



JAYABHERI
THE NIRVANA

Taking your aspirations to new zeniths, this is **The Nirvana** from Jayabheri.

Jayabheri The Nirvana is a masterpiece of aesthetic beauty combined with environmental sustainability. It is designed for those who want to live a life that is uber comfortable and harmonious in its true sense.

Nestled in Financial District's IT & residential hub, Gachibowli, along the Q City Road, the project is just 1.6 KM from Wipro junction and is right adjacent to our layout project "Jayabheri 4 Seasons". The lavishly built Clubhouse spread across 49,000 sft with its brilliant curved architecture entices you and give you all you need by being a vibrant hub of social and recreational activity.

- ▷ 7 Acres Gated Layout
- ▷ 79% Open Space
- ▷ Best Location and Well Connected
- ▷ 693 Hi-end 3 BHK Apartments
- ▷ 1885-2225 SFT
- ▷ Five - 29-Floor Towers

Landscape Highlights

- ▷ Extensive Designer Landscaping with Lighting
- ▷ Natural Interactive Spaces
- ▷ Seating Decks under Pergola with Lush Green Climbers
- ▷ Walkway Trails through Dense Vegetation Pockets
- ▷ Elevated Skywalk overlooking the Lawn
- ▷ Dense Green Enclosures for Activity Zones
- ▷ Subtle Water Features as Focal Points

Club Facilities

- ▷ Lavish Club House spread over an area of 49,000 Sft.
- ▷ Swimming Pool with Children's Pool
- ▷ Cafeteria
- ▷ Creche
- ▷ A/C Multipurpose Hall
- ▷ Squash & Badminton Courts
- ▷ Well Equipped Gym & Wide Exercise Deck
- ▷ Sauna, Spa and Saloon
- ▷ Indoor Games
- ▷ Yoga / Meditation Hall with Meditation Deck
- ▷ Aerobics Hall
- ▷ Conference Halls
- ▷ Business / Reading Lounge
- ▷ Preview Theatre
- ▷ A/C Guest Rooms
- ▷ Provision for ATM
- ▷ Convenience Store / Super Market



CLUB LOUNGE



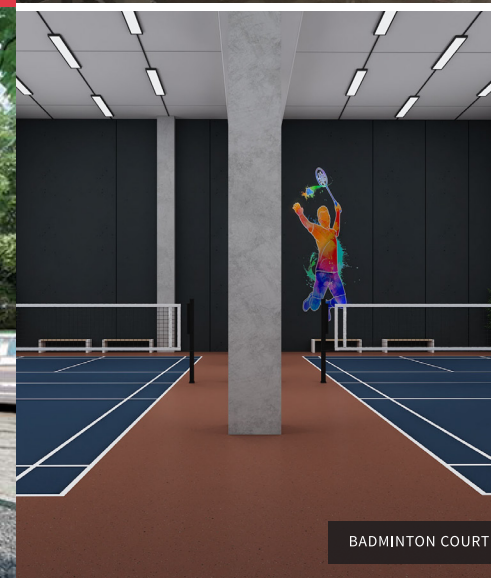
CONFERENCE ROOM



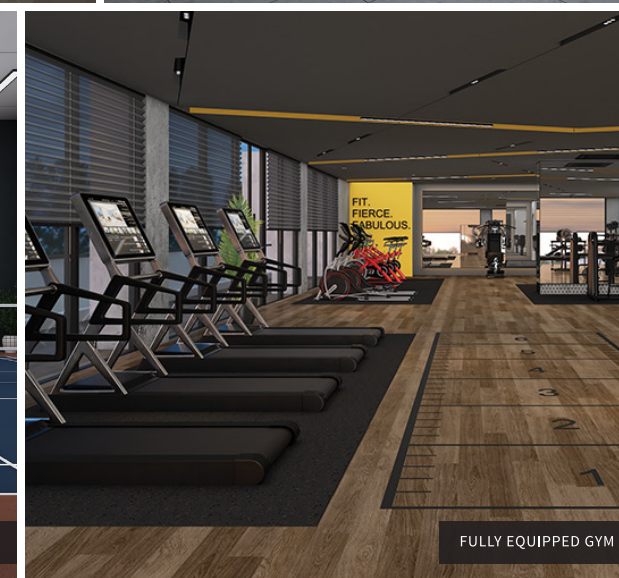
SALON



ENTRANCE WATERBODY



BADMINTON COURT



FULLY EQUIPPED GYM



Layout Features

1. Main Entrance & Exit
2. Security Cabin
3. Main Entrance Water Feature
4. Pathway / Jogging Track
5. Tapered Planter Walls
6. Lawn with Seating
7. Children's EPDM Play Area
8. Amphitheatre
9. Seating Deck under Pergola
10. Temple
11. Seating
12. Wooden Bridge
13. Basketball Court
14. Cricket Net
15. Outdoor Fitness Station
16. Party Lawn
17. Swimming Pool
18. Children's Pool
19. Pool Deck
20. Club House Entrance Water Feature
21. Landscape Designer Element
22. Tennis court

Key Highlights

- ▶ No Common Walls
- ▶ Vaastu Compliant
- ▶ Three Level Basement car parking with provision of 2 car parkings per Apartment
- ▶ Electric Charging Station – 1 car per Apartment with Electrical Car Charging Facility
- ▶ 24-hr Security with Intercom & CC Cameras
- ▶ Sewage Treatment Plant
- ▶ Centralized Gas Supply
- ▶ Water Softening System
- ▶ 100% Power Backup
- ▶ Fire Fighting System
- ▶ High Speed Lifts



AERIAL SOUTH-WEST VIEW



BLOCK ENTRANCE LOUNGE



POOL VIEW



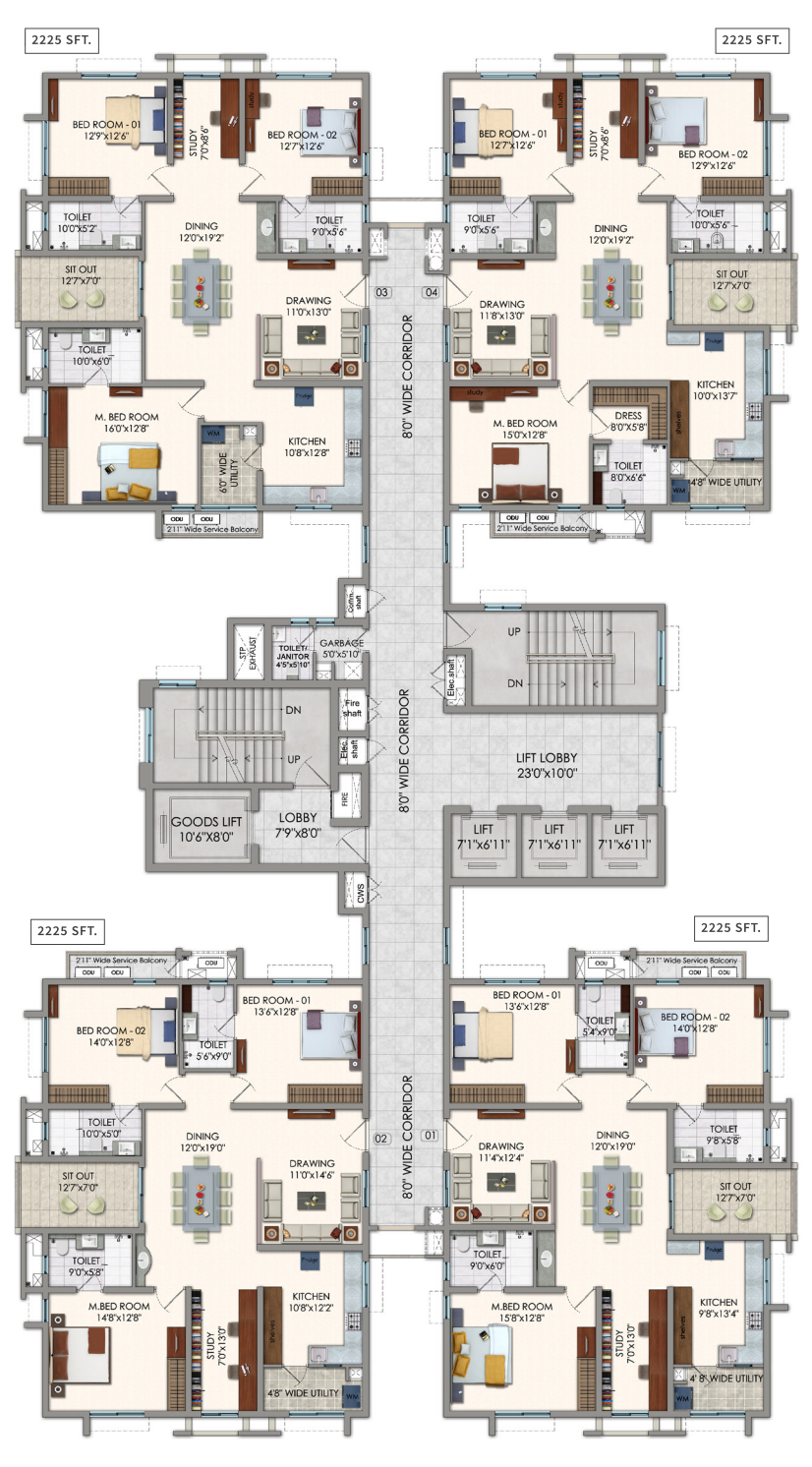
SEATING UNDER PERGOLA

Typical Floor Plan - Blocks A, B, D, E



| FLAT NO. | FACING | TYPE | CARPET AREA (SFT) | BALCONY (SFT) | UTILITY (SFT) | SALEABLE AREA |
|----------|--------|---------------|-------------------|---------------|---------------|---------------|
| 1. | WEST | 3 BHK + STUDY | 1408 | 97 | 45 | 2225 SFT |
| 2. | EAST | 3 BHK | 1365 | 114 | 50 | 2190 SFT |
| 3. | EAST | 3 BHK | 1210 | 79 | 48 | 1920 SFT |
| 4. | EAST | 3 BHK | 1377 | 103 | 50 | 2190 SFT |
| 5. | WEST | 3 BHK + STUDY | 1406 | 97 | 47 | 2225 SFT |

Typical Floor Plan - Block C



| FLAT NO. | FACING | TYPE | CARPET AREA (SFT) | BALCONY (SFT) | UTILITY (SFT) | SALEABLE AREA |
|----------|--------|---------------|-------------------|---------------|---------------|---------------|
| 1. | WEST | 3 BHK + STUDY | 1408 | 97 | 45 | 2225 SFT |
| 2. | EAST | 3 BHK + STUDY | 1403 | 97 | 50 | 2225 SFT |
| 3. | EAST | 3 BHK + STUDY | 1402 | 97 | 51 | 2225 SFT |
| 4. | WEST | 3 BHK + STUDY | 1406 | 97 | 47 | 2225 SFT |



Location Map

Not To Scale

SCHOOLS

- ▷ Kairos International School - 0.8 km
- ▷ Keystone International School - 3.8 km
- ▷ Oakridge International School - 4.8 km
- ▷ Future Kids School - 5 km
- ▷ Delhi Public School - 5.2 km

WORK

- ▷ Financial District - 0.5 km
- ▷ Gachibowli IT Hub - 3.4 km

HOSPITALS

- ▷ Continental Hospital - 2 km
- ▷ AIG Hospital - 7 km

RECREATION

- ▷ Botanical Garden - 6.5 km
- ▷ Sarath City Mall - 7.1 km
- ▷ Inorbit Mall - 9 km
- ▷ RGI Airport - 30 km

DEVELOPED BY :

JAYABHERI

M/s Jayabheri Properties Private Limited

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PRINCIPAL ARCHITECTS :

Genesis Planners Pvt. Ltd. - Hyderabad, Telangana

MEP CONSULTANTS :

Synergy Infra Consultants Pvt. Ltd. - Hyderabad Telangana

STRUCTURAL & PMC CONSULTANTS :

Mantha Consulting Services Pvt. Ltd.
- Hyderabad, Telangana

LANDSCAPE CONSULTANTS :

Naveen Associates - Hyderabad, Telangana

PROJECT FINANCED BY AND MORTGAGED TO :

Bajaj Housing Finance Ltd.



For a Virtual Walkthrough,
scan this QR code.



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