

DEEVYASHAKTI
— REALTY

presents

AMARA

EXPERIENCE THE
EXCEPTIONAL



STRIKING OPULENCE.
SOULFUL ELEGANCE.

Where every detail **whispers quiet luxury.**

Where every corner makes a bold statement of class. Where every amenity echoes your discerning taste. Where nature breathes tranquil into your everyday life. The address of your aspiration. Opulent, elegant. And in many ways, decadent.

Amara. When you know you have arrived.

DEEVYASHAKTI
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EXCEPTIONAL LIVING. EXPANSIVE SPACES

For the discerning you, expecting perfection down to the last detail comes naturally.

At Amara, you have an address that combines best-in-class luxuries with a best-for-you lifestyle. Located in Gaganpahad, Rajendra Nagar and spread across 5 sprawling acres, Amara is a haven blessed with soulful elegance, quiet luxury and verdant tranquillity. Meticulously planned, thoughtfully designed, with expansive spaces that declutter mind and soul. Coupled with state-of-the-art amenities that make for a holistic and fulfilling life. Experience it.

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ELEVATION



ELEVATION AERIAL VIEW

GRANDEUR. ENSCONCED IN NATURE.

Everlasting. What Amara in Greek stands for. But then, it stands for much more. No compromise. No cutting corners. Because when it comes your lifetime home, some things are sacrosanct.

A sprawling address that's reassuringly green, unabashedly open and thoughtfully locate

PROJECT OVERVIEW



Located in the rising neighbourhood of Gaganpahad, **Rajendra Nagar**



70% open spaces



426 thoughtfully designed **2.5 & 3** bedroom



100% Vaastu oriented design



3 Majestic Towers rising **G + 9** Floors



Neoclassical architecture



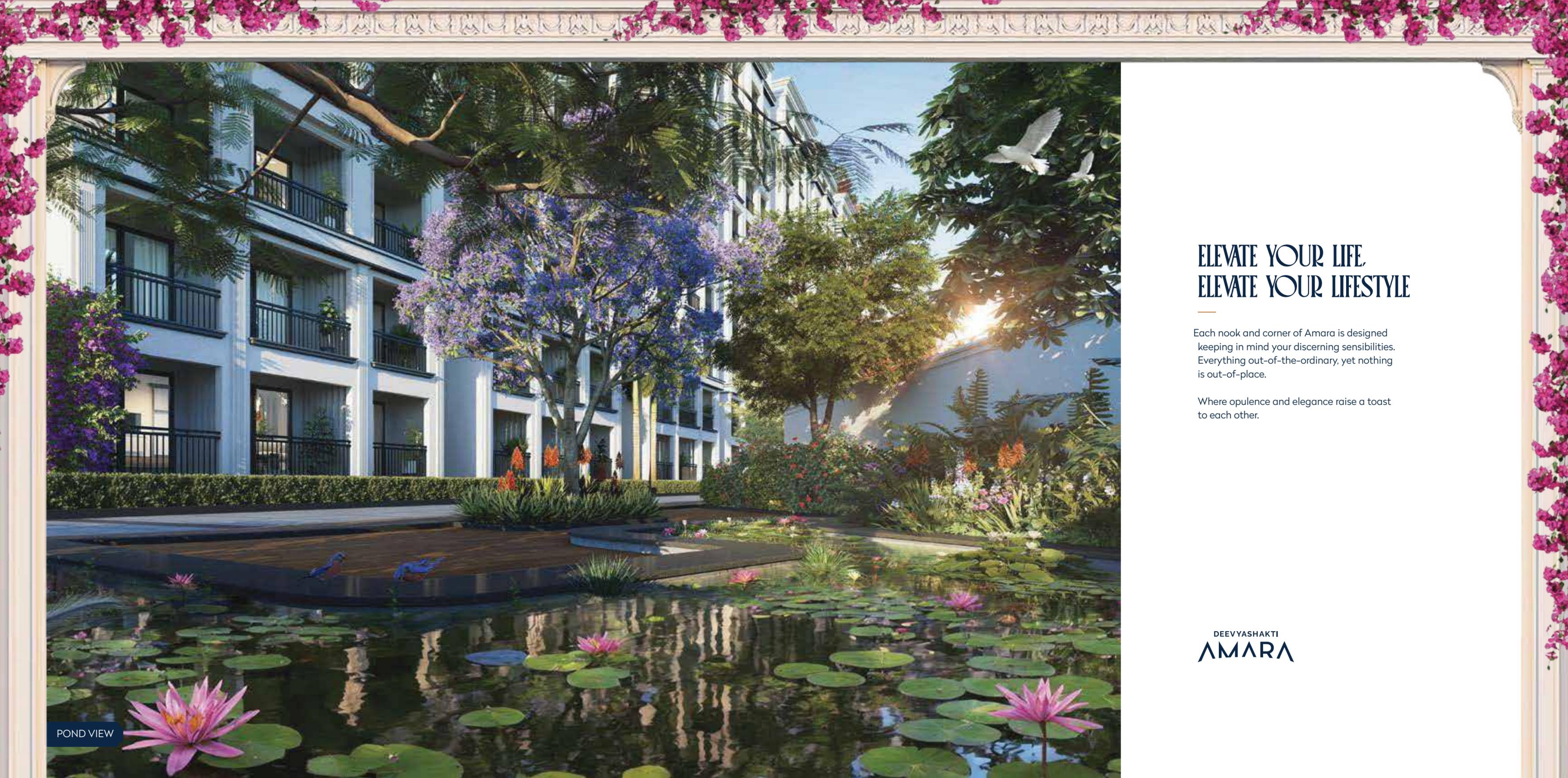
24,000 sft Clubhouse



International-style **car-free podiums**



FEATURE WALL



POND VIEW

ELEVATE YOUR LIFE, ELEVATE YOUR LIFESTYLE

Each nook and corner of Amara is designed keeping in mind your discerning sensibilities. Everything out-of-the-ordinary, yet nothing is out-of-place.

Where opulence and elegance raise a toast to each other.

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A NEOCLASSICAL MARVEL

Inspired by the timeless elegance of neoclassical architecture, every corner of Amara exudes a sense of grandeur.

Where the splendour of the past meets the sophistication of the present.

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ELEVATION NIGHT VIEW



INNER DRIVEWAY

A GREEN HAVEN IN THE CITY

Experience tranquil living with car-free podiums and meticulously designed landscaped terraces.

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DESIGN EXCELLENCE EXTRAORDINAIRE

The hallmark of comfort-meets-luxury, where each residence boasts of impeccable craftsmanship and top-tier amenities, designed to seamlessly fuse form with function.

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SKATING RING VIEW



CLUBHOUSE

AWE-INSPIRING AMENITIES

Spanning an impressive 24,000+ square feet, the Clubhouse is the go-to retreat for leisure and recreation.

Unwind in style with best-in-class facilities that comprise a state-of-the-art gym, rooftop pool, lounge areas, and much more.

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WORLD-CLASS AMENITIES FOR YOUR GLOBAL OUTLOOK

Everything conceivable amenity thought of.
And thought through.

Each, carefully curated. Designed to do you good, whatever your mood. From fitness to food, entertainment to meditation, shopping to a salon sesh, hangouts to just chilling out. Relax, rejuvenate, recharge in environs that are world-class. Befitting your world view.

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CLUB TERRACE VIEW

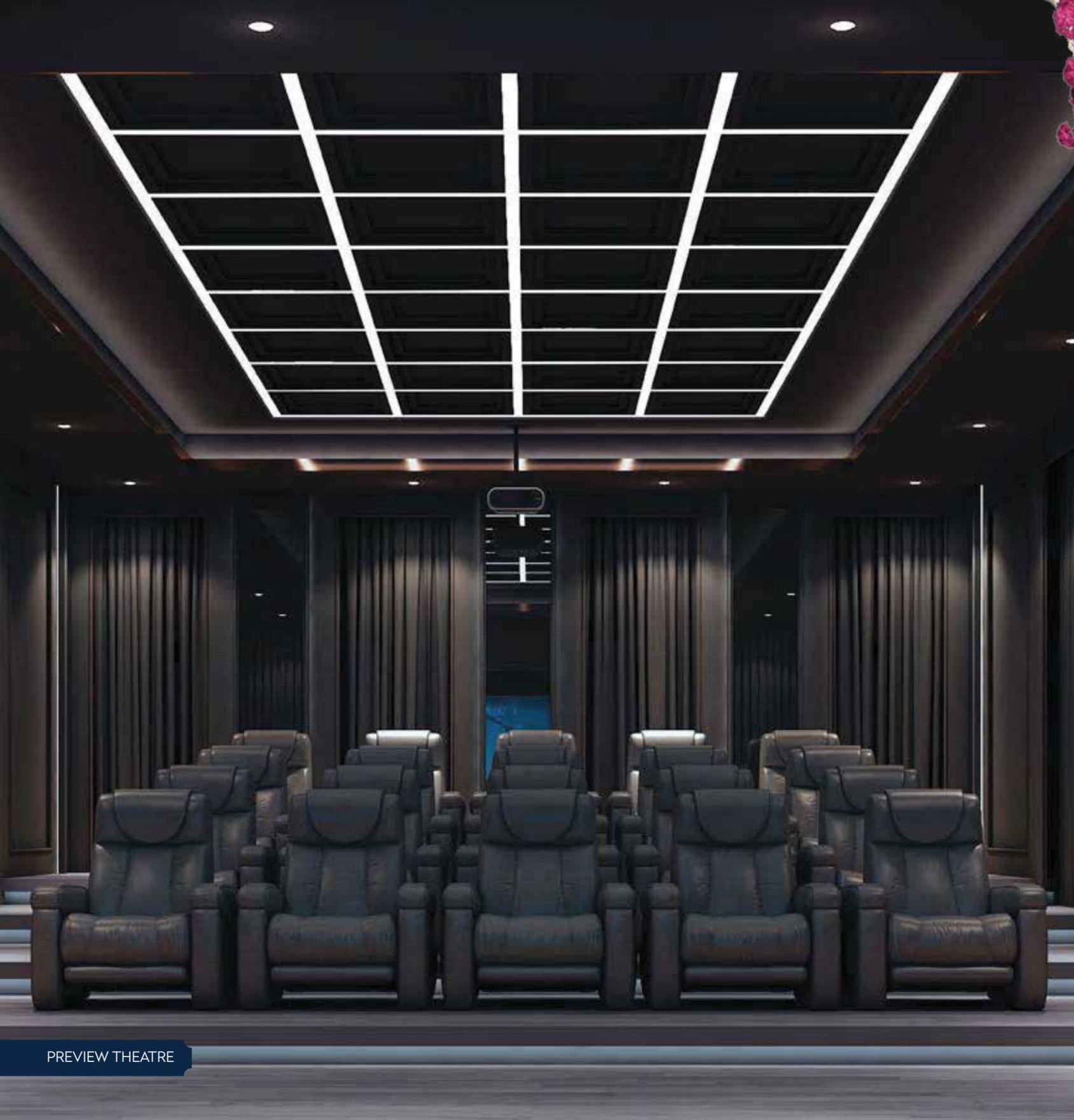


BADMINTON

CLUBHOUSE EXCLUSIVES

-  | BANQUET HALL
-  | THEATRE
-  | CAFETERIA
-  | CONFERENCE ROOM
-  | BEAUTY PARLOUR
-  | SUPERMARKET
-  | GUEST ROOMS
-  | INFINITY ROOFTOP SWIMMING POOL
-  | WFH & CO-WORKING SPACE

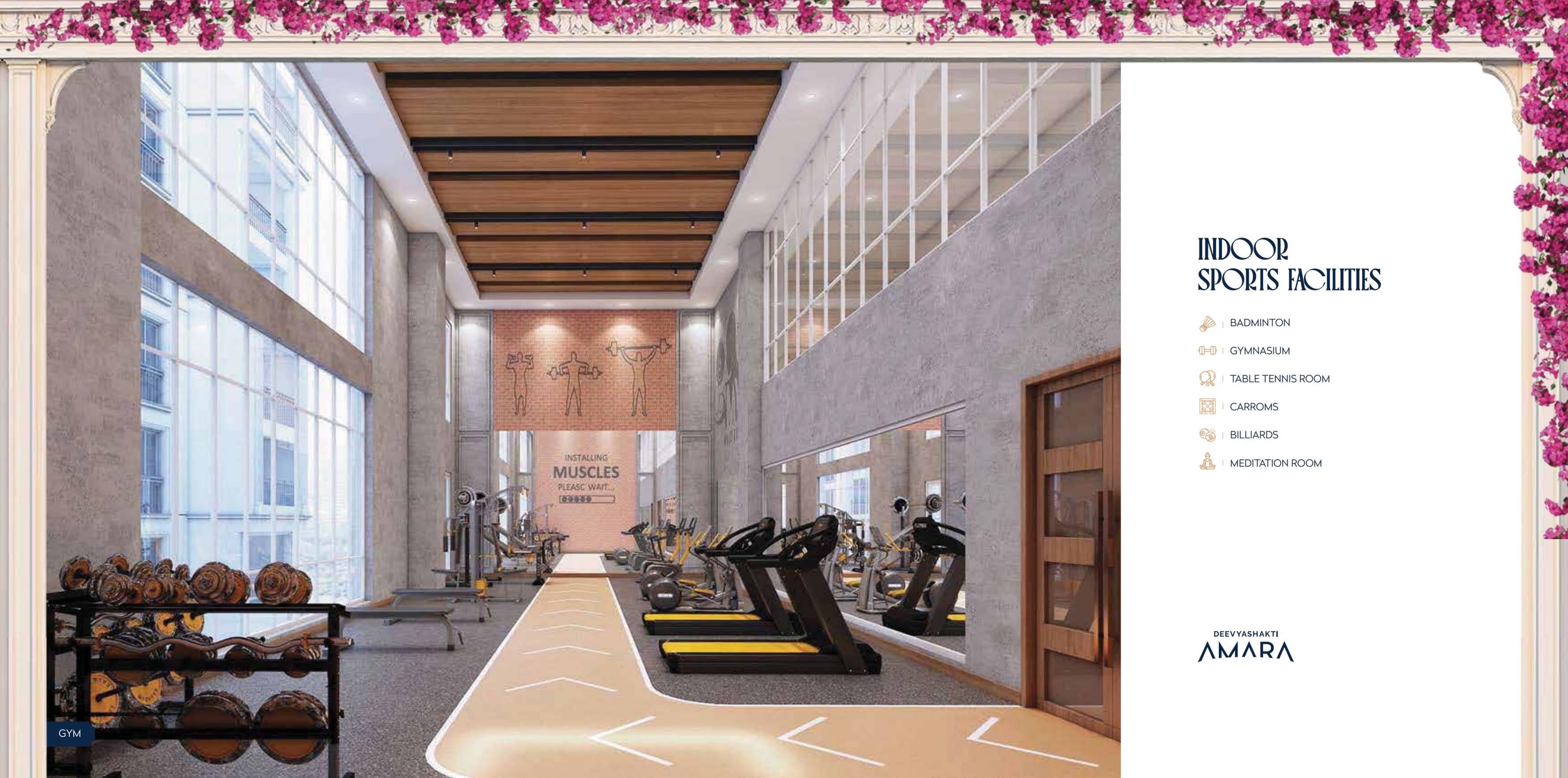
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PREVIEW THEATRE



CONFERENCE ROOM



GYM

INDOOR SPORTS FACILITIES

-  | BADMINTON
-  | GYMNASIUM
-  | TABLE TENNIS ROOM
-  | CARROMS
-  | BILLIARDS
-  | MEDITATION ROOM

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TABLE TENNIS ROOM



BILLIARDS

OUTDOOR SPORTS FACILITIES

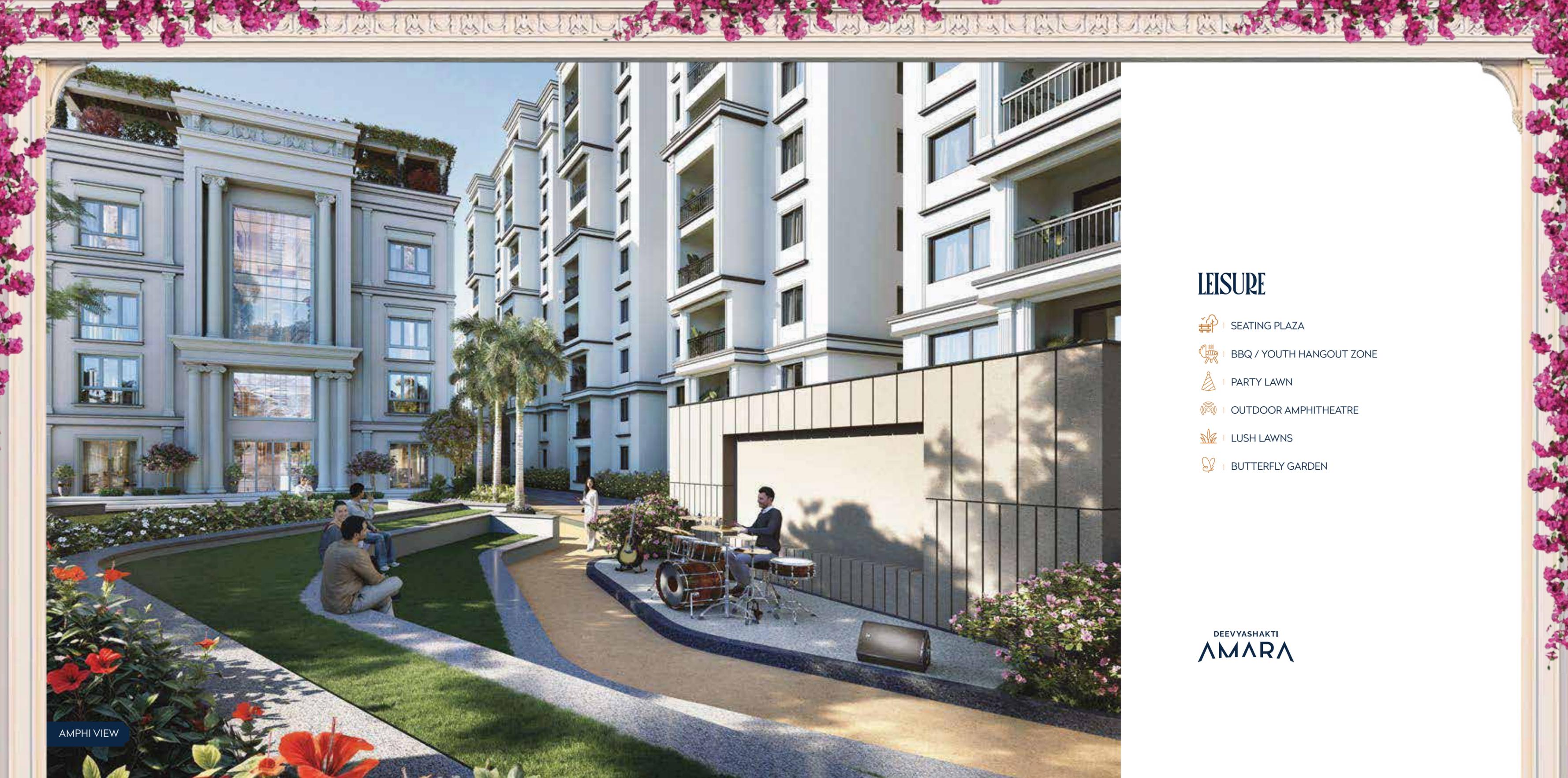
-  | FOOTBALL / MINI SOCCER
-  | HALF BASKETBALL COURT
-  | CRICKET NET
-  | OUTDOOR GYM
-  | SKATING RINK
-  | CHILDREN'S PLAY AREA
-  | YOGA ZONE
-  | JOGGING TRACK
-  | BICYCLE LANE

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FOOTBALL





LEISURE

-  | SEATING PLAZA
-  | BBQ / YOUTH HANGOUT ZONE
-  | PARTY LAWN
-  | OUTDOOR AMPHITHEATRE
-  | LUSH LAWNS
-  | BUTTERFLY GARDEN

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SWIMMING POOL

THE EPICENTRE OF CONVENIENCE

Located in the heart of Gagan Pahad, Rajendra Nagar, Amara offers seamless connectivity to major business hubs, educational institutions, and the entertainment zones of Budvel and Shamshabad.

With easy access to transport links, you're never far from the action.

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PARTY LAWN

CONNECTED TO LIFE, CONNECTED TO LIFELINES

WITHIN 10 MINS

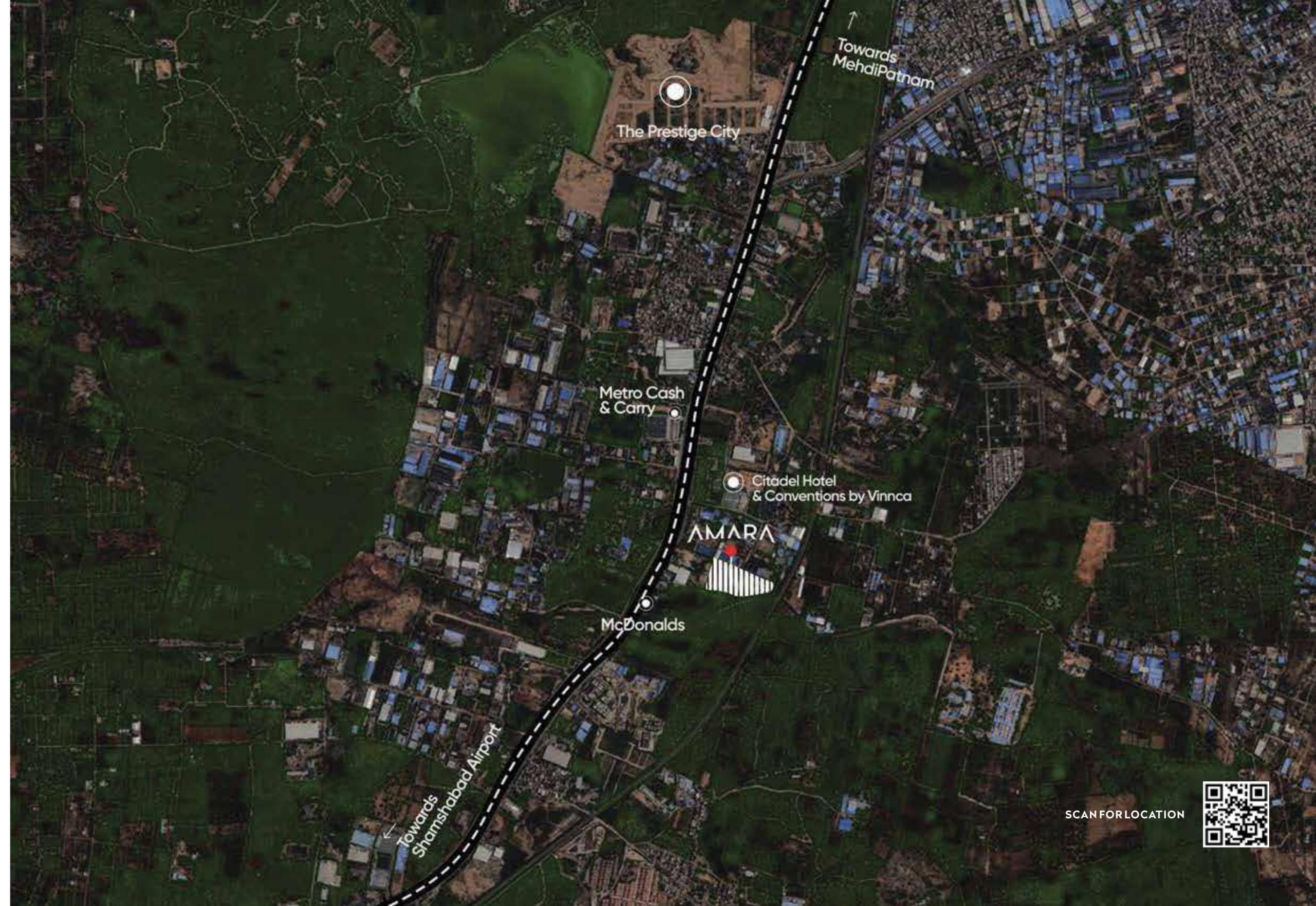
- 3 Mins | PVR CINEMAS AT APARNA MALL
- 10 Mins | UPCOMING FORUM MALL
- 3 Mins | METRO CASH & CARRY
- 7 Mins | INNER RING ROAD
- 10 Mins | OUTER RING ROAD
- 10 Mins | BASIL WOODS SCHOOL

WITHIN 20 MINS

- 15 Mins | DMART AT ATTAPUR
- 15 Mins | UPCOMING METRO STATION AT SHAMSHABAD
- 20 Mins | MEHDIPATNAM
- 20 Mins | DELHI PUBLIC SCHOOL, AEROCITY
- 20 Mins | GMR CHINMAYA SCHOOL
- 20 Mins | SHAMSHABAD INTERNATIONAL AIRPORT

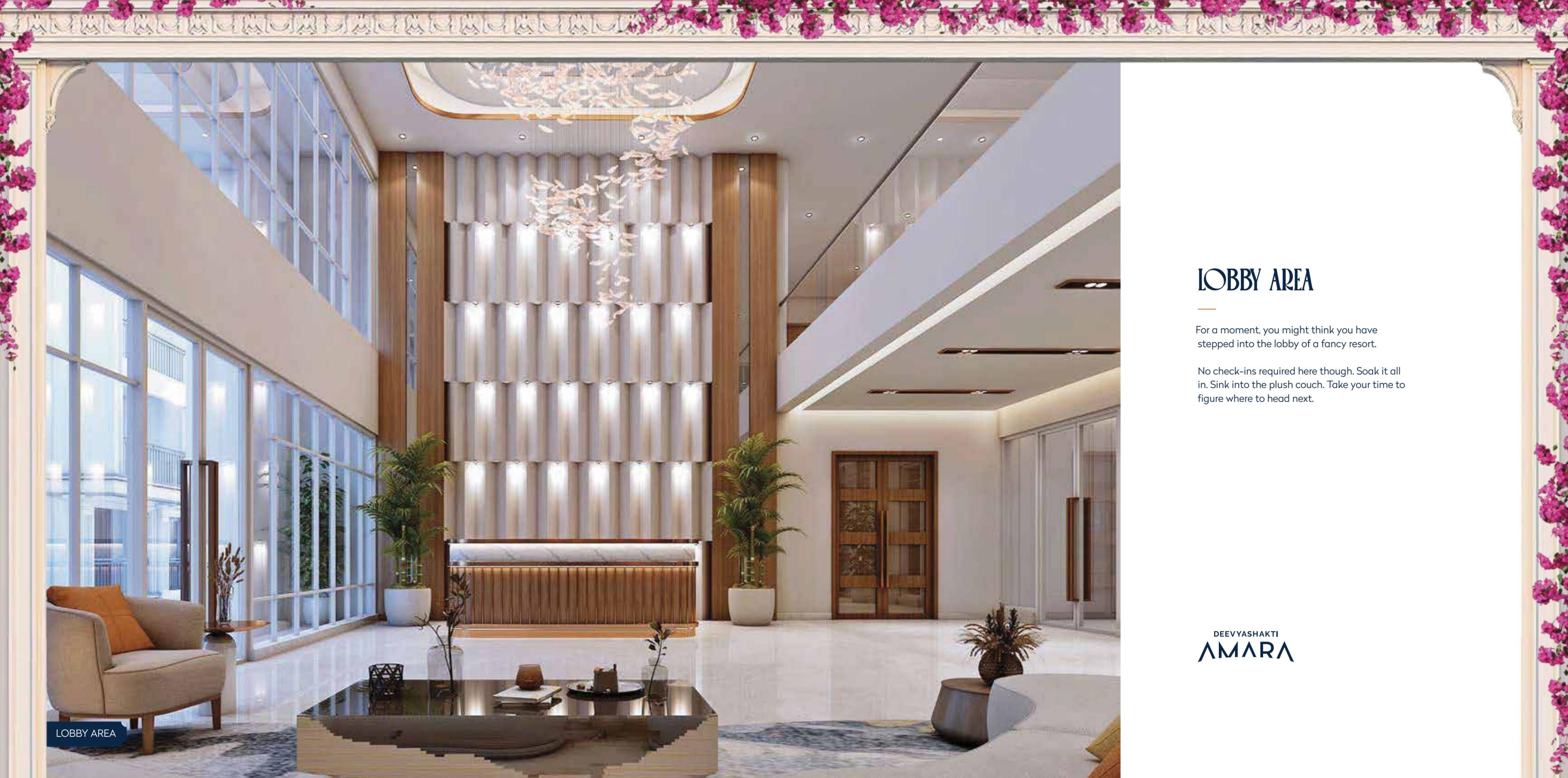
WITHIN 30 MINS

- 20 Mins | OAKRIDGE INTERNATIONAL SCHOOL
- 25 Mins | APOLLO HOSPITALS
- 25 Mins | BANJARA HILLS
- 30 Mins | FINANCIAL DISTRICT
- 30 Mins | HI2TECH CITY



SCAN FOR LOCATION





LOBBY AREA

LOBBY AREA

For a moment, you might think you have stepped into the lobby of a fancy resort.

No check-ins required here though. Soak it all in. Sink into the plush couch. Take your time to figure where to head next.

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TAKE A CLOSER LOOK AT YOUR SLICE OF PARADISE

LEGEND

- 01 | Driveway
- 02 | Entry Arch
- 03 | Security Cabin As/Architect
- 04 | Entrance Island W/ Sculpture
- 05 | Entry Roundabout
- 06 | Water Feature W/Seating Court
- 07 | Bicycle Lane
- 08 | Jogging Track/Pedestrian Pathway
- 09 | Fire Driveway -7.2m Wide
- 10 | Mini Soccer
- 11 | Cricket Practice Nets
- 12 | Informal Seating Area
- 13 | Butterfly Garden W/ Water Body
- 14 | Amphitheatre
- 15 | Party Lawn
- 16 | Spill Out Plaza For Banquet Hall With Clubhouse
- 17 | Clubhouse Entry
- 18 | Party Lawn With Barbeque Zone
- 19 | Informal Seating With Feature Wall
- 20 | Water Feature W/ Seating Deck
- 21 | Transformer Yard
- 22 | Basketball Practice Court
- 23 | Children's Play Area
- 24 | Skating Rink
- 25 | Social Street With Hopscotch And Floor Games
- 26 | Urban Plaza
- 27 | Access To Building From Landscape
- 28 | Art And Craft Zone
- 29 | Reflexology Path



SPLENDOUR IN SQUARE FEET

2.5 BHK or 3 BHK, you are spoilt for choice. Even within these configurations, you can take your pick from different sizes as per your need and budget. While sizes vary, the exceptional attention to detail for each residence is consistent.

2.5 BHK - 99 RESIDENCES

With sizes ranging from 1534 sq. ft to 1588 sq. ft for each residence.

3 BHK - 327 RESIDENCES

With sizes ranging from 1703 sq. ft to 2235 sq. ft for each residence.

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BLOCK - A



1811 EF UNIT



1811 WF UNIT



1588 EF UNIT



1588 EF UNIT



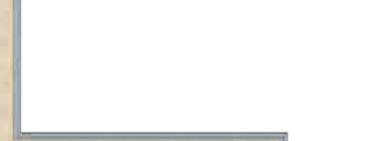
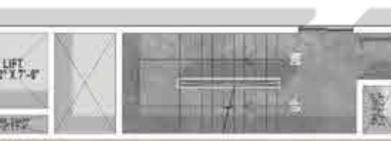
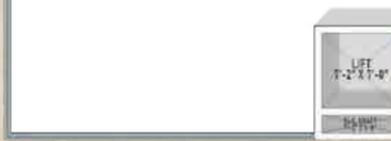
1588 WF UNIT



1811 EF UNIT



1811 WF UNIT



2235 NF UNIT



2235 NF UNIT



2235 NF UNIT



2235 NF UNIT



2235 NF UNIT



2235 NF UNIT



2235 NF UNIT

2.0M WIDE CORRIDOR

BLOCK - B



2183 EF UNIT



2183 WF UNIT



2183 EF UNIT



2183 EF UNIT



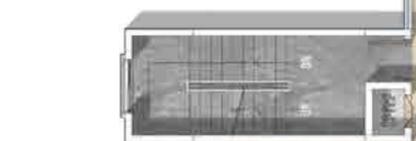
2183 WF UNIT



2183 EF UNIT



2183 WF UNIT



1980 NF UNIT



1980 NF UNIT



1980 NF UNIT



1980 NF UNIT



1980 NF UNIT



1980 NF UNIT



1980 NF UNIT





EAST FACING UNIT



CARPET AREA	BALCONY AREA	EXT WALL AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA
1345.82 sft.	225.61 sft.	134.01 sft.	1705.45 sft.	477.525 sft.	2183 sft.

NORTH FACING UNIT



CARPET AREA	BALCONY AREA	EXT WALL AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA
1283.28 sft.	136.70 sft.	127.12 sft.	1547.11 sft.	433.161 sft.	1980 sft.





EAST FACING UNIT



CARPET AREA	BALCONY AREA	EXT WALL AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA
1082.97 sft.	206.11 sft.	125.40 sft.	1414.48 sft.	396.053 sft.	1811 sft.

NORTH FACING UNIT



CARPET AREA	BALCONY AREA	EXT WALL AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA
999.87 sft.	121.42 sft.	111.41 sft.	1232.69 sft.	345.154 sft.	1578 sft.



WHERE CAPITAL GROWS AND DREAMS FLOURISH

Investment isn't merely about numbers; it's about securing a piece of the future.

This residential property, with its timeless design, thoughtful amenities, and a convenient location, lays the foundation of a prosperous tomorrow.

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DRAWING AREA

SPECIFICATIONS



STRUCTURE

- R.C.C. framed structure.
- 8" thick AAC blocks for external walls and 4" thick AAC blocks for internal walls.



PLASTERING & PAINTING

- Internal Putty over plastering finished with premium quality Acrylic emulsion paints of Reputed make over a coat of primer.
- External Elevation(fascia) with textured finish; inner elevation surfaces finished with two coats of exterior emulsion paint of reputed make.



DOORS & RAILINGS

- Main Doors -Teak wood panelled door finished with melamine polish.
- Internal Doors - Flush doors finished with 4mm thick veneer on both sides.
- French Doors- UPVC sliding doors with clear toughened glass.
- Windows- UPVC frames with clear toughened glass and provision for mosquito mesh.
- Balcony Railings- Aesthetically-designed Mild Steel (MS) grills with enamel paint finish



LIFTS

- Passenger lift-13 passenger High-speed automatic elevator with 2m/ 1.5 seconds of Schindler/equivalent make
- Service lifts- reputed make



ENTRANCE LOUNGE & CORRIDORS

- Flooring & Skirting -Vitrified tiles of reputed make.



DRAWING ROOM / LIVING & DINING ROOM

- Flooring & Skirting -Vitrified tiles of reputed make.



BEDROOMS

- Flooring & Skirting- Vitrified tiles of reputed make.



KITCHEN

- Flooring - Vitrified tiles of reputed make.



BALCONY/SIT-OUT

- Wooden finish tiles of reputed make.



TOILETS & POWDER ROOM

- Flooring - Anti skid vitrified tiles
- Dado -Glazed wall tiles of reputed make as per Design.
- Sanitary Fixtures -Indian make like Kohler / equivalent.
- CP Fittings- Indian make like Kohler / equivalent.



KITCHEN & UTILITY

- Water Provision Separate Municipal Water tap (Manjeera or Municipal water along with treated Bore well water).
- Provision for water purifier & Chimney.
- Provision for supply of gas from gas bank.
- Stainless steel sink with CP fitting of Indian make like Kohler/equivalent



ELECTRICAL

- Internal Electrical Fixtures
- Provision for Geysers & Exhaust fans in toilets
- Plug points for T.V. & Audio Systems etc.
- Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen. Washing Machine in Utility Area.
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
- Modular Switches of reputed makes like Legrand, Schneider or equivalent.
- LED Light Fixtures for all Common Areas & Landscape Area Lighting.



TELECOMMUNICATIONS, CABLE TV & INTERNET

- Intercom facility to all the units connecting Security.
- Cable TV Provision for Cable Connection in Living rooms.
- Internet Provision for Internet Connection.



CAR PARKING

- 3 BHK Two Car Parks.
- 2.5 BHK One Car Park.



POWER BACKUP

- 100% DG Set backup except for AC, Geyser, Fridge etc., (16 amps) & Auto Change Over



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.
- Rain Water Harvesting pits at regular intervals provided for recharging ground water levels as per the norms.



SECURITY

- Sophisticated round-the-clock security / Surveillance System.
- Surveillance cameras at the main security, in open areas as per design and entrance of each block.



PARKING MANAGEMENT

- Entire parking is well designed to suit the number of Car Parks provided parking signage at required places to ease traffic flow.



FIRE & SAFETY

- Fire hydrant and fire sprinkler system in all floors and basements.
- Fire alarm and Public Address system in all floors and parking areas (basements).
- Control panel will be kept at main security.



CLUB HOUSE & AMENITIES

- Supermarket | Cafeteria | Banquet Hall | Coworking space | Conference room
- Bar/Gentlemen room | Mini Theatre | Indoor games | T.T. Room
- Yoga and meditation room | Gym | Badminton | Salon | Guest rooms



TERRACE

- Swimming pool | Pool deck | Juice bar

STATUTORY APPROVALS

1 / Airport Authority of India - AAI (Hyderabad Airport)	HIAL/SOUTH/B/092721/624812, HIAL/SOUTH/B/092721/624809, HIAL/SOUTH/B/092721/624813,
2 / Fire Services Govt of Telangana State Disaster & Response Fire Services Dept	Tower 1 - 43297022102022 Tower 2 - 43298022102022 Tower 3 - 43299022102022 Club House - 43300022102022
3 / State Level Environment Impact Assessment Authority Telangana State (SEIAA)	EC22B038TG158688
4 / Telangana State Pollution Control Board (TSPCB)	166/TSPCB/CFE/RRD/RO-RR-I/HO/2022
5 / GHMC Building Permit Order	4244/GHMC/CHR/2023-BP
6 / Hyderabad Metropolitan Water Supply & Sewerage Board (HMWS&SB)	Certificate No: 042309279 / 2023-24
7 / RERA	P02400007442

OUR CONSULTANTS

	 TQ Cert Services Pvt. Limited (A wholly owned subsidiary of TATA PROJECTS LTD.)	 ESVE Design Solutions Pvt. Ltd.
/ Architecture	/ IPMS Consultants	/ MEP Consultants
		
/ Structure Engineer	/ Landscape Consultants	/ Creative Partner



CLUBHOUSE AREA

DEEVYASHAKTI GROUP: BUILT ON TRUST, BUILT ON EXCELLENCE

Over the last 25 years, Deevyashakti Group has continued to build trust and excellence through all their endeavours.

With a vision to be a globally reputed & competitive company, the Group has grown at a steady pace through continuous up gradation and expansion in keeping with ever-evolving trends and customer expectations. At all times, ensuring the highest levels of expertise in quality of service and construction, Deevyashakti Realty is the real estate division of Deevyashakti Group which has a luminous presence in paperboards, high-pressure laminates, plywoods and MDF products.

Deevyashakti Realty has ambitious plans of developing land parcels in their holding, as well as working on joint development opportunities in upcoming micro-markets of Hyderabad. At present, the Group is developing two luxury residential real estate spaces, spanning over 3.6 million square feet. The start of big things to come, for sure!

BE A PART OF THE AMARA EXPERIENCE

Here's your opportunity to own a slice of luxury and paradise, in the legacy city of Hyderabad.

To experience the property highlights, simply call us and we'll be happy to take you through the project.

DEEVYASHAKTI
AMARA

DEEVYASHAKTI
— REALTY

presents

AMARA

MARKETING OFFICE: 7-4-100/1/A Near Citadel Hotel Road Opp.Metro Wholesale,
NH 44 Gaganpahad, Rajendranagar ,Hyderabad 500052.



SCAN FOR
LOCATION

For more information:

8977046411/9247530057

TS RERA No: P02400007442