

Designed
from the
heart,
built with
happiness.



RERA No. P02500002106

3 BHK Luxury Apartments @ FILMNAGAR



When science of engineering is wedded to the art of construction, the result is SIKHARA Group of Companies. SIKHARA is pioneering and setting the new goal posts in the corporate real estate sector being the leading builders in Hyderabad has been paved with steady and continuous growth over the last years making its brand name more and more acceptable and endearing to its esteemed clientele. SIKHARA shepherded innovative home concepts and executed an impressive array of both residential and commercial projects. SIKHARA brings its quality homes to the buyers at an affordable price, punching three-fold value into one.

Another residential gem at a highly coveted area in the city, SIKHARA, is a combination of flawless design and sublime execution. The structure is made of best elements and the luxury quotient is packed to the brim. It is a typical scenario of geometric vying with aesthetic and necessity vying with intensity. One thing is sure, SIKHARA is sure to convert a ascetic into a diehard materialist. For all those lucky few, the luxury bonanza is waiting to unfold at SIKHARA.

5

Floors

20

Flats

2

Level car parking

Sikhara Pride is a residential apartment community of moderate size that comes with 3 BHK apartments. It's designed to let in lots of natural light and plentiful ventilation. With a view of the road on two sides, the community brings to you the kind of advantages you seek, as you can wake up to the view of the world.



Lakshmi

SIKHARA PRIDE

The Absolute Elegance



Get more out of your home at Sikhara Pride. We've built it with certain design philosophies where we seek to let you live more in every square foot of the insides. Whichever apartment you choose as your abode, you are sure to be living in a home that's been designed with detailed thought and planning. After all, we want to present you a home that you can live in forever. Then, we have also made sure that your four-wheelers have a space reserved just for them.

3 BHK

3D VIEW - WEST FACING
Flat No. 03, 04

1. Living Area

- 15'9x18'6
2. Dressing Room

- 4'9x5'7.5
3. Toilet

- 4'9x9'0
4. Guest Bedroom

- 11'0x15'0
5. Toilet

- 9'0x5'0
6. Balcony

- 6'3x5'4.5
7. Children Bedroom

- 15'0x5'4.5
8. Pooja

- 4'6x4'0
9. Sitout

- 6'10.5x10'9
10. Dining

- 10'6x15'1.5
11. Kitchen

- 12'0x13'6
12. Utility

- 12'0x4'6
13. Toilet

- 5'4.5x9'0
14. Dressing Room

- 5'4.5x8'7.5
15. Master Bedroom

- 13'0x18'0



ENTRY



GROUND FLOOR PLAN

AREA STATEMENT

Flat No.	1	2	3	4
Unit	3 BHK	3 BHK	3 BHK	3 BHK
Carpet Area	1978	1978	1777	1777
Builtup Area	2511	2511	2256	2256





Experience a living of high standards.
The better side of life's best moments.



Lakshmi 
SIKHARA
PRIDE
The Absolute Elegance

Enter a new world, full of possibilities. At Sikhara Pride, you can leave your cares behind and submit to luxurious living of a global standard, removed from the urban bustle. A world of ease, within which your needs are met by unparalleled amenities and exceptional levels of service.

Really, who doesn't wish their home to be the best around? Who doesn't like their home to be the talk of the neighborhood? Who doesn't like their home to be admired by those who wish for peace and one that's nice and cozy? Who doesn't fancy for a home that's in a zone that keeps you in the centre of every activity? And, who doesn't like a home the name of which is as appealing as its looks are? Come home to a new shine in living. Come home to the crown of beautiful living. Come home to Sikhara Pride.

3 BHK

3D VIEW - EAST FACING
Flat No. 01, 02

1. Drawing Room

- 15'9x18'6"
2. Pooja

- 5'0x4'0"
3. Dining/Living

- 28'1.5x13'4.5"
4. Kitchen

- 12'9x14'0"
5. Utility

- 12'9x5'0"
6. Toilet

- 10'0x6'0"
7. Dressing Room

- 7'7.5x6'0"
8. Master Bedroom

- 18'0x13'0"
9. Sitout

- 5'0x13'4.5"
10. Children Bedroom

- 15'9x13'0"
11. Toilet

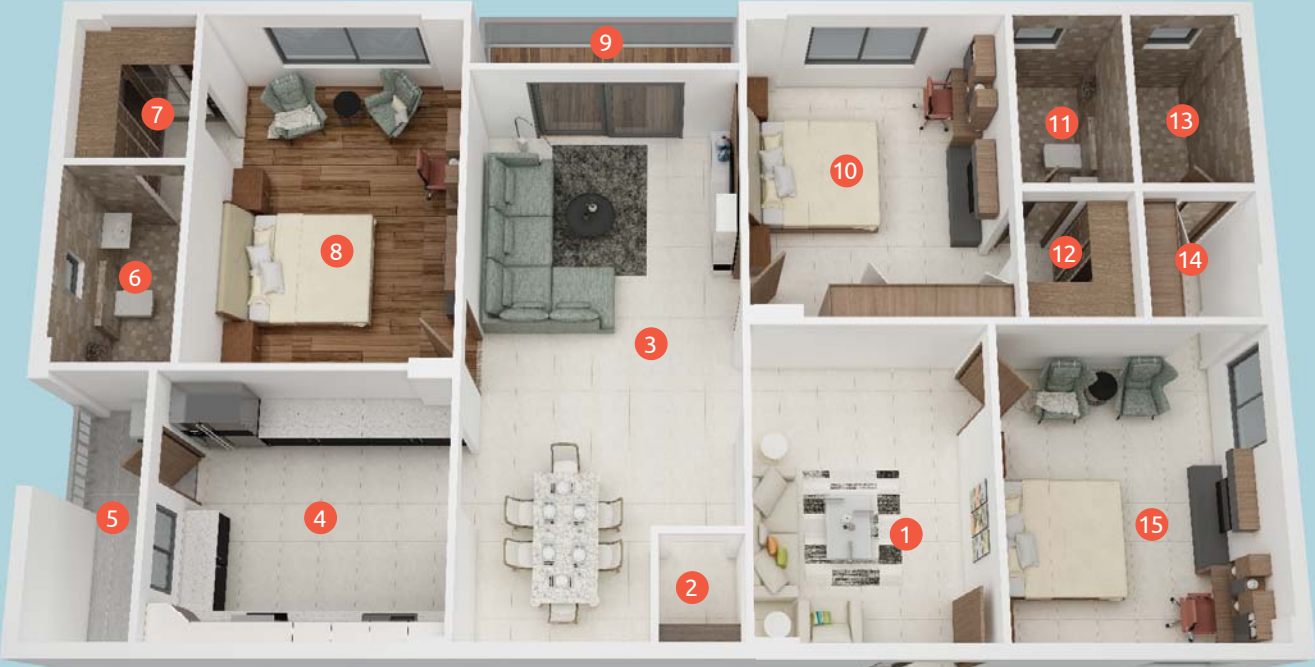
- 9'0x5'6"
12. Dressing Room

- 6'4.5x5'6"
13. Toilet

- 9'0x5'6"
14. Dressing Room

- 6'4.5x5'6"
15. Guest Bedroom

- 15'0x13'0"



ENTRY



AREA STATEMENT

Flat No.	1	2	3	4
Unit	3 BHK	3 BHK	3 BHK	3 BHK
Carpet Area	1978	1978	1777	1777
Builtup Area	2511	2511	2256	2256

TYPICAL FLOOR PLAN





It's where the potential is.
It's here that all the progress is.

WE DESIGNED YOUR HOME
WITH UTMOST CARE AND
THEN CHOSE WHAT WENT
INTO IT, WITH EQUAL CARE.

SPECIFICATIONS

STRUCTURE

R.C.C framed structure to with stand Wind & Seismic Loads.

Superstructure

9” thick AAC bricks for external walls & 4” thick AAC brick for internal walls.

PLASTERING

Internal Walls : Plastered Surface finished with POP Punning, Smooth putty finish with 2 Coats of Premium Acrylic Emulsion paint over a coat of primer.

External Walls: Plastered Surface finished with Textured / Putty finish and two coats of Exterior Emulsion paint.

TILE CLADDING

DADOOING in Utility Area Glazed Ceramic Tiles dado up to 2'-0” height above Utility Counter platform of reputed make (Kajaria / Qutone or Equivalent make).

BATHROOMS: Digital Glazed Vitrified Tiles dado up to ceiling height (Kajaria / Qutone or Equivalent make).

DOORS

MAIN DOOR: Engineered wood frame of 8’ height with designer flush shutter with two sides veneer, polishing & standard hardware fittings.

INTERNAL DOORS: Engineered wood frame of 8’ height with designer flush shutter with two sides veneer, polishing and standard hardware fittings.

FRENCH DOOR : Aluminum frame with performance glass paneled shutterwith provision for mosquito mesh & standard hardware fittings.

WINDOWS

Aluminum Windows with performance Glass of suitable finish as per designwith provision for mosquito mesh & standard hardware fittings.

TELECOM

Telephone points in all bed rooms and living room Intercom facility to all the units connecting security.

LANDSCAPING

Landscaping in the setback areas wherever feasible with adequate tot lot area.

FLOORING

LIVING DINING & BEDROOMS: DGVT tiles of 800mm x 800mm (Kajaria / Qutone or Equivalent make).

KITCHEN: DGVT tiles of 800mm x 800mm (Kajaria / Qutone or Equivalent make).

BATHROOMS: DGVT tiles of 600mm x 1200mm (Kajaria / Qutone or Equivalent make).

CORRIDORS: Fully Body Tiles of reputed make with combination of Marble / Granite

BALCONIES: Vitrified tiles of reputed make with matt finish.

STAIRCASE: In combination of Marble / Granite / Tiles.

BATHROOMS

Wall hung wash basin of American Standard or Equivalent Make.

EWC with concealed flush tank of American Standard or Equivalent Make.

Single lever fixtures with wall mixer cum shower of Grohe or Equivalent make.

Provision for Geysers in all Bathrooms.

All C.P. Fittings are of Grohe or Equivalent make.

ELECTRICAL

Concealed Copper Wiring (Finolex/Havells/Poly cab).

Power outlets for Air Conditioners in all rooms.

Power outlets for geysers in all bathrooms.

Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, Washing machine & dish washers in Utility Area.

3 phase supply for each unit & individual Meter Boards.

Miniature Circuit breakers (MCB) for each distribution boards are of best brands.

Elegant designer Modular Electrical switches of reputed make.

EXTERNAL LIGHTING

Light posts with lamp fittings, lights for staircase and corridor light.

COMPOUND WALL

Compound wall shall be constructed all around the plot with main entrance gate and security.



CABLE TV

Provision for Cable Connection in all Bedrooms and Living Room.

INTERNET

Internet provision in each flat.

WTP

Fully Treated Water made available through an exclusive water softening and purification plant of reputed make.

CAR PARKING

Each Apartment will have 2 car parks and parking will be in 2 Levels.

SECURITY / BMS

Sophisticated round the clock security system.

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

Surveillance cameras at the main security

FACILITIES FOR PHYSICALLY CHALLENGED

Access ramps at all entrances shall be provided for Physically Challenged.

PARKING MANAGEMENT

Entire parking is well designed to suit the number of car parks provided parking signage's and equipment at required places to ease the driving.

GENERATOR

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

AIR CONDITIONING

Provision for Air conditioning for all rooms as per the requirement with power supply.

LIFTS

One automatic passenger lift with rescue device with V3F for energy efficiency with Granite / marble cladding with SS Finish(8 persons minimum capacity Schindler / Johnson equivalent make).





The best of security in a community.
The best of places to build a home.

The Approximate time it takes from the site to various locations or Places



(0-5min)

Apollo Hospitals
Filmnagar Temple / Club
Jubilee Hills Public Schools
Bharathiya Vidhya Bhavan
Café Mélange



(5-15min)

KBR Park
RK CinePlex
Near By Metro Station
Jubilee Hills Check Post
Basavatarakam Indo American
Cancer Hospital



(15-20min)

Hitec City
Shilparamam
Outer Ringroad
Financial District
International Airport



LOCATION PLAN

Google Coordinates: 17.4114750,78.4076630

CONNECT TO THE CITY WITH AN EXEMPLARY LUXURY

There's nothing that can compare to the joy and the pride of living in one of the most prominent locations of the city. A window or balcony view is sure to provide thrills as the city scape appears in multiple hues. Lakshmi SIKHARA PRIDE is Closer to it is what you will need every day, like education options, hospitals, recreation like theatres, and of course supermarkets. Pride is coming up strategically surrounded by all key amenities at Film Nagar, Jubilee Hills that any resident would dream of. So, welcome home to SIKHARA Pride.

SIKHARA's philosophy "the peak of excellence" reflects its self-belief, commitment and ability in transforming the way the Indian real estate industry ought to function by infusing a sense of competitiveness towards making it more transparent, professional and customer-centric. Its recently completed projects like Somi Reddy SIKHARA Bliss, Arc SIKHARA Atrium, Akira SIKHARA Plaza, Ashok SIKHARA and SIKHARA Landmark Banjara stand as tall and living testimonies to its timeless vision and tireless efforts.



Some of our Recently Completed Projects



Residential Project
SOMIREDDY SIKHARA BLISS
at Attapur



Residential Project
ARC SIKHARA ATRIUM
at Kompally



Commercial Project
AKIRA SIKHARA PLAZA
at Nampally



Commercial Project
ASHOK SIKHARA
at AS Rao Nagar



Commercial Project
SIKHARA LAND MARK BANJARA
at Banjara Hills Road 12

Site Address:



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Email: info@sikharaprojects.com

Architects:



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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 the elevation, plans and specifications as deemed fit.

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SIKHARA

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The Peak of Excellence

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RERA No. P02500002106