

... a prestigious project from



ELEVATE TO SUPERLATIVE SPACES

Promoters :



| Plot No. 4 | MP-MLA Colony | Road No. 10C | Jubilee Hills | Hyderabad - 500 033 | Telangana |

+91 70933 69999

✉ kalyaninfraprojects9@gmail.com 🌐 www.kalyaninfraprojects.com www.kalyansskyway9.com

Site Off. : #405, Cyber Homes Lake View Vision, Near PSR Gardens, Manchirevula, Narsinghi - 500 075.

ARCHITECTS



SAI CONSULTANTS

245, Sri Sai Square, Phase-II, Kamalapuri Colony, Hyderabad - 500 073. Ph : +91 - 40 - 2374 6699

Note :This Brochure is only a conceptual presentation of the project and not a legal offering.
Developers reserve the right to change, alter, modify plan, elevation and specification time to time as deemed fit.

Brochure Design by :
Prabhu Graphics : 98480 52562, 040-2335 1424



KALYAN'S
Skyway9
PREMIUM RESIDENTIAL 2 & 3 BHK FLATS



First Gated Community
with Individual
EV Charging Facility
to each Flat.

Do you belong to the category of those individuals who prefer to live in a House that is custom designed as per your wish and standard? With the increasing job and commerce prospects "HYDERABAD CITY" with every day that passes by, a lot of people are shifting to this city and hence generating a need to own a property at prime locations and proximity to all the essential places without letting it take a toll on the pocket.

Keeping in mind the needs of a common man and his scenario of buying a property, we bring the most Affordable / Reasonable and high quality Premium Flats in HYDERABAD. **KALYAN's - SKYWAY9** is a signature project that fulfills the requirement of people who have a Classic taste and Serene Lifestyle. Residing at **KALYAN INFRA PROJECTS** will compliment your Lifestyle and fill your Life with happiness.



Possession starts from December 2023



Welcome to a
Serene Lifestyle
@
KALYAN'S
Skyway9



2 Level Car Parking



Individual EV Charging for
Bike and Car to every Flat



More than 50% Solar power
for common area & Net meter



Wi - Fi Enabled Lounge
with Cafeteria



Entrance and Exit gate
with security cabin



Abundant Ground water
& Municipal water supply

A home that keeps everyone together is the home that is made for you. We believe that **KALYAN's - SKYWAY9** will be adobe for your life. One that will bless you with all the warmth, goodness, well-being and the times you look for, to make life's most endearing moments. So get ready to be pampered by a home that has what it takes to make life beautiful for yourself and for your dear ones as well.



Special Features

- + Designed As per Vaastu
- + Entry and Exit Gate
 - + Security Cabin
- + Rain water Harvesting
- + Rain water tank with filters
- + Around 60% open spaces
- + Each Flat one fruit plant
- + 10' open to sky between each flat
 - + Ample Car parking
 - + Avenue Plantation
 - + Fully developed Park
 - + Senior's Seating Plaza
 - + Wi - Fi Enabled Lounge
 - + Children's Play Area
 - + Cricket Net
 - + Spacious Healthy Gym
 - + Jogging track
 - + Designed Swimming Pool
 - + Multipurpose party Hall
 - + Terrace garden for Parties
 - + Yoga and Meditation Hall
 - + Table Tennis - Snookers
 - + Chess - Caroms
 - + Basket Ball Point



Fire protection system
as per Govt. norms



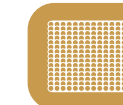
Central Security



CCTV Surveillance



Intercom facility



Rain Water Harvesting



Great Lifestyle..

A Gated community venture from **Kalyan Infra Projects**
KALYAN's - SKYWAY9 is the Best project in
Manchirevula - Narsingi close to Hospitals, Shopping malls, Schools & ORR.
You will love its rural charm and urban infrastructure to lead a
serene Lifestyle. The one Acre residential Layout offers the
finest features, Desirable amenities, Recreation facilities and total security.
Find your dream fulfilled in this ideal environment.





Basket Ball



Badminton - Tennis



Indoor Games



Children play area



Swimming Pool



Healthy A/c Gym



Cricket Net



Jogging Track



Yoga - Meditation



Seating Plaza



Well landscaped park

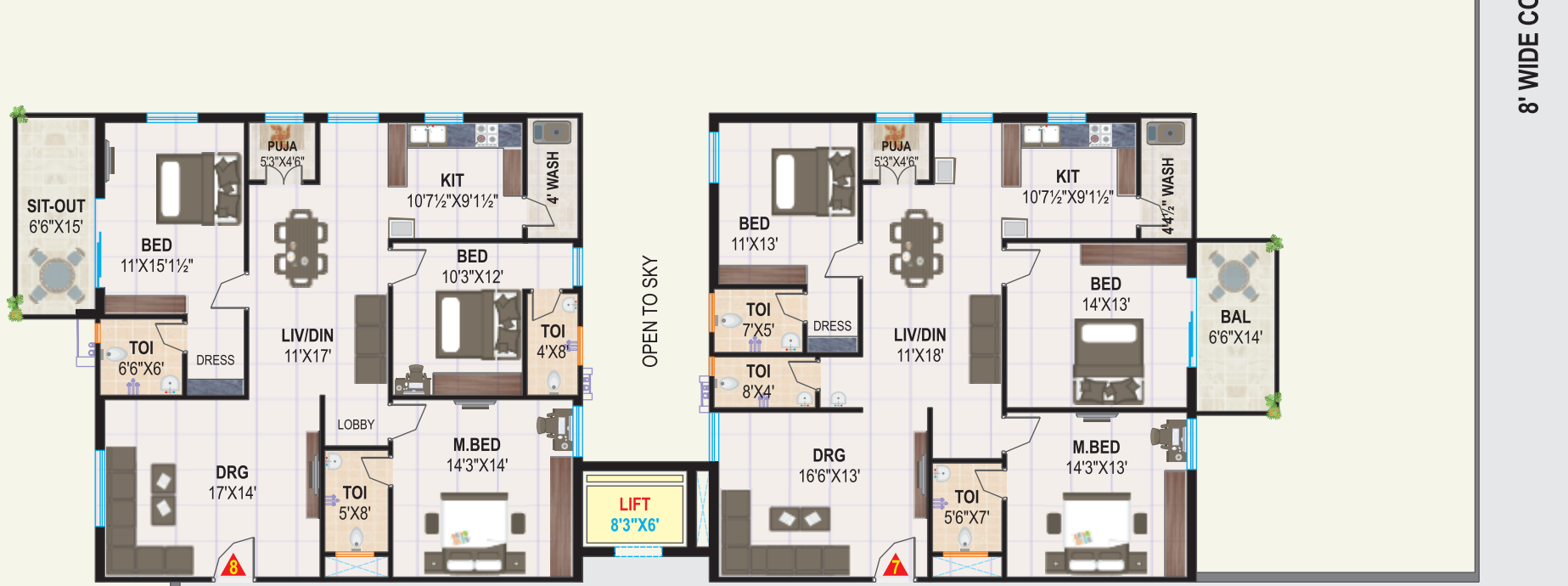
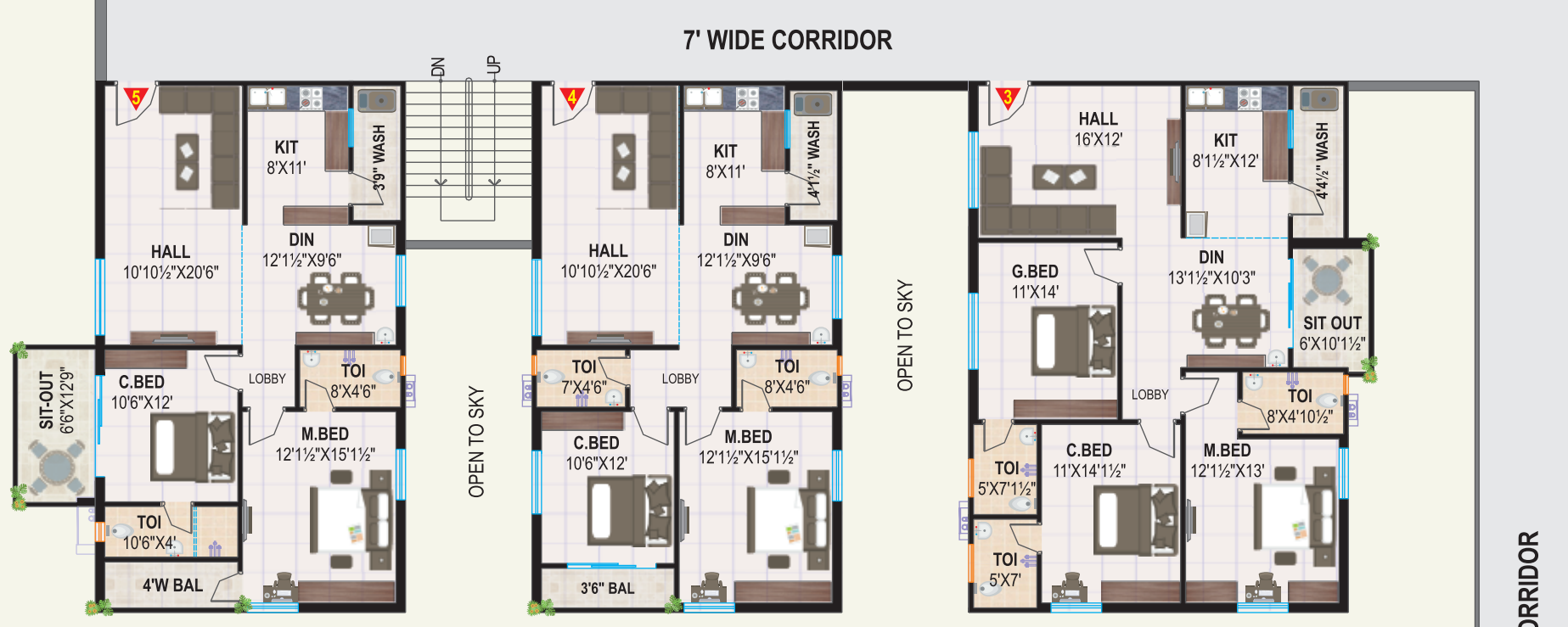


Roof top Garden

Typical Floor Plan (2, 3, 4, 5, 6, 7 & 8th Floor)



AREA STATEMENT	
Flat No.	Area
1	2140 Sft.
2	2100 Sft.
3	1640 Sft.
4	1315 Sft.
5	1415 Sft.
6	2055 Sft.
7	1945 Sft.
8	1945 Sft.
9	1955 Sft.
10	1795 Sft.
11	1795 Sft.
12	1390 Sft.
13	2150 Sft.



First Floor Plan



AREA STATEMENT	
Flat No.	Area
1	1965 Sft.
2	1965 Sft.
3	1610 Sft.
4	1315 Sft.
5	1315 Sft.
6	1960 Sft.
7	1820 Sft.
8	1820 Sft.
9	1750 Sft.
10	1725 Sft.
11	1725 Sft.
12	1320 Sft.
13	2060 Sft.



Ground Floor Plan



AREA STATEMENT

Flat	Area
1	1965 Sft.
2	1965 Sft.
3	1610 Sft.
4	1315 Sft.
5	1725 Sft.
6	1725 Sft.
7	1320 Sft.
8	1875 Sft.

CELEBRATE EVERY
MOMENT OF THE DAY **HERE...!**



LANDSCAPE



MEDITATION AREA



SEATING PLAZA



CHILDREN'S PLAY

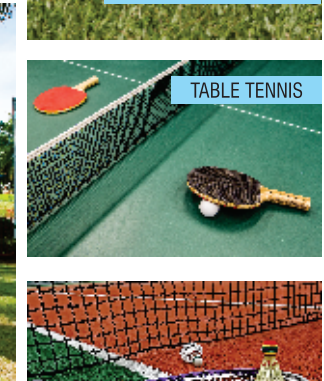


TABLE TENNIS

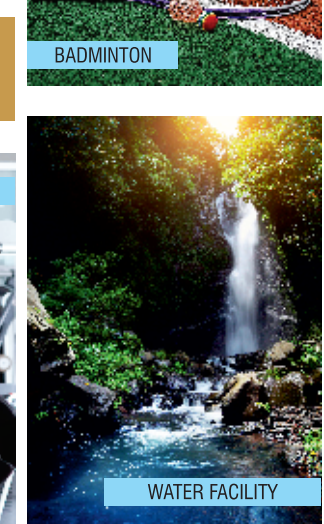


MULTIPURPOSE HALL

AMENITIES



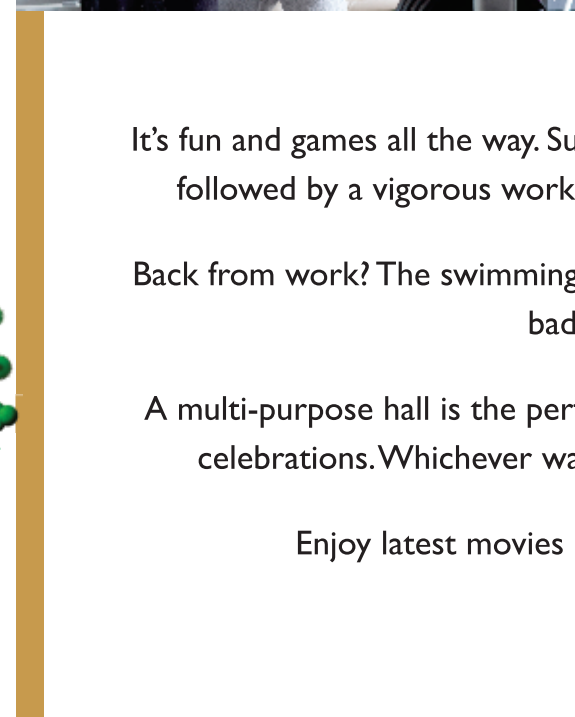
GYMNASIUM



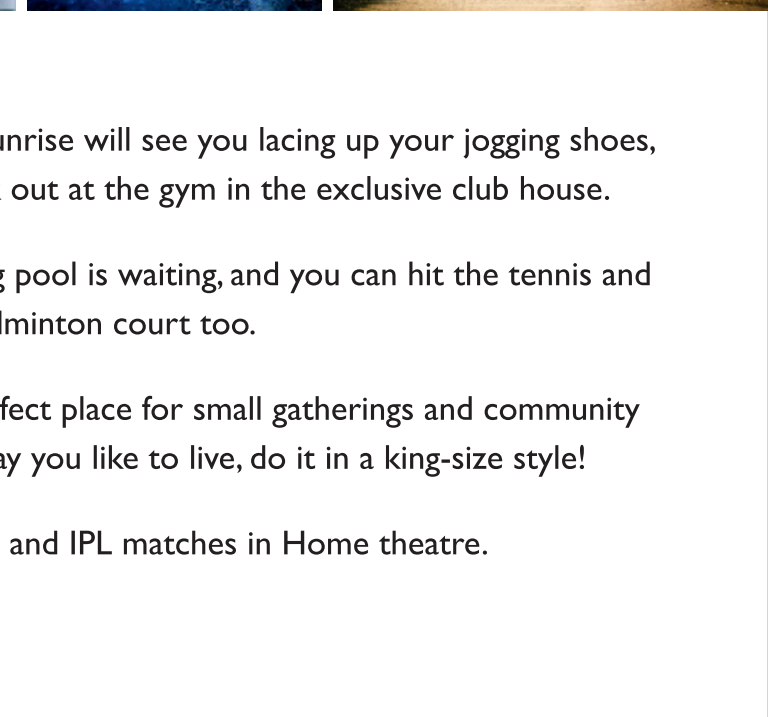
BADMINTON



POOL



WATER FACILITY



JOGGING TRACK

It's fun and games all the way. Sunrise will see you lacing up your jogging shoes, followed by a vigorous work out at the gym in the exclusive club house.

Back from work? The swimming pool is waiting, and you can hit the tennis and badminton court too.

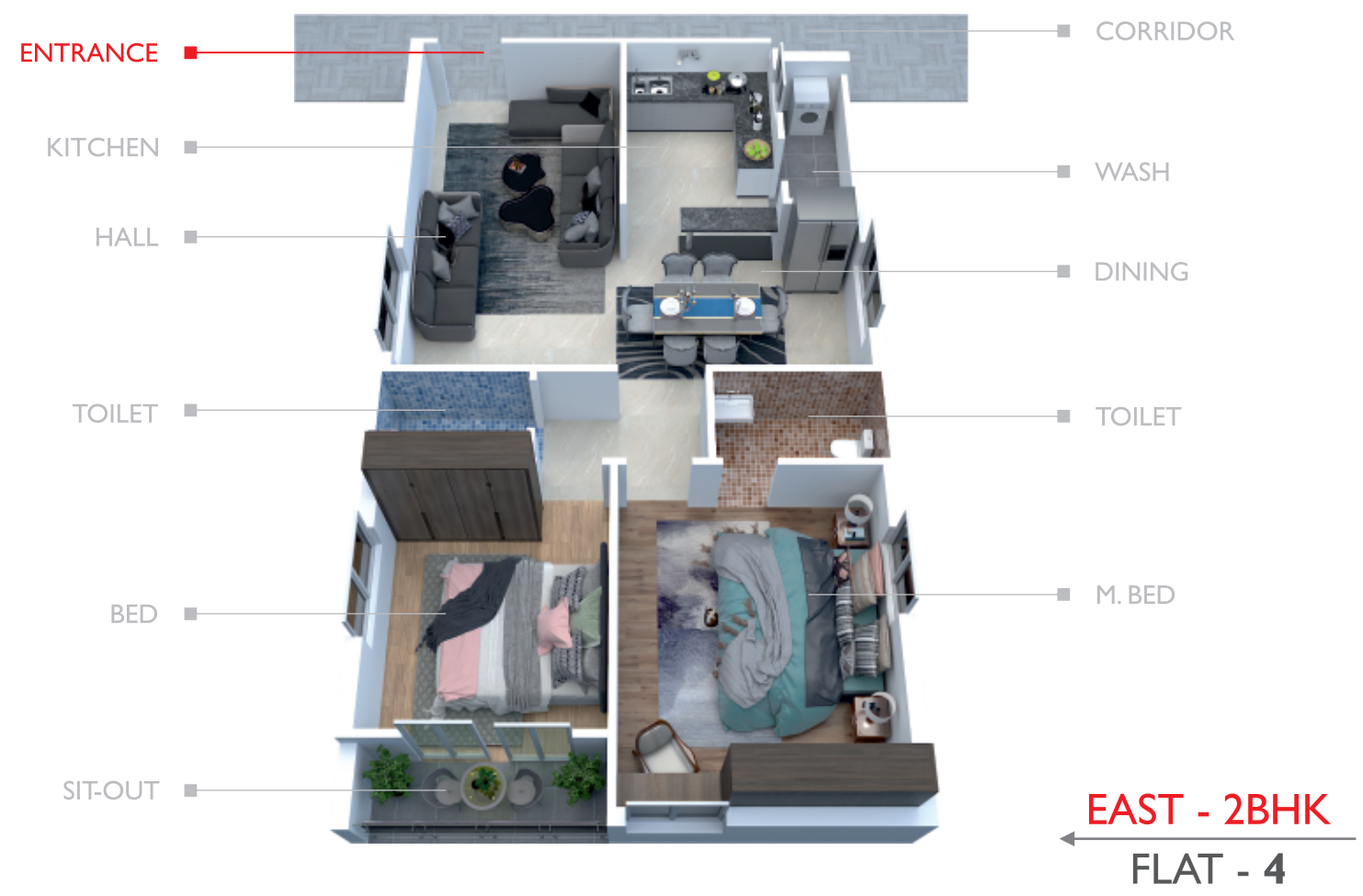
A multi-purpose hall is the perfect place for small gatherings and community celebrations. Whichever way you like to live, do it in a king-size style!

Enjoy latest movies and IPL matches in Home theatre.

Isometric View



Isometric View



Isometric View



Specifications

-  **STRUCTURE**
Reinforced cement concrete framed structure.
-  **WALLS**
9" External and 4" Internal walls of Good quality cement blocks with cement mortar.
-  **PLASTERING**
Smooth sponge finish plastering in two coats to internal and external walls & ceilings with cement mortar.
-  **FLOORING**
AGL / Kajaria Or equivalent Vitrified tiles of 800 X 800 size for Hall, Kitchen, Dining and all Bedrooms. Remaining areas are with Anti-skid ceramic tiles. Granite for staircases and lobbies.
-  **DOORS**
Main Door - Best teak wood frame and teak veneer shutter with melamine polishing & standard hardware.
Internal Doors - WPC frames with flush shutters with standard hardware.
-  **WINDOWS**
UPVC windows with clear glass with provision for mosquito shutters of standard make.
-  **PAINTING**
Internal walls and ceiling - putty finish with two coats of premium emulsion paint over a coat of primer.
External with texture or putty finish with 2 coats of exterior emulsion paint with primer of Asian or equivalent.
-  **KITCHEN :**
Provision for water purifier, hob & chimney. Separate water lines for municipal water (HMWS&SB) and underground water connection. Glazed tiles dado up to 2' height above kitchen platform. Kitchen platform & sinks are in client's scope for modular kitchen design and will not be provided by the builder.
-  **TOILETS**
All sanitary fixtures are Cera / Hindware or equivalent make. EWC in all toilets.
All CP fittings are Cera / Jaguar or equivalent make. Glazed tiles dadoing up to door ht. of AGL / Kajaria Or equivalent.
-  **ELECTRICAL**
 - a) Concealed copper wiring of Finecab or Polycab make and modular switches of Legrand or equivalent make.
 - b) Power outlets for air conditioners in all bedrooms.
 - c) Power outlets for geysers and exhaust fans in all bathrooms.
 - d) Power plug for cooking range chimney, refrigerator, mixer/grinders in kitchen.
 - e) Power plug for washing machine in utility area.
 - f) Three-phase power supply for each unit with individual meter boards.
 - g) Miniature Circuit Breakers (MCB) of Legrand / Siemens or reputed make for each distribution board.
 - h) USB Socket
-  **LIFT**
2 No. of 8 Passenger and 2 No. of 10 Passenger Lifts of KONE / Johnson or equivalent.
-  **GENERATOR**
Generator will be provided for all common areas. Flats with are fan and light in each room.

NOTE

- a) Windows, Shelves, Chajjas, Lofts, Arches or any kind of modifications / alterations are not allowed.
- b) Flat will be handed over for woodwork / interiors after receiving 100% payment only,
- c) Windows grills customers scope.
- d) GST, Registration and other applicable taxes as per Govt. norms shall be borne by the purchaser.

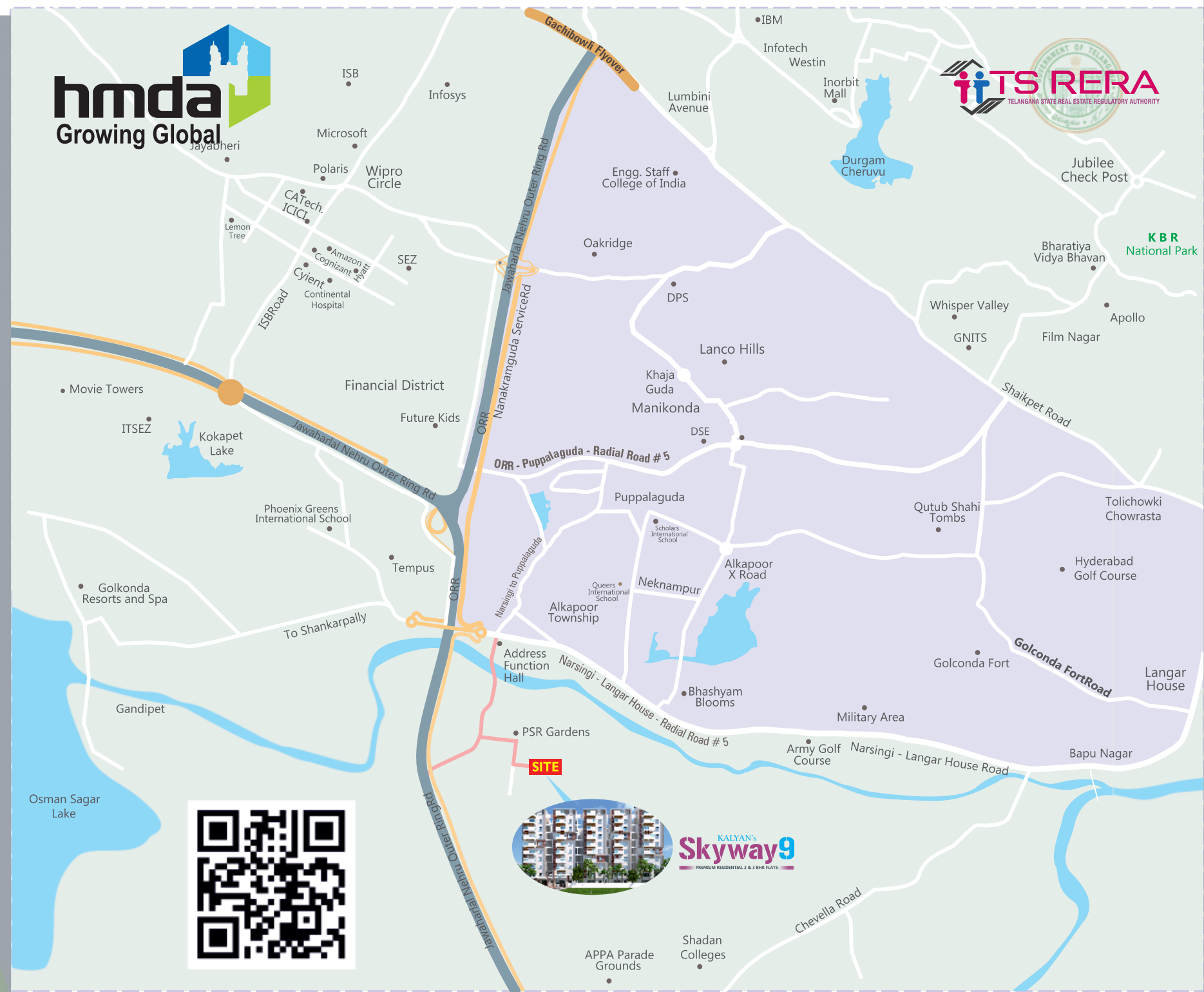


Project Layout



- 1 Jogging Track
- 2 Cricket Net
- 3 Swimming Pool
- 4 Shuttle Court
- 5 Tennis Court
- 6 Basket Ball
- 7 Tot - Lot
- 8 Terrace Party Lawn
- 9 Entrance Arch
- 10 Canopy - Rest Area

Location Map



- | | | |
|---------------------|--|--|
| Hitech City 20 Min. | Nanakramguda Circle 7 Min. | Oakridge International and DPS Schools 10 Min. |
| Airport 30 Min. | Continental Hospital and many more 10 Min. | Financial Dist. 15 Min. |
| Bus Station 20 Min. | Metro Rail Station 18 Min. | Outer Ring Road 2Min. |