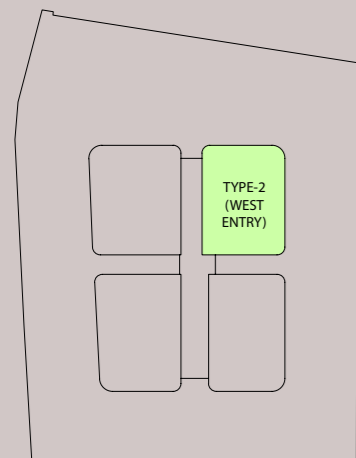
4 BHK LUXURY
TYPE 1 - EAST ENTRY

3247 SFT

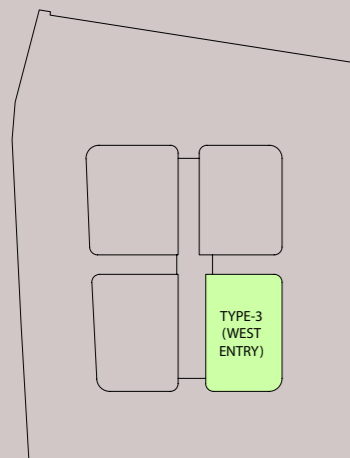


4 BHK LUXURY
TYPE 2 - WEST ENTRY

3042 SFT

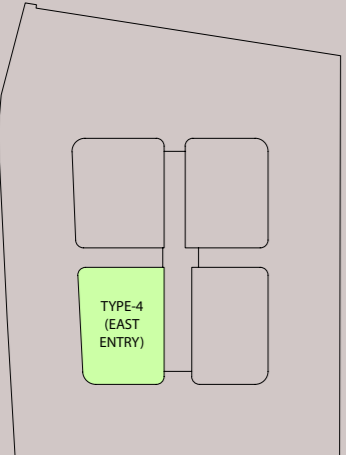


4 BHK LUXURY
TYPE 3 - WEST ENTRY
 2995 SFT



4 BHK LUXURY
TYPE 4 - EAST ENTRY

3222 SFT





DESIGNED WITH YOU IN MIND.

Krishnas Arena LLP
Refined living spaces

We, at Krishnas Arena LLP, believe in building homes that our customers fall in love with. Right from the project conception, our focus is on identifying and refining the day-to-day experiences that we offer to our residents.

With a firm commitment to creating spaces that enhance the quality of life, we believe that a fulfilling life should be lived not only in our apartments, but also in spaces around them that encourage living in vibrant communities and amidst nature.

We pride in curating better aesthetics and presenting charming elevations that are refreshingly different from the monotonous buildings that the city got accustomed to for over a decade.



LOCATION MAP



YOU ARE
ASSURED OF
A COVETED
ADDRESS THAT
WILL REMAIN A
PRIZED PLACE
FOR NOW AND
FOREVER.

CHIREC INTERNATIONAL SCHOOL 1Km	SARATH CITY CAPITAL MALL 3Km	KIMS HOSPITAL 4Km
HYDERABAD CENTRAL UNIVERSITY 2Km	HITEC CITY METRO STATION 5Km	HAFAEZPET MMTS 3Km
BALAYOGI INDOOR STADIUM, GACHIBOWLI 4Km	IKEA STORE 5Km	OUTER RING ROAD 5Km
FINANCIAL DISTRICT 5Km	INTERNATIONAL AIRPORT 40Min.	HITEC CITY MMTS 5Km



Scan for Location

SPECIFICATIONS

STRUCTURE

- **Formwork:** RCC framed structure to withstand wind & seismic loads as per BIS codes
- **Blockwork:** Concrete block masonry (8" thick exterior walls, 4" thick interior walls)
- **Plastering:** Cement mortar plastering with smooth finish

PAINTING

- **Internal:** Smooth putty finish with 1 coat of primer and 2 coats of premium acrylic emulsion (Asian Paints or equivalent)
- **External:** Textured or smooth finish with 2 coats of premium exterior paint (Asian Paints or equivalent) with architectural features

FLOORING

- **FLATS**
 - Master Bedroom: Laminated wooden flooring
 - Bathrooms And Utility: Acid-resistant, anti-skid vitrified or ceramic tiles (Kajaria or equivalent)
 - All Other Rooms: Large sized double charged vitrified tiles (Kajaria or equivalent)
 - Balconies: Premium tiling as per architectural design intent
- **COMMON AREAS**
 - Corridors: Granite or vitrified tiles as per architectural design
 - Entrance Lobby: Granite or marble as per architectural design
 - Staircases: Granite or wooden flooring from entrance lobby up to Clubhouse floor; Natural stone in remaining areas
 - Stilt And Basements: VDF or Concrete pavers

TILE CLADDING

- **Bathrooms:** Vitrified or ceramic tile dado up to lintel/false ceiling level as per architectural design; Ledge wall coping in granite

- **Utilities:** Vitrified or glazed ceramic tile dado up to 3' height

KITCHEN AND UTILITY

- Separate taps for municipal and bore water
- Provision for fixing water purifier
- Electrical provision for chimney
- Electrical sockets for all common accessories
- False ceiling and provision for washing machine in utility

RAILING

- **Balcaonies:** Aesthetic combination of glass and opaque railing as per architectural design
- **Staircases:** Designer railing for entrance lounge staircase; MS or SS railing for all other staircases

DOORS & WINDOWS

- **MAIN DOOR**
 - Aesthetically designed engineered teak veneered door frames & shutters with high quality melamine polish
 - SS hardware of reputed make
 - Digital or biometric lock for ease and security
 - Minimum 7' 6" height
- **INTERNAL DOORS**
 - Engineered hardwood door frames and laminated shutters
 - SS hardware of reputed make
 - Minimum 7' 0" height
- **BATHROOM & UTILITY DOORS**
 - Engineered hardwood door frames and laminated shutters
 - SS hardware of reputed make
- **FRENCH DOORS & WINDOWS**
 - uPVC or aluminium door frames of Finesta or equivalent make, toughened or high performance glass as per Architectural design, and sliding shutters
 - Mosquito Mesh for all French doors and Windows
- **BATHROOM VENTILATORS**
 - As per architectural design

BATHROOMS

- **SANITARY & CP FITTINGS**
 - Vanity / counter type washbasins as per architectural design
 - Wall-mounted EWCs with concealed cistern
 - Basin mixers for wash basins
 - Single lever fittings with diverter for shower
 - All fittings and accessories of Kohler/Grohe or equivalent make
- **OTHERS**
 - Exhaust fans in all the bathrooms
 - Provision for fixing geysers
 - False ceiling in all the bathrooms

ELECTRICAL

- **FLATS**
 - 3-phase power supply with separate meter board for each flat
 - Concealed copper wiring (Havells or equivalent)
 - Modular switches and sockets (Legrand or equivalent)
- **COMMON AREAS**
 - LED light fixtures
 - Landscape area lighting

AIR CONDITIONING

- **FLATS**
 - Concealed and easily serviceable locations for all ODUs for improved building elevation
 - Copper piping for all bedrooms and halls between designated ODU and IDU locations
- **COMMON AREAS**
 - AC Units installed in clubhouse and entrance lounge

INTERNET, CABLE TV & TELECOM

- Provision for internet connection in hall and all bedrooms
- Provision for cable TV connection in hall and master bedroom
- Video door phone for security

GENERATOR

- 100% DG backup for all flats (including AC units & geysers) and common areas

ELEVATORS

- Automatic passenger lifts (Kone or equivalent) with V3F for energy efficiency and ARD for passenger safety
- Aesthetic interior with SS walls and granite flooring
- Elegant lift lobbies with granite / marble / tile cladding as per architectural design

EV CAR CHARGING

- Car charging provision for one parking slot per flat

CENTRALIZED GAS SUPPLY

- Supply of piped gas from centralized gas bank with pre-paid meters (subject to departmental approval)

RESOURCE CONSERVATION

- **Green Building:** GBC green building Gold certification
- **Water Conservation:** Meters to track usage of municipal and bore water in each flat
- **Electricity Conservation:** Solar power (with net metering subject to feasibility) for common areas lighting
- **Building Energy Management System:** To track and bill consumption of water, power and gas by each flat

SAFETY & SECURITY

- **FIRE SAFETY**
 - Fire hydrant and fire sprinkler system in all floors and basements as per norms
 - Manually operated fire alarms and public address system in all common areas as per norms
- **ELECTRICAL**
 - MCBs for each distribution board
 - RCCBs for protection against electric shocks
- **RAILINGS**
 - All railings shall be minimum 3' 9" height for safety

- **ACCESSIBILITY**

- Access ramp for differently abled

- **SECURITY**

- Solar powered security fence for entire compound
- Security kiosks at building entry and exit
- Panic buttons and Intercom in lifts, connected to Security
- CCTV cameras in common areas (main security, entrance lobby, lift lobby, parking, all around the building)
- Video door phones in the flats

WTP, STP & RWH

- **WTP:** Domestic water made available through a water treatment plant
- **STP:** Sewage treatment plant as per norms, with treated water used for landscaping and flushing purposes
- **RWH:** Rainwater harvesting as per norms for recharging ground water

MUNICIPAL CONNECTIONS

- **ELECTRICITY:** along with transformers of adequate capacity (for flats, common areas and EV charging) from TSSPDCL
- **DRAINAGE:** from HMWSSB
- **WATER:** from HMWSSB

CLUBHOUSE & AMENITIES

- **CLUBHOUSE**

- A spacious, fully equipped clubhouse with false ceiling, LED lighting and wall décor as per architectural design
- Swimming pool with Change rooms
- Multipurpose hall with Kitchen
- Guest rooms
- Hobby room
- Mini theatre with complete AV setup and adequate seating
- Games room with Pool Table, Table Tennis, Foosball, Carrom, Chess, etc.

- Gymnasium
- Work-from-home area with Conference room and Library
- Entertainment lounge
- Association office

- **OUTDOOR**

- Children's play area
- Basketball court (single hoop)
- Jogging track
- Amphitheatre
- Yoga deck
- Fitness station
- Car wash facility with pressure washer unit
- Shuttle court (subject to feasibility)

- **TERRACE**

- Terrace garden as per architectural and landscape design
- Seating spaces (covered and open)
- Party area with Barbeque

- **BASEMENT**

- Rest areas with bathrooms for drivers and helpers (subject to feasibility)
- Provision of space for ironing

- **ENTRANCE LOBBY**

- Grand entrance lobby with 20 ft high ceiling
- Designer granite/marble flooring as per architectural design
- Designer staircase leading to the clubhouse

- **LANDSCAPING**

- Well-designed landscaping as per landscape design
- Boundary avenue plantation and Grid plantings
- Party lawn
- Reflexology path
- Elderly seating area
- Feature wall with water body
- CNC pylons
- Mound with sculpture



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Kondapur - Hyderabad

RERA registration no: P02400006734



KRISHNAS ARENA LLP

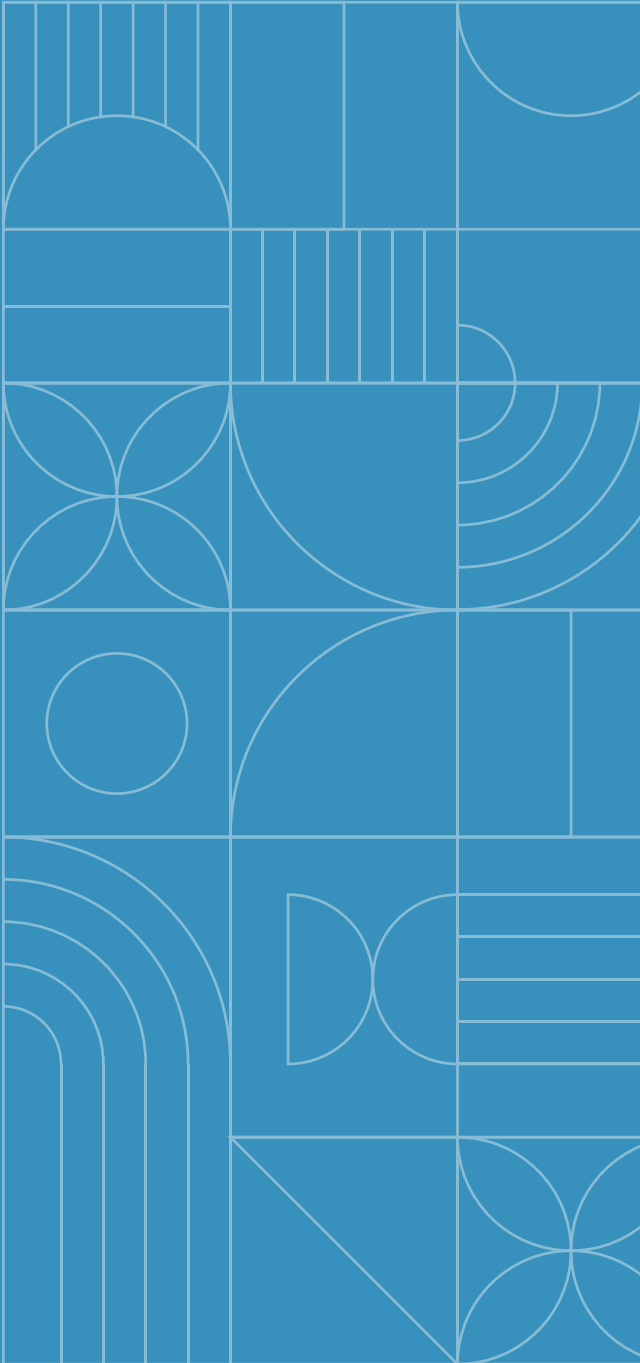
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info@krishnasarena.in

Ph: 96525 72266

Corporate Office







1-51/SY-191/69&70/4F,
DCL Layout, Kondapur,
Hyderabad 500084



Project approved by



Our Consultants

Architecture	Landscaping	MEP	Structure	Structure Peer Review	Project Management
					
MA Architects Pvt. Ltd., Bengaluru, Jaipur	Naveen Associates Hyderabad	Synergy Infra Consultants Pvt. Ltd., Hyderabad	KVR Consultancy Services, Hyderabad	NK Consultants Hyderabad	Surendar & Associates Hyderabad