



Corporate Office:
3rd & 4th floors, Plot No:55,
Kavuri Hills, Road No: 36,
Extended Jubilee Hills, Opposite to Water Tank,
Hyderabad - 500033. Phone : +91 40 40 500 500

Registered Office:
Cybercity, Hariram Hills, Opposite IDL
Moosapet - Kukatpally Road,
Near HITEC City MMTS, Hyderabad - 500018.
Phone : +91 40 4555 4555

Mobile: + 91 99894 24444  cybercitybuilders  cybercity_hyd  cybercity_hyd

www.rainbowvistas.in | www.cybercity.in | e-mail: wecare@cybercity.in



Note: Concepts mentioned inside are indicative only. The developer reserves the right to use Indian/Imported material of equivalent quality. The developer reserves the right for any alterations in plans, elevations and specifications. All details are subject to change and any options other than the specifications are at extra cost. This brochure is a conceptual presentation only and not a legal offering.



An IGBC
gold rated project

NEW LAUNCH
SAPPHIRE BLOCK

 REGN No.P02200000619



A DESTINATION FOR HARMONIOUS LIVING

Rainbow
VISTAS
@ ROCK GARDEN
Near HI-TEC City MMTS

The desire to break free

We yearn to live a life filled with peace and serenity in a stress free environment. Always wanting to break free, stretch our wings and fly away to a paradise of bliss where life is calm and comfortable sans the hustle and bustle of a mundane existence.



A wholesome Lifestyle!

In a world where change is the only constant, the way we lead our lives has undergone vast changes. Keeping pace with changing lifestyles, CYBERCITY Builders and Developers Pvt. Ltd. offers a unique project – Rainbow Vistas @ Rock Garden – which is based on the concept of LIVE-LEARN-WORK-PLAY signifying a harmony of all essential as well as aspirational aspects of one's modern lifestyle.

LIVE
LEARN
WORK
PLAY

The craft fully designed apartments across the G+19 floors offer the best experience of LIVING in a dream home. LEARNING again is a whole difference experience here, whether it is while walking through the wonderfully laid-out central park and its landscape or at the library of the clubhouse, there is no dearth of inspiration and nature's heartening warmth. For the ones who like to work, WORKING OUT of the business centre will feel just like a home-office while WORKING OUT at the 2-level gymnasium is a whole different ballgame. For the PLAYING kind, of all age groups, there are plethora of options right from indoor games to outdoor activity areas to swimming pool to jogging track to kids play area and so much more. You just have to keep exploring.



Prime Location Perfect & Prestigious

The location of Rainbow Vistas @ Rock Garden is one of its unique features and a distinctive advantage. At 4 KMs from Hitech City and 2 KMs from Hitech City MMTS Station, the project has excellent connectivity to all major IT and ITES hubs of the city.

On the other hand, the project is less than 2 KMs to major residential hubs such as Malaysian Township, KPHB, Kukatpally etc. Social infrastructure is also one of the key highlights of the unique location of the project which has all social necessities such as malls, schools, colleges, hospitals, restaurants, cafes, hotels, multiplexes, supermarkets etc. accessible within a 3-4KM radius through a network of well-connected roads.





Eco friendly living

The future living spaces are green and eco-friendly norms are the way to go. Rainbow Vistas @ Rock Garden is an IGBC Gold rated project as per the green building norms and provides you a future ready home which is more energy efficient, conserves natural resources such as water and uses materials which provide cleaner and healthier living environs. When you step into Rainbow Vistas @ Rock Garden, you step into the homes of tomorrow.



An IGBC
gold rated project



The Inside Story

Impeccable and super-luxurious, the interiors of the apartments at Rainbow Vistas @ Rock Garden are truly awe-inspiring and embellished with international quality fittings.

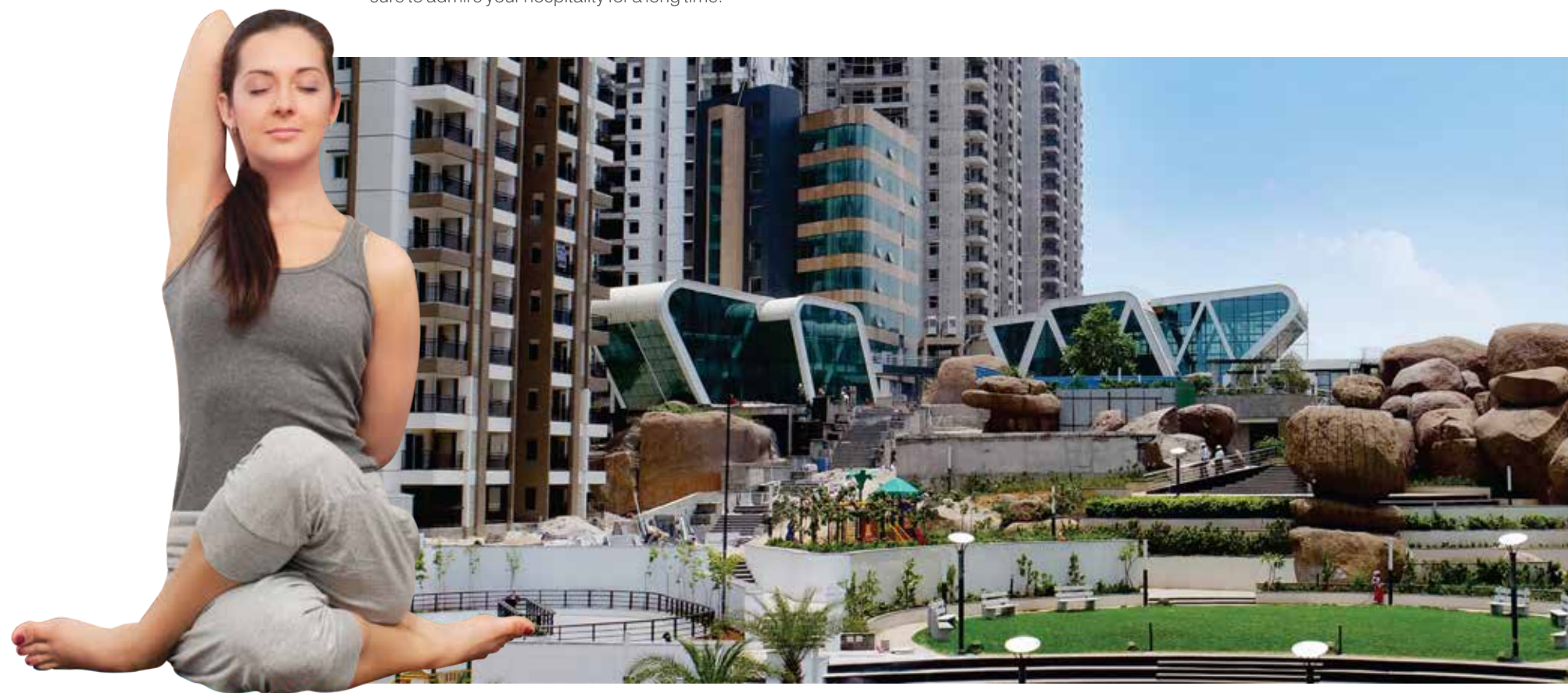
Total conformity to Vaastu norms and perfect ventilation ensure a salubrious environment. Moreover being open on all sides provides cool breeze and natural light which translates into energy savings. Undoubtedly, the true secrets of happy living.



The Ace of Clubs

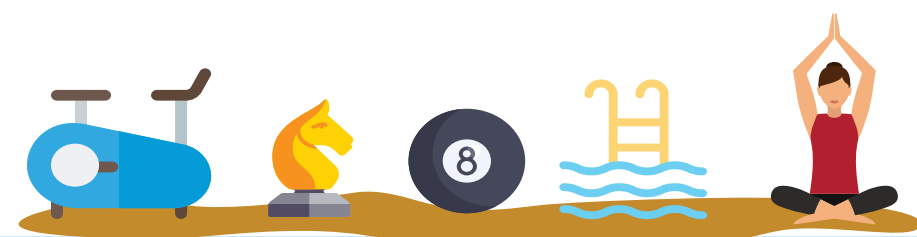
Rainbow Vistas @ Rock Garden welcomes you to Hyderabad's only hilltop clubhouse spread across 1 Lakh Sft of amenities and activity areas. An architectural marvel in itself, the G+7 floors structure boasts of all world class amenities you can think of and more. The carefully preserved natural rock formations and the interspersed landscaping are the inspiration behind the name of the project and rightfully so.

Apart from the various amenities and activity areas, the clubhouse also boats of guest room facilities for your visiting guests, friends and relatives who are sure to admire your hospitality for a long time.



COMMON FACILITIES

- Clubhouse
- Guest Rooms
- Restaurant
- Pharmacy
- Supermarket
- Library
- Food Court
- FM Office
- Gymnasium
- Business Centre
- Indoor Games
- RWA Office
- Spa (Men & Women)
- Café
- Theatre Room
- Meeting Rooms
- Salon (Men & Women)
- Banquet Halls
- Yoga Room



The Grand Central Park

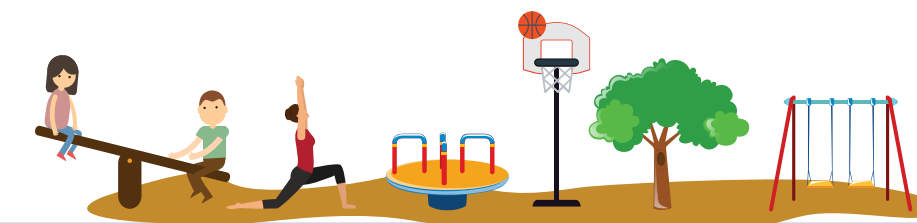
After a long and tiring day at work, it is the amenities and facilities available at home that help you unwind and rejuvenate. Rainbow Vistas @ Rock Garden offers all those that are important to you and much more. Not only that, we have taken special care to ensure that kids have a gala time playing with gay abandon to their heart's content and seniors too find the comfort, calm and peace they need to enjoy their retirement.

Should you choose to play host to a party or a get-together or any other celebrations, you will find plenty of options to entertain your guests here without having to step out from the comforts of your home.



OPEN AREA AMENITIES

- Swimming pool
- Gazebo
- Jogging Track
- Toddler Pool
- Multi-purpose Lawns
- Senior Citizen Corner
- Pool Deck
- Kids Play Areas
- Central Park
- Pool Changing Rooms
- Skating Rink
- Amphitheatre



Master Plan



PHASE 3
High-rise towers, with luxurious 2 & 3 BHK apartments, those offer an amazing panoramic view of the surroundings.

CLUB VISTAS @ ROCK GARDEN
Hyderabad's first hill-top clubhouse loaded with the whole spectrum of facilities and amenities for relaxation and rejuvenation.



ROADS
A network of wide black-topped roads with avenue plantations on either sides, connection all the zones.

PROPOSED COMMERCIAL SPACE

RAINBOW VISTAS @ ROCK GARDEN
High-rise towers with 2500 spacious 2, 3 & 3+1 BHK apartments aesthetically designed for modern day living.

RAINBOW VISTAS
High-rise towers consisting 448 luxurious apartments all of which have been sold out.

PARKS
Beautiful landscaped parks spread on 7 acres replete with fountains, water bodies and amazing horticulture.

PROPOSED LUXURY BUSINESS HOTEL

PROPOSED RETAIL SPACE

FUTURE DEVELOPMENT



Your World of Comfort and Luxury

Actual Site Images



LEGENDS FOR MASTER PLAN



LIST OF LEGENDS

- 1 CENTRAL PARK
- 2 AMPHITHEATRE
- 3 SUPERMARKET
- 4 SKATING RINK
- 5 JOGGING TRACK
- 6 KIDS PLAY AREA
- 7 MULTI PURPOSE HALLS
- 8 SENIOR CITIZEN'S CORNER
- 9 CLUB HOUSE
- 10 SWIMMING POOL
- 11 TODDLER'S POOL
- 12 GAZEBO
- 13 POOL DECK
- 14 SPORTS COMPLEX
- 15 ROOFTOP TENNIS COURT
- 16 TENNIS COURT
- 17 CRICKET NETS
- 18 HALF BASKETBALL COURT
- 19 VOLLEYBALL COURT
- 20 HT YARD

Project Details

- 4 Kms from Hitec City, 2 Kms from Hitec City MMTS Station
- 2 surrounding natural lakes for breathtaking views
- 100 ft. connecting road. Grand entrance
- 1 Lakh Sft of Recreational Facilities
- 7 acres of Open spaces



HYDERABAD'S
LARGEST GATED
COMMUNITY

HYDERABAD'S ONLY
HILLTOP
CLUBHOUSE

IGBC
GOLD RATED
PROJECT

2500
HAPPY FAMILIES



3000 EAST UNIT 1 SAPHIRE

FLOOR NAME	FLAT TYPE	SBA (Sft)	BALCONY & LEDGE AREA (Sft)
3rd to 24th	4 BHK	3000	345



2500 WEST UNIT 5 SAPHIRE

FLOOR NAME	FLAT TYPE	SBA (Sft)	BALCONY & LEDGE AREA (Sft)
3rd to 24th	3 BHK	2500	286



3000 EAST UNIT 4 SAPHIRE

FLOOR NAME	FLAT TYPE	SBA (Sft)	BALCONY & LEDGE AREA (Sft)
3rd to 24th	4 BHK	3000	320



2500 WEST UNIT 7 SAPHIRE

FLOOR NAME	FLAT TYPE	SBA (Sft)	BALCONY & LEDGE AREA (Sft)
3rd to 24th	3 BHK	2500	278





2000 EAST
UNIT 2,3 SAPHIRE



2795 EAST



2000 WEST
UNIT 6 SAPHIRE

2795 WEST





2695 EAST



2160 EAST

2695 WEST



2160 WEST





1580 EAST



1580 WEST

1865 EAST



1865 WEST



1250 EAST



1250 WEST



SPECIFICATIONS

SAPPHIRE BLOCK

Vaastu

- a. 100% Vaastu compliant

Structure

- a. RCC Shear wall framed structure, Seismic -Zone 2 compliant

Lobby

- a. Double height entrance lobby at Podium-Level; Flooring and Cladding in Granite/ Vitrified Tiles

Painting

- a. External Walls - Textured Paint
- b. Internal Walls and Ceilings - Acrylic Emulsion Paint
- c. Railings - Enamel Paint on all MS Railings

Doors and Windows

- a. Main Door – 8' Height; African Teak-wood Frame & Pre-Moulded Flushed Shutter in Wood; With PU Polish on Both Sides
- b. Internal Doors - 7' Height; Engineered Wood Frame & Flushed Shutters with Laminate
- c. Balcony Doors - 7' 4.5” Height; UPVC Frame Glazed Sliding OR Openable doors with St. Gobain Performance Glass
- d. Windows - 6' Height; UPVC Frame Glazed Sliding OR Openable Shutters with St. Gobain Performance Glass
- e. Windows & Balcony Doors - Provision for Mosquito-Mesh Shutters

Flooring

- a. Drawing, Living & Dining - Vitrified Tiles (4'x 4')
- b. Bedrooms - Vitrified Tiles (2'x 2')
- c. Balcony - Anti-Skid Ceramic Tiles

Kitchen and Utility

- a. Flooring - Vitrified Tiles (2'x 2')
- b. Dadooing - Glazed Ceramic Tile (Upto 2' Height above Kitchen Platform)
- c. Sink – SS Sink with CP Tap and provision for fixing Water-Purifier

- d. Provision for Dishwasher

- e. Utility - Flooring – Anti-Skid Ceramic Tiles (1'x 1')

- f. Utility - Dadooing - Ceramic Tiles (1'x 1')

- g. Utility - Provision for Washing Machine

Toilets and Fittings

- a. Flooring - Anti-Skid Ceramic Tiles (1'x 1')
- b. Dadooing - Ceramic Tiles (Upto Toilet Door Height - 1'x 2' OR 1'x 1.5')
- c. Counter - Artificial Marble/ Granite with Ceramic Wash-Basin
- d. WCs and Chrome Plated Fittings - Kohler / Roca or Equivalent
- e. Single Lever Tap and Shower Mixer - Kohler / Roca or Equivalent
- f. Provision for Geysers in all Toilets except Maid's Toilet
- g. Suspended Pipelines in Toilets concealed within the Grid False-Ceiling
- h. Maid's Toilet (If Applicable) - Pedestal Wash-Basins

Railing

- a. Living-Room & Bedroom Balcony - Glass Railing

Electrical

- a. Concealed Wiring with PVC Insulated Copper Wires and Modular Switches
- b. TV and Telephone Points in-Drawing, Living rooms and all Bedrooms
- c. Provision for Spilt AC in- Drawing, Living, Dining rooms and all Bedrooms
- d. ELCB and Individual Meters for all apartments
- e. 100% DG Set Back-up

Lifts

- a. 4 nos. Passenger Lifts with SS Finish.
- b. 1 No. Goods Lift with MS Paint Finish.

SPECIFICATIONS

OTHER BLOCKS

Vaastu

100% Vaastu compliant

Structure

Seismic Zone II compliant RCC framed structure

Super Structure

8" thick block work for external walls and
4" thick block work for internal walls

Plastering

Smooth Luppam finish for internal walls
Sponge finish for external walls

Painting

External Walls - Two coats of exterior acrylic emulsion paint of Asian/ ICI Paints or equivalent make, over a coat of primer
Internal Walls – Acrylic emulsion paint of Asian/ ICI Paints or equivalent make, over one coat of primer

Doors and Windows

Main Door – Teak-wood frame with engineered wood door shutters
Internal Doors – Non teak-wood frame with flushed shutters
Windows – UPVC window system with float glass as per design

Flooring

Vitrified Tiles in Drawing, Living, Dining, Kitchen and All Bedrooms

Dadooing

In Kitchen – Glazed Ceramic Tiles Dado upto 2' 0" height above kitchen platform
In Toilets – 8" x 12" Glazed Ceramic Tile Dado of Johnson/ Bell/ Kajaria or equivalent make upto 7' 0" height

In Utility Area – Glazed Ceramic Tile upto 3' 0" height of Johnson/ Naveen or equivalent

Kitchen and Utility

Kitchen - Granite platform with Stainless Steel Sink and provision for fixing Water Purifier

Utility – Provision for washing machine and wet area for washing utensils

Plumbing and Sanitary Ware

CP fittings of Jaquar or equivalent make

EWC with flush tank, wash basin etc. of Hindware or equivalent make

Electrical

Concealed Wiring with copper wires of Anchor/ Polycab or equivalent make

Modular switches of North West/ Anchor/ MK or equivalent make with adequate points for power

Cable TV and Telephone Points provided in the Living, and all Bedrooms

Provision for Installation of Spilt AC in the Living , dining rooms and all Bedrooms

ELCB and Individual Meters will be provided for all Apartments

Communication and Security

Provision for telephone points in living room, dining and bedrooms

Intercom facility to all the units connecting security

Provision for cable TV connection in master bedroom and living room

Lifts

Three automatic passenger lifts and two service lifts per block with rescue device and V3F for energy efficiency. Lift lobby with vitrified tile cladding.

Generator

DG Set back-up with acoustic enclosure, AMF for common areas in each unit.

Rainbow Vistas @ Rock Garden Features



- Benefits:
- Less UV Rays - Better Health
 - Less Heat - Lower Electricity Bills
 - More Green - Has saved 1087 Trees in this Project

