



S.K.CITY
KANDLAKOYA, MEDCHAL

S. K. CITY

EXPERIENCE

WORLD -CLASS SHOPPING &

ENTERTAINMENT NIRVANA

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LOCATION



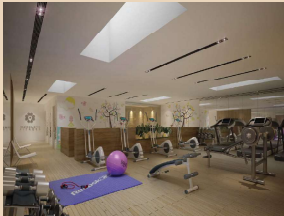
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S.K.CITY



LANDMARK PROXIMITY

- ➔ Suchitra Circle 10 Mins
- ➔ Cineplanet 10 Mins
- ➔ Renova Hospital 10 Mins
- ➔ Minerva Grand Hotel 10 Mins
- ➔ Dholari Dhani Kompally 5 Mins
- ➔ IT Gateway Software Park 5 Mins
- ➔ ORR 2 Mins
- ➔ Niraj School 2 Mins
- ➔ Milestone Shopping Mall 2 Mins



Office Address

604, 6TH FLOOR, SWAPNALOK COMPLEX,
S. D. ROAD, SECUNDERABAD - 500 003





S. K. CITY

The royal culture of the city yields to a brand new metropolis complete with a lively shopping experience, bustling, businesses and an abundance of day-time indulgences and night-time pursuits. Fantasy will meet refined reality as Hyderabad gears up to witness the creation of the state's ultimate and most leisable, entertainment and Tourism destination: S.K.CITY, facility is being designed to appeal to a wide segment of customers across genders, age groups and with varied activity preferences.

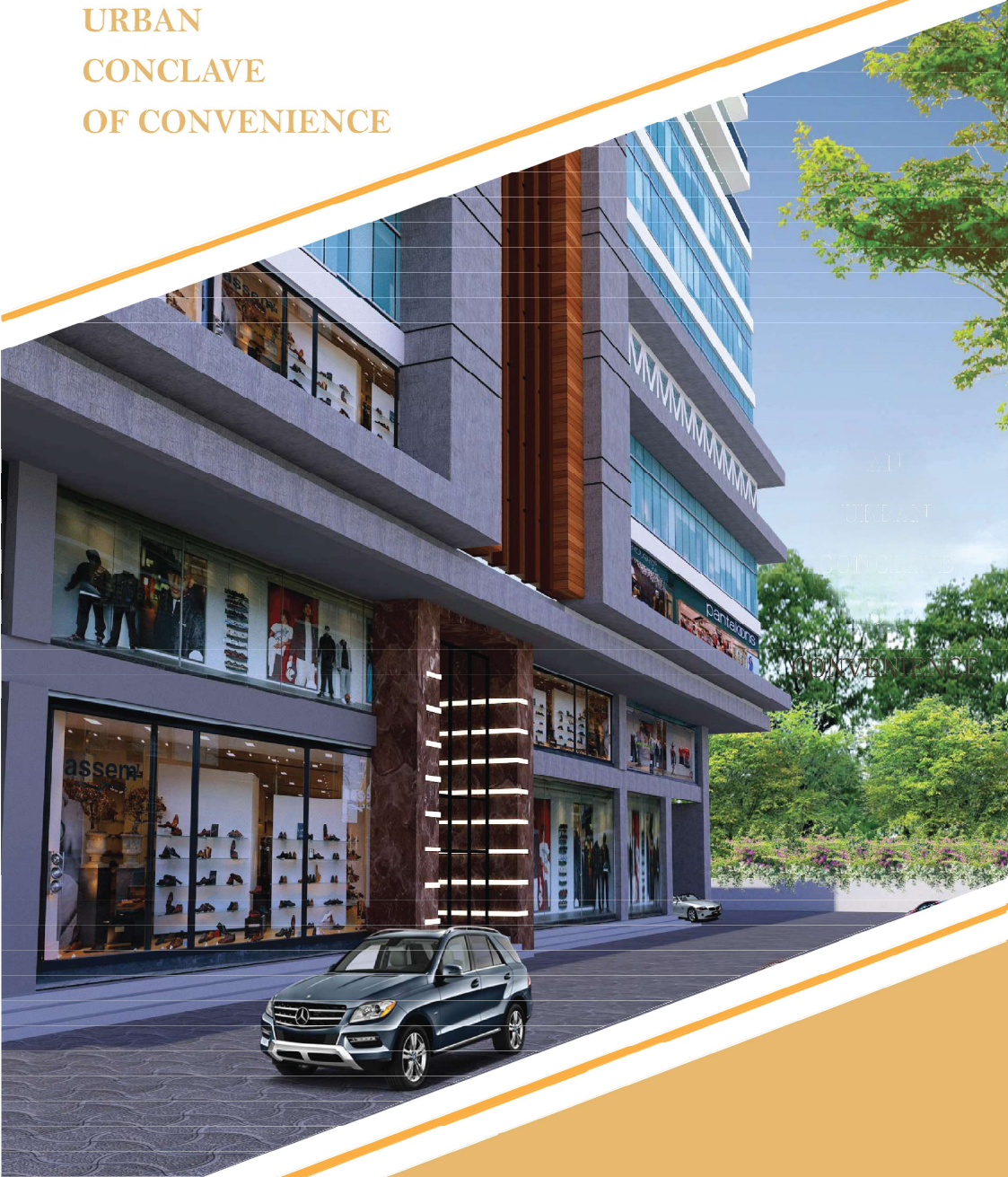
A unique, multi-faceted hub of pure family entertainment & recreation with a universal appeal, The S.K.CITY will, incorporate a critical mass of attractions with retail ,apartments and office arcades along with entertainment & food zones.

OVERVIEW

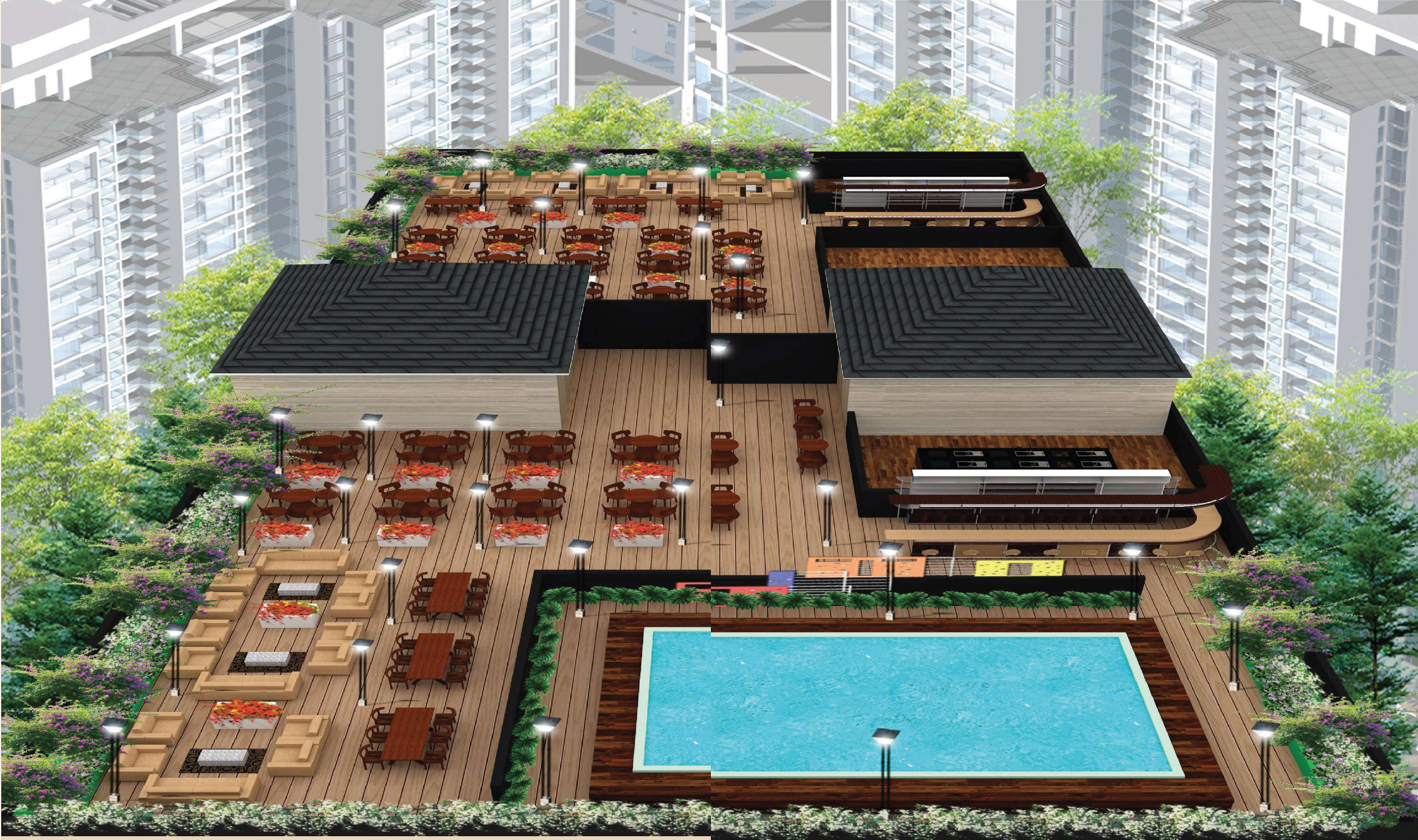
- G+3 floor for shopping
- 4-7 Floors for global cooperate office
- 8 and 9 th floor fully furnished apart ments
- 3 Level parking + 10 levels
- 4 Sky Lounges
- Clubhouse with lavish amenities



AN
URBAN
CONCLAVE
OF CONVENIENCE



AN ICONIC COLLOCATION
FOR SUPERLATIVE
SHOPPING



THE CENTRAL COURTYARD

S.K.CITY ranks high in blending art and artistry with nature. It features a central courtyard with spectacular water bodies, lotus ponds, lawn with seating spaces and more. It's a well-tended rhapsody in green. Trees, ornamental plants, cacti, palms, flowers, hedges and more are rendered by nature. A profusion of colour from the greatest palette on earth.

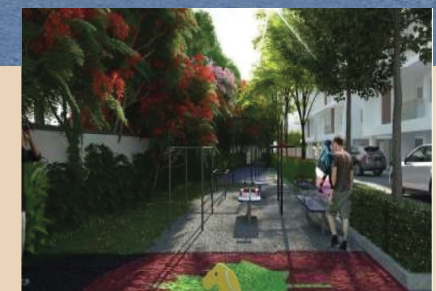


Walk. Jog. Play. Stretch. Relax.
Without stepping out of the community.

As you move further along the driveway, you would find a beautiful jogging track around the project with lush landscaping and well planned outdoor amenities, including children play area, outdoor gym, yoga and meditation deck and more.



Yoga / Meditation Deck



Outdoor Gym



Your Home. Your style. Your world.

When the entire concept of the project is draped in style and superior aesthetics, the homes surely cannot take a different path. Oozing opulence from every pore are stunningly beautiful residences, lavishly laid out and appointed with pinpoint detailing and an attention to detail that would make any designer proud.



Living Area

Drawing Room



Dining Area



Kitchen

GOURMET KITCHEN & DINING AREA

A seamless fusion of form and functionality.

The contemporary kitchens are designed to make everyday life as relaxed as possible. The thoughtful design and clever space composition give them an effortless functionality, so you can cook, relax and entertain with ease.



MASTER SUIT

The art of relaxation simplified.

What better space to unwind than a luxurious bedroom after a tiring day at work? The bedrooms are spacious, well planned and are adorned with fixtures and fittings of reputed make. The attached walk-in-closet maximizes space to store your designer clothes.



Master Bedroom

Bedroom



Bathrooms



BATHROOMS

Refreshing and uplifting.

Get a refreshing start every day and wash away all the stress in the evenings. Experience the joy of designer bathrooms, equipped with large format designer tiles, shower cubicles, LED lights and CP fittings, fixtures and vanities of internationally reputed make.

CLUBHOUSE AMENITIES



Reception



Senior Citizen Room



Creche

Beginning with a stunning foyer and reception with waiting lounge, the clubhouse features a mini party hall, a lavish multi-purpose hall, a senior citizen's ante-room and library, besides a creche for toddlers, all on the first floor.



Yoga / Aerobics



Exclusive spa for Women

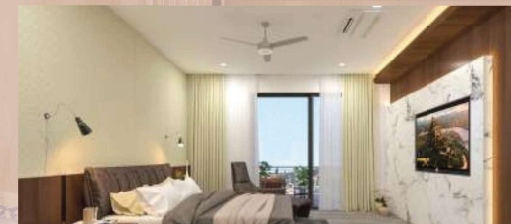


Exclusive spa for Men

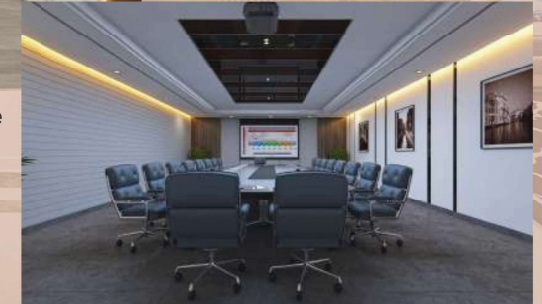


Indoor Games

Club House has a hi-tech preview theatre, sleek business-like conference hall, well-furnished and comfortable guest suites, a bright and airy indoor games and gaming hall for video games, caroms, table tennis and chess.



Guest Suite



Conference Hall



GYM

Discover new ways to achieve your fitness goals and stay healthy. The fully-equipped gym would offer all the motivation you need to get rid of extra pounds and be fit.



GYM

Ladies Gym



PREVIEW THEATRE

Entertainment comes home.

When it's time to chill, step into the air conditioned preview theatre, equipped with state-of-the-art sound system and catch the latest blockbusters or high octane sporting event and get immersed in all the action. Entertainment was never this entertaining, at home.



Mini Theater



Outdoor Theatre



Zen garden

THE PERKS OF SUCCESS

Another distinctive feature of S.K.CITY is the terrace. It's an Eden in the sky. It features, a putting green, a bar counter, outdoor theatre, zen garden and more.



Multipurpose Hall



Mini Party Hall

MULTIPURPOSE HALL

Celebrate Happiness

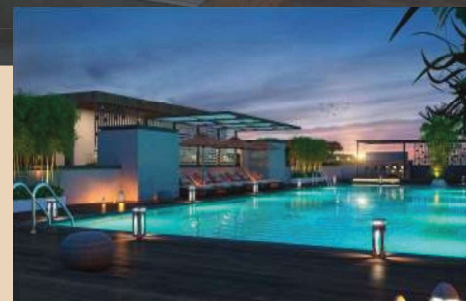
The clubhouse features air- conditioned multipurpose hall & mini party hall to host and celebrate every happy occasion in your life with your near and dear.



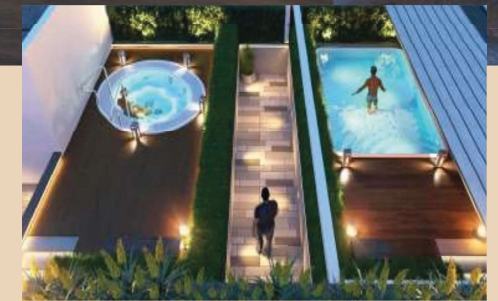
THE INFINITY POOL

For infinite experiences

Take a plunge into the inviting infinity pool on the terrace and explore the infinite experiences it is designed to offer. If you prefer more privacy, the Jacuzzi next to it is an ideal place to cool off and unwind.



Terrace pool



Jacuzzi



THE CABANAS

Cool. Calm. Crafted.

The cabanas, next to swimming pool are designed to seduce your senses. It's a perfect place to relax and feel rejuvenated. The moments spent here are sure to lift your spirits to a new high.



Terrace Restaurant



DINE WITH THE STARS

Host Happiness

Your home at S.K.CITY comes with an exciting array of entertainment and amusement options. The terrace, among many amenities, is also home to an outdoor party area where you can host and entertain your guests like they have never experienced before.



WHERE

DESIRE
FINDS

DELIGHT



AN
EXPERIENCE
EXTAORDINAIRE

Retail Retreat



A NEW ERA OF RETAIL EXPERIENCE

S.K.CITY will boast of an impressive lineup of brands for a complete shopping experience. From fashion brands & lifestyle venues to supermarkets, the mall will be home to numerous local & international brands. With a plethora of retail outlets, each offering diversity & variety, S.K.CITY will be the finest retail resort for everyone in your family.





Hyper Stores

EVERYDAY DESTINATION FOR EVERYTHING YOU NEED

An expansive retail facility home to a wide range of products under one roof.

Anchor Retail Stores

MINIMARTS FOR ULTRA-CONVENIENCE

A sensational cross-section for the ultimate shopping extravaganza.





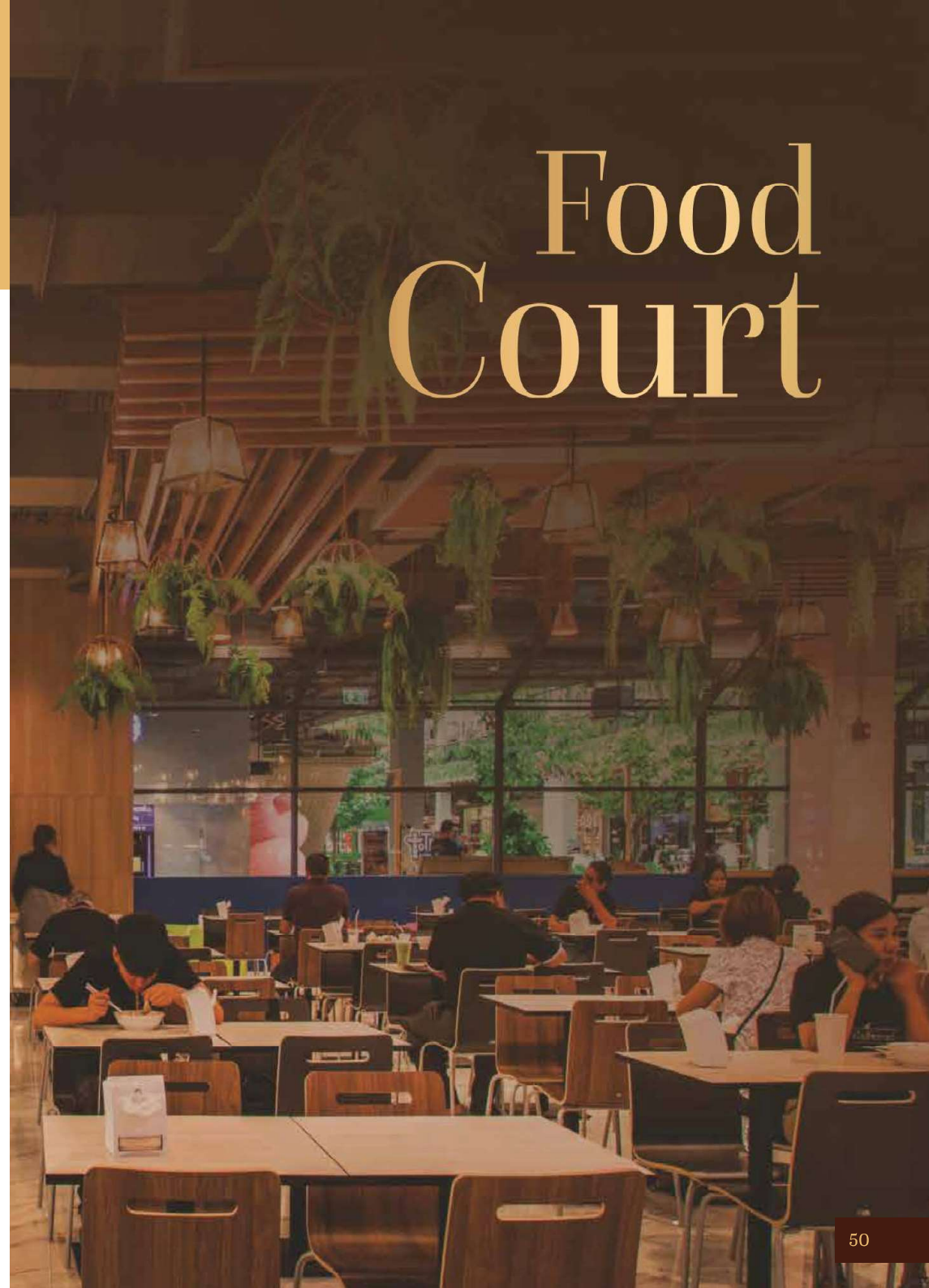
Opulent Diners



CULINARY CLASSICS
FOR AN
EPICUREAN
DELIGHT

A huge spectrum of food & beverage outlets at The S.K.CITY will soon be all set to serve a diverse range of patrons at The S.K.CITY. With the best of local & international cuisines, along with unmatched service, quality and ambience, our gastronomic centres will bring the world to your plate with a refined gesture.

Food Court

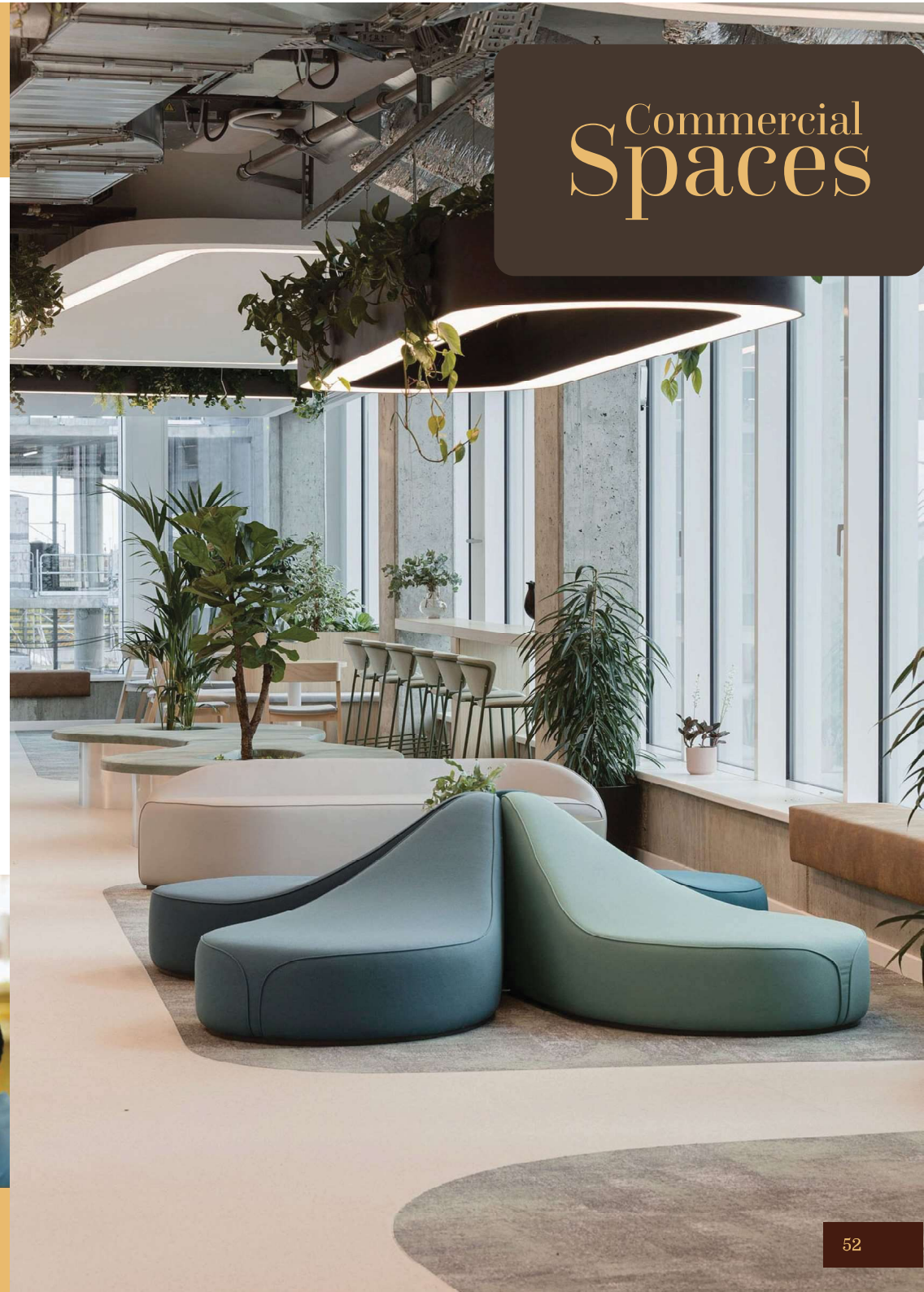


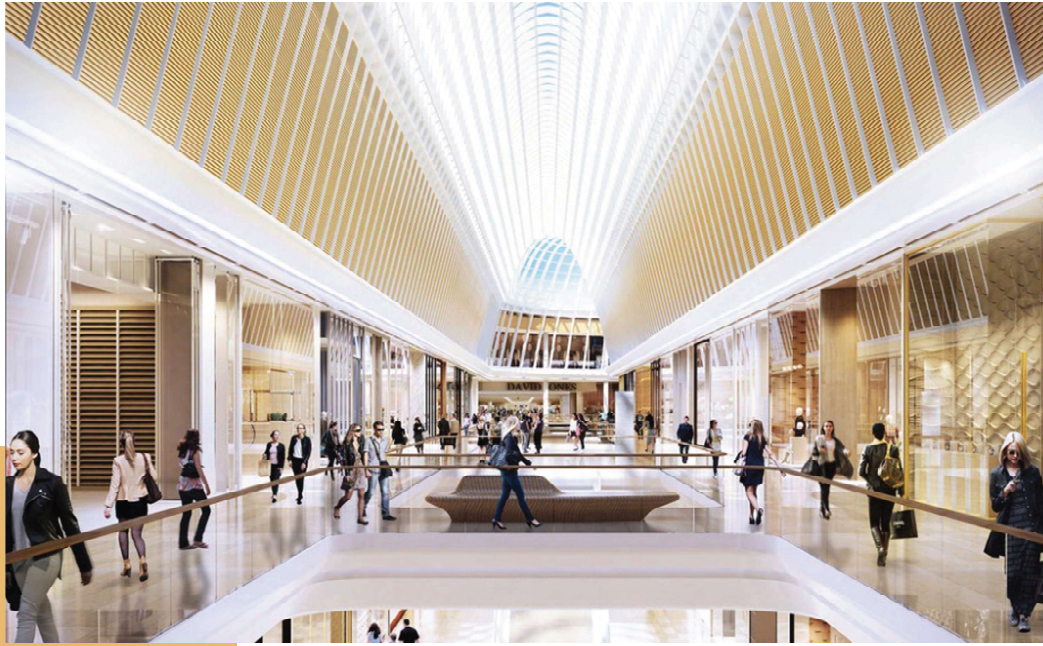
EPICUREAN DELIGHT SERVED WITH A SMILE

Offering choice, value for money and rapid service, the upcoming food court at The S.K.CITY will offer quick bites to guests who want to relish on the go.



Commercial Spaces

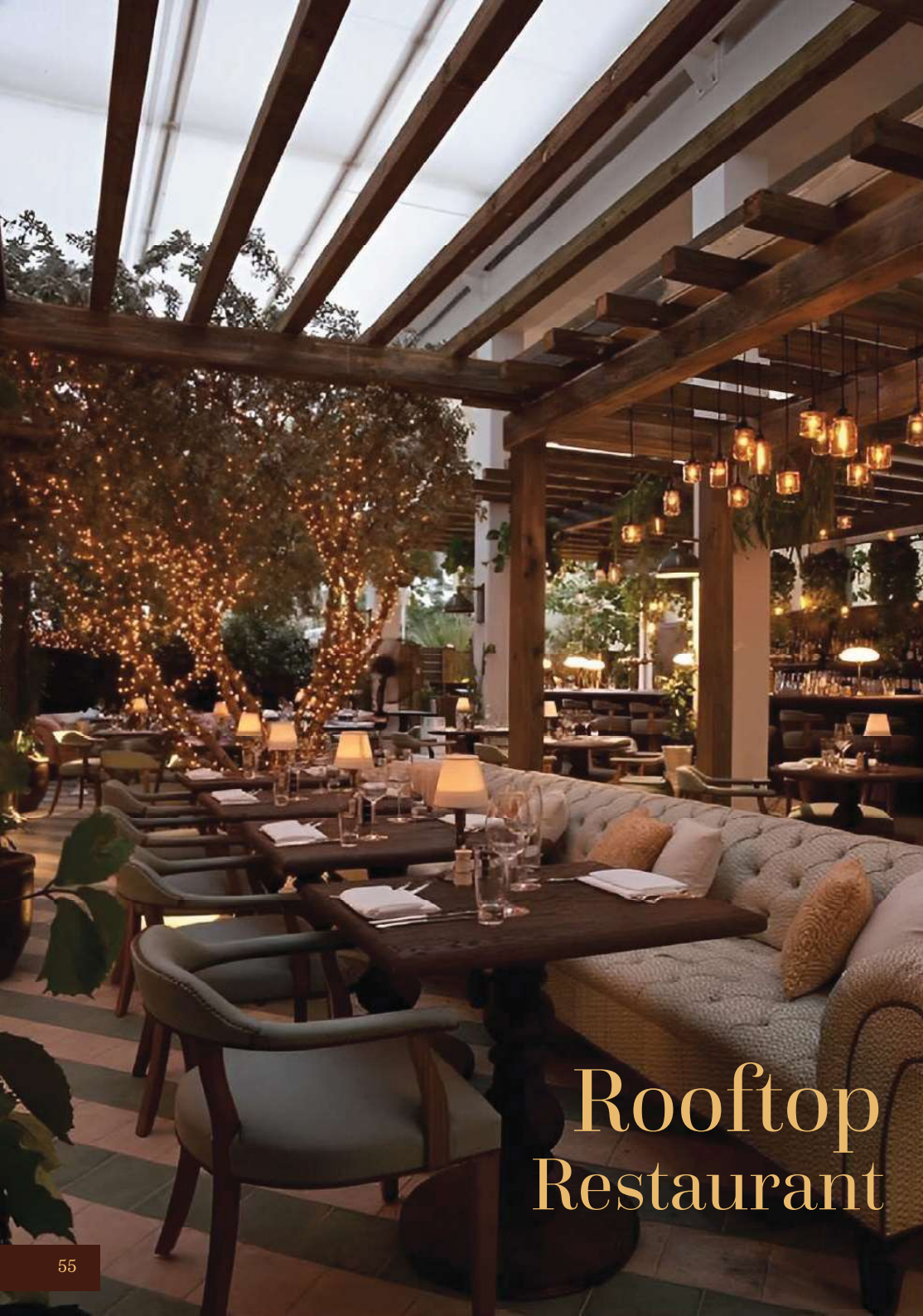




A
PLUSH
ENVIRON
FOR SUCCESSFUL
ENDEAVOURS



Push beyond success with S.K.CITY's commercial spaces meant to suit medium to large scale companies with diverse work requirements. Crafted to perfection with refined setting, these spaces are being designed to promote creativity as well as productivity.



Rooftop Restaurant



SKY-HIGH VIEW WITH A PALETTE

Set to be an ultimate dining and recreational experience, the rooftop restaurant at The S.K.CITY will be distinguished for exceptional Service and elegant atmosphere with a view of the skyline



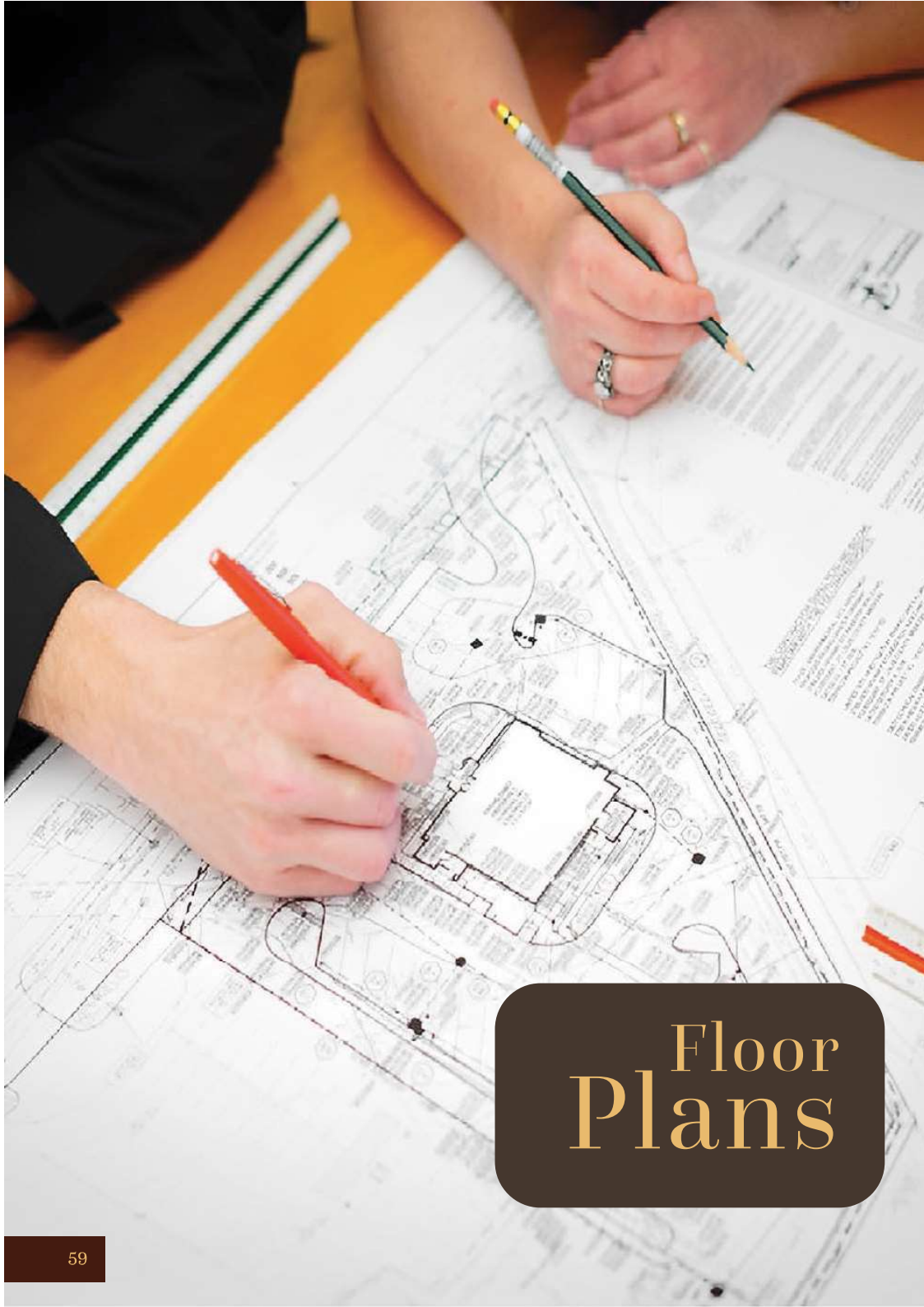


VIBES OF A COSMOPOLITAN LIFE

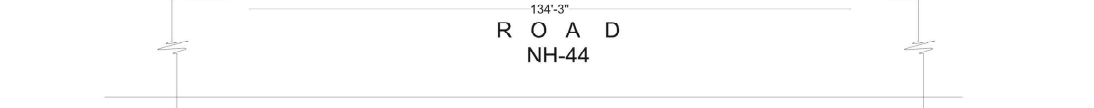
Rooftop restaurant welcomes the Mall's visitors to sample authentic cuisine while relishing the surrounding landscape. Attentive service and delicious food are set against a backdrop of sophisticated and elegant architectural details.

The Rooftop Restaurant providing the perfect setting for a relaxing break and replenishing snack after a long day of shopping.





Floor Plans



Note
Preliminary conceptual drawings fit for discussion purpose only

BASEMENT-3 FLOOR PLAN

Nos of Car :77
Nos of Two Wheelers :120

Proposed **S.K.CITY**
At Kandlakoya, MEDCHAL.

BASEMENT FLOOR-3 B.AREA : 26253.0 Sft

TOTAL PLOT AREA :
3840.0 Sqyds or 3210.70 Sqmts



BASEMENT - 2 FLOOR PLAN

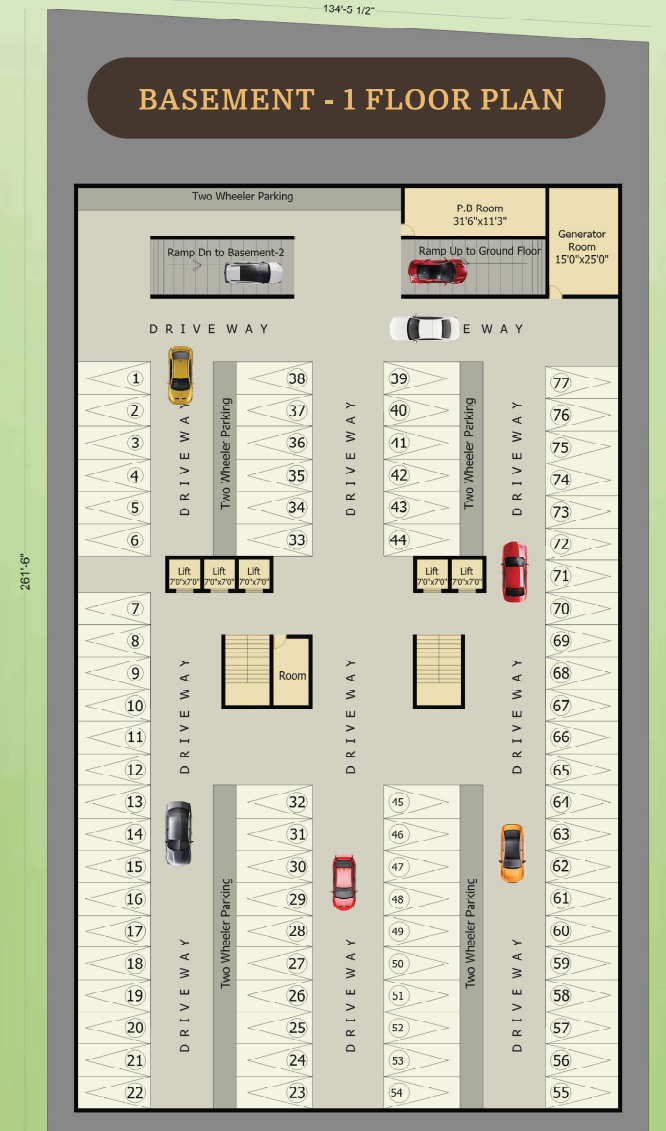


134'-3"
R O A D
NH-44

BASEMENT-2 FLOOR PLAN

Nos of Car :77
Nos of Two Wheelers :120

BASEMENT - 1 FLOOR PLAN



134'-3"
R O A D
NH-44

BASEMENT-1 FLOOR PLAN

Nos of Car :77
Nos of Two Wheelers :120

BASEMENT FLOOR-2 B.AREA : 26253.0 Sft

TOTAL PLOT AREA :
3840.0 Sqyds or 3210.70 Sqmts



BASEMENT FLOOR-1 B.AREA : 26253.0 Sft

TOTAL PLOT AREA :
3840.0 Sqyds or 3210.70 Sqmts



Proposed **S.K.CITY**
At Kandlakoya, MEDCHAL.

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Note
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GROUND FLOOR PLAN

Proposed **S.K.CITY**
At Kandlakoya, MEDCHAL.

GROUND FLOOR B.AREA : 18,026.0 Sft

TOTAL PLOT AREA :
3840.0 Sqyds or 3210.70 Sqmts



Proposed **S.K.CITY**
At Kandlakoya, MEDCHAL.

FIRST FLOOR B.AREA : 16,238.0 Sft

TOTAL PLOT AREA :
3840.0 Sqyds or 3210.70 Sqmts





SECOND FLOOR PLAN

SHOW ROOM AREA
 CARPET AREA : 17,357.0 (Sft)
 SALEABLE AREA : 23,431.0 (Sft)



SECOND FLOOR PLAN

Note
 Preliminary conceptual drawings fit for discussion purpose only



3-7 FLOOR PLAN

Space	CARPET AREA	SALEABLE AREA
OFFICE-1	1767.0 Sft	2385.0 Sft
OFFICE-2	1767.0 Sft	2385.0 Sft
OFFICE-3	1767.0 Sft	2385.0 Sft
OFFICE-4	1767.0 Sft	2385.0 Sft
OFFICE-5	1767.0 Sft	2385.0 Sft
OFFICE-6	1767.0 Sft	2385.0 Sft
OFFICE-7	1767.0 Sft	2385.0 Sft
OFFICE-8	1767.0 Sft	2385.0 Sft
SHOP-1	246.0 Sft	320.0 Sft
SHOP-2	210.0 Sft	273.0 Sft



3rd,4th,5th,6th, & 7th FLOOR PLAN

Note
 Preliminary conceptual drawings fit for discussion purpose only

Proposed S.K. CITY
 At Kandlakoya, MEDCHAL.

SECOND FLOOR B.AREA : 19,649.0 Sft

TOTAL PLOT AREA :
 3840.0 Sqyds or 3210.70 Sqmts



Proposed S.K. CITY
 At Kandlakoya, MEDCHAL.

THIRD FLOOR B.AREA : 19,649.0 Sft

TOTAL PLOT AREA :
 3840.0 Sqyds or 3210.70 Sqmts





8TH & 9TH FLOOR PLAN

8th & 9th FLOOR PLAN

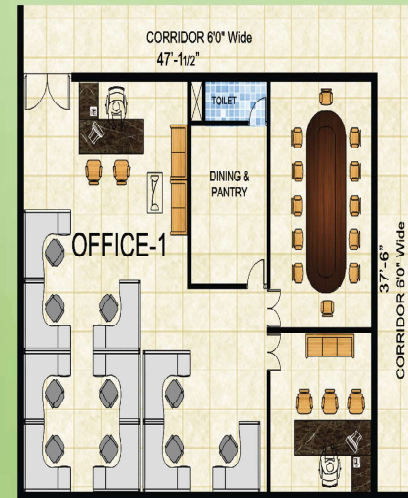
Flat No.	Facing	Type	Area as per RERA			Saleable Area (Sft)
			Carpet Area(Sft)	Balcony (Sft)	Utility (Sft)	
1	East	3BHK(3 Toilets)	1469.0 Sft	360.0 Sft	51.0 Sft	2444.0 Sft
2	East	3BHK(3 Toilets)	1520.0 Sft	300.0 Sft	60.0 Sft	2444.0 Sft
3	West	3BHK(3 Toilets)	1597.0 Sft	112.0 Sft	60.0 Sft	2299.0 Sft
4	West	3BHK(3 Toilets)	1548.0 Sft	168.0 Sft	51.0 Sft	2299.0 Sft
5	East	3BHK(3 Toilets)	1534.0 Sft	182.0 Sft	51.0 Sft	2297.0 Sft
6	East	3BHK(3 Toilets)	1587.0 Sft	122.0 Sft	60.0 Sft	2297.0 Sft
7	West	3BHK(3 Toilets)	1698.0 Sft	122.0 Sft	60.0 Sft	2444.0 Sft
8	West	3BHK(3 Toilets)	1647.0 Sft	182.0 Sft	51.0 Sft	2444.0 Sft

Note
Preliminary conceptual drawings fit for discussion purpose only

Proposed S.K.CITY At Kandlakoya, MEDCHAL.

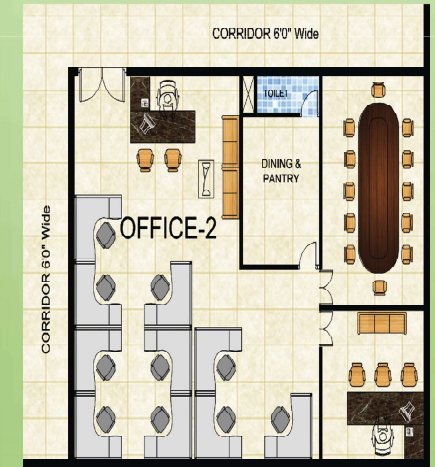
8th & 9th FLOOR B.AREA : 19,640.0 Sft

TOTAL PLOT AREA :
3840.0 Sqyds or 3210.70 Sqmts



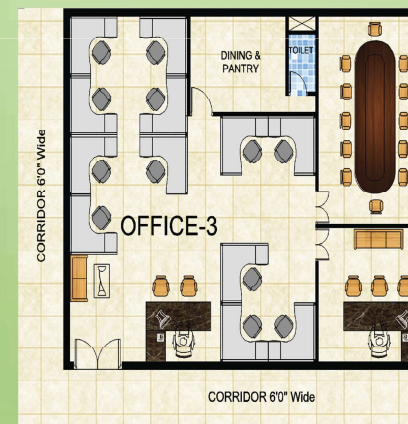
SPACE	CARPET AREA	SALEABLE
OFFICE-1	1767.0 Sft	2385.0 Sft

OFFICE - 01 FLOOR PLAN



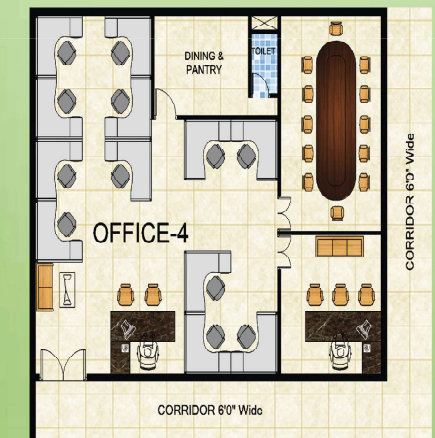
SPACE	CARPET AREA	SALEABLE
OFFICE-1	1767.0 Sft	2385.0 Sft

OFFICE - 02 FLOOR PLAN



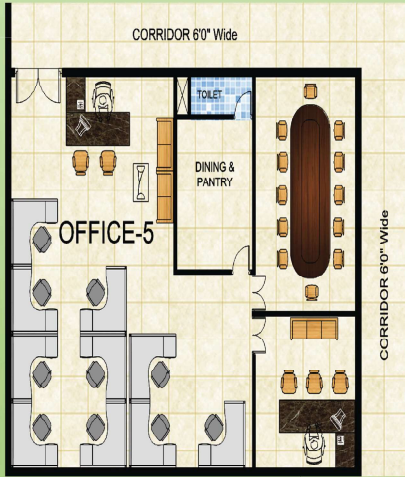
SPACE	CARPET AREA	SALEABLE
OFFICE-1	1767.0 Sft	2385.0 Sft

OFFICE - 03 FLOOR PLAN



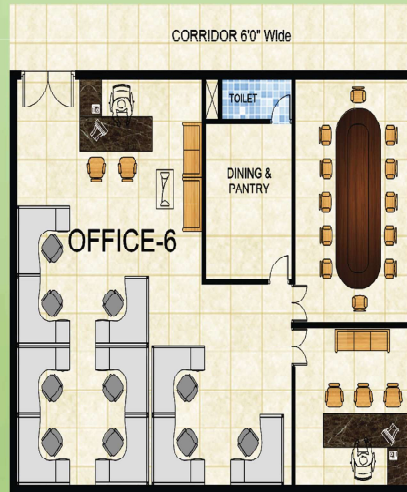
SPACE	CARPET AREA	SALEABLE
OFFICE-1	1767.0 Sft	2385.0 Sft

OFFICE - 04 FLOOR PLAN



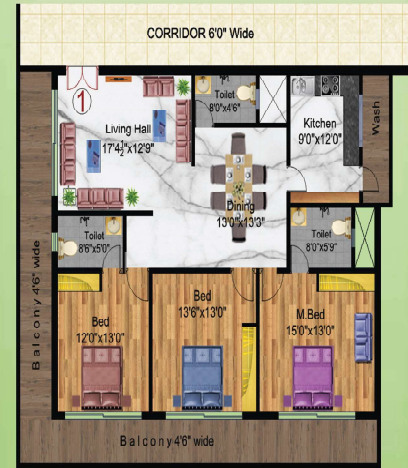
SPACE	CARPET AREA	SALEABLE
OFFICE-5	1767.0 Sft	2385.0 Sft

OFFICE - 05 FLOOR PLAN



SPACE	CARPET AREA	SALEABLE
OFFICE-6	1767.0 Sft	2385.0 Sft

OFFICE - 06 FLOOR PLAN



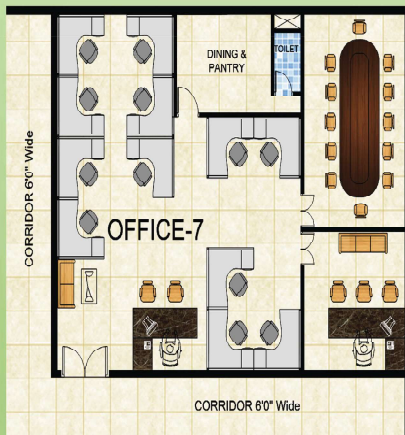
FLAT No	FACING	TYPE	CARPET AREA (Sft)	BALCONY (Sft)	UTILITY (Sft)	SALEABLE AREA (Sft)
1	FAST	3BHK (3 Toilet)	1489.0 Sft	360.0 Sft	51.0 Sft	2444.0 Sft

FLAT - 01 FLOOR PLAN



FLAT No	FACING	TYPE	CARPET AREA (Sft)	BALCONY (Sft)	UTILITY (Sft)	SALEABLE AREA (Sft)
2	EAST	3BHK (3 Toilet)	1520.0 Sft	300.0 Sft	60.0 Sft	2444.0 Sft

FLAT - 02 FLOOR PLAN



SPACE	CARPET AREA	SALEABLE
OFFICE-7	1767.0 Sft	2385.0 Sft

OFFICE - 07 FLOOR PLAN



TERRACE FLOOR PLAN



FLAT No	FACING	TYPE	CARPET AREA (Sft)	BALCONY (Sft)	UTILITY (Sft)	SALEABLE AREA (Sft)
3	WEST	3BHK (3 Toilet)	1597.0 Sft	112.0 Sft	60.0 Sft	2299.0 Sft

FLAT - 03 FLOOR PLAN



FLAT No	FACING	TYPE	CARPET AREA (Sft)	BALCONY (Sft)	UTILITY (Sft)	SALEABLE AREA (Sft)
4	WEST	3BHK (3 Toilet)	1548.0 Sft	168.0 Sft	51.0 Sft	2299.0 Sft

FLAT - 04 FLOOR PLAN



FLAT No	FACING	TYPE	CARPET AREA (Sft)	BALCONY (Sft)	UTILITY (Sft)	SALEABLE AREA (Sft)
5	EAST	3BHK (3 Toilet)	1534.0 Sft	182.0 Sft	51.0 Sft	2297.0 Sft

FLAT No	FACING	TYPE	CARPET AREA (Sft)	BALCONY (Sft)	UTILITY (Sft)	SALEABLE AREA (Sft)
6	EAST	3BHK (3 Toilet)	1587.0 Sft	122.0 Sft	60.0 Sft	2297.0 Sft

FLAT - 05 FLOOR PLAN

FLAT - 06 FLOOR PLAN

SPECIFICATIONS



FLAT No	FACING	TYPE	CARPET AREA (Sft)	BALCONY (Sft)	UTILITY (Sft)	SALEABLE AREA (Sft)
7	WEST	3BHK (3 Toilet)	1898.0 Sft	122.0 Sft	60.0 Sft	2244.0 Sft

FLAT No	FACING	TYPE	CARPET AREA (Sft)	BALCONY (Sft)	UTILITY (Sft)	SALEABLE AREA (Sft)
8	WEST	3BHK (3 Toilet)	1647.0 Sft	162.0 Sft	51.0 Sft	2244.0 Sft

FLAT - 07 FLOOR PLAN

FLAT - 08 FLOOR PLAN

SPECIFICATIONS :

STRUCTURE	: Earthquake Resistant Foundation with RCC framed structure to withstand wind & seismic loads.
SUPER STRUCTURE	: "Red Bricks for external walls and 4" thick red bricks for internal walls of Top Quality & Malze or Cement Bricks."
PLASTERING	: INTERNAL WALLS : 12MM cout cement plaster with smooth finishing by sand and Ultratech or Birla Cement or equivalent with Bida Putty or equivalent finish. SHUTTER FOR RETAIL (G+1 : Motorized perforated shutter for all units of repute make with 12-15mm toughened spider glazing glass walls and designer hardware of reputed make. INTERNAL DOORS FOR COMMERCIAL (3RD to 9TH) : Indian BT or African Teak wood frame with designer flush shutter with two sides green ply veneer with melamine polishing and reputed hardware fitting powder coated aluminum Shutter.
"JOINERY DOOR WORKS	: TOILET DOORS :Indian BT or African Teak wood frame and water proof fire rated WPC Shutter with green ply veneer or equivalent, fitted with reputed hardware." WINDOWS : 2.5 track UPVC window systems of Fenesta or LG or equivalent with 5 mm glass. GRILLS : Aesthetically designed bright steel grills with Asian enamel paint finish or equivalent.
PAINTING	: INTERNAL (Walls) :2 costs of 2 MM each water proof Birla Wall care putty finish with 2 coat of Acrylic emulsion Asian paint over a coat of primer. Acrylic emulsion Asian Paint for all service areas. Designer Gypsum board False ceiling covering the wiring of sound Speaker, LED Lights (Havella, Luker, Casa or Syska) HVAC ducting, Smoke detector, Water Sprinkler in the entire common area. EXTERNAL :High Performance structural double Glazing facade with combination of Italian Marble Facades, stone cladding, 3 mm tiles, 8 mm thick refractive glass," ACP cladding and Texture paint finish over 2 coat of Ultima exterior emulsion paint on all the three sides. Front full and other sides half. (As per design)

SPECIFICATIONS :

FLOORING	: COMMON AREA : Italian Marble flooring or high quality granite. TOILETS : Anti-skid and acid resistant tiles of luxury look of Kajaria / somany or RAK make. "STAIRCASE / CORRIDOR : Aesthetical Combination of granite, stone and vitrified tiles as per architectural design.
PARKING	: "Parking in the cellar and driveway with VDF floor ing and cobbles Stones 4" by 4". Rampa & Ground floor with Combination of Parking Tiles, Tandoor stones blocks and Inter locking pavement blocks."(Ultra Company Make Parking Tiles or reputed make.)
DADOING	: STAIRCASE : Granite dedo up to 4' feet height (G+2 floors) "TOILETS : Rough Granite/Glazed/Matt Ceramic tile 2'X1' of Kajaria, Somany or RAK make up to Ceiling height"
C.R FITTINGS & SANITARY FITTINGS	: All sanitary fixtures of superior TOTO or Kohler or equivalent. Black polished Granite top with counter washbasin & full size mirror. Wall mounted EWC of TOTO or Kohler with concealed flush tank of Grohe. Urinals of kohler diverter with shower. All CP fitting are chrome plated and superior quality of Grohe or Kohler or equivalent make.
ELECTRICAL	: Concealed copper wiring of Havells or Finolex make and modular switches of Legrand-Myrius make or equivalent make. Provision of High end A/c's ducting & power outlets for air conditioners. Exhaust fans in all toilets. Provision of State of art centrally Air conditioning system (G+2) and common area and separate air handling Units (AHTJ's) for every floor unit with AC ducts extended up to each unit. (Excluding Internal air conditioning inside area of each units) (If converted into Mall). CT Power supply or each unit with individual meter boards. (As per electricity distribution department) Miniature Circuit Breaker(MCB) of Legrand or Schneider or equivalent make.
Lift	: 6 lifts and 4 Escalators.



**S.K.PLATINUM SHOPPING MALL
AT GAGANPAHAD MAIN ROAD, SHAMSHABAD.**

COMPLETED PROJECTS

1. SK TOWER AT MG ROAD
2. S.K MALL AT VIDYANAGAR
3. SK GRAND RESIDENTIAL AT M.L.A COLONY
4. SK SKYLINE CONDOS AT ALWAL
5. RITESH PRMIER TOWER AT KARKHANA & MANY MORE



**S.K.SIGNATURE SHOPPING CUM RESIDENTIAL
AT GAGANPAHAD MAIN ROAD,
SHAMSHABAD.**



**S.K.CITY SHOPPING MALL AT
KANDLAKOYA, MEDCHAL**



S.K.LUXURY SKY AT GAGANPAHAD MAIN ROAD, SHAMSHABAD



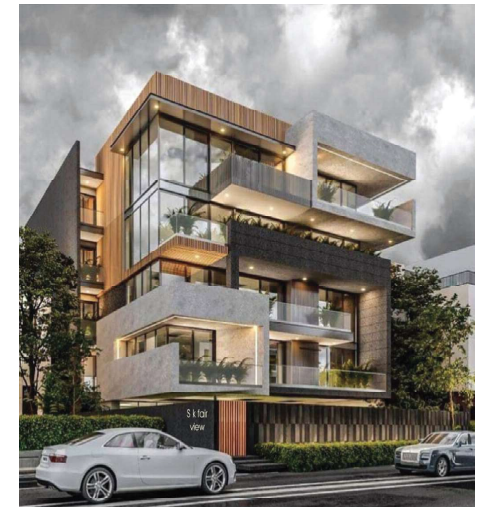
**S.K.TWO AT GAGANPAHAD MAIN ROAD
SHAMSHABAD**

**UP COMING PROJECTS AT
GAGANPAHAD MAIN ROAD SHAMSHABAD**

- A BLOCK S K PLATINUM SHOPPING MALL 4 lakh Sft
- B BLOCK SK SIGNATURE SHOPPING CUM RESIDENTIAL 6 lakh SET .
- C BLOCK SK GREEN RESIDENTIAL APARTMENTS 4 lakh SFT
- D BLOCK CLUB HOUSE 25000 sft E BLOCK SK GREEN RESIDENTIAL APARTMENTS 3 lakh sft



**S.K.HEIGHT AT VIDYA NAGAR,
HYDERABAD**



**S.K.FAIR VIEW AT KAVERI HILL,
HYDERABAD**



S.K.GOLDEN PLAZA COMMERCIAL BUILDING AT NEXT TO RAMOJI FILMCITY,
ABDULLAPURMET



S.K.GREEN VALLEY AT NEXT TO
RAMOJI FILM CITY , ABDULLAPURMET



S.K.ONE AT GAGANPAHAD,
SHAMSHABAD, HYD

UP COMING PROJECTS AT RAMOJI FILM CITY, ABDULLAPURMET

- A 100000 SFT SHOPPING CUM COMMERCIAL
- B S K GREEN VALLEY NEXT TO RAMOJI FILM CITY ,8 BUNGALOWS 3000 SFT EACH



S.K.INFRA PROJECTS

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