

The future is unfolding



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Location



◆ RESIDENTIAL ◆ COMMERCIAL ◆ INSTITUTIONAL

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LP No. 000091/LO/Plg/HMDA/2020



Welcome to the VNR's Aerocity

A 90-acre development in Hyderabad's most happening locale. An integrated world of luxury villas, academic institutions and top-notch retail spaces.
The final word in investment potential and exponential growth in the future.

WELCOME TO VNR's AEROCITY - THE NEW BENCHMARK OF LUXURY BROUGHT TO YOU BY The Kohinoor Group, RR Group & Classik Infratech

Dear Patrons,

The Kohinoor Group, RR Group and Classik Infratech are delighted to present you with a futuristic offering that matches world-class standards. We have named it VNR's Aerocity – an integrated self sufficient layout that is a harmonious whole. You can live in it, have your children go to school within the gates, invest in retail spaces and have an address that is admired by all. VNR's Aerocity brings our vision of the ultimate living space to reality.

We chose Balapur as the location because it is close to the International Airport, is beautifully planned and combines contemporary architecture with historical charm. And of course, it is well connected to the ORR and other entertainment hubs. It's worth the experience.

The future has laid anchor in Balapur and is the jewel in Hyderabad's crown. See you here.

Best wishes



THE PEARL CITY

Southern India's most dynamic city and the capital of Telangana, Hyderabad is progressive, peaceful and has the perfect social climate to settle in. The city has propelled the software boom and is home to the world's largest MNCs, international luxury hotels, premium leisure properties and more. Its ultra-sophisticated skyline is a blend of history and modernity, past and the future.

THE INTERNATIONAL AIRPORT

A miracle of design and facilities, the International Hyderabad Airport is an award winning landmark. People from across the world use the airport and it is an impressive gateway to the city. Naturally, the administration has focused on developing the infrastructure around the belt. It is meant to win hearts!

DESTINATION BALAPUR

This is the new centre of action and connects the city to the future. With areas around the Hitech City already saturated, the software parks and corporate giants are moving towards the locale around the Hyderabad International Airport. This is a plush neighbourhood with broad roads, designed greenery and posh residences. Owning property in Balapur assures you of spectacular returns on investment.

CURTAINS RISE ON HYDERABAD'S HI-TECH, SCENIC, GLOBAL HUB



A GOLDEN OPPORTUNITY TO OWN A PRICELESS SPACE

Residential. Commercial. Institutional. All in one 90-acre green universe.

It's a one-of-a-kind living environment being created by the collaboration of the city's most trusted names in real estate. VNR's Aerocity in Balapur is a mixed-development project that opens up exciting opportunities for both home seekers and those looking for lucrative returns on their investment.

Close to the RGI Airport and only 15 minutes away from the ORR, the surrounding is modern yet full of history, peaceful yet close to all amenities, exclusive yet part of a happy neighbourhood. With a carefully earmarked Master Plan for villas, institutions and commercial arcades,

VNR's Aerocity is all about harmony, balance and nature.

Right

An artistic render of Aero city's
Grandeuer Entry



THE BLUE PRINT OF SUCCESS

Never-before quality standards. World-class infrastructure. Meticulous planning and architecture. Best-in-class connectivity. VNR's Aerocity demonstrates exceptional strengths in every aspect.

The genesis of this integrated living space came from the blueprint of the future, envisaged by Kohinoor Group, RR Group and Classik Infratech. A futuristic locale was chosen adjacent to the 150 feet wide Cargo Road leading to the airport. A future-ready plan was developed with superior township planning. A future-perfect lifestyle was designed with symmetrical and unified theme. And voila! **VNR's Aerocity was born as an address for jet-setters and globe trotters of the city.**



Right

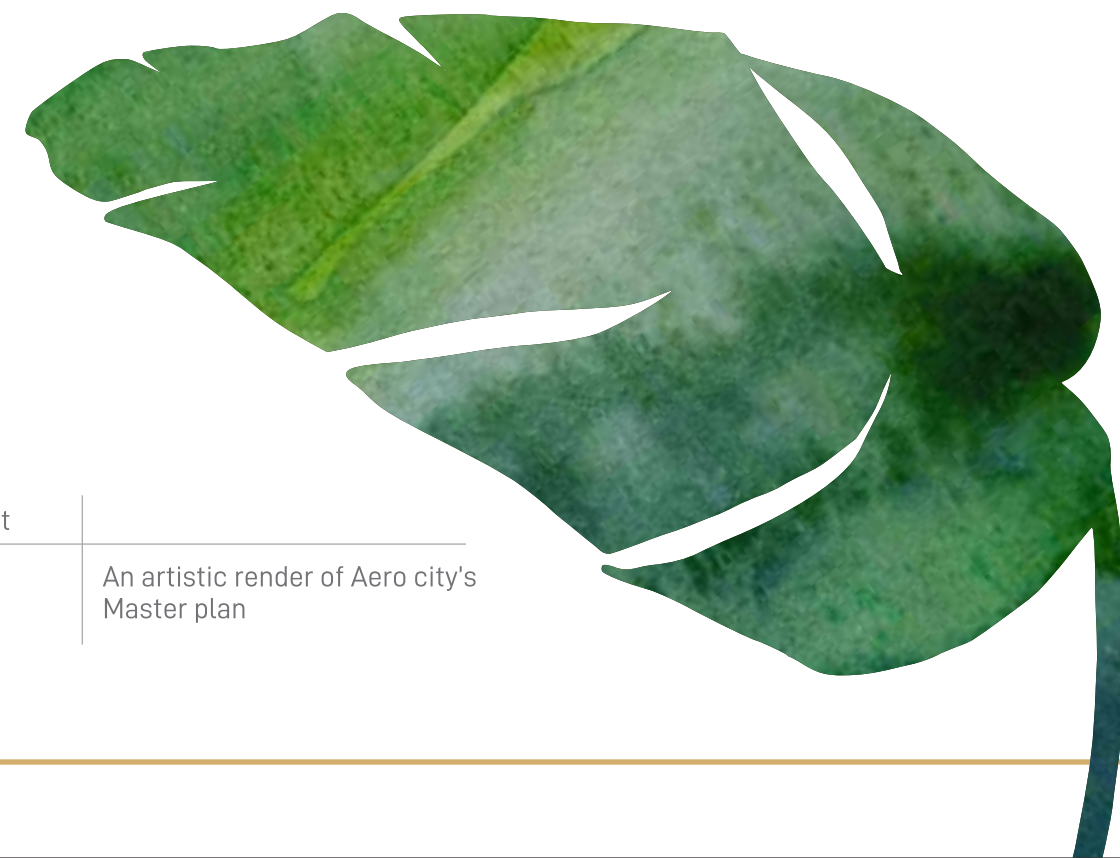
An artistic render of Aero city's Green open gardens



THE DOORS OF EDEN WILL OPEN OVER 90 ACRES

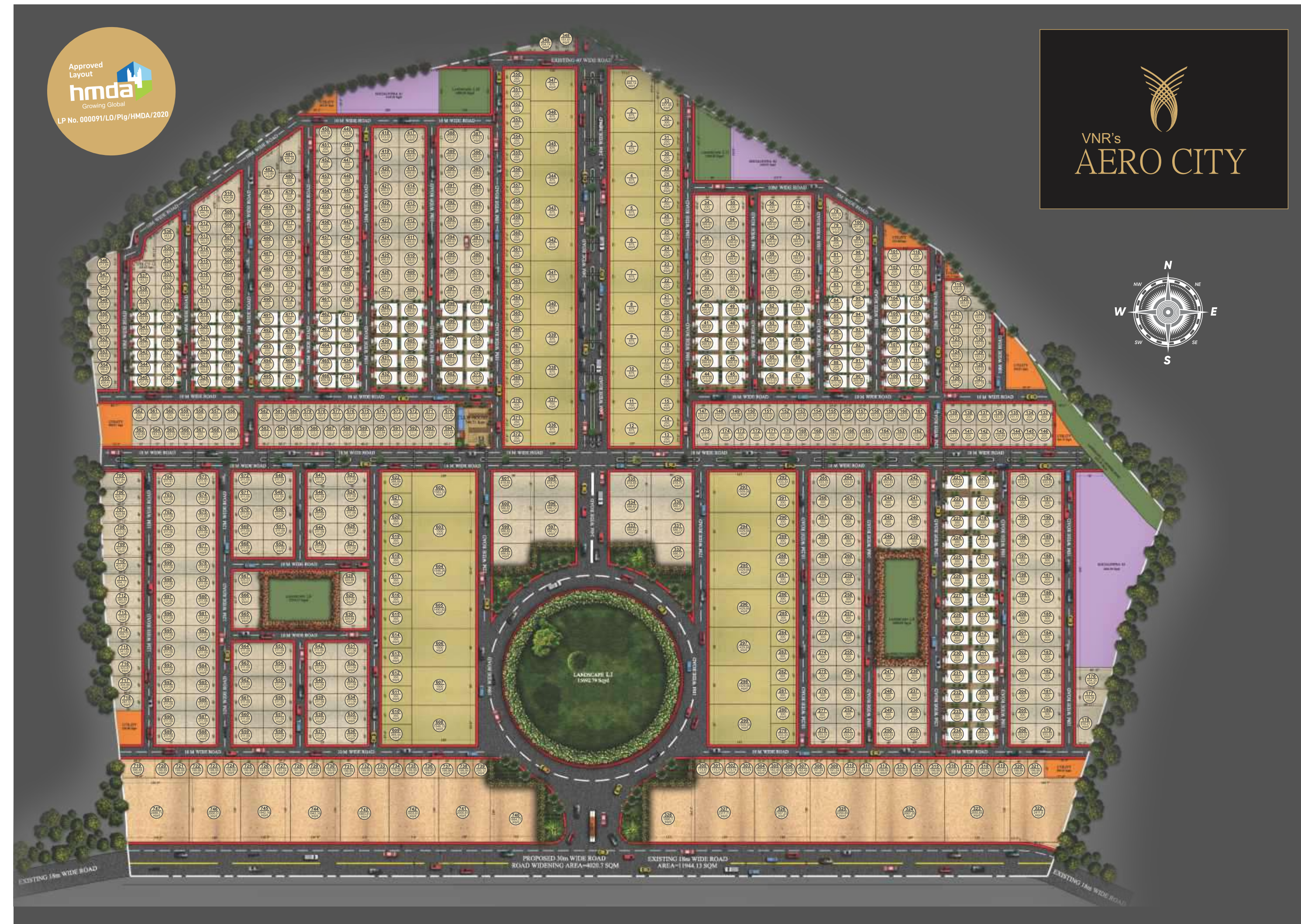
Take in the oxy-rich surroundings. Far from the maddening crowd and pollution, a home in **VNR's Aerocity is fantastic for your health.** You can burn calories and stay fit, without a moment of boredom. The super-deluxe Clubhouse lays out every facility – from gym to cafeteria – on a platter.

You'll love the minimalist architecture and façade of the villas. The sleek lines of the imposing entry gate and the way every pocket is interwoven makes it a joy to behold and live in!



Right

An artistic render of Aero city's Master plan





FEEL THE MAGIC

JOYS IN EVERY CORNER. SMILES AT EVERY TURN.

Investing in VNR's Aerocity means the beginning of the good life – whether it is the quality of living or the quantity of profitability. Take a look at the design and amenities provided for all ages and all tastes. For nature lovers, there are walking trails, greenery, parks and seasonal blooms. For the sport enthusiasts, there are indoor and outdoor games areas. For the shopper, there are retail showrooms at a stone's throw. For the home-bird, the villa is a personal paradise.



VNR's
AERO CITY

VIBRANT SOCIAL LIFE

A LIFE FILLED WITH FRIENDSHIP, LAUGHTER AND PRIDE

Get ready for living in ultimate style and comfort. Every square foot of VNR's Aerocity is ultra-premium and your neighbours will be like-minded, affluent people who share your taste for sophistication. Whether you meet them at the club or at the park, whether you play a game of badminton or go to the yoga room together – this is an address that not only reflects your status but also defines your social circle.



OPEN SPACES TO PLAY

TIGHTEN YOUR LACES TO EXPLORE THE OUTDOORS

Set your imagination free over undulating open spaces. Put your body on 'Play' mode and feast your eyes on the lush green environment. The moment you step out of the villa, you will be greeted by shaded pedestrian pathways.

The grounds are woven into a unified theme, with each neighbourhood zone marked by a distinct species of trees. That makes every intimate pocket an exclusive area yet binds it to the overall theme design.



VNR's
AERO CITY

CENTRAL PARK

THE PLACE TO CELEBRATE CHILDHOOD

We believe children deserve a life outside classrooms and textbooks. Let them learn about the birds and butterflies, flowers and seasons by observing nature around them. The Central park is a lovely space where children can engage in active sports. There are safe and well equipped play pens for the tiny tots. When children grow up in VNR's Aerocity, they will have the best memories of childhood.

Right

An artistic render of Aero city's
Central Park



VNR's
AERO CITY

DESIGNER
LANDSCAPE
JOGGEERS PARK
CYCLING TRACKS
SHUTTLE COURTS
KIDS PLAY ZONES
YOGA ZONES
PERGOLAS
ELDERS PARK



THE HIGHLIGHTS OF A WORLD-CLASS INFRASTRUCTURE*

90 ACRES MIXED USE DEVELOPMENT

ENTRANCE ARCADE

VIDEO SURVEILLANCE

LARGE OPEN SPACES

JOGGING TRACK



SWIMMING POOL AT CLUB HOUSE

SHUTTLE COURT

CENTRAL PARK

VASTU FOLLOWED PLOTS

CLUB HOUSE WITH LUXURY AMENITIES

TOTAL POWER BACK UP FOR AMENITIES & COMMON AREAS

COMMERCIAL SPACES

BASKET BALL COURT

UNDER GROUND DRAINAGE

RAIN WATER HARVESTING

INDOOR GAMES

KIDS FRIENDLY & TOT LOTS

ELECTRICITY

SEPARATE GYM FOR LADIES AND GENTS

LIBRARY

WATER TANK

APPROVED LAYOUT
hmda
Growing Global

RESIDENTIAL PLOTS - 689
AVAILABLE SIZES ARE
177.78 Sq.yds to 1583.33 sq.yds

COMMERCIAL PLOTS - 58
AVAILABLE SIZES ARE
162.49 sq.yards - 2667.36 sq.yards

Right

An artistic render of Aero city's Full Basket Ball court & Open arena



WHERE GREENERY HAS MANY MOODS AND HAS MANY SPACES



Above

An artistic render of Aero city's
Lawns & Pedestrian paths



Below

An artistic render of Aero city's
Party lawns with Globe installation art

The most beautiful feature of the landscaping is the way the entire area is divided into neighbourhood zones featuring open lawns with different flora and fauna. The layout is like a painting with all the colours of nature splashed in it to depict its many moods.

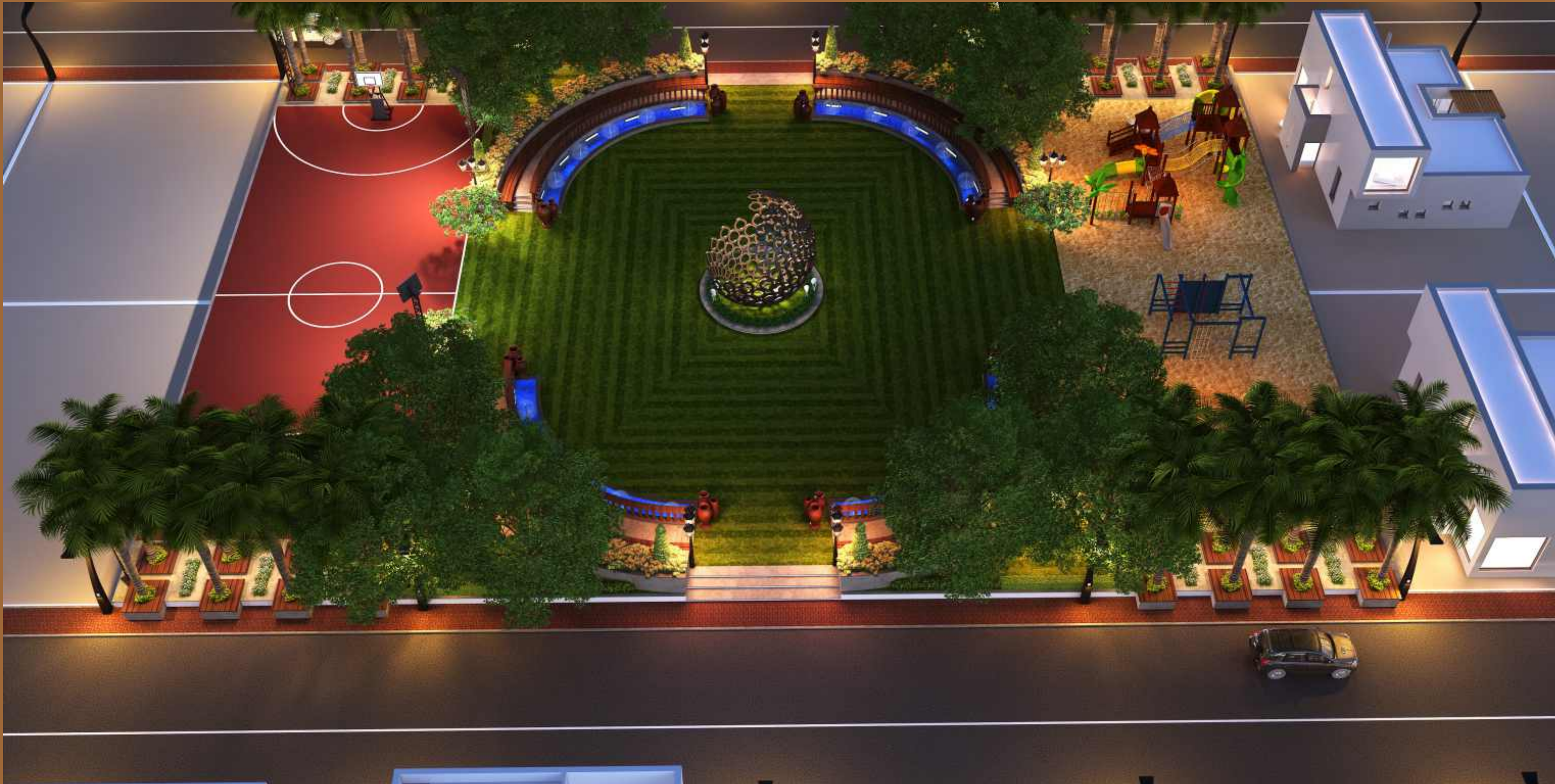


SOAR TO THE SPIRIT OF FREEDOM

SOAR TO THE SPIRIT OF LIFE

Below

An artistic render of Aero city's Seating Lounge, Parks and tot lot



Above

An artistic render of Aero city's Lawns, Play courts & Totlot



INSTITUTIONS

THE KEY TO NURTURING GEN-NEXT

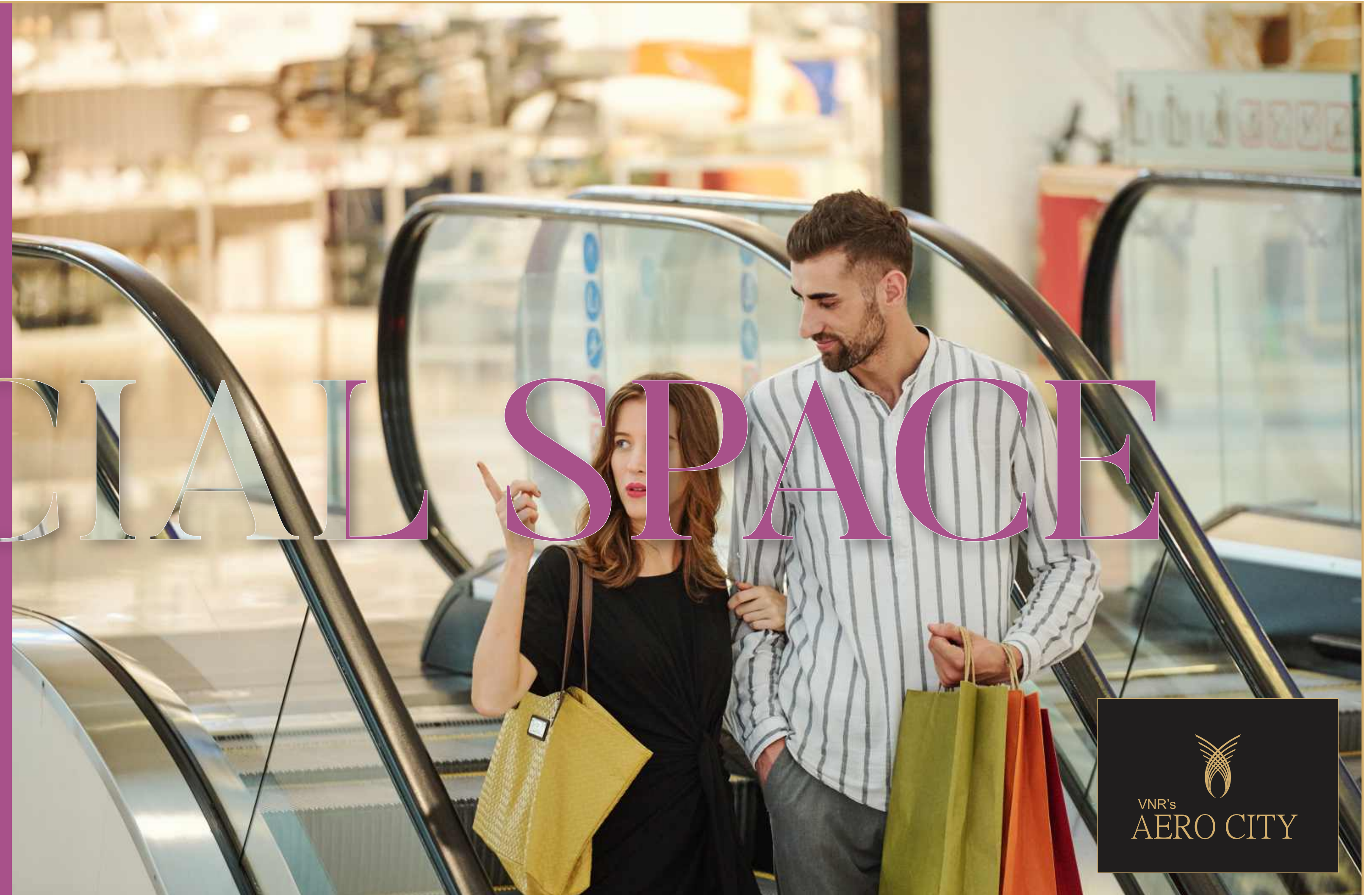
VNR's Aerocity being a mixed use development, there is a provision for premium institutions to set up base here. The security and tranquility of the area creates the right environs for imparting learning, nurturing talent and grooming the citizens of tomorrow. Under the master plan, there is designated space for schools, colleges and training institutions to be set up within the complex so that the families staying in VNR's Aerocity can have easy access to the best education.



COMMERCIAL SPACE

SHOPS/ OFFICES FOR BOOMING BUSINESS

How can a premium lifestyle be complete without the best shopping experience? The integrated design of VNR's Aerocity earmarks a separate zone for a commercial complex close to the main entrance area. For the inhabitants, this is the place to shop for daily necessities, global brands and procure services. For those looking for good returns, investing in units here is going to be very lucrative. The arcade offers wide frontage facing the main road of Balapur. Every kind of showroom is certain to get the captive clientele from VNR's Aerocity and its adjoining areas. The future is set to boom!



CLUBHOUSE

Below

An artistic render of Aero city's
Lavish Club House

FAMILY FUN

RELAXATION AT THE CLUBHOUSE

This is like living in a resort, every day of the year. Beyond the luxurious villas is an equally luxurious clubhouse that offers a spectrum of indoor and outdoor amenities. The architecture of the clubhouse is contemporary and appealing to people of refinement. While the interiors are plush and beautiful, the grounds around it are magical. Green, floral and manicured lawns with rainwater streams make it picture-perfect. From quick bites at the café to work outs at the gym, from splashing in the swimming pool to smashing the ball at the badminton court, from reading to playing cards – every joy is out there, calling you!



THE LUXURY CLUBHOUSE



Above
An artistic render of Aero city's
Clubhouse Pool side view



CLUBHOUSE
GROUND FLOOR - PARKING



CLUBHOUSE
FIRST FLOOR - GYMNASIUM



WORK OUT &
HOBBIES

CLUBHOUSE
SECOND FLOOR - CAFETERIA



CLUBHOUSE
THIRD FLOOR - GUEST ROOM



**FINE DINING
GUEST ROOMS**

MAKE GIANT STRIDES IN TO FUTURE WITH OUT LIMITS



MASTER PLAN
INSIDE



LUXURY VILLAS THAT REDEFINE EXCELLENCE AT EVERY LEVEL

The gated community at VNR's Aerocity will raise the lifestyle standards at Balapur. The Triplex Villas in varying sizes are built in the most modern and sophisticated architectural style. Meticulous space planning is blended with smart features, like glazed balconies to let in natural sunlight, and open grounds to relax in. To enhance wellness, the French doors in the living room open to the garden deck. The entire villa structure is vastu-compliant and sensitive to the needs of the family.

The use of soothing colours and chic fittings make your home a statement of understated luxury

Left

An artistic render of Aero city's
Villa Street view



FRAME WORK

Reinforced Cement concrete, slabs with ready mix concrete with seismic analysis

SUPER STRUCTURE

Table moulded light weight bricks in cement mortar
▶ Internal walls 4 1/2" thick
▶ Outside walls 9" thick

WINDOWS

UPVC windows with clear glass and safety grills

DOORS

- ▶ Main door with teakwood frame with teakwood shutters
- ▶ Internal doors with teakwood frame with flush shutters with veneer
- ▶ Brass fittings/SS fittings for all doors

SANITARY

All toilets with non slippery ceramic tile flooring and wall cladding ceramic tiles upto 7' height concealed pipeline, white wash basins, white Indian and European commodes matching with tiles, standard fittings and provision for geyser in toilets.



FLOORING

Big size Vitrified tile 4'x2' for Main areas and 2'x2' tile for other areas

KITCHEN

Black granite platform with steel sink, 7' height with granite tile/ceramic tile above the counter. Provision for exhaust fans and suitable for electrical points for kitchen appliances.

PAINTING

Plastic emulsion paint with luppum on internal walls. Cement paint on external facade

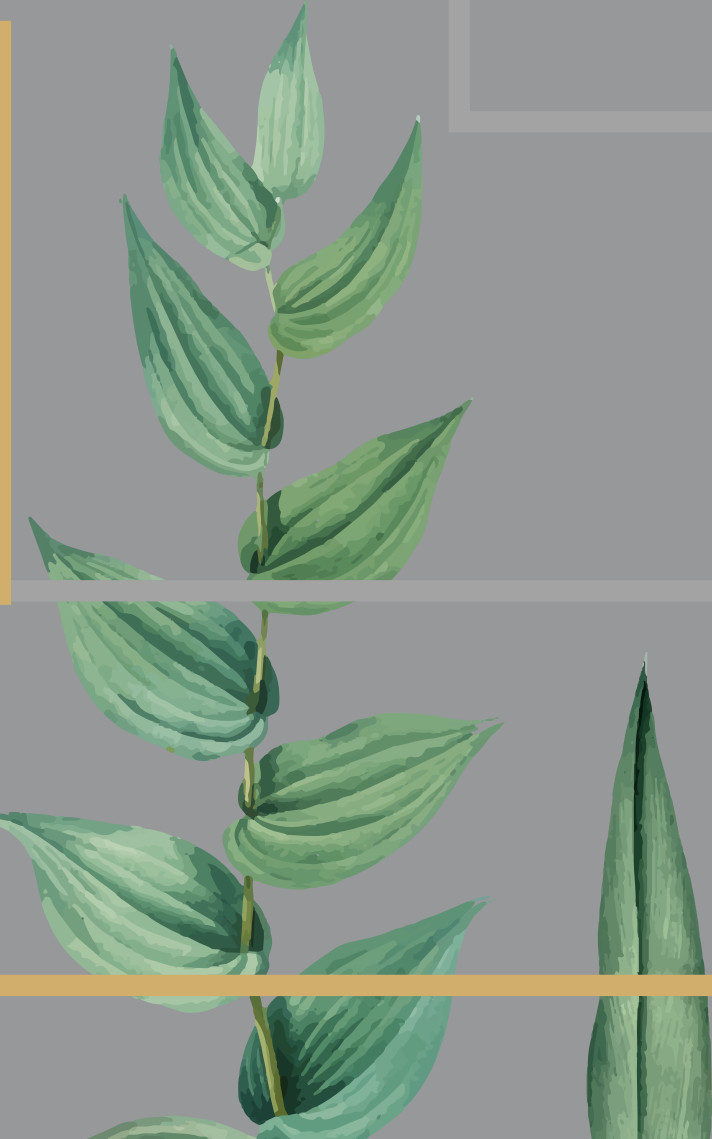
PLASTERING

Smooth luppum finish to internal walls
Sponge finish to external walls

TELEPHONE & TELEVISION

Telephone points and cable TV points shall provided in living and in all bed rooms

SPECIFICATIONS*



ELECTRICAL

Concealed copper wiring with adequate points for TV, exhaust fans, geyser, A/C etc.

Wiring make : Fine cab/equivalent
Switches make : Anchor/equivalent

WATER SUPPLY

24 hours water supply from borewell, in addition with Municipal water supply with the help of storage tanks of suitable capacity

PRINCE SWR PVC PIPES FOR DRAIN WATER.

Tiles make : Imported/equivalent
Basin Make : Hind ware / equivalent
Sanitary fittings : Jaguar / equivalent



POP WORK

Common areas will be having ceiling and other areas with POP border





LOCATION PLAN
(not to scale)



A SECLUDED OASIS OF HAPPINESS, YET WELL CONNECTED TO THE CITY

INSIDE

A READY RECKONER OF REAL ESTATE PRICES IN DIFFERENT LOCATIONS OF HYDERABAD

Note : The values may vary from the representation, since these are approximate figures.



Explore the many joys of this unique locale. VNR's Aerocity is the best of both worlds under one blue sky! You have the privacy of a resort along with the companionship of a neighbourhood. International schools and expert medical facilities are at stone's throw. And since the administration has Balapur on its radar, the property is expected to be a gold mine in the near future.

VNR's Aerocity is in close proximity to the ORR and RGI Airport, adjacent to the 150 feet Cargo Road. Around it are top projects like Fab City, GMR Township, Golf Club, Wonderla Park and Aerospace Park.



EXCELLENCE DRIVEN BY PASSION

Two entities of strength. One goal: To create a landmark that redefines the skyline of Hyderabad. The Kohinoor Group, RR Group and Classic Infratech are a collaborative force that make VNR's Aerocity an extraordinary venture. Two of the most prominent names in the realms of Real Estate, their portfolio boasts of the finest landmarks in Apartment Complexes, Shopping Malls, Commercial Arcades and Luxury Villa Plots across the city. Steered by visionaries, the Kohinoor Group, RR Group and Classic Infratech are known for their choice of location, engineering standards, world-class facades and interiors and meticulous landscaping. Their warmth, discipline and professionalism make their projects the first choice of discerning consumers.

JOIN HANDS WITH THE Kohinoor Group, RR Group and Classic Infratech IN THEIR PURSUIT OF EXCELLENCE.

Office Address

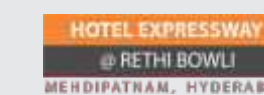
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PROJECTS*





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BRANDING



TEAM WORK AND INTELLIGENCE ALWAYS WINS

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