

A PROJECT BY  
RISINIA BUILDERS



**SKYON**  
THE FUTURE OF MODERN LIVING

CREATING LANDMARKS



2 & 3 BHK PREMIUM GATED COMMUNITY APARTMENTS  
**@BACHUPALLY**

[www.risia.com](http://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](http://www.risinia.com)





*A home to your dreams*  
a dream of a home.

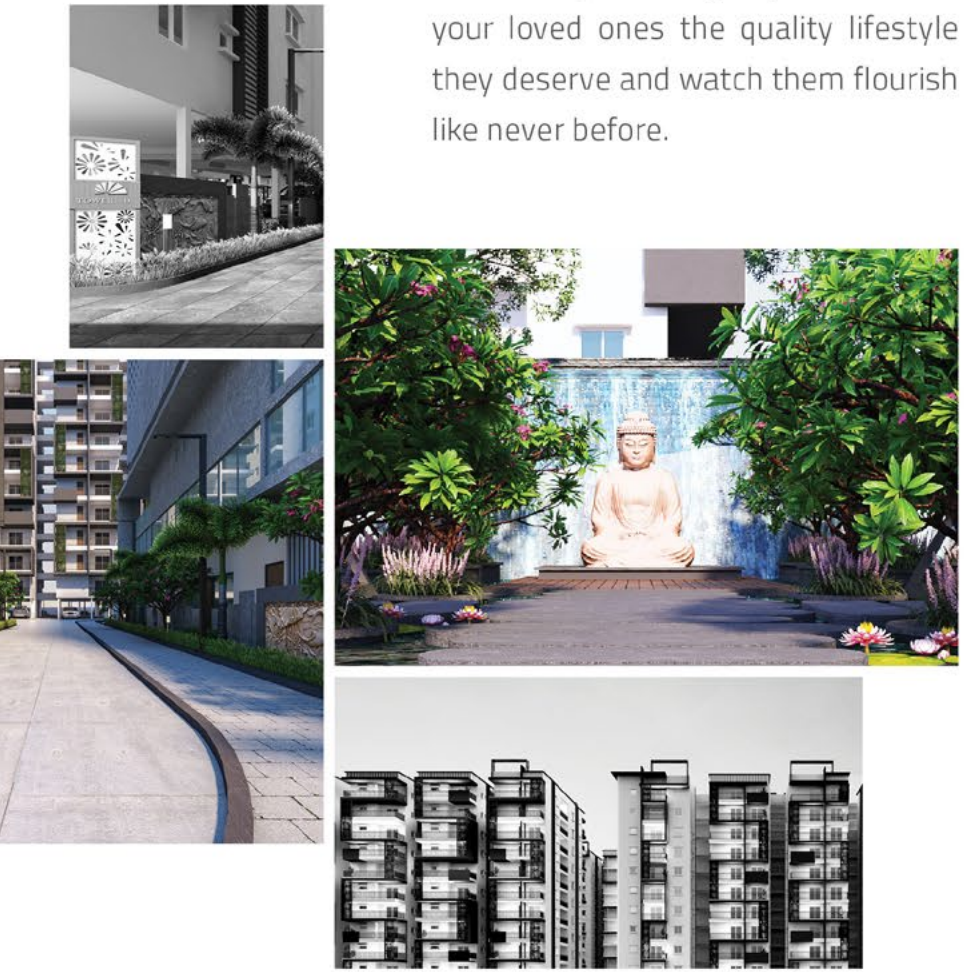
Each one of us holds a wish close to our hearts. A wish for a space where happiness flows unhindered; a place where the little things make life a delightful experience; a place where dreams take wing and fly high. A wish for a space that we can call home. At Risinia's Skyon, your wish for a beautiful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





# A life of quality Beckons at Skyon

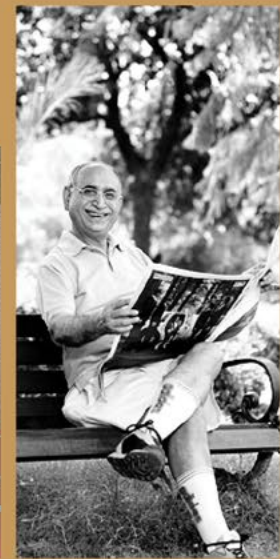
The beautiful gated community has been thoughtfully built with the finest materials to deliver a quality of life that enhances your living experience. Gift your loved ones the quality lifestyle they deserve and watch them flourish like never before.





## 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

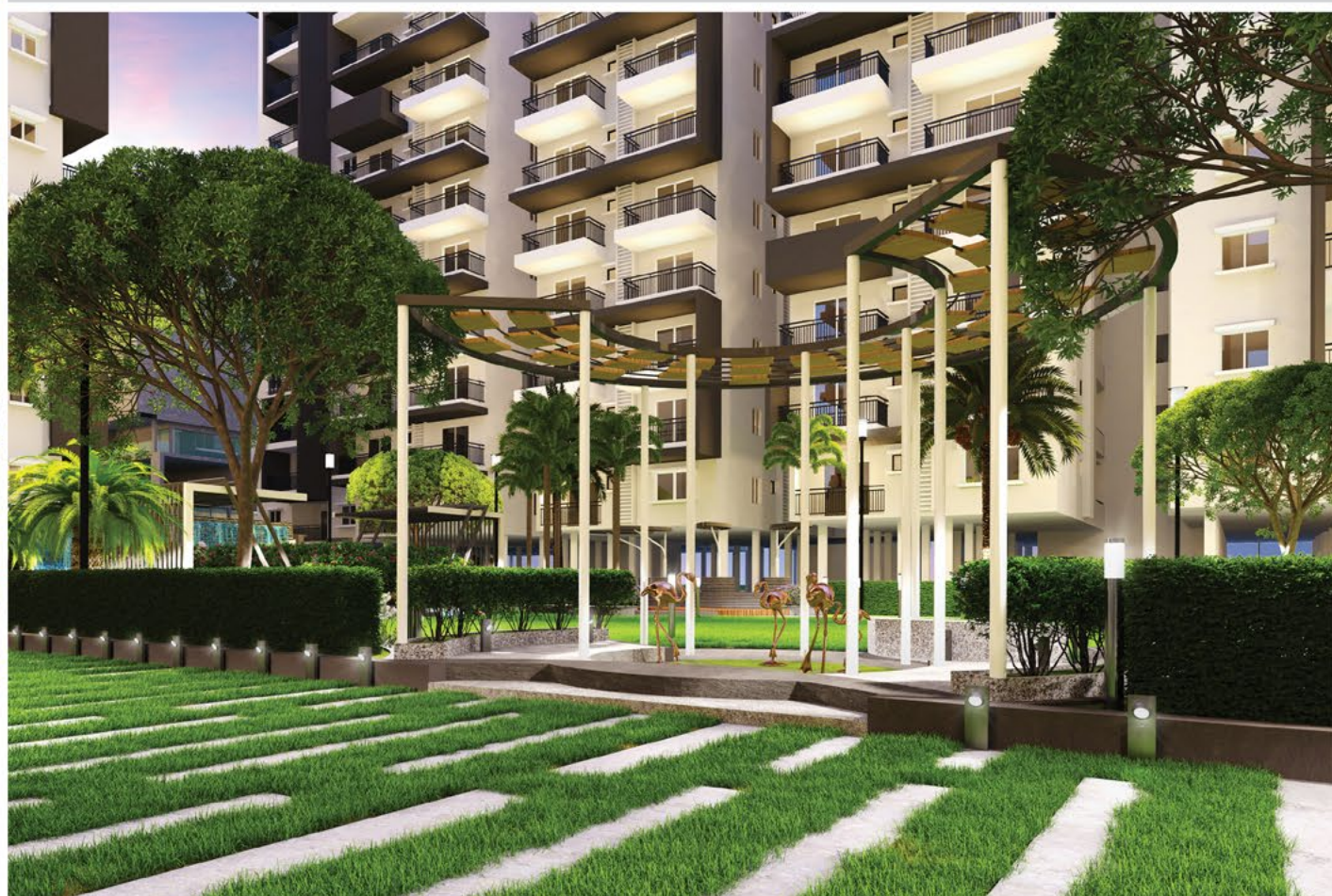
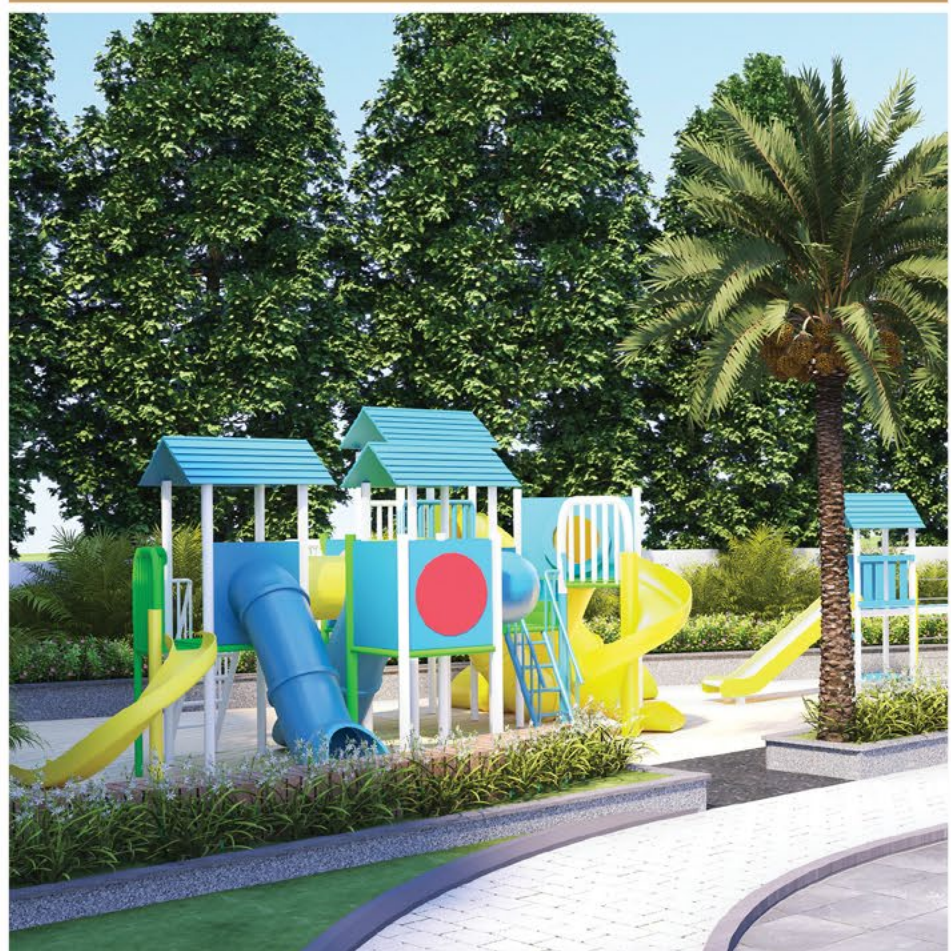


**LEGEND**

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



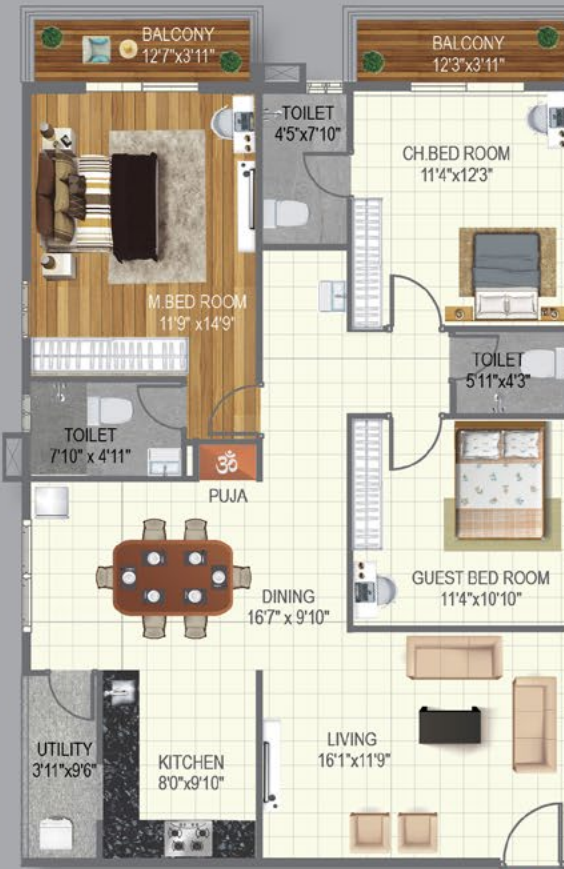




2 BHK  
1388 sft  
EAST FACING

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



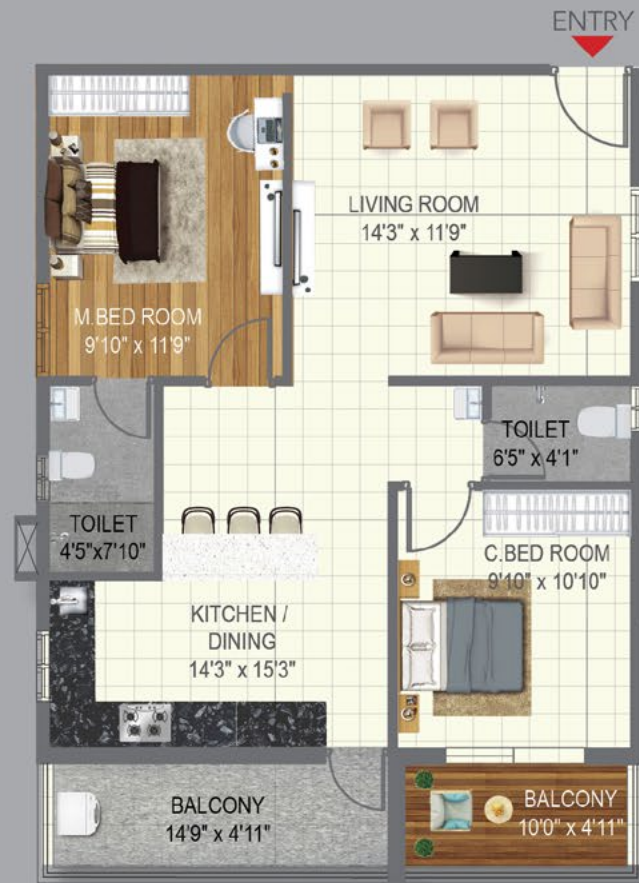
ENTRY

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





3 BHK  
1935 sft  
WEST 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

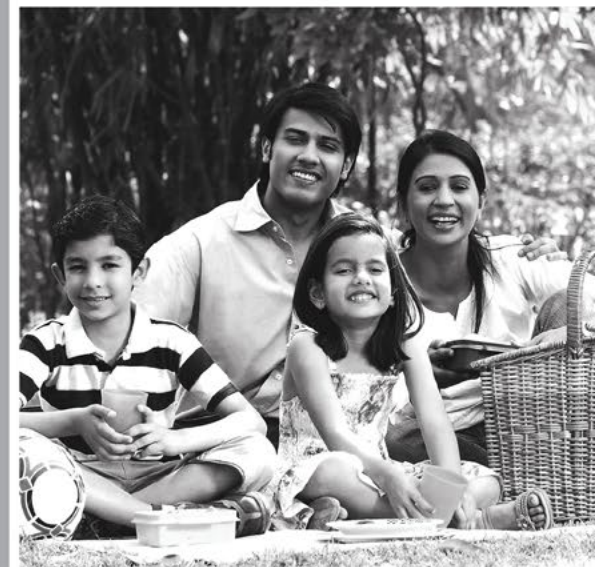
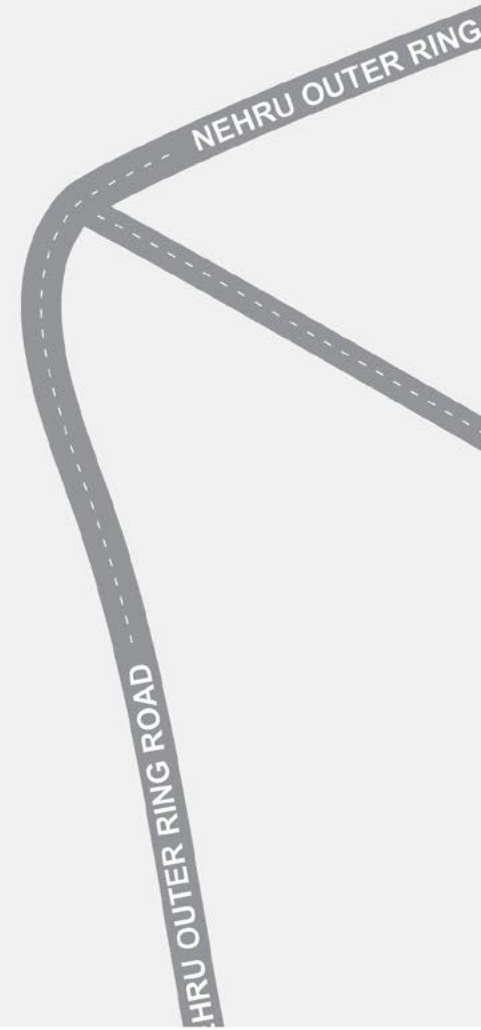
VILLA @ BACHUPALLY



**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



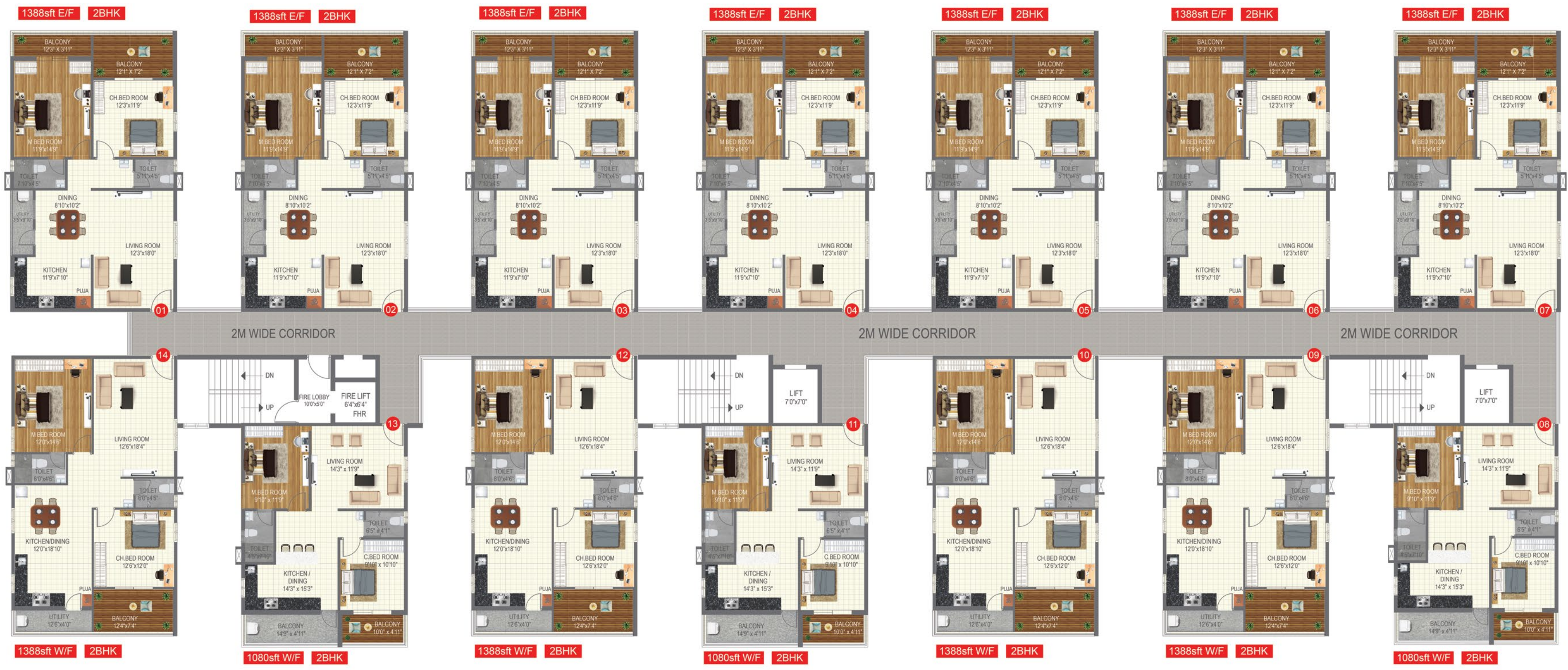


# TOWER - D



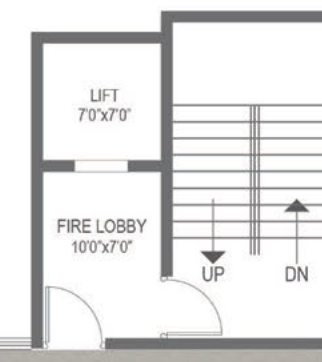
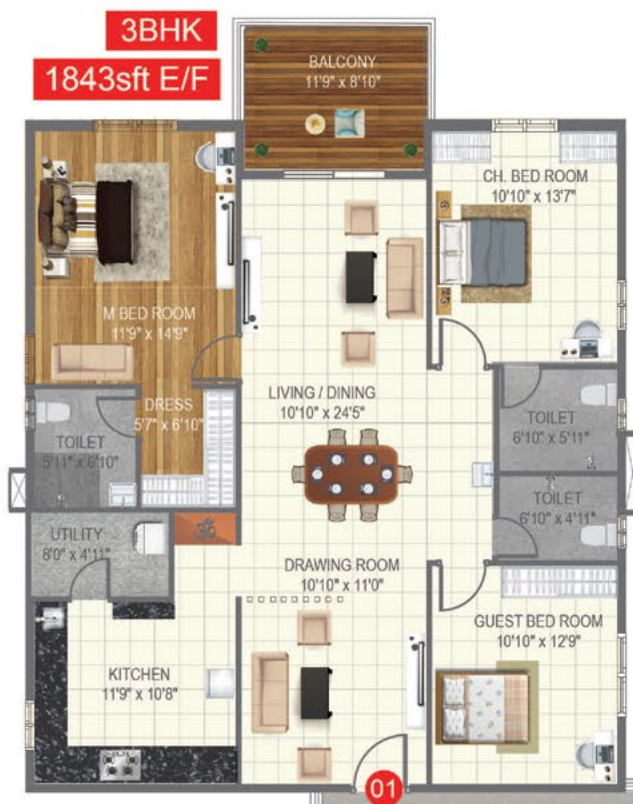


# TOWER - E



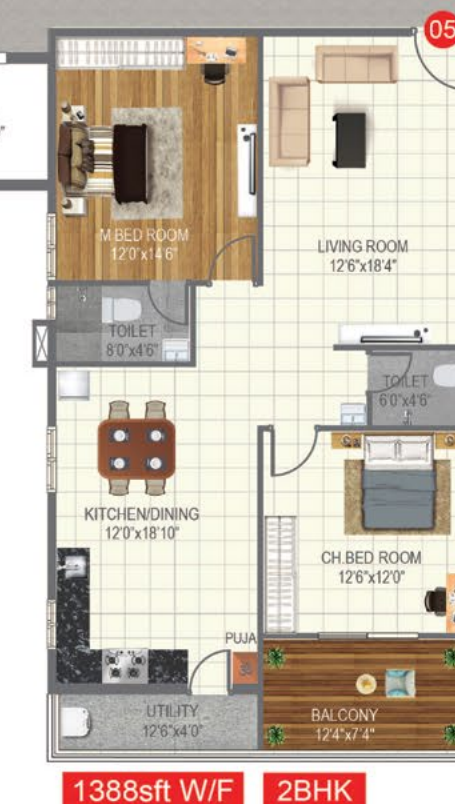
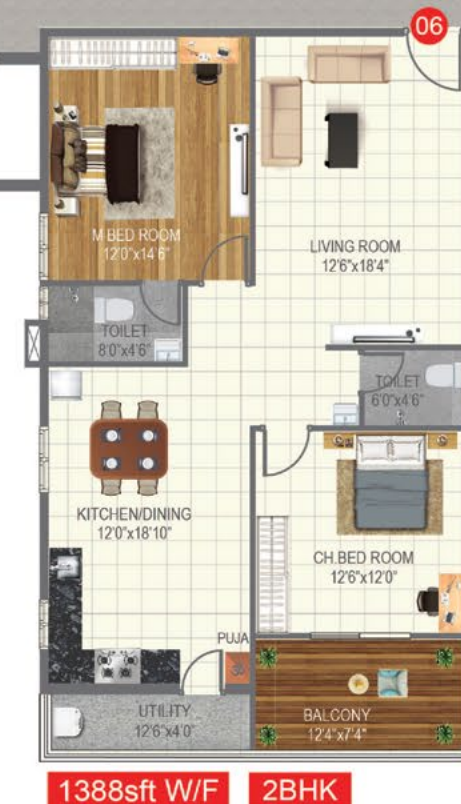
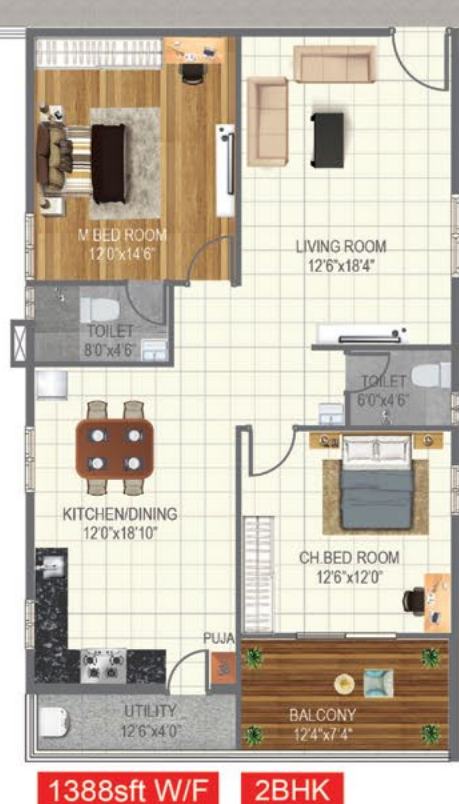
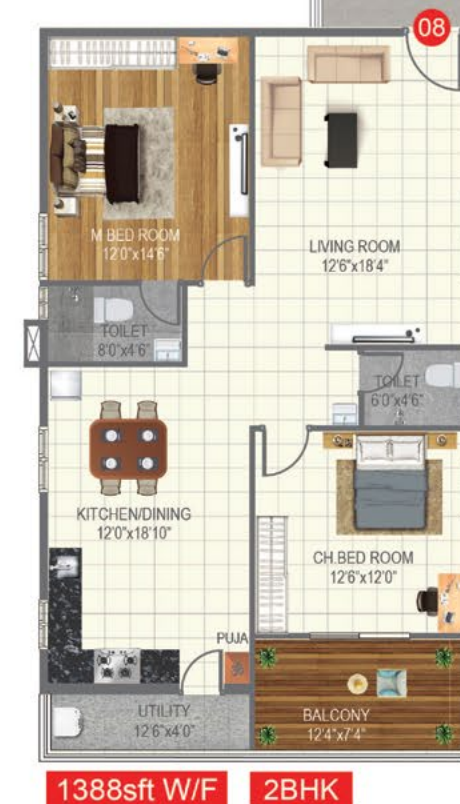


# TOWER - F



2M WIDE CORRIDOR

2M WIDE CORRIDOR







## RISINIA BUILDERS

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RERA NO.:

### OUR ASSOCIATES

STRUCTURAL CONSULTANTS



ARCHITECTS



BRAND PARTNER



MEP CONSULTANT



LANDSCAPE PARTNER



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