



altair
AT **SITARA** SAINIKPURI



MORE BREEZE, MORE SKY. MORE ROOM FOR LIFE.



A walk outside, as the greens breathe, so do you.

A step onto your balcony, as the sun shines, so do you.

The feeling of being enveloped in the warmth of life, and the colours of dreams. And the world, looking up to you.

Desires, and intentions, of a life worth living. And that moment you pause. The epiphany. For now, it's all yours.

Welcome to the place that's built for that very feeling. That very epiphany.

Welcome to the home of your dreams, at Janapriya Altair.



RISE. AND LIVE ABOVE.

You've risen in life. Now, live like it.
Towering 12 floors into the sky, Altair rises
above Sainikpuri, with breathtaking views of
trees, and hues as far as the eye can see.

Surrounded by all the luxuries of premium living.
Impeccably designed, this is the address you've
been waiting to call yours.

Come, find a home that's deserving of you.

LIVE AS CLOSE TO NATURE, AS EVERYTHING ELSE YOU NEED.

Serene, spacious, truly a breath of fresh air. Altair is nestled in the heart of the quaint yet vibrant neighbourhood of Sainikpuri. A little away from it all, surrounded by cover of trees, fresh air, and spacious roads. Yet easily connected to the rest of the city, the IT hubs, healthcare, entertainment, and education. Here's where you come to own a beautiful home, and a beautiful life.

Sainikpuri main road **1.5 km** | ECIL **3 km** | Trimulgherry X road **8 km**

Secunderabad Club **9 km** | Tarnaka **3 km** | Jubilee Bus Station **9 km**

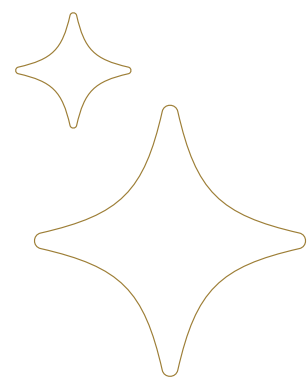
Secunderabad Railway Station **10 km**

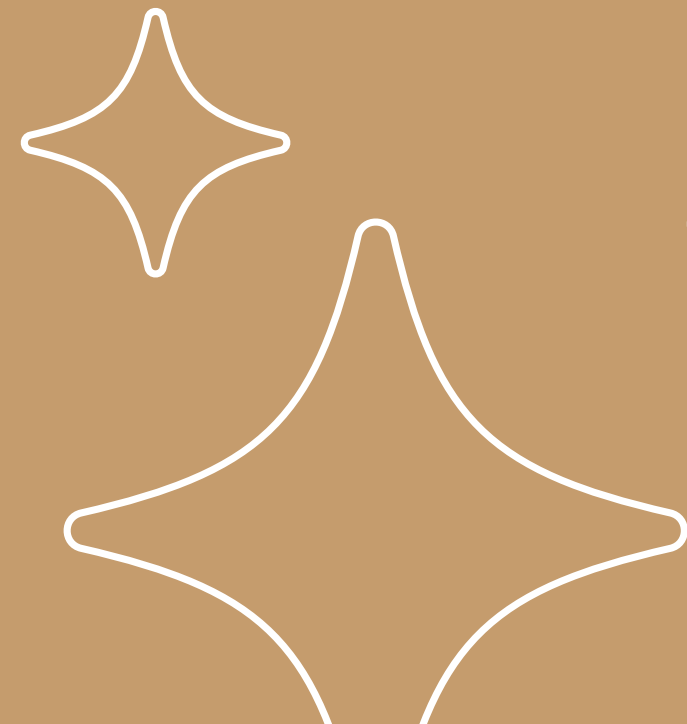


LOCATION MAP
(NOT TO SCALE)

BREATHE, GROW, LIVE. THERE'S SPACE FOR IT ALL.

Within a neighbourhood that's known for green cover, it's only fitting that your home is too. Altair, at Sainikpuri, has been thoughtfully designed, with ample open spaces open space. Here, there is peace. There's stillness, and gentle breeze. The swaying of trees, the intoxicating fragrances, and the songs of nature. Come, live like you've always wished to.





THE PLACE TO BE. TO FEEL GREAT.

The 30,000 sft. clubhouse at Sitara is home to everything you can imagine. Ultra-luxurious, spacious, modern. It has it all, for entertainment, fitness, work, leisure, and good times. Plus, an 8000 sft Exclusive clubhouse is home to everything you can imagine.

GYMNASIUM

SWIMMING POOL

INDOOR GAMES

OUTDOOR GAMES

COMMUNITY BANQUET HALL

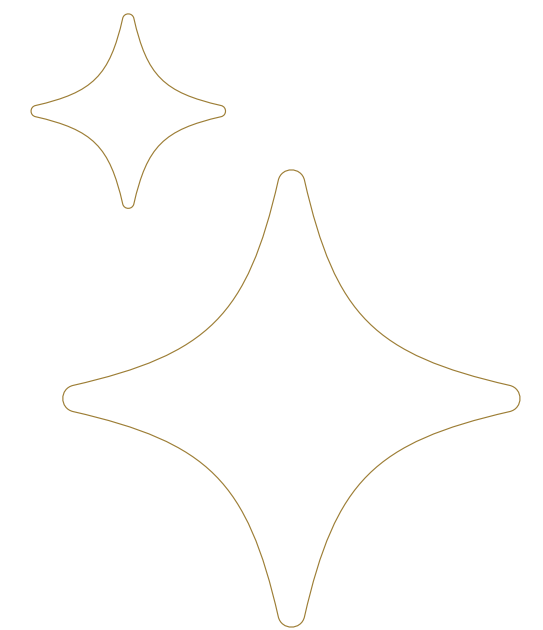
CHILDREN'S PLAY AREA AND PARK



LIVE BIGGER. LIVE FULLER.

There's nothing quite like home at the top of it all. One that makes you feel on top of the world. At Altair, your home is designed with character, sophistication, and luxury. Balconies to bring the views inside, so mornings are spent one with nature, and yourself. Sunsets, more spectacular than ever.

Invite the natural light in, so every corner is alive. And every moment, special. Come, discover the epitome of premium living.



SOPHISTICATED DESIGN. AND A PLAN THAT WORKS FOR YOU.



Well lit up for you

Natural light and ventilation envelop your home, reducing cost of maintenance by 35%.



Living spaces planned for your day

Special emphasis is given to utilitarian and ergonomic spaces, considering your day-to-day interaction at home.



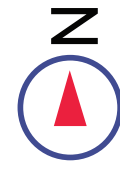
Well planned common areas

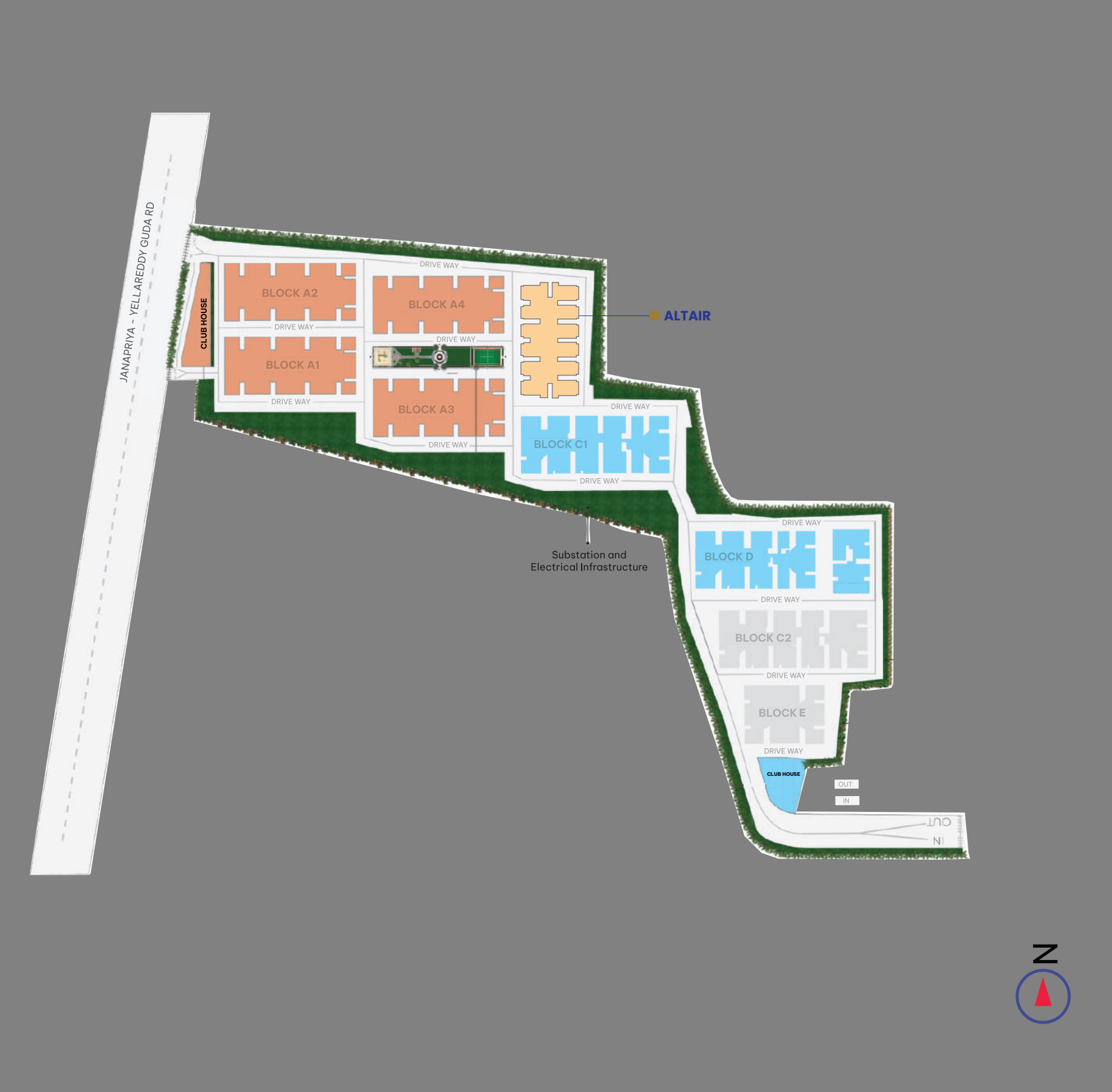
Aesthetically designed to spend your happiest moments, but also thoughtfully designed, to minimise wastage of space.



Balconies and maximised space

Balconies are sized aptly, to maximise the space in your living area, where you need it the most.





NOW THAT'S
A GOOD PLAN.





UNIT NO. - 01
**EAST
 FACING**

Floor Plan - 3BHK

Saleable Area 1960 sq. ft
 Plinth Area 1588.61 sq. ft
 Carpet Area 1322.13 sq. ft
 Balconies & Utilities 187.03 sq. ft



UNIT NO. - 02
**EAST
 FACING**

Floor Plan - 3BHK

Saleable Area 1975 sq. ft
 Plinth Area 1605.68 sq. ft
 Carpet Area 1277.13 sq. ft
 Balconies & Utilities 252.04 sq. ft



UNIT NO. - 03
**WEST
 FACING**

Floor Plan - 3BHK

Saleable Area 1465 sq. ft
 Plinth Area 1195.62 sq. ft
 Carpet Area 975.72 sq. ft
 Balconies & Utilities 153.03 sq. ft

UNIT NO. - 04
**EAST
 FACING**

Floor Plan - 3BHK

Saleable Area 1495 sq. ft
 Plinth Area 1197.37 sq. ft
 Carpet Area 977.40 sq. ft
 Balconies & Utilities 153.03 sq. ft





UNIT NO. - 05
WEST
FACING

Floor Plan - 3BHK

Saleable Area 1495 sq. ft
Plinth Area 1226.01 sq. ft
Carpet Area 1004.92 sq. ft
Balconies & Utilities 153.03 sq. ft



UNIT NO. - 06
EAST
FACING

Floor Plan - 3BHK

Saleable Area 1465 sq. ft
Plinth Area 1195.62 sq. ft
Carpet Area 982.97 sq. ft
Balconies & Utilities 145.62 sq. ft



UNIT NO. - 07
WEST
FACING

Floor Plan - 3BHK

Saleable Area 1960 sq. ft
Plinth Area 1605.68 sq. ft
Carpet Area 1322.13 sq. ft
Balconies & Utilities 204.10 sq. ft

UNIT NO. - 08
WEST
FACING

Floor Plan - 3BHK

Saleable Area 1960 sq. ft
Plinth Area 1588.61 sq. ft
Carpet Area 1322.13 sq. ft
Balconies & Utilities 187.03 sq. ft





UNIT NO. - 09
**NORTH
 FACING**

Floor Plan - 3BHK

Saleable Area 1570 sq. ft
 Plinth Area 1286.46 sq. ft
 Carpet Area 1099.53 sq. ft
 Balconies & Utilities 113.89 sq. ft



UNIT NO. - 11
**NORTH
 FACING**

Floor Plan - 3BHK

Saleable Area 1570 sq. ft
 Plinth Area 1286.46 sq. ft
 Carpet Area 1099.53 sq. ft
 Balconies & Utilities 113.89 sq. ft



UNIT NO. - 10
**NORTH
 FACING**

Floor Plan - 3BHK

Saleable Area 1570 sq. ft
 Plinth Area 1286.46 sq. ft
 Carpet Area 1099.53 sq. ft
 Balconies & Utilities 113.89 sq. ft



UNIT NO. - 12
**NORTH
 FACING**

Floor Plan - 3BHK

Saleable Area 1570 sq. ft
 Plinth Area 1286.46 sq. ft
 Carpet Area 1099.53 sq. ft
 Balconies & Utilities 113.58 sq. ft



SPECIFICATIONS

FLOORING

Hall & Dining Room	-	Vitrified Tiles 800 x 800 (32" x 32")
Bed Rooms& Kitchen	-	Vitrified Tiles 600 x 600 (24 " x 24")
Balconies& Utility	-	Anti Skid Vitrified Tiles
Kitchen Finish	-	Granite Platform with Stainless Steel Sink
Toilets	-	Anti Skid Vitrified Tiles
Kitchen Dadoing	-	2'0" Glazed Vitrified Tiles
		Toilets Dadoing
		Glazed Vitrified Tiles
Common Area	-	Industrial Vitrified Tiles
Parking Area Finish	-	VDF

DOORS & WINDOWS

Main Door	-	Pre Laminated Engineered Door
Internal Doors	-	Non -Teakwood frames with flush door shutters
Windows	-	UPVC sliding with provision for Mosquito Mesh

STRUCTURE

RCC Shear Walls & Slab Structure using German Formwork		
Super Structure	-	RCC Shear Walls, Slabs & Internal Brick walls

PAINTS & FINISHES

Flat Internal Walls	-	Acrylic Emulsion Paint
External Walls	-	Exterior Emulsion Paint
MS Grills& Railings	-	Enamel Paint

PLUMBING & ACCESSORIES

Pipes	-	CPVC Pipes
		CP Items
		High-end in Kitchen, Bathrooms & Utility
Sanitary	-	Kohler (or) equivalent

POWER

Switches	-	Modular switches of a reputed brand
Wiring	-	Concealed PVC copper wires of a reputed brand

DG BACKUP

100% Power Backup



COMMUNITY

Farmers Market on every Wednesday & exhibitions or product displays by big brands on weekends

School Buses from Indus, Bhavans, DPS, Regal Ford, Cal public school, etc

Organised community gatherings for all cultural or festive events

Many residents are employees from Hi-Tech City, ECIL & NFC

Children's Play area s pretty lively in the evenings , from 4pm - 7pm

Senior Citizens and women enjoy morning and evening walks at HUDA park close by

Gym and Indoor Games see good participation of adults and children, between 6am to 10am in the morning & 6pm to 9pm n the evening



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