

**nyla**  
KEEP WINNING

THE  
WINNER  
HAS  
ARRIVED

Premium residences  
at Miyapur



**TEAM4**  
L I F E S P A C E S

**SAINI** **PROSPER** **YULA** **CONSTRUCTIONS** **WORLD**



We started with a dream to craft one of the finest addresses in Miyapur that would match your winning spirit. An address that would tower above the ordinary and be home to the extraordinary!

**CRAFTED  
FOR THE  
WINNER  
IN YOU**



We named this exquisite high-rise community 'Nyla'.  
In Arabic, it means - A Winner.  
For a winner in life like you, Nyla is THAT HOME!  
The strong base nurturing your winning spirit.



WINNING  
IS A  
HABIT



KEEP WINNING

NYLA is a tribute to the winning spirit in you. Built around the ethos of the uncompromising attitude of a winner, Nyla offers nurturing homes that inspire you to reach for the skies. Homes that encourage you to raise the benchmark, demanding more. At Nyla, we are committed to create homes where you KEEP WINNING!

nyla  
KEEP WINNING



WINNERS  
TOUCH  
NEW HEIGHTS



KEEP WINNING

This 35-floor high-rise community is slated to be the tallest set of towers in the vicinity of Miyapur. Standing elegantly on landscaped grounds, Nyla offers sophisticated 2, 2.5 and 3 BHK apartments for an elevated living. The towers stand out for their eclectic approach to design and magical contemporary architecture.

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KEEP WINNING



TOUCH  
NEW SKIES  
WITH NYLA

nyla  
KEEP WINNING



KEEP WINNING





KEEP WINNING

# SOPHISTICATION STYLE SUBSTANCE



Nyla offers stylish homes to live a fluid, no-fuss easy life without compromising on luxury or aesthetics, thus making a strong statement. Each element here is soulful and enriching. The glass railing in balconies showcases style and sophistication, blurring the boundaries between indoor and outdoor spaces.

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WHERE  
JOYS SPREAD  
INSIDE OUT

LIVELINESS  
GREENERY  
OPENNESS

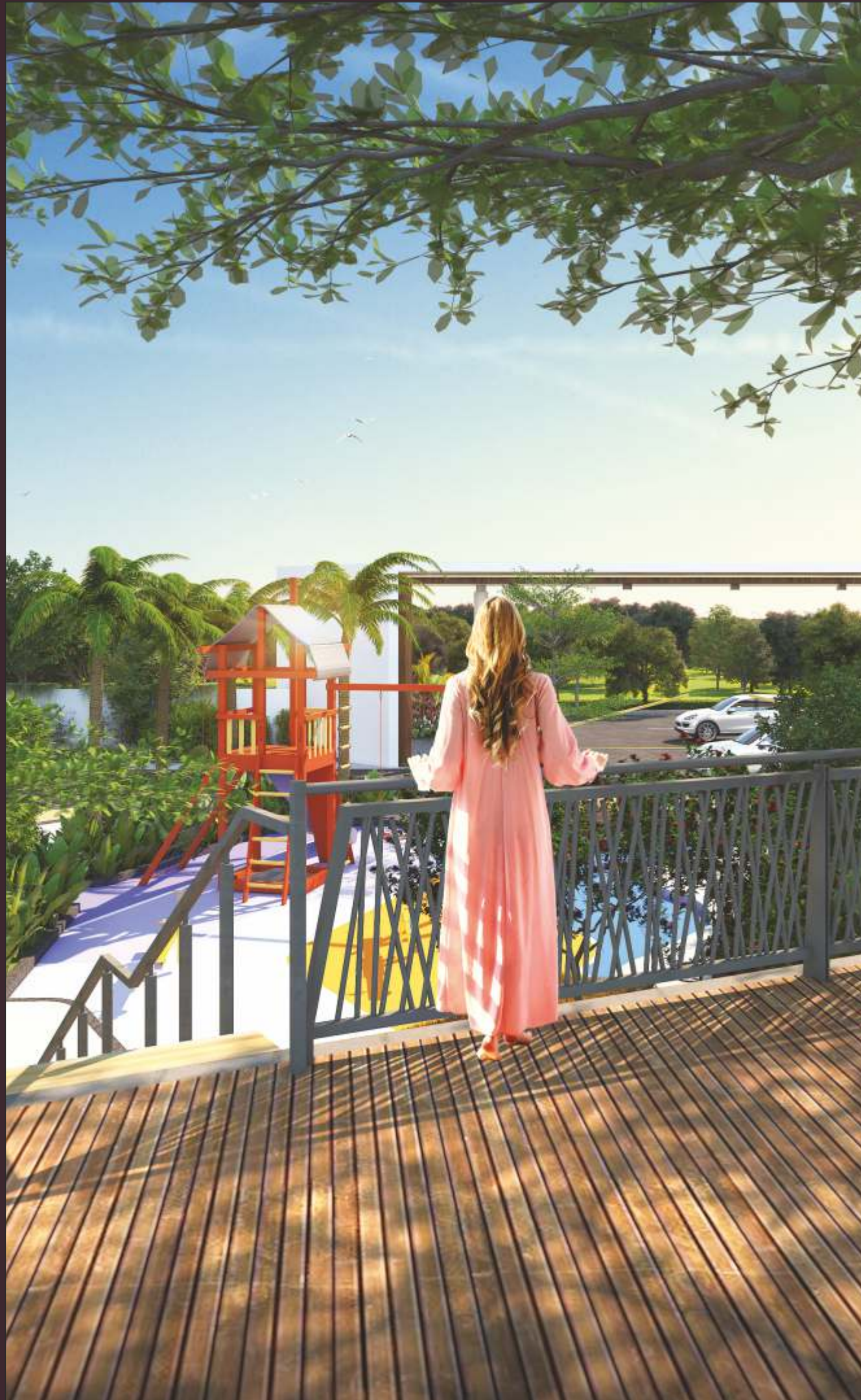
At Nyla, feel inspired with pulsating open green spaces, designed to bring the best to you.

KEEP WINNING

**nyla**  
KEEP WINNING



# DRENCH YOUR WINNING SPIRIT IN SHADES OF GREEN



KEEP WINNING



If green is the magic of nature that touches you, Nyla offers many ways for you to soak in it. The deck views, the party areas, lavishly landscaped outdoors, are treats to your senses.

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KEEP WINNING





# DESIGNED WITH HIGHEST STRUCTURAL SAFETY STANDARDS AND NORMS

Nyla is success by design. According to norms of Seismic Codes, Nyla achieves a rare distinction of thinking ahead of time and integrates the highest ductility standards to achieve earthquake proof structure.

**6.02**  
ACRES (GROSS)

**3**  
LUXURY TOWERS

**35**  
FLOORS



## THE VASTU OF NYLA THE VASTU OF PROSPERITY (ABUTTING NORTH EAST ROADS)

For a winner, prosperity comes from nature. With the most preferred and sought after NORTH & EAST ROADS VASTU PLOT, your rare property with two side roads on North and East is here.



PICK  
YOUR  
WINNING  
EDGE



KEEP WINNING

## OUTSTANDING LIFESTYLE AMENITIES



Nyla caters to the needs of all generations. Be it the excitement of a child, or the bouncing off business ideas, or just those break away times for yourself, Nyla celebrates each aspect of your personality. It ensures that you indulge in premium & well-thought-out amenities that pamper every bit of you.

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KEEP WINNING



THE  
WINNING  
EDGE



KEEP WINNING

THE  
BLESSING  
OF LIVING  
IN NATURE



At Nyla, winners get together to breathe the air of success. Large common spaces that float with enthralling ideas captivate you to keep pushing towards victory. This is your platform to engage and indulge in what makes you come alive!

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KEEP WINNING



ENGAGE  
IN A PLETHORA  
OF ACTIVITIES



KEEP WINNING

Winning starts with winning thoughts. Nyla provides a plethora of spaces that become the soul food for body, mind, and soul edification. Elevate yourself for a rich winning life - play, relax, or read a book. Do it all to KEEP WINNING!

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KEEP WINNING



WALK  
JOG  
PLAY



KEEP WINNING



The quality of life that you live comes from inspiring spaces. Well-maintained areas, and the plush feel of modern finishes, set the tone for great mornings and pulsating evenings. Charging and recharging your day in and day out.

**nyla**  
KEEP WINNING



THE  
WINNING  
EDGE



KEEP WINNING

TIME  
WITH  
FRIENDS



From adrenaline for the body to nirvana for the soul, the winner finds what he seeks, at Nyla. There are endless options for fun, recreation, leisure and laughter. The expansive clubhouse is high on drama. There is a lavish swimming pool for the young and young-at-heart, with a lovely deck-side seating. There are play areas for billiards and cards, table tennis and squash. You can host parties in the banquet hall or tone up at the gym.

nyla  
KEEP WINNING



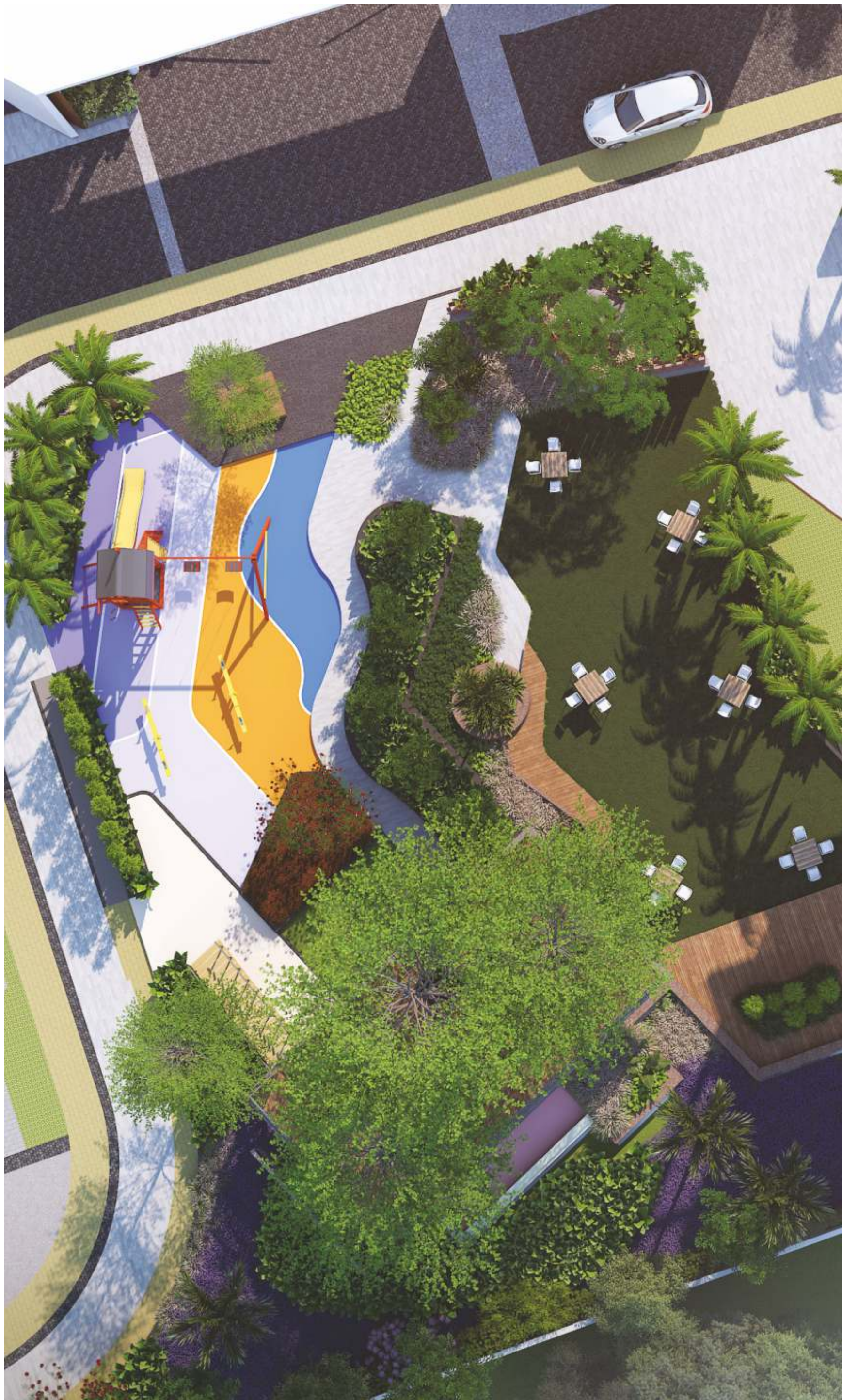


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# 45000 SFT. OF LUXURIOUS RECREATION FACILITIES

- Billiards
- Carrom
- Indoor Table Tennis
- Indoor Badminton Court
- Indoor Squash Court
- Volley Ball Court
- Gym
- Spa
- Meditation Room
- Yoga Studio/ Aerobics
- Multipurpose Hall
- Party Lawn
- Tuition Room
- Guest Suites
- Co-working Space
- Hobby Room
- Coffee Shop & Restaurant
- Party Terrace
- Conference Room
- Preview Theatre
- Waiting Lounge





# SPRAWLING OUTDOORS SCINTILLATING INDOORS



Every winner needs me time to be charged for the next day. Whether it is by themselves or with friends, a dedicated time to get the body moving, or a casual game with friends changes the chemistry of the mind and releases the success endorphin. Feeling good makes an easier way to coup. Indulge in your choice of activities for that pulsating feeling.



The refreshing and alluring touch of water allows your skin to breathe and soak in oxygen for better mind and body functioning. Along with feeling refreshed, being pampered is another way to feel successful. Rejuvenate yourself at the Spa, dive into the pool, or just engage in what excites you!



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KEEP WINNING





WELL  
LIT HOMES  
WELL  
LIT SMILES



KEEP WINNING

ARRIVE  
HOME IN  
STYLE  
EVERYTIME



Impress the winner in you as you enter the prelude to your home with a majestic entrance lobby. This is the grand feeling that you would live everyday. Here the guests can wait, or be attended to in the comfort of a beautiful waiting area with seating and other elegant finishes. There is a special feeling of premiumness and warmth in this grand lobby, ready to welcome winners all the time.

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KEEP WINNING





WRITE YOUR WINNING  
HOME STORY

2, 2.5, 3 BHK UNITS

1200<sup>SFT</sup> TO 1880<sup>SFT</sup>

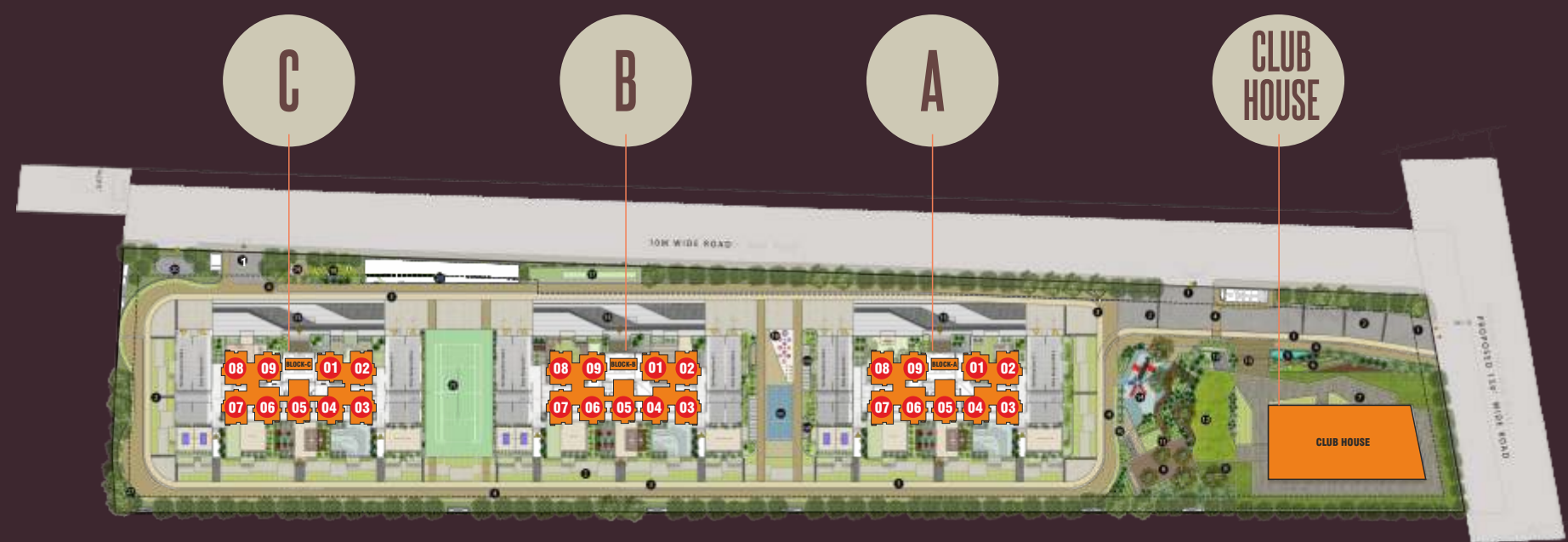
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# LEGEND

1. Entry/ Exit
2. Driveway
3. Bicycle Lane (1.5m Wide)
4. Pedestrian Pathway/ Jogging Track
5. Water Feature
6. Informal Seating Area
7. Clubhouse Entrance Plaza
8. Stage with Informal Seating
9. Yoga/ Meditation Deck and Bird Watching Deck
10. Entry to Park Area
11. Barbeque Lawn
12. Extended Party Lawn
13. Sculpture Court
14. Children's Play Area
15. Building Drop-off
16. Floor Games
  - 16A. Bicycle Parking
  - 16B. Seating Area
  - 16C. Badminton Court
17. Cricket Practice Net
18. Outdoor Gym
19. Shade Structure with Informal Seating
20. Skating Rink
21. Table Tennis
22. Transformer Yard

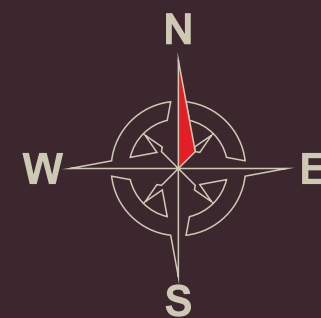


THREE BLOCKS WITH  
LOADS OF SUNSHINE,  
AIR AND OPENNESS.

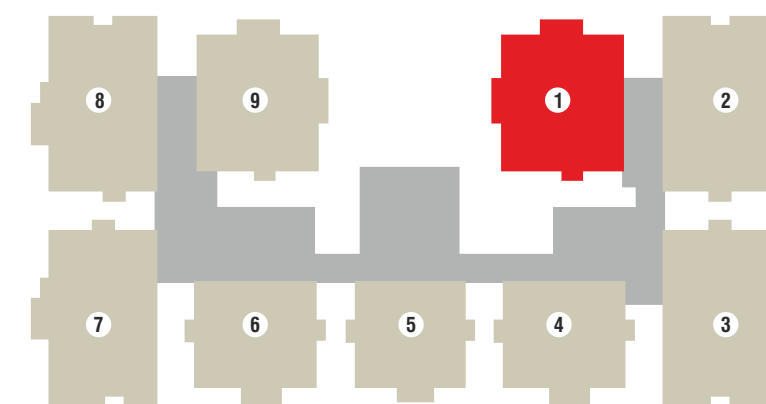
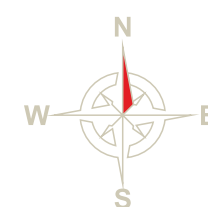




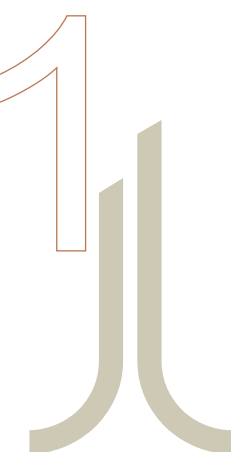
TYPICAL FLOOR PLAN A, B, C



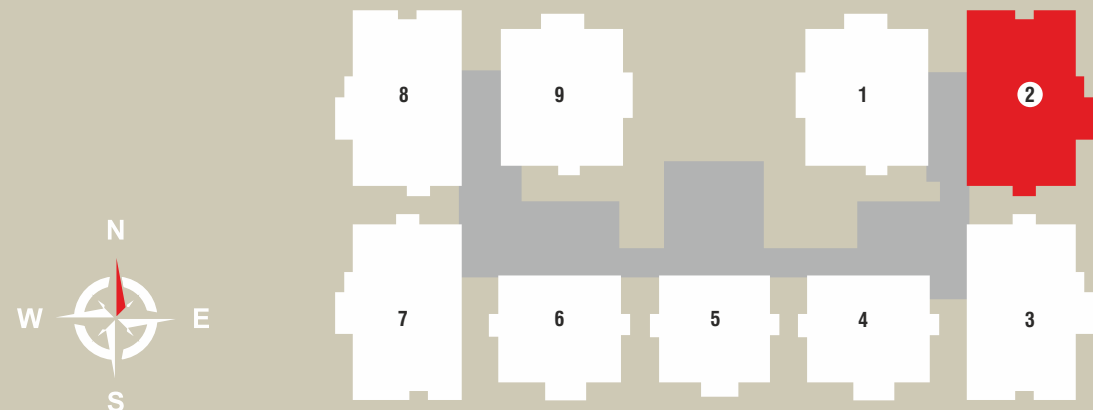
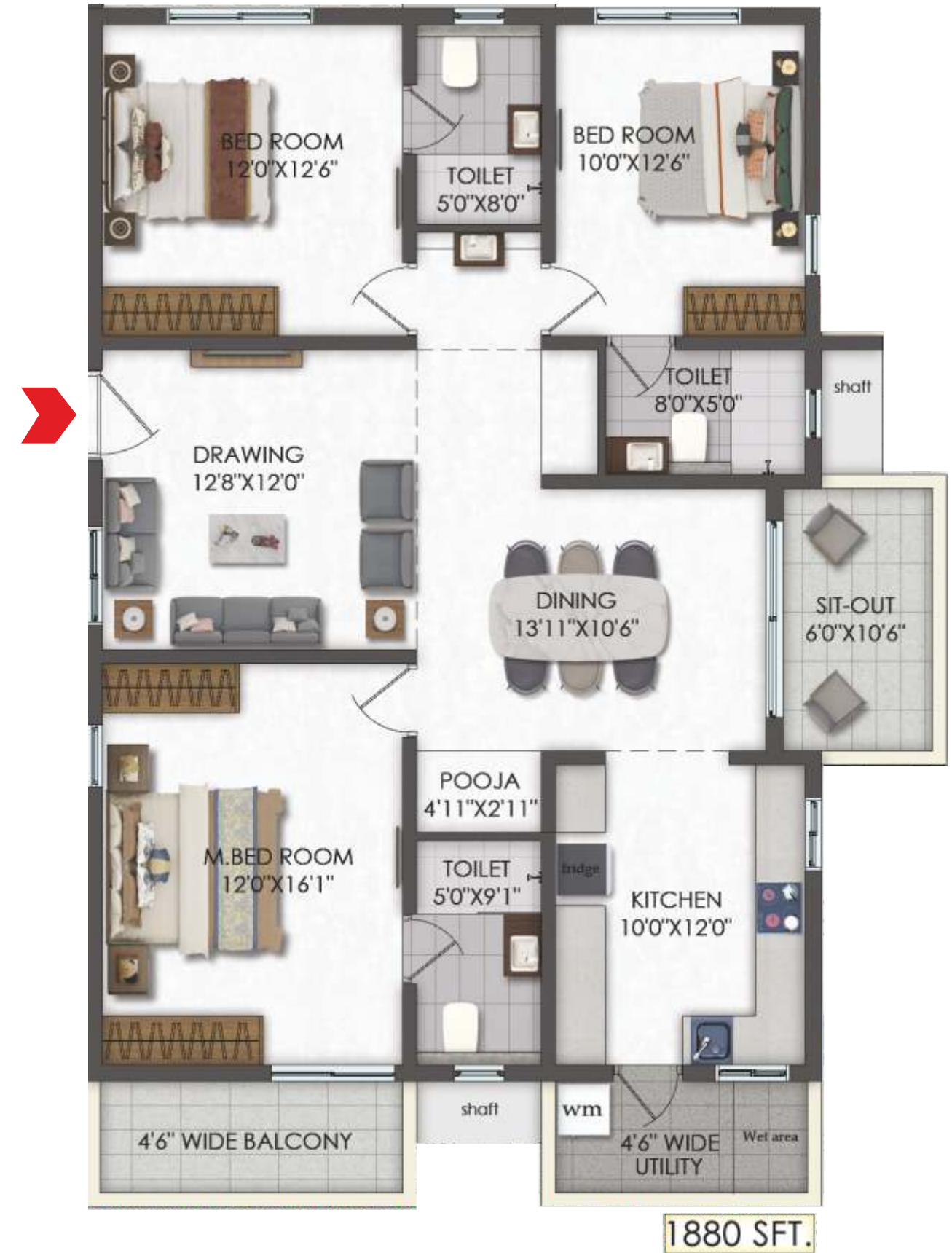




| FACING | SBUA<br>(in Sft.) |
|--------|-------------------|
| E      | 1710              |

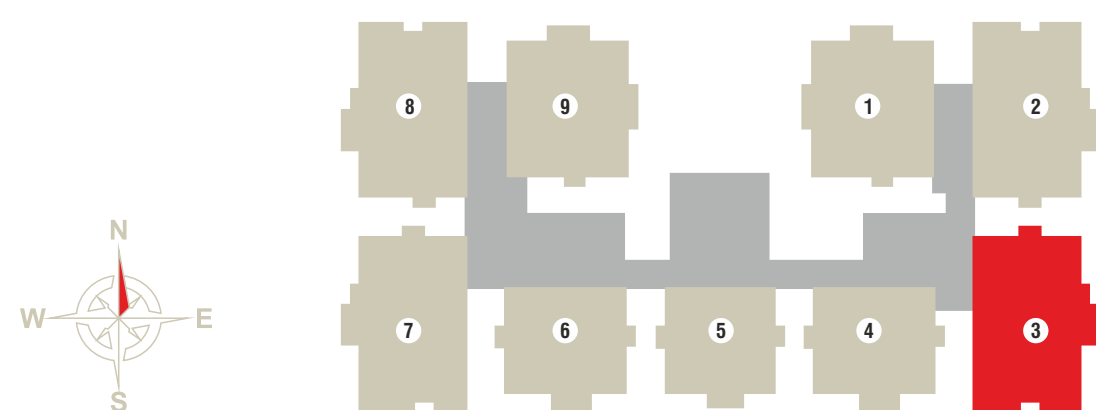






FACING SBUA  
(in Sft.)  
W 1880

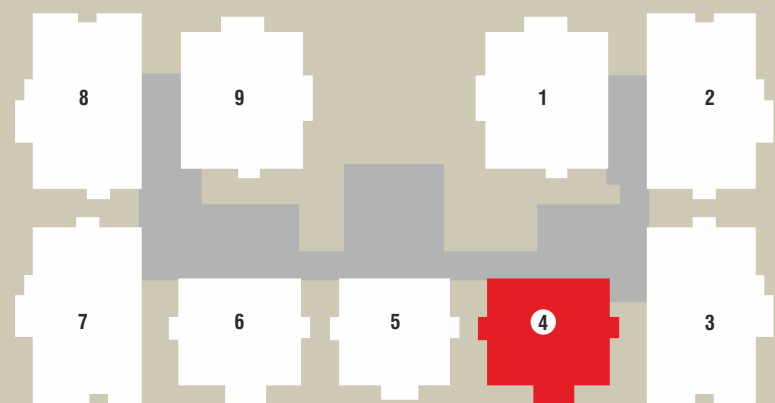
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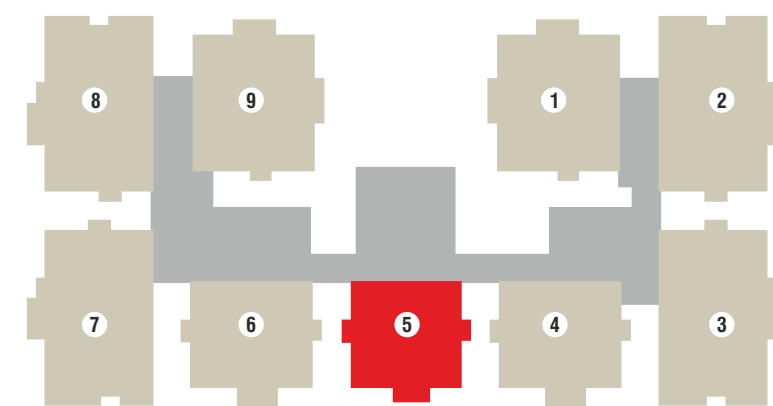
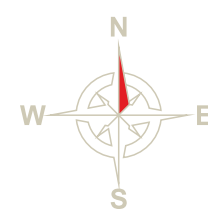
FACING SBUA  
(in Sft.)  
W 1880

3





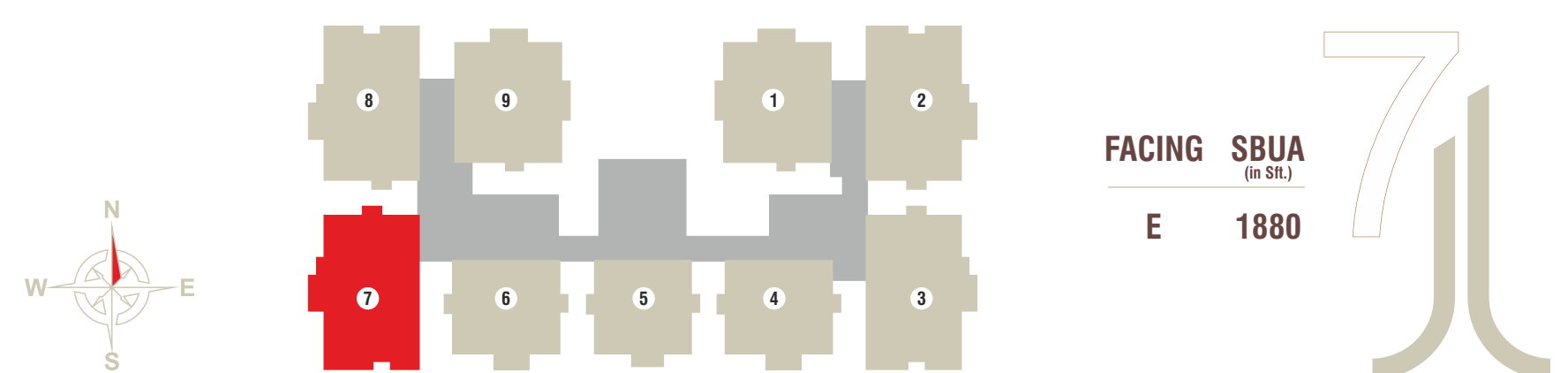
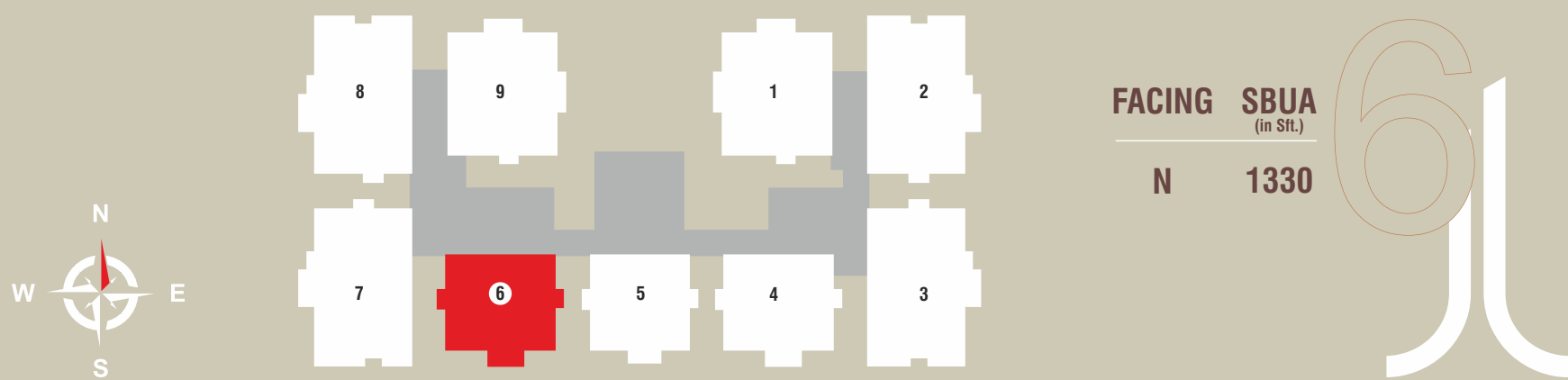
FACING SBUA  
(in Sft.)  
N 1330



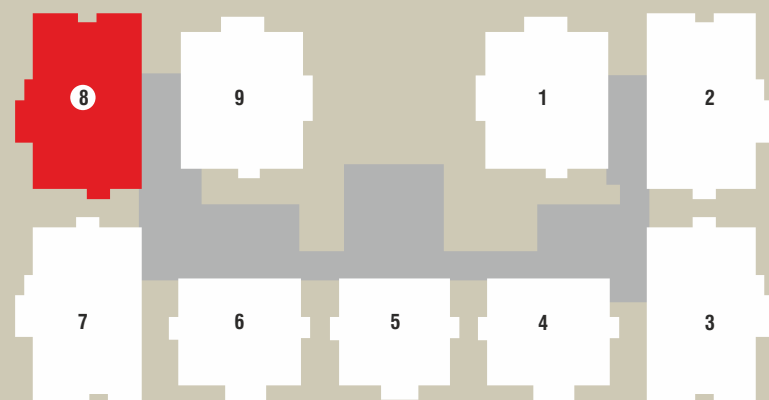
FACING SBUA  
(in Sft.)  
N 1200



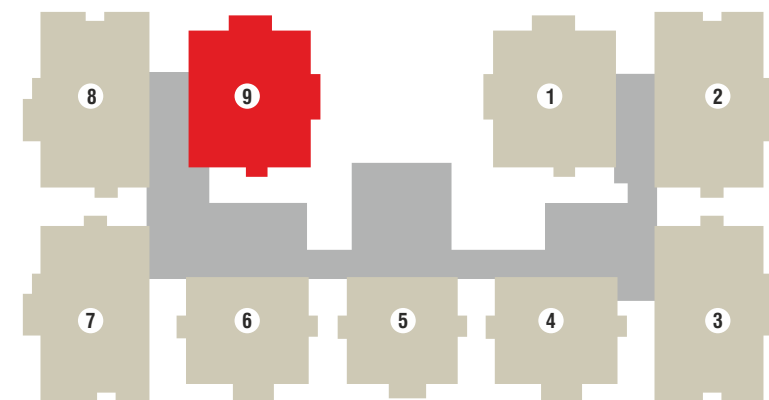
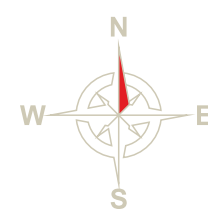
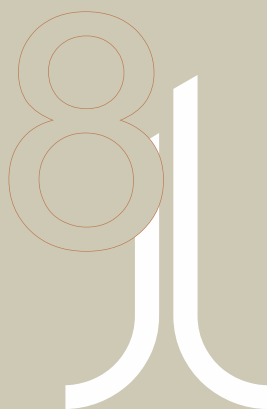








FACING SBUA (in Sft.)  
E 1880



FACING SBUA (in Sft.)  
W 1710





YOUR  
WINNING  
EDGE



KEEP WINNING

CONNECTIVITY  
HOSPITALS  
SCHOOLS  
MALLS



Locate your success in the heart of the bustling city. Nyla has a very strategic location to keep you in comfort and care all the time with its seamless connectivity to all that you may need. Metro station is hardly five minutes away, and the access to the work hubs of Hitec City, Financial District and Gachibowli is like a breeze. With vibrant malls, shopping areas, healthcare and a modern infrastructure, at NYLA, you have the winning edge.

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KEEP WINNING



# LOCATION **nyla**

KEEP WINNING



1 mins

Miyapur Crossroads

4 mins

Miyapur Metro Station

7 mins

Landmark Multi-Speciality Hospitals

11 mins

Mamatha Hospitals  
INOX Cinemas  
KPHB Forum Mall

13 mins

JNTU University

15 mins

Kondapur

18 mins

Hitec City  
Usha Mullapudi Hospital

20 mins

Financial District





# SPECIFICATIONS



## STRUCTURE

- R.C.C. Framed Structure to withstand wind & seismic loads.
- R.C.C. Shear Wall Structure to withstand wind & seismic loads.
- Concrete blocks for non-structural members.



## PAINTING

- Internal: 2 coats of emulsion paint over putty finished surface/ primer coat.
- External: Texture finish and weatherproof emulsion paint or any other finish as per the architect's design.



## FLOORING

- Living, drawing, dining, all bedrooms & kitchen.
- 800mm X 800mm size double charged vitrified tiles.
- Bathrooms: Acid-resistant, anti-skid ceramic tiles.
- All Balconies: Ceramic tiles.
- Corridors: Vitrified tiles.



## KITCHEN

- Provision for municipal & borewell water connection.
- Provision for water purifier.
- Provision for chimney.
- Provision for dishwasher.

## UTILITY

- Provision for washing machine.
- Glazed ceramic tiles dado up to 3ft height.



## BATHROOMS

- Wash basins, EWC, concealed system, single lever CP fittings of reputed brands.
- Provision for fixing geysers.
- Glazed ceramic tile dado up to 7ft height.



## DOORS

- Main Door: Manufactured Teak wood frame with flush shutter of melamine matt polish, fixed with reputed make hardware.
- Internal Door: Manufactured hardwood door frames & laminated shutters, fixed with hardware of reputed brand.
- French Doors: UPVC sliding door of 3 track frame with provision for mosquito mesh.



## WINDOWS

- UPVC window as per the architect's design.



## ELECTRICAL

- Concealed internal wiring with fire retardant.
- PVC insulated copper wires for all points.
- Modular type switches and sockets.
- Light/ Fan points in every room as per architect's design.
- Power points in kitchen for dishwasher/ grinders/ mixers/ cooking range/ exhaust chimney/ microwave etc. and in wash area for washing machine as per the architect's design.
- Exhaust fan provision in toilets.
- Electrical provision in all bedrooms for split air-conditioners.
- No provision for window air-conditioners.
- Separate metering for each unit for normal supply and DG supply.
- Earthing for every unit as per standards.
- 3 phase power connection of required load for each unit depending on size of apartment.
- Copper piping for A/C's and gas pipeline will be charged extra as per actuals.



## TELECOM/ INTERNET/ CABLE TV

- Telephone point in living room.
- Intercom facility in all flats.
- Provision for cable connection in drawing room, living room & all bedrooms.
- Provision for internet connection in living room.



## LIFTS (Passenger & Service)

- Reputed make automatic elevators.



## GENERATOR

- 100% DG set back up with acoustics enclosure and AMF.



## FIRE SAFETY & GAS

- Supply of piped gas, subject to feasibility in all flats.
- Fire safety features as per fire department norms & regulations.



## WTP & STP

- Sewage Treatment plant as per norms provided inside the project. Part of the treated sewage water will be used for the landscaping and flushing purpose.
- Treated water made available through an exclusive water softening and purification plant.



## SECURITY/BMS

- Solar powered security fence for total compound wall.
- 24/7 security guards.
- Surveillance cameras at the main security and entrance of each block & clubhouse to monitor.



# PROMOTERS



# THE TEAM

ARCHITECTS



GENESIS PLANNERS PVT LTD

LANDSCAPE ARCHITECTS



MEP DESIGN CONSULTANT



STRUCTURAL ENGINEER



OPTIMIZATION CONSULTANTS  
STRUCTURAL ENGINEERING \* PROJECT COST OPTIMIZATION

PARKING CONSULTANT



PMC



SPACE Konstryst (P) Ltd.

## TEAM4 NYLA PROJECT OFFICE

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Email: [Info@team4lifespaces.com](mailto:Info@team4lifespaces.com)  
[www.team4lifespaces.com](http://www.team4lifespaces.com)

TS RERA REGISTRATION NO: P02400003672

NOTE: This brochure is a conceptual presentation of the project and is not a legal offering. The promoters reserve the right to make changes in design, elevations, plans, facilities and specifications as deemed fit.





[www.team4lifespaces.com](http://www.team4lifespaces.com)

**TEAM4**  
L I F E S P A C E S

