



LUXURY APARTMENTS IN ATTAPUR



ELEVATE EVERY DETAIL

KARNI ESTATES redefines the concept of urban luxury living with a collection of real estate projects across Hyderabad. With a razor-sharp focus on quality and innovation, it has created extravagant ultra-luxurious communities with grand villas and apartments.

KARNI ESTATES is committed to providing the finest standards of luxury residences and leaving a lasting impression in the minds of a esteemed clientele, with our immaculate craftsmanship and meticulous finishing.

We are confident that our latest offering KARNI OPUS at ATTAPUR will exceed your expectations and we look forward to welcoming you to a new superior living..

Every detail in KARNI ushers in limitless possibilities of fine living.



KARNI
OPUS

LUXURY APARTMENTS IN ATTAPUR



IT'S AN INVITATION
TO ENJOY LIFE



KARNI OPUS

PROJECT AT GLANCE

10
Floors

68
Flats

3 & 4 BHK
Apartments

ENTER INTO THE
WORLD OF KARNI OPUS
AT ATTAPUR



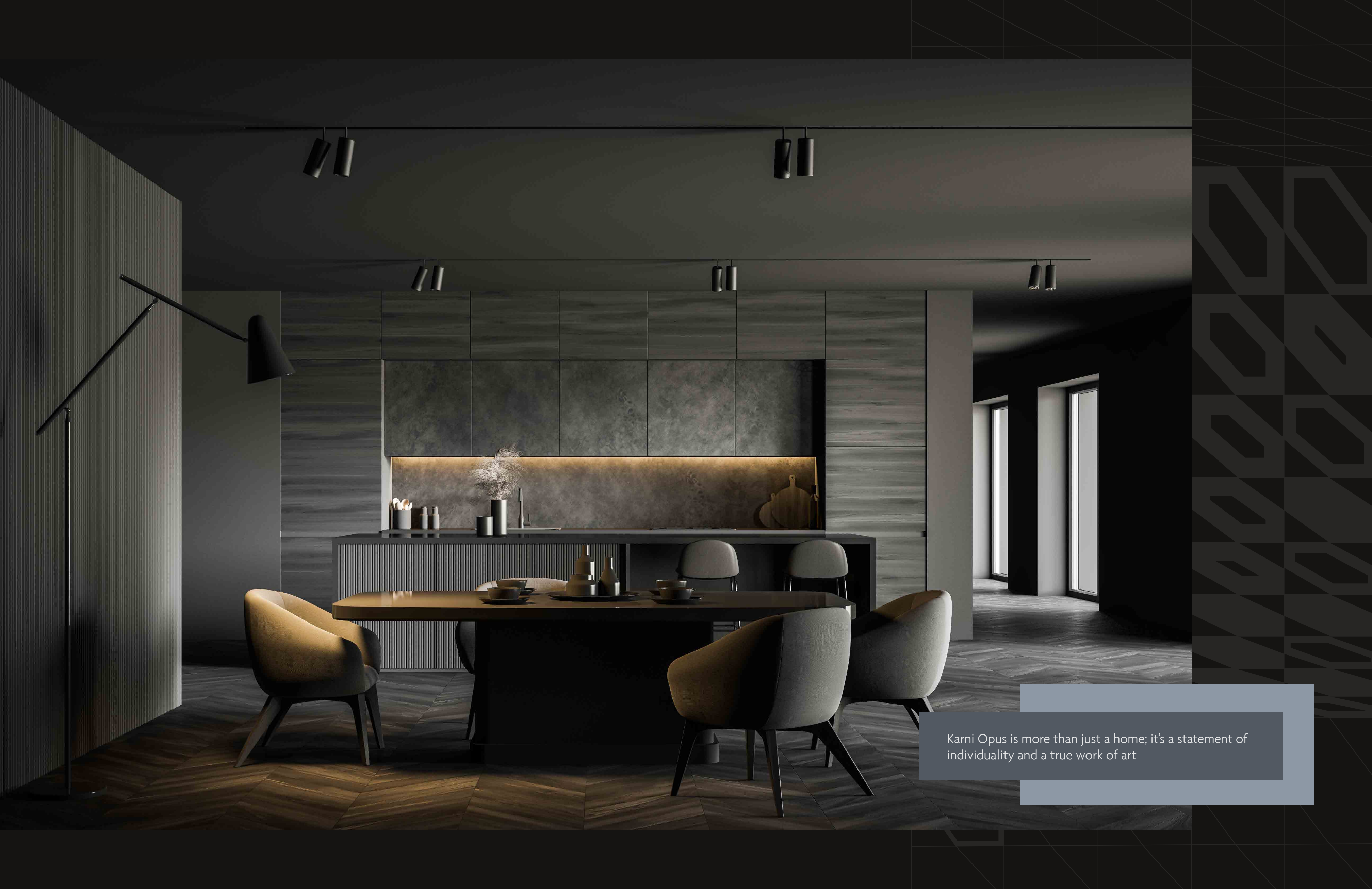
CRAFTED FOR AN
EXQUISITE LIFESTYLE

ATTAPUR: THE VERY HEART OF HYDERABAD



CONNECTIVITY

ISKCON TEMPLE 1.1 Km 5 Min Away	ZOI HOSPITAL 1.4 Km 6 Min Away	RATNADEEP SUPERMARKET 1.6 Km 6 Min Away	RELIANCE DIGITAL 1.9 Km 7 Min Away
MANTRA MALL 2.6 Km 8 Min Away	EDIFY WORLD SCHOOL 3 Km 8 Min Away	CHARMINAR 5.5 Km 15 Min Away	BEGUM BAZAR 6 Km 15 Min Away
GLENDALE INTERNATIONAL SCHOOL 6.5 Km 15 Min Away	BANJARA HILLS 10 Km 20 Min Away	APPA JUNCTION 11 Km 18 Min Away	RAJIV GANDHI INTERNATIONAL AIRPORT 22 Km 30 Min Away



Karni Opus is more than just a home; it's a statement of individuality and a true work of art



LIVING ROOM



MASTER BEDROOM

LIVE AN
EXCEPTIONAL LIFE.



DINING AREA



A NEW WAY OF LIVING IN LUXURY




AESTHETICALLY DESIGNED LOBBY AREA



A MAJESTIC PATHWAY



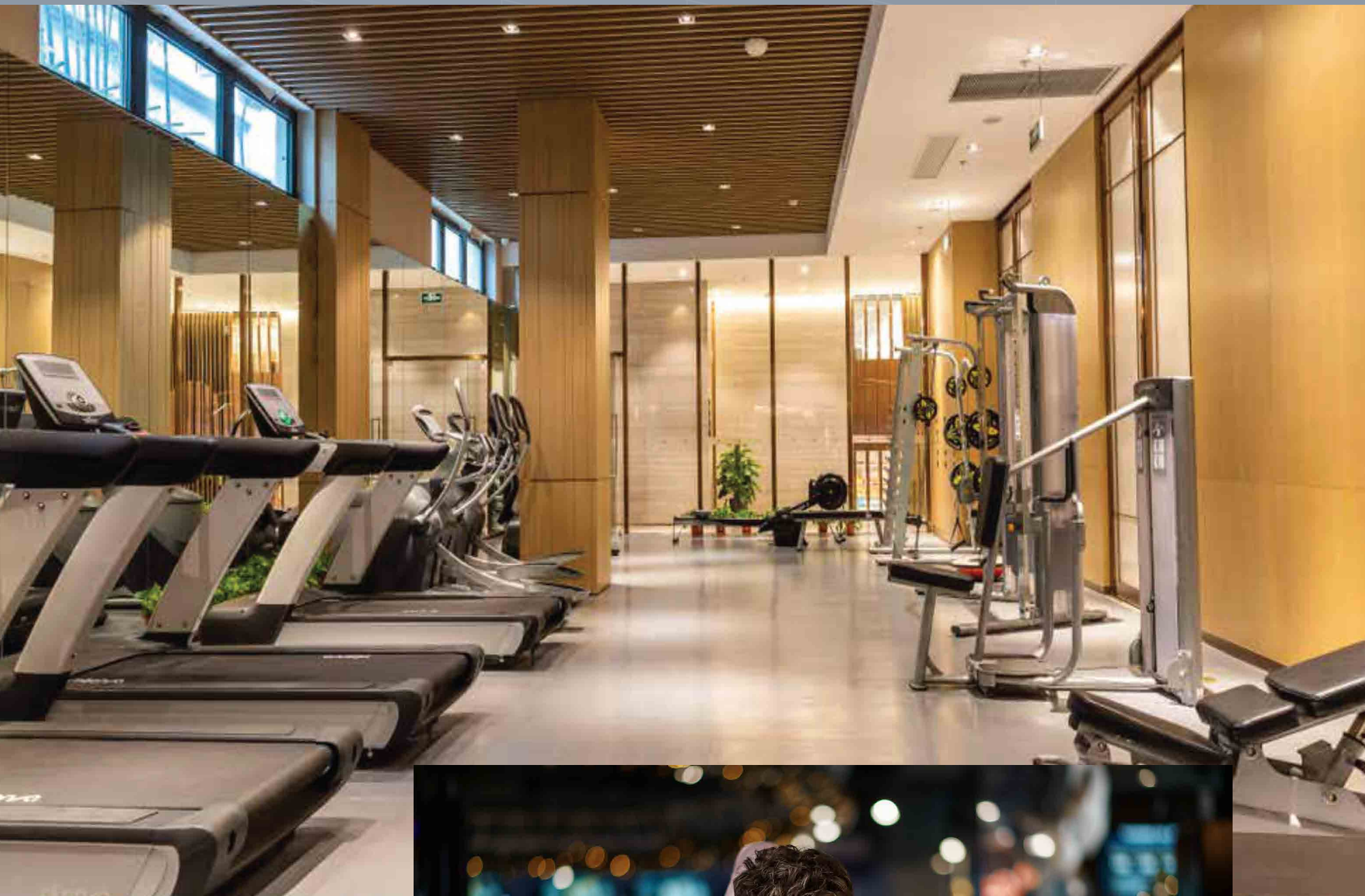
CREATED TO DELIGHT

 A.C Gymnasium	 A.C Indoor Games	 A.C Yoga Hall	 Kids TOT Lot Zones
 CCTV Cameras	 24/7 Security & Surveillance	 Service Lift	 3 High Speed Passenger Lift
 Boom Barriers	 EV Charging Stations	 100% Power Backup	 Treated Water Supply
 Solar Fencing	 Municipal Drinking Water	 Sewage Treatment Plant	 Multi- Purpose Hall
 Lawn with Garden Lighting and Tropical Trees	 Designed Lobby with false ceiling and lighting	 Aesthetically Designed Compound Wall	 Well designed LED Street Lighting



BEST IN CLASS AMENITIES

SWEAT IT OUT AT
THE STATE-OF-THE-ART GYM



TAKE TIME OUT FOR FUN AND SPORTS

FIND CALM AT
THE YOGA HALL



FLOOR PLANS



KARNI OPUS

1st FLOOR PLAN

AREA STATEMENT

FLAT NO.	TYPE	FACING	CARPET AREA	BALCONY AREA	UTILITY AREA	OUTER WALLS	BUILT UP AREA	SALEABLE AREA
3	3 BHK	WEST	1144	52	53	103	1352	1758
4	3 BHK	EAST	1336	63	52	111	1562	2030
5	4 BHK	EAST	1827	72	58	129	2086	2712
6	3 BHK	EAST	1121	59	53	104	1337	1737
7	3 BHK	EAST	1192	65	53	106	1416	1839





KARNI OPUS

2nd Floor to 10th Floor

AREA STATEMENT

FLAT NO.	TYPE	FACING	CARPET AREA	BALCONY AREA	UTILITY AREA	OUTER WALLS	BUILT UP AREA	SALEABLE AREA
1	3 BHK	WEST	1252	288	57	100	1697	2206
2	3 BHK	WEST	1092	129	59	93	1373	1785
3	3 BHK	WEST	1231	151	60	100	1542	2004
4	3 BHK	EAST	1378	113	52	107	1650	2145
5	4 BHK	EAST	1878	189	58	126	2251	2926
6	3 BHK	EAST	1161	97	52	101	1411	1835
7	3 BHK	EAST	1235	246	53	103	1637	2128



TYPICAL FLOOR 2ND FLOOR TO 10TH FLOOR



①



②

KARNI OPUS - FLAT NO. 1
WEST FACING 3 BHK - 2206 SFT



KARNI OPUS - FLAT NO. 2
WEST FACING 3 BHK - 1785 SFT



TYPICAL FLOOR 2ND FLOOR TO 10TH FLOOR



③

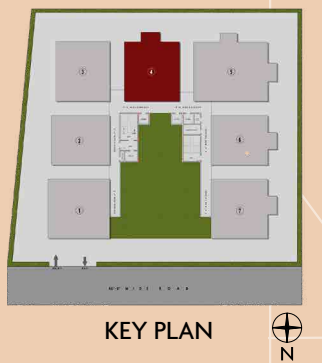


④

KARNI OPUS - FLAT NO. 3
WEST FACING 3 BHK - 2004 SFT



KARNI OPUS - FLAT NO. 4
EAST FACING 3 BHK - 2145 SFT



TYPICAL FLOOR 2ND FLOOR TO 10TH FLOOR



6



KARNI OPUS - FLAT NO. 5
EAST FACING 4 BHK - 2926 SFT



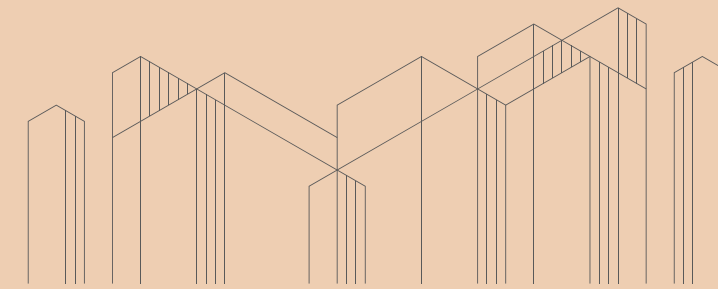
KARNI OPUS - FLAT NO. 6
EAST FACING 3 BHK - 1835 SFT



TYPICAL FLOOR 2ND FLOOR TO 10TH FLOOR



OUR PROJECTS
ARE AS UNIQUE AS
THEY COME.

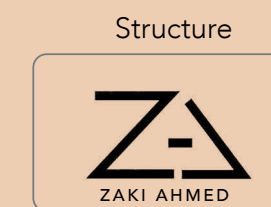


KARNI OPUS ATTAPUR	KARNI AKOYA ATTAPUR	KARNI TAMARA ATTAPUR
KARNI TESORO VILLAS ATTAPUR	KARNI AURUM ATTAPUR	KARNI FLORENZA ATTAPUR

KARNI OPUS - FLAT NO. 7
EAST FACING 3 BHK - 2128 SFT



CONSULTANTS



TOP NOTCH SPECIFICATIONS

SUPER STRUCTURE	<ul style="list-style-type: none"> RCC framed structure with 8" External wall & 4" Internal wall with Blocks/Bricks Masonary.
WALLS	
EXTERNAL WALL	<ul style="list-style-type: none"> Double Coat plastering.
INTERNAL WALLS	<ul style="list-style-type: none"> Single coat plastering with Rough finish for internal walls.
CEILINGS	<ul style="list-style-type: none"> Single coat plastering.
DOORS	
MAIN DOOR	<ul style="list-style-type: none"> Polished Teak wood frame with Veneer Flush Shutters with Melamine Polish & reputed Hardware.
INTERNAL DOORS	<ul style="list-style-type: none"> Painted Teak wood frame with both side Laminated Flush Shutter with reputed Hardware.
WINDOWS & FRENCH DOORS	
WINDOWS	<ul style="list-style-type: none"> UPVC window system with clear float glass as per design, with provision for mosquito mesh (Note: Mesh & fixing will be provided at extra cost).
FRENCH DOORS	<ul style="list-style-type: none"> UPVC door frames with clear float glass panelled sliding shutters, and hardware of reputed make.
VENTILATORS	<ul style="list-style-type: none"> Aluminium / UPVC ventilators with tinted float glass as per design.
GRILLS	<ul style="list-style-type: none"> Grills: Aesthetically designed Mild Steel (MS) grills with enamel paint finish.
FLOORING	
DRAWING, DINING, LIVING	<ul style="list-style-type: none"> 600 X 1200 vitrified tiles of reputed make .
BEDROOMS, KITCHEN	<ul style="list-style-type: none"> 600 X 600 vitrified tiles of reputed make.
BALCONY/ BATHROOM/UTILITY	<ul style="list-style-type: none"> Anti-skid Tiles of reputed make.
STAIRCASES	<ul style="list-style-type: none"> Tandoor /kota stone with M.S railing.
DADOING	
TOILETS	<ul style="list-style-type: none"> Glazed Ceramic Tiles/ Vitrified Tiles upto door height of reputed make.
UTILITY	<ul style="list-style-type: none"> Glazed Ceramic Tiles for wash area upto 4 ft level of reputed make.
PAINTING	
EXTERNAL	<ul style="list-style-type: none"> Textured/ Smooth finish as per design with two coats of Exterior Emulsion paint of reputed make.
INTERNAL	<ul style="list-style-type: none"> Smooth Putty finish with two coats of Acrylic Emulsion paint of reputed make, over a coat of Primer.
BATHROOM	<ul style="list-style-type: none"> Grid / False Ceiling to cover service lines.
BATHROOM	<ul style="list-style-type: none"> Wash basin and EWC with Flush Tank and Health Faucet of reputed make. Faucet and Shower in all Bathrooms of reputed make.
KITCHEN & UTILITY	<ul style="list-style-type: none"> Granite top ,stainless steel sink and dadoing is optional and will be provided at extra cost. Provision for Separate municipal water tap along with borewell water tap will be provided Provision for dish washer, washing machine with one tap in wet area for washing utensils.

ELECTRICAL	<ul style="list-style-type: none"> Elegant Designer Modular Switches of reputed make. Concealed FRLS Copper Wiring of reputed make. Three phase power supply for each unit & individual meter boards. RCBO for incomer and Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
COMMUNICATION NETWORK	<ul style="list-style-type: none"> Provision for central DTH cable connection for T.V in living and master bedroom. Telephone points in drawing room. Wired FTTH (Internet , Phone & wifi) using optic fibre to all apartments.
AIR-CONDITIONING	<ul style="list-style-type: none"> Designated space is provided for outdoor units for every Apartment. Power outlets for Air conditioners in drawing, living and all bedrooms.
BALCONY RAILINGS	<ul style="list-style-type: none"> Aesthetically designed Glass railing with Handrail, only in Front elevation balcony for Apartment No 01 & Apartment No 07, Aesthetically designed M S railing with M S Handrail for All other Apartments Balconies.
CORRIDOR AND LIFT LOBBIES	<ul style="list-style-type: none"> Designer False ceiling with light fixtures in all Corridors & Lift Lobbies .
POWER BACK UP	<ul style="list-style-type: none"> 100% DG set backup with enclosure & AMF panel for Apartments, and Common areas.
LIFTS	<ul style="list-style-type: none"> High speed automatic passenger Lifts as per the design of reputed make.
WTP & STP	<ul style="list-style-type: none"> Water Treatment Plant for borewell water. Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project.
RAINWATER HARVESTING	<ul style="list-style-type: none"> Rainwater harvesting through recharge wells onsite to improve ground water level.
WATER SUPPLY	<ul style="list-style-type: none"> Pneumatic Pumps for supply of Municipal Water for Drinking purpose to kitchen in all apartments. Pneumatic Pumps will be used for supply of Domestic Water to all apartments.
SECURITY	<ul style="list-style-type: none"> Sophisticated round the clock Security System. Surveillance cameras at appropriate location for Monitoring of Cellars entrance and Stilt Floor as per Consultant Design. Solar power fencing 3 sides of the Compound Wall. Boom barriers at Project Entrance for Seamless entry of residents vehicles .
LANDSCAPE	<ul style="list-style-type: none"> Landscaping in the setback areas wherever feasible and in Tot-lot areas as per Design of Landscape Consultant.
EXTERNAL LIGHTING	<ul style="list-style-type: none"> LED Light posts with lamp fittings in Setback and Landscaping areas and Lights in Staircases and Corridor areas.
COMPOUND WALL	<ul style="list-style-type: none"> Aesthetically Designed Compound Wall shall be constructed all around the Project .
EV CHARGING	<ul style="list-style-type: none"> Provision for one 16A Power Point for slow charging in the Parking Area of each Apartment with prepaid meter All enclosed in an individual lockable box. (Provided at extra cost).

DISCLAIMER This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, elevation material, colour shades, specifications, brand names and plan as deemed fit. The imagery used in the pages is indicative of style only. The photographs of the Interior, surrounding views and Location may have been digitally enhanced or altered and do not represent actual views or surrounding views. The furniture and fittings shown in the pictures are only indicative in nature and NOT a part of the offered sale of the unit.

A PROJECT BY

KARNI

ESTATES

Karni Opus

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Location



Instagram