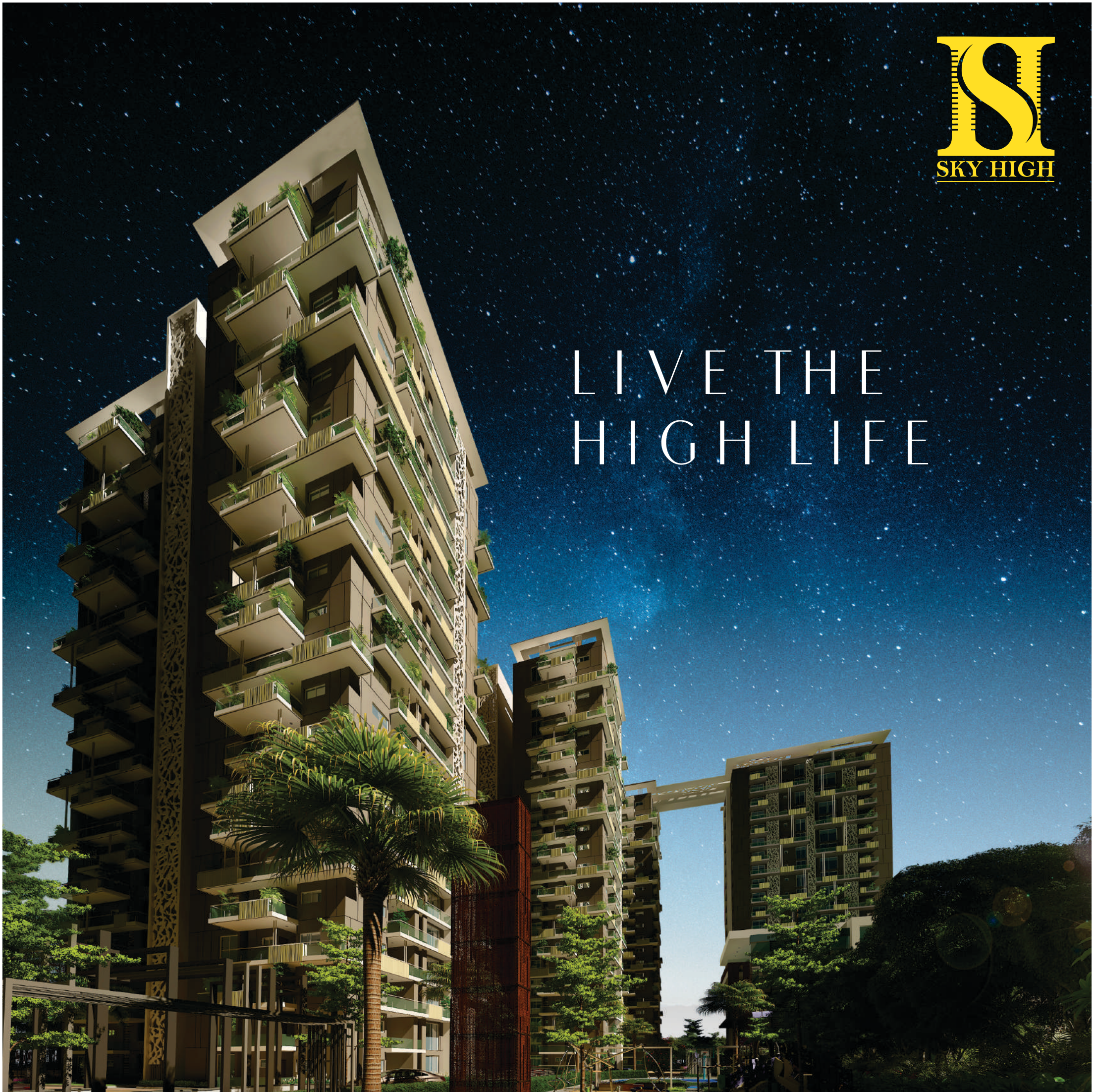




LIVE THE
HIGH LIFE

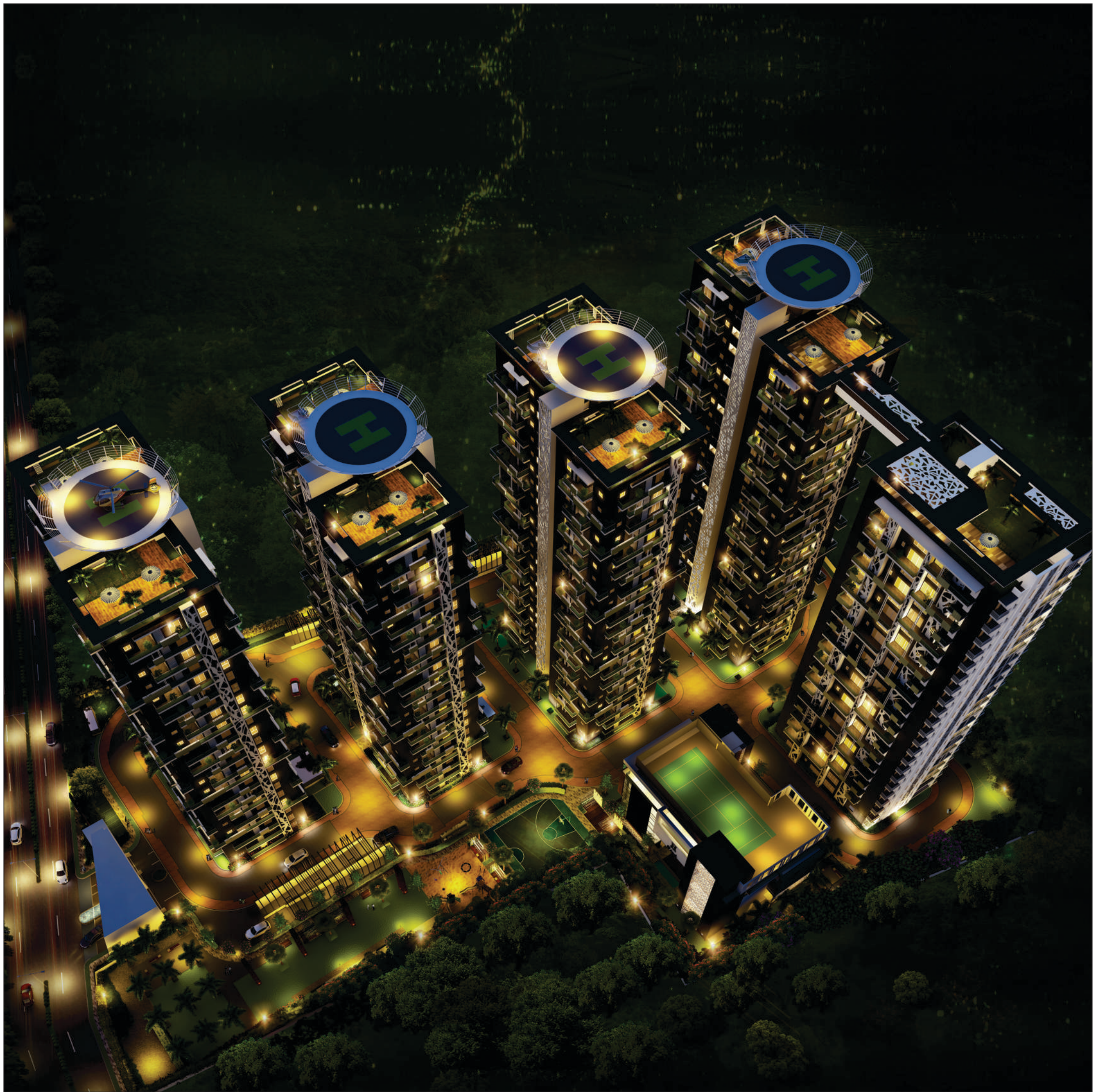




The Rise of New Luxury Living in Hyderabad

Adding soul to the infrastructure and the cultural heritage of the city, Harsha Developers presents Sky High, a state-of-the-art gated community at the best of Hyderabad, here to change its cityscape forever.

With the towers rising at down hills of Jubilee Hills, one of the most prized addresses in Hyderabad, Sky High truly offers a convenient location close to buzzing areas like Film Nagar, Banjara Hills, Madhapur and IT Hubs like Raidurgam, Hitech City and Financial District, hosting an exact blend of exquisite lifestyle and convenience.





All Above The World Hyderabad's Most Exclusive Address

Welcome to Sky High – the signature towers that stand all above the world. Grace yourself to the magnificent world of indulgence and extravagance that offers a lifetime of grandeur everyday.

The 4 BHK homes nestled in Sky High are carefully crafted to provide you world-class amenities, along with a rich personal space that you can enjoy in utmost peace and privacy. With four towers, each G+21 storied, offering 4000 sft & above, and hosting luxurious amenities in town – Sky High is going to be a true landmark on Hyderabad's skyline. A fifth tower stands out as the crown of Sky High, the mightiest and the most luxurious of all the five, offering up to an unbelievable 7,100 sft.



Larger Than Life Architecture

Sky High brings together a spectacular feeling of having a home amid a paragon of exceptional architecture. Every room is a celebration of affluence, privacy and style – with unique and intricate detailing, classy flooring and an array of endless amenities.

Sky High covers an area of 4 acres 39 guntas with 5 towers touching the sky line with G+21 floors each.

Sky High boasts a grand club house and three massive basements.





A Space of Limitless Possibilities

When you step inside a Sky High home, you know the designs that have gone into it. With privacy and convenience as main features, each apartment has been made to meet the most ultramodern tastes in the world. The designer frame with flush shutters finished with premium material on both side doors adds to the acoustic value of every room, working as excellent noise diffusers, cancelling the busy bustle of the city.





Gateway To Celestial Happiness

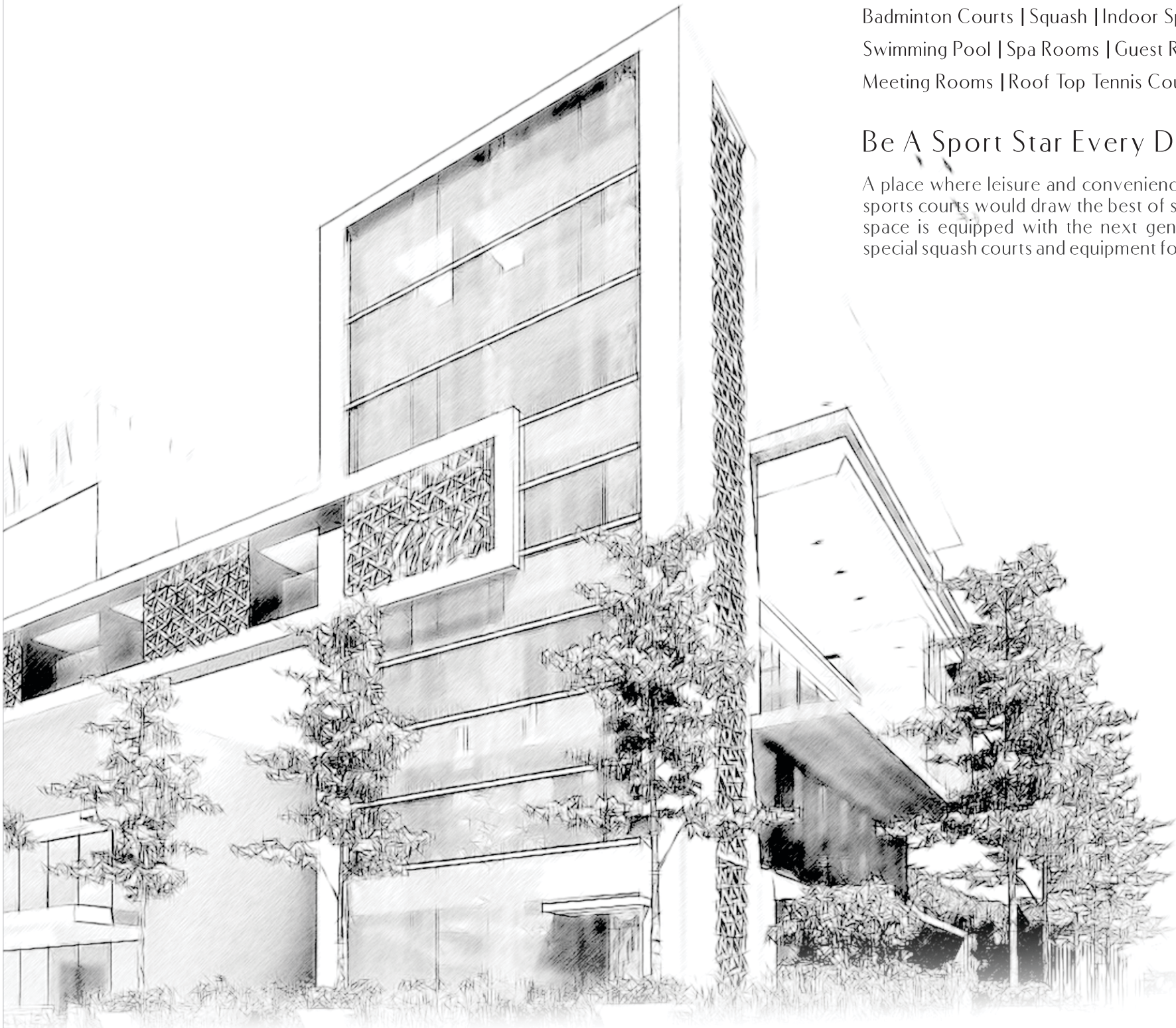
The 5-star clubhouse within Sky High offers a stellar experience and is another reason for you to celebrate life everyday. The luxurious club house offers a cozy and lavish ambience ideal for social gatherings, parties, conferences and more.

Clubhouse –Facilities

Badminton Courts | Squash | Indoor Sports | Gymnasium
Swimming Pool | Spa Rooms | Guest Rooms | Multi-purpose Hall
Meeting Rooms | Roof Top Tennis Court | Home Theater

Be A Sport Star Every Day

A place where leisure and convenience is supreme, the sprawling sports courts would draw the best of sportsman into the field. The space is equipped with the next generation Badminton Courts, special squash courts and equipment for the best indoor games.





Escape To A New World

Enjoy the exotic Spa with highly trained therapists and the calm ambience that lets you escape to a state of serene tranquility.



Heavenly Space Even For The Guests

Our luxurious project is equipped with special guest suites and guest lounge built to provide a spectacular experience to the guests.



A woman with long dark hair in a high ponytail is shown in profile, performing a lunge in a gym. She is wearing a black sports bra, leggings with a white and black hexagonal pattern, and white sneakers. The background is a dimly lit gym with various pieces of equipment.

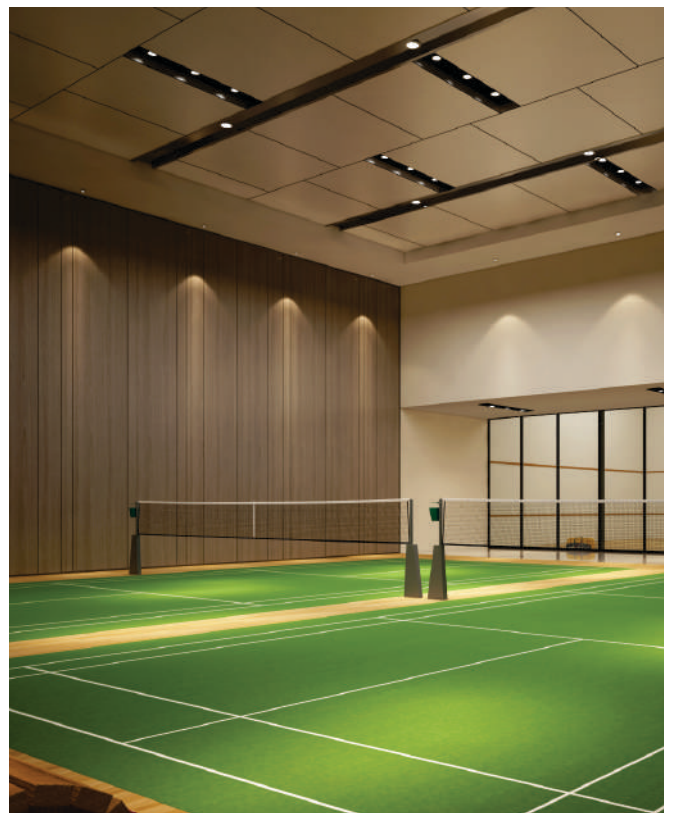
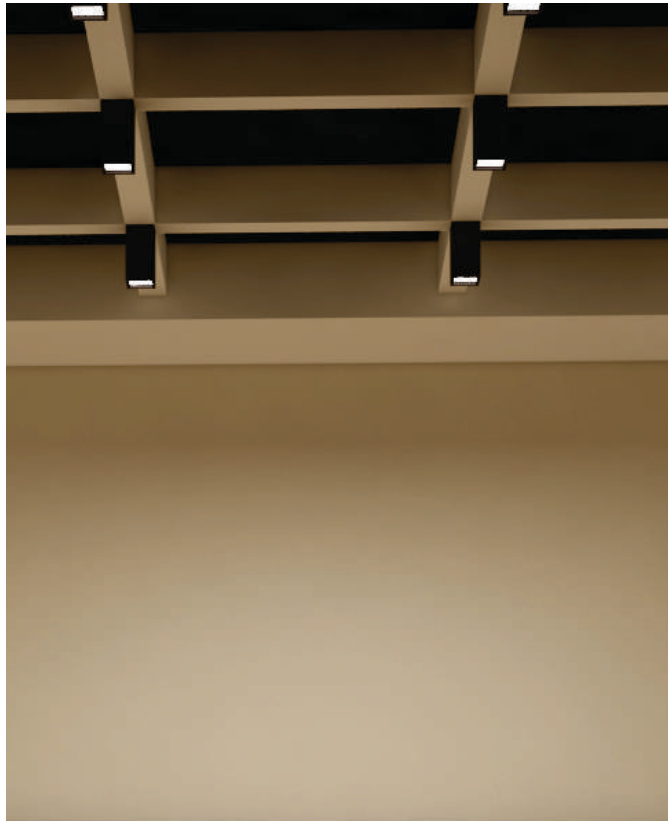
Work-out Sphere

Sky High offers a fully equipped & air-conditioned gymnasium at a special work-out sphere. If you are not a fitness freak then you will become one with the high-end training facilities and advanced next level equipment.



Dive Into The Blue

A spectacular swimming pool that rewards you and your senses with its fresh water and superior design. With a dedicated staff and maintenance, you experience magnificence under the blue.





Exclusivity in Every Detail

Set amidst the exclusive ambience, you experience extraordinary in every way.



Welcome The Absolute Living

The classy landscape, breezy greenscapes and the intriguing architecture make your living no less than fabulous.







1 ENTRY & EXIT GATE

2 V.D.F FLOORING

3 GRANITE PAVING

4 STONE BANDS

5 WASH CONCRETE

6 PATHWAY AROUND BLOCKS

7 LAWN

8 MAIN ENTRANCE WATER FEATURE

9 OPEN SPACE ENTRANCE DECK WITH PERGOLA

10 PATHWAY / JOGGING TRACK

11 CHILDRENS PLAY AREA WITH SAND BED

12 HALF BASKETBALL COURT

13 SEATING DECKS UNDER PERGOLA

14 CLUB HOUSE ENTRANCE DECK UNDER PERGOLA

15 CLUB HOUSE WATER FEATURE

16 GRID PLANTING

17 AMPHITHEATRE

18 STAGE

19 FITNESS STATION

20 SPECIMEN PALM

21 ELDERLY SEATING PLAZA

22 BLOCK ENTRANCE PAVING

23 BLOCK ENTRANCE PERGOLA WITH SEATING

24 SECURITY WITH GATEWAY

Explore The Extraordinary

A humongous range of amenities, life at Sky High is all about living the extraordinary. From being a sport star to evening walk, from childrens play time to your routine time, you get everything to live for.



Saleable Area : 7100 sft.
(C.A : 4277.43)



HARSHA DEVELOPERS AT JUBILEE HILLS, HYD
BLOCK-E CARPET AREA STATEMENT (Sft)

| Flat No | TYPE | Carpet Area | Balcony | Utility | Say |
|------------------------|----------------|-------------|---------|---------|------|
| 6th, 12th, 16th Floors | | | | | |
| 1 | 4BHK+Maid Room | 4277 | 1083 | 89 | 7100 |

Typical Floor Plan



Saleable Area : 3915 sft.
(C.A : 2458.33)



Saleable Area : 3760 sft.
(C.A : 2400.87)

| HARSHA DEVELOPERS AT JUBILEE HILLS, HYD | | | | | |
|---|----------------|-------------|---------|---------|-------------|
| BLOCK-A CARPET AREA STATEMENT (Sft) | | | | | |
| Flat No | TYPE | Carpet Area | Balcony | Utility | Say |
| FIRST FLOOR | | | | | |
| 1 | 4BHK+Maid Room | 2458 | 472 | 75 | 3915 |
| 2 | 4BHK+Maid Room | 2401 | 438 | 45 | 3760 |

(BLOCK - A)

Typical Floor Plan



Saleable Area : 3870 sft.
(C.A : 2458.33)

Saleable Area : 3780 sft.
(C.A : 2400.87)



HARSHA DEVELOPERS AT JUBILEE HILLS, HYD
BLOCK-B CARPET AREA STATEMENT (Sft)

| Flat No | TYPE | Carpet Area | Balcony | Utility | Say |
|---------------------|----------------|-------------|---------|---------|-------------|
| GROUND FLOOR | | | | | |
| FIRST FLOOR | | | | | |
| 1 | 4BHK+Maid Room | 2458 | 439 | 74 | 3870 |
| 2 | 4BHK+Maid Room | 2401 | 457 | 45 | 3780 |

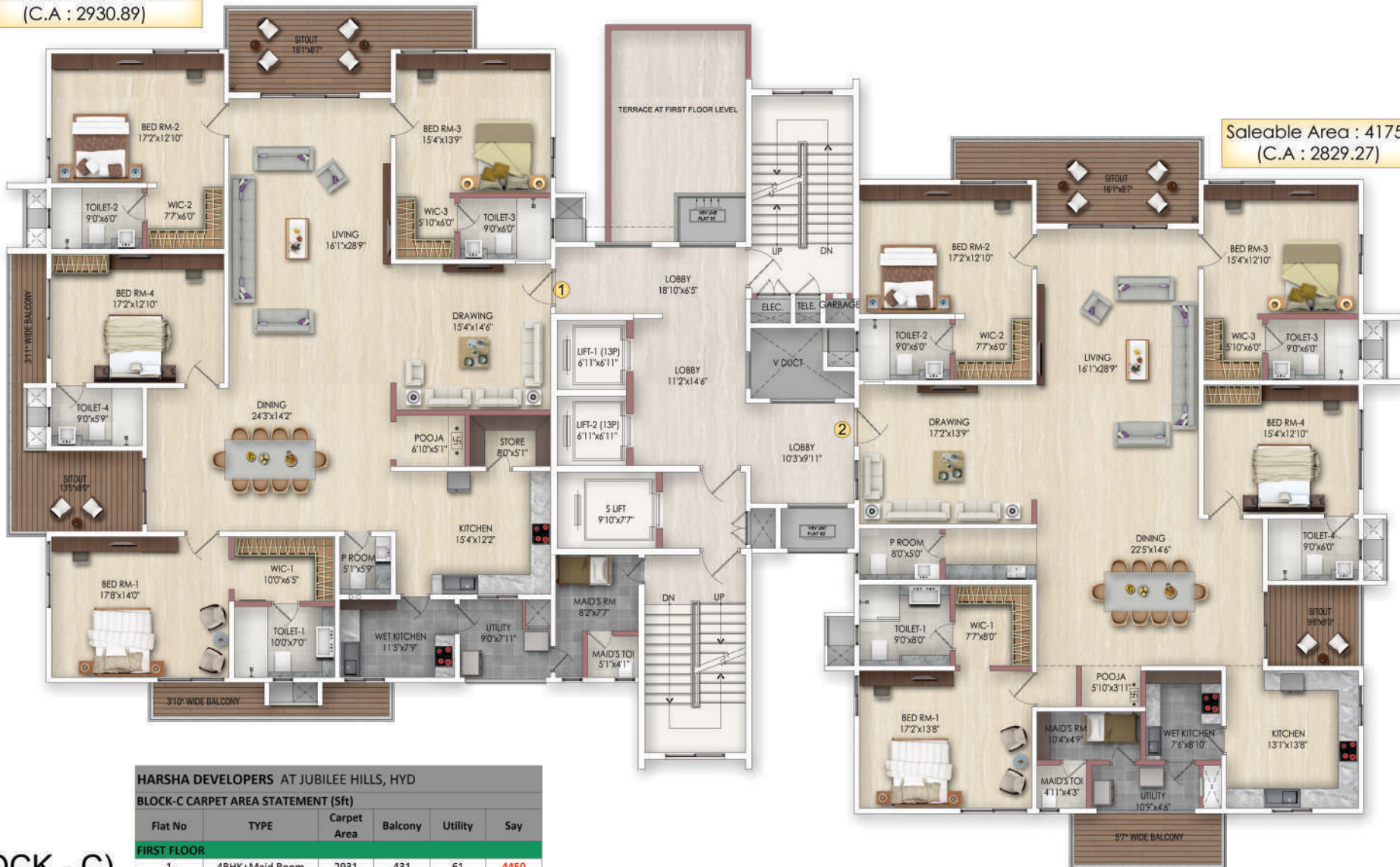
(BLOCK - B)

Typical Floor Plan



Saleable Area : 4450 sft.
(C.A : 2930.89)

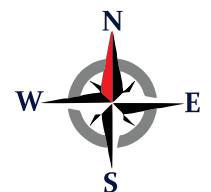
Saleable Area : 4175 sft.
(C.A : 2829.27)



| HARSHA DEVELOPERS AT JUBILEE HILLS, HYD | | | | | |
|---|----------------|-------------|---------|---------|------|
| BLOCK-C CARPET AREA STATEMENT (Sft) | | | | | |
| Flat No | TYPE | Carpet Area | Balcony | Utility | Say |
| FIRST FLOOR | | | | | |
| 1 | 4BHK+Maid Room | 2931 | 431 | 61 | 4450 |
| 2 | 4BHK+Maid Room | 2829 | 339 | 51 | 4175 |

(BLOCK - C)

Typical Floor Plan



Saleable Area : 4680 sft.
(C.A : 2930.89)



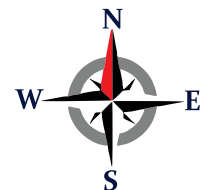
Saleable Area : 4410 sft.
(C.A : 2829.27)



| HARSHA DEVELOPERS AT JUBILEE HILLS, HYD | | | | | |
|---|----------------|-------------|---------|---------|------|
| BLOCK-D CARPET AREA STATEMENT (Sft) | | | | | |
| Flat No | TYPE | Carpet Area | Balcony | Utility | Say |
| FIRST FLOOR | | | | | |
| 1 | 4BHK+Maid Room | 2931 | 621 | 61 | 4680 |
| 2 | 4BHK+Maid Room | 2829 | 524 | 46 | 4410 |

(BLOCK - D)

Typical Floor Plan



Project Specifications

STRUCTURE

200mm/160mm thick RCC walls

DOORS/WINDOWS/ VENTILATORS

MAIN DOOR

Designer door with teak wood / engineered wood frame & Veneered finish flush shutter fixed with reputed make hardware of SS of Hafele, Hettich, or equivalent make.

INTERNAL DOORS

Designer Teak wood/Engineered wood frame with Veneered finish flush shutter of fixed with reputed make hardware of SS of Hafele, Hettich, or equivalent make.

FRENCH DOORS

Aluminium sliding door (DGU) of reputed make.

WINDOWS

Aluminium window (DGU) of reputed make.

PAINTING INTERNAL

4 to 8 mm thick POP Punning finish with 2 coats of premium acrylic emulsion paint of reputed make.

EXTERNAL

Textured finish and 2 coats of Weather proof exterior emulsion paint of reputed make.

BASEMENT AREA

OBD paint finish.

FLOORING

DRAWING, LIVING, DINING, POOJA

Premium Double-charged vitrified tiles 800mm X 1200mm of reputed make.

ALL BEDROOMS

Premium Double-charged vitrified tiles 800mm X 1200mm of reputed make.

TOILET & POWDER ROOM

Premium anti-skid vitrified flooring tiles.

KITCHEN

Premium Double-charged vitrified tiles 800mm X 1200mm of reputed make.

STORE

Ceramic tiles of reputed make.

BALCONY & UTILITY.

Anti-skid vitrified tiles of reputed make.

MAID ROOM

Ceramic tiles of reputed make.

MAID TOILETS

Anti-skid Ceramic tiles of reputed make.

STAIRCASE

Granite or equivalent

CORRIDORS

Italian Marble flooring.

DADOING

TOILETS

Well designed concept with glazed vitrified tiles.

UTILITY

Glazed ceramic tiles up to 390'-0"

LIFT LOBBY

Italian Marble cladding.

BATHROOMS

1. Wash basin- Counter top with hot & cold water mixer.
2. EWC – Wall mounted with concealed flush tank of reputed make.
3. Concealed Diverter with Single lever wall mixer .
4. Provision for geysers in all bathrooms.
5. All C.P fittings are of reputed make.

KITCHEN

KITCHEN SS

Kitchen sinks with long body bibcock. Gas leak detector with shutoff valve.

UTILITY AREA

Provision of Dish washer, washing machine tap points in the utility area.

FALSE CEILING

TOILETS

Calcium Silicate board / Gypsum ceiling of reputed make

COMMON AREA

Gypsum ceiling with reputed make.

HANDRAILING

Balcony: SS Hand railing With Glass
Staircase: MS Hand railing

ELECTRICAL

1. Power plug for cooking range, Chimney, Refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine and dish washer in utility area.
2. 3-phase supply for each unit and individual Meter Boards.
3. Miniature Circuit breakers (MCB) for each distribution boards of reputed make.
4. Elegant designer Modular Electrical switches
5. Provision for Automation DB

AIR CONDITIONING

Provision for VRV system for all rooms .

TELECOM / I-NET / CABLE TV

Provision for FTH with Wifi internet DTH, Telephone & Intercom.

HOME AUTOMATION

Provision of Home Automation

SECURITY, SURVEILLANCE & BMS

1. Solar Powered Security Fence.
2. Boom Barrier near entry to basements to allow only Owners Vehicles.
3. CC Cameras around the premises for surveillance during night.
4. Video door phone for each apartment

FIRE SAFETY

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

GENERATOR

100% D.G Set backup with Acoustic enclosure & A.M.F.

LPG RETICULATION

Supply of gas from centralized Gas bank to all individual flats with meters.

WATER SUPPLY

Supply of water through hydro- pneumatic system with 100% treated water. Separate municipal water supply to kitchens.

PARKING

Car Parking will be allocated in the 3 basement levels

CAR WASH FACILITY

Car Wash will be provided.

ELECTRICAL

1. High speed automatic passenger lifts with rescue device With V3F for energy efficiency of reputed make of Mitsubishi/Toshiba.
2. Main Entry lobby Cladding with granite/marble or equivalent.
3. Flooring aesthetically designed with granite/marble or equivalent.

STP

A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.



Well Connected With The World

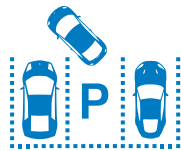
The Sky High signature residency has been strategically constructed keeping you in mind, where it just takes minutes to reach the important centres and hubs around the city.



Project Highlights:



G+21 FLOORS



THREE LEVEL
CELLAR PARKING



PRUDENT
PLANNING



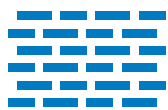
DESIGNER
LANDSCAPE



100% VAASTU



JOGGING TRACK



NO COMMON WALLS



RECREATION
FACILITIES



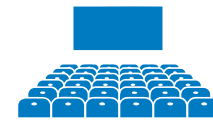
AMPHI THEATRE



DEDICATED
LEISURE AVENUES



LUXURY
CONDOMINIUMS



MULTI PURPOSE
HALL

Celebrate Life Everyday At Sky High





BY HARSHA DEVELOPERS

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Project Approved & Funded By



Disclaimer

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TS Project RERA No. P02400000254