



LOCATION

Khajaguda - Nanakramguda Road, Sai Aishwarya Layout, Chitrapuri Colony, Manikonda Jagir, Telangana 500032

CONNECTIVITY

- 3.5 km – 7 minutes
Financial District / Gachibowli
- 6.5 km – 15 minutes
HITEC City
- 27.2 km – 26 minutes
Rajiv Gandhi International Airport

METRO CONNECTIVITY

- Proposed Airport - Express Line
- Operational Raidurg – Nagole Line
- Proposed Miyapur – Lakidikapul Line



#504, 5th floor, Modern Profound Tech Park, Opposite Ramalayam Temple, Whitefields Road, Kothaguda, Kondapur, Hyderabad, Telangana, 500084.

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BOUNDLESS POTENTIAL UNLEASHED

TALLEST COMMERCIAL TOWER
IN SOUTH INDIA

6.0 MN SQ FT COMMERCIAL
OFFICE & RETAIL DEVELOPMENT





SAS iTower stands as a majestic sentinel, between the twin giants of commerce – HITEC City and the Financial District.

Strategically located adjacent to the ORR, it is a mere 15 minute drive from key areas like Gachibowli, Khajaguda, and the soon-to-be coming airport-bound Metro Station, making it a hub of convenience and connectivity.



TOWER A BLOCK 2

Approx 0.45 million sq.ft.
11 Floors

TOWER A BLOCK 1

Approx 3.5 million sq.ft.
31 Floors

TOWER B PROPOSED PHASE 2

Development Potential
Approx 1.5 million sq.ft.

RETAIL BLOCK

Approx. 0.8 million sq.ft.
Ground + 6 Floors





120 ft. wide road approach with Entry & Exit for Commercial & Retail Blocks



171 meters in height & spread over 10.7 acres comprising of Commercial Office, Amenities & Retail Block



6.0 million sq.ft. to accommodate 50,000+ employees



Largest high-resolution **LED building facade**



Designed to achieve **LEED GOLD certification by USGBC** and **WELL Silver certification**

Amenities

A complete ecosystem for work and leisure for employees



Digital Facade



Multi-level Parking



High Speed Elevators



Bank and ATM



Meeting Zones



Town-Hall & CCC Spaces



Handpicked Retail Stores



Health Club



Health Clinic and Pharmacy



Crèche



Swimming Pool



Dedicated Cafeteria for Employees



Multiple Food Courts



Fine Dining Restaurants



High Speed Parking Escalators

SAS iTower

The Ultimate Retail Destination



High End
Restaurants



Wide Open
Promenade



Gaming and
Entertainment



Coffee Shop



20 Escalators



9 Elevators



Kids Playzone



Retail Stores



Movie Screening



Basement
Parking





Aedas



Overview of Masterplan

COMMERCIAL OFFICE AREA STATEMENT

Tower	Office Space (million. sq.ft.)	Typical Floor Plate Approx (sq.ft.)	No. of Floors (Basement + Floors)	Floor
Tower A Block 1	3.5	1,20,000	6 B + 37 F	Floors 1-6: Retail
				Floors 7-37: Office Space
Tower A Block 2	0.45	35,000	6 B + 18 F	Floors 1-7: Retail
	(Amenities Area)			Floors 8-18: Office Space
Tower B	1.5	50,000-55,000	6 B + 30 F	-

A Vibrant Ecosystem for Employees



Swimming Pool

A recreational space for employees to relax & unwind after a long day at work



Gym

Fun & healthy ways for employees to stay active & fit



Premium Restaurants & Food Courts

Convenient dining facilities for employees to energise themselves



Wellness Centre

Fitness and wellness facilities to maintain well-being and enthusiasm in employees



Parking Spaces

An app based parking system with platforms and high-tech elevators



Town-Hall

A grand space for holding large office events & training programs



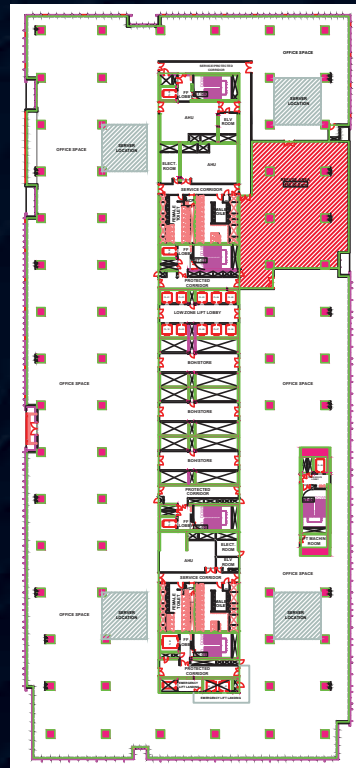
Conference Room

State-of-the-art conference room, where productivity and collaboration converge

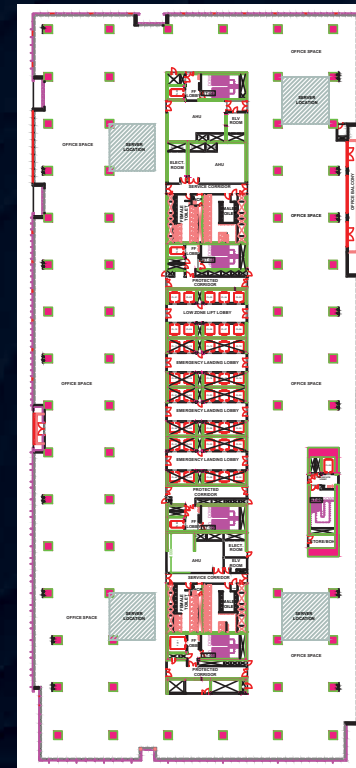


Typical Split Tower A Block 1

REFUGE FLOOR



NON-REFUGE FLOOR



Office Space (million. sq.ft.)

3.5

Typical Floor Plate (sq.ft.)

Approx. 120,000

No. of Floors

31

Typical Floor Plan Tower A Block 2

FLOOR 7 (AMENITIES FLOOR)

REFUGE FLOOR

NON-REFUGE FLOOR



BLOCK 2, FLOOR 7 is dedicated to health & wellness and equipped with Gym, Steam & Sauna, Swimming Pool, Jacuzzi, Cafeteria, Reception & Waiting Rooms

Office Space (sq.ft.)	Typical Floor Plate (sq.ft.)	No. of Floors
3,80,000 + 45,000 approx. (Amenities Area)	35,000	11

Key Highlights

Retail Block

+ Distinctive Retail Experience

The Retail Block offers a dedicated entry and exit, ensuring a seamless and exclusive welcome and departure for visitors

+ LED Digital Façade-South India's Crowning Glory

Our LED Digital Façade stands as the largest, offering unrivalled branding and advertising opportunities for retailers and corporates

+ Seamless Employee Flow

External escalators discreetly located at the rear of the retail block ensure effortless circulation of employees moving between retail and office blocks

+ Pioneering the Future of F&B and Entertainment

In an emerging market with over 15,000 premium apartments nearby and an additional 18,000+ units within a 3 kilometer radius, our meticulously designed retail block is poised to seize this exceptional opportunity by offering a diverse range of F&B, premium restaurants, and tenant entertainment options



Segment	% of Area Allocated	Approx. Area (GLA sq.ft.)
F&B	30% – 35%	240,000 – 280,000
Entertainment	20% – 25%	160,000 – 200,000
In-line/Anchor & others	40% – 50%	320,000 – 400,000

+ Four sides road connectivity

Enjoy unparalleled accessibility with road connectivity on all four directions, ensuring seamless travel and easy access to your new destination

+ Direct access to a metro station

Leverage the ultimate convenience of Hyderabad Metro Network, connecting you effortlessly to the heart of the city

+ 4.1 metres floor-to-ceiling height

Live in spacious elegance with an impressive 4.1 metre floor-to-ceiling height that creates an open and airy atmosphere

+ Strategically located between HITEC City and Financial District Corridor

Discover the ideal location that puts you at the crossroads of opportunity, strategically nestled between HITEC City and the Financial District Corridor

+ Located right beside ORR exit

Experience a seamless and hassle-free journey, thanks to our prime location adjacent to the Outer Ring Road (ORR) exit, allowing effortless access and convenient departures

