



DESTINATION
— APARNA —
DECCAN TOWN

Life's Brighter



Apartments
@ DECCAN TOWN

Part of

APARNA DECCAN TOWN

© GOPANPALLY - GACHIBOWLI

In the Township
of Tomorrow.
Life's Brighter

- 4 Hi-rise Gated Communities
- 99 Independent Bungalows in 25 Acre Gated Community
- Upcoming Hi-Street, Mall & Multiplex

Aparna's
Upcoming Hi-rise
Residential
Apartments

Aparna's Future Hi-rise
Residential Apartments

APARNA
Spring
Avenue
© DECCAN TOWN

APARNA
Amber
99 Independent Bungalows
in 25 Acres
@ DECCAN TOWN
Opulence Reimagined

Neighbouring
Villa Community



**APARNA
Sunstone**

Apartments
@ DECCAN TOWN
Life's Brighter

AT GOPANPALLY - GACHIBOWLI



Welcome to



Apartments
@ DECCAN TOWN

Life's Brighter

AT GOPANPALLY - GACHIBOWLI

At Aparna Sunstone, life shines with warmth, vitality, and balance - much like the radiant gemstone it's named after. Just as the Sunstone is known for its brilliance and positive energy, this gated community offers a vibrant and enriching environment that fosters a harmonious lifestyle.

From the thoughtfully designed homes to the exclusive clubhouse and the serene open spaces, every element reflects the gemstone's enduring qualities - inviting you to live a life of elegance and balance.

Illustrative image



Apartments
@ DECCAN TOWN

Life's Brighter

AT GOPANPALLY - GACHIBOWLI

3 BHKs | 1478 - 2237 Sft.
East, West & North Facing Apts.

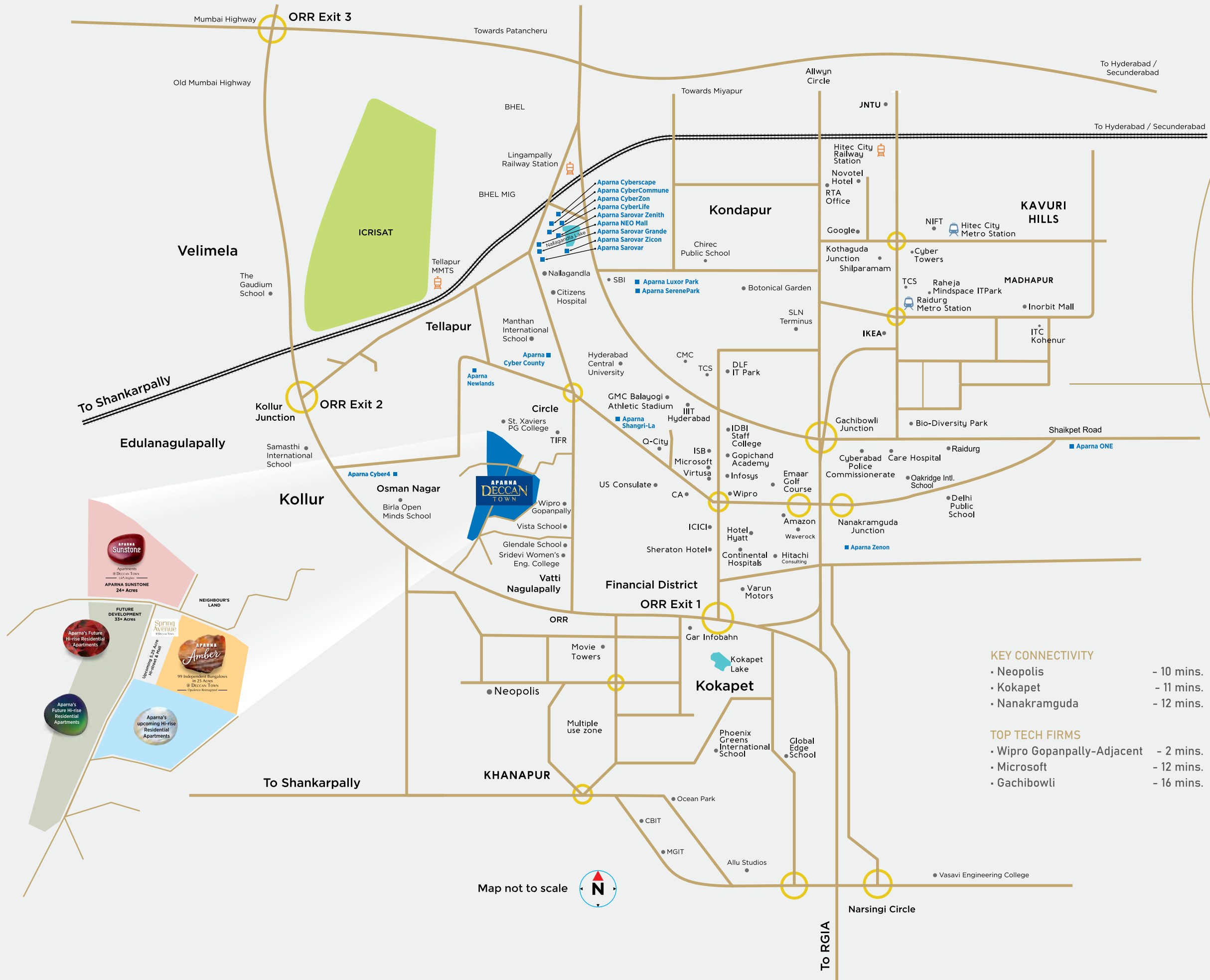
Experience Hi-rise Living

G+44 Floors

3213 Apartments

9 Majestic Towers

24.90 Acres



With the world
at your doorstep,
Life's Brighter



**Apartments
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AT GOPANPALLY - GACHIBOWLI

KEY CONNECTIVITY

- Neopolis - 10 mins.
- Kokapet - 11 mins.
- Nanakramguda - 12 mins.

TOP TECH FIRMS

- Wipro Gopanpally-Adjacent - 2 mins.
- Microsoft - 12 mins.
- Gachibowli - 16 mins.

LEADING SCHOOLS

- Glendale School - 2 mins.
- Vista International School - 2 mins.

QUALITY HEALTHCARE

- Citizens Hospital - 12 mins.
- Continental Hospitals - 15 mins.
- Star Hospitals - 19 mins.

*ETAs are approximate, as per Google Maps



Scan QR for location map

Map not to scale



Built Around
Pristine
Mother Earth,
Life's Brighter

A 3.2 acre green square rests in the middle of the gated community for serene views, cool breeze and absolute beauty.

A CLOSER
LOOK AT



Apartments
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Life's Brighter

AT GOPANPALLY - GACHIBOWLI

FIND THE
RIGHT SIZE
FOR YOU

Unit Plans

Unit Plan

1492 Sft. - 3 BHK + 2 Toilets : East-Facing



Tower D, E, F

Apt. No.	Type of Apt.	Facing	Carpet Area (Sft.)	Balcony (Sft.)	Utility (Sft.)	Common Area (Sft.)	Saleable Area (Sft.)
3&4	3 BHK+2 TOI	EAST	935	61	60	344	1492

Unit Plan

1496 Sft. – 3 BHK + 2 Toilets : North-Facing



Tower A, B, C

Apt. No.	Type of Apt.	Facing	Carpet Area (Sft.)	Balcony (Sft.)	Utility (Sft.)	Common Area (Sft.)	Saleable Area (Sft.)
4&5	3 BHK+2 TOI	NORTH	948	59	53	345	1496

Unit Plan

1581 Sft. – 3BHK- 2 Toilets + Powder Room : East-Facing

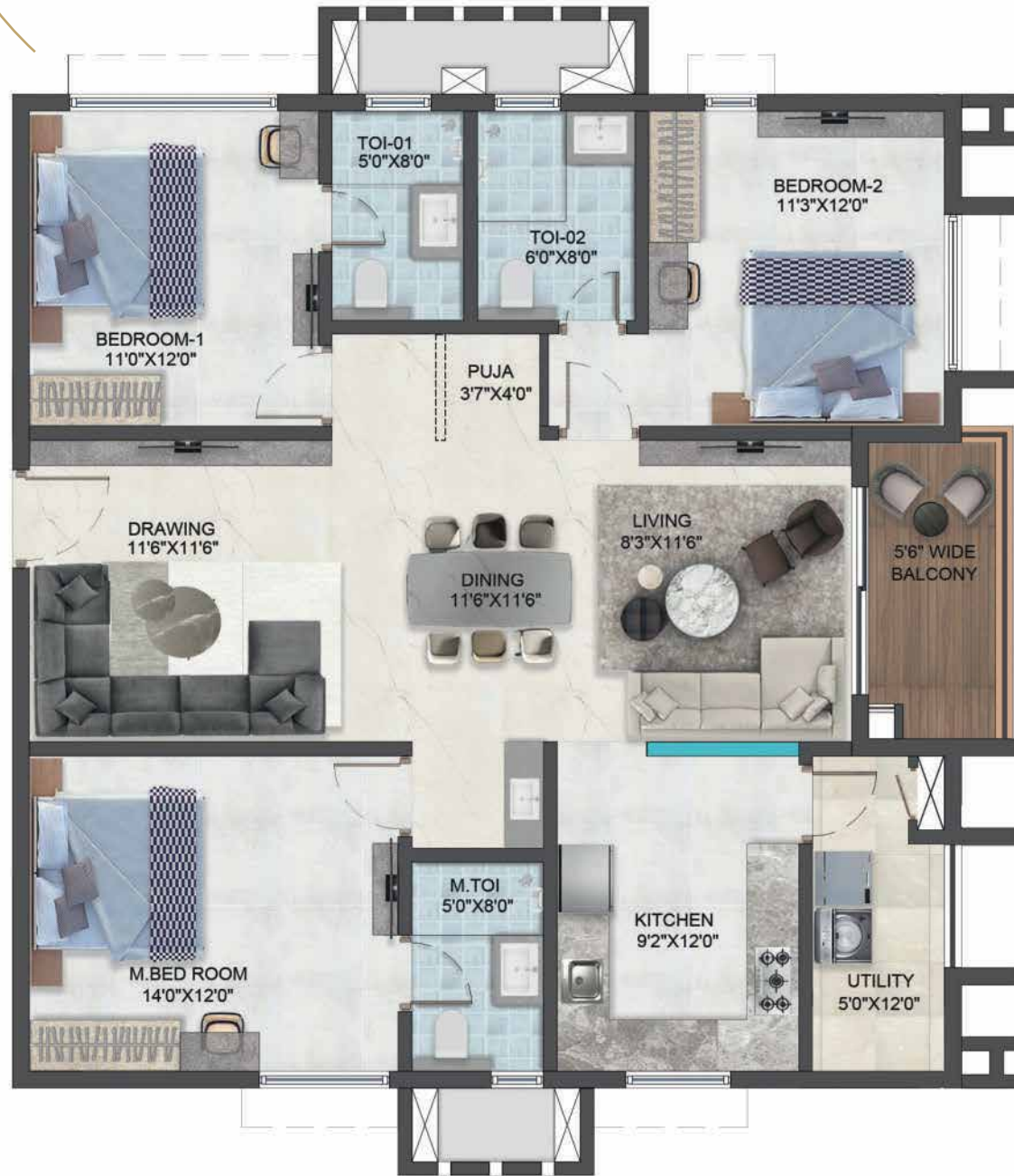


Tower A, B, C

Apt. No.	Type of Apt.	Facing	Carpet Area (Sft.)	Balcony (Sft.)	Utility (Sft.)	Common Area (Sft.)	Saleable Area (Sft.)
1	3 BHK+2 TOI+ PW ROOM	EAST	1007	65	55	365	1581

Unit Plan

1806 Sft.- 3 BHK : West-Facing



Tower D, E, F

Apt. No.	Type of Apt.	Facing	Carpet Area (Sft.)	Balcony (Sft.)	Utility (Sft.)	Common Area (Sft.)	Saleable Area (Sft.)
8	3 BHK	WEST	1165	64	60	417	1806

Unit Plan

1916 Sft. -3 BHK : West-Facing



Tower A, B, C

Apt. No.	Type of Apt.	Facing	Carpet Area (Sft.)	Balcony (Sft.)	Utility (Sft.)	Common Area (Sft.)	Saleable Area (Sft.)
3	3 BHK	WEST	1247	67	56	442	1916

Unit Plan

2014 Sft. - 3 BHK : East-Facing



Tower D, E, F

Apt. No.	Type of Apt.	Facing	Carpet Area (Sft.)	Balcony (Sft.)	Utility (Sft.)	Common Area (Sft.)	Saleable Area (Sft.)
5	3 BHK	EAST	1322	67	55	465	2014

Unit Plan

2233 Sft. - 3 BHK + Powder Room : East-Facing



Tower A, B, C

Apt. No.	Type of Apt.	Facing	Carpet Area (Sft.)	Balcony (Sft.)	Utility (Sft.)	Common Area (Sft.)	Saleable Area (Sft.)
7	3 BHK+PW ROOM	EAST	1490	71	50	515	2233

YOUR EXHAUSTIVE UNIT GUIDE

APARTMENT TYPE	APARTMENT AREA (SFT.)	FACING
3 BHK + 2 Toilets	1478	East
3 BHK + 2 Toilets	1492	East
3 BHK + 2 Toilets	1492	West
3 BHK + 2 Toilets	1496	North
3 BHK + 2 Toilets	1570	North
3 BHK + 2 Toilets + Powder Room	1581	East
3 BHK + 2 Toilets + Powder Room	1597	East
3 BHK + 2 Toilets + Powder Room	1601	West
3 BHK + 3 Toilets	1555	West
3 BHK + 3 Toilets	1795	North
3 BHK + 3 Toilets	1806	West
3 BHK + 3 Toilets	1806	East
3 BHK + 3 Toilets	1808	West
3 BHK + 3 Toilets	1916	West
3 BHK + 3 Toilets	1916	East
3 BHK + 3 Toilets	2006	West
3 BHK + 3 Toilets	2014	East
3 BHK + 3 Toilets	2021	West
3 BHK + 3 Toilets	2028	West
3 BHK + Powder Room	2233	East
3 BHK + Powder Room	2237	West

Site Plan

LEGEND

- ▲ MAIN ENTRY / EXIT
- ▲ SERVICE ENTRY / EXIT
- TOWER DROP OFF / PICKUP

- 01 Entry Portal
- 02 Arrival Court With Pavilion
- 03 Drive Way
- 04 Arrival Lawn
- 05 Flagpost
- 06 Pedestrian Pathways
- 07 Kids' and Toddlers Play Area
- 08 Outdoor Gym
- 09 Mini Golf
- 10 Seating Pavilion
- 11 Community Dining
- 12 Barbeque / Picnic Zone
- 13 Multipurpose Court
- 14 Outdoor Table Tennis
- 15 Reflexology Labyrinth
- 16 Adventure Play
- 17 Floating Canopy Walk
- 18 Reading Grove
- 19 Roller Skating
- 20 Rain Garden
- 21 Beach Volleyball Court
- 22 Water Play Cove
- 23 Viewing Deck
- 24 Clearing In The Forest
- 25 Stepped Seating
- 26 Party Lawn
- 27 Swimming Pool
- 28 Basketball Court
- 29 Tennis Court
- 30 Thematic Gardens
- 31 Pickleball Court
- 32 Volleyball
- 33 Pet Park
- 34 Skating Rink
- 35 Community Gathering Lawn
- 36 Yoga Lawn
- 37 Practice Cricket Pitch
- 38 Box Cricket
- 39 Kids' Bicycle Track
- 40 Waiting Plaza For School Bus
- 41 OWC
- 42 Flea Market
- 43 Transformer Yard
- 44 Parking



**Apartments
@ DECCAN TOWN**
Life's Brighter

AT GOPANPALLY - GACHIBOWLI



Map not to scale

A CLOSER
LOOK AT



Apartments
@ DECCAN TOWN
Life's Brighter

AT GOPANPALLY - GACHIBOWLI

70,000+ Sft.
CLUBHOUSE



2 Swimming Pools

Indoor Temperature-
controlled Pool,
Outdoor Pool with
Kids' Pool



Wellness

Fully-equipped Gym,
Aerobics, Yoga, Spa



Celebrations

Open Party Deck,
2 Multipurpose Halls,
16 Guest Rooms,
Kitty Party Room



Convenience

Business Lounge, Crèche,
Cafeteria, Library



Entertainment

Mini Theatre,
Hobby Room

With a clubhouse
beaming full of zest,
Life's Brighter

Club @
APARNA
Sunstone

Club @

APARNA
Sunstone

A CLOSER
LOOK AT



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AT GOPANPALLY - GACHIBOWLI

39,000+ Sft.
**SPORTS
CLUB +
COMMERCIAL
HUB**

Convenience

- Supermarket
- Bank
- Clinic
- Pharmacy
- Cafeteria
- Conference Room
- Association Room

Indoor Sports

- 2 Squash Courts
- 5 Badminton Courts
- Table Tennis
- Billiards Lounge
- Gaming Room
- Chess and Carrom



A CLOSER
LOOK AT



Apartments
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AT GOPANPALLY - GACHIBOWLI

OUTDOOR SPORTS



Box Cricket

2 Cricket Practice Nets

3 Tennis Courts

2 Volleyball Courts

2 Pickleball Courts

2 Rooftop Futsal Courts

Basketball Court

Kids' Play & Toddlers Play Area

Kids' Cycling Track

Mini Golf

Roller Skating Rink

Skateboarding Arena

Adventure Play Area

Outdoor Gym

Outdoor Table Tennis

Multipurpose Court

A CLOSER
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Apartments
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LIFESTYLE AMENITIES



- Yoga Pavilion
- Thematic Gardens
- Pet Park
- Floating Canopy Walk
- Barbeque & Picnic Zone
- Water Play Cove
- Arrival Court With Waterbody
- Pedestrian Pathways
- Party Lawn
- Rain Garden
- Reading Grove
- Stepped Seating
- Labyrinth & Reflexology Walk
- Flea Market
- Community Plaza

SPECIFICATIONS

1 STRUCTURE

RCC Framed Structure

RCC shear wall framed structure to withstand wind & seismic loads with floor to floor height 3.15M. Concrete blocks for non-structural members (Wherever needed).

2 PAINTING

External

Textured finish and two coats of exterior emulsion paint of reputed make.

Internal

Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.

3 DOORS, WINDOWS & RAILINGS

Main Door

Manufactured teak veneered door frame & shutter finished with good quality melamine polish with hardware of reputed make.

Internal Doors

Manufactured hard wood door frame & laminate shutter with hardware of reputed make.

Utility Door

UPVC door frame of reputed profile sections with combination of tinted float glass with aluminium louvers & SS mesh at bottom.

French Doors

UPVC door frame of reputed profile sections, with tinted/clear toughened / HS glass panelled shutters and hardware of reputed make with provision for mosquito mesh (Mesh & fixing shall be at extra cost).

Windows

UPVC windows of reputed profile sections with tinted/clear toughened / HS glass with suitable finishes as per design with mosquito mesh for all sliding windows only (No mosquito mesh for openable windows).

Grills for Windows

Aesthetically designed mild steel (MS) window grills with enamel paint finish for all windows (Shall be provided at extra cost)

Balcony Railings

MS railing in enamel paint finish of reputed make.

4 FLOORING

Drawing, Living, Dining, Pooja

800 x 800 mm size double charged vitrified tiles of reputed make.

All Bedrooms & Kitchen

800 x 800 mm size double charged vitrified tiles of reputed make.

Entrance Lounge

Granite/marble flooring with designer false ceiling.

Bathrooms

PGVT/GVT vitrified tiles of reputed make.

Corridors

Double charged vitrified tiles of reputed make.

All Balconies

Rustic GVT vitrified tiles of reputed make and granite sill at bottom of the railing.

Utility

Rustic GVT vitrified tiles of reputed make and granite coping for ledge.

Staircase

Tandur stone.

5 TILE CLADDING

Dadoing in Kitchen

Glazed vitrified tiles dado up to 2'-0" height above kitchen platform of reputed make (Shall be provided at extra cost).

Bathrooms

Glazed PGVT/ GVT vitrified tiles dado up to 8'-0" height of reputed make.

Utility

Glazed GVT vitrified tiles dado upto 3' height of reputed make.

6 KITCHEN

Counter

Granite platform with stainless steel sink (Shall be provided at extra cost).

Water Provision

Separate municipal water and treated borewell water provision (Not RO only softening).

Other Accessories

Provision for fixing of water purifier, exhaust fan or chimney.

7 UTILITY

Dishwasher/Washing Machine

Provision for washing machine and dishwasher.

8 CP & SANITARY FIXTURES

Bathrooms

Wash basin with granite counter top/under counter.

EWC with concealed cistern of reputed make.

Single lever fixtures with shower of reputed make.

All C.P. fittings are of reputed make.

PVC false ceiling in all bathrooms.

9 ELECTRICAL FIXTURES

Internal Electrical Fixtures

Geysers in all bathrooms (Except powder room).

Exhaust fans in all bathrooms.

Copper piping for air conditioning units for all flats.

Power outlets for air conditioners in all bedrooms & drawing/living room.

3 phase supply for each unit with individual meter boards.

Miniature Circuit Breakers (MCB) for each distribution board of reputed make.

Concealed copper wiring of reputed make.

Modular switches of reputed make.

Kitchen/Utility Area

Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine and dish washer in utility area.

10 TELECOMMUNICATIONS, CABLE TV & INTERNET

Telephone Points

Telephone points in drawing room.

Intercom Facility

Intercom facility in drawing room connecting security.

Cable TV

Provision for cable connection in drawing/living & bedrooms.

Internet

Internet connection provision in drawing/living & bedrooms.

11 ELEVATORS / LIFTS

Passenger Lifts

Specification: Six high speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make for each tower with CCTVs inside the lifts.

Flooring of lift car: Aesthetically designed flooring with granite / marble.

External cladding: marble cladding.

Fire/Service Lifts

Specification: Two high speed automatic passenger cum service lifts per block with rescue device with V3F for energy efficiency of reputed make for each tower with CCTVs inside the lifts.

Flooring of lift car: Flooring with granite

External cladding: Granite cladding

12 WSP & STP

Domestic water made available through an exclusive water softening plant (Not RO plant).

A Sewage Treatment Plant of adequate capacity as

per norms will be provided inside the project, treated sewage water will be used for landscaping and flushing purpose.

Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms.

Water meters for each unit for domestic & municipal water each.

13 CAR PARKING

1 BHK

1 car park for each apartment.

3 BHK + 2T, 3 BHK + 2T + Powder Room, 3 BHK

2 car parks for each apartment.

3 BHK+Powder Room

3 car parks for each apartment.

Car parking shall be in Cellar 1, 2 & 3 levels.

14 CHARGING POINTS FOR ELECTRIC CARS

One car charging point for electric cars shall be provided for each flat as per vendor's specifications (subject to Govt. guidelines).

15 CAR WASHING FACILITY

Car washing facility shall be provided as per the vendor's specifications.

16 PARKING MANAGEMENT

Entire parking is well designed to suit the number of car parks provided.

Parking signages and equipment at required places to ease the traffic flow.

17 FACILITIES FOR THE DIFFERENTLY ABLED

Access ramps at all block entrances shall be provided for the differently abled.

18 POWER BACK-UP

100% DG set back-up with acoustic enclosure & A.M.F.

19 SECURITY / BMS

Sophisticated round-the-clock security / surveillance system.

Surveillance cameras at the main security, in open areas as per design and entrance of each block to monitor, and also CCTVs provided inside the lifts.

Panic button and intercom is provided in the lifts connected to the security room.

Solar power fencing all-round the compound wall.

20 CENTRALIZED BILLING

Billing shall be done for consumption of electricity, water & LPG with pre-paid meters system.

21 FIRE & SAFETY

Fire hydrant and fire sprinkler system in all floors and basements as per NBC norms.

Fire alarm and public address system in all floors and parking areas (basements) as per NBC norms.

Control panel will be kept at main security.

22LPG

LPG GAS

Supply of gas from centralized gas bank to all individual flats.

23 SOLAR POWER

50 KW solar power shall be provided and shall be connected to common area grid for optimization of common area power consumption.

24SOLAR HOT WATER

Solar hot water shall be provided for all bedroom toilets in 44th floor (Last floor only).

25CLUBHOUSE & AMENITIES

Grand Entrance Lobby
Multipurpose Hall - 2 Nos
Business Lounge
Temperature-controlled Indoor Pool
Swimming Pool
Kids' Pool
Crèche
Mini Theatre
Hobby Room
Cafeteria
Library
Aerobics
Yoga
Gym
Spa
Guest Rooms - 16 Nos
Open Party Deck
Kitty Party Room

26 SPORTS + COMMERCIAL BLOCKS

Grand Entrance Lobby
Squash Courts - 2 Nos
Badminton Courts - 5 Nos
Table Tennis
Billiards
Gaming Room
Chess & Carroms
Futsal Courts - 2 Nos @ Terrace Level
Cafeteria
Supermarket
Bank
Clinic
Pharmacy
Conference Room
Association Room

27OUTDOOR SPORTS FACILITIES

Multipurpose Court
Kids' Play & Toddler Play Area
Outdoor Gym
Mini Golf
Outdoor Table Tennis
Adventure Play
Roller Skating Rink
Skateboarding Arena
Volleyball Courts - 2 Nos
Pickleball Courts - 2 Nos
Tennis Courts - 3 Nos
Basketball Court
Cricket Practice Pitch - 2 Nos
Box Cricket
Kids' Cycling Track

28OTHER FACILITIES

Yoga Pavilion
Thematic Gardens
Pet Park
Floating Canopy Walk
Barbeque & Picnic Zone
Water Play Cove
Arrival Court with Waterbody
Pedestrian Pathways
Party Lawn
Rain Garden
Reading Grove
Stepped Seating
Labyrinth & Reflexology Walk
Flea Market
Community Plaza



A legacy of trust, quality and excellence

Relentless QC:

Better, stricter quality Standard Operating Procedures (SOPs) with each project

Backward Integration:

Specialized R&D and manufacturing of building materials to ensure highest quality

Pioneering Project-Management:

Safety systems, energy management, maintenance SOPs, emergency protocols, etc.

Destination Creation:

Transformed Nallagandla and Gundlapochampally into iconic residential destinations

Record On-time Deliveries:

Even in the face of 2008 recession and COVID pandemic

Constant Evolution:

Adopting newer trends in design, tech and lifestyle preferences faster

Stepping stones to building a better tomorrow

- Aparna's maiden residential apartment project launched in 1996
- Aparna Senior Valley – 1st villa project launched in 2004
- Aparna Sarovar, launched in 2007, laid the foundation to transform Nallagandla into a cosmopolitan destination
- Transformed Gundlapochampally (Kompally) into a modern residential hub with Aparna Kanopy cluster of projects
- Launched Aparna Sarovar Grande, TS / AP's 1st IGBC Platinum Rated Green project in 2012
- Launched operations in Bengaluru in 2015 and Vijayawada in 2017
- Launched Aparna Sarovar Towers, Nallagandla's tallest towers @ 50 floors in 2024
- Over 60 projects delivered till date to 26,000+ families

SOME OF OUR COMPLETED ICONIC PROJECTS

Aparna
sarovar
Lifestyle Apartments @ Nallagandla, Hyderabad
Where Else?!

APARNA
ONE
The Royal Society @ Shaikpet

Aparna
sarovar
ZENITH
New Age Apartments @ Nallagandla

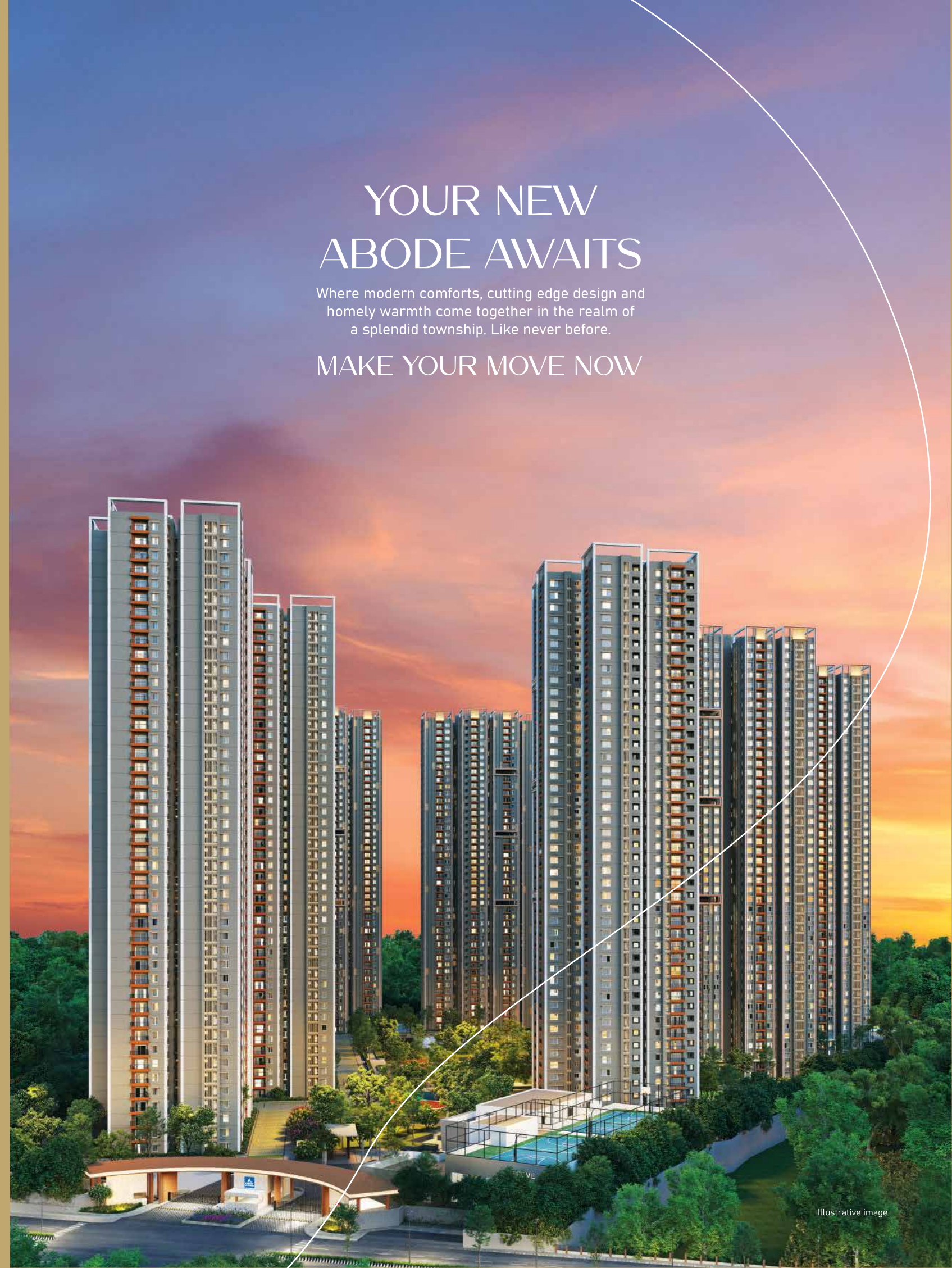
APARNA
SERENE PARK
Luxury Apartments @ Kondapur, Gachibowli
Heart of Hitech

The
Famili-Perfect
Gated Community @ Kompally
APARNA
SERENITY

YOUR NEW ABODE AWAITS

Where modern comforts, cutting edge design and homely warmth come together in the realm of a splendid township. Like never before.

MAKE YOUR MOVE NOW



TS RERA P02400007601

THE TOWNSHIP OF TOMORROW
APARNA
DECCAN
TOWN
@ GOPANPALLY - GACHIBOWLI



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APARNA Sunstone @
Gopanpally is a Pre-certified
IGBC Gold rated Green Project



*T&C Apply. All norms, requirements pertaining to environment, fire services, GHMC rules and regulations have been adhered to while designing Aparna Sunstone. Images used are for illustrative purpose only.

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