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LIVE THE LIFESTYLE YOU DESERVE
at Kollur's Most Prestigious High-Rise Address.
A landmark that doesn't just touch the sky.. it redefines it.

AR HOME'S ALTURA

Where the Skyline Meets Luxury

a luxury sky-rise apartment
@ kollur, Hyderabad, just min's away from Neopolis & Exit No : 2



001915/HMDA/00565/SWBP/SKP1/2025

G + 35 Floors. Infinite Possibilities.

The Iconic U-Shaped 35-Floor Landmark of Kollur

In the fast-evolving skyline of Hyderabad, where ambition meets opportunity, AR Homes Altura rises as a landmark that redefines contemporary urban living.

Strategically located in the thriving growth corridor of Kollur, Altura is an architectural masterpiece that seamlessly blends iconic design with modern luxury, offering a lifestyle crafted for those who aspire to live above the ordinary.

Its iconic U-shaped 35-floor tower is thoughtfully designed to maximize natural light, cross ventilation, breathtaking skyline views, and enhanced privacy. With over **80% of the residences being premium corner flats**, every home enjoys greater openness, abundant daylight, superior ventilation, and enhanced privacy—creating an exceptional living experience.

Meticulously planned, Altura presents spacious 3 BHK residences that combine intelligent layouts, premium specifications, and refined aesthetics to meet the evolving needs of contemporary families.

Surrounded by 70% open spaces, beautifully landscaped greens, and 60+ world-class lifestyle amenities, Altura offers the perfect harmony of urban convenience and tranquil living, setting a new benchmark for elevated living in Kollur. Experience life from a higher perspective. Experience AR Homes Altura.





Where Architecture Meets Aspiration.

At AR Homes Altura, architecture is more than design—it's a vision brought to life. Every line, every space, and every detail has been thoughtfully crafted to inspire a lifestyle of elegance, comfort, and distinction.

From its iconic U-shaped 35-floor tower to its intelligently planned residences, Altura reflects a perfect harmony of innovation, aesthetics, and functionality. Here, contemporary architecture meets timeless aspirations, creating homes that elevate everyday living and redefine the skyline of Kollur.

Designed to inspire. Built to elevate. Crafted for generations.

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ALTURA
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A Skyline Statement of Modern Living

AR Homes Altura reflects a seamless blend of contemporary architecture and timeless elegance. Designed with precision and finished to the highest standards, the striking façade creates a commanding presence while complementing the city's evolving skyline. From every angle, Altura stands as a symbol of refined living and architectural excellence.





AR HOME'S ALTURA

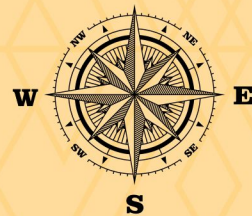
Where the Skyline Meets Luxury

DESIGNED FOR DUAL ACCESS

Kollur is where modern living rises beyond boundaries. With expansive open spaces, fast-growing infrastructure, and seamless ORR connectivity, it creates a lifestyle of scale and comfort. Here, every sunrise welcomes fresh air and open views, while every evening unfolds against wide skies and elegant surroundings—making life feel elevated in every way.



MASTER PLAN N



MASTER PLAN LEGEND

01. Entry Driveway
02. Exit Driveway
03. Entrance Water Feature
04. Seating Area/Waiting Area
05. Security Cabins
06. Entrance Landscape with Pebble Bed
07. Outdoor Bus Bay/Drop-off Zone
08. Tiered Water Feature with Integrated
09. Jogging Track
10. VDF Driveway
11. Minimal Zen Garden
12. Cricket Practice Net
13. Pickle Ball Court
14. Active Fitness Zone
15. Half Basketball Court
16. Skating Rink
17. Extended Paved Plaza
18. Linear Water Feature with Spouts
19. Party Lawn
20. Amphitheater
21. Community Seating
22. Entrance Deck Plaza
23. Children's Play Area
24. Cycle Parking Station
25. Seating Nodes
26. Spiritual Shrine
27. Feature Water Body with Spouts
28. Extended Outdoor Creche
29. Feature Paving Plaza
30. Open Green Landscape
31. Pool deck integrated
32. Swimming Pool and Kids Pool
33. Peripheral Walkway
34. Gas Banks
35. Badminton Court
36. Terrace Garden

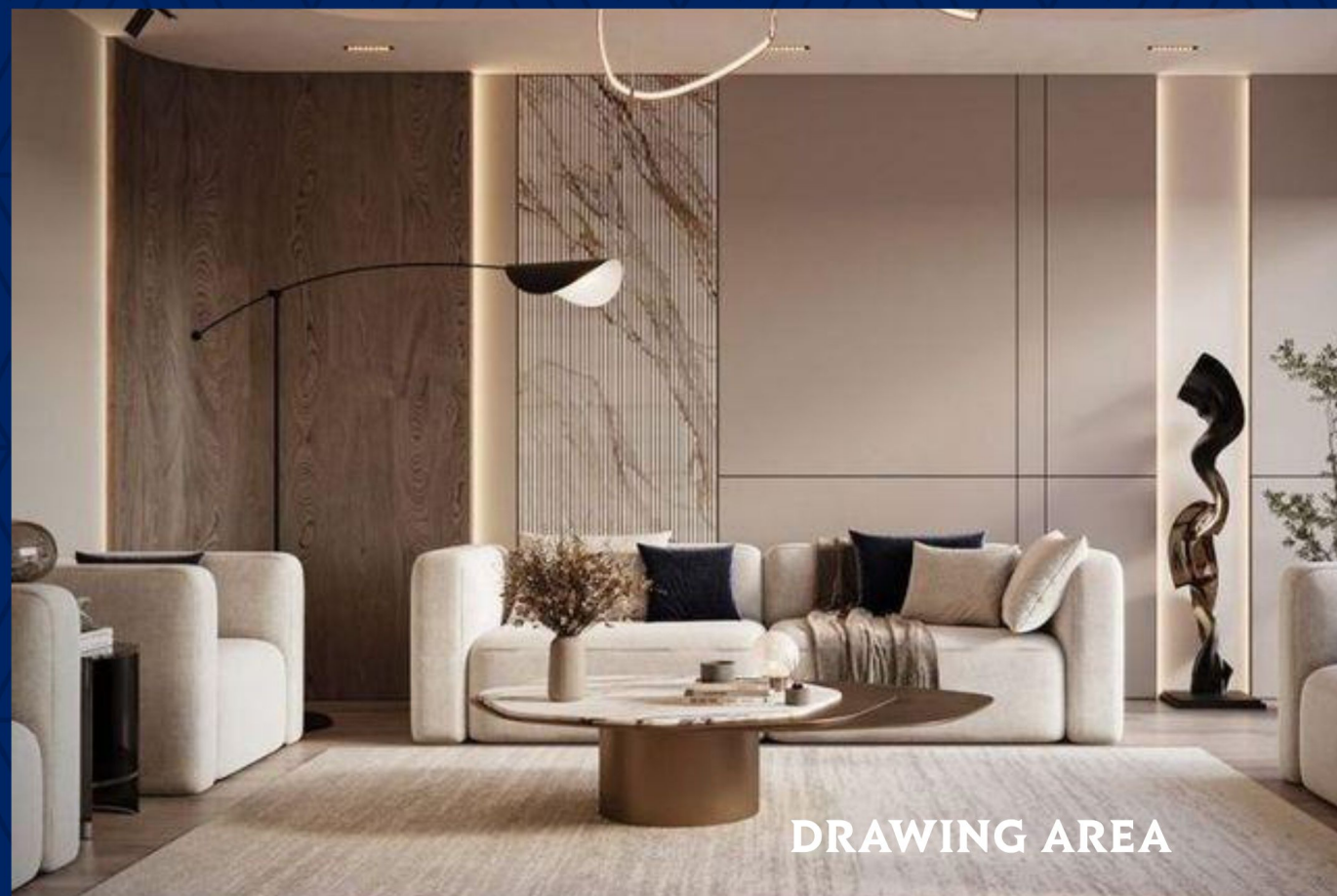
TYPICAL FLOOR PLAN

DISCLAIMER:

1. ALL DIMENSIONS ARE IN METRIC, MEASURED TO WALL.
2. ALL DIMENSIONS & DRAWINGS ARE APPROXIMATE.
3. ACTUAL AREA MAY VARY FROM THE STATED AREA.
4. DRAWINGS ARE NOT TO SCALE.
5. LAYOUT REPRESENTATIONS AND IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT THE ACTUAL SIZE, FEATURES, SPECIFICATIONS FOR KITCHEN FIXTURES, APPLIANCES, FITTINGS, FURNITURE OR FURNISHINGS AND FACADE. ACTUAL PRODUCTS AND DETAILS MAY VARY.
6. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS/ ALTERATIONS, AT ITS ABSOLUTE DISCRETION, WITHOUT PRIOR INTIMATION OR ANY LIABILITY WHATSOEVER.

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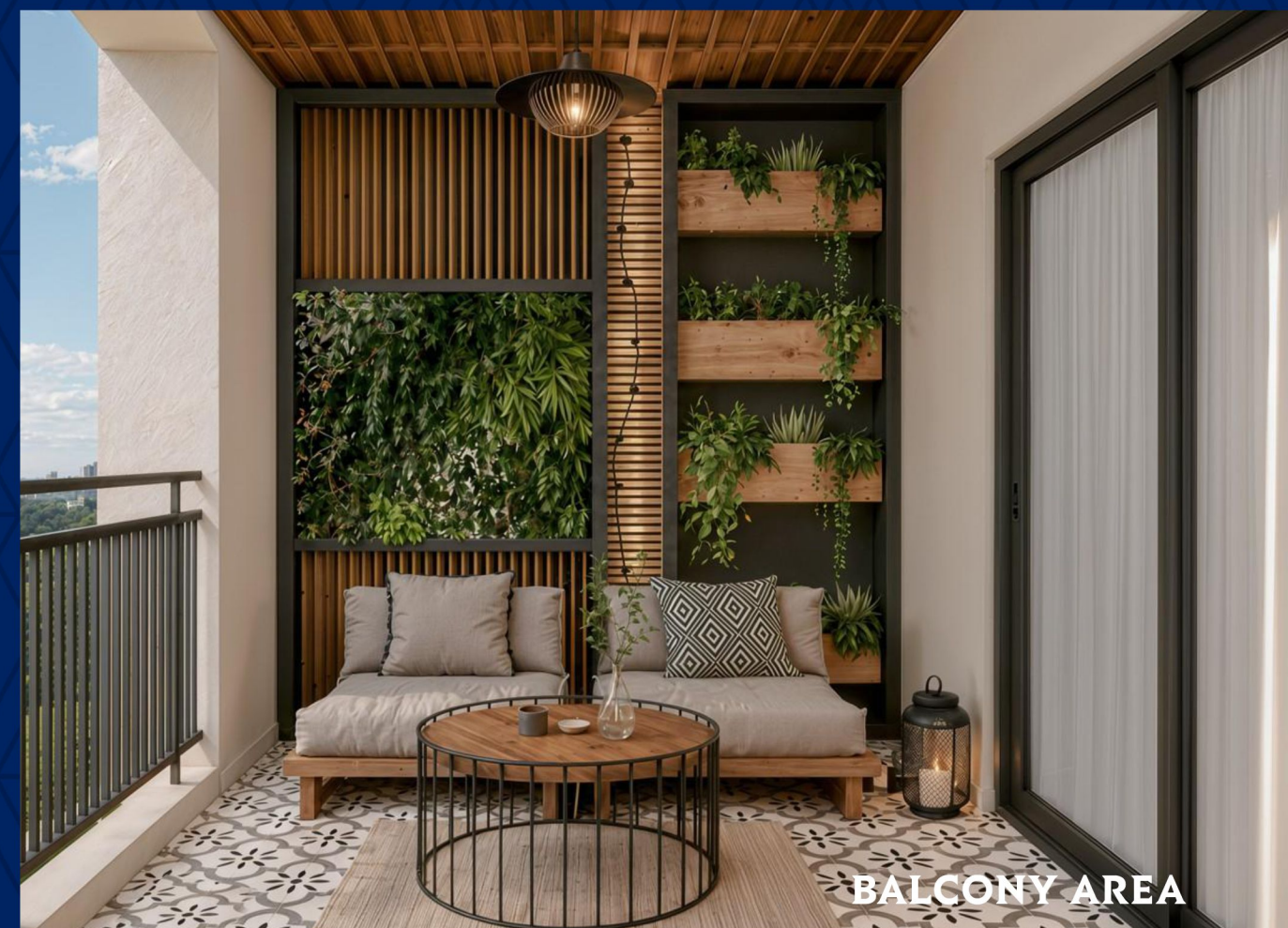
DRAWING AREA



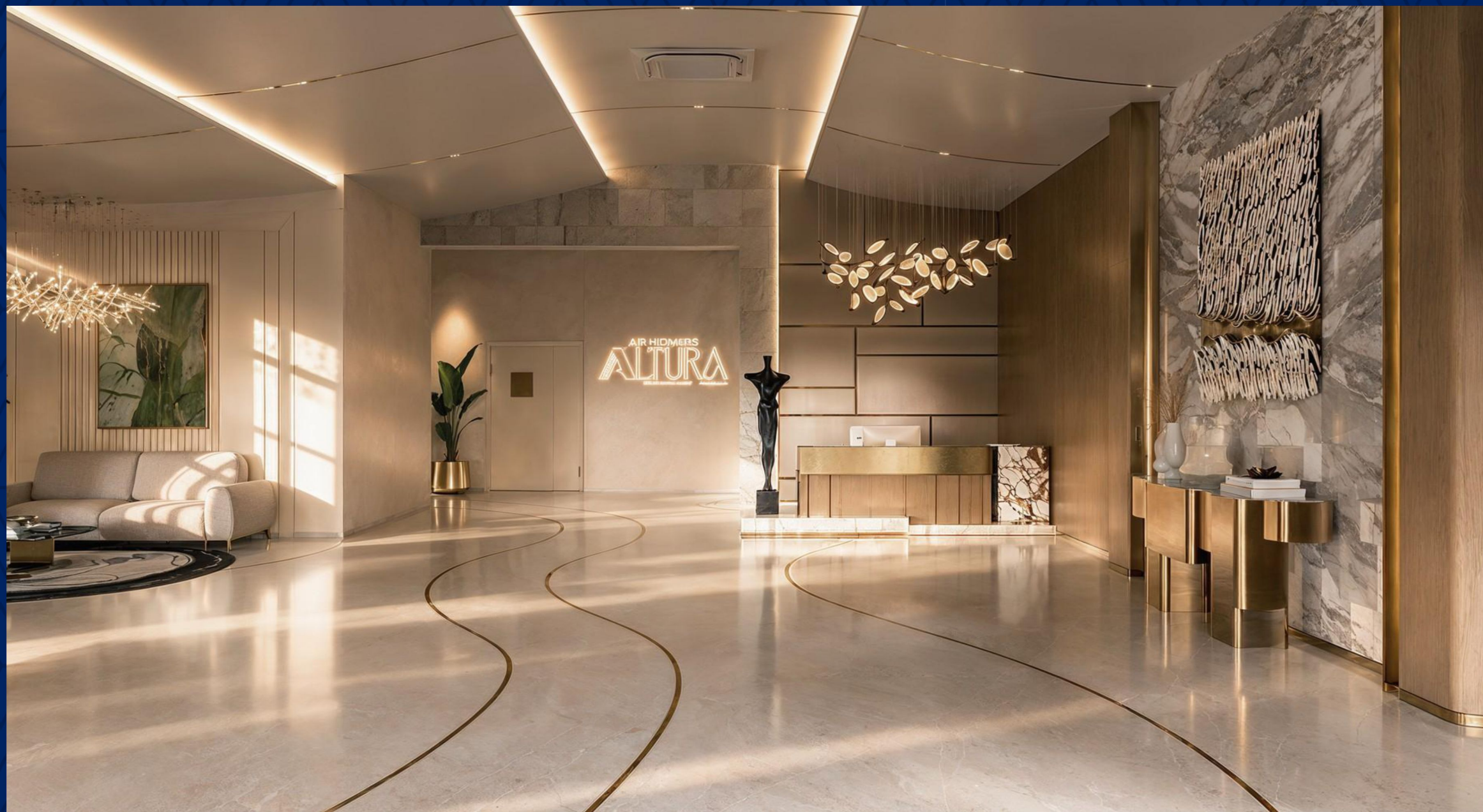
DINING & LIVING



BEDROOM



BALCONY AREA



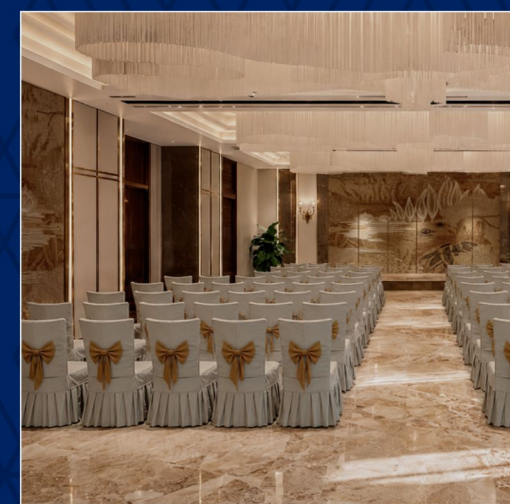
AIR HOME'S ALTURA

Where the Skyline Meets Luxury

Elevate your everyday routine in a state-of-the-art fitness center designed to inspire a healthier lifestyle. Featuring premium equipment, contemporary interiors, and an energizing ambiance, the gym offers the ideal space to build strength, improve endurance, and maintain overall well-being. Whether you're focused on intense training or mindful fitness, every workout is enhanced by a setting that combines comfort, functionality, and sophistication. It's more than "just a gym"—it's a destination where wellness becomes a way of life.



IN A CITY THAT
NEVER STOPS,
THERE COMES A POOL
WHERE CALM BEGINS.



Experience a world of refined leisure at the exquisitely designed swimming pool, where every detail reflects sophistication and serenity. Framed by lush landscapes and inviting poolside spaces, it offers an idyllic escape from the pace of everyday life. Whether you seek a refreshing swim, a relaxing moment by the water, or cherished time with family and friends, the pool provides the perfect setting for every occasion. Thoughtfully crafted to deliver a resort-inspired lifestyle, it seamlessly blends recreation, wellness, and elegance, making every day feel like a luxurious getaway.

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TECHNICAL SPECIFICATIONS FOR THE ALTURA PROJECT

STRUCTURE:

Framed Structure: RCC framed structure designed to withstand Earthquake & Wind Resistant, seismic loads as per IS codes

Shear Wall Construction: Superstructure with RCC shear walls using aluminium formwork

Solid Partition Walls: Non-structural walls built with block masonry.

FLOORING:

Living & Dining / Drawing: Premium Vitrified Tiles of Reputed Make 800 X 1600MM with spacer joints

Bedrooms & Kitchen: Premium Vitrified Tiles of Reputed Make 600 X 1200MM with spacer joints

All Balconies: Anti-skid Premium Vitrified tiles of reputed make

Bathrooms: Acid Resistant, Anti-Skid Premium Vitrified Tiles of Reputed Make with spacer joints.

Bathrooms: Glazed / Matt finish premium vitrified tiles dado up to the Ceiling height

Utility Area: Premium Vitrified tile dado up-to 4 feet height and Flooring with Matt finish.

Corridors: Premium Vitrified tiles of with spacer joints

Staircase: Natural stone flooring with edge polish / Chamfering.

Lift Lobby: Italian Marble for flooring & lift cladding for Entrance lobby areas and rest of the floors with combination of tiles and granite.

PAINTING WORKS:

Internal Walls: Smooth putty finish with 2 Coats of Premium Emulsion Paint of Reputed make over a Coat of Primer.

External Walls: Textured finish and Two Coats of Exterior Emulsion Paint of Reputed Make.

DOORS AND WINDOWS:

Main Door: 8' Sustainable Hard wood frame finished with PU Polish spray finish on veneered flush shutters with reputed make hardware with DIGITAL LOCK (Hardware YALE/DORSET)

Internal Doors: 7'6" Sustainable Hard Wood Door Frame & Laminate Flush Shutter and Hardware of Reputed make YALE/DORSET.

Toilet Doors: ABS doors (Acrylonitrile Butadiene Styrene) to withstand all seasons, waterproof, fire proof.

French Doors: UPVC door frames with float glass paneled sliding shutters with provision for mosquito mesh track.

Windows: UPVC window with sliding / casement shutters with provision for mosquito mesh track.

WASH ROOMS:

Premium quality ceramic wash basins of reputed make
Premium quality wall mounted EWC with flush tank/ Flush valve of reputed make
Premium quality single lever C.P fittings of reputed make
Premium quality diverter with shower head of reputed make
Provision for geysers in all bathrooms
Metered Water supply to all flats
Internal water supply will be Composite pipe and External pipes are PVC, CPVC, pipes from ASTROL/BIRLA/SUDHAKAR.

Utility Area: Provision for washing machine, dish washer.

INTERNET: Provision for internet connection in living or drawing (One connection/flat)

Gas Reticulation System: Piped LPG connection in all kitchens

GENERATOR: 100% D.G backup with Acoustic enclosure

Parking Management: The entire parking area is well-designed with adequate car parks and clear parking signages for easy navigation.

Facilities for Persons with Disabilities: Access ramps provided at all block entrances.

Security / BMS:

Sophisticated round-the-clock security / CCTV Surveillance System

CCTV cameras installed inside all lifts for 24x7 surveillance

Emergency panic buttons and intercom facility in every lift, connected to the 24x7 security control room

Centralized Building Management System for efficient monitoring & control of all utilities and common area services.

Electrical:

Provision for Home Automation system provided in living, dining & drawing, Bedroom, Kitchens and Toilet.

Power outlets for air conditioners in living/Drawing, dining and bedrooms

Power outlet for geysers in all bathrooms

Power outlet for hob/chimney, water purifier, exhaust fan, refrigerator, microwave oven, mixer / grinder in kitchen.

Three phase supply for each unit and individual prepaid metres.

Miniature Circuit Breakers (MCB) for each distribution board of reputed make

Modular switches: Legrand, LK, or equivalent reputed brands.

FRLSH Cables for internal wiring of reputed make POLYCAB / KEI / RR / Equivalent.

EV charging Station Compound wall with Solar Fencing

Fire & Safety:

Fire hydrant & automatic sprinkler system as per fire norms

Integrated Fire alarm with Public Address system as per fire norms

Fire extinguishers placed in common areas as per fire norms

Lifts:

High-speed automatic elevators by Schindler / KONE / Equivalent, with ARD rescue device, V3F drive for energy efficiency.

Dedicated Service elevators by Schindler / KONE / Equivalent, equipped with ARD rescue device, V3F energy-efficient drive.

WTP & STP:

Treated potable water supplied through an exclusive on-site water treatment plant

Hydro-pneumatic system ensuring uniform water pressure on all floors

On-site STP of adequate capacity - treated water reused for landscaping and flushing in toilets.

Rainwater harvesting at regular intervals for groundwater recharge.

FTTH:

FTTH (Fibre-to-the-Home) connectivity for data, voice, IPTV & DTH services.

Billing System:

Integrated automated billing for all utilities: water, electricity & LPG



LOCATION MAP (Not to Scale)



SEZ

Kollur SEZ*	1 min
Kokapet SEZ	15 mins
Financial District	20 mins
HITEC City	30 mins



TRAVEL

Kollur Bus Station	5 mins
Nagalapalli Railway Station	10 mins
Rajiv Gandhi Intl. Airport	45 mins



HEALTHCARE

Airaavata Hospitals	15 mins
Continental Hospitals	20 mins
Apollo Hospitals	25 mins
Star Hospitals	25 mins
Rainbow Children's Hospital	25 mins
AIG Hospitals	30 mins
Care Hospitals	30 mins
KIMS Sunshine Hospitals	35 mins



IT/ITES

Capgemini	22 mins
Google	24 mins
Amazon	25 mins
Accenture	25 mins
Wipro	25 mins
Infosys	25 mins
Microsoft	27 mins



ENTERTAINMENT & SHOPPING

Sky Zone	10 mins
Gandipet Lake	10 mins
My Home Mall*, Tellapur	15 mins
Aparna Neo Mall	25 mins
Sarath City Capital Mall	30 mins



EDUCATIONS

Delhi Public School	2 mins
The Gaudium School	5 mins
Samasthi Intl. School	5 mins
Birla Open Minds Intl. School	5 mins
Meru Intl. School	10 mins
ICFAI Business School	15 mins
Narayana Junior College	15 mins
Rockwell Intl. School	15 mins



HOSPITALITY

The Golkonda Resorts & Spa	15 mins
Hyatt Gachibowli	20 mins
Sheraton Hyderabad Hotel	20 mins
Oakwood Residence	20 mins
Radisson Hotel	30 mins



SPORTS

Abhiram Cricket County	10 mins
Pullella Gopichand	15 mins
Badminton Academy	15 mins
GravityZip	20 mins



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Brochure
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