

# Aparna Zenon

By [Aparna Constructions and Estates Private Limited](#)



[Puppalaguda](#) Hyderabad

Near Sri Abhaya Anjaneya Swamy Devalayam

2,3 BHK Apartment/Flat from 1.37 Cr

Launch Date **Not Available**

Expected Possession 30 Jun 2026

## Floor Plans

Not Available

## Overview of Aparna Zenon

Bringing to you **Aparna Zenon**, flats for sale in Nanakramguda, Hyderabad. The project offers luxurious 2 , 2.5 & 3 BHK apartments for sale in Nanakramguda, Puppalaguda.

Nanakramguda Financial District is an IT, real estate, and architectural suburb in Serlingampally Mandal, in Hyderabad, India. The first phase of the financial district is home to TSI Business parks making it a sought-after place, for people to reside close to. Located at a considerable distance from the city yet surrounded by prime commercial facilities, apartments for sale in Nanakramguda offer you the balance between your work and family life.

The brand new Gated Community in Nanakramguda, Puppalaguda is spread across 30.15 acres of land, ensuring ample open green space and ventilation. Aparna Zenon offers class apart amenities to make your life on campus convenient and fun. There are EV Charging Points, a Reflexology Zone, a Wall Climber, the Aqua Gym, and many such one-of-its-kind facilities that make the community even more desirable. The community also has Indoor And Outdoor Sports Arenas, Swimming Pools, Spa, Gardens, and more to make your life fun

and happening!

The community is strategically located near many healthcare and educational institutions to ensure the well-being of your family.

Aparna Zenon is ahead of its time and when you own a home in the community, you own the future!

Total Extent of Land – 30.15 acres  
Total No of Units – 3664  
Total No of Towers – 14  
Total No of Floors – 33  
Total No of Flats per floor – 8  
Club House area – 86423 sft (G+4)  
Sports club – 26,920 sft (G+2)  
Retail complex – 16,790 sft (G+2)  
72% carpet area and 28% common area  
Apartment variants – 2 BHK & 3 BHK

**Club house features:**

Type of construction – Mivan / Shear wall.

Indoor sports – Squash courts, Badminton courts, Table Tennis, Billiards, Chess / Carom, Gaming Area, Mini Futsal court @ Terrace Level.

Outdoor Amenities – Multi-height kids play area, Beach volley ball, Splash pad, Tennis courts / Half basketball court, cricket practice pitch, cycle parks, outdoor motion pictures area with seating, Amphitheatre, Party Lawn, BBQ Zone etc.

Clubhouse – Grand entrance lobby, Temperature controlled swimming pool, Kid's pool, Gymnasium / Spa / Aerobics / Yoga / Meditation, Business Lounge / Coffee Lounge, Reading Lounge.

Mini banquet hall, Multi-purpose hall, crèche, Hobby room, Kund seating, Aqua gym, Bonfire, Kitty party zone, Preview Theatre, Wall climber, Senior citizen's room.

Landscaping Galore – Bamboo Grove, Butterfly garden, Medicinal garden, Aroma garden, Rock garden.

**Connectivity:**

Gachibowli circle – 4.1 kms; Opp to Aparna Elixir, Kokapet – 4.5 kms

3.6 kms – Khajaguda; Hi-tech city– 7.5 kms; ORR – 500 meters

Banjara Hills – 12 kms; Jubilee Hills – 9.3 kms

Wipro junction – 4.4 kms; Financial District – 7 kms

Rajiv Gandhi International Airport – 28 kms, In orbit mall – 8.1 kms

DPS – 3.1 km, Oakridge international school – 3.6 kms

Rai Durgam metro rail – 7.3 kms; Continental hospital – 5.6 kms

## Units

UNIT TYPE	BUILT-UP AREA	BATHROOMS
2 BHK Apartment/Flat	1326.0 sqft	2
2 BHK Apartment/Flat	1342.0 sqft	2
3 BHK Apartment/Flat	1514.0 sqft	2
3 BHK Apartment/Flat	1560.0 sqft	2
3 BHK Apartment/Flat	1690.0 sqft	3
3 BHK Apartment/Flat	1982.0 sqft	3
3 BHK Apartment/Flat	2257.0 sqft	3

## Legal Information of Aparna Zenon

Completion Certificate: Not Applicable

Approval Authority: Not Available

Occupancy Certificate: Not Applicable

RERA Registration ID: P02400003722

Commencement Certificate: Available

# Banks Associated with Aparna Zenon

SBI,LIC Housing Finance,HDFC,Axis Bank,ICICI

## Amenities of Aparna Zenon

### Amenities

Security,Lift,Power Backup,Car Parking,Children's Play Area,Gym,Swimming Pool,2 Wheeler Parking,Clubhouse,Multi-purpose Hall,Yoga/Meditation Hall,Badminton Court,Indoor Games,Gated community,Intercom,Amphitheatre,Table Tennis,Restarunt

### Other Amenities

Gas Line, Aerobics, Squash, Spa, Indoor and Outdoor Sports Facilities

## Specifications of Aparna Zenon

### STRUCTURE

RCC Framed Structure

R.C.C. Shear Wall Framed Structure to withstand Wind & Seismic Loads.

Concrete Blocks for Non-Structural Members (Wherever needed)

### PAINTING

#### External

Textured finish with Two Coats of Exterior 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.

### DOORS, WINDOWS & RAILINGS

#### Main Door

Manufactured Teak Veneered Door Frame & Shutter finished with Good quality Melamine Polish with Hardware of Reputed Make.

#### Internal Doors

Manufactured Hard Wood Door Frame & Laminate Shutter with Hardware of Reputed Make.

#### Utility Door

UPVC Door Frame of Reputed Profile Sections with Combination of Tinted Float Glass with Aluminium Louvers & S S mesh at bottom.

#### French Doors

UPVC Door Frame of Reputed Profile Sections, with Tinted Toughened / HS Glass Paneled Shutters and Designer Hardware of Reputed Make with provision for Mosquito Mesh. (Mesh & Fixing shall be at extra cost)

#### Windows

UPVC Window of Reputed Profile Sections with Tinted Toughened / HS Glass with Suitable Finishes as per

Design with Mosquito mesh for all sliding windows. (Mesh will not be provided for casement windows)

### **Grills for Windows**

Aesthetically Designed, Mild Steel (M.S) Window grills with Enamel paint finish all windows. (Shall be provided at Extra cost)

### **Balcony Railings**

MS Railing in enamel paint finish of reputed make.

### **FLOORING**

Drawing, Living, Dining,

#### **Pooja**

800 x 800 mm size Double Charged Vitrified Tiles of Reputed Make.

#### **All Bedrooms & Kitchen**

800 x 800 mm size Double Charged Vitrified Tiles of Reputed Make.

#### **Entrance Lounge**

Granite/Marble flooring with Designer False Ceiling.

#### **Bathrooms**

Acid Resistant, Antic-Skid Ceramic Tiles of Reputed Make.

#### **Corridors**

Double Charged Vitrified Tile of Reputed Make.

#### **All Balconies**

Rustic Ceramic Tile of Reputed Make and Granite sill at bottom of the railing.

#### **Utility**

Rustic Ceramic Tile of Reputed Make.

#### **Staircase**

Tandoor / Kota Stone

### **TILE CLADDING**

#### **Dadoing in Kitchen**

Glazed Ceramic Tiles dado up to 2'-0" height above Kitchen Platform of Reputed Make.

(Shall be provided at Extra Cost)

#### **Bathrooms**

Glazed Ceramic Tile Dado up to 8'-0" height of Reputed Make.

#### **Utility**

Glazed Ceramic Tiles Dado upto 3' Height of Reputed Make.

### **KITCHEN**

#### **Counter**

Granite Platform with Stainless Steel Sink. (Shall be provided at Extra Cost)

#### **Water Provision**

Separate Municipal Water provided by GHMC along with Borewell water.

#### **Other Accessories**

Provision for fixing of Water Purifier, Exhaust Fan, or Chimney.

## **UTILITY**

### **Washing Machine**

Provision for Washing Machine / Dishwasher & Wet Area for Vessel Washing etc.

## **CP & SANITARY FIXTURES**

### **Bathrooms**

Towel rod, soap tray & door hangers of reputed make.

All C.P. Fittings are of reputed make.

PVC false ceiling in all bathrooms.

## **ELECTRICAL FIXTURES**

Internal Electrical Fixtures

Geysers in all Bathrooms

Exhaust Fans in all bathrooms

Copper piping for Air Conditioning Units for all Flats

Power outlets for Air Conditioners in all Bed Rooms & living rooms.

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

3 phase supply for each unit with individual meter boards

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

Concealed Copper Wiring of Reputed Make.

Switches of Reputed Make.

### **Kitchen/Utility Area**

Power plug for Cooking Range, Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen, Washing Machine, and dishwasher in Utility Area.

## **TELECOMMUNICATIONS, CABLE TV & INTERNET**

### **Telephone Points**

Telephone points in all Bed Rooms, Drawing / Living Rooms

### **Intercom facility**

Intercom facility to all the units connecting Security

### **Cable TV**

Provision for Cable Connection in Master Bed Room & Living Room.

### **Internet**

One Internet connection Provision for all bedrooms.

## **ELEVATORS / LIFTS**

Passenger Lifts

### **Specification**

Four High-speed automatic passenger Lifts with rescue devices with V3F for energy efficiency of reputed make for each tower with CCTV's inside the lifts.

### **Flooring and Car Finish**

Entrance with Granite / Marble Cladding.

Fire / Service lifts

### **Specification**

Two High-speed automatic Passenger cum Service Lift per Block with rescue device with V3F for energy efficiency of reputed make for each tower with CCTV's inside the lifts.

### **Flooring and Car Finish**

Entrance with Granite / Marble Cladding.

### **WSP & STP**

Domestic Water made available through an exclusive Water Softening Plant (Not RO Plant)

A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water

will be used for landscaping and flushing purposes.

Rain Water Harvesting at regular intervals is provided for recharging groundwater levels as per the norms.

Water meters for each unit for domestic & municipal water

### **CAR PARKING**

1 BHK & 2 BHK+ 1T

1 Car Park for each Apartment

2 BHK & 3 BHK + 2T

3 BHK & 3 BHK + PDR RM

2 Car Parks for each Apartment

Car Parking shall be in Cellar 1, 2 & 3 levels

### **CHARGING POINTS FOR ELECTRIC CARS**

A charging point for Electric Cars shall be provided for each flat.

### **CAR WASHING FACILITY**

Car washing facility shall be provided as per the vendor's specifications.

### **PARKING MANAGEMENT**

Entire parking is well designed to suit the number of Car Parks provided.

Parking signage and equipment at required places to ease the traffic flow.

### **FACILITIES FOR DIFFERENTLY ABLED**

Access ramps at all Block Entrances shall be provided for Differently Abled.

### **POWER BACK UP**

100% DG Set backup with acoustic enclosure & A.M.F

### **SECURITY / BMS**

Sophisticated round-the-clock security / Surveillance System.'

Surveillance cameras at the main security and entrance of each block to monitor.

A panic button and intercom are provided in the lifts connected to the security room.

Solar power fencing around the compound.

### **CENTRALIZED BILLING**

Billing shall be done for the Consumption of Electricity, Water & LPG with a prepaid meters system.

#### **FIRE & SAFETY**

Fire hydrant and fire sprinkler system in all floors and basements as per NBC Norms.

Fire alarm and Public Address system in all floors and parking areas (basements) as per NBC Norms.

The Control panel will be kept at main security.

#### **LPG**

LPG Gas

Supply of gas from centralized Gas bank to all individual flats / Bhagyanagar Gas

#### **SOLAR POWER**

50 KW Solar Power shall be provided and shall be connected to Common Area Grid for Optimization of Common Area

Power Consumption

#### **SOLAR HOT WATER**

Solar Hot Water shall be provided for all Bedroom Toilets on 32nd Floor (Last Floor Only)

## **About Builder**



**Aparna Zenon**

With Pioneering innovation in gated communities, we have been growing since 1996. Holding an unwavering vision to offer a sustainable balance between affordability and luxury, we bring you homes that enthrall your heart. We build homes of global standards of construction with a great sense of environmental responsibility. Our mission has been to reach new heights and become the standard bearer of the real estate industry by creating the best living spaces. Our strength lies in our experience, skill and dedication to deliver the best. Keep showering your love and trust on us and we shall pursue our dreams, while we carry out yours!

#### **Our Vision**

Our Vision is to help build a new India by striving to transform lives, landscapes and living habitats of people.

#### **Our Mission**

Our mission is to deliver world-class gated communities by embracing new technologies and applying new work concepts, build long-term relationships and become a brand synonymous with Trust, Integrity and Growth

#### **Integrity**

At Aparna, we are committed to performing with integrity. We firmly believe in doing what's right not just for customers, but all our stakeholders. In fact, Integrity is at the core of everything we do at Aparna.

#### **Transparency**

A high degree of transparency is evident in all our interactions, be it with customers, employees, vendors or other stakeholders. This core value drives our belief in being open and accountable in all our business practices.

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