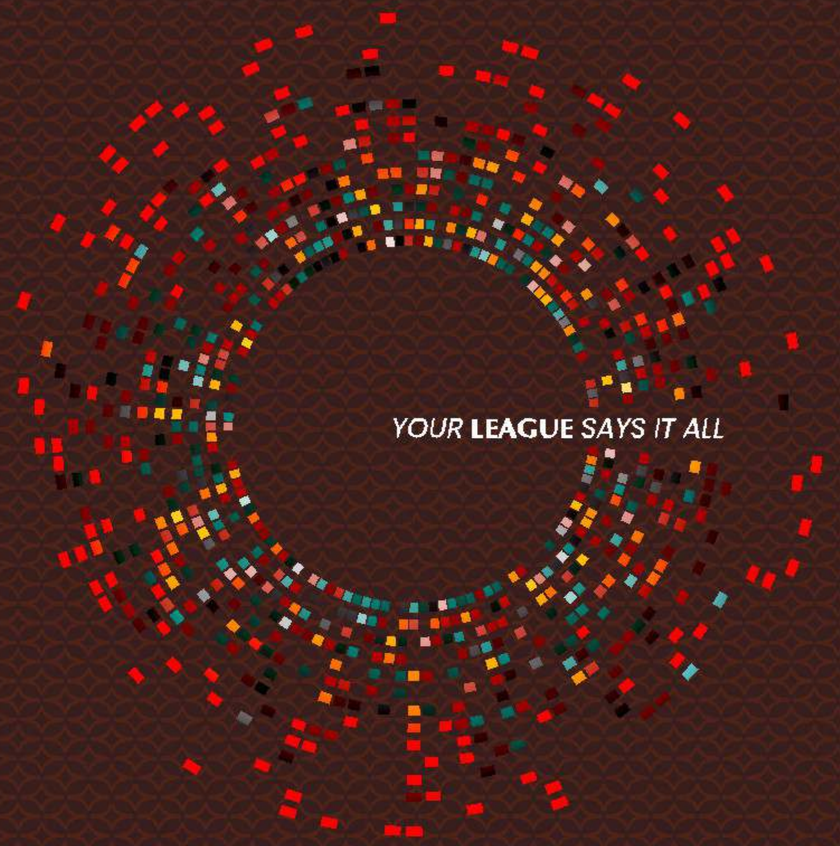
TS RERA NO: P02400007075

ARKA

A passionate offering by TEAM 4 LIFE SPACES

ARKA



the light that you radiate, inspires



ARKA

YOUR
LEAGUE
YOUR
PASSION
YOUR
LIGHT

AT NANAKRAMGUDA KHAJAGUDA, HYDERABAD.

BENCHMARK A LIFESTYLE



UNFOLD
A DREAM

ARKA

6 Towers

43 Floors

4/5 Units per floor

5 Elevators for each floor

2120 sft
TO 4410 sft



A LEAGUE HIGHER A LEAGUE BEYOND

The sheer sophistication and grandeur of Arka makes it an extraordinary address. The stately towers, the shimmering backdrop, the boulevards lit up in starlight and Hyderabad's glitterati come together in a breathtaking landscape. This is as awe inspiring as it gets.

ARKA

YOUR **LEAGUE** SAYS IT ALL

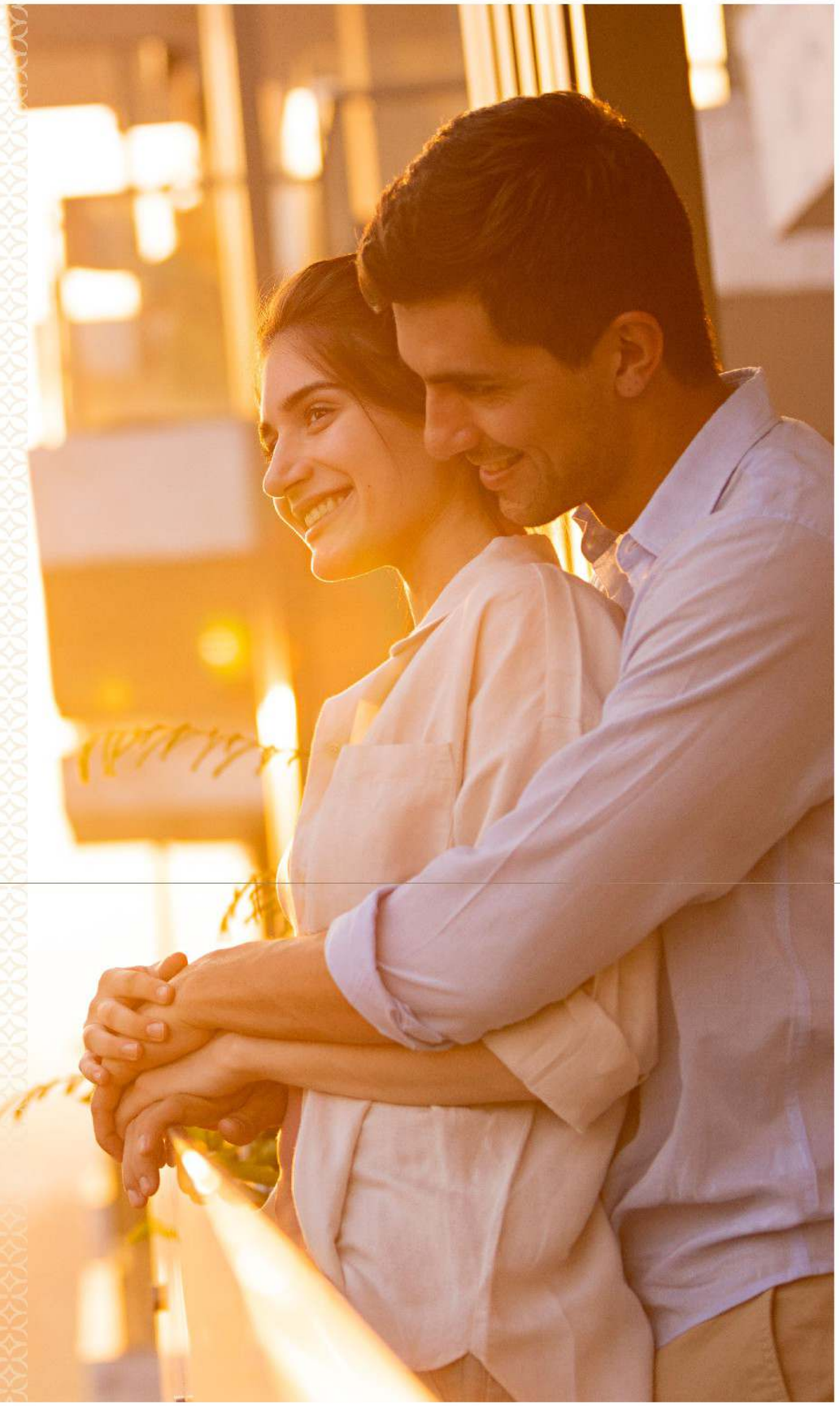


ARKA

YOUR **LEAGUE** SAYS IT ALL

THE LEAGUE THAT SETS YOU APART

Arka is a tribute to your aura. The level of sophistication achieved in this super-luxe project is unsurpassed, and its design concepts unmatched in the most elite strata of upscale Hyderabad. Created with a plethora of never-before superior features, Arka is a residential address that's all set to be the beckon light.



A CLASS APART



ENTER THE LEAGUE OF THE EXTRAORDINARY

The first impression must be perfect. And the absolutely stunning artistic entry plaza to the coveted landmark, sets the mood for the magic within. The design is unique, detailed and dramatic that exudes an aura of an uncompromising taste and fine detailing. Drive into a world that is the pinnacle of high living.

ARKA

YOUR **LEAGUE** SAYS IT ALL

THE
GREENER
LEAGUE

ARKA
YOUR LEAGUE SAYS IT ALL

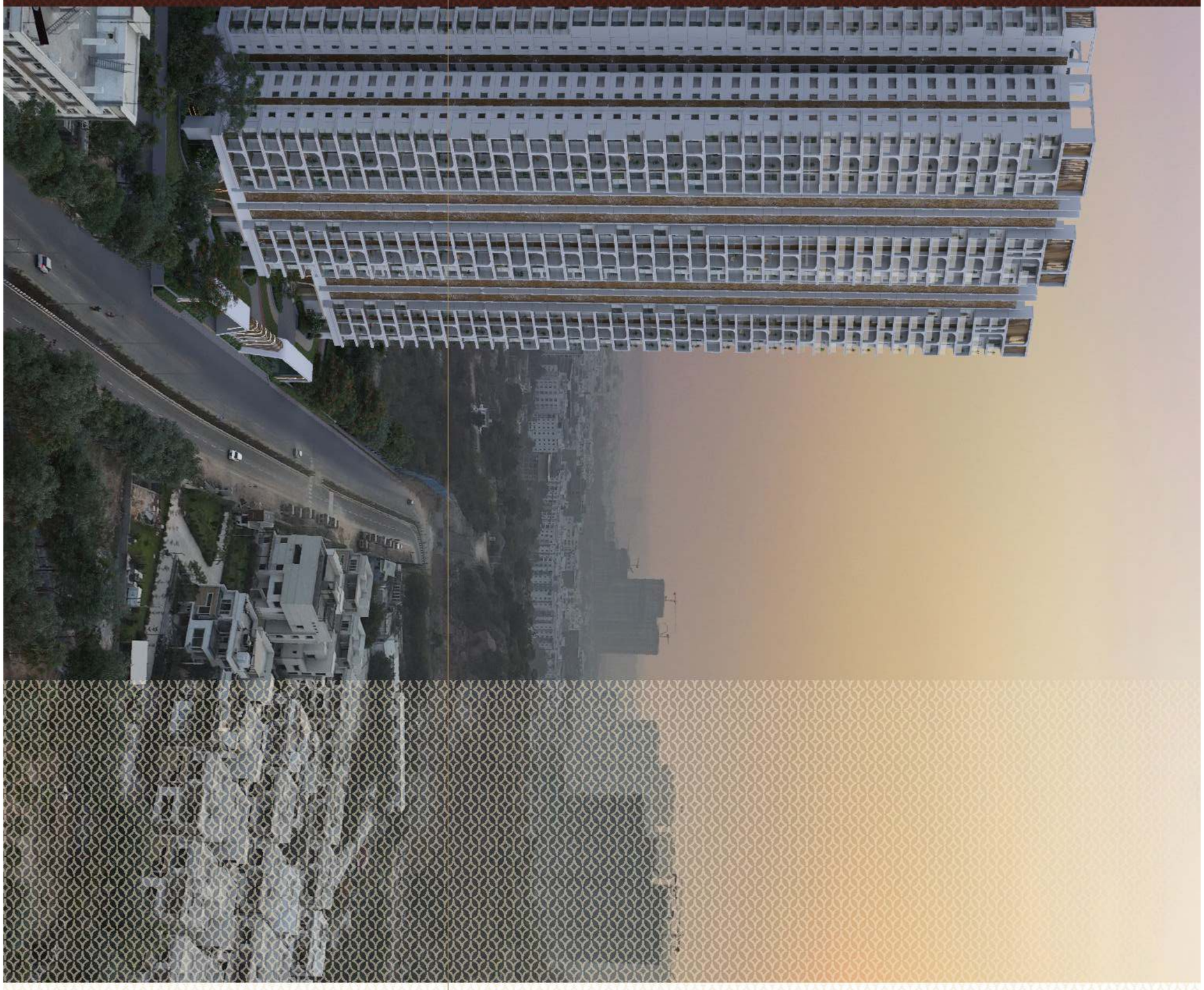

THE
LIVELIER
LEAGUE
ARKA
YOUR LEAGUE SAYS IT ALL


THE
EXCITING
LEAGUE
ARKA
YOUR LEAGUE SAYS IT ALL


THE DIFFERENT LEAGUE
ARCA
YOUR LEAGUE SAYS, IT ALL

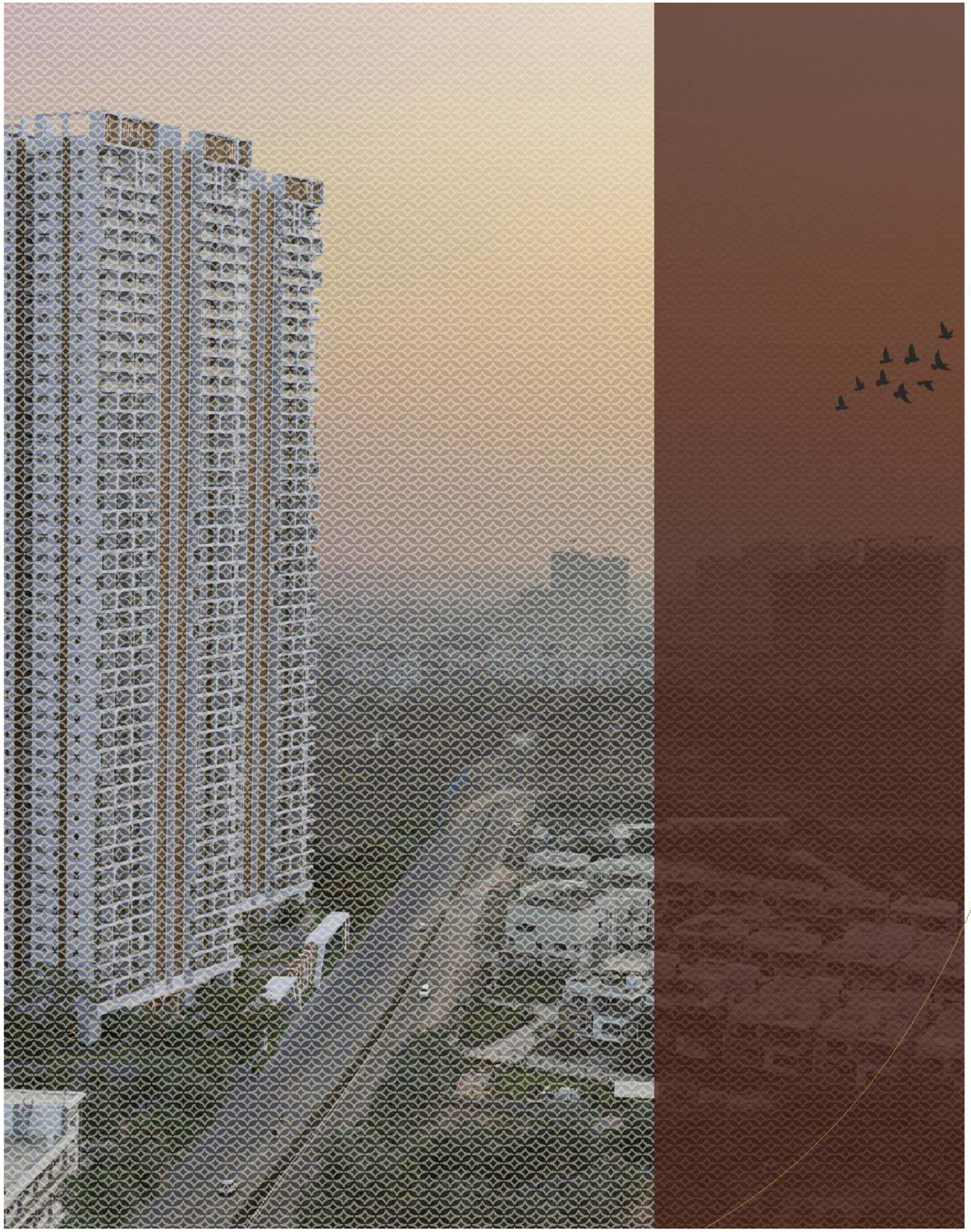
THE DIFFERENTIATING LIGHT

ARKA



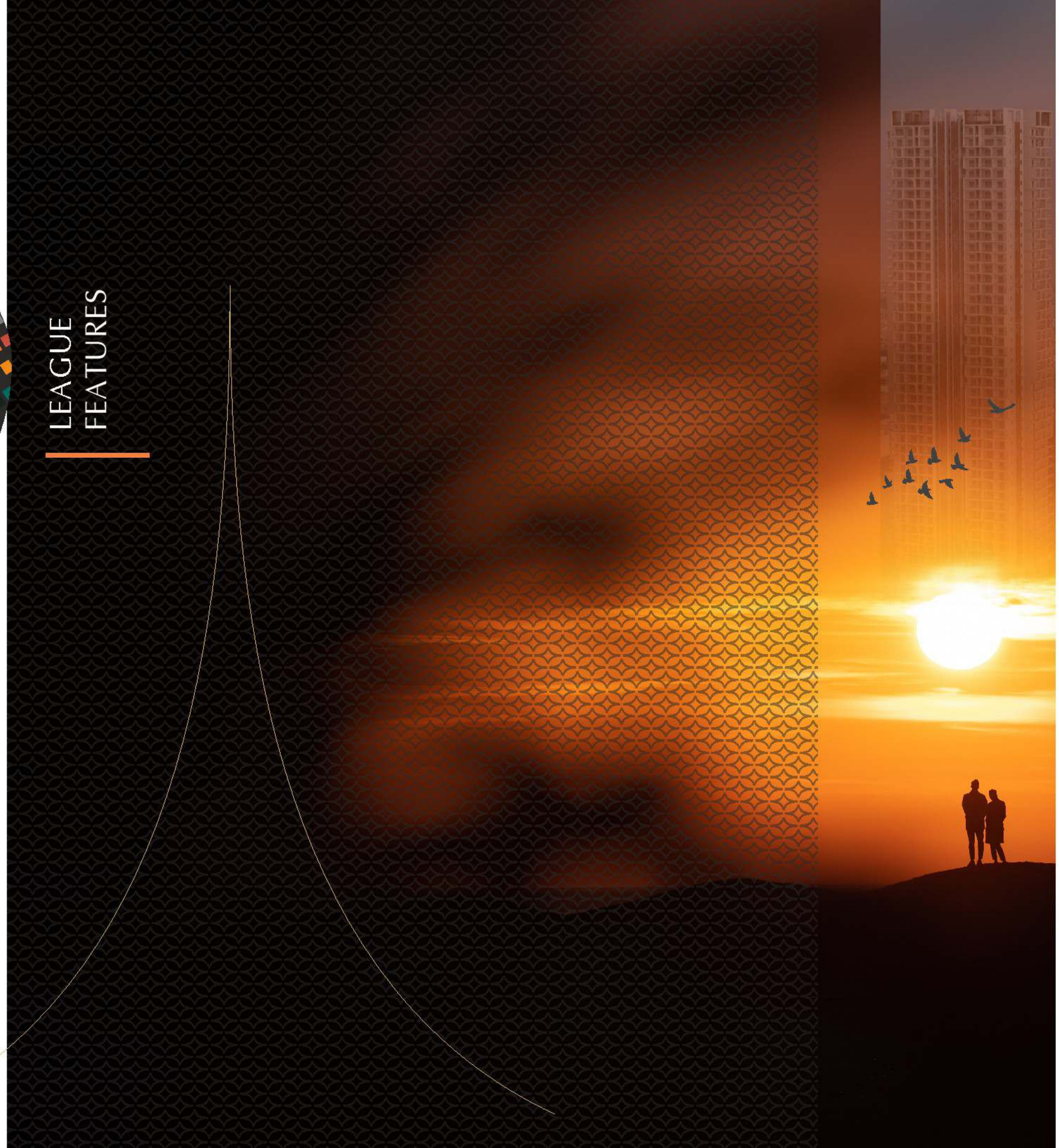
JUST YOUR

LEAGUE



THE
LEAGUE
THAT
DIFFERENTIATES
ASPIRATION &
ACHIEVEMENT

9 LEAGUE FEATURES



1. GRAND CENTRAL COURTYARD
2. ARCHITECTURE
3. ULTRA LUXURIOUS CLUBHOUSE
4. ULTRA LUXURY FEATURES
5. CHARM OF CORNER LIVING
6. EFFICIENT VERTICAL TRAVEL
7. GRAND PRIVATE ENTRANCE LOBBIES
8. DEDICATED AMENITIES FOR EACH TOWER
9. ADDRESS

ARKA
YOUR **LEAGUE** SAYS IT ALL



1

GRAND CENTRAL COURTYARD



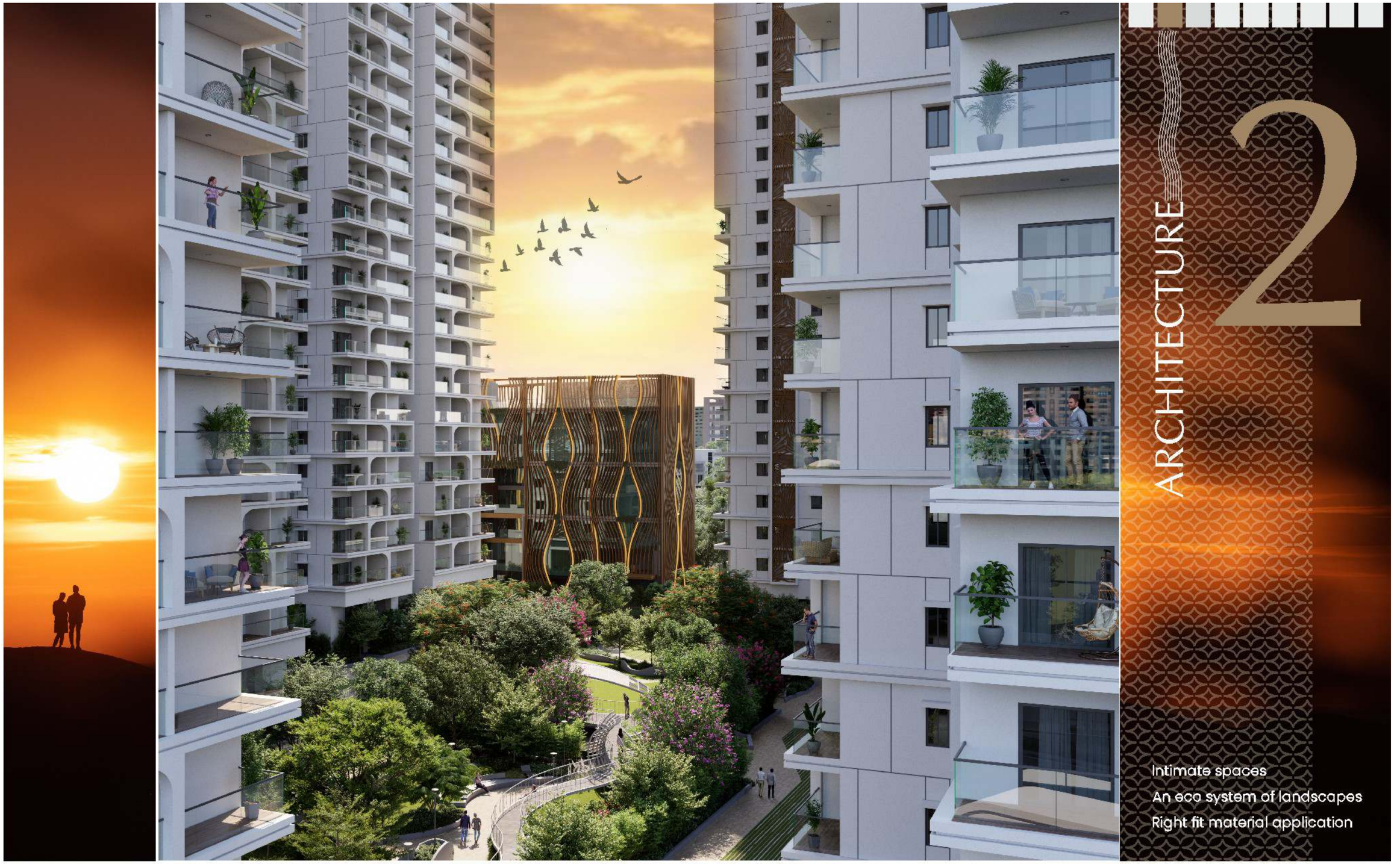
SPACIOUS BALCONIES VIEWING THE LUXURIOUS GREENS



GRAND CENTRAL COURTYARD

- Concert area
- Club arena
- Party area
- Elevated walkways


A FAIRYTALE IN FULL BLOOM
GRAND CENTRAL COURTYARD



ARCHITECTURE 2

Intimate spaces
An eco system of landscapes
Right fit material application

Refined, researched and detailed to create spaces that encourage and promote an active lifestyle by seamless integration of spaces, inside out.



ARCHITECTURE

BEAUTIFUL INSIDE OUT



OUTSCAPES

Inviting outdoors

Designated activity spaces

Areas for congregation

Pet park

Walk zones

Interactive spaces

No obstruction outdoors by any foot bridge





OUTSCAPES

RELAX,
REVIVE,
REFRESH,
RECHARGE

INFORMAL SEATING

PARTY AREAS

UNLEASH THE CHILD WITHIN



ARKA
YOUR LEAGUE SAYS IT ALL

ARCHITECTURE



PLAYSCAPES



PLAYSCAPES





ARKA
YOUR LEAGUE SAYS IT ALL

GOLF AND THE GREENS

PLAYSCAPES

And just when you thought it can't get better, you encounter a Clubhouse so bedazzling! This Six-level masterpiece is like a treasure trove of privileges. So whether you are a fitness enthusiast or snooker lover, yoga enthusiast or coffee addict, pool person or social butterfly, the Clubhouse has places and ideas for you.



3

ULTRA LUXURIOUS CLUBHOUSE

6 WITH BADMINTON COURTS

ARKA
YOUR LEAGUE SAYS IT ALL

6 FLOORS
OF THRILL AND FUN



TERRACE
Temperature Controlled Terrace Pool

SIXTH FLOOR
Suite rooms
Waiting lounge

FIFTH FLOOR
Suite rooms
Guest Rooms

FOURTH FLOOR
Billiards Lounge
Badminton Courts

THIRD FLOOR
Simulation Gaming Sports Lounge
Preview Theatre
Snack Bar Lounge
Indoor Games
Squash Court
Table Tennis
Double Height Courtyard

SECOND FLOOR
Landscape Deck
Gym
Aerobics / Yoga / Meditation
Waiting lounge
Cross-Fit

FIRST FLOOR
Entrance lobby
Pre-function hall
Banquet hall-1
Banquet hall-2
Physio / Clinic
Bank/ Locker Space

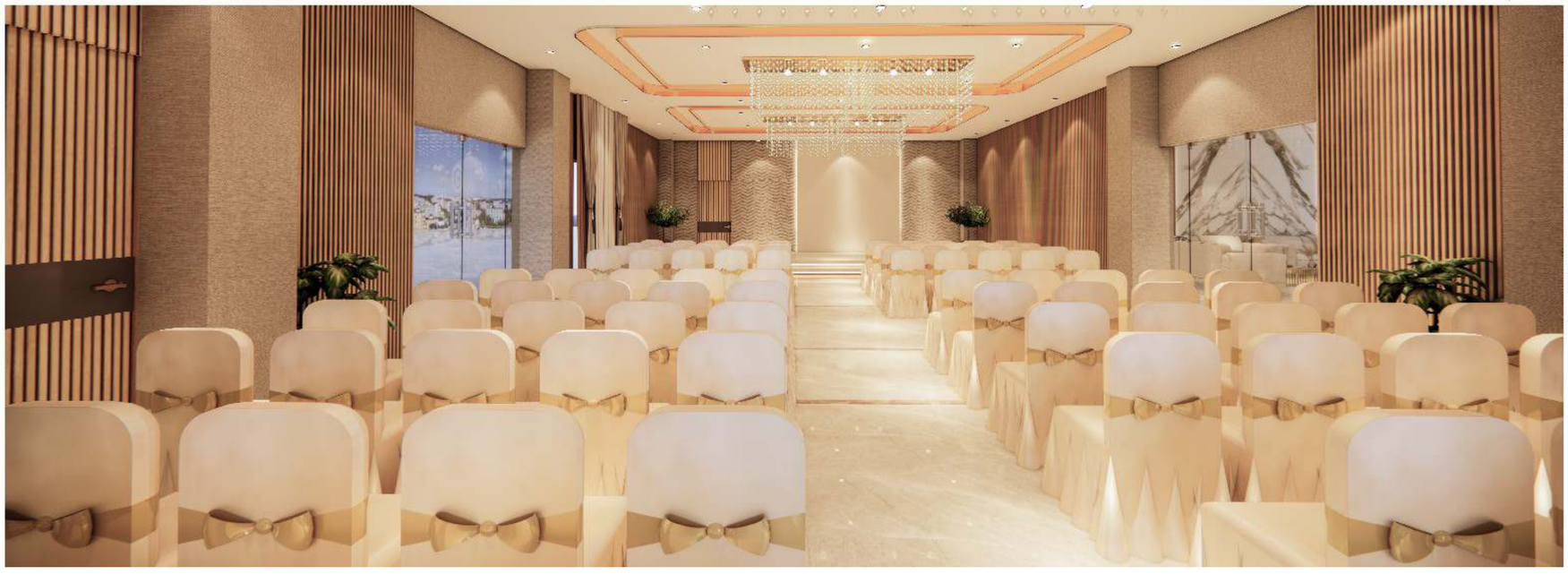
GROUND FLOOR
Multi Purpose Hall
Kids Play Area
Creche
Pre-function hall
Entrance Lobby / Reception Lounge
Café Lounge
Pharmacy
Grocery
FCC Room
Green Room


TEMPERATURE
CONTROLLED
TERRACE POOL

GREET, MEET AND HOST SPARKLING PARTIES



Pre-Function Hall



Banquet Hall

ARKA
YOUR LEAGUE SAYS IT ALL



Preview Theatre

ULTRA LUXURY AMENITIES





Yoga

ARKA
YOUR LEAGUE SAYS IT ALL

Waiting Lounge





Snack Bar Lounge

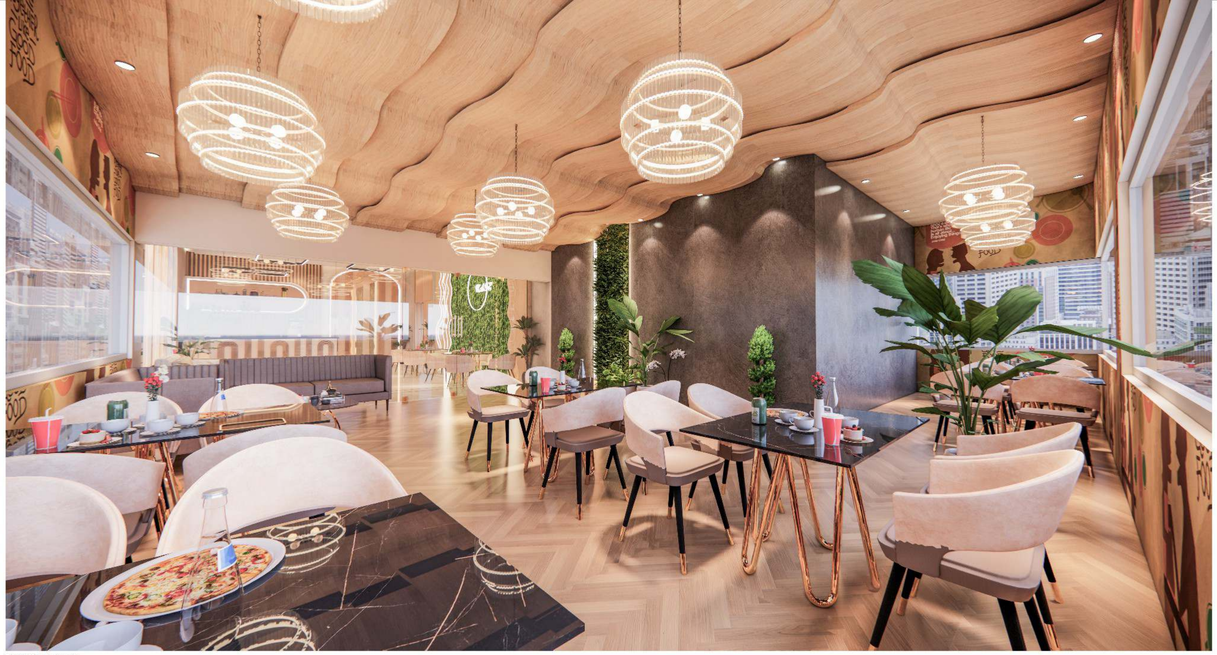




Gym



Billiards Lounge



Semi Open Deck



Creche



Lobby

Cafeteria



Entrance Lobby



Table Tennis



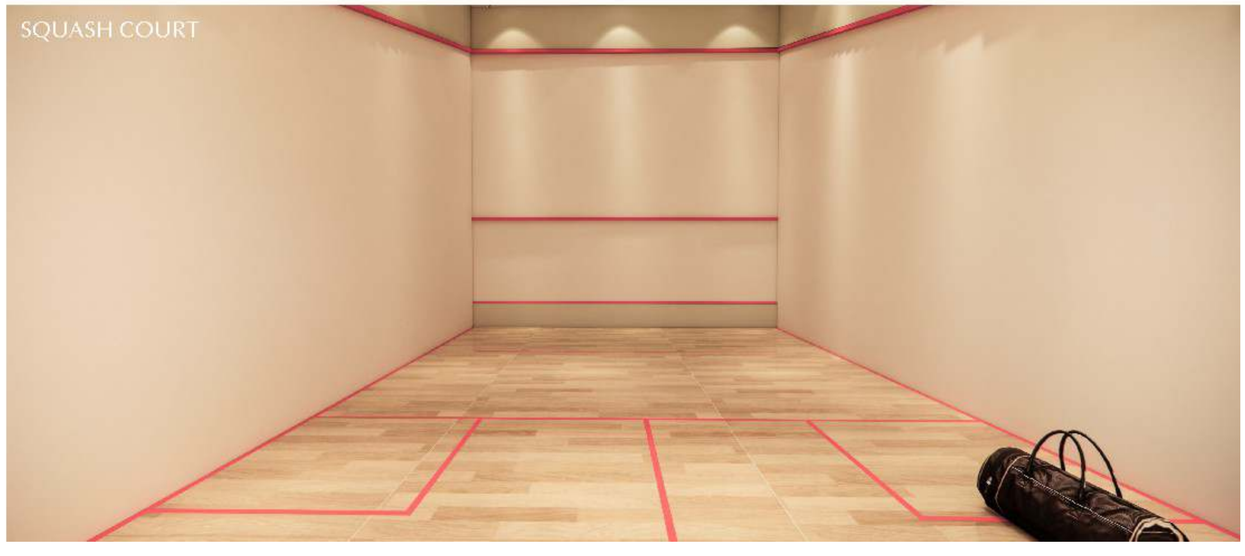
Sports Lounge



6

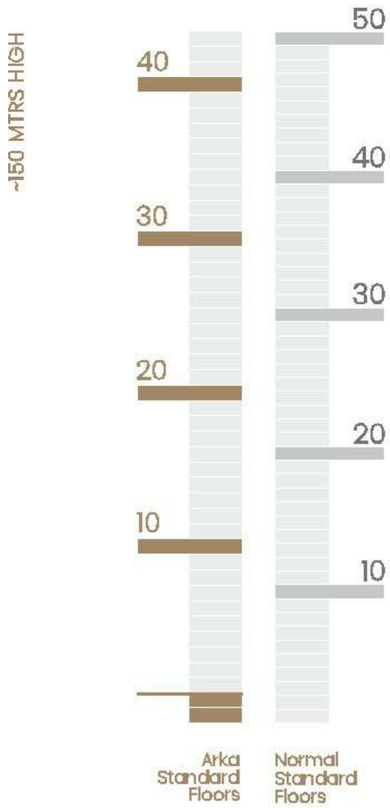
BADMINTON COURTS

We understand how precious your time is. And we respect the fact that you shouldn't be kept waiting. Amongst the many sensitive features of Arka is the provision of not one or two but six full-fledged badminton courts. Go on, show them your moves!



FLOOR HIEGHT MATTERS

Only
43 floors
instead of
possible
50 floors



* The Height is a representation and is merely graphical



4

ULTRA LUXURY FEATURES

ABOVE LUXURY

ALUMINIUM WINDOWS

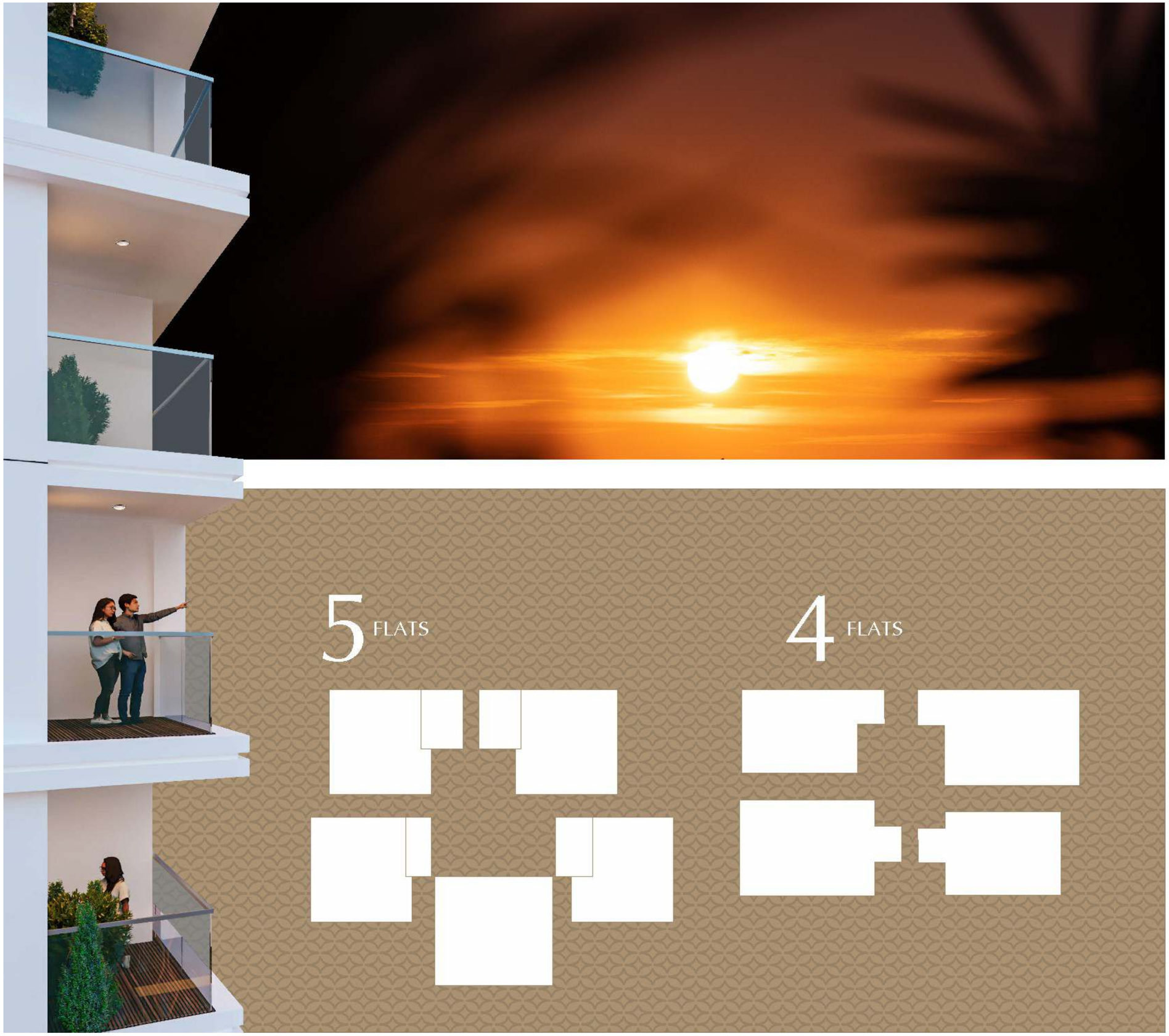
WIDE BALCONIES

8FT DOORS

3.3 MTRS FFL TO FFL

LARGE FORMAT TILES





5 FLATS

4 FLATS

5

CHARM OF CORNER LIVING

Planned for more light, ventilation & views

With most of the elegant apartments open on 3 sides, it's no wonder that your home is picture perfect. Sit back and let the breeze caress your face, sunshine warm your heart and the blue skies peep in from the windows. And yes, you have an awesome view to wake up to!

6

EFFICIENT VERTICAL TRAVEL



5 LIFTS PER BLOCK

for just 4 units and 5 units in each floor

Lift to flat ratio per floor 1 : 1.25 (4 flats block) and 1 : 1 (5 flats block)



7

GRAND PRIVATE ENTRANCE LOBBIES

Lavish personal entrance lobbies
Provision for potted Landscape
Dedicated space for VRV
Convertible Office/Maid room
(for majority of units)

Double height stilt
Grand entrance lobby
Conference room
Business lounge
Children's learning zone
Kitty Party/ Hobby Area



8

DEDICATED
AMENITIES
FOR EACH TOWER

ARKA
YOUR **LEAGUE** SAYS IT ALL





ARKA
YOUR LEAGUE SAYS IT ALL





AMENITIES

ARKA

YOUR **LEAGUE** SAYS IT ALL

THIS IS THE CENTRE

ARKA

9

THIS IS NOT JUST
ANOTHER ADDRESS,
IT'S SOMEPLACE ELSE



NEIGHBOURHOOD

CONNECTIVITY

Lanco Hills Circle	: 98 Meters
Financial District	: 2.2 km
Nanakramguda Circle	: 3 km
Biodiversity Circle	: 3.8 km
Gachibowli	: 4.3 km
Proposed Upcoming Metro	: 2 Mins
Airport	: 26 Mins

EDUCATION

- Delhi Public School
- Oakridge International School
- Future Kids School
- The Shri Ram Universal School
- Keystone International School

HOSPITAL

- Ankura Hospital
- Star Hospital
- KIMS Hospital
- Continental Hospital

WORK

- Google
- Amazon
- Microsoft
- Wave Rock Sez

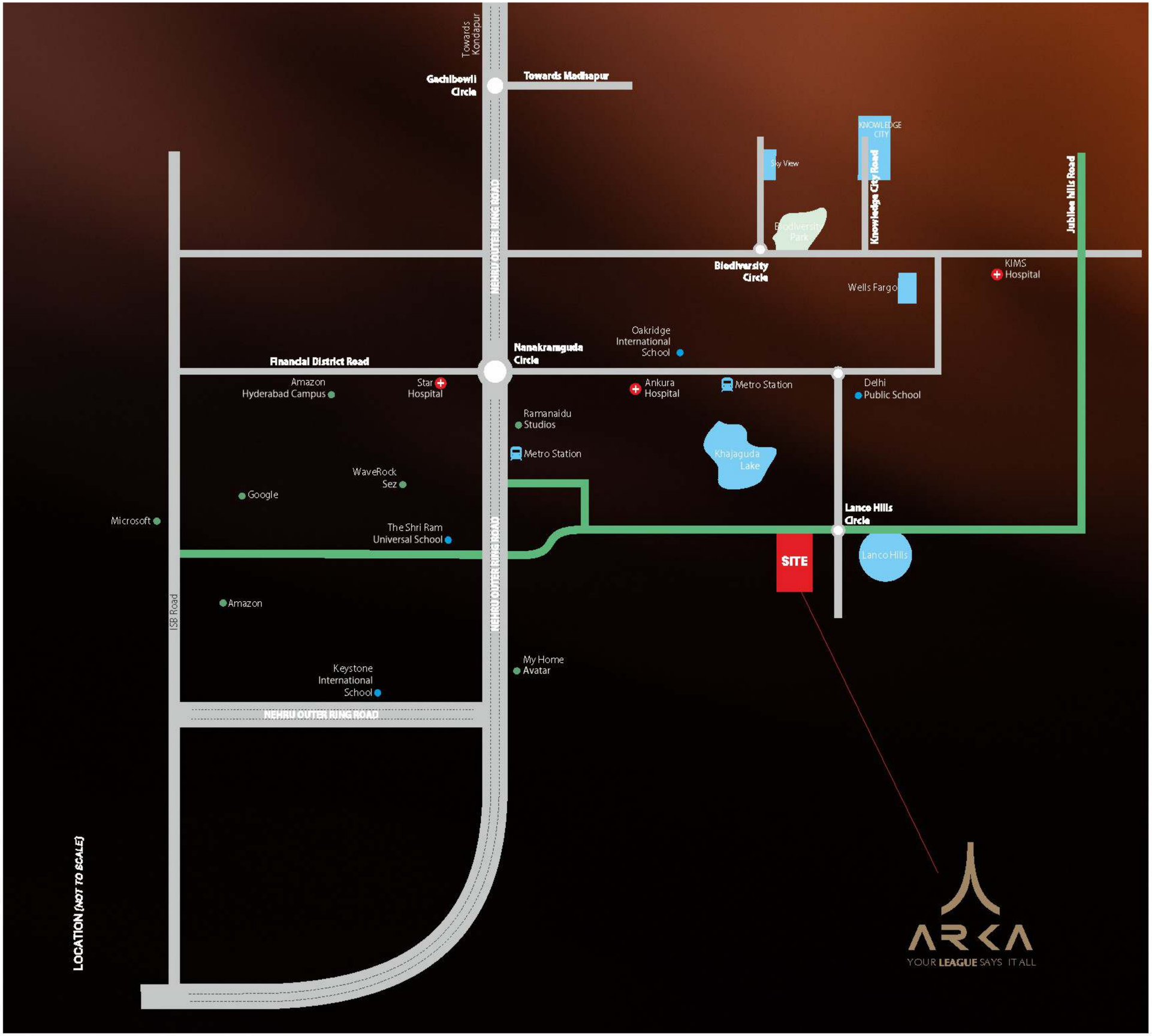
SOCIAL

- Dmart
- More Supermarket
- Preston Prime Mall
- Upcoming Divyasree/Lanco Mall
- Upcoming Diamond Tower shopping zone
- Upcoming I-Tower Shopping Zone

WITH OVER

500

COMPANIES WITHIN
5 KM RADIUS FROM ARKA



You're rubbing shoulders with Fortune 500 companies. You're living amongst celebrities and newsmakers, corporate honchos and creative bosses. You are minutes away from swanky Jubilee Hills, happening Banjara Hills, upscale Gachibowli and the famed Financial District.

SCAN / CLICK TO REACH



DUPLEX



And you are finally home to an exceptional life. A life where success meets you at every turn, and luxury is something you take for granted. A life of health, fresh air, and immeasurable elegance.
A life in Arka.

TIME TO CHOOSE AND PICK YOUR ARKA HOME!

SITE LAYOUT



LEGEND

01. Entry with project signage and security cabin
02. Arrival plaza
03. Pedestrian pathway (2.4M wide)
04. EVA (11M wide)
05. Jogging track
06. Pet park
07. Outdoor gym
08. Golf putting
09. Lawn with stage
10. Half basketball court
11. Mini soccer
12. Cricket practice net
13. Tennis court / multipurpose court
14. Kids play area with trampoline
15. Lawn with water feature
16. Meditation lawn
17. Elevated steps with seating
18. Elevated deck with connecting walkway
19. Water body
20. Multipurpose lawn with seating

ARKA
YOUR **LEAGUE** SAYS IT ALL

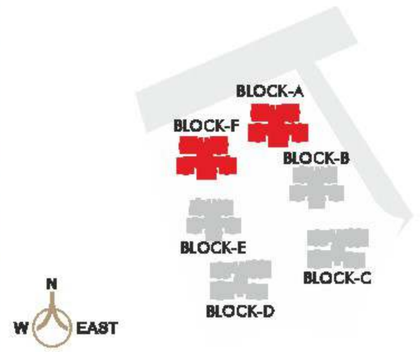


Note: The dimensions mentioned above may have a slight variation depending on the Elevation features and wall thickness.
Above floor plans does not represent refuge floors which are 16th floor, 25th floor and 34th floor.

BLOCK A&F

ARKA
YOUR LEAGUE SAYS IT ALL

KEY PLAN



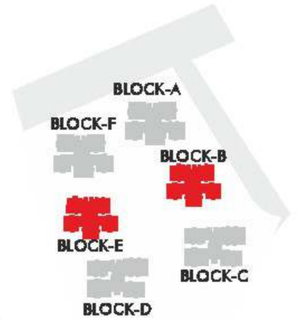


Note: The dimensions mentioned above may have a slight variation depending on the Elevation features and wall thickness.
Above floor plans does not represent refuge floors which are 16th floor, 25th floor and 34th floor.

BLOCK B&E

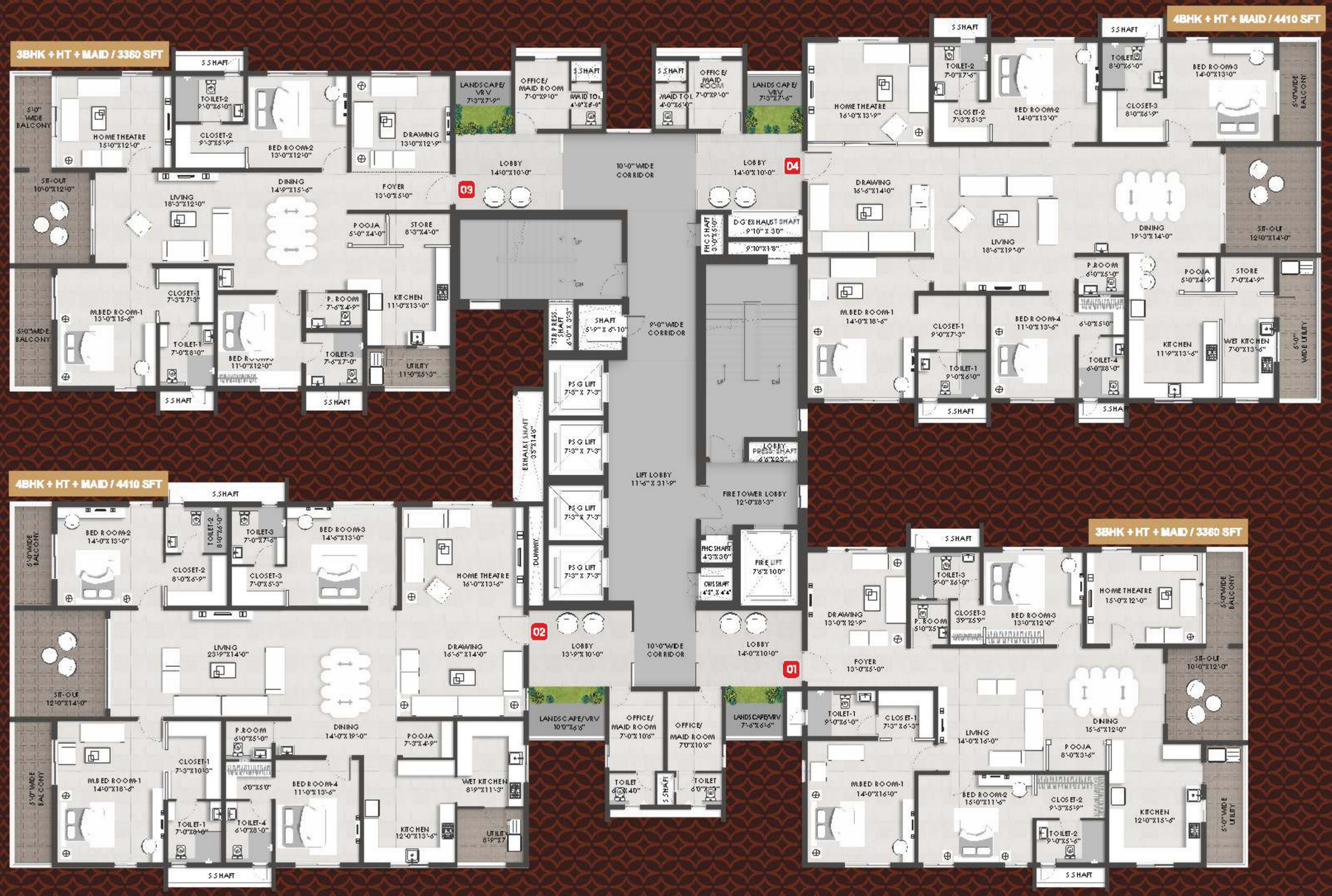
ARKA
YOUR LEAGUE SAYS IT ALL

KEY PLAN





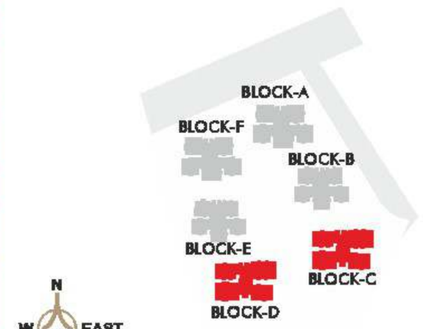
BLOCK C&D



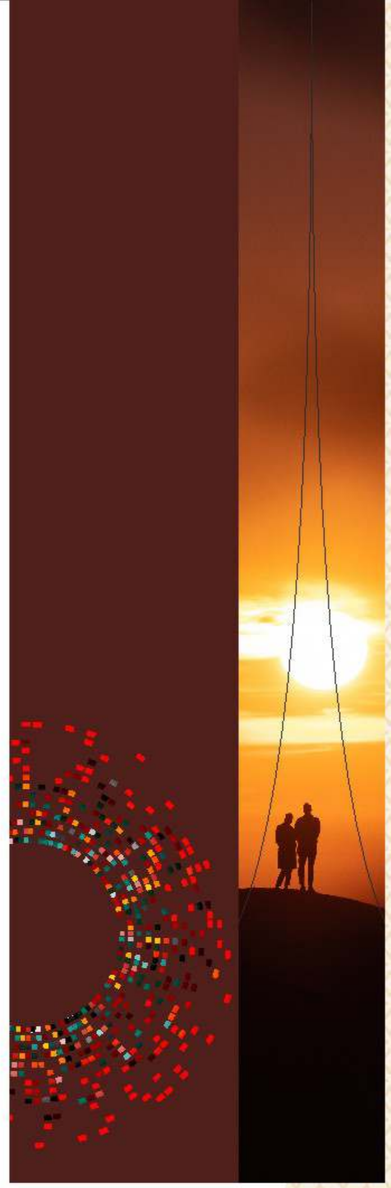
Note: The dimensions mentioned above may have a slight variation depending on the Elevation features and wall thickness.
Above floor plans does not represent refuge floors which are 16th floor, 25th floor and 34th floor.

ARKA
YOUR **LEAGUE** SAYS IT ALL

KEY PLAN



SPECIFICATIONS



STRUCTURE

R.C.C. framed structure to withstand wind & seismic loads.

Super Structure

- All internal & external walls are RCC Shear Walls
- Cement Block masonry walls for Non-structural walls (wherever required)
- Floor to Floor Height: 3.3 Meters (FFL to FFL)

PLASTERING / PAINTING / FINISHING - WALL & CEILING

Internal: 2 coats of good quality emulsion paint over 2 coats of putty finished surface / primer coat

External: Texture finish and 2 coats of weatherproof emulsion paint or any other finish as per Architect design

FLOORING

Entrance Lounge & Entrance Common Lobby: Imported Marble / Large format tiles

Drawing, Living, Dining, Pooja, Kitchen & Bedrooms: Large format double charged vitrified tiles of 2'x4' & 2'6"x5' with PVC Spacer and Epoxy Grouting 3" skirting.

Bathrooms: Acid Resistant, Anti-skid Vitrified Tiles of the VITERO/ QUTONE / SIMPOLO / KAJARIA or equivalent brand with PVC Spacers and Epoxy Grouting as per standard specification.

Living Balconies: Anti-Skid Tiles of the VITERO/ QUTONE / SIMPOLO or equivalent brand with PVC Spacers and Epoxy Grouting as per standard specification.

Utility: Anti-Skid tiles for wash area

Staircases:

Service: Granite flooring up to 1st floor & remaining Tandoor or Kota stone

Fire: Tandoor stone flooring

CLADDING & DADOING

Kitchen: 600*600 GVT tile dado up to 2'0" above kitchen platform (Shall be provided at extra cost).

Bathrooms: 600*600 GVT tile dado of QUTONE / SIMPOLO / KAJARIA / VITERO or equivalent brand up to grid ceiling height.

Utilities: 600*600 GVT tiles Dado up to 3' Height in utility wash areas.

Maid Toilets: 600*600 GVT up to 6'

DOORS & WINDOWS

Main Door: 8 feet Manufactured Teakwood frame with designer veneered flush shutter, finished with PU polish with premium hardware.

Internal Doors: 8 feet Manufactured Hardwood frame with designer laminate flush shutter with premium hardware.

Utility Door: UPVC door

Sliding Door: Aluminium alloy door frame with clear float glass panelled sliding shutters, and hardware of reputed make.

Windows: Aluminium alloy window system with clear float glass and suitable finishes as per design, and mosquito mesh track and hardware of reputed make

KITCHEN

- Granite platform with Stainless Steel sink at extra cost.
- Provision for both municipal and bore water connection & provision for Water purifier, provision for Chimney.

UTILITY/WASH AREA

- Provision for washing machine, dishwasher & wet area for washing utensils, etc.

BATHROOMS

- Countertop washbasin (vanity type) with single lever mixer
- EWC with flush valve of reputed brand
- Single-lever wall mixer with bath spout and shower of premium brand
- Provision for geyser in all bathrooms
- Chrome-plated faucets of premium brand
- UPVC/Aluminium glazed ventilators with standard hardware.

ELECTRICAL

- Concealed internal wiring with fire retardant.
- PVC insulated copper wires for all points.
- Modular switches of reputed make
- Power outlet for AC in Living, Dining & Bedrooms
- Power outlet for geysers in all bathrooms
- Power plug for hob, chimney, water purifier, exhaust fan, fridge, microwave oven, mixed/grinder in kitchen, washing machine/dishwasher in Utility area as per the architect's design
- Exhaust fan provision in toilets.
- Three phase supply for each unit & individual prepaid metres
- MCB for each distribution board of reputed make
- Designated space is provided for VRV outdoor unit for every apartment
- Copper piping for A/C's and gas pipeline will be charged extra.

INTERNET / CABLETV

- Provision for cable connection in living room and in all bedrooms
- Provision for high-speed internet connection in living room & master/all bedrooms

LPG/PNG

- Piped LPG gas connection with gas meter

GENERATOR

- 100% D.G Set backup with acoustic enclosure and AMF.

PARKING MANAGEMENT

- Entire parking is well designed to suit the number of car parks provided parking signage's and equipment at required places to ease the driving.
- Car wash facility will be provided, and service shall be on chargeable basis.
- Facilities for physically challenged
- Access ramps at all block entrances for differently abled

SECURITY/ BMS (Building Management Software)

- BMS for electricity consumption with prepaid card system
- Sophisticated round-the-clock security/Surveillance System
- Surveillance cameras at the main security and entrance of each block, Lifts and Clubhouse to monitor and CCTV camera inside the lifts
- Panic button and intercom facility in the lifts connected to the security room
- Solar power fencing around the compound
- Gas-leak detector with shut-off valve

LIFTS

- High-speed automatic passenger lifts with rescue device and V3F
- Granite/marble/GVT cladding entrance
- One service lift, with V3F for each tower

WTP & STP

- Treated water will be made available through an exclusive water softening plant (Not RO Plant)
- Hydro-pneumatic system for even pressure water supply at all floors
- Sewage Treatment plant of adequate capacity inside the project, treated sewage water will be used for the landscaping and flushing purpose
- Rainwater harvesting pits at regular intervals as per approved plan.

OTHERS

FIRE & SAFETY

- Fire hydrant and fire sprinkler system in all floors and basements.
- Fire alarm and Public Address System in all floors and parking areas (basements).
- Control panel will be kept at main security.

SOLAR POWER

- Solar Power utilization well be considered as per the required norms

BILLING SYSTEM

- Automated billing system for water, power, gas, DG, and maintenance

GENERAL

- Plumbing provision for hot water in Kitchen.
- EV Charging points will be provided at extra cost.

CLUBHOUSE & AMENITIES

- Well-designed clubhouse with facilities for indoor games
- Gym with Cross Fit, Yoga Room/ Aerobics, Library, Multipurpose Hall, Guest Rooms, Swimming Pool.
- Provision for Pharmacy, Bank Lockers & Grocery Store
- Space for SPA/ Salon, Café Lounge, Creche, Banquet Hall, Clinic. Multiple Badminton Courts. Preview Theatre, Squash Court.

PROMOTERS

SAINI | PROSPER TOGETHER WITH INNOVATION | YULA CONSTRUCTIONS | MARCORUOS | MEEKA INFRA

TEAM4 LIFESPACES

ONGOING PROJECT

nyla
KEEP WINNING
@ Miyapur



3 Towers
35 Floors

UPCOMING PROJECT

ARIA
@ Miyapur

SITE OFFICE
TEAM4 LIFESPACES ARKA
Survey no: 187-190 and 194,
ORR Service Road - Lanco hills Link Road,
Near Lanco Hills circle, Adjacent to Manikonda Substation,
Manikonda Jagir, Ranga Reddy District, Hyderabad
Email: Info@team4lifespaces.com
www.team4lifespaces.com

Call: 94 11 42 4444, 94 11 43 4444

ARCHITECTS

GENESIS vision·transform
GENESIS PLANNERS PVT LTD

MEP DESIGN CONSULTANT
SYNERGY infra CONSULTANTS PVT LTD.

LANDSCAPE ARCHITECTS
ELEMENTS

STRUCTURAL CONSULTANT
Designtree Services Consultants Pvt Ltd

PMC
ibs

ARKA



TS RERA NO: P02400007075
Building Permit No.005536/HMDA/1185/SKP/2023

TEAM4
LIFESPACES

SAINI | PROSPER TOGETHER WITH INNOVATION | YULA CONSTRUCTIONS | MARCORUOS | MEEKA INFRA

Note: This brochure is purely a conceptual presentation and not a legal offering.
The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.