



FERN HEIGHTS

HERITAGE. LUXURY. INDULGENCE



His Exalted Highness Mir Osman Ali Khan was known as the Architect of Modern Hyderabad.

Nearly all major public buildings serving the people of Hyderabad to date, were commissioned by him.

A few great examples include Osmania University, Hyderabad High Court, Osmania General Hospital, State Central Library, Moazzamjahi Market, Kachiguda Railway Station, Nizamia Observatory, etc.

His 37-year-long reign ushered Hyderabad into a modern era with introduction of electricity, industries, paved roads, inter-city railway routes and the very first state airlines in the sub-continent.

A visionary and true reformer, he pioneered modern concepts of governance like separation of executive powers from judiciary, to curb corruption.

H.E.H. Mir Osman Ali Khan is counted amongst the world's top ten wealthiest persons of all time.

At the pinnacle of global affluence, with accountability to virtually none, the Nizam still remained a humble ruler.

'Fern Villa' is a name that has long been reckoned for bearing a distinguished history of serving royalty, and is a valuable location on Hyderabad's cultural map.

This property was formerly gifted by the 7th Nizam of Hyderabad, H.E.H. Nawab Mir Sir Osman Ali Khan himself, the then richest man in the world, to his grandson, Prince Mir Shahamat Ali Khan and his mother Princess Anwari Begum. This property was counted amongst the likes of Bella Vista, Hillfort, Barkat Villa and Chamlijah, the residences of the Nizam's children.

Fern Villa became the Prince's sanctuary where he lead a quieter life and was known to hold glorious nocturnal courts indulging in his fondness for poetry.

When Prince Mir Shahamat Ali Khan, the heir to this regal residence, decided to move on, Prince Mir Himayat Ali Mirza, the great grandson of H.E.H. The Nizam, selectively chose Skill Constructions to repurpose the old-world charm of this site into a modern residential opulence.

The intrinsic connection of Fern Heights with the Nizam of Hyderabad, thus offers immense prestige value for its potential home owners.

Skill Constructions - the doyen of coveted living spaces, presents

FERN HEIGHTS APARTMENTS

developed with a vision to create and deliver an upscale gated-community living ... a fine opportunity to the admirers of Hyderabad's rich heritage to call this place their home.

68
10
02
01

EXCLUSIVE APARTMENTS

RESIDENTIAL LEVELS

PARKING LEVELS

LEVEL OF PARKING AND LEISURE

FERN HEIGHTS APARTMENTS

With 10 storeys and 68 finely crafted dwellings, Fern Heights is the tallest residential tower in it's neighborhood, housing a selection of unmatched amenities.

Some of these apartments offer picturesque & undisturbed views of the Public Gardens and beyond, making them fitting examples of haute living.



A LANDMARK OF REFINED RESIDENCIES.

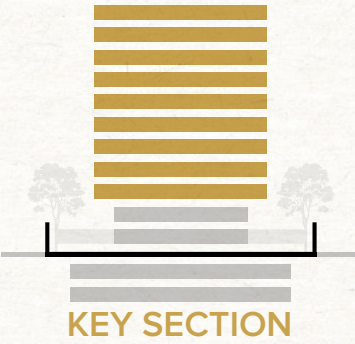


SCHEDULE OF AREAS: TYPICAL FLOOR PLAN (FLOORS 2 - 10)			
FLAT No.	CARPET AREA *	BUILT-UP AREA	SALEABLE AREA
01	1455 SFT	1640 SFT	1965 SFT
02	1275 SFT	1500 SFT	1800 SFT
03	1145 SFT	1340 SFT	1605 SFT
04	1425 SFT	1730 SFT	2075 SFT
05	885 SFT	1055 SFT	1265 SFT
06	1460 SFT	1680 SFT	2015 SFT
07	1310 SFT	1500 SFT	1800 SFT

* Carpet Area calculated according to RERA (Real Estate Regulation and Development Act) - 2016.



TYPICAL FLOOR PLAN
FLOORS 2 - 10



FLAT - 1 (TYPICAL FLOOR)
1965 SFT



FLAT - 4 (TYPICAL FLOOR)
2075 SFT



APARTMENTS
TAILORED TO
PERFECTION...

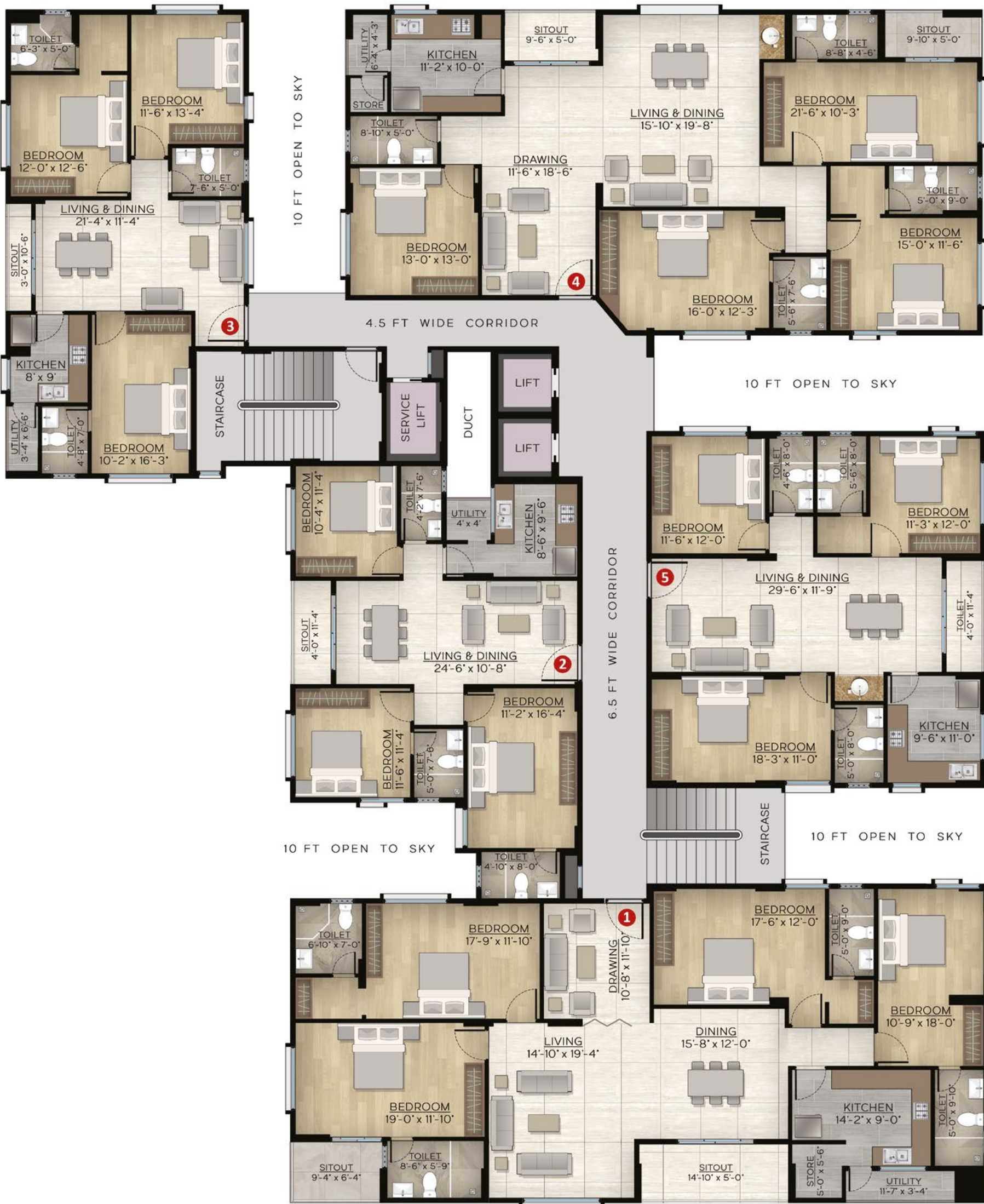
FLAT - 6 (TYPICAL FLOOR)
2015 SFT



FLAT - 7 (TYPICAL FLOOR)
1800 SFT



AN ATMOSPHERE THAT EVOKES EMOTION.



SCHEDULE OF AREAS: GROUND FLOOR PLAN (FLOOR - 1)			
FLAT No.	CARPET AREA *	BUILT-UP AREA	SALEABLE AREA
01	1960 SFT	2270 SFT	2720 SFT
02	970 SFT	1115 SFT	1335 SFT
03	995 SFT	1120 SFT	1340 SFT
04	1840 SFT	2065 SFT	2475 SFT
05	1190 SFT	1260 SFT	1510 SFT

* Carpet area calculated according to RERA (Real Estate Regulation and Development Act) - 2016.

GROUND FLOOR PLAN
FLOOR - 1



...QUINTESSENTIALLY ROYAL



STILT FLOOR PLAN



KEY SECTION



SECURED ACCESS POINTS:

Security Rooms at all entry and exit points of the premises for round-the-clock surveillance and managed traffic-flow.

Trained security personnel work hand-in-hand to keep the community safe and protected.



LANDSCAPED COURTYARDS

Inspired by the serenading baghs of the Nizami dwellings, a special emphasis has been made on creating a lush green and exquisite landscape, featuring outdoor lounges & zen pergolas, so as to render a tranquil & therapeutic atmosphere to the community.



SWIMMING POOL

A large & pristine pool for you to relax, swim, play, water-exercise, float on inner tubes and cool off on hot days. Pool-provision for your little ones as well, to enjoy and create those picture-perfect family moments.



FITNESS CENTRE

A futuristic, air-conditioned gymnasium featuring a variety of cardio and resistance-training equipment. A space to achieve your fitness goals, or recharge yourself for the day ahead.



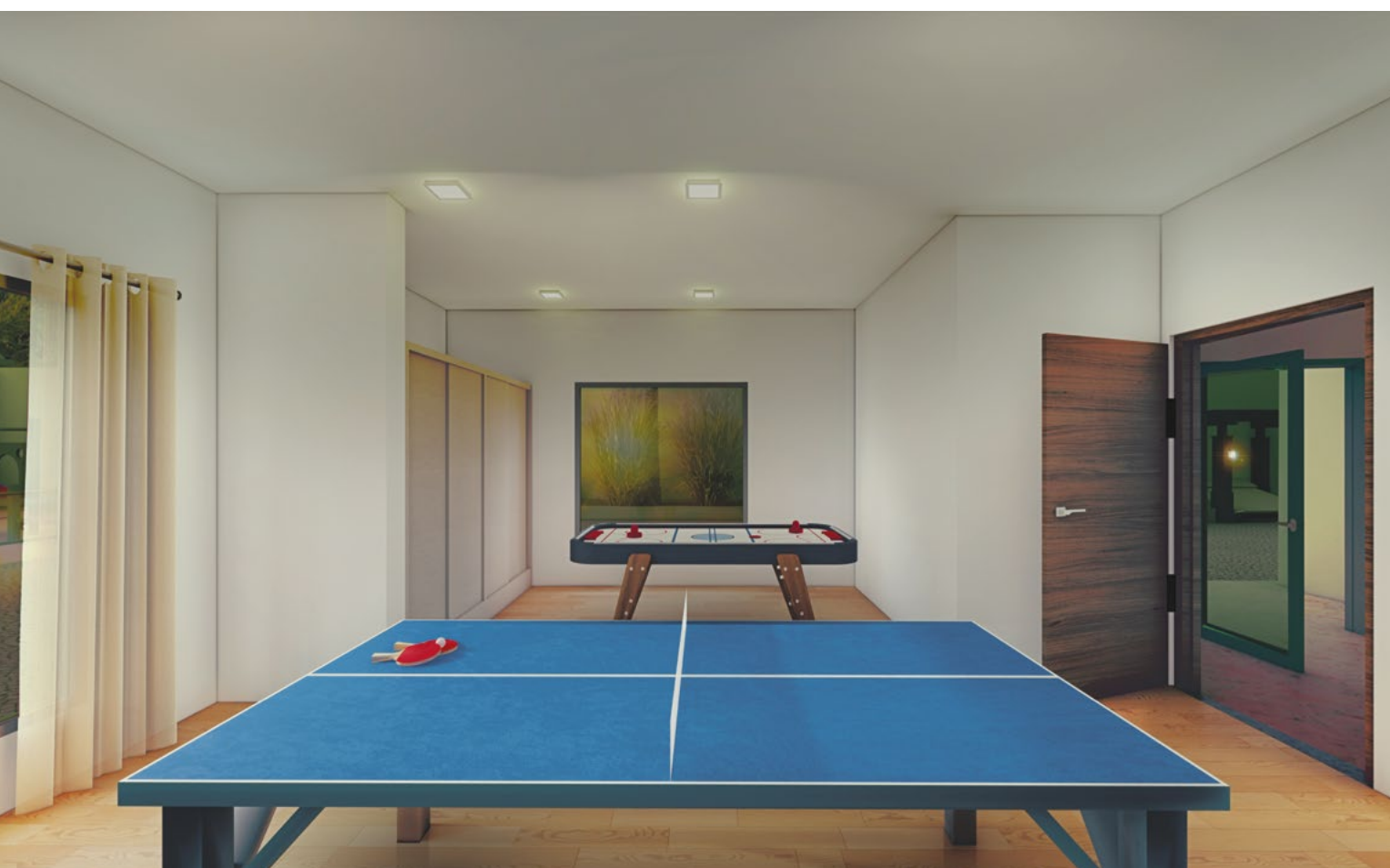
READING NOOK

A quiet corner, dedicated to students & readers. Offers a curated collection of magazines, books & daily newspapers. An ode to the Prince's deep love for poetry and literature.



CHILDRENS' PLAY PARK

Young children need space to run, play and burn off their budding energy. A Play-area dedicated to boost your child's physical and mental well-being by providing space and structure for kids to play and socialize.



INDOOR GAMES

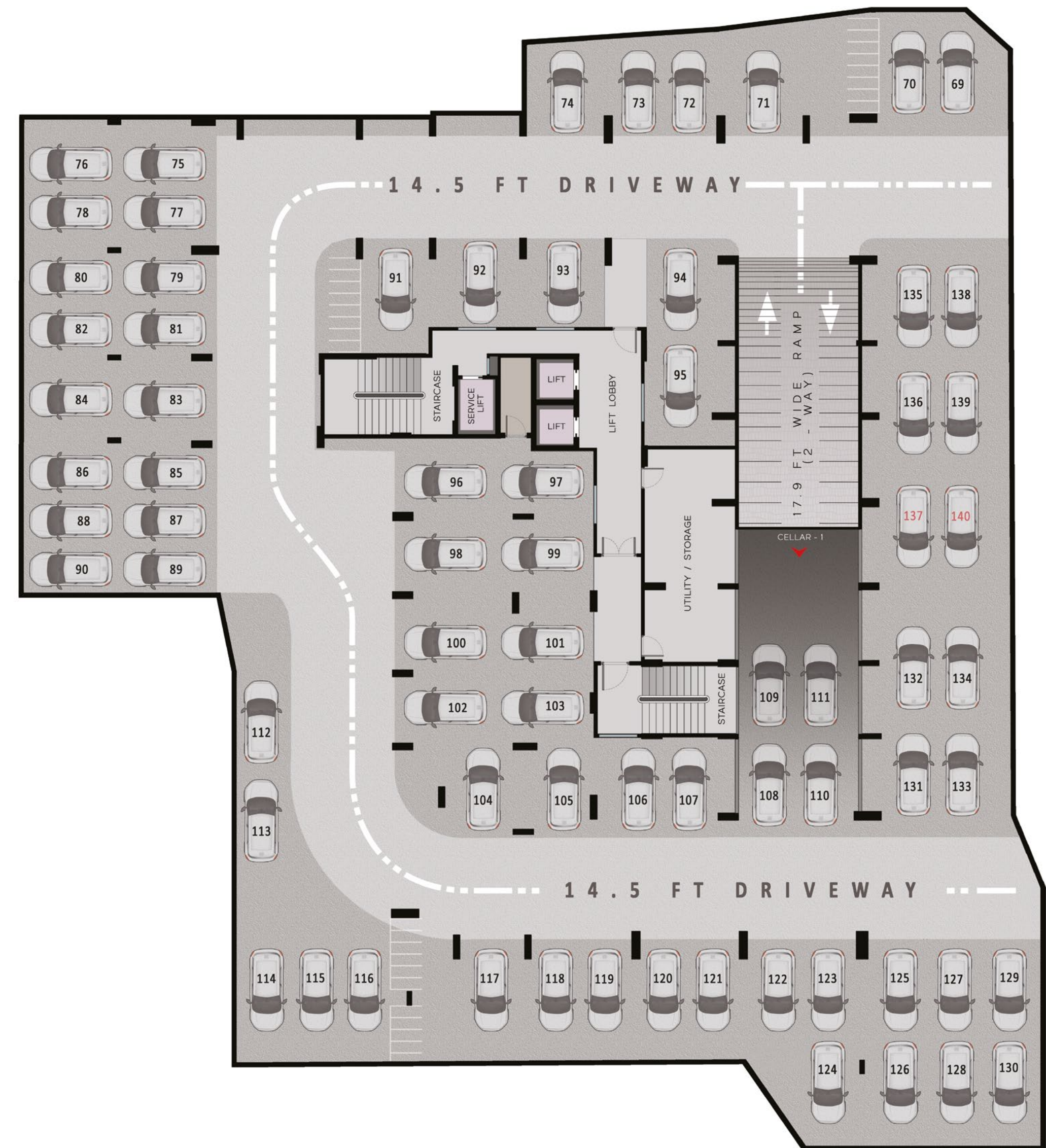
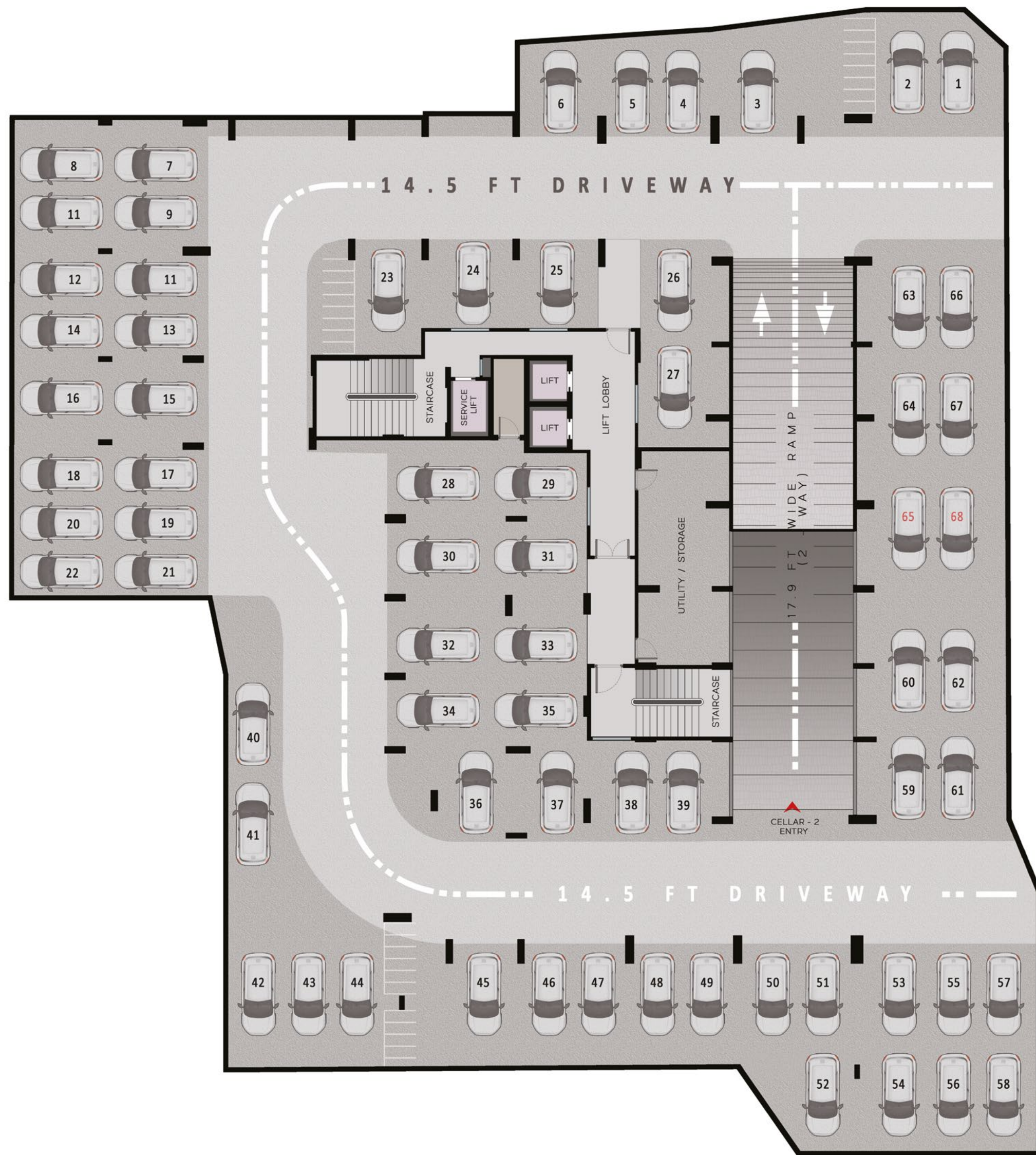
Features recreational games such as table tennis, chess, carom board among others. For those few hours of light-hearted fun on an idle evening. Bond with your neighbours over a quiet game of chess, or enjoy competing with your family over Scrabble.



MULTI-PURPOSE HALL

An elegant, air-conditioned community hall for you to host private parties and exclusive events. Accommodates 50 - 80 people.



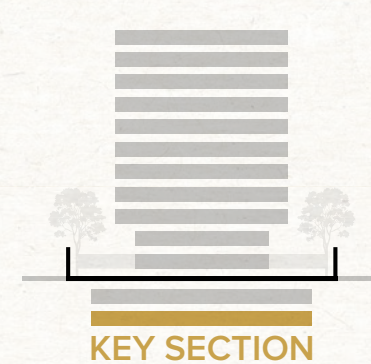


A LANDMARK OF LUXURY & CONVENIENCE.

Fern Heights offers two meticulously-planned cellar-levels dedicated to car parking, with a provision for upto 2 cars per apartment, without compromising the optimum width of the driveways. The commodious parking also features ample measures such as secured access points and fire-safety equipment.



CELLAR PLAN
LEVEL - 1



CELLAR PLAN
LEVEL - 2



CONNECTIVITY



LOCATION MAP



PROJECT SPECIFICATIONS

FOUNDATION & STRUCTURE:

RCC Framed Structure, to withstand wind & seismic loads.

SUPER STRUCTURE:

External Walls: 6” thick solid/AAC Blocks.
Internal Walls: 4” thick solid/AAC Blocks.

WALL FINISHES:

Internal: Cement mortar plaster with smooth finish. Premium acrylic emulsion paint.
External: Cement mortar plaster with sponge finish. Premium exterior wall paint.
Texture/stone/C.F. Board cladding on Front Elevation.

DOORS AND WINDOWS:

Main Doors: Solid Teak wood frame and shutter. Hardware and locking system of reputed make.
Interior Doors: Solid Teak wood frame with flush door shutter.
Sit-Out Doors: UPVC door frames, with sliding shutters of 6mm thick glass.
Windows: UPVC frames, with sliding shutters of 6mm thick glass. Aesthetic M.S. Grills for safety.

FLOORING:

Living & Dining: Italian marble flooring.
Bedrooms & Kitchen: 600mmx600mm sized vitrified tiles.
Balcony & Utility: Matte finish vitrified tiles.
Toilets: Anti-skid vitrified tiles.
Staircase & Corridor: Natural granite and marble stone.

KITCHEN:

Vitrified dado tiling upto lintel level.
Granite platform with stainless steel sink.
Individual taps for Municipal-water and Borewell-water.
Electrical provision for cooking hob, chimney, refrigerator and other kitchen appliances.

LPG

Centralized gas supply to all individual flats.

UTILITY

Ceramic dado tiling upto sill level.
Provision for washing-machine, dish washer, water-taps and drain outlet.

TOILETS

Vitrified dado tiling upto lintel level.
Wall-mounted WC with concealed flush tank.
Ceramic wall-mounted Wash Basins.
Dado shower with hot & cold water diverter.
Electrical provision for geyser.

WATER SUPPLY

Provision of Municipal water, apart from supply of Borewell water via overhead tanks.

ELECTRICAL

Concealed copper wiring.
Modular switches and sockets of reputed make.
Provision for air conditioners, TV, geysers, exhaust fans etc. in all apartments.
Provision of MCB Board in all apartments.

AIR CONDITIONING

Provision of AC pipeline and drain line, for living and bedrooms.

GENERATOR

100% D.G. backup upto 1 Kv limit with auto turn-on mode for all apartments and common areas, during power failure, except for ACs and Geysers.

LIFTS

Two automatic elevators with capacity of 10 passengers.
One service lift with capacity of 16 passengers.
Life entrances with granite/marble cladding.

COMMUNICATION SYSTEM:

Telephone: Provision for Telephone points in living room and master bedroom.
Intercom: Provsion of Intercom facility for all apartments, connecting to the security.
TV Cable: Provision for cable connection in living and bedrooms.
Internet: Provision for internet connection in living room.

SECURITY SYSTEM

Access control into the building premises.
CCTV surveillance camers at entrances and in all common building premises.

CAR PARKING

Two level car parking.
Provision of two car-spaces for each apartment.
Boom barriers for efficient traffic management.

FIRE SAFETY

Two fire hydrant hoses at each floor, as per NBC norms.
Fire alarms and sprinklers in all common floor-areas, including stilt and parking levels.

BARRIER FREE ACCESS:

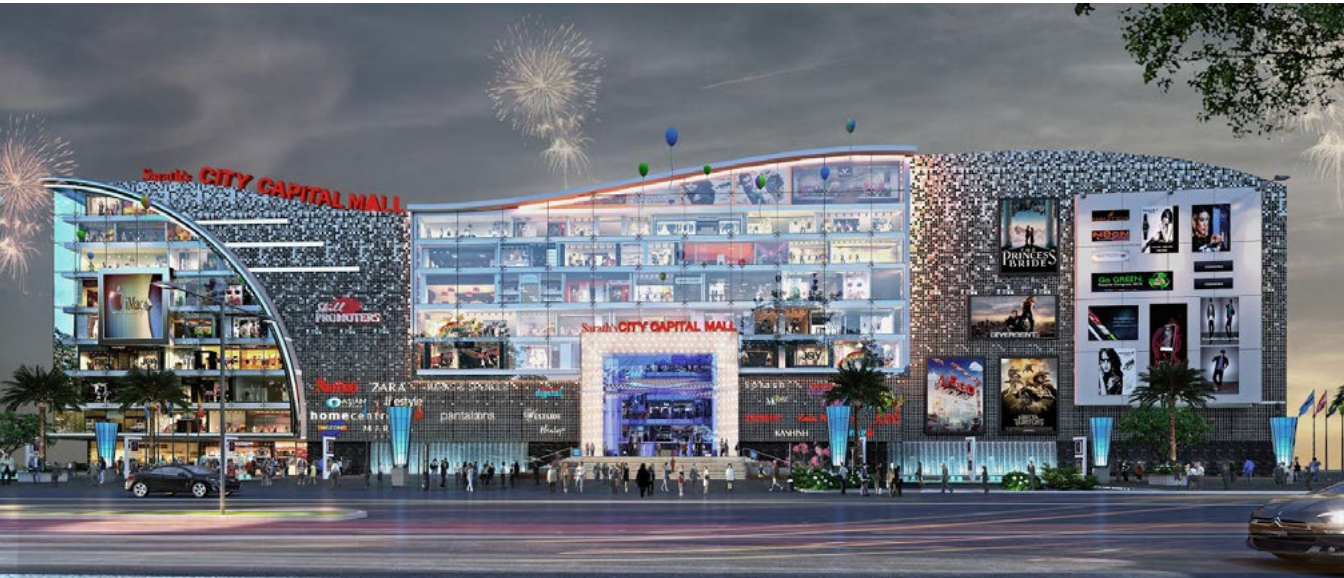
Provision of access ramps at all entrances for the physically disabled and elderly.

AMENITIES

Swimming Pool.
Fitness Centre.
Childrens’ Play Area.
Indoor Games.
Community Hall.
Reading Nook.
Common Utility Area.

LANDSCAPING

Tropical themed landsape to be created along the boundaries.
Outdoor sit-outs.



Skill is a first generation construction company, based in Hyderabad, which was established with a fervid vision to create and deliver proficient, meaningful and reliable services in the city's real estate and construction industry.

The company's philosophy has always been to set a market-standard that is class-apart, to strive for a distinct edge in it's work, and to ulitimately deliver a sense of prestige & gratification to it's clients.

In a period of 25 years, the company has successfully envisioned & executed an array of noteworthy projects in the residential and commercial segment.

Today, Skill Group has emerged as a trailblazing construction company of high repute in the cosmopolitan city of Hyderabad and is recognized well beyond.

Skill invites you to join the bandwagon of value and trust.

Some of the projects we have executed in past:

- Skill Legacy
 - Skill Splendor
 - Skill Spectrum
 - Skill Estate
- Skill Abode
 - Skill Residency
 - Skill Presidency
 - Skill Prestige
- Skill Skylight
 - Skill Imperial
 - Skill Classic
 - City Center



A HISTORY OF HERITAGE.

A FUTURE OF PRESTIGE.





**SKILL
CONSTRUCTIONS**
A WORLD OF POSSIBILITIES

Architects

Ar. S. M. HAMZA
Ar. MASIRA ASLAM

Project Management

Er. FAAYEZ SYED
Er. S. M. AKRAM

Structural Engineering & Consultants

J.A. Associates

Er. ARSHAD AZIZ
11-4-637/1, 2nd Floor, Moghal Chambers, A.C.
Guards, Hyderabad

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Hyderabad - 500004

Office (Branch):

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