

A PROJECT BY
RISINIA BUILDERS



SKYON
THE FUTURE OF MODERN LIVING

CREATING LANDMARKS



2 & 3 BHK PREMIUM GATED COMMUNITY APARTMENTS
@BACHUPALLY

www.risia.com



Own it with pride
live life in luxury.

Live in the lap of luxury at Skyon. The beautifully crafted homes, luxurious selection of amenities, and an exceptional living environment make this new home a matter of pride and joy for you and your family.



www.risinia.com



A home to your dreams
a dream of a home.

Each one of us holds a wish close to our hearts. A wish for a space where happiness flows unhindered; a place where the little things make life a delightful experience; a place where dreams take wing and fly high. A wish for a space that we can call home. At Risinia's Skyon, your wish for a beautiful forever after home comes true.



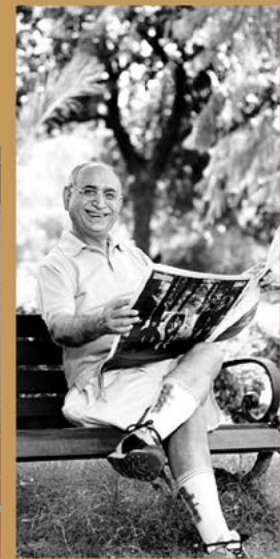
A life of quality
Beckons at Skyon

The beautiful gated community has been thoughtfully built with the finest materials to deliver a quality of life that enhances your living experience. Gift your loved ones the quality lifestyle they deserve and watch them flourish like never before.



OUTDOOR AMENITIES

State-of-the-art clubhouse with indoor facilities | Adult & kids' swimming pool with deck | Walking/jogging/cycling track | Outdoor cafeteria | Grand entrance plaza | Pick up & drop off | Outdoor gym
Bicycle parking bay | Cricket practice nets | Paragola with seating | Children's play areas | Intercom
Kids adventure activity zone | Skating rink | Outdoor meditation & yoga center | Multi-purpose court
Water body | Beautifully landscaped central courtyard | Amphitheater | Event area | Beautifully
landscaped lawns | STP Plant | Rainwater harvesting | Individual water meters for each flat
Water softening plant | Solar fencing all around the project | CCTV Surveillance
All around the project multiple seating zones



The Exquisite
Skyon Lifestyle



CLUBHOUSE AMENITIES

Banquet hall | Office desks for work from home | Reception and waiting lounge | Outdoor cafe | Kitchen
Supermarket | Creche | Atm/Pharmacy provision | Maintenance office | Indoor games (Snooker,
Table tennis, Carroms, Chess) | Gym | Yoga / Aerobics deck | Guest rooms | Gentlemen's room
Waiting lounge | Outdoor terrace | Spa | Steam/Sauna | Saloon | Squash courts | Guest lounge
Conferencing facility | Library / Office room | Mini theater | Indoor badminton courts
Outdoor terrace lounge | Barbeque counter



MASTER PLAN

Extent	: 5.6 acres
Total Units	: 756 flats of 2 BHK & 3 BHK
Towers	: 6
2BHK	: 1080 sft to 1388 sft
3 BHK	: 1527 sft to 2223 sft

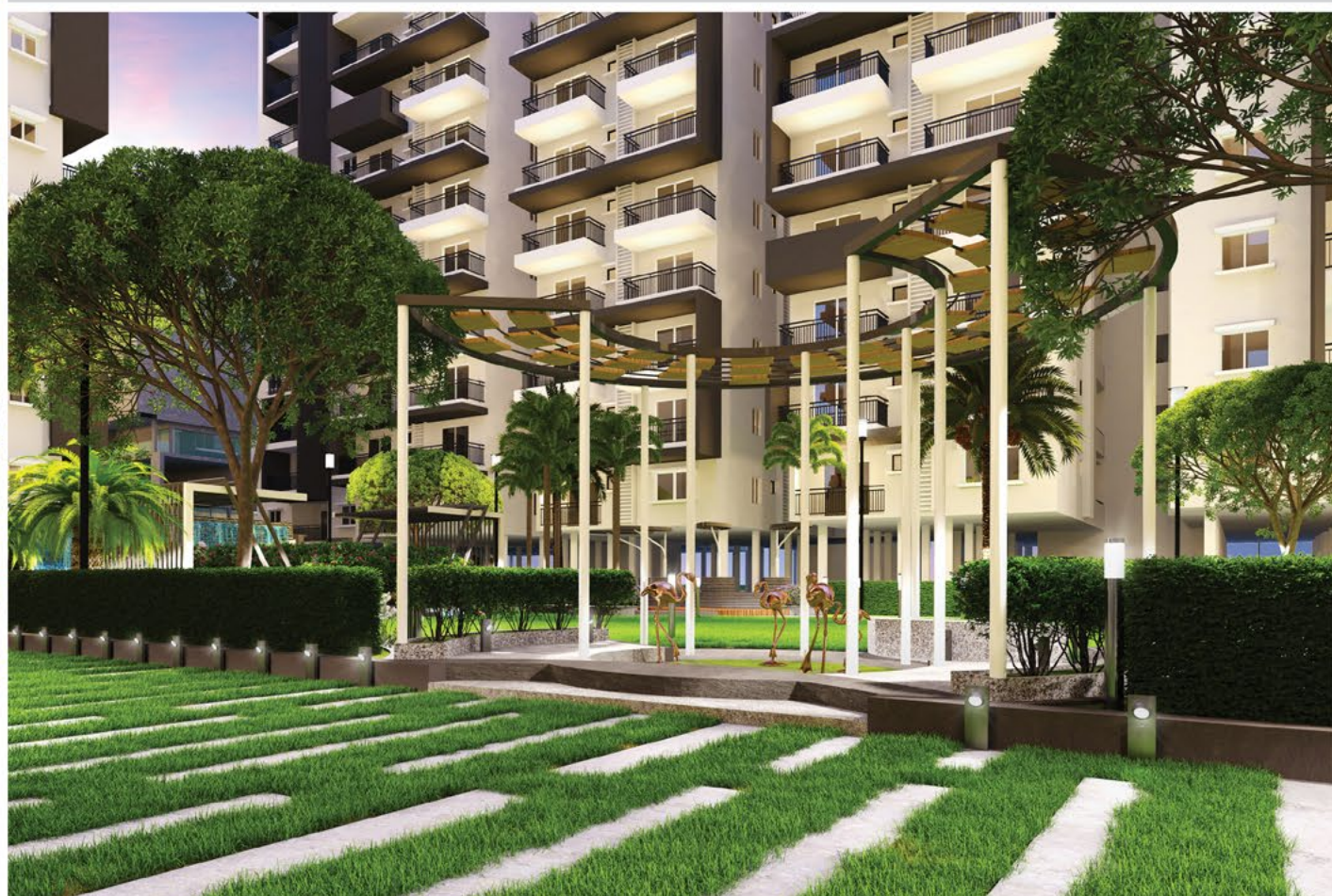
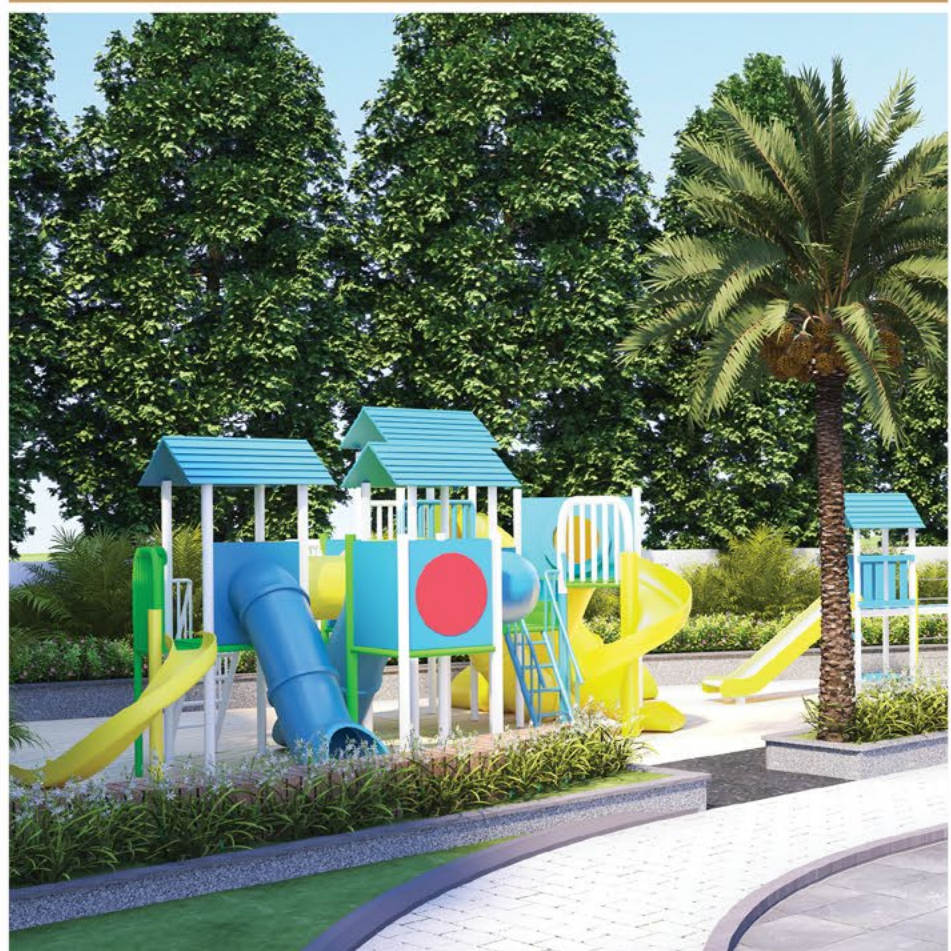


LEGEND

01. Entrance 02. Exit 03. Clubhouse 04. Skating Rink 05. Children's Play Area 06. Badminton Court 07. Multipurpose Court
 08. Cricket Practice Pitch 09. Bicycle Parking 10. Seating With Plantation 11. Seating Plazas For Seniors 12. Seating With Pergola 13. Mini Amphitheater
 14. Park Entry With Screen Walls 15. Meditation Deck 16. Screen Wall 17. Lawn Mound 18. Informal Stage 19. Swimming Pool



SKYON
THE FUTURE OF MODERN LIVING



A point of view
That defines your living



AERIAL VIEW

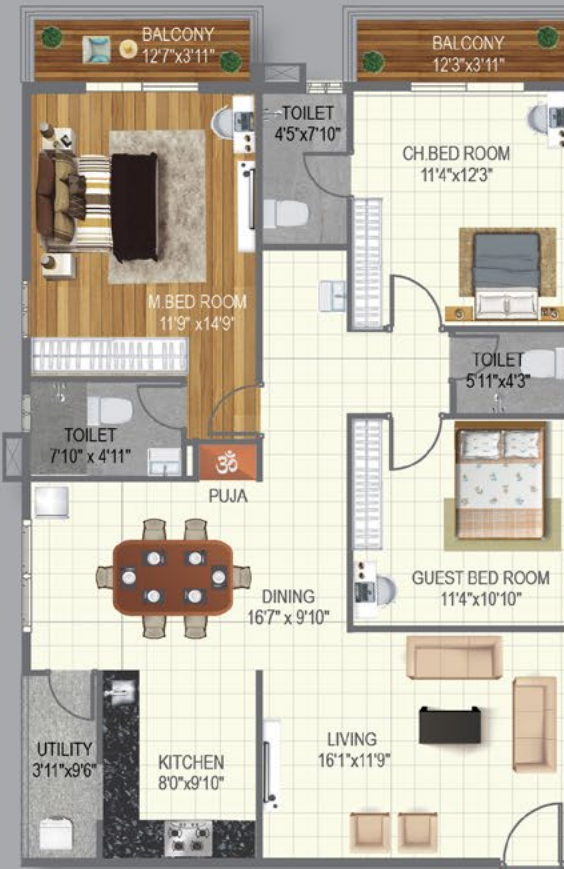




2 BHK
1388 sft
EAST FACING

ENTRY

ENTRY



3 BHK
1651 sft
EAST FACING

ENTRY

ENTRY



2 BHK
1388 sft
WEST FACING



3 BHK
1673 sft
WEST FACING



ENTRY

3 BHK
1843 sft
EAST FACING



ENTRY

3 BHK
2126 sft
EAST FACING



ENTRY

3 BHK
1843 sft
WEST FACING

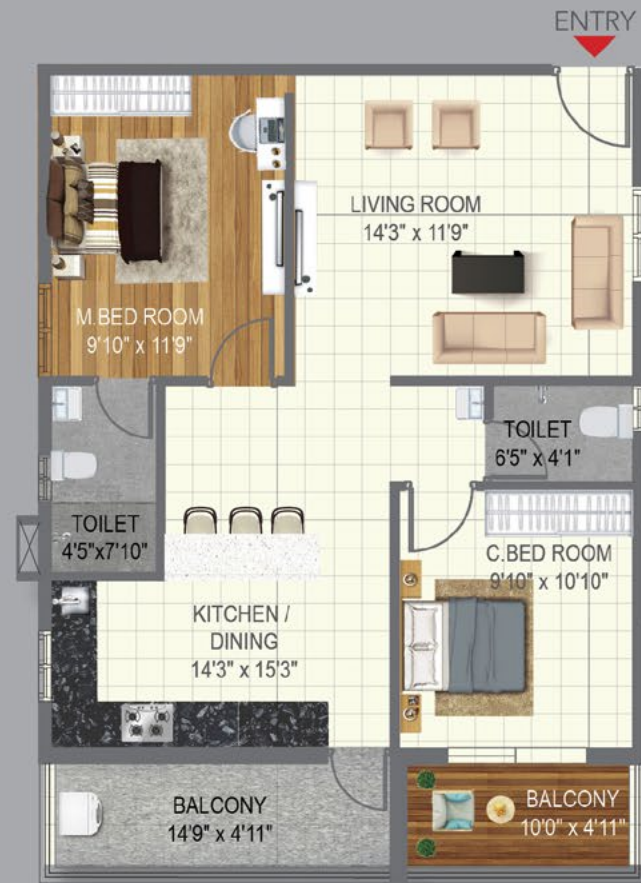


ENTRY

3 BHK
2126 sft
WEST FACING



3 BHK
2223 sft
EAST FACING



2 BHK
1080 sft
WEST FACING



3 BHK
2223 sft
WEST FACING



3 BHK
1928 sft
EAST FACING



1388 sft. | 2BHK East Facing
3D PLAN



A: Living Hall | B: Puja | C: Kitchen | D: Utility | E: Master Bedroom
F: Toilet | G: Dining | H: Children Bed Room | I: Balcony

1388 sft. | 2BHK West Facing
3D PLAN



A: Living Hall | B: Toilet | C: Children Bedroom | D: Balcony | E: Utility
F: Puja | G: Kitchen | H: Dining | I: Master Bedroom

1651 sft. | 3BHK East Facing
3D PLAN



A: Living Hall | B: Kitchen | C: Utility | D: Dining | E: Toilet | F: Master Bedroom
G: Balcony | H: Children Bedroom | I: Guest Bedroom | J: Puja

Your Expectations Your Standards

The exceptional layout and specifications, great interiors, and carefully crafted amenities make life at Skyon a blissful space of quality living. Usher in a new era of comfort and style in your life only at Skyon.



STRUCTURE

RCC-framed with earthquake-resistant loads



SUPER STRUCTURE

8" external walls and 4" internal walls with cement bricks



WATER-PROOFING

For all toilets and wash areas



ELECTRICAL

PVC insulated wires of premium make. Power outlets for geysers in all bathrooms. Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer/grinders in kitchen. Plug points for refrigerator and T.V. wherever necessary. 3-phase supply for each flat and individual meter boards. AC point in all bedrooms.



DOORS AND WINDOWS

Teak wood frame. with teak veneer shutter for main door. All frames of teakwood in bedroom. Internal door molded flush doors. UPVC windows with mosquito mesh. UPVC sliding doors for balcony.



TELECOM

Telephone point in living area

SPECIFICATIONS



PLUMBING AND SANITARY

EWC of reputed make. Wash basins in dining area and master toilet of reputed make. Single lever fixtures with wall-mixer-cum shower CPVC pipes for plumbing of premium make.



PAINTING

Premium emulsion with putty finish for interior walls and ceiling of premium brand Premium emulsion or emulsion with luppum or textured finial, for exteriors, as per architectural specifications. Polish for main door and enamel paint for all other doors.



CABLE TV

Provision for cable connection in master bedroom and living room.



POWER BACK-UP

100% DG back-up for common areas and inside flats (fans and lights in all rooms) excluding ACs, geysers and 15 AMP sockets.



WSP & STP FOR WATER RECYCLING

Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping purpose.



INTERNET

Provision for Internet cable connection in hall.



SOLAR POWER FENCING

Solar power fencing all around the compound



FLOORING AND DADO

Granite flooring at lobbies and anti-skid vitrified tiles in common areas. 2x2 vitrified tiles in hall, dining and remaining bedrooms of premium make. Rustic ceramic tiles in balconies. Glazed ceramic tile dado up to 6' height in all bathrooms, of reputed brand.



KITCHEN

Granite platform with stainless steel sink with provision for both municipal and bore water connection, with provision for fixing water-purifier. Ceramic tile dado upto 2" height above kitchen granite platform. Provision for fixing exhaust fan or chimney.



LIFT

Automated lift of reputed make



NOTES

Registration Charges, GST and any other taxes applicable as per government norms to be borne by customers only.



Risinia Builders is a brand that sets the benchmark for quality construction in the real estate industry. We are a customer-centric brand that focuses on providing value to our customers. We understand your need for quality, comfort, and space that suits modern living. Risinia's mantra of building quality dream homes that suit the needs of every family is what makes them the best in the industry.



ONGOING PROJECTS



RISINIA
TRENDILLA
Life, decorated

APPARTMENT @ BACHUPALLY




HILL PARK
BACHUPALLY

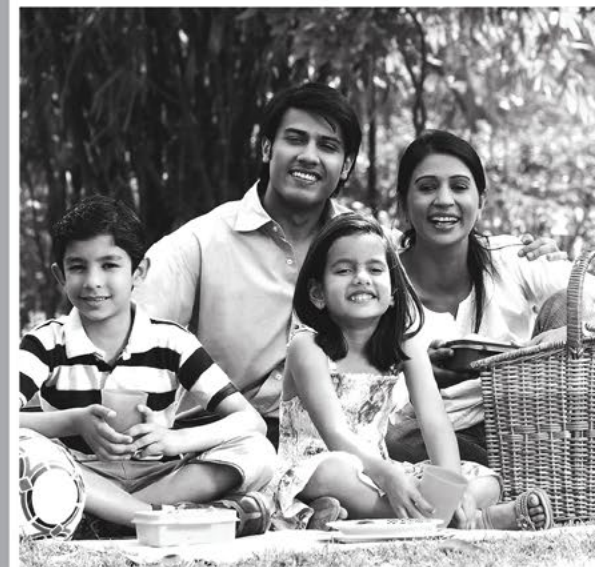
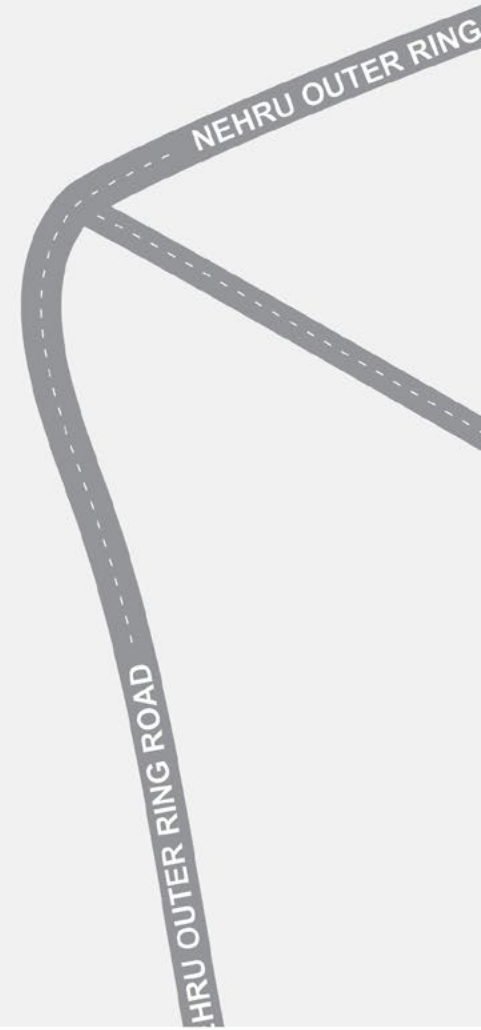
VILLA @ BACHUPALLY



Oyster

APPARTMENT @ NIZAMPET

LOCATION MAP (Not to scale)





NEARBY LOCATIONS

EDUCATIONAL INSTITUTES : Kennedy Global School • Silver Oaks School • Delhi Public School
• Oakridge International School

MNC'S : Hitech City • Gachibowli • Kondapur

SHOPPING MALLS : Inorbit Mall • Ikea • Sujana Forum Mall • Manjeera Mall • AMB Mall • Asian GPR

HOSPITALS : Mamatha Medical College and Hospital • SLG Hospital • Relief Hospital • Malla Reddy Hospitals

NEARBY LANDMARKS : ORR • Miyapur X Road • Miyapur Metro Station • JNTU

TOWER - A

1388sft E/F 2BHK



1388sft E/F 2BHK



1388sft E/F 2BHK



3BHK
1843sft E/F

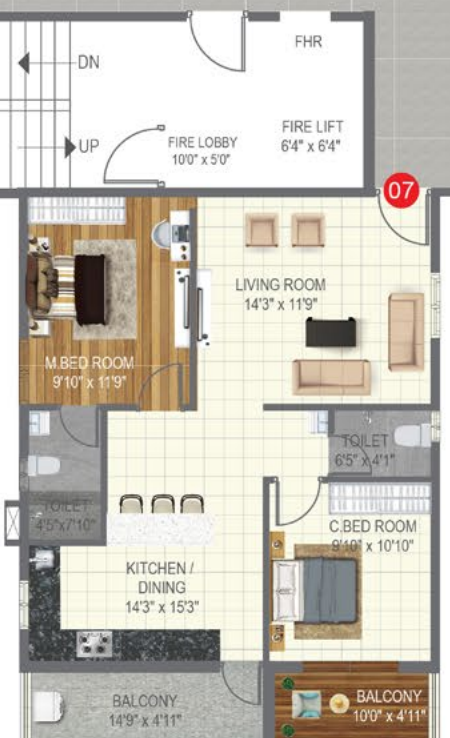


2M WIDE CORRIDOR

2M WIDE CORRIDOR



1388sft W/F 2BHK



1080sft W/F 2BHK



1388sft W/F 2BHK



1388sft W/F 2BHK

DN UP

TOWER - B



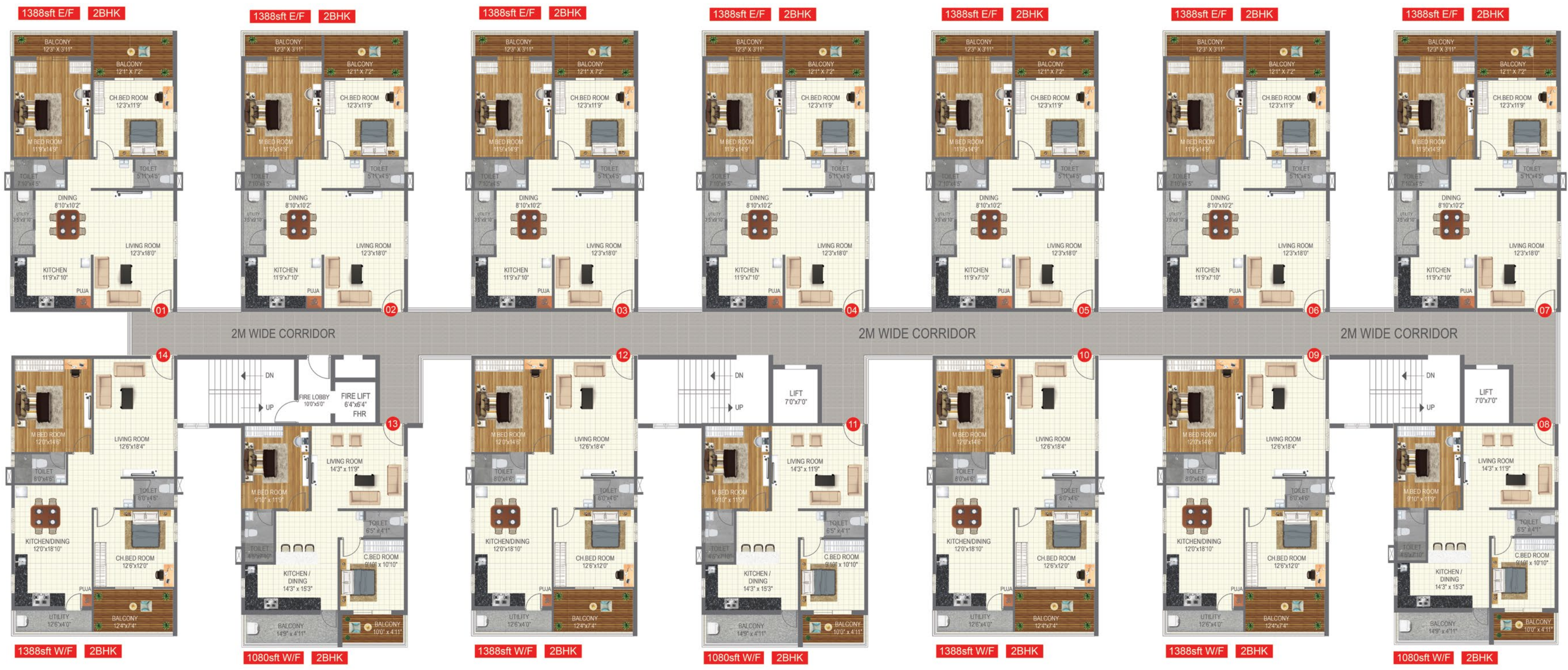
TOWER - C



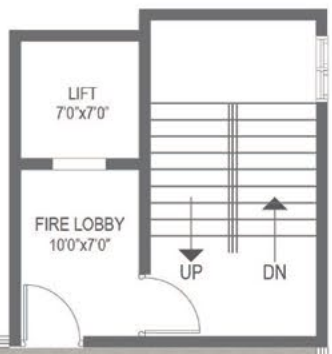
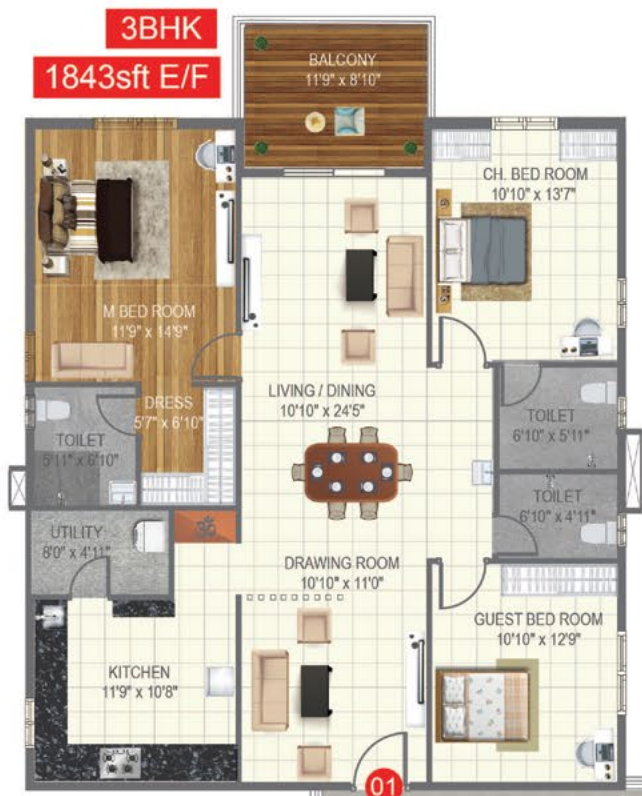
TOWER - D



TOWER - E

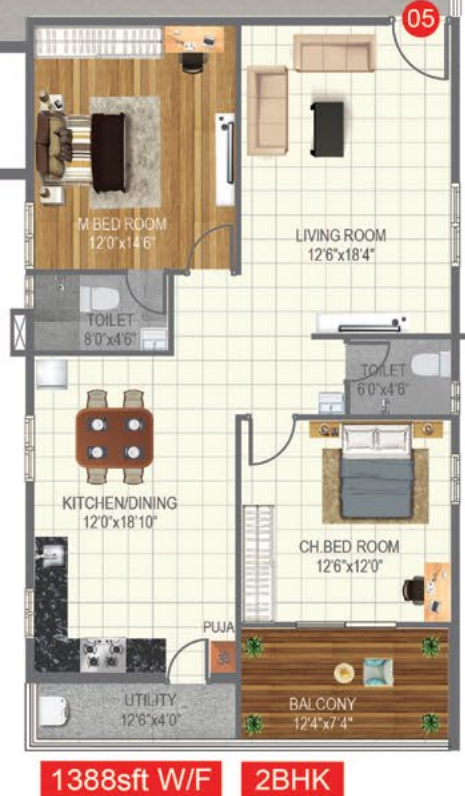
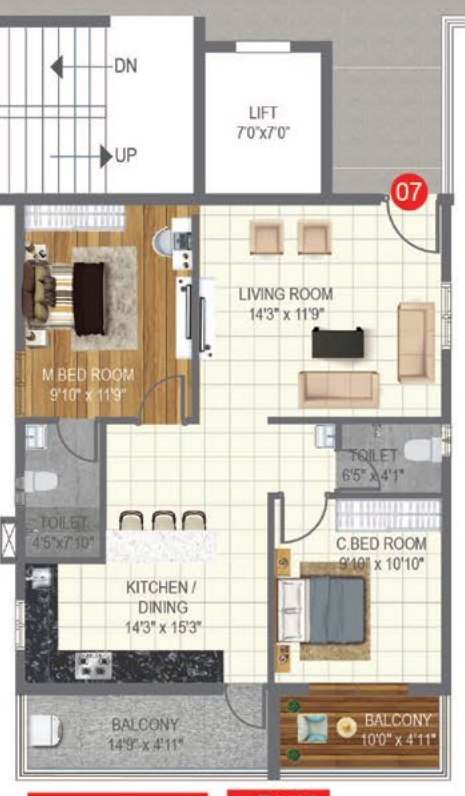
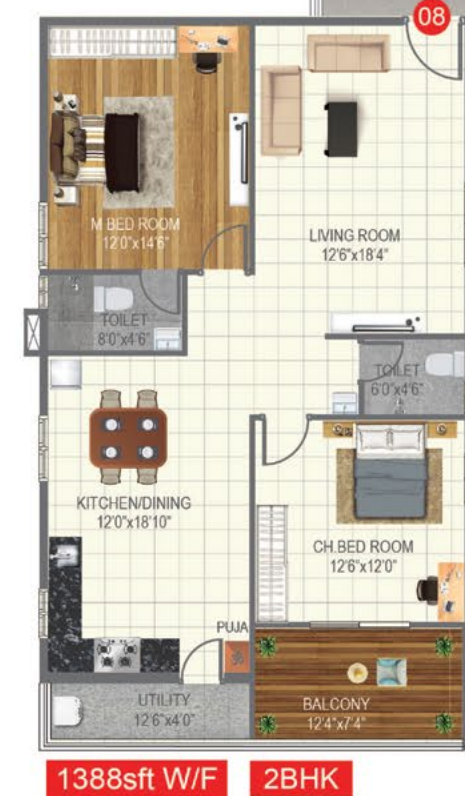


TOWER - F



2M WIDE CORRIDOR

2M WIDE CORRIDOR





RISINIA BUILDERS

R/O Sree Hanuma's Pagadala Pride, Block-A,
1st Floor, Opp. Bharat Petroleum, Gandimaisamma
Road, Bachupally, Hyderabad-500 090.

Follow us:    

RERA NO.:

OUR ASSOCIATES

STRUCTURAL CONSULTANTS



ARCHITECTS



BRAND PARTNER



MEP CONSULTANT



LANDSCAPE PATNER



NOTE: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit. All renderings and views are for representation of the project meant for conveying the idea only.