

WALK  
CYCLE OR  
RIDE TO

COFFEE SHOPS  
BOUTIQUES  
FOOD LOUNGES  
AUTO MOBILES  
APPOLO LIFE CENTER  
PLAY TENNIS  
GALLERIES  
AND SERVICE CENTERS

15

MINS. DRIVE TO

HITECH CITY  
NIFT  
MY HOME  
MIND SPACE  
IN ORBIT MALL  
JUBILEE CHECK POST  
SHILPARAMAM  
KBR PARK

20

MINS. DRIVE TO

KONDAPUR CIRCLE  
BOTANICAL GARDENS  
FORUM MALL

25

MINS. DRIVE TO

FINANCIAL DISTRICT  
AND GACHIBOWLI



AYYANNA  
PRISTINE  
AUTHENTIC LUXURY



AYYANNA  
PRISTINE  
AUTHENTIC LUXURY

LIVING HIGH

LIVING LUXURIOUS AND NATURAL IN THE CENTER OF KAKATIYA HILLS, RAVINDRA SOCIETY

AYYANNA'S BRAND PROMISE!



ayyanna

INSPIRING COMMUNITIES

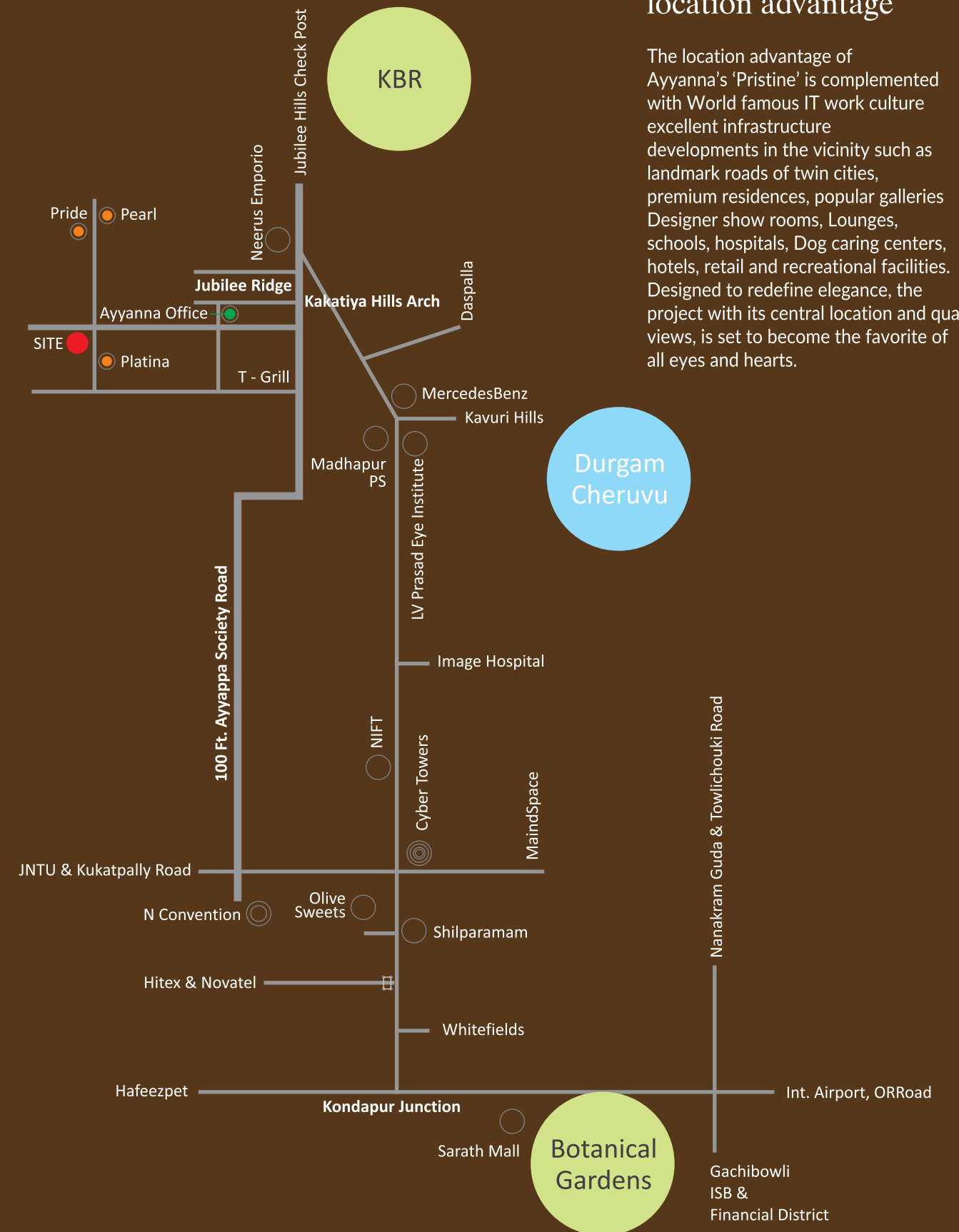


LOCATION PLAN  
(NOT TO SCALE)

# the address

## location advantage

The location advantage of Ayyanna's 'Pristine' is complemented with World famous IT work culture excellent infrastructure developments in the vicinity such as landmark roads of twin cities, premium residences, popular galleries Designer show rooms, Lounges, schools, hospitals, Dog caring centers, hotels, retail and recreational facilities. Designed to redefine elegance, the project with its central location and quaint views, is set to become the favorite of all eyes and hearts.







Tv5 Business Awards  
Emerging Developer  
of the year 2015

Project  
Architect



Aslam Architects  
Interior Designers Pvt. Ltd.

Landscape  
Architect



Structures &  
PT Technology



Branding



  
A Y Y A N N A  
P R I S T I N E  
A U T H E N T I C L U X U R Y



*beyond the wall of ordinary  
you'll find the loveliest nest*

*spaces sipped in warmth  
solitude at it's best*

*beyond the roof of obvious  
you'' find the unique home*

*your home ayyana pristine  
the world of your own*



PRESENTS A NEW HIGH LIFESTYLE  
COMMUNITY WITH STAR RATED AMENITIES  
IN RAVINDRA SOCIETY

#### ELECTRICAL

Concealed Wiring (Lapp / Finolex / RR Cable or equivalent)

Power outlet for air conditioning in all bedrooms

Power outlet for electrical geyser in all bedrooms

Power sockets for cooking range, chimney, refrigerator, microwave oven and mixer grinders in kitchen.

Modular switches/sockets of Roma / Legrand / Norisys/Schindler equivalent make

Power sockets for Tv, Internet Etc.

5KV there-phase supply for each flat with individual meter for regular power, backup power: stabilized power source for electronic items.

MCB's for each circuit provided at the main distribution board in every flat of MDS/Siemens/Legrand Equivalent.

#### TELECOMMUNICATIONS, CABLE TV & INTERNET

Provision for telephone points in the master bedroom, living and drawing area.

Provision for cable connection in master bedroom drawing and living area

Intercom provision from flat to flat and from security room to all flats.

Video door phone with a display screen.

#### POWER BACK-UP

100% Backup: Mahindra/ Kirloskar/equivalent

#### ELEVATORS / LIFTS

2 Passenger Lifts and 1Service Lift

Specification High-speed automatic passenger lifts of Schindler/ OTIS / Kone/ Fujitech or equivalent make with

Group control and ARD with V3F for energy efficiency.

#### SECURITY / BMS

Sophisticated round-the-clock security /surveillance system.

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

Solar power fencing all-round the boundary.

Surveillance cameras at the main security, open areas, lift entries to monitor.

WINDOW SILL & BALCONY LEDGE COPING: Sill & ledge wall in balcony: tiles/ marble/granite.

#### FIRE & SAFETY

Fire hydrant and fire sprinkler system on all floors and basements.

Fire alarm and public Address system on all floors and parking areas (basements)

The control panel will be kept at the main security.

LPG: Supply of gas from centralized gas bank to all individual flat with pre-paid gas meters.

#### ELECTRICAL FIXTURES

Internal Electrical Fixtures

Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen.

Washing Machine / Dishwasher in Utility Area.

Plug points fir T.V. & Audio Systems etc.

3 Phase supply for each unit with individual energy Meter

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

Modular Switches of reputed makes like Legrand. Schneider or equivalent.

LED Light Fixtures for all Common Areas & Landscape Area Lighting.

#### EXTERNAL LIGHTING

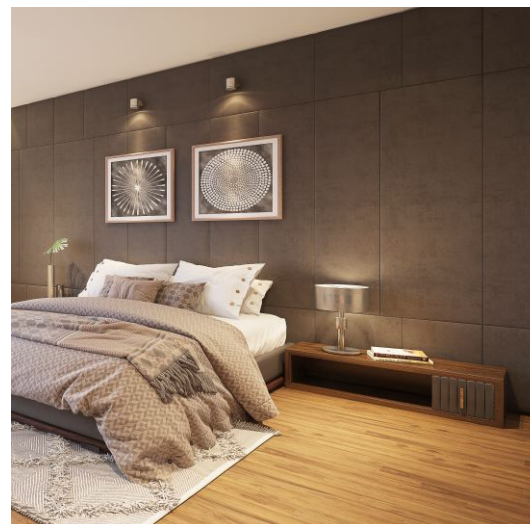
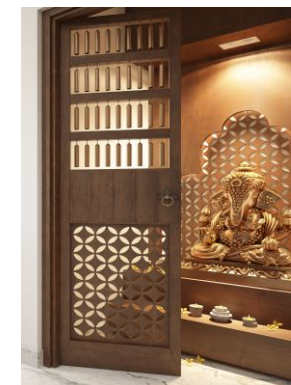
LED Light posts with lamp fittings, at setback and Landscaping areas and lights in staircase & Corridor Areas.

COMPOUND WALL: The Compound wall shall be constructed all around with solar fencing.

CAR PARKING: Two Car Parking's for each 4 BHK Apartments.

#### WTP

Domestic water made available through an exclusive Water Softening Plant.





spaces full of joy

specifications

**SRTUCTURE**  
Earthquake Resistance Ready- mix Concrete of ACC/RDC/Aparna/Rank or equivalent, Fe5000 Reinforcement of Vizag steel/RINL/ Tisco/Jindal or equivalent, RCC Footing, Columns, Staircase, PT Beams and slabs, designed as per Zone –II with IS code.

**Super structure**  
Brickwork 9”thick ACC brick for external Wall 5” thick ACC Brick of internal walls of make Super Block prime /Ultra tech or equivalent

**PLASTERING**  
Internal: 14mm thick single coat cement plaster with smooth finishing  
External: 18mm thick Double coat sand faced cement plastering

**WOODEN DOORS**  
Main Door: 8' Teak Wood frames & Designer shutter aesthetically designed with Melamine polish and hardware of reputed brand  
Internal Doors: 8' Teak Wood Frame with Melamine polishes and designer shutter and hardware of repaute brand.  
French Doors &Windows: Aluminum French Doors & windows with glass panes (Saint Gobin /Modiguard/Ashahi) with standard hardware.

**PAINTING**  
Interior: Luppam Finish, two coat of acrylic emulsion paint (ASIAN/BERGER/ICI or equivalent) over a coat of primer.  
Exterior: Textured finish and two coats of exterior Emulsion paint (Asian / Berger/ICI or equivalent and designer tiles dry cladding

**FLOORING**  
Living / Dining /Kitchen: Italian marble  
Bed Rooms: Laminated Wooden Flooring of reputed make  
Bathroom &Utility: 1200mm x 600mm & 600mmx600mm Antiskid Vitrified Tiles  
Staircase & corridors: Granite /Marble flooring with SS Railing  
Parking Area: VDF Flooring in Cellar and Stilt

**TILE CLADDING & DADOING**  
Kitchen: Glazed ceramic 300mm x 600mm tile dado up to 2'Height above kitchen platform.  
Granite kitchen counter top with Nirali stainless steel sink or equivalent  
Utility: Glazed ceramic 600 mm x 600mm tile dado up to parapet wall height with provision for washing machine and sink  
Toilets: Designer 1200mm x 1800mm ceramic / vitrified tile dado up to 8' Height  
Lifts: Designer cladding with tile/granite

**WATER PROOFING**  
Waterproof cement plaster over a coat of brush bond for Lift pits, toilets, water tanks & Terrace

**PLUMBING & SANATRY**  
Water Supply: ISI Mark / Kemplast / Astral / Ashirvad / CPVC Piping or equivalent for water supply  
Drainage: ISI Mark PVC / SWG sanitary piping sewerage line will be of PVC.  
Toilets: EWC wall -mounted and washbasin in all toilets (Toto / Vitra / Queo / Jaguar or equivalent).  
Single level hot and cold-water mixer unit with concealed diverter for the shower. (Toto / Vitra / Jaguar or equivalent) Geysers & Exhaust fan



GALVANIZING PROGRESS

At Ayyanna Infra, we are passionate about two things – Reputation and Uncompromising Attitude. Whether it's architectural design or quality of construction or the specifications, we take great care in providing a higher living standards to our customers. We make an extra effort to build a reputation and a lasting impression with every individual we are associated with.

It is this relentless focus that has helped us gain an in-depth understanding of growing customer needs and preferences. Consequently, the locations of our projects are carefully chosen and brilliant minds are employed to give form and shape to our vision. Every project begins with a clear objective to strengthen our reputation as a developer par excellence.

Completed Projects

- Ayyana Pride
- Ayyanna Pearl
- Ayyanna Prestige
- Ayyanna Platina
- Ayyanna Premia



corporate office

Ayyanna Corporate,  
Plot #350, Kakateya Hills, Road No. 8,  
Madhapur, Hyderabad – 500081,  
Ph.: +91 40 29803346.

call  
9100903829  
9100032640

site address

Plot No 379, 380, 381, 382, 434, 435 & 346,  
Kakateya hills, Road No. 8,  
Madhapur, Hyderabad-500081.



home is where your heart is

presenting ayyanna pristine- where everybody truly knows each other. where people care for you and you for them. where you get choose your neighbours and enjoy safety, privacy and convenience beyond measure. where you experience perfect ecosystem that sustains, nurtures and flourishes from with in. so, **welcome to a new way of living**

fresh views and breath fresh  
experience wide sit-outs



ARTISTIC RENDER OF ENTRANCE VIEW



more than amenities and interiors  
a new way of public area design





secured and equipped play zone



AYYANNA  
PRISTINE  
AUTHENTIC LUXURY





choose your habitat at bespoke luxury

ARTISTIC RENDER OF SIDE ELEVATION VIEW

  
AYYANNA  
PRISTINE  
AUTHENTIC LUXURY



crafted with joy for delights



for the homes to offer a happy and pleasant living experience, the indoors need to be crafted with a lot of care and quality. At Pristine, the crafting is witnessed throughout the community and terrace amenities

In line with the city's promise of convenient and exalted living, Ayyanna 'Pristine' brings to you happy abodes that are designed exclusively for the connoisseurs of luxury and comfortable spaces. This project houses exceptional 4 BHK apartments that are designed keeping the home owners and dwellers at the center. An exclusively blissful living experience, a sense of privilege and a full range of superior amenities – all this and much more at Ayyanna 'Pristine'.





AYYANNA  
PRISTINE  
AUTHENTIC LUXURY



10 storied apartment project with plentiful parking provisions  
Eye-catching views of the city's bright and high skyline as you move up the floors

Lavish Double height welcome lobby

Spectacular scenes and lush greens filled community Urban Neighborhood with welcoming residents  
Three-side open apartments for luxurious living.

Located in Kakteeya Hills- Emerging posh living locale in city after Kakatiya Hills and Banjara hills.



Fully equipped AC Gym  
Reception Lounge  
Swimming Pool with Toddler Pool and Pool Deck.  
AC Multipurpose Hall  
Fire Fighting Systems  
Round the clock Security with Intercom & CC Cameras  
Yoga and Meditation Room / Library  
Recreation Hall  
Spa  
3 Guest Rooms



an 'ayyanna's brand promise!







Taking living to par excellence, puts forth a value proposition that is too good to be true. Now relish life at the pinnacle with exclusive amenities that are sophisticated, private and uber-stylish and spread across 7500 SFT With special entertainment, leisure and fitness zones and wide open spaces on the podium level, you wouldn't want to live anywhere else. Socializing, now literally, taken to other heights at Ayyanna's 'Pristine'.



Exclusive Podium amenities and one-of-its-kind architecture design  
First time in the vicinity,

Vastu compliant design

Smart security

A project with vast spaces, well-resourced rooftop and views

An inventive and sophisticated project equipped with all conveniences



## the highlights

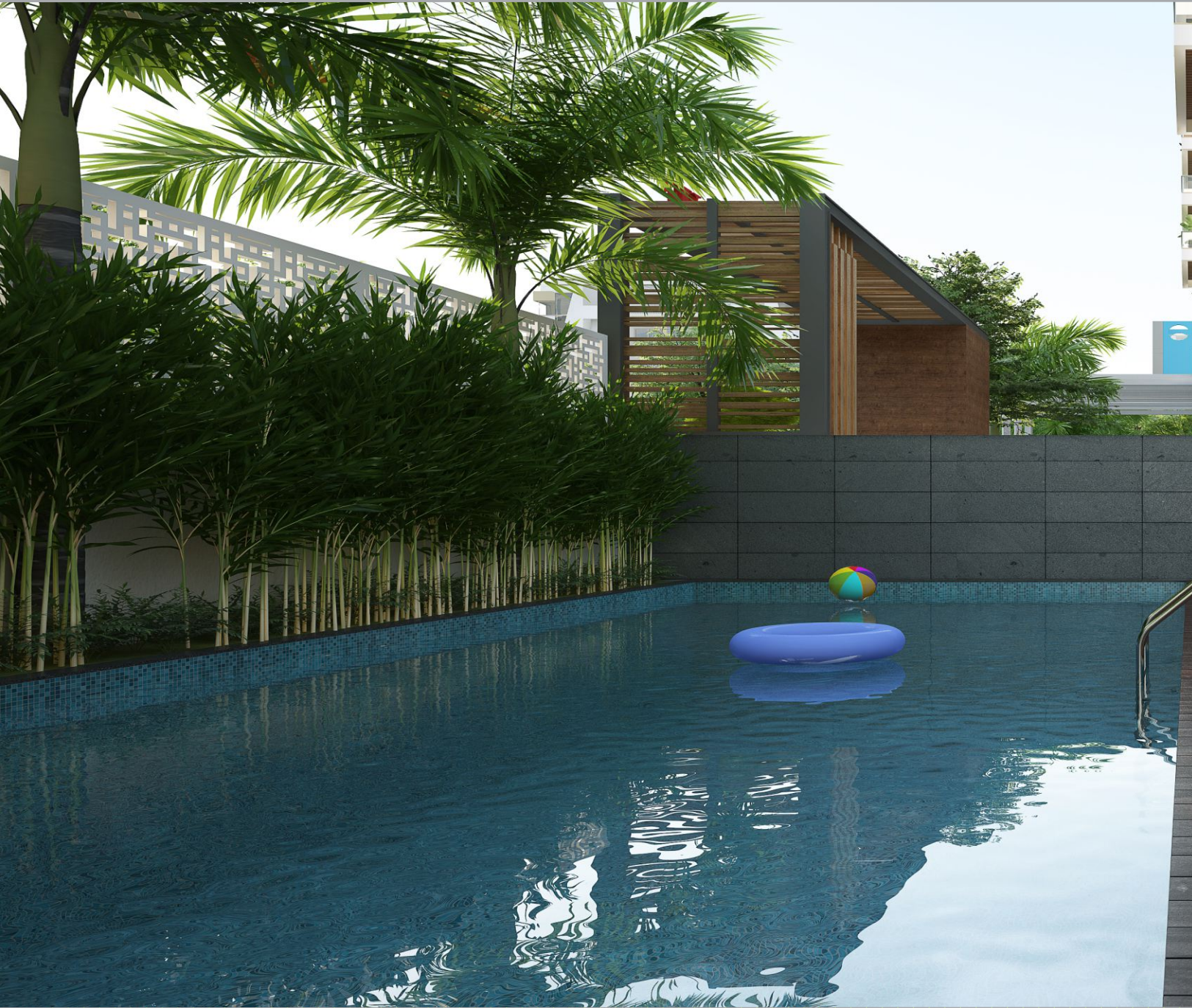
- 2 Passenger Lifts + 1 Service lift
- Smart Video Door Phone(VDP)
- Designer landscaping
- Piped gas System
- 24x7 Power Backup
- Children's Play area
- Water Softner Plant(WTP)



experience bespoke luxuries



sophisticated, private and uber-stylish



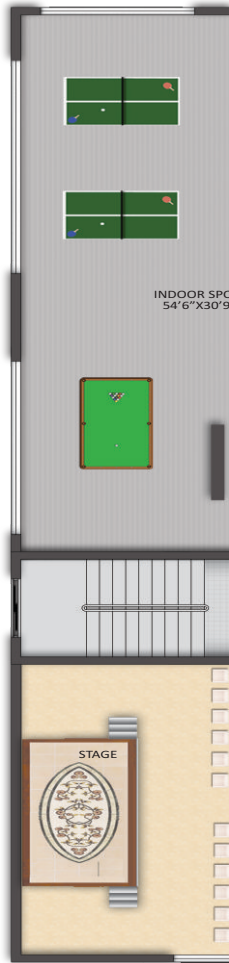
AYYANNA  
PRISTINE  
AUTHENTIC LUXURY





W  
S — N  
E

first floor plan







area statement  
(areas in sft)

Flat No.	1	2	3	4	5
Area (sft)	3250	3250	3225	3130	3225
Facing	West	West	East	East	East