

PREMIUM RESIDENTIAL LIVING

NIHARIKA SKYLINE

Khajaguda, Hyderabad

Sai Vaibhav Layout, Chitrapuri Colony, Khajaguda – 500089



RERA REG: P02400001359

ABOUT THE PROJECT

Niharika Skyline is a prestigious premium gated community rising over 1.83 acres in Khajaguda – one of Hyderabad's most future-ready localities. Developed by Niharika Projects (est. 2002), with a legacy of 12+ successful projects, Niharika Skyline offers 168 meticulously crafted apartments in 2, 3 and 4 BHK configurations. Strategically connected to the Old Mumbai Highway and Nehru Outer Ring Road, residents enjoy effortless access to Gachibowli's IT corridor, HiTec City, top schools and leading hospitals.

APARTMENT GALLERY

Main Entrance



Living Room



Master Bedroom



Bedroom 1 (11*12)



Bedroom 2 (11*13.6)



Bedroom 3 (12*12)



Kitchen



Utility



PROJECT DETAILS

Developer	Niharika Projects (Est. 2002)	RERA Number	P02400001359
Project Name	Niharika Skyline	Site Area	1.83 Acres
Location	Khajaguda, Hyderabad – 500089	Total Units	168 Apartments
Configuration	4 BHK	Structure	2 Basements + G + 14 Floors
Size Range	2,650 sq. ft.	Possession	Ready to Move-in

FLOOR PLAN & UNIT CONFIGURATION



Apartment No.	Type	Size (sft)	Facing
910	4 BHK	2,650	West

INTERIOR SPECIFICATIONS

Area	Specification
Living / Dining	Vitrified tiles 800×800 mm (RAK / Kajaria or equivalent)
Bedrooms	Vitrified tiles; Oil-bound distemper on master bedroom walls
Kitchen	Dado tiles above counter – Glazed / Johnson / Kajaria or equivalent
Toilets	Anti-skid tiles; premium sanitary ware & CP fittings
Balconies	Anti-skid tile flooring

WORLD-CLASS AMENITIES

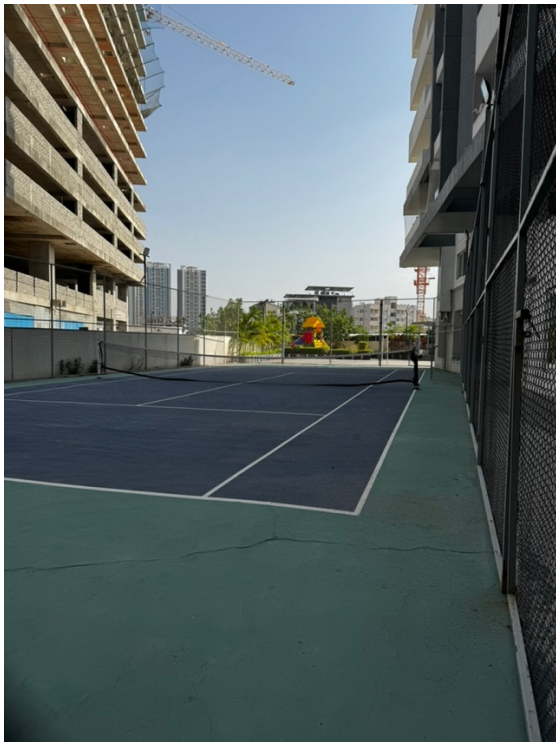
- ✓ **Swimming Pool** – Outdoor swimming pool for leisure & fitness
- ✓ **Gymnasium** – Fully equipped modern fitness centre
- ✓ **Tennis Court** – Full-size tennis court
- ✓ **Badminton Court** – badminton court
- ✓ **Basketball Court** – Outdoor basketball court
- ✓ **Jogging / Walking Track** – Dedicated walking & jogging path
- ✓ **Yoga / Meditation Area** – Serene outdoor yoga & meditation zone
- ✓ **Clubhouse** – Community clubhouse for events & gatherings
- ✓ **Children's Play Area** – Safe, well-equipped kids' playground
- ✓ **Indoor Games** – Room with indoor game facilities
- ✓ **Landscaped Gardens** – Beautifully landscaped green spaces
- ✓ **24×7 Security** – Round-the-clock security personnel
- ✓ **CCTV Surveillance** – 24×7 video surveillance across the premises
- ✓ **Power Backup** – Full power backup for uninterrupted living
- ✓ **24-hr Water Supply** – Dedicated overhead tanks & 24-hr supply
- ✓ **Rainwater Harvesting** – Eco-friendly rainwater harvesting system
- ✓ **Sewage Treatment Plant** – On-site STP for sustainable waste management
- ✓ **Fire Fighting System** – Comprehensive fire safety & suppression system
- ✓ **Covered Car Parking** – Basement-level covered parking slots
- ✓ **Intercom** – Apartment intercom & video door phone
- ✓ **Car Wash Bay** – Dedicated car washing area
- ✓ **Lift(s)** – High-speed passenger lifts in lobby

AMENITY PHOTOS

Swimming pool



Tennis Court



Badminton Court



Gymnasium



Multipurpose hall



Indoor Games



LOCATION HIGHLIGHTS



Google Maps Link

<https://maps.app.goo.gl/VpdKZMHye3bW58pm7>

Schools

- Delhi Public School – 0.25 km
- Kairos Global School – nearby
- Manuu Polytechnic College – 1.2 km

Hospitals

- Citi Eye Hospital – 0.65 km
- Dermiq Clinic – 0.85 km

Connectivity

- Khajaguda Bus Stop – 0.67 km
- Gachibowli IT Hub – ~4 km
- HiTec City – ~6 km
- ORR / Mumbai Highway – ~1 km
- Financial District – ~5 km
- IKEA – ~5 km

Dining

- Raise The Bar – 0.19 km
- Multiple restaurants & cafes nearby

PRICING

Unit Type	Size	Asking Price
4 BHK	2,650 sft	[₹ 3.2 Cr]

Bank approved by HDFC Bank, ICICI Bank and State Bank of India.

CONTACT DETAILS

Seller Name	<i>Rohith Alleni</i>
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Flat Number	<i>910, Niharika Skyline</i>

VIRTUAL TOUR

Scan the QR code to view the Apartment 🏠

