



ARK Kushak

CLOSER TO NATURE



**FIND YOUR
GREEN
SANCTUARY**



EMBRACE NATURE. EMBRACE HOME.

At Ark Kushak, nature is our driving force.

It's been widely known that living close to nature has multiple mental, physical and social benefits. That's why we're offering Ark Kushak, developed to ensure you live as close to nature as possible, yet in the heart of the city.

Located at Uppal, Hyderabad, Ark Kushak is full of thoughtful surprises and is the ideal community for you and your family to call home.



10
FLOORS

106
LUXURY
UNITS

ALL
3
BHK

SIZE
1425 to
2470 sft

LUXURY MEETS NATURE



Ark Kushak is where Nature and Luxury intersect with spectacular uninterrupted views of large expanse of Survey of India Colony behind it.

Our homes are spacious, modern and thoughtfully designed for all age groups.

Come, enjoy the multiple spaces of Ark Kushak.



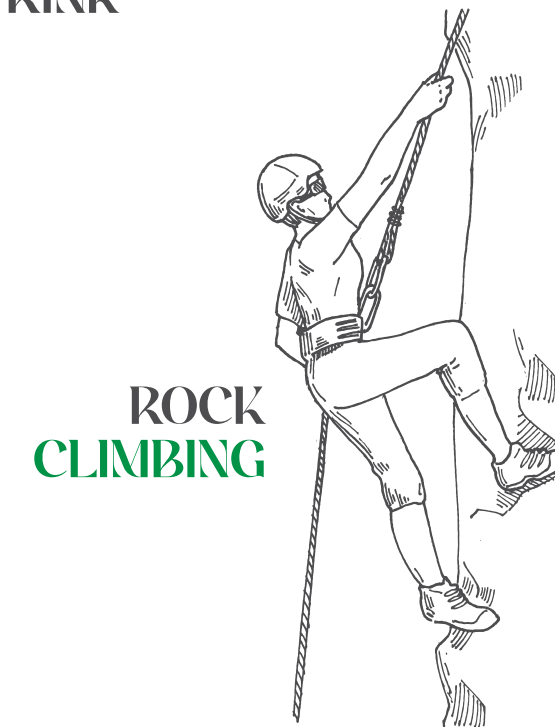


TODDLER TOWN

OUTDOOR ACTIVITY ZONE



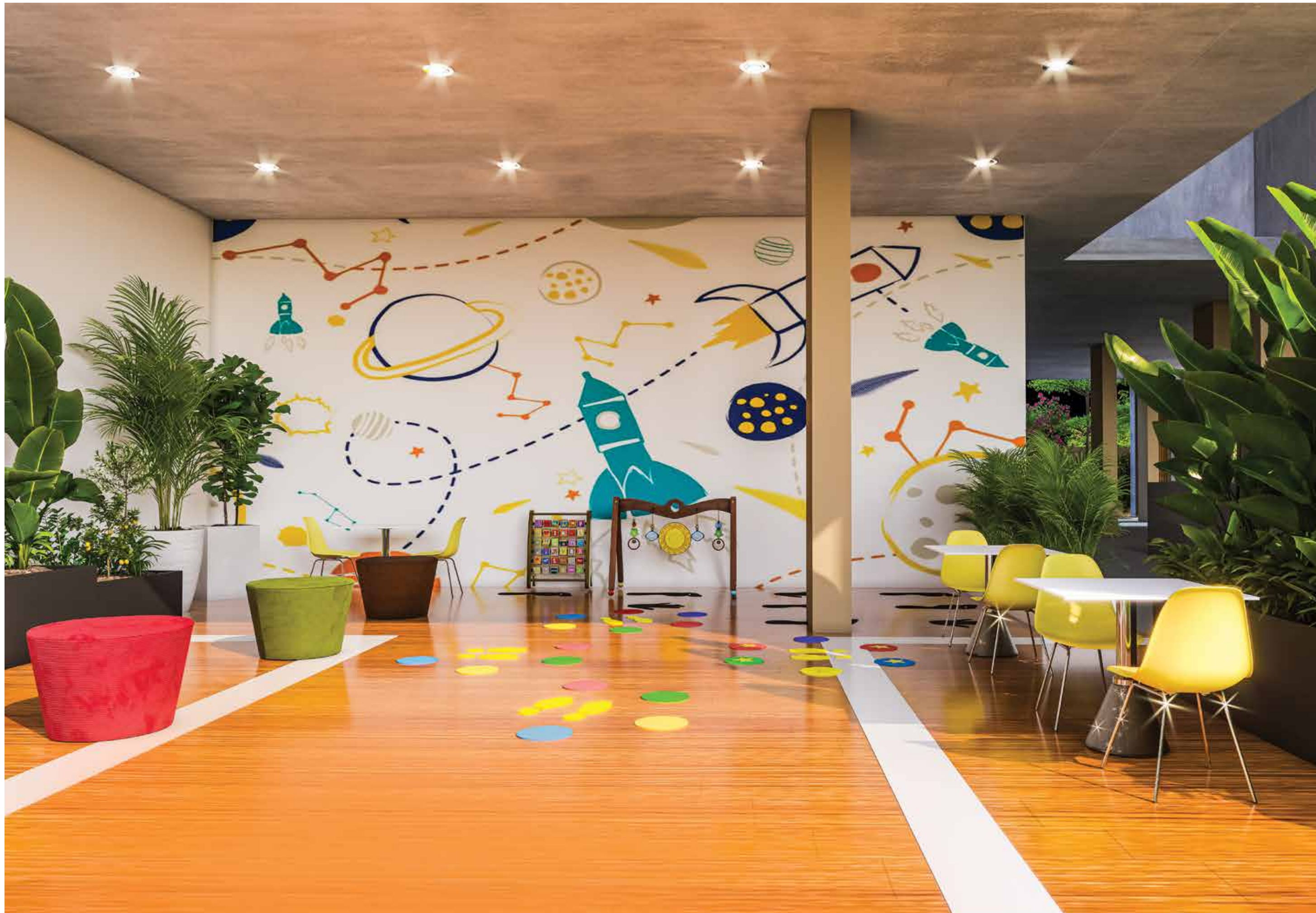
SKATING RINK



PASSION ZONE

HALF BASKETBALL COURT AND
CRICKET NET





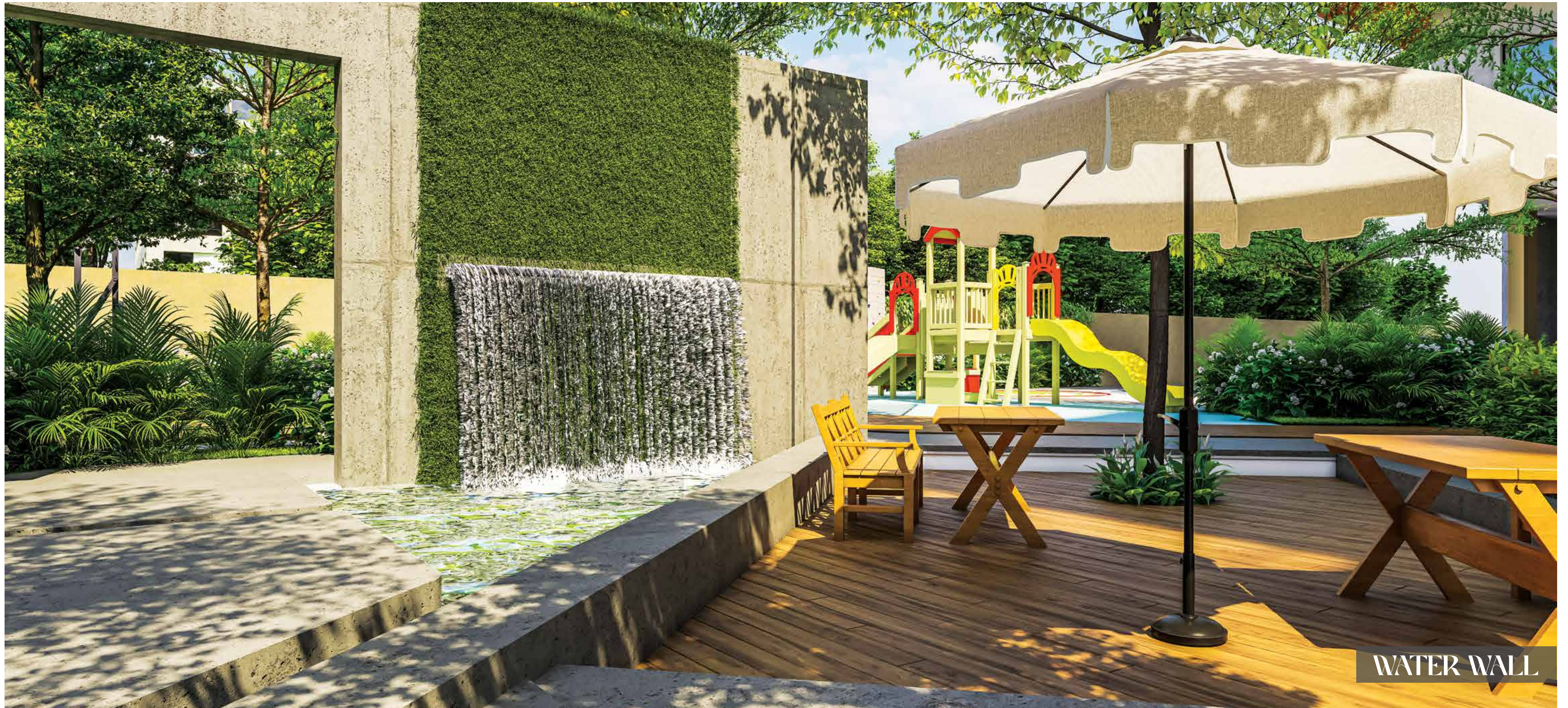
KIDS ACTIVITY ZONE

GATHERING SPACE





ENTRANCE LOBBY



WATER WALL



ROOFTOP INFINITY POOL



TERRACE LANDSCAPE

CLUB KUSHAK





GYM



MULTIPURPOSE HALL

MASTER PLAN

LEGEND

1. Entrance & Exit Gate
2. Lobby
3. Skating Rink
4. Cricket Net
5. Half Basketball Court
6. Water Wall
7. Sunken Seating Court
8. Kids Play Area
9. Rooftop Infinity Pool
10. Terrace Landscape
11. Kids Activity Zone
12. Gathering Space
13. Lawn
14. Basement Entrance
15. Boundary Avenue Plantation
16. Walking Track
17. Basement Exit





FIRST FLOOR PLAN

N



TYPICAL PLAN – 2,4,6,8 & 10 FLOORS

N



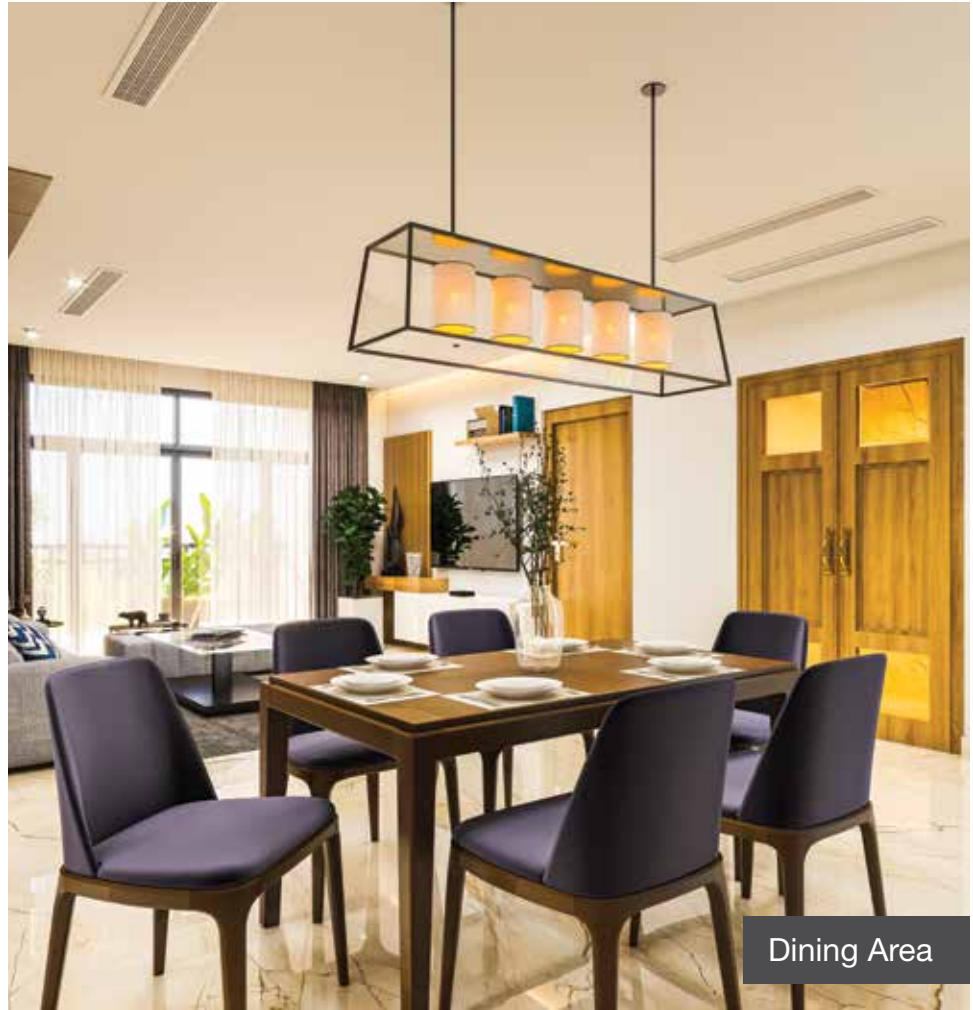
TYPICAL PLAN – 3,5,7 & 9 FLOORS

N





Living Room



Dining Area



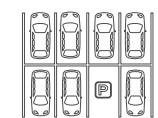
Master Bedroom



Ark Kushak is a testament to creativity and skill. With its unique facade and intricate details, Ark Kushak stands out as a true masterpiece among the buildings in Hyderabad.



Spacious Lobby



Two Basements and a Stilt
for smooth Parking



Flowing Balconies



Vaasthu Compliant



100% Power Backup



Gaming Landscape for Kids



Walking Track



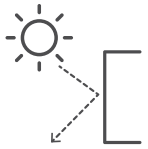
Indian Green Building Council
(PRE-CERTIFIED)

IGBC GOLD RATED PROJECT

At Ark Kushak, We're committed to minimising our waste stream, using less water, and reduce carbon footprint. From Water-efficient Plumbing fixtures to Energy-efficient Lighting fixtures. From Rainwater Harvesting to Wastewater Treatment reuse. From having EV charging facility to Solar panels for Common lighting.



FEATURES

 Vast amounts of greenery with native species	 Differently-abled Design
 Rainwater Harvesting	 Wastewater treatment and Reuse
 EV Charging Facility	 Energy-efficient Lighting Fixtures
 Performance Glass	 Ample Daylight, Fresh Air and Cross-ventilation
 Solar energy for common Lighting	 Water-efficient Fixtures

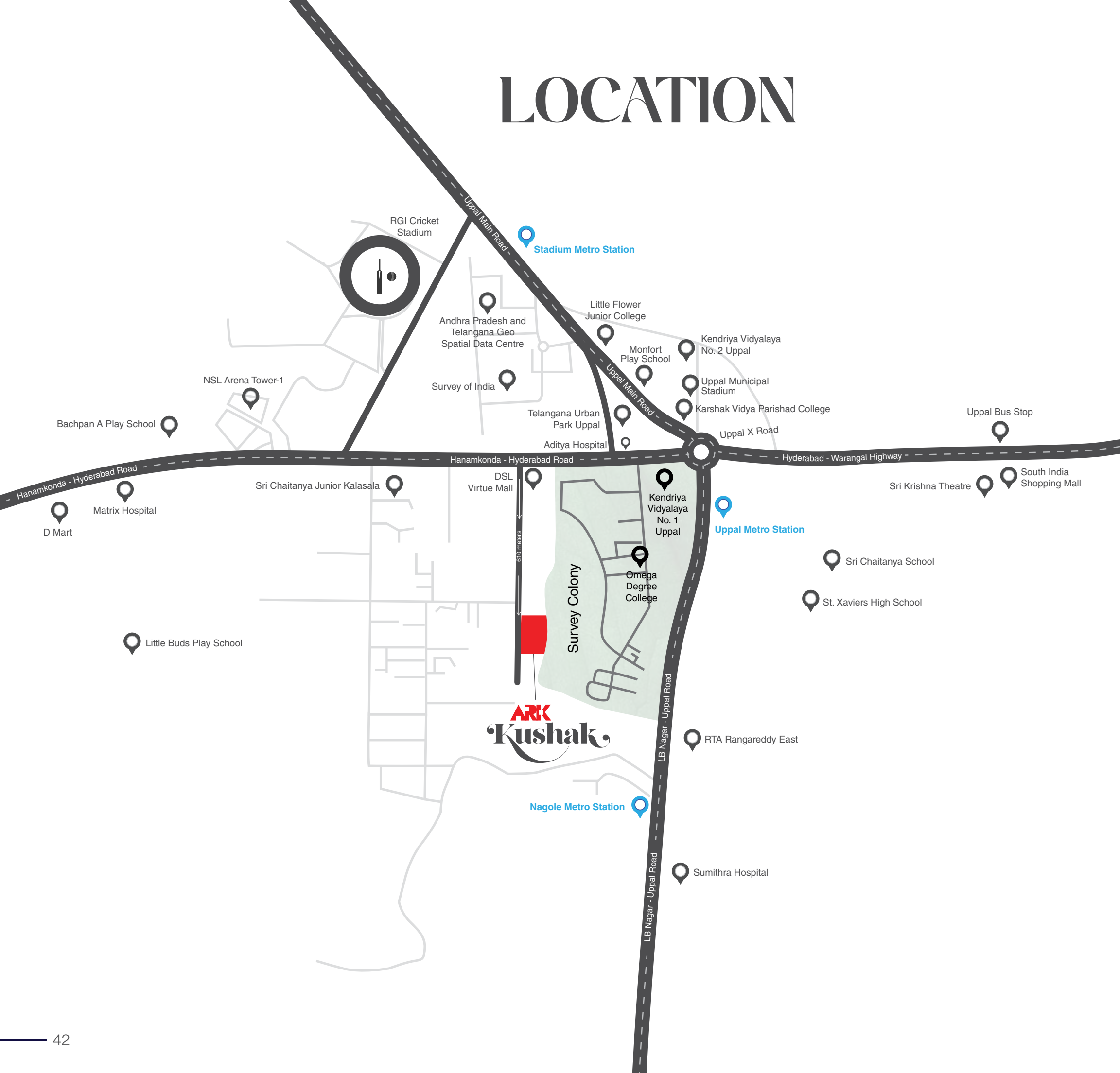


IN THE CITY. BUT CLOSER TO MOTHER NATURE.

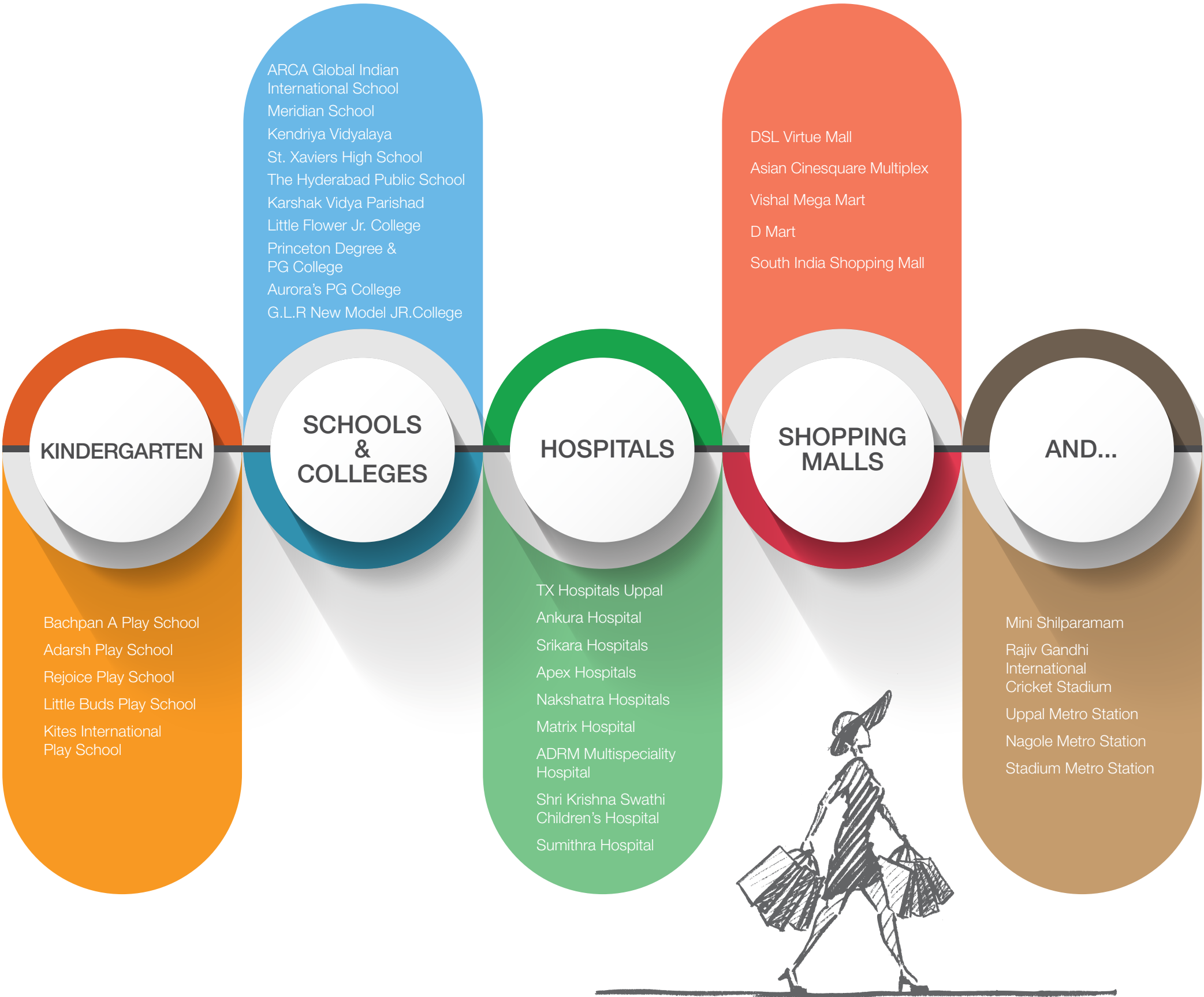
Ark Kushak surrounds you in positivity and joy with its lush landscape. Unwind after a tiring workday or de-stress on the weekend while enjoying the fresh air outdoors.

Close to Ark Kushak is the Survey of India Colony, a large expanse of greenery which provides spectacular views.

LOCATION



NEIGHBOURHOOD



PROJECT HIGHLIGHTS



Gym



Rooftop
Infinity Pool



Kid-friendly
Activity Zones



Indoor
Games Room



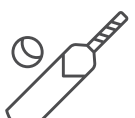
Gathering Space



Water Wall



Lawns



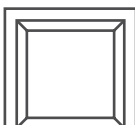
Cricket Net



Lobby



EV Charging
Facility

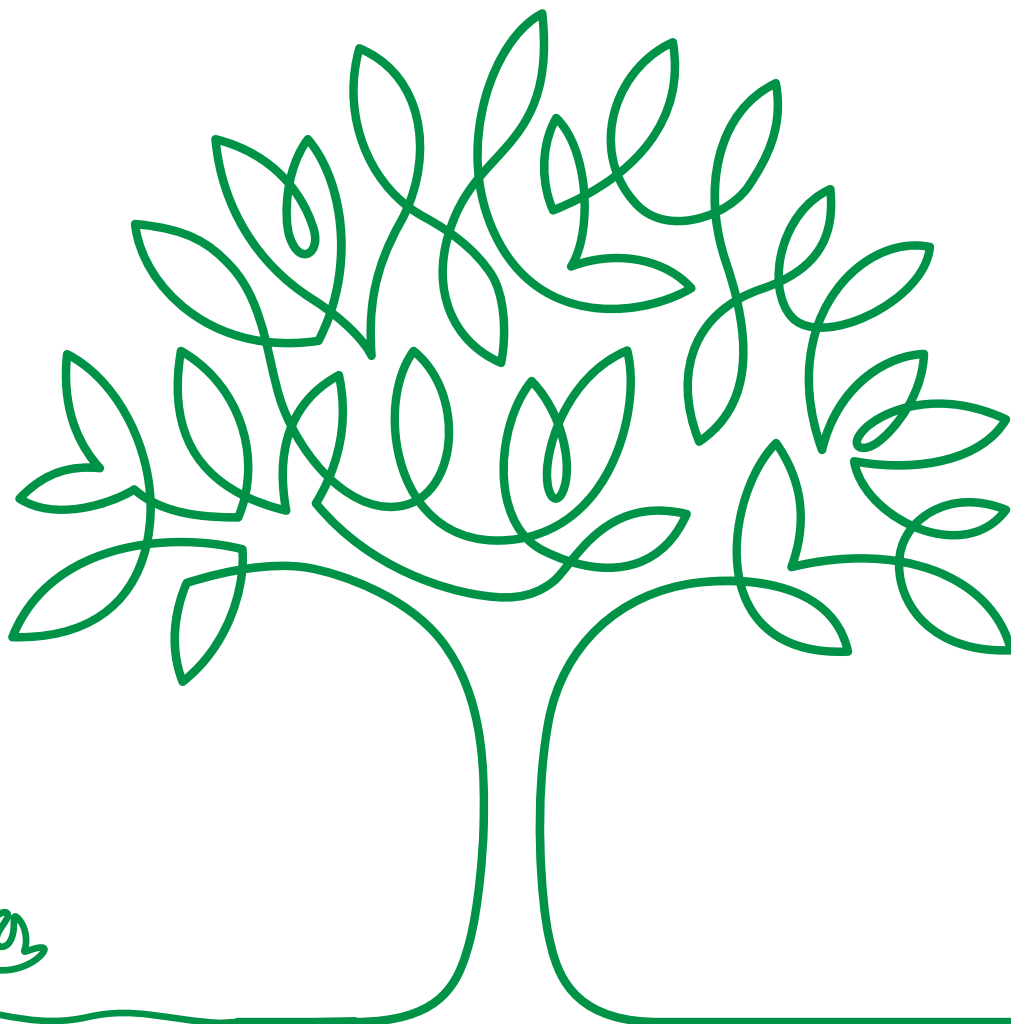


Sunken
Seating Deck



Multipurpose Hall

LET
NATURE
RECHARGE
YOU



SPECIFICATIONS

STRUCTURE



Main Structure
RCC Framed Structure

Internal Partitions
All the internal wall partitions are with high class Fly Ash/AAC/CC blocks

Plastering
Smooth plaster finish for internal and external walls except ceiling

JOINERY



Main Door
A teak wood frame with a shutter designed aesthetically by using a melamine polish with fittings of a reputed make.

Internal Doors
Teak wood frame with a molded paneled shutter from a reputed manufacturer.

Windows
UPVC windows of reputed make

PAINTING



Internal
Cement-based putty and plastic emulsion paint of a reputed make to achieve smooth finish.

External
Premium exterior texture and Weather proof exterior emulsion paint of reputed make

FLOORING



Living, Dining & all areas
Best quality Vitrified tiles of reputed make

KITCHEN



Glazed Ceramic/Vitrified Tiles dado up to 2' above platform

TOILETS



Vitrified Tiles dadoing up to 8' height
Sanitary ware of reputed make
All CP fittings of reputed make

Utility/wash - Vitrified Tiles dado up to 3' height of reputed make

ELECTRICAL



Concealed copper wiring of reputed make
3-phase electrical supply for each unit
Switches of reputed make

INTERNET



Provision for high speed internet cables for each flat

POWER BACKUP



100% power DG backup for common areas and flats

LIFTS



Lifts of reputed make

The internal 3D renders are for illustrative purposes only and are subject to refinements. The actual product may vary due to product enhancements



Uppal, Hyderabad, Telangana – 500 039.
Ph.: **+91 79961 97666** | ark-kushak.com

Ark Group

4-51/SLNT/L 6-03-02, Level 6, Gachibowli, Hyderabad – 500 032, Telangana, India.
Tel: **+91 40 2988 0313/14** | arkgroup.in

Member



Indian Green Building Council
(PBC CERTIFIED)

TG RERA NO.: P02200009528

“WE CAN ONLY GROW IF
CUSTOMERS ARE HAPPY”

Gummi Ram Reddy, CMD - Ark Group

