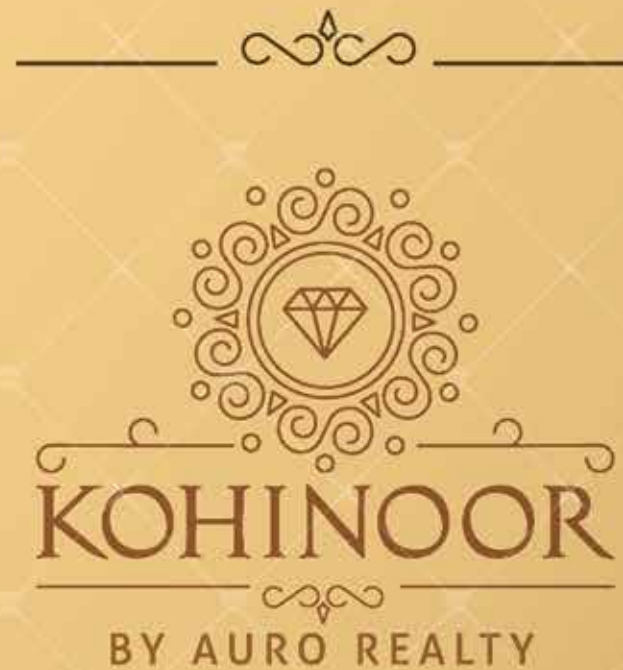


UNFOLD A HIGH END EXPERIENCE



A GRANDEUR GLORIFIED WITH AFFLUENT EXPERIENCES



The composition of seven tallest towers in hyderabad, Kohinoor stands as a symbol of abundant luxury reserved for a privileged few. Thoughtfully designed to reflect a radiant, top-tier lifestyle, it is inspired by the timeless brilliance of a true diamond. Located in the hitec city alongside natures color palette of soothing greens, Kohinoor offers an elevated way of life, one that blends grandeur, clarity, and aspiration with every detail.



LUXURIOUS 2, 3 & 4 BHK APARTMENTS | 80% OPEN SPACE FOR LEISURE
50,000 SQ. FT. OF CLUBHOUSE | 40+ RECREATIONAL ACTIVITIES | FULLY SECURED GATED COMMUNITY



MASTER LAYOUT



LEGENDS

1. Entry - 1
2. Entry - 2
3. Entry - 3
4. Floating Cabana
5. Open Air Theatre
6. Central Green Arena
7. Party Lawn
8. Barbeque Corner
9. Putting Green
10. Manicured Landscape
11. Guava Orchard
12. Flower Garden
13. Butterfly Garden
14. Birds' Park
15. Theme Garden
16. Pets' Garden
17. Herbs' Garden
18. Urban Farming
19. Nature's Walk
20. Plant Nursery
21. Maze Runner
22. Senior Citizens' Area
23. Reflexology Path
24. Children's Play Area
25. Tower Entry Way
26. Croquet Ball
27. Badminton Court
28. Soccer Ground
29. Beach Volleyball Court
30. Skating Rink
31. Box Cricket
32. Tennis Court
33. Basketball Court
34. Water Fountain
35. Lily Pool
36. Gazebo
37. Pergola
38. Mound and Sculpture Court
39. Readers' Hut
40. Yoga Hut
41. Jogging Track
42. Bicycle Parking
43. Convenience Store
44. Swimming Pool
45. Kids' Pool
46. Jacuzzi
47. Private Green Area
48. Open Gym
49. Guard Room
50. Signage Wall

EXPERIENCES DESIGNED TO CREATE EXCITING STORIES



An amalgamation of Sports
Fitness and Leisure



Swimming Pool



Open Air Theatre



Tennis Court, Soccer Ground and Box Cricket



Open Gym

INDULGENCE THAT SETS A NEW STANDARD

— — — — —
50,000 Sq. Ft. of
Grand Clubhouse



Banquet Hall



Yoga, Zumba & Aerobics Room



Fully Equipped Gymnasium



Mini Theatre



Squash Court

TOWER IMPERIAL

CLUSTER PLAN

**3 BHK ULTIMA UNIT 1
EAST FACING
2179 SQ. FT.**

**3 BHK ULTIMA UNIT 6
NORTH FACING
2172 SQ. FT.**

**3 BHK ULTIMA UNIT 2
EAST FACING
2188 SQ. FT.**

**3 BHK ULTIMA UNIT 3
WEST FACING
2154 SQ. FT.**

**3 BHK ULTIMA UNIT 4
NORTH FACING
2212 SQ. FT.**

**3 BHK ULTIMA UNIT 5
WEST FACING
2188 SQ. FT.**



Disclaimer: Tolerance of + / - 2% is possible in the unit areas on account of Design and Construction variances.

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TOWER JEWEL

CLUSTER PLAN

3 BHK ULTIMA UNIT 1
EAST FACING
2192 SQ. FT.

3 BHK ULTIMA UNIT 6
NORTH FACING
2172 SQ. FT.

3 BHK ULTIMA UNIT 2
EAST FACING
2216 SQ. FT.

3 BHK ULTIMA UNIT 3
WEST FACING
2277 SQ. FT.

3 BHK ULTIMA UNIT 4
NORTH FACING
2212 SQ. FT.

3 BHK ULTIMA UNIT 5
WEST FACING
2188 SQ. FT.



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TOWER SPARKLE

CLUSTER PLAN

3 BHK ULTIMA UNIT 1
EAST FACING
1952 SQ. FT.

3 BHK ULTIMA UNIT 6
NORTH FACING
1949 SQ. FT.

3 BHK ULTIMA UNIT 2
EAST FACING
1951 SQ. FT.

3 BHK ULTIMA UNIT 3
WEST FACING
1904 SQ. FT.

3 BHK OPTIMA UNIT 4
NORTH FACING
1965 SQ. FT.

3 BHK OPTIMA UNIT 5
WEST FACING
1949 SQ. FT.



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TOWER DAZZLE

CLUSTER PLAN

4 BHK ULTIMA UNIT 1
EAST FACING
3113 SQ. FT.



4 BHK OPTIMA UNIT 2
WEST FACING
2948 SQ. FT.



4 BHK ULTIMA UNIT 4
EAST FACING
2937 SQ. FT.



4 BHK OPTIMA UNIT 3
NORTH FACING
2822 SQ. FT.



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TOWER CRYSTAL

CLUSTER PLAN

3 BHK OPTIMA UNIT 1
EAST FACING
1431 SQ. FT.



3 BHK OPTIMA UNIT 8
EAST FACING
1431 SQ. FT.



3 BHK OPTIMA UNIT 7
EAST FACING
1431 SQ. FT.



3 BHK OPTIMA UNIT 2
EAST FACING
1431 SQ. FT.



3 BHK OPTIMA UNIT 3
WEST FACING
1456 SQ. FT.



3 BHK OPTIMA UNIT 4
WEST FACING
1456 SQ. FT.



2 BHK OPTIMA UNIT 5
NORTH FACING
1296 SQ. FT.



2 BHK OPTIMA UNIT 6
NORTH FACING
1296 SQ. FT.



Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

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TOWER REGAL

CLUSTER PLAN

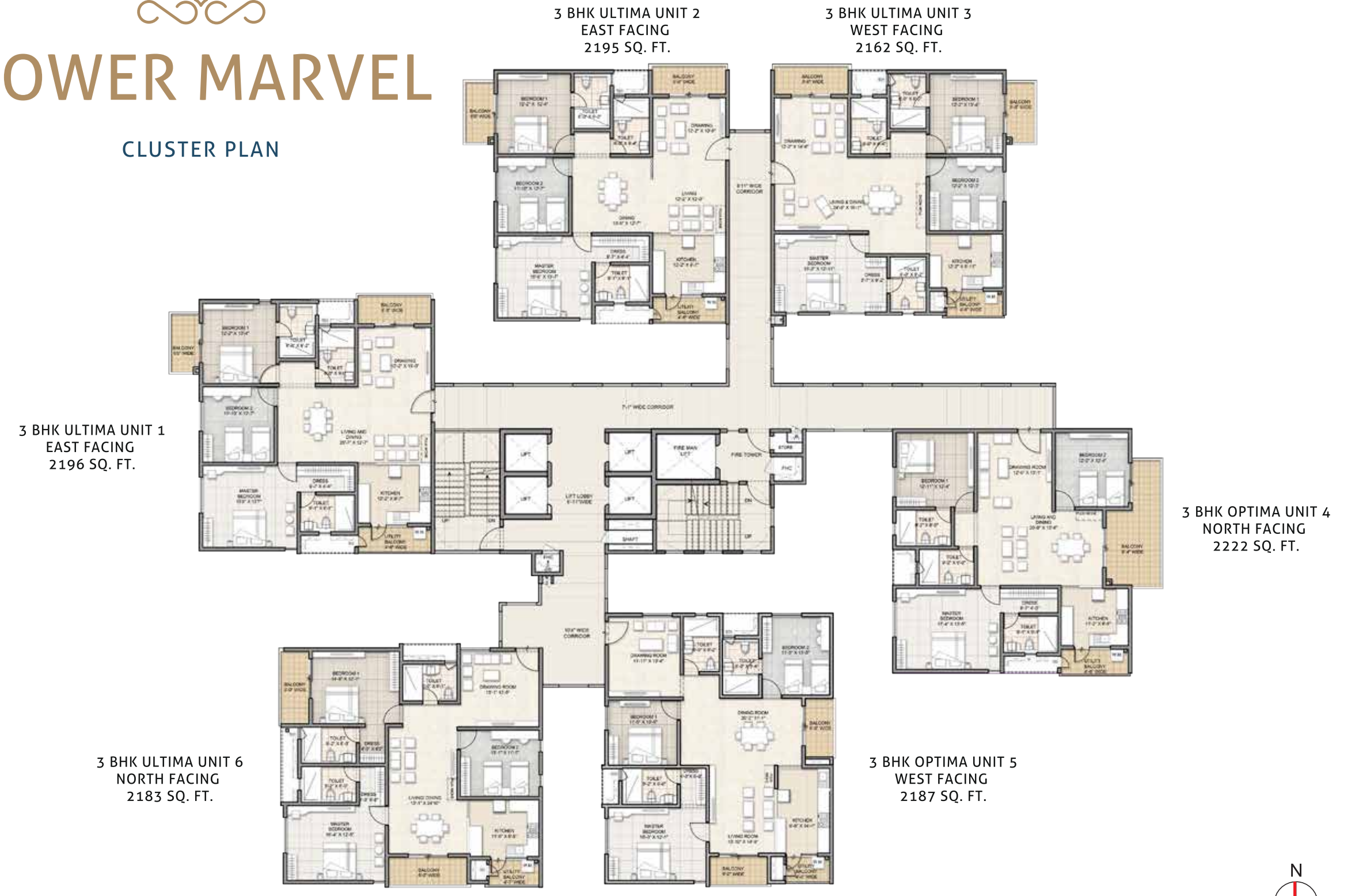


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TOWER MARVEL

CLUSTER PLAN



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AT A GLANCE

STRUCTURE

- R.C.C. Shear wall framed Super Structure
- Cement Concrete Blocks for Non-structural Members (Wherever needed)

WALLS

- Elegant and Double Height Entrance Lobby in each tower

FLOORING

- DRAWING, LIVING, DINING: Marble flooring of Superior Quality in 3 & 4 BHK, Vitrified floor tiles of Superior Quality in 2 BHK
- MASTER BEDROOM: Wooden flooring of Superior Quality in 4 BHK, Vitrified floor tiles of Superior Quality in 2 BHK & 3 BHK
- OTHER BEDROOMS & KITCHEN: Vitrified floor tiles of Superior Quality in all the typologies
- BATHROOMS: Anti-skid Vitrified/ Ceramic floor tiles of Superior Quality
- ALL BALCONIES: Anti-Skid Vitrified / Ceramic floor tiles of Superior Quality
- CORRIDORS: Vitrified / Ceramic floor tiles of Superior Quality
- STAIRCASE: Vitrified / Cement floor tiles of Superior Quality
- LIFT LOBBY AREA: Vitrified tile of Superior Quality

TILE CLADDING

- KITCHEN: Ceramic tiles up to 600mm high above kitchen platform of Superior quality
- BATHROOMS: Vitrified tiles up to lintel height of Superior quality
- UTILITIES: Vitrified/Ceramic tiles up to sill height of Superior quality
- LIFT LOBBY AREA: Granite/Marble/Vitrified tile cladding of Superior quality

DOORS & WINDOWS

- MAIN DOOR: Teak wood/Engineered wood frame and Shutter finished with Melamine polish and fixed with reputed make hardware
- INTERNAL DOORS: Manufactured Hard Wood Door Frame & Laminate Shutter and Hardware of Reputed Make
- UTILITY DOORS: UPVC / Aluminium alloy framed Door Framed system with toughened glass
- SLIDING DOORS / FRENCH DOORS: UPVC / Aluminium alloy Door framed glass sliding door
- WINDOW: UPVC / Aluminium alloy framed window system with toughened glass and provision for mosquito mesh track
- BALCONY RAILINGS: Aesthetically Designed Glass Railing in all floors

WALL FINISHES

- INTERNAL WALLS/CEILING: Smooth putty finish with two coats of Premium Acrylic Emulsion Paint of Reputed make, over a Coat of Primer
- EXTERNAL WALLS: Textured / Smooth finish with two Coats of Exterior Emulsion Paint of Reputed Make

KITCHEN

- Granite platform with Stainless Steel Sink of Superior Quality
- 5 power points in kitchen with multi-pin 6/16A sockets (Chimney, Refrigerator, Microwave, Mixer/grinder, and water purifier)

BATHROOMS

- Glass Shower Partition in Master bedroom Bathroom of all Typologies
- Counter Top Washbasins of reputed make
- EWC with concealed cistern of reputed make
- Single lever wall mixer and shower of reputed make

- C.P fittings of reputed make
- Grid Ceiling to cover Service Lines

ELECTRICAL

- "3 Phase" power supply for each unit with individual meter boards
- Concealed copper wiring of reputed make with Sufficient Power Outlets and Light Points
- Miniature Circuit Breakers (MCB) of reputed make for distribution boards.
- Lightning arrester for the tower & aviation lamp
- Provision for Installation of Spilt ACs in the living room and all bedrooms.
- Modular Switches of reputed make

CABLE TV

- Provision for cable connection in master bedroom and living/drawing area

TELEPHONE / DATA CONNECTIONS

- Telephone Point in drawing / living & Master bedroom
- Provision for internet connection in drawing / living & Master bedroom

LIFTS

- High Speed Automatic Passenger Lifts of reputed make with rescue device and V3F for energy efficiency
- One High Speed Automatic Service lift of reputed make with rescue device and V3F for energy efficiency

POWER BACKUP

- 100% generator power back up for all the flats

WATER TREATMENT PLANT

- Treated Water made available through an exclusive
- Water Softening Plant
- Water Meters for each unit
- Rainwater Harvesting as per local regulation

SEWAGE TREATMENT PLANT

- Sewage Treatment plant of adequate capacity will be provided
- Treated Sewage Water will be used for Landscaping / Gardening and WC flushing

SECURITY

- Surveillance cameras at the main security; entrance of each block and at strategic locations
- Panic button and intercom is provided in the elevators, which is connected to the security
- Video Doorbell of reputed make is provided at the main door of every apartment.

PARKING MANAGEMENT

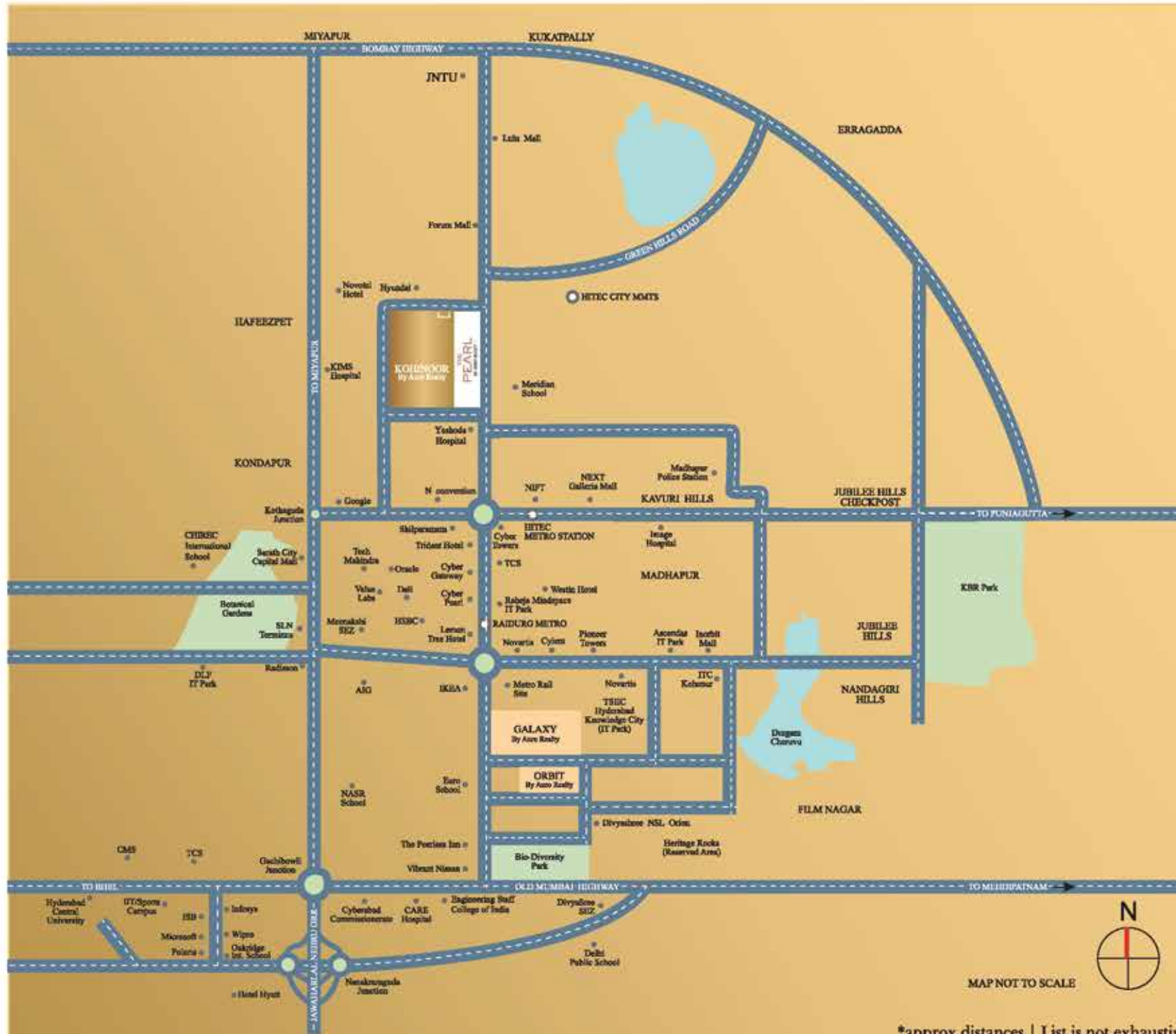
- Parking is optimally designed to suit the ease of parking. Parking signages are positioned at Strategic places to provide ease of manoeuvring and parking

GAS SUPPLY

- Gas supply to individual flats with prepaid/postpaid meters

FIRE & SAFETY

- Fire Water Tank and Fire Pumps located at Basement
- Fire Detection; Alarm system and Public-Address System
- Fire Hydrant & fire sprinkler system at basement, lobby and apartments.
- Portable Fire Extinguishers in the common areast



IT/Corporates*

Cyber Gateway - 4.9 km
Cyber Pearl - 4.9 km
Raheja Mindspace IT Park - 5.3 km
TSIIC Hyderabad Knowledge City - 6.4 km

Hospitals*

Image - 4.2 km
Apollo - 9.2 km

Care - 5.1 km

Yashoda - 1.8 km

KIMS - 4.1 km

Connectivity*

Cyber Tower Metro Station - 2.4 km
Gachibowli Outer Ring Road - 5.6 km
Rajiv Gandhi Int. Airport - 33.7 km
Raidurg Metro Station - 5.0 km

Hotels*

Trident - 2.9 km
Novotel - 1.3 km
Lemon Tree - 5.2 km

Entertainment*

Nexus Mall - 3.4 km
Inorbit Mall - 4.9 km
Botanical Garden - 3.6 km
N convention - 2.8 km

Lulu Mall - 5.3 km

Shilparamam - 3.2 km

Education*

CHIREC International School - 5.1 km
Delhi Public School - 9.1 km
Oakridge Int. School - 8.5 km
Meridian School - 2.2 km
The Gaudium School - 6.5 km

*approx distances | List is not exhaustive



Corporate Office: Auro Realty Private Limited, Galaxy, 21st Floor, Wing A, Plot No. 1, Sy. No. 83/1, Opp. IKEA, HITEC City, Hyderabad, Telangana - 500081.

Site Address: Plot No. 1 & 2 comprising in Survey No. 41/14 near HITEC City MMTS Station, R.R. District, Hyderabad, Telangana - 500085.

Tel: +91 91212 22726 | www.aurorealty.com

Disclaimer: This brochure with plans, specifications are purely indicative & representative, meant solely for promotional purpose & has no legal value.

Refer to "TS RERA WEBSITE" in detail of the Project. Approved by all leading Banks & Financial Institutions.

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