

NIHARIKA  
**SKYLINE**

NEW HEIGHTS OF LUXURY

SKY  
IS THE  
LIMIT

FOR YOUR DREAMS AND OUR LUXURY

Luxury Lifestyle Apartments Near Delhi Public School,  
Gachibowli, Khajaguda, Hyderabad

**Rera Registration : P02400001359**



**NIHARIKA**





## CURTAINS RISE ON A MEGA LIFESTYLE



UNDER THE BLUE CANOPY AND SURROUNDED BY GREEN VISTAS, A NEW WAY OF LIFE IS ABOUT TO EMERGE. NIHARIKA SKYLINE IS CONCEIVED AS A LUXE ABODE IN CLOSE PROXIMITY TO THE CITY'S MOST PULSATING LOCALES.

RISING IMPERIOUSLY OVER 1.83 ACRES, NIHARIKA SKYLINE IS A PREMIUM GATED COMMUNITY OF 168 STUNNING APARTMENTS IN KHAJAGUDA, ONE OF THE CITY'S MOST FUTURE-READY LOCALITIES.

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MINIMALIST  
ARCHITECTURE  
THAT SPELLS CLASS

Sophistication lies in the finer points, in the uber-stylish architecture and in the contours of the landscaped grounds. It's subtle, sleek and understated – just like you.

Each apartment is beautifully planned for complete privacy, with happy family zones and sunshine corners. The sit-outs look out to the greenery, while the rooms are spacious and well-lit. Happiness lives here!







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**PROJECT HIGHLIGHTS**

- ▶ Site 1.83 Acres
- ▶ 168 Units
- ▶ 2 Basements + Ground + 14 Floors
- ▶ 2, 3 & 4BHK Flats Ranging from 1295 to 2650 sft.
- ▶ Well Designed Landscape with Walking Track
- ▶ Swimming Pool
- ▶ Earthquake Resistant Design
- ▶ Automatic Passenger Lifts
- ▶ CC Cameras and Round the Clock Security
- ▶ Piped Gas Connection
- ▶ STP
- ▶ Fire Protection

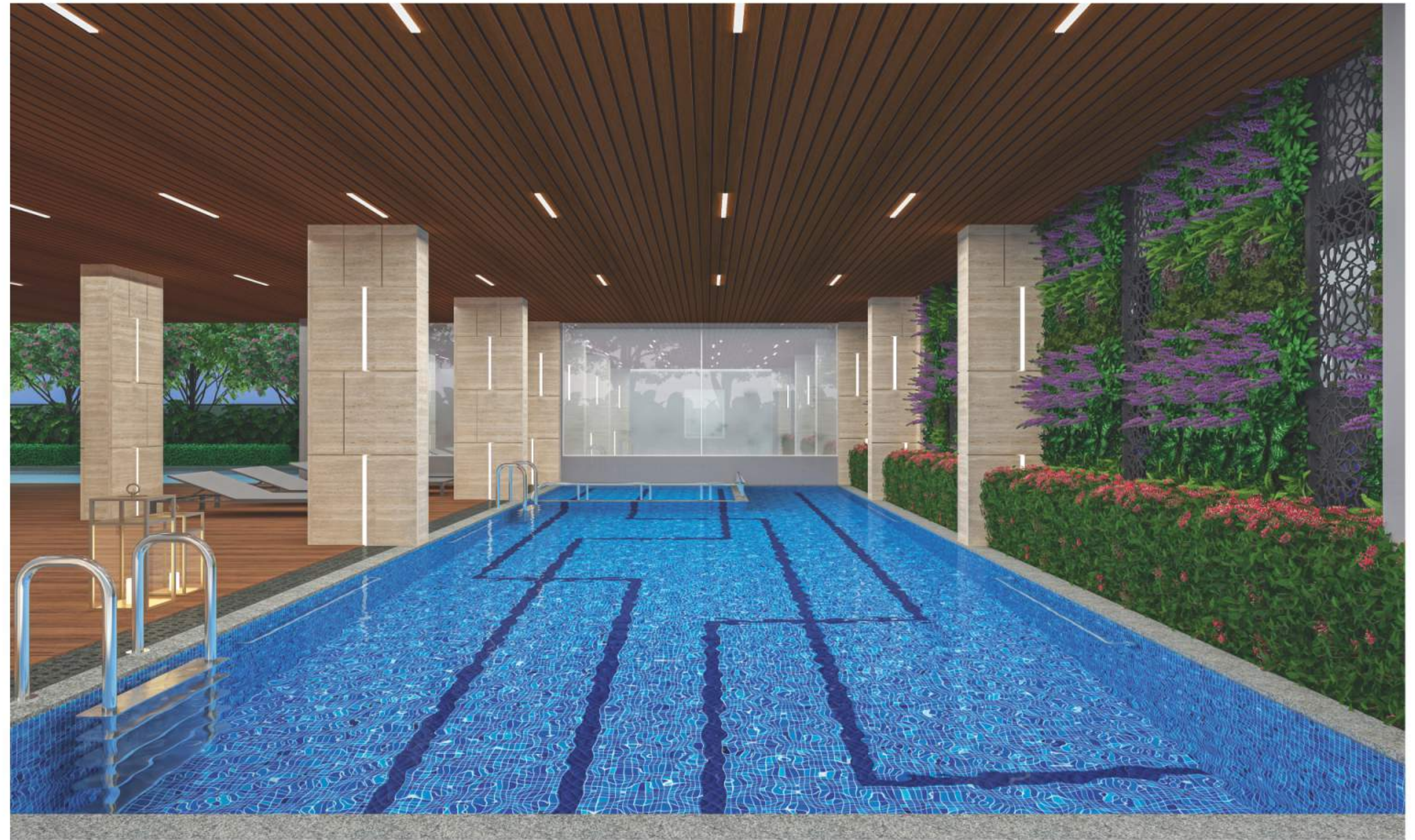
*an artistic rendering of Niharika Skyline Birds Eye view*





# CUTTING-EDGE LEISURE FACILITIES, JUST FOR YOU

Live it up beyond the door of your luxurious apartment and experience the recreation avenues at the Clubhouse. Whether it's the swimming pool or the deck side seating. Whether you're a lawn tennis fan or a badminton addict, whether you want to use the Kids' play Area or the Gym – the Clubhouse has it all for every kind of resident. The fun never ends here!



- ▶ Entrance Lounge with Reception
- ▶ Swimming Pool with Kids Pool
- ▶ Pool Lounges with Pergola
- ▶ Children Play Area
- ▶ Seating Decks
- ▶ Lawn Tennis Court
- ▶ Badminton Court
- ▶ Half-Basketball Court

## CLUB LUXURIES

- ▶ Amphitheater
- ▶ Fitness Station
- ▶ Jogging Track
- ▶ Temple
- ▶ Multipurpose Hall
- ▶ Contemporary Gym
- ▶ Maintenance Office

Right : an artistic rendering of Niharika Skyline Swimming Pool View  
Bottom : an artistic rendering of Niharika Skyline Outdoor Games View





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## WHERE EVERY APARTMENT IS A CLASS APART

Your home should have happy vibes. It should be the kind of place where you can play hide-n-seek with the kids, where your little one talks to the birds, where your kitchen inspires the best chocolate cake, where you all watch a cricket match together.

Apart from the fact that every apartment in Niharika Skyline is packed with the finest features, it's the feeling and sensitivity that really touches your heart.



*an artistic rendering of Niharika Skyline Elevation Twilight View*



MASTER PLAN



LEGEND

- |                                      |   |                          |
|--------------------------------------|---|--------------------------|
| ① Main Entrance & Exit Gate          | ⑩ Lawn                                    | ⑱ Tennis Court           |
| ② Security Cabin                     | ⑪ Sculpture                               | ⑲ Badminton Court        |
| ③ Entrance Water Body with Sculpture | ⑫ Yoga & Meditation with Buddha Sculpture | ⑳ Gravel Bed             |
| ④ Pedestrian Pathway                 | ⑬ Seating                                 | ㉑ Half Basket Ball Court |
| ⑤ Granite Entrance paving            | ⑭ Stage                                   | ㉒ 7M Wide Fire Driveway  |
| ⑥ Jogging Track/Pathway              | ⑮ Amphitheater                            | ㉓ 7M Wide Driveway       |
| ⑦ Entrance Deck Under Pergola        | ⑯ Fitness Station                         | ㉔ Lap Pool               |
| ⑧ Paved Deck                         | ⑰ Childrens Play Area                     | ㉕ Kids Pool              |
| ⑨ Seating Deck Under Pergola         |   |                          |



# TYPICAL FLOOR PLAN

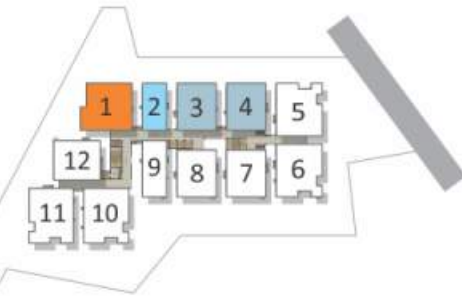




Flat No. 1 - East - 4BHK 2580sft



Flat No. 3 - East - 3BHK 2105sft



Flat No. 2 - East - 2BHK 1295sft



Flat No. 4 - East - 3BHK 2105sft





Flat No. 9 - West - 3BHK 1560sft



Flat No. 11 - West - 4BHK 2650sft



Flat No. 10 - West - 4BHK 2650sft



Flat No. 12 - East - 3BHK 2105sft







SENSITIVE  
NUANCES AND ATTENTION  
TO DETAIL



*an artistic rendering of Niharika Skyline Night Elevation View*

## SPECIFICATIONS

### STRUCTURE

- + RCC framed structure with earth quake resistant design.
- + AAC/Cement blocks for the walls.
- + Two coats cement plastering for both internal & external walls.
- + POP False Ceiling along corners for Electrical light points in living, dining and all bed rooms

### FLOORING & DADO

- + Granite/Tiles flooring in Lounge & Passages.
- + Vitrified tiles (800mm x 800mm) flooring in Hall, Dining and all other bedrooms (RAK / KAJARIA or equivalent)
- + Anti-skid tile flooring in Toilets, Balconies & Utility. (RAK / KAJARIA or equivalent)
- + Tiles dado in Toilets and utilities. (RAK / KAJARIA or equivalent)

### KITCHEN

- + Granite Platform with Stainless sink
- + 2 feet height dado on top of granite platform.

### PLUMBING & SANITARY

- + EWC and Wash Basins in all bathrooms of premium make. (Duravit / American Standard or equivalent)
- + CP Fittings of premium make with Diverters. (GROHE / KOHLER or equivalent)
- + CPVC pipes for plumbing of premium make. (ASHIRVAD or equivalent)

### ELECTRICAL

- + Distribution Boards & MCB's of Premium Make. (LEGRAND or equivalent)
- + PVC insulated wires of premium make (FINOLEX/HAVELLS or equivalent)
- + Modular Electrical Switches of premium make. (LEGRAND / MK / CRAB TREE or Equivalent)
- + Provision for Split ACs in Hall, Dining and in Bed rooms

### PAINTS

- + Premium Emulsion with luppum finish for interior Walls and Ceiling. (Asian/Dulux or Equivalent)
- + Premium Emulsion with putty and Textured finish for exteriors. (Asian/Dulux or Equivalent)

### LIFTS

Premium Lifts of sufficient numbers (Schindler/Mitsubishi/Kone/Johnson or equivalent)

### DOORS & WINDOWS

- + Teak wood frame with designer flush shutter with polish for main door.
- + Teak wood frames with designer flush shutters with polish for bedroom, toilet and utility.
- + UPVC Windows and with mosquito mesh of premium make.
- + UPVC Bathroom Ventilators with provision for exhaust fan.

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# LIVE NEAR THE HEARTBEAT OF THE CITY

Connectivity and convenience is the key to a good location. Khajaguda is a great spot to settle down, thanks to its proximity to Hitech City, Gachibowli and the entire IT corridor of global tech giants. Commuting from your workspace to home is easy and breezy. The ORR is minutes away and Lingampally MMTS is close too. The international airport is well within range. Schools, colleges, hospitals, markets, parks – you name it, and you have it here.



- CONNECTIVITY**
  - ▶ Khajaguda Cross Rds
  - ▶ Nehru ORR
  - ▶ Financial District
  - ▶ Gachibowli
  - ▶ Mehdiapatnam
  - ▶ Hitech City
- EDUCATION**
  - ▶ Delhi Public School
  - ▶ Oakridge Int. School
  - ▶ Eng. Staff College of India
  - ▶ Indian School of Business
  - ▶ Hyd Central University
- HOSPITALS**
  - ▶ Care Hospitals
  - ▶ Sunshine Hospitals
  - ▶ Continental Hospitals
- WORK PLACES**
  - ▶ Hitech City
  - ▶ NSL SEZ
  - ▶ Lanco SEZ
  - ▶ Financial District
- LEISURE**
  - ▶ Trekking Trail
  - ▶ Botanical Garden
  - ▶ Bio Diversity Park
  - ▶ Inorbit Mall
  - ▶ Shilparamam

## WORLD CLASS EXPERTISE

Acknowledging that crafting homes is about bringing dreams to reality, Niharika Projects has rapidly emerged as a trustworthy real estate company since its origin in 2002. The company is focused on building relationships as well as homes. Guided by a clear vision of enabling premium living spaces, the company takes pride in providing exceptional quality. While customer-centric approach has won the hearts of thousands of home seekers, the 'CNBC Award for Best Project in Hyderabad' and 'TV5 Award for Best residential projects' adds as testimony to recognition.



NIHARIKA  
LANDMARK

NIHARIKA  
LAKEFRONT



CNBC  
CNBC Best Residential  
Project Award  
Niharika Signature



TV5  
TV5 Best Residential  
Projects Award  
Niharika Exotica



NIHARIKA  
INTERLAKE



NIHARIKA  
SIGNATURE



NIHARIKA  
JUBILEE ONE



NIHARIKA  
EXOTICA  
ICONIC LIFESTYLE APARTMENTS

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