

www.abinandanainfra.com

A project by
ABINANDANA
INFRA REALITY LLP
Sunshine Your Dream

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Skylark 1

BY ABINANDANA INFRA



A Majestic Larkh of Blissful Living

Approved by:
ITS RERA
P01100007181

hmda
Growing Global

An Ultra Luxury Residential Gated Community
@Velimela, Hyderabad.



Abinandana A Heritage of Quality & Innovation

Abinandana Infra is a name synonymous with trust, quality and innovation in the world of real estate. With a commitment to excellence, the company has been developing landmark residential and commercial projects that redefine urban living. Each project by Abinandana Infra is thoughtfully designed to offer modern amenities, world-class infrastructure and a harmonious balance between nature and urban convenience. With a customer-centric approach and a passion for perfection, the company continues to set new benchmarks in real estate development, ensuring every home is a masterpiece of comfort and elegance.



Excellence in
Every Corner


Skylark 1
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Project Information



2.325
Acres



03
Blocks



55%
Open Space



238
Units



C+S+10
Floors



28,600 Sft.
Club House



1420 - 2485 Sft
Units Available



Hallmarks of Your Signature Home

Every detail at Skylark-1 is meticulously crafted to ensure a luxurious and convenient lifestyle. The residences are built with high-quality resources, contemporary designs and advanced infrastructure to meet the expectations of modern millennials. With spacious layouts, premium fittings and smart home features; Skylark-1 ensures comfort and elegance in every corner. The project also prioritizes sustainability with eco-friendly practices, energy-efficient designs and ample green spaces. From sophisticated interiors to robust structural integrity, Skylark-1 is the epitome of fine living.



Skylark 1
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A Masterpiece
In The Making

• **HMDA & RERA**
APPROVED PROJECT

• **3 BHK**
PREMIUM
RESIDENCES

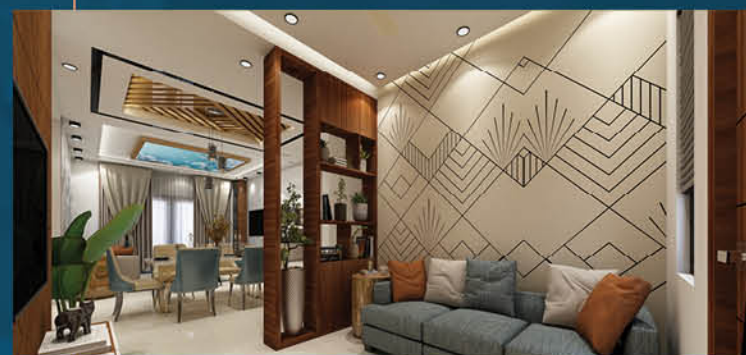
• **100%**
VASTU
COMPLAINT UNITS

• **GRAND ENTRANCE**
ARCH WITH LANDSCAPE

• **CLUBHOUSE**
WITH OPEN TERRACE

• **WIDE BALCONIES**
FOR BETTER FEEL

• **FORMAL & INFORMAL**
SEATING SPACES



- RAIN WATER HARVESTING SYSTEMS
- 24/7 SECURITY SERVICES
- CCTV SURVEILLANCE
- SOLAR FENCING
- ENTRY & EXIT WITH BOOM BARRIER



PROJECT HIGHLIGHTS

• **28,600 sft.**
PREMIUM
CLUB HOUSE

• **COMMON EV**
CHARGING POINTS

• **BEAUTYFULLY
LANDSCAPED**
GREEN ZONES

• **VISITORS CAR**
PROVISION FOR
PARKING

• **STP-TREATED**
WATER FOR LANDSCAPING

• **ACCESS RAMPS**
AT ALL THE ENTRANCES FOR
DIFFERENTLY ABLE

• **100% POWER BACK UP**
FOR ALL APARTMENTS, EXCEPT
AC'S & GEYSERS




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Designed for The Discerning Few

Skylark is an experience designed to take your life from ordinary to a new experience every single day. Let us show you what life can be like, in an extraordinary property





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A Sporting Paradise for all Ages



Sports enthusiasts at Skylark-1 can indulge in their favorite games with dedicated facilities for basketball and cricket. The well-maintained basketball court is perfect for friendly matches and intense practice sessions, while the cricket net provides an ideal setup for aspiring cricketers. Designed to encourage an active lifestyle, these sporting zones ensure that fitness and fun go hand in hand.

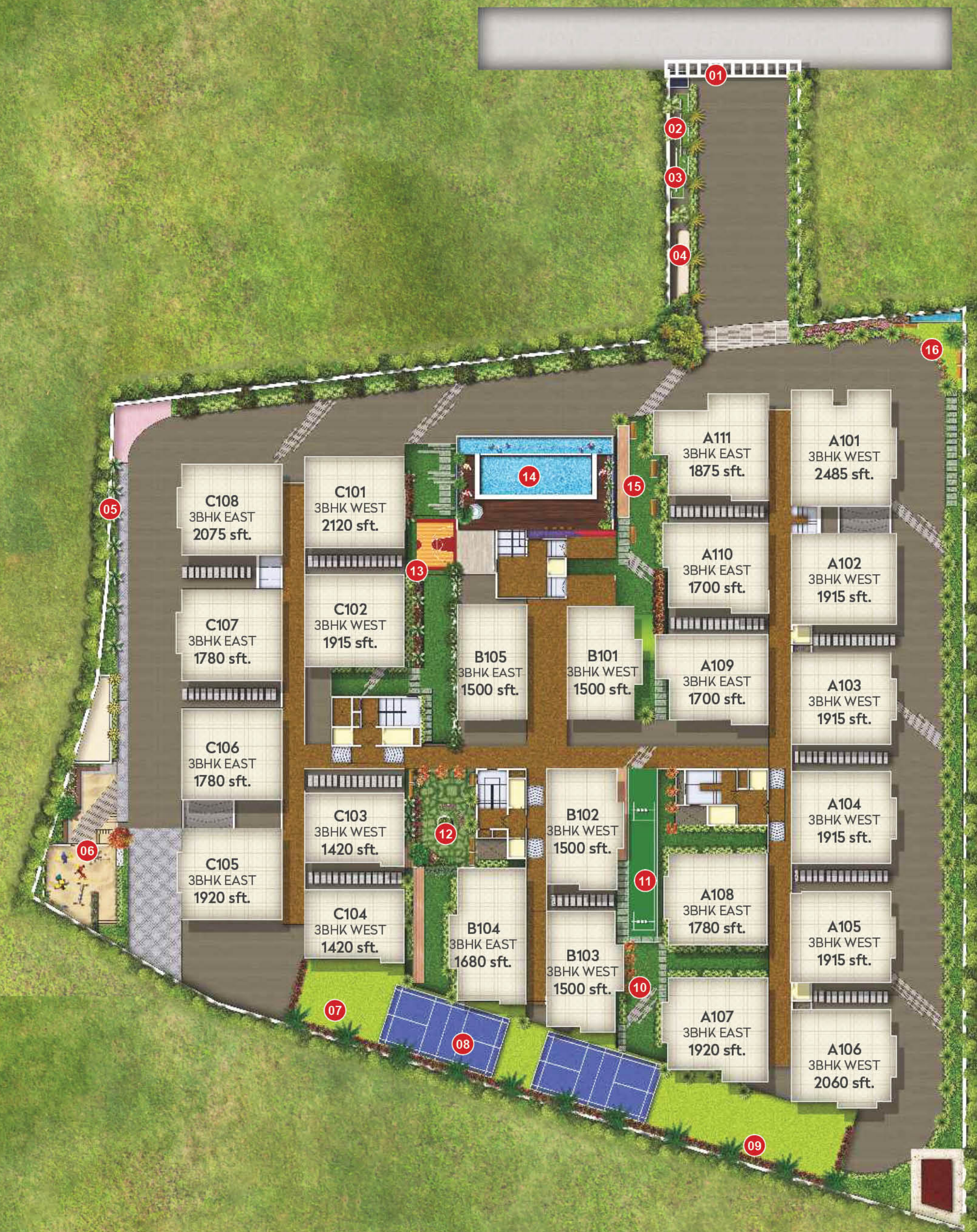



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A Path To
Wellness &
Relaxation

The walking track at Skylark-1 is designed to promote a healthy and refreshing lifestyle. Surrounded by lush greenery, this well-paved track provides the perfect setting for a morning jog or an evening stroll. Whether you seek a rejuvenating walk after a long day or a quiet space to reflect, the tranquil ambiance makes every step enjoyable. With ample lighting and a smooth pathway, the walking track ensures safety and comfort for residents of all ages. Stay active, embrace nature and make wellness a part of your everyday routine at Skylark-1.





Skylark 1

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Masterplan

Legend

- | | |
|-------------------------|---------------------------|
| 1. ENTRANCE & EXIT | 9. PARTY LAWN |
| 2. SECURITY ROOM | 10. OPEN GYM |
| 3. WATER FEATURE | 11. CRICKET NET |
| 4. SKATING RINK | 12. CHILDRENS PARK AREA |
| 5. JOGGING TRACK | 13. HALF BASKETBALL COURT |
| 6. CHILDREN'S PARK AREA | 14. CLUBHOUSE |
| 7. OPEN AREA | 15. SEATING ZONE |
| 8. SHUTTLE COURT | 16. MEDITATION ZONE |





Flat No.	BHK	Facing	Area in Sft.
Block A			
01	3 BHK	West	2485
02	3 BHK	West	1915
03	3 BHK	West	1915
04	3 BHK	West	1915
05	3 BHK	West	1915
06	3 BHK	West	2060
07	3 BHK	East	1920
08	3 BHK	East	1780
09	3 BHK	East	1700
10	3 BHK	East	1700
11	3 BHK	East	1875
Block B			
01	3 BHK	West	1500
02	3 BHK	West	1500
03	3 BHK	West	1500
04	3 BHK	East	1680
05	3 BHK	East	1500
Block C			
01	3 BHK	West	2120
02	3 BHK	West	1915
03	3 BHK	West	1420
04	3 BHK	West	1420
05	3 BHK	East	1920
06	3 BHK	East	1780
07	3 BHK	East	1780
08	3 BHK	East	2075

Where Space Meets Functionality



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Experience The Joy of Living
in Harmony with Nature
at Skylark-1.

At Skylark-1, nature is not just a backdrop - it's a way of life. Designed to bring you closer to the outdoors, this thoughtfully planned community is enveloped in green spaces, landscaped gardens and tree-lined avenues that create a refreshing environment. Wake up to the soothing sounds of birds, take a stroll through lush walkways and unwind in beautifully curated green pockets that offer a sense of peace and rejuvenation. Here, the fast pace of urban life slows down, allowing you to reconnect with nature and embrace a healthier, more fulfilling lifestyle.

Block-A

Flat No. : A - 101

West | 3BHK
2485 Sft.



Block-A,C

Flat No. : A - 108
C - 106, 107

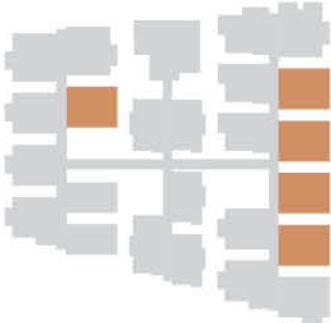
East | 3BHK
1780 Sft.



Block-A,C

Flat No. : A - 102, 103, 104, 105
C - 102

West | 3BHK
1915 Sft.



Block-A,C

Flat No. : A - 107
C - 105

East | 3BHK
1920 Sft.

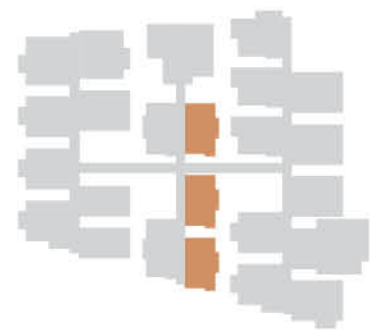


Block-B

Flat No. : B - 101, 102 & 103

West | 3BHK

1500 sft.

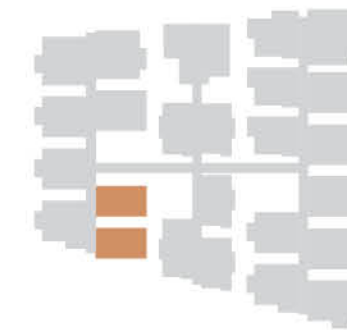


Block-C

Flat No. : C - 103 & 104

West | 3BHK

1420 sft.



Block-B

Flat No. : B - 104

East | 3BHK

1680 sft.



Block-C

Flat No. : C - 108

East | 3BHK

2075 sft.






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**The Heart of
Leisure & Luxury**



Spanning an impressive 28,600 Sft, the lavish clubhouse at Skylark-1 is designed to be the perfect retreat for relaxation, recreation and socializing. Crafted with elegance and sophistication, it offers a seamless blend of comfort and grandeur, creating an inviting space for residents to unwind and connect. It stands as the heart of the community, fostering a vibrant and enriching lifestyle within the tranquil surroundings of Skylark-1.

Block-A

Flat No. : A - 106

West | 3BHK

2060 Sft.



Block-A

Flat No. : A - 111

East | 3BHK

1875 Sft.

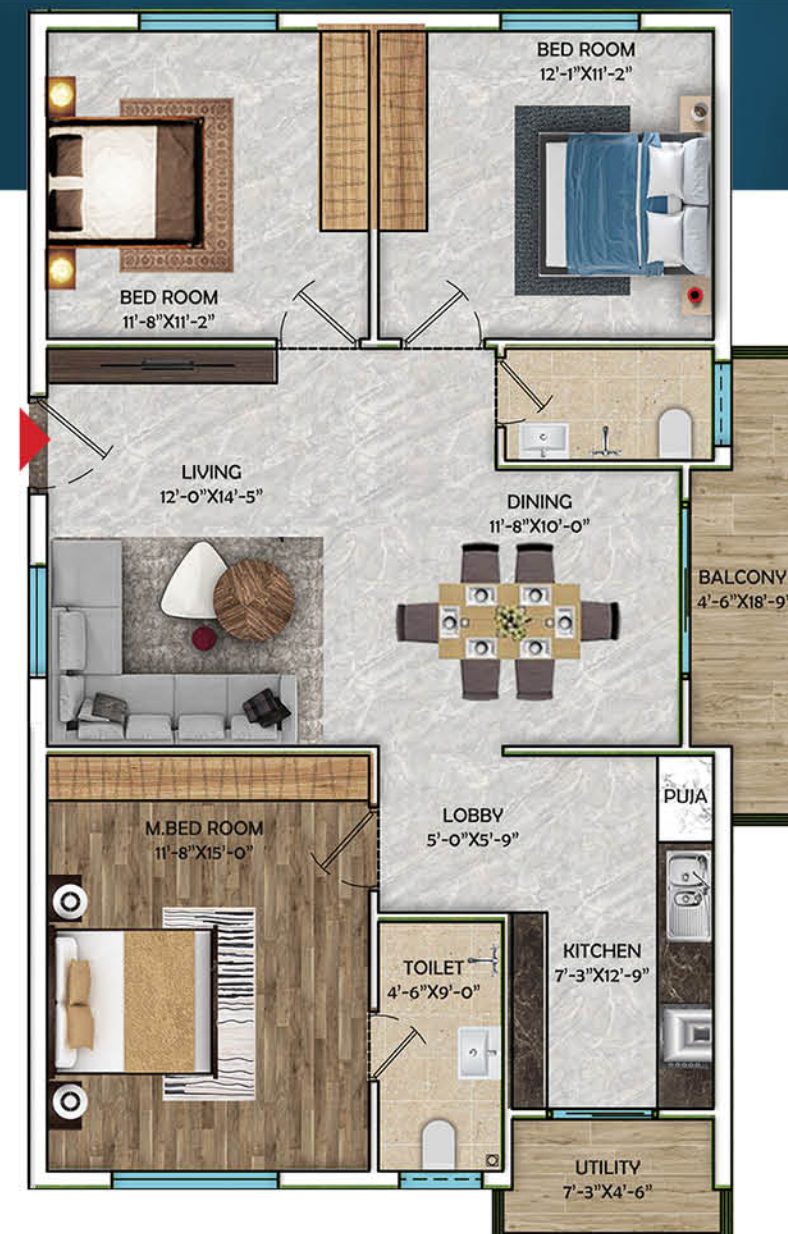


Block-A

Flat No. : A - 109 & 110

East | 3BHK

1700 Sft.



Block-B

Flat No. : B - 105

East | 3BHK

1500 Sft.

Block-C

Flat No.: C - 101

West | 3BHK

2120 Sft.



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Precision in Every Detail

Skylark-1 is designed with an emphasis on providing a well-planned, sustainable and self-sufficient living experience. The project features high-quality infrastructure, efficient road networks, power backup, water management systems and eco-friendly initiatives. From seamless security measures to dedicated recreational spaces, every aspect of Skylark-1 is curated to offer convenience, luxury and peace of mind to its residents.



Block-C

Flat No.: A - 108

East | 3BHK

2075 Sft.





Amenities & Features



Reception
Lounge



Banquet Hall



Badminton
Court



Gym



Meditation /
Yoga hall



Restaurant



Office/
Maintenance Rooms



Changing Room



Crèche



Restro Bar



Spa



Multipurpose
Hall



Indoor Games



Super Market



Boutique



Meditation Hall



Clinic



Pharmacy



Guest Rooms



Salon



Cafeteria



Children's
Play Area



Infinity
Swimming Pool



Grand Entrance
Plaza



Embrace a
Healthier
Lifestyle.



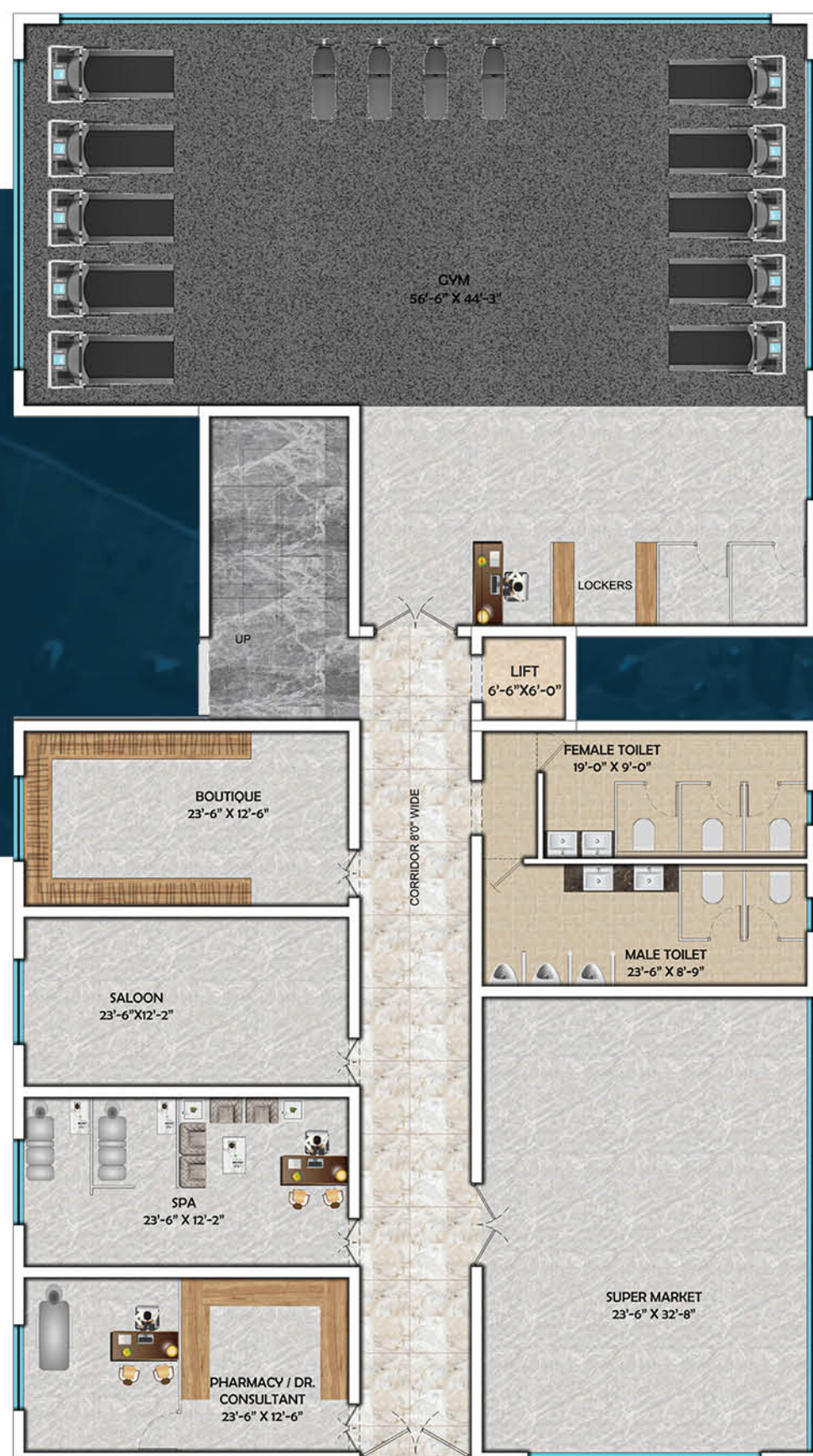

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Sip,
Socialize &
Celebrate In
Style

Clubhouse **28,600 sft.**

Experience elevated living with our stunning rooftop swimming pool — the perfect blend of luxury and leisure. Set against panoramic views of the cityscape, this serene oasis offers a refreshing escape just steps from your home. .

Club House Floor Plans



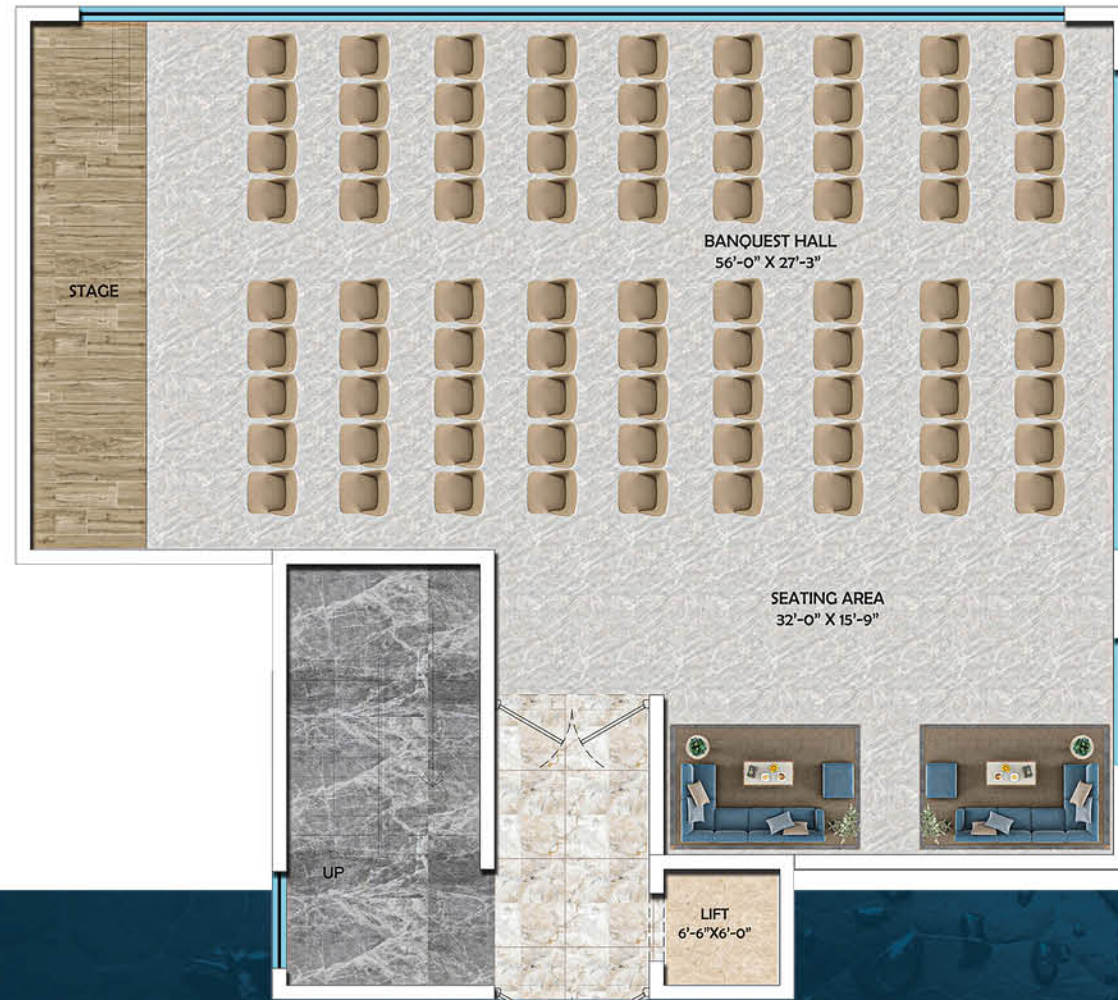
1st Floor



2nd Floor



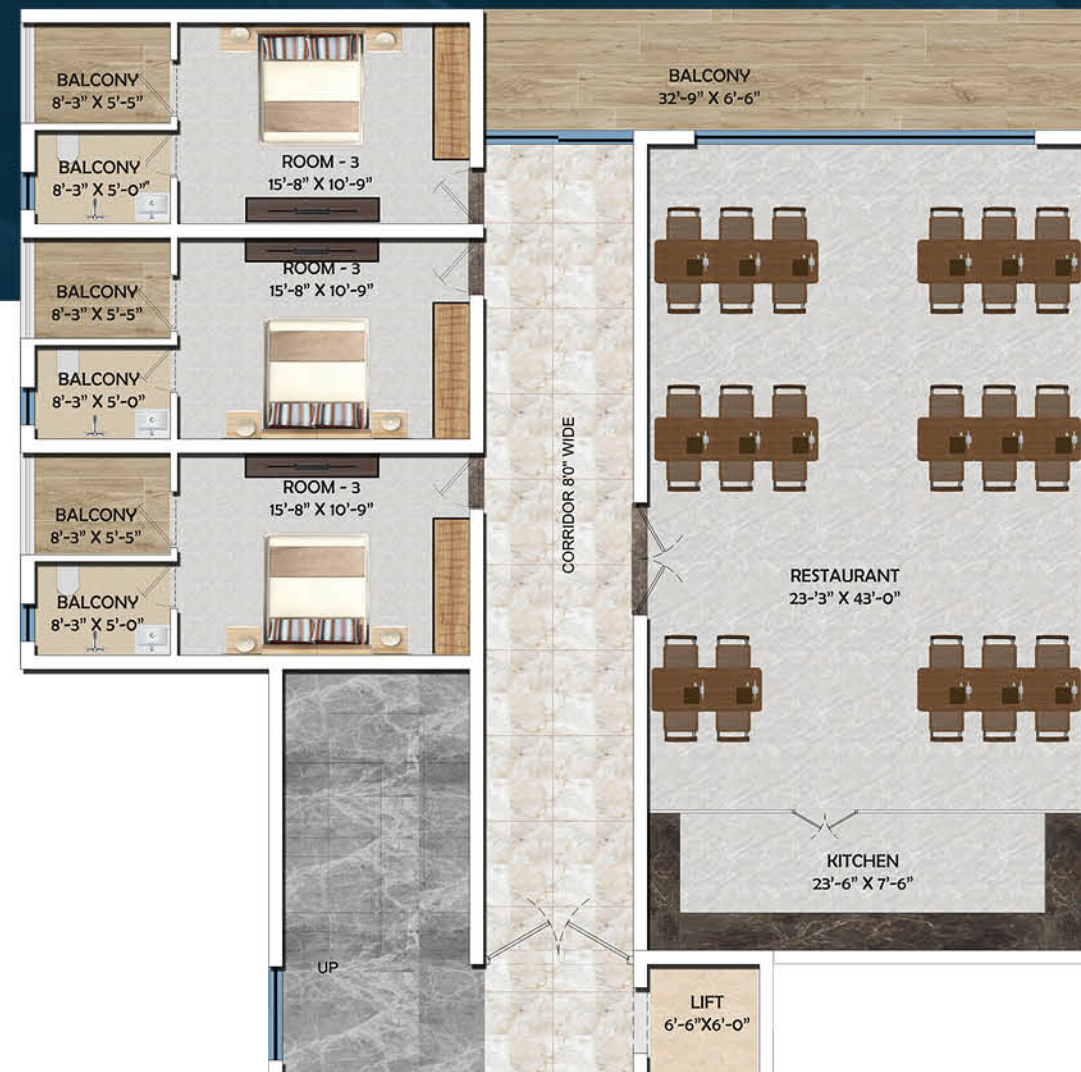
3rd Floor



4th Floor



6th Floor



5th Floor



The meticulously planned layout of Skylark-1 ensures a seamless blend of comfort, convenience and aesthetics. With well-defined residential zones, lush green spaces, wide internal roads and premium amenities, every detail is crafted for an enhanced living experience. Explore the master plan that brings together modern infrastructure and nature in perfect harmony.

SUPER STRUCTURES

Reinforced cement concrete framed structure

WALL

- Table moulded good quality redbrick walls with external 9" and internal 4 1/2".
- All internal and external walls with smooth sponge finish.

DOORS

Main Door: Wood frame & flush door shutter with melamine polish with all fittings.

Internal Doors: Engineered door frame and flush door shutter with all fixtures.

WINDOWS & FRENCH DOORS

Windows: UPVC windows with provision for mosquito mesh of premium make.

French Doors: UPVC doors with sliding shutters and provision for mosquito mesh of premium make.

FLOORING & WALL CLADDING

Drawing, Living, Dining, all Bedrooms & Kitchen: Premium vitrified tiles with 4-inch skirting.

Balconies: Premium anti-skid vitrified tiles.

Bathrooms: Acid resistant & anti-skid premium vitrified tiles and wall cladding up to door height.

Utility: Anti-Skid tiles and wall cladding up to 4ft.

Staircases: Granite flooring as per architect design. Fire staircase (Tandoor/Kotastone).

PLASTERING

Internal: Single-coat cement plastering with sponge finish.

External: Double-coat cement plastering.

PAINTING

External: Combination of textured finish/smooth putty finish with 2 coats of external emulsion paint of reputed make.

Internal: Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.

Sit-outs: Weather proof paint of reputed make over external putty finish at utility/sitout walls & ceiling.

Basement Parking: Water proof cement paint and over a base coat of primer over one coat putty on column.

PLUMBING

- All CP fitting and sanitary fixtures of Jaguar (or) equivalent make.
- Wall mounted EWC with concealed flush tank and health faucets in all bathrooms.
- Single lever diverter with shower in all bathrooms.

KITCHEN

- Provision for fixing of water purifier.
- Separate municipal water tap and bore well water through softener plant.
- Provision for fixing exhaust fan and chimney.
- Provision for washing machine in utility area.

ELECTRICAL

- Elegant designer modular electrical switches of Legrand, Norsys or Anchor equivalent make.
- Concealed copper wiring of premium make as per electrical consultant design.
- Power outlets for geyser and exhaust fan in all bathrooms.
- Plug points for TV in drawing and living rooms.
- Power plugs for cooking range chimney, refrigerator, microwave oven, mixers/ grinders, and water purifier in kitchen.
- Power plugs for washing machine, dish washer in utility area.
- One Miniature Circuit Breakers (MCB) for each distribution boards of Legrand/Hevell is reputed make.
- 3 phase supply for each unit with individual meter.

TELEPHONE

Telephone point for living room.

CABLE

Provision for DTH/Cable connection for TVs in living room.

INTERNET

Wired internet provision in living room.

LIFTS

High speed automatic passenger lifts as per the design of Schneider, Kone or equivalent make.

GENERATOR

1KV for 1 apartment 100% for all common areas.



SPECIFICATIONS

WSP & STP

- A sewage treatment plant of adequate capacity.
- A water treatment plant of adequate capacity.
- Municipal water connection to kitchen.

FIRE & SAFETY

Fire safety systems (fire hydrant & fire sprinkler) as per fire different norms.

COMPOUND WALL

Aesthetically designed compound wall shall be constructed all around the plot with solar fencing.

SECURITY

- Sophisticated round the clock security system.
- Panic button and intercom is provided in the lift that is connected to security room.

CCTV

CCTV cameras will be provided at all common areas as per consultant design to monitor.

LIGHTING

LED Lighting for all common area including indoors and outdoors.

CAR PARKING

- Single car parking space for each apartment.
- Provision for visitors car parking.

PARKING MANAGEMENT

Entire parking is well designed to suit estimate number of cars with parking signage & equipment at strategic locations to ease traffic flow as per traffic consultants design.

DRIVEWAY

- All driveways with VDF flooring in cellars.
- Designer flooring with VDF and granite at ground level

GREENERY AND LANDSCAPE

Landscaping in the back areas wherever feasible as per consultants' design with grand entry arch.

Your
Moment
Has
Arrived



Location Map

(Not to Scale)



Corporate Office:

Above Alanati Restaurant, 4th floor, Puppallaguda, Manikonda, Hyderabad, Telangana.

Site Address: Skylark 1, Velimela, Kollur, Hyderabad, Telangana.

info@abinandanainfra.com | +91 9154 156 848

Proximity

CONNECTIVITY

ORR Access (Exit-02)	- 05 Mins.
Kollur	- 05 Mins.
Nagulapalli Railway Station	- 08 Mins.
Tellapur	- 14 Mins.
Kokapet	- 20 Mins.
Financial District	- 20 Mins.
Muthangi Junction (Exit-03)	- 20 Mins.
Kondapur	- 30 Mins.
Hitech City	- 32 Mins.
RGI Airport	- 40 Mins.

HEALTHCARE

Citizen Hospital
Continental Hospital
Care Hospital
Sunshine Hospital
AIG Hospital
Apollo Hospital
KIMS Hospital

RECREATION

Sky Zone
Lahari Resorts
Golkonda Resorts
Gandipet lake
Pragati Resorts

EDUCATIONAL INSTITUTIONS

Delhi Public School
Oakridge International School
Open Minds - A Birla School
Manthan International School
Samashti International School
The Gaudium School
ISB Campus
Indus International School
CBIT College
Narayana Jr. College

IT PARKS

Franklin Templeton
Capgemini
CA Technologies
Wipro Campus
Microsoft Campus
Infosys Campus
TCS, Wave Rock
Amazon
Honeywell
Google



Architecture Grid & Design



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Concept & Design KreAdz Advertising



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