

WHERE
ELEGANT LIVING
RISES TO
THE SKYLINE



Promoted by



SKYLINE ORCHID

A Lifestyle in Full Bloom



2 & 3 BHK * LUXURY APARTMENTS NEAR TCS
GATED COMMUNITY



Where Orchid Living
Inspires Dreams



A Lifestyle in Full Bloom

Skyline Orchid rises in one of Hyderabad's fastest-growing corridors near TCS, offering excellent connectivity and strong future potential. Strategically located close to major IT and employment hubs, the project ensures seamless access to key destinations across the city. Designed for modern urban lifestyles, Skyline Orchid blends location advantages with refined living. Surrounded by emerging infrastructure and growth opportunities, it provides a secure, well-connected, and future-ready environment for comfortable family living while also presenting a promising investment opportunity for discerning homebuyers.



GRAND ENTRANCE VIEW

PROJECT HIGHLIGHTS

GRAND ENTRANCE	LAND AREA 1.11 ACRES	MULTI-PURPOSE HALL	CHILDREN'S PLAY AREA	2B+S+14 STOREY TOWERS	
2&3 BHK APARTMENTS	TOTAL 192 UNITS	100% VASTHU	SOLAR FENCING AROUND THE COMPOUND WALL	DESIGNER LANDSCAPE	
AMPLE CAR PARKING	AMENITIES 8,000 SFT	4 LIFTS	24/7 SECURITY	INDOOR GAMES	WIDE Driveways

SWIMMING POOL

(TO BE CONSTRUCTED AFTER OC)



A Lifestyle in Full Bloom



MASTER PLAN

LEGEND

- A. Grand Entrance
- B. Security
- C. Driveway
- D. Walking Track
- E. Tot Lot
- F. Seating zones
- G. Children's Play Area
- H. Dedicated Amenities Spaces located on the 1st and 2nd floors within Flats No. 7 & 8
- I. Swimming Pool (To Be Constructed After OC)
- J. Play zone

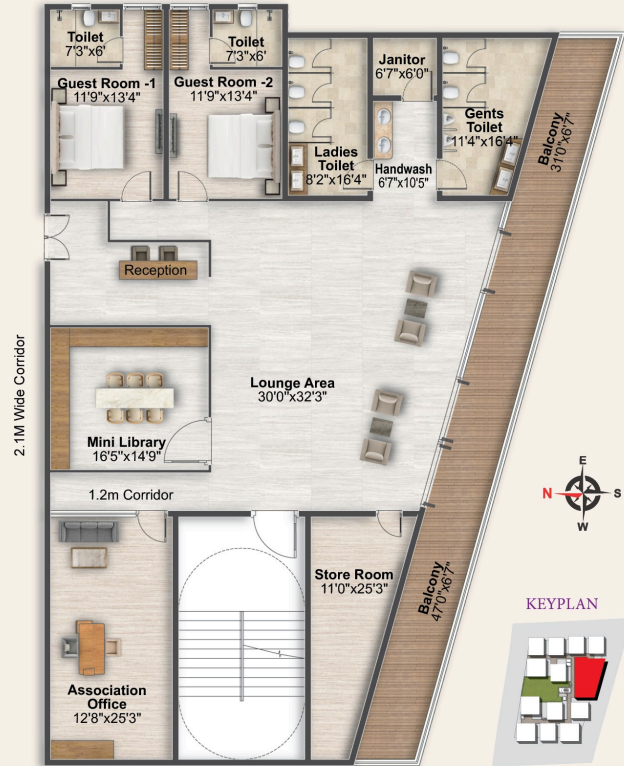




Where Elegant Living
Rises to the Skyline.



Dedicated Amenities Spaces located on the First Floor



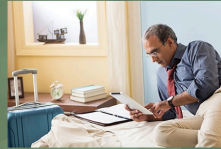
An abode of leisure and relaxation



RECEPTION



ASSOCIATION OFFICE



GUEST ROOMS - 4



INDOOR GAMES



MINI LIBRARY



LOUNGE AREA

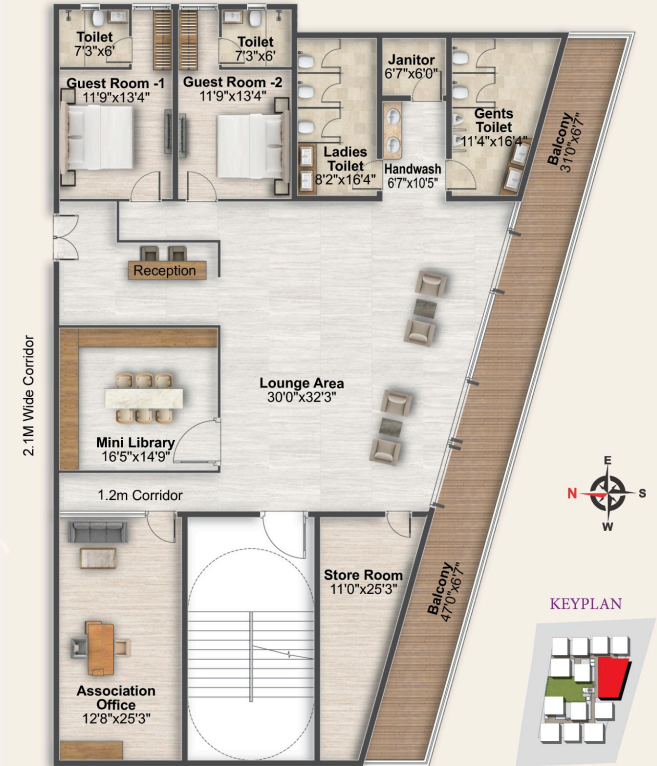


Gym



MINI THEATRE

Dedicated Amenities Spaces located on the Second Floor



PLAY ZONE VIEW



SWIMMING POOL VIEW

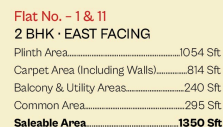


AMENITIES & FEATURES

- * Multi-purpose hall
(To Be Constructed After OC) * Gym
- * Indoor Games
- * Yoga / Meditation
- * Swimming Pool
(To Be Constructed After OC)
- * Senior Citizens' Area
- * Walking Track
- * Children's Play Area
- * CCTV Cameras for Common Areas
- * Round-the-Clock Security



- * Vaastu-Compliant
- * Power Backup Generator
- * Fully Automatic Lifts
- * No Common Walls
- * Earthquake resistant design
- * Watchman rooms
- * Wide driveways
- * 3 Level Parking
- * Avenue Plantation
- * Pollution-free environment
- * Strategic Location in a Prime Area
- * Solar fencing for enhanced security



Flat No. - 2, 7, 10 & 12
3 BHK - EAST FACING

Plinth Area.....	1312 Sft.
Carpet Area (Including Walls).....	1115 Sft.
Balcony & Utility Areas.....	197 Sft.
Common Area.....	367 Sft.
Saleable Area.....	1680 Sft.

Flat No. - 3, 4, 5, 6 & 14
2 BHK · WEST FACING
 Plinth Area.....1054 Sft.
 Carpet Area (Including Walls).....982 Sft.
 Balcony & Utility Areas.....73 Sft.
 Common Area.....295 Sft.
Saleable Area.....1350 Sft.

Flat No. - 8 & 9
2 BHK · NORTH FACING

Plinth Area.....	1078 Sft
Carpet Area (Including Walls).....	930 Sft
Balcony & Utility Areas.....	148 Sft
Common Area.....	302 Sft
Saleable Area.....	1380 Sft

Flat No. - 13
3 BHK · WEST FACING

Plinth Area.....	1312 Sft.
Carpet Area (Including Walls).....	1164 Sft.
Balcony & Utility Areas.....	148 Sft.
Common Area.....	367 Sft.
Saleable Area.....	1680 Sft.

Experience elevated living with exclusive Lifestyle Amenities thoughtfully crafted within Flats No. 7 & 8 on the First and Second Floors



SPECIFICATIONS

STRUCTURE

RCC framed structure.

SUPER STRUCTURE

Mivan Technology Concrete Wall Construction with JNTU-approved Structural Steel and Concrete Design.

MAIN DOOR

Main door Indian teak wood with polished finish.

INTERNAL DOORS

WPC frame with flush door shutters.

WINDOWS

uPVC windows.

FLOORING

Vitrified double-charged 2'x4' tiles in hall, dining & bedrooms. Ceramic tiles in toilets, balconies & wash areas – standard make.

KITCHEN

Granite platform with stainless steel sink and 2'-0" height glazed ceramic tile dado.

TOILETS

Glazed ceramic tile dado up to 6'-6" height. Sanitary ware & CP fittings from Jaquar / CERA / Sudhakar or equivalent.

ELECTRIFICATION

Adequate power points with concealed copper wiring and modular switches – Anchor / Sudhakar or equivalent.

TV POINT

Provision in hall & master bedroom.

LIFTS

4 No. of 6-passenger lifts – Johnson / KONE.

FALSE CEILING

False ceiling provided on the 14th floor only.

WATER

Sufficient borewell water supply through sump and overhead tank.

PAINTING

SV Putty / Equivalent Brand luppam finish with emulsion for all interior walls & external Structure Asian paints Equivalent Brand for exterior walls,

POWER BACKUP

- a) Power backup will be provided for common areas and for
- b) 3 BHK units (3 fans & 3 light points)
- c) 2 BHK units (2 fans & 2 light points).
- d) Generator make: Ashok Leyland / Kirloskar or equivalent

NOTE

- a) Registration charges, GST, Income tax, and any other applicable taxes as per government norms shall be borne by the purchaser.
- b) 3 BHK – Two Dedicated Car Parking Spaces.
- c) 2 BHK – One Dedicated Car Parking Space.
- c) This brochure is only a conceptual presentation of the project and not a legal offering.



Crafted
Spaces

Captured Moments



SKYLINE VEDA

SAI KUTEER VILLAS

TCS

SV MALL

SAI URBAN NEST VILLAS

SKYLINE - HOMES

Bongloor
Toll Plaza
(Exit 12)

BONGLOOR
EXIT-12

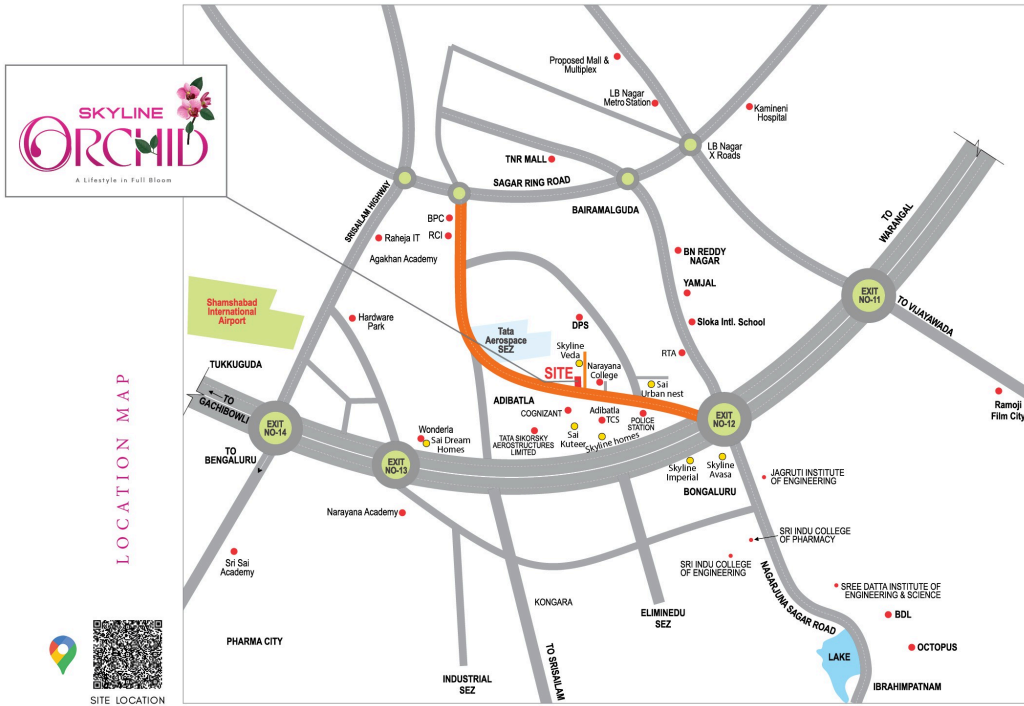
SKYLINE-5

SKYLINE
IMPERIAL

SKYLINE AVASA

OUTER RING ROAD

Service Road



DISTANCES FROM SKYLINE ORCHID

Opposite TCS
Near ORR Service Road
2 min away from Tata Aerospace
2 mins away from Wonderla
3 mins to Ranga Reddy Collectorate office

2 kms to Hardware Park
2 mins to Bongloor junction exit 12 (ORR)
8 mins to Delhi Public School
10 mins to Electronic City
10 mins to Bangalore highway

10 mins to Aga Khan Academy
20 mins to RGI Airport
Educational institutions within 200 m radius
Amidst various other gated communities & Apts
Hitech City & Gachibowli – just 35 minutes away

SOME OF OUR PROJECTS



CONSTRUCTED BY



SV CONSTRUCTIONS

📍 M/S Venkateshwara Enterprises H.No. 10-4,227/4,
4th Floor, Beside Ratnadeep Super Market, Opp. SBI
Bairamalguda Branch, Karmanghat, Hyderabad.

📍 SITE : Near TCS, Adibatla, Hyderabad.

✉ e-mail: skylinehomes8@gmail.com

🌐 www.svconstructionsndevlopers.com

Architect :



3rd Floor, Pavani Annexe, Road no.2,
Banjara Hills, Hyderabad - 500034

BROCHURE DESIGN BY

