



A Premium Apartment From a Trusted Name



www.pagadala.in



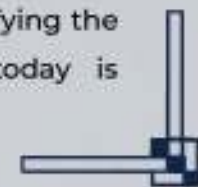
I take a lot of pride
in being myself.

I'm comfortable
with who I am.



PAGADALA Connecting life, future and beautiful homes.

Being a part of a reputed construction giant, that has already delivered millions of square feet of world-class residential and office spaces across south India, PAGADALA believes in delivering homes to match the aspirations and expectations of the current generations in a creative, qualitative and refreshing way. The ventures are planned in such a way that each home will have ample light, air and design with aesthetics to extend a satisfying living experience to its customers. The focus is on blending comfortable luxuries plus amenities with sensible and smart pricing into one exciting and happy package. Satisfying the customer who thinks about tomorrow's conveniences today is PAGADALA'S everyday mission.



You want to find the best way to build their tomorrow

They fill your present with incredible joy. And you want to fill their future with utmost happiness. You'd like to make sure they get every little comfort and luxury effortlessly. Now and always. This is where the heart invites the brain to take the right decision. This is the time to make the perfect investment.

Be part of an architectural legacy.

One of the finest examples of Art & utility. The glamour and style of the ANYA is reflected in this development. Bringing together respect for our rich architectural heritage with homes that meet the needs of modern lifestyles is a unique challenge. These beautifully styled contemporary homes achieve the perfect balance and create delightful new homes designed in the classic style around the ventures.



ANYA is for those who cherish a comfortable and luxurious life.

From the house of Pagadala launching our prestigious project "ARYA" This is located in peaceful area of Bowrampet, away from all pollutions where near by has all the amenities. Very close to JNTU, Kukatpally, Miyapur, Suraram, Nizampet, Pragati Nagar, Chandanagar. Easy access to IT sector and upcoming IT corridor. Direct connectivity to Hyderabad Metro rail, TSRTC buses and Just 4 km away from ORR thus connecting to Airport. This part of the city is connected to all types of online services like OLA, UBER, Swiggy and Medicine delivery etc.



80% OPEN SPACE



WIDE CORRIDORS



GRAND ENTRANCE



WELL-CONNECTED ROADS



VAASTU COMPLIANT



PREMIUM BRANDED FITTINGS



EARTH QUAKE RESISTANT



RAIN WATER HARVESTING



LAND SCAPING



CCTV SURVEILLANCE SYSTEM



A sparkling life at most happening place of Hyderabad

People like you who appreciate higher levels of modern living, instantly recognize the potential of a home that promises dreamlike luxuries, along with utmost privacy and safety. ANYA an elegant 5-storied edifice with four apartments on each floor that ensures a lustrous life for you and your family.

Site Plan

- No. of Towers
1
- No. of Floors
Cellar + G + 5
- No. of Flats
35
- Spacious
2, 3 BHK Flats
Retail Space
Office Space
- 80%
Open Space



Typical Floor Plans

1,520 SFT (East Face)



1,250 SFT (East Face)



1,520 SFT (East Face)



1,100 SFT (West Face)



1,340 SFT (West Face)

- Flat No : 1 & 3 - 3BHK**
 1,520 SFT, **East Facing**
 3 Bedrooms
 3 Bathrooms,
 1 Utility Area
 1 Drawing, 1 Balcony
 1 Kitchen & 1 Dining Area
- Flat No : 2 - 2BHK**
 1,250 SFT, **East Facing**
 2 Bedrooms
 2 Bathrooms,
 1 Utility Area
 1 Drawing, 1 Balcony
 1 Kitchen & 1 Dining Area
- Flat No : 4 & 6 - 3BHK**
 1,340 SFT, **West Facing**
 3 Bedrooms
 2 Bathrooms,
 1 Utility Area
 1 Drawing, 1 Balcony
 1 Kitchen & 1 Dining Area
- Flat No : 5 - 2BHK**
 1,100 SFT, **West Facing**
 2 Bedrooms
 2 Bathrooms,
 1 Utility Area
 1 Drawing, 1 Balcony
 1 Kitchen & 1 Dining Area



2BHK (1250 SFT) East Face



2BHK (1100 SFT) West Face





3BHK (1520 SFT) East Face



3BHK (1340 SFT) West Face

SPECIFICATIONS

STRUCTURE:

R.C.C. framed structure. Footings, columns, beams and slab in R.C.C M20 grade concrete or higher grade concrete designed for wind and earthquake.

SUPER STRUCTURE:

Solid Light weight Cement blocks / red bricks for the walls in cement mortar.

PLASTERING:

INTERNAL: Single coat with sponge finish.

EXTERIOR Plastering In two coats with sponge finish.

DOORS:

MAIN DOOR: Teak wood frame and HDF designer skin moulded paneled door shutters.

INTERNAL DOORS: Teak wood frame and HDF designer skin moulded paneled door Shutters with standard fillings & locks.

WINDOWS: Window frames in UPVC / Aluminium with glass panels fitted with standard hardware.

PAINTING:

EXTERNAL: Exterior texture paint with exterior emulsion paint of Asian / Equivalent.

INTERNAL: Smooth well putty finish with acrylic emulsion paints of Asian / Equivalent over a coat of primer.

FLOORING:

First quality Vitrified the flooring in living room, bedrooms and kitchen.

KITCHEN:

Granite platform with stainless steel sink / Carysil Sink, ceramic tile dodo up to 2' height above kitchen platform, Provision for exhaust.

BATHROOMS AND TOILET:

Granite counter top / Pedestal Type wash basin WC flush tank of Hindustan / parryware or equivalent Hot and cold mixer with shower Provision for geysers in toilets All fittings are chrome plated Tiles up to 7' height Ceramic non slippery flooring

ELECTRICAL:

Concealed wiring of Finolex or reputed Make Fire retardant wiring In conduits for lights, fan, plug and Power plug points of Power outlets for air-condilloners in all bedrooms.

Power outlets for geysers in all bathrooms. Power plugs for chimney, refrigerator, microwave ovens, mixer grinder in kitchen. Adequate Plug points for refrigerator, TV & audio systems etc.

3-phase supply for each unit.

All electrical fittings of reputed make.

TELECOM:

Telephone points in all bed rooms & drawing room.

CABLE TV:

Provision for cable in all bedrooms & living room.

LIFT:

One automatic lift.

GENERATOR: Power Backup generator.





Distance from IT Corridor

Distance from Google office, Kothaguda is Just 13km and it takes 35 minutes to reach.

This location has been allocated as IT corridor for 140 acres by Telangana Government recently.

Location Advantages



Schools

| | |
|----------------------------------|--------|
| Oakridge International School | 3.7 km |
| The Creek Planet School | 1.4 km |
| Ambitus World School | 2.1 km |
| Silver Oaks International School | 4.0 km |
| Geetanjali Olympiad School | 3.9 km |
| Bachpan School | 4.2 km |
| Unicent School | 2.0 km |
| Vikas - The Concept School | 6.8 km |
| Kennedy Global School | 4.5 km |
| Ganges Valley School | 6.1 km |
| Delhi Public School | 2.0 km |



Engineering Colleges

| | |
|---|--------|
| Malla Reddy Institute of Engineering | 7.6 km |
| JNTU | 7.7 km |
| DRK College of Engineering | 3.5 km |
| BVRIT Hyderabad College Of Engineering | 5.8 km |
| Vignana Jyothi Engineering College | 1.3 km |
| Gokaraju Rangaraju Institute of Engineering | 5.7 km |
| Rishi MS Institute of Engineering | 6.6 km |



Hospitals

| | |
|------------------------------------|---------|
| SLG Hospital | 0.2 Km |
| Relief Hospital | 4.2 Km |
| Sree Balaji Hospital | 15.0 Km |
| Arunodaya Multi Specialty Hospital | 4.9 Km |
| Dr. Raghavendra Brain and Spine | 5.4 Km |
| Care and Cure Dental | 5.2 Km |
| Dr. Lalitha Prime Dental Hospital | 5.3 Km |
| Apex Multispeciality | 5.0 Km |
| Rudra raju Hospital | 5.1 Km |
| Ushamullapucli Cardiac | 6.6 Km |



Pharma Companies

| | |
|--------------------------|---------|
| Aurbindo Research Centre | 1.1 Km |
| Dr. Reddy Laboratories | 2.0 Km |
| Natco Pharma | 3.0 Km |
| Sai Life Sciences | 8.0 Km |
| The Pharma Patashala | 8.5 Km |
| Emmennar Pharma | 13.1 Km |
| Teena labs | 5.3 Km |
| SMS Pharma | 5.4 Km |
| MARS Therapeutics | 8.0 Km |



Location Map

Very close to JNTU , Kukatpally, Miyapur, Suraram, Nizampet, Pragati Nagar, Chandanagar. Easy access to IT sector and upcoming IT corridor. Direct connectivity to Hyderabad Metro rail, TSRTC buses and Just 4 km away from ORR thus connecting to Airport. This part is connected to all types of online services like Ola, Uber, Swiggy and Medicine delivery etc.

SLG Hospital 0.2 KM

The Creek Planet School 1.4 KM

Delhi Public School 2.0 KM

Oakridge International School 3.7 KM

Gokaraju Rangaraju Institute of Engg 5.7 KM

JNTU Metro Station 7.5 KM



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Scan this QR code for more information



CURRENT PROJECTS

PAGADALA'S
AMRA



AMRA - Bowrampet, Hyderabad, Telangana

CURRENT PROJECTS

PAGADALA'S
ARYA



ARYA - Bowrampet, Hyderabad, Telangana

PAGADALA'S
ARNA



ARNA - Bowrampet, Hyderabad, Telangana



PAGADALA Constructions Pvt. Ltd.

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Hi-Tech City, Hyderabad - 500081 Telangana, India.

040-6622-0809

Site Office:

Project ANYA, Plot Nos. B-181, 182, 183 & 184, Simhapuri Colony,
Near Pragathi Nagar, Bachupally-Gandimaisamma Road,
Bowrampet, Hyderabad - 500043 Telangana, India

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