



SAS
CROWN

THE JEWEL OF HYDERABAD



13FT. HIGH CEILINGS
ELEPHANTS ARE NO LONGER OUTDOOR PETS



Welcome to SAS Crown – The Jewel of Hyderabad

A remarkable example of modern architecture adorned with opulence,
crafted for those with ambitious dreams of reaching the pinnacle.

Prepare to acquire your own empire and reign over your realm.

Crown your aspirations, with luxury, a notch higher.





CAPTURED ON 19 MAY 2026



AN OVERVIEW

Configuration

4BHK + Entertainment Hall
Home Office + Maid's Room

Area Covered

6565-8811 Sq. Feet

The Grand Experience

Exclusive 1,25,000 Sft &
Highest Skyclub

Open Space

80% Area for a lifestyle
infused with natural elements

Convenience

2 min Drive from
4 ORR Exits

Area

4.5 Acres

Floors

G+59

Height

242 Meters

Location

Kokapet



Step into a world where a seamless fusion of serenity and exclusivity awaits. This exceptional dwelling not only offers tranquility but also grants the freedom to express oneself. With walls turned into blank canvases, homeowners can effortlessly paint their dreams, infusing the space with art that perfectly reflects their unique taste and style.





EMBRACE THE EXTRAORDINARY LIFESTYLE!

PRIVATE ACCESS

Enjoy sheer pride in accessing your luxurious home through a private lobby, which is restricted to the very select, improving safety and security.

TOWARDS GREATER SUCCESS

Designed to deliver inherent success while you enjoy comfort, SAS Crown Sky mansions are 100% Vaastu compliant.

LINEAGE

A legacy of remarkable milestones, this towering project is developed by SAS Infra, promoter of iTower - the tallest business tower in Hyderabad.

HIGH CEILING

Elevate your living with 13 ft ceilings that allow for larger airy and naturally lit spaces, and add grandeur and elegance to your rooms.

LAVISH SIZE

Ultra-luxury Sky mansions that make you reign over your kingdom, called Home. It also comes with 3 parking slots.

CLUBDOM

An exclusive club spread across 75,000 sft. for the select 200-odd families, a redefining experience that is unique to SAS Crown.



AN OPULENT ENSEMBLE



Indoor Badminton Court



Chef On Call



Massage Club



Olympic Size Lap Pool



Private Theater (30 Pax)



Banquet Hall / Multi-Purpose Hall with Pre-Function Area



Cricket Simulator



Mini Mart



Private Pools



Sauna / Spa



Car Wash Stations



Electric Car Charging



Private Catering & BBQ Pits



Pet Zone



Yoga Gardens

AND MORE..

Amphitheatre and Open Air Cinema
Aroma Garden
Basketball Court
Beach Deck
Bubble Pool
Cabana Pods
Cafeteria
Centralized Air Conditioning
Centralized Pest Control
Completely Vaastu Complaint
Concierge Deck
Conference Hall
Consultation Room

Crèche
Dedicated House Keeping Services
Driver Dormitory
Entertainment and Games Room
Exercise Areas for Elderly
Featured Sun Deck
Fitness Plaza
Foot Reflexology
Golf Simulator
Grand Welcome Lounge
Gym / Fitness Center
Home Automation
Hanging Garden

Jogging Track
Secure Access with Key Card
Kids Playing Pool
Kids Playing Zone
Library / Business Lounge
Lounge / Bar
Meeting / Interview Rooms
Open Air Jacuzzi
Outdoor Gym / Crossfit
Outdoor Function Deck
Premium Guest Suites
Rooftop Lawn
Rain Shower

Rock Climbing
Squash Court
Skating
Tennis Court
Unisex Salon
Valet Laundry
Waiting Room
Water Play Areas
Yoga Room





MASTER PLAN

1. Batting Cage
2. Tennis Court
3. Basketball Court
4. Fitness Plaza
5. Rock Climbing Wall
6. Skate Park
7. Children's Play Area

8. Beach Deck
9. Cabana Pods
10. Children's Pool
11. Main Pool
12. Private Pool
13. Jacuzzi
14. Changing Rooms

15. English Garden
16. Orchid Garden
17. Hanging Garden
18. Foot Reflexology
19. Wedding Deck
20. Soft Play
21. Badminton Court

22. Amphitheatre Plaza
23. Seating Pods
24. Pre-Function Space
25. Open Lawn
26. Aroma Garden
27. Pet Zone
28. Overflow Parking Bay

29. Jogging / Walking Track
30. Plantation Garden
31. Loading / Unloading Bay
32. Skyclub
33. Rain Shower
34. Cabana

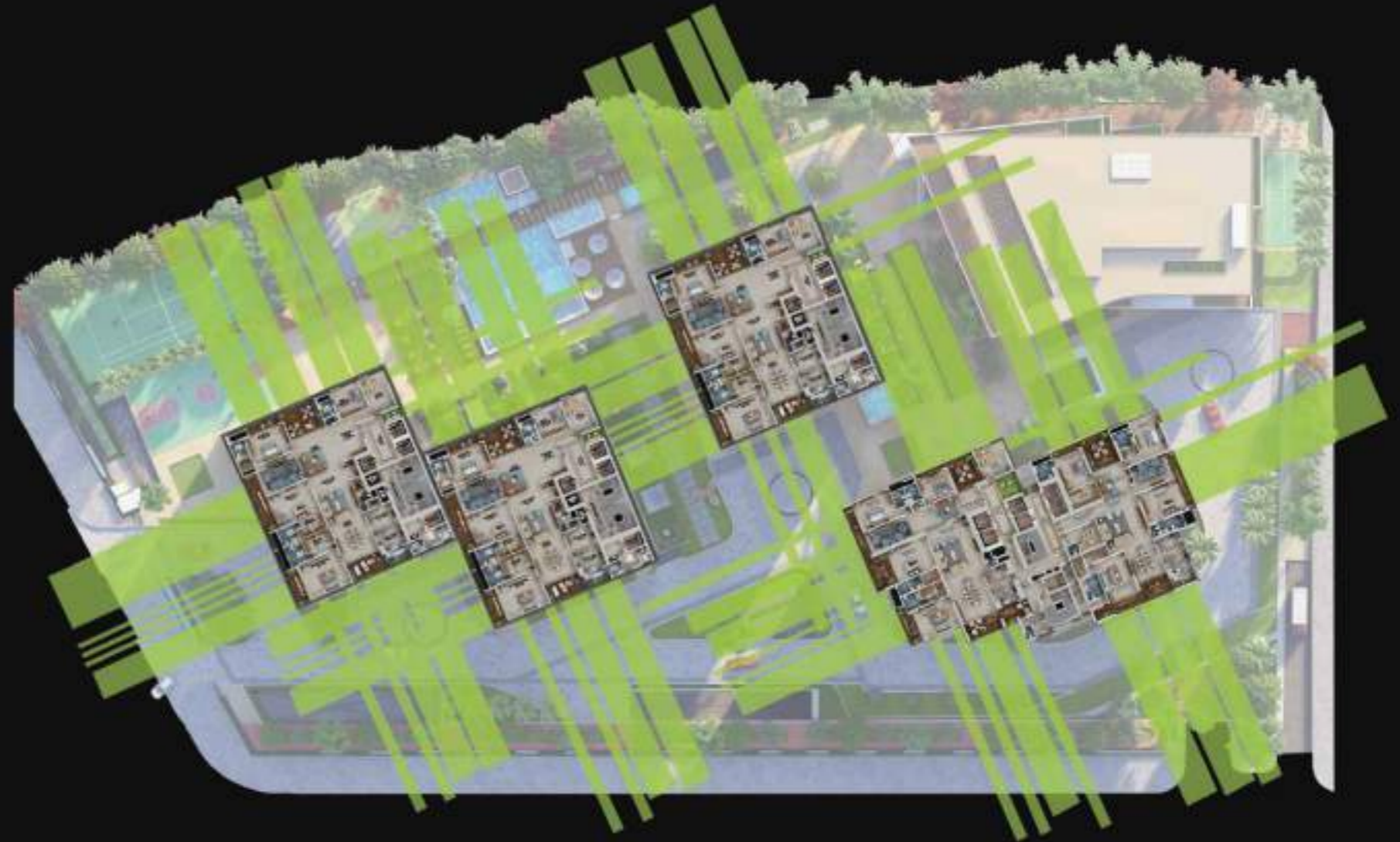






UNHINDERED PANORAMIC VIEWS

Experience breathtaking, unobstructed panoramic views that will captivate & inspire.



SKYCLUB IN TOWER 2

The Skyclub atop Tower 2 of SAS Crown, is the highest clubhouse in India. At a height that transports you into a world of royalty, and more exclusive than ever, this club is only for Tower 2 residents.

SPARKLING CITYSCAPES

Scenic serenity meets urban connectivity. Live next to ORR and bask in picturesque views every day.



**SOUTH WEST VIEW
FROM LEVEL 60**



**NORTH VIEW
FROM LEVEL 60**



**NORTH EAST VIEW
FROM LEVEL 60**

FLOOR PLANS



FLOOR PLAN - TOWER 1 & 3

SIMPLEX

17th & BELOW LEVEL

8811 sq. ft. | East Facing



FLOOR PLAN - TOWER 1 & 3

SIMPLEX

18th & ABOVE LEVEL

8811 sq. ft. | East Facing





FLOOR PLAN - TOWER 2

SIMPLEX

17th & BELOW LEVEL

8811 sq. ft. | East Facing



FLOOR PLAN - TOWER 2

SIMPLEX

18th & ABOVE LEVEL

8811 sq. ft. | East Facing





FLOOR PLAN - TOWER 5

SIMPLEX

17th & BELOW LEVEL

6999 sq. ft. | West Facing



FLOOR PLAN - TOWER 5

SIMPLEX

18th & ABOVE LEVEL

6999 sq. ft. | West Facing





FLOOR PLAN - TOWER 4

SIMPLEX

17th & BELOW LEVEL

6565 sq. ft. | East Facing



FLOOR PLAN - TOWER 4

SIMPLEX

18th & ABOVE LEVEL

6565 sq. ft. | East Facing





CLUBHOUSE - GROUND LEVEL



CLUBHOUSE - LEVEL 1



CLUBHOUSE - LEVEL 2





CLUBHOUSE - LEVEL 3



CLUBHOUSE - LEVEL 4



CLUBHOUSE - LEVEL 5

BUILDING STRUCTURE

FOUNDATION: Raft Foundation
 BASEMENTS FOR CAR PARKS AND MECHANICAL & ELECTRICAL SERVICES: Reinforced Cement Concrete (RCC) Framed Structure
 GROUND AND TYPICAL FLOORS: RCC Framed with Steel girders
 OUTRIGGER FLOORS (LEVEL-02 AND LEVEL-29): Horizontal structures with steel girders and reinforced concrete walls inserted into building to tie the concrete core to the perimeter structural framework.
 Toilet walls: 150mm thick AAC (light weight) block walls

PLASTERING

INTERNAL: 10 mm thick POP Punning finish with 2 coats of putty & primer of reputed make

WINDOWS FRAME & SHUTTER

Aluminium powder coated glass sliding doors and window systems especially designed to take wind pressure, airtightness, water tightness.

PAINTING

EXTERNAL: Textured finish with 2 coats of Asian Paint or equivalent.
 SIT OUT / DECK: Weather proof paint over external putty finish at utility/ sit out.
 PARKING: Waterproof cement paint and oil paint over a base coat of Primer.

FLOORING

DRAWING, FOYER, ALL BEDROOMS, FAMILY LIVING, CLOSETS, DINING, DRY KITCHEN: Imported marble with 3" skirting.
 ALL TOILETS: Combination of Italian Marble full height dadoing for shower areas & 4' height for dry areas.
 LIFT LOBBIES: Marble flooring and marble cladding for lift areas.
 LIVING BALCONIES: Premium Vitrified tiles 800mm X 1600mm or 600mm X 1200mm of reputed make.
 STAIRCASE: Vitrified tile or precast concrete tile flooring or equivalent flooring
 WASH AREA/ UTILITIES/ SERVANT ROOM & SERVANT TOILET: Ceramic Tiles 600mm X 600mm of reputed make.

BATHROOMS

Integrated concealed shower mixer with thermostat - 4 way with multiflow hand shower. Relax & body jets for master toilet of Carimali make.
 Integrated concealed shower mixer with thermostat - 2 way in other bedroom toilets of Carimali make.
 Concealed single-control shower mixer 2-way Concealed part of Carimali make for guest bedroom.
 Rain showers in Master & all other bathrooms of Premium make.
 Washbasin(s) - Marble Counter with Basin top with Hot & Cold Water mixer.
 Wall-mounted WC with concealed flush valve and Health Faucet of reputed make.
 Other C.P fittings & sanitary fixtures of Premium Sirius make.
 Provision for Exhaust fan in all bathrooms.
 Heat pump in utility area for hot water in all bathrooms.
 Powder toilet CP fittings of Maier make.

ELECTRICAL

CONDUITS: Ceiling Conduits and RCC Column Conduits with back box
 DISTRIBUTION BOARD - ELECTRICAL: 4 Rows of 26 Modules MCB.
 DISTRIBUTION BOARD - NETWORKING: DB Enclosure
 AIR CONDITIONING: Provision for VRF system for complete Unit

INTERNET

100% Wi-Fi internet for Common areas

CAR WASH FACILITY

Provision for car wash facility in each basement floor.

RAILING

Balustrade system of 4 ft. height along with clear toughened glass

CAR PARKING

Ample Car Parking space spread across 4 levels.
 Visitor's car parking as per norms.

WTP &STP

Fully treated Bore water through an exclusive water softening of reputed make.

A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for flushing and landscaping.

AIR CONDITIONING

VRV or VRF Ducting system of Mitsubishi/ Toshiba or equivalent make.

COMPOUND WALL

Compound wall shall be constructed all around the plot with solar fencing.

WASTE MANAGEMENT

Garbage collecting facility will be provided for every floor level and centrally collected for better disposal. Separate bins to collect dry waste, e-waste & wet waste will be provided at main garbage collecting point.

FACILITIES FOR PHYSICALLY CHALLENGED

Access and non-slippery ramps at all entrances shall be provided for physically challenged, appropriately designed preferred car park, uniformity in floor level and visual warning signages.

CCTV

100% IP based C C cameras protection & security room monitoring for all areas from entry till main doors of all units & back till exits.

SECURITY

Sophisticated round-the-dock security system.

Intercom facility.

Solar power fencing around the compound.

Identity cards for servants.

Boom Barriers at entrance.

Panic button and intercom is provided in the lift that is connected to security room.

BMS FIRE & SAFETY

Fire system will be provided inside the flat, common areas and cellars with fire hydrant system, fire safety equipment & water sprinkler system as per fire safety norms.

LANDSCAPING

Landscaping in the setback areas wherever feasible and in tot lot areas with aesthetically designed landscape.

WATER BODIES

Water bodies, fountains, cascades in setbacks & common areas as per Design.

WATER

WATER SUPPLY FLOW: By Gravity. Top 2 floors pressure gap with Booster pumps

WATER SUPPLY: Supply of water (from Municipal Connection and balance with Bore water) with basic treatment

WATER DISTRIBUTION: Every Flat has provision for both cold and hot water line (from individual heat pump)

1. Cold Water Supply Line
2. Hot Water Supply Line
3. Hot Water Return Line

RAINWATER HARVESTING

Rainwater harvesting through recharge wells onsite to improve ground water level.

DRIVEWAY

V.D.F flooring.

BOOM BARRIERS

Boom barriers at entry & exit for vehicular movement with IR card based Operation.

OTHER SPECIAL FEATURES

100% Vaastu compliant

Floor to floor height of 12 feet

No common walls

Anti-termite treatment for all flats.

GENERATOR

100% D.G backup with dual meter for each flat.

EXTERNAL LIGHTING

LED light posts with lamp fittings at setback and landscaping areas and lights in staircase & corridor areas.







SAS Crown is located conveniently close to not one, not two, but four ORR exits, all within a span of 2-7 minutes!



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