

JAYABHERI

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# THE SAHARA

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Powered by Relationships, Inspired by your Lifestyle.



INTRODUCTION

# A PARADISE YOU CAN CALL HOME.

Jayabheri The Sahasra: A benchmark for a vibrant community embedded in the beauty of nature and a landmark in Hyderabad's cityscape.

Powered by relationships & inspired by your lifestyle, Jayabheri The Sahasra is a perfect place to call "home."

- A booming and futuristic location.
- 7 towers X 28 floors.
- Multi-use Staggered double-height terraces on each floor.
- Dynamic facade with personal landscape for each unit.
- Diverse, expansive, and visually rich landscaped open spaces.



RANGING FROM  
**1400-2510**  
SQUARE FEET.

966 LAVISH  
**2 & 3 BHK**  
APARTMENTS

OVER  
**70,000**  
SFT OF AMENITIES

OVER  
**80%**  
OF OPEN SPACE.

# A NATURAL RETREAT.

The landscape design of The Sahasra provides a wide range of recreational choices that enhance and promote the overall well-being of residents. Allowing them to relax, rejuvenate, and experience the beauty and benefits of nature outside their homes.

The Sahasra boasts of over 80% open areas & 25 pockets of nature, including thematic gardens & other open spaces, which visually enhance the landscape. These areas are elegantly integrated with a diverse range of functions that address larger ecological concerns such as stormwater infiltration & more.



Entry Plaza & Culture Court



Lily Pond & The Grove



Cycling Track, Fitness Trail & Sculpture Court

- Central Maidan with amphitheatre and dense tree groves.
- Paved central court with lush green lawns for events.
- Children's Play Area designed with safety and science for overall well-being.
- Shaded outdoor reading areas and waterfronts.
- Herbal gardens with acupressure courts.
- Thematic garden designed specifically with a focus on accommodating the needs of senior citizens.
- Outdoor wellness circuit with fitness stations amidst the verdant landscape.
- Games plaza overlooking the landscape.
- Playful Pet Park with a pet-friendly design.

AMENITIES

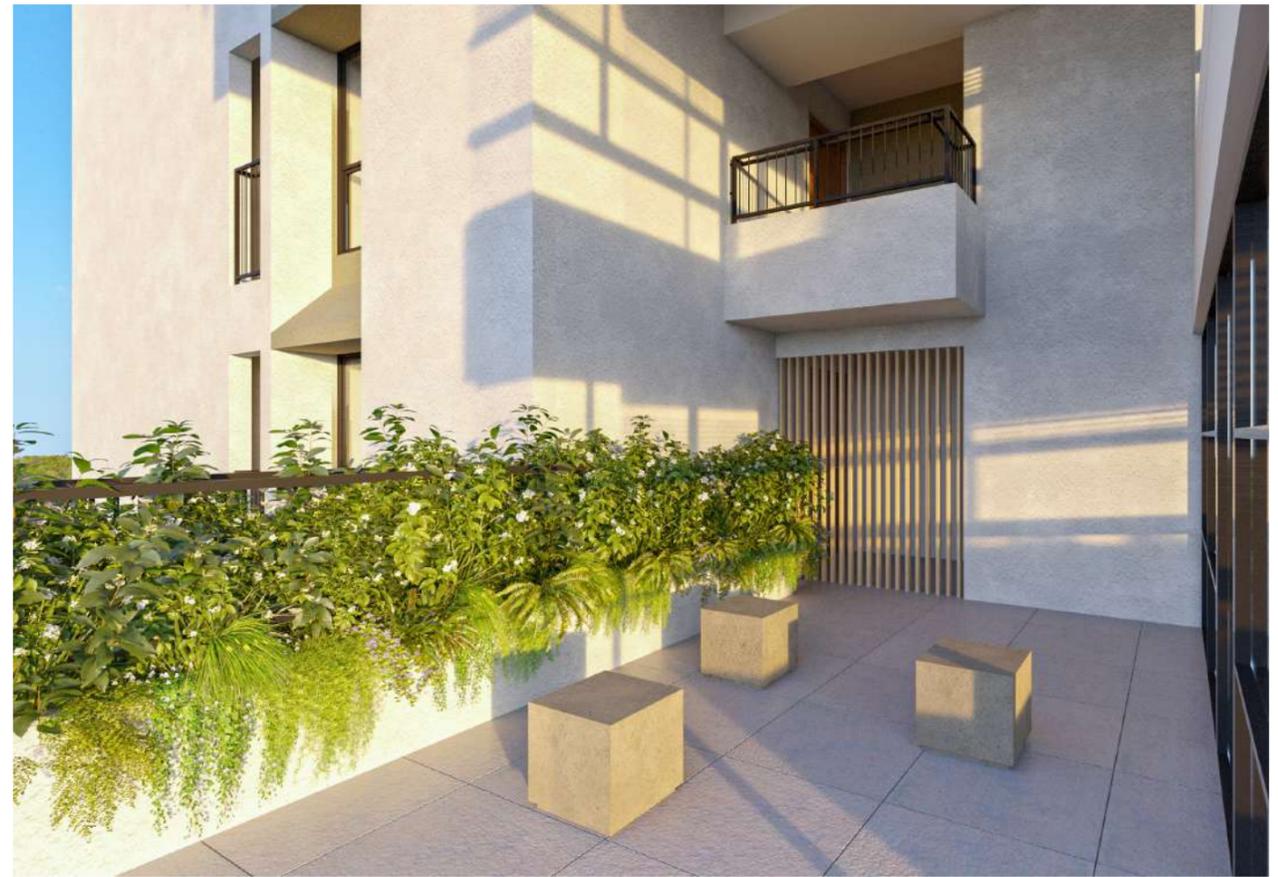
# SOCIAL AND ACTIVE LIVING.

THE BAZAAR

- Supermarket.
- Convenience store & other vanilla stores.
- Spa/Salon.
- Cafe & Ice-cream/Bakery
- Restaurant/banquet hall & multiple Terrace Banquets.
- Pharmacy.

Health and recreation go hand in hand and The Sahasra has a harmonious blend of both. The sports arena and indoor amenities cover an impressive area of 40,000 sq. ft., providing ample space for various activities.

The Bazaar is one of a kind self-sustainable development with an area of about 30,000 sq. ft. of retail space. While being convenient to the residents, its strategic location with road frontage makes it sustainable due to its accessibility to general public. From a supermarket to a salon, and restaurants and other conveniences to complement, you'll find everything you need to enhance your modern lifestyle. These spaces offer a perfect blend of active and passive recreational activities, allowing you to unwind and relax



DOULBE-HEIGHT TERRACE

The apartments at The Sahasra are a perfect display of space optimization. Each floor features a double-height terrace, providing an ideal space for mini-gatherings.

These breakout spaces on alternate sides of each floor establish a visual connection with the floor above, offering unrestricted views of the landscape. They act as buffer spaces



THE ARENA

- Outdoor swimming pool with toddler's pool.
- 2850 sq.ft of indoor gym overseeing landscape.
- Double-height indoor badminton courts.
- Rooftop multi-sports arena.
- Open Lounge.



THE AMENITIES

- Indoor Games Zone – Pool Tables, Table Tennis, Board Games & more.
- Day Care / Creche.
- Music & Dance, Creative Arts area.
- Yoga / Aerobics / Meditation.
- Multipurpose Halls.
- Conference Room.
- Guest Rooms.
- Tennis Court.
- Basketball Court.
- Terrace Banquet.



**SITMAP**

**HOLISTIC.  
AESTHETIC.  
METICULOUS.**

- |                                      |                          |                               |                           |
|--------------------------------------|--------------------------|-------------------------------|---------------------------|
| 1. Entry Portal                      | 9. Children's Play-Scape | 17. Cycle Track               | 25. Outdoor Fitness       |
| 2. Bus Stop                          | 10. Outdoor Lounge       | 18. Organic Garden            | 26. Pet Play              |
| 3. Entry Plaza                       | 11. Health Plaza         | 19. The Cove                  | 27. Pavilion              |
| 4. Culture Court (Amphitheater)      | 12. Recreation Deck      | 20. The Avenue                | 28. The Grove (Lily Pond) |
| 5. Orchard (Meditation + Yoga Space) | 13. Adults Pool          | 21. Sculpture Court           | 29. Walk In The Woods     |
| 6. Maidan                            | 14. Toddlers Pool        | 22. Rolling Landscape         | 30. Tennis Court          |
| 7. Entry Court                       | 15. Bazaar Plaza         | 23. Sensory Garden            | 31. Basketball Court      |
| 8. Event Space                       | 16. Fitness Trail        | 24. Herbal + Medicinal Garden | 32. Service               |

**Amenities**

- A. Indoor Games Zone
- B. - Snooker/pool  
Indoor Games Zone  
- Table Tennis, Board Games  
& Amenities
- C. Multifunctional Halls
- D1. Yoga & Aerobics
- D2. Creche
- E. Guest Rooms
- F1. Admin & Helpdesk,  
BEMS, BMS
- F2. Board Room & Developer's  
Property Management  
Services Office
- G1. Music And Dance
- G2. Creative Arts

**Bazaar**

- Supermarket
- Ice-cream Parlour
- Convenience Store
- Pharmacy
- Café
- Spa & Salon
- Restaurant
- Banquet Hall
- Terrace Banquet / Restaurant

**Arena**

- Open Lounge
- Gymnasium
- Badminton Courts (x3)
- Sport Court

- VP. Visitors Car Parking**
- ▲ Vehicular Entry / Exit
  - ▲ Ramp Entry / Exit



# FUTURE IS HERE

The Sahasra, as the name suggests, is a step towards beginning a wholesome life. A holistic approach to design aesthetically integrates the personal, social, cultural, recreational, & environmental aspects,

while also paying meticulous attention to every detail. The architecture compliments the landscape, enhancing the overall user experience and spacial quality.

- Meticulously planned master layout.
- Vehicular movement restricted to the periphery.
- Easy navigation & safe circulation.
- Large open spaces in the centre of the site with a verdant landscape.

- Fitness trail of 1980 meters with wellness stations.
- Separate cycling track.
- Visual connectivity in all dimensions.
- All the built & open recreational spaces are interconnected with each other.

- All the spaces are beautifully integrated into the landscape.
- Architecture promotes active-social interaction at all levels.

**20% GROUND COVERAGE** FOR AN ENHANCED OPEN SPACE QUALITY.

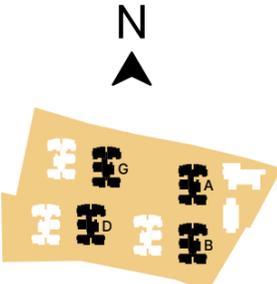
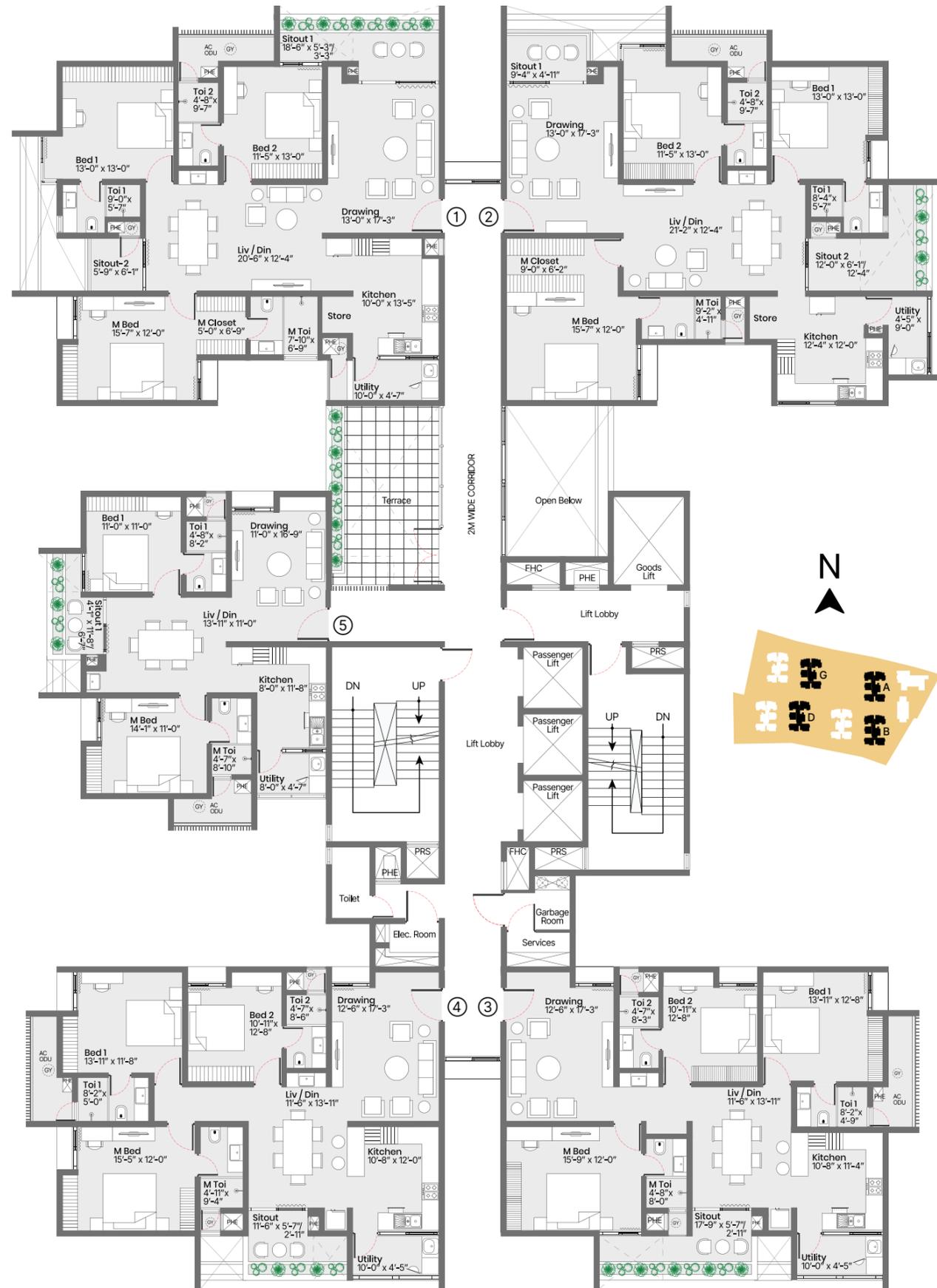
**23% DEEP SOIL ZONE** FOR A SUSTAINABLE UNHINDERED LANDSCAPE.

**32% PODIUM LANDSCAPE** FOR REDUCED HEAT ABSORPTION & SURFACE RADIATION.



# EVEN FLOOR TOWER – A, B, D, G.

# ODD FLOOR TOWER – A, B, D, G.

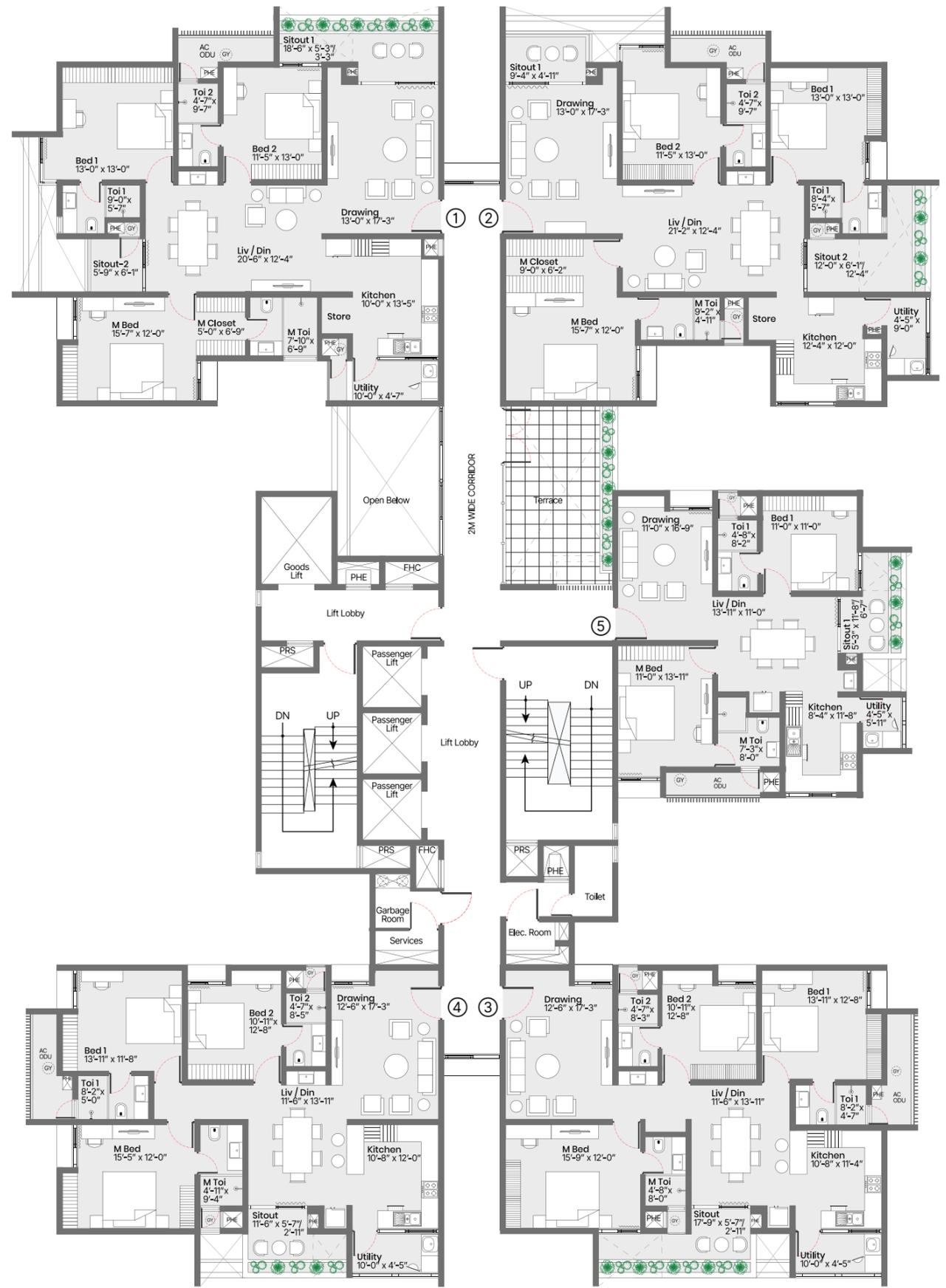
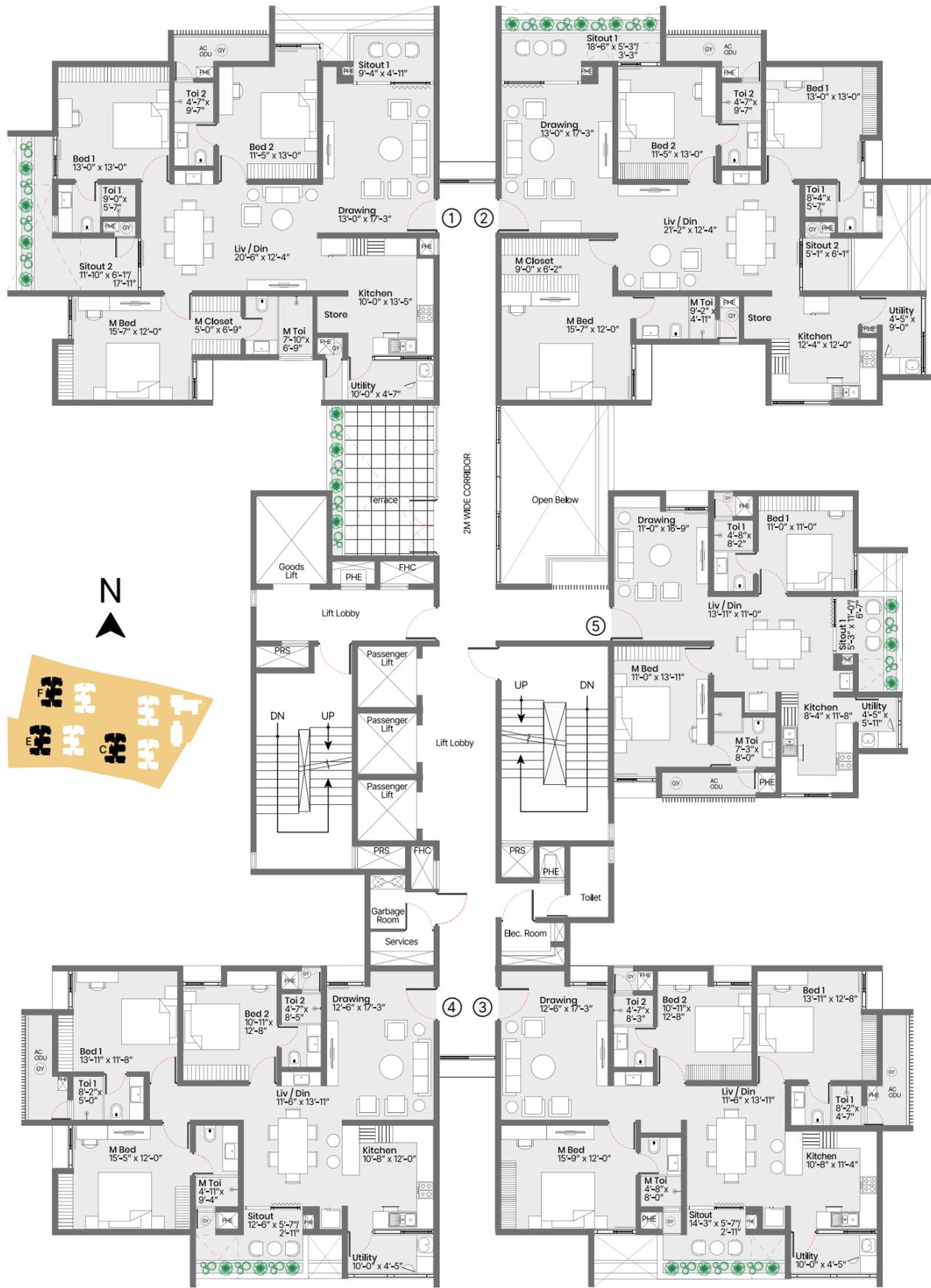


Flat No.	Facing	Type	Carpet Area (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
1	East	3 BHK	1435	172	59	<b>2435 Sft</b>
2	West	3 BHK	1468	133	53	<b>2425 Sft</b>
3	West	3 BHK	1256	67	57	<b>2020 Sft</b>
4	East	3 BHK	1245	63	57	<b>2000 Sft</b>
5	East	2 BHK	870	41	46	<b>1425 Sft</b>

Flat No.	Facing	Type	Carpet Area (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
1	East	3 BHK	1435	137	59	<b>2390 Sft</b>
2	West	3 BHK	1478	163	53	<b>2485 Sft</b>
3	West	3 BHK	1256	81	57	<b>2040 Sft</b>
4	East	3 BHK	1245	58	57	<b>1995 Sft</b>
5	East	2 BHK	870	43	46	<b>1425 Sft</b>

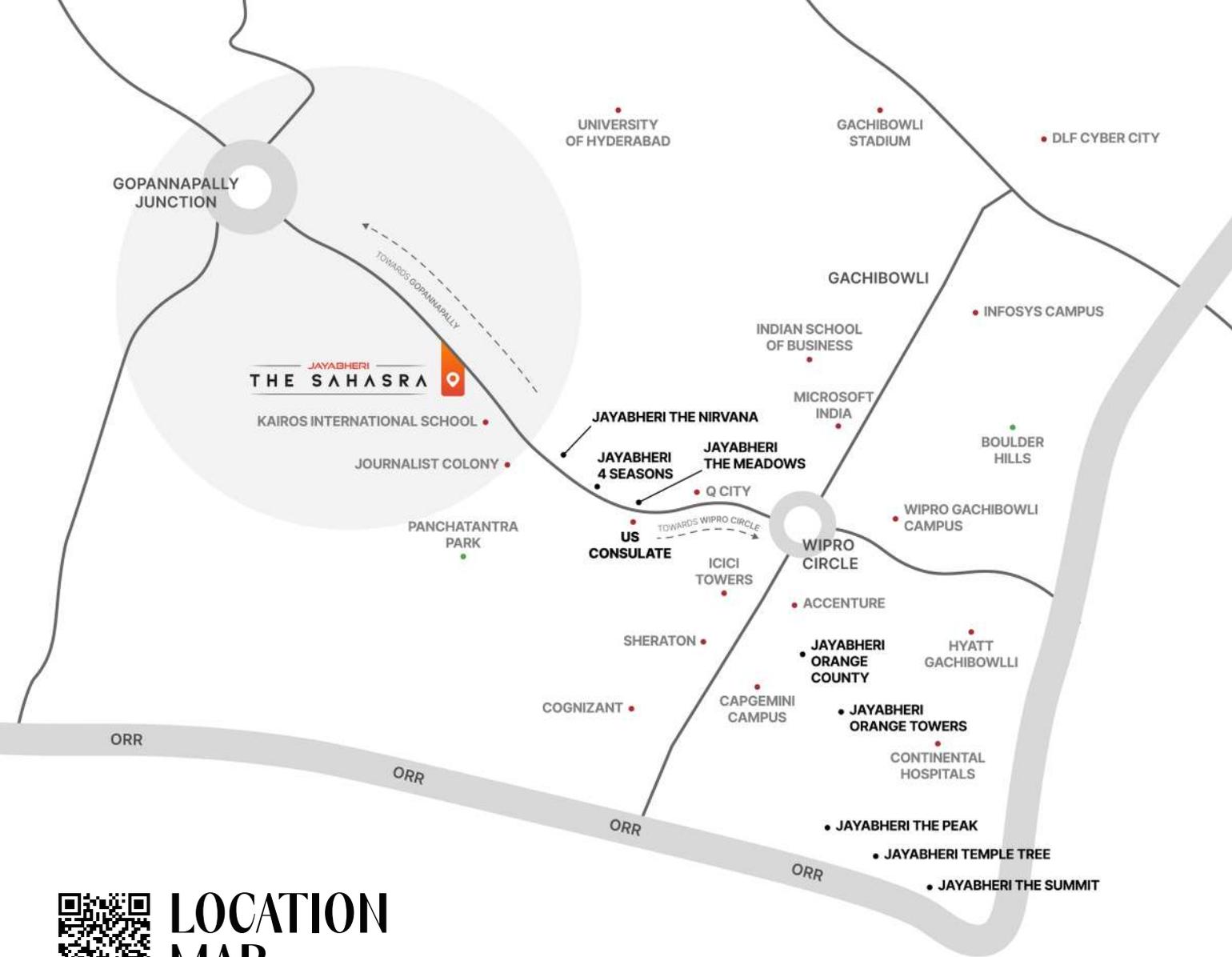
# EVEN FLOOR TOWER - C, F, E.

# ODD FLOOR TOWER - C, F, E.



Flat No.	Facing	Type	Carpet Area (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
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3	West	3 BHK	1256	67	57	<b>2020 Sft</b>
4	East	3 BHK	1245	63	57	<b>2000 Sft</b>
5	West	2 BHK	875	53	34	<b>1430 Sft</b>

Flat No.	Facing	Type	Carpet Area (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
1	East	3 BHK	1435	137	59	<b>2390 Sft</b>
2	West	3 BHK	1478	163	53	<b>2485 Sft</b>
3	West	3 BHK	1256	81	57	<b>2040 Sft</b>
4	East	3 BHK	1245	58	57	<b>1995 Sft</b>
5	West	2 BHK	875	57	34	<b>1435 Sft</b>



## LOCATION MAP

Not To Scale

### RECREATION

- Botanical Garden - 7 km
- Sarat City Mall - 7.8 km
- Inorbit Mall - 9.6 km
- RGI Airport - 30.6 km

### WORK

- Financial District - 1 km
- Gachibowli IT Hub - 4 km
- Kokapet Hub - 4.5 km

### HOSPITALS

- Continental Hospital - 2.6 km
- Star Hospital - 4.8 km
- Rainbow Hospital - 4.8 km
- Citizens Hospital - 4.9 km
- AIG Hospital - 7.6 km
- Care Hospital - 7.9 km

### SCHOOLS

- Kairos International School - 0.1 km
- Keystone International School - 4.5 km
- The Shri Ram Universal School - 4.6 km
- Oakridge International School - 5.5 km
- Future Kids School - 5.6 km
- Delhi Public School - 5.9 km
- Phoenix Greens School - 6.9 km

DEVELOPED BY :

# JAYABHERI

M/s Jayabheri Properties Private Limited

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PRINCIPAL ARCHITECTS :

**Kruthica Architects.** - Hyderabad, Telangana.

STRUCTURAL & PMC CONSULTANTS :

**Mantha Consulting Services Pvt. Ltd.**  
- Hyderabad, Telangana.

LANDSCAPE CONSULTANTS :

**Integrated Design.** - Bangalore, Karnataka.

MEP CONSULTANTS :

**Synergy Infra Consultants Pvt. Ltd.**  
- Hyderabad, Telangana.

PROJECT FINANCED BY  
AND MORTGAGED TO :



Disclaimer : This brochure is conceptual and has been prepared based on the inputs provided by the Project Architect and consultants. This may vary during execution. The external color schemes and detailing of landscape may vary as may be suggested by the Architect considering the site conditions. The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering or specifications. All Apartment interior views do not depict the standard wall, color & ceiling finishes and are not part of the offering. Further, the dimensions mentioned do not consider the plastering thickness and there could be marginal variation in carpet areas. The Developer reserves the right to change, alter, add or delete any of the specifications mentioned herein based on site conditions and construction exigencies without prior permission or notice.