

THE
CUNY
YO
S



ti
s

home

Bring it on.
The freedom to live large.
The space to spread your wings.
The luxury to live on your own terms, in your own way.
Unfettered and limitless. Let your address speak for you.
Why should you settle for less?

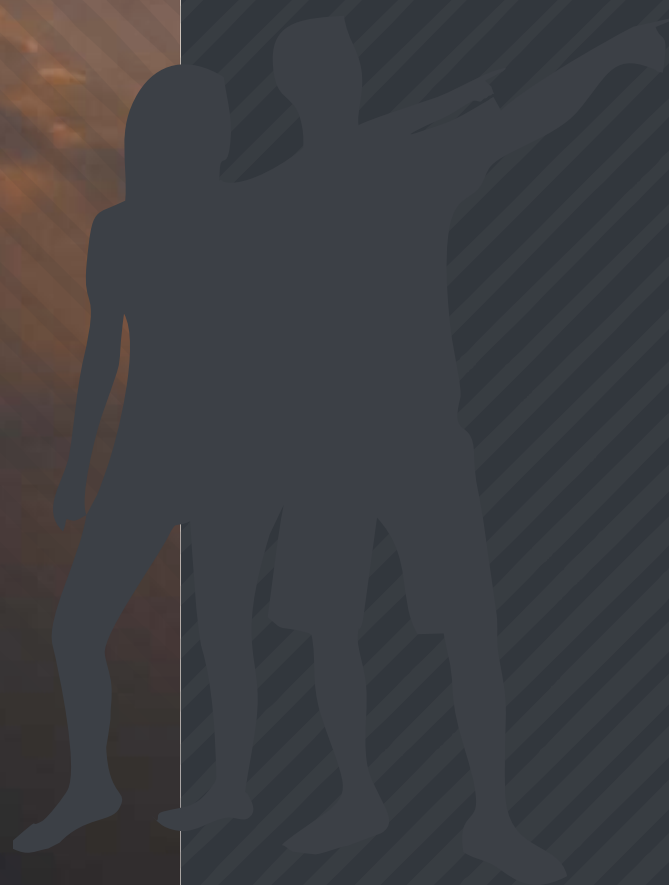
LUXURY

large luxury



THE
GOZO

luxury




EVANIA
YOUNG LUXURY

rise join



34 | 102
FLOORS UNITS





Open the mind. Reimagine your journey of life, one adventure at a time. Challenge conventional definitions of happiness - discover what gives you a high. Make your home about you. Creative, exuberant, experiential and cool.



re defined
re re imagined
re re invented



Official Revealed

THE PODIUM

OUTLOOK



STEP INTO THE ELEVATED LIFE

RAISED

455^{FEET}
TERRACE LEVEL

→ 34 TYPICAL FLOORS ←

75^{FEET}

45^{FEET}

GROUND LEVEL

BASEMENT LEVEL

2-LEVEL
CLUBHOUSE

PARKING
6 FLOORS

PARKING LEVEL



WAY ABOVE THE REST

LEVEL



LEVEL

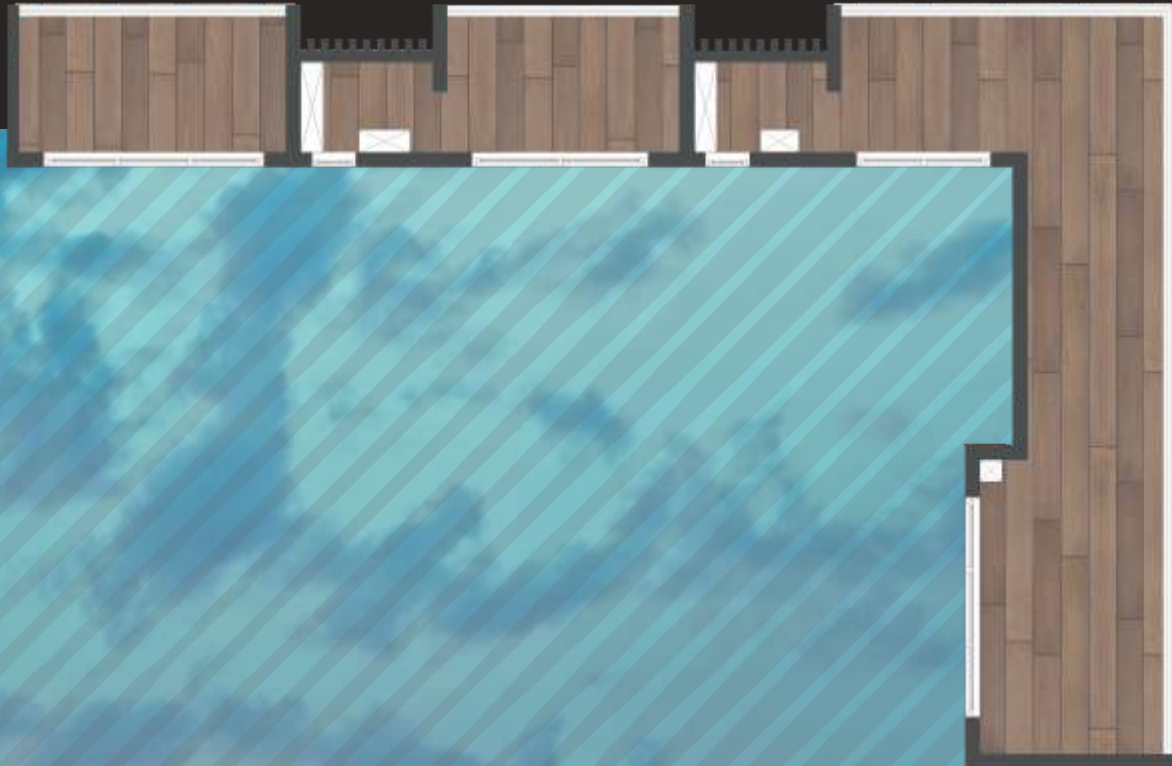
your ground floor begins here

75^{FEET} HIGHER
than regular

Even the lower floors will leave you floored.
Every apartment in Evania is blessed by nature.
Unobstructed views. Golden sunshine. Gentle
breeze. And unlimited cheers.



SPRAWLING



270
degree

The balcony is your private oasis. It runs along the living unit, seamlessly connecting you with the outdoors. Take a seat, the sparrows are live in concert!

BALCONY
VIEWS



re defined LIFESTRIDES
re imagined HAPPINESS
re invented SPACES

A whimsical mauve, a zesty orange, a lemony twist, a canopy of blue – there's a bit of you in every hue.

re

redefine

EVANIA
YOUNG LUXURY



WALK

GROUND LEVEL

LIVE OUT OF THE BOX. LIVE THE OUTDOORS.



LIST OF OUTDOOR AMENITIES

Senior Citizen Garden
Reflexology Garden
Elevated Bridge
Celebration Lawn
Kids' Play Area
Temple
Badminton Court
Pickleball Court
Basketball Court
Volleyball Court
Pet Park
Fitness Station
Water Feature
Adult Pool (21m X 6m)
Aqua Gym (5.2m X 4.6m)
Jacuzzi (5.2m X 4.2m)
Kids Pool (5.2m X 4.2m)
Wading Pool (6.4m X 3.6m)
Deck with Pool Recliners
Cigar Lounge (seating with pergola)
Amphitheatre/ Outdoor Movie Theatre
Lounge Seating/ DJ Console /Food Serving Area
Party Lawn
Sunken Lounge Seating
Seating Alcove
Terrace Lounge Area
3 Viewing Lounges at 3 Different Levels



SMASH

ARE YOU GAME FOR A
RUSH OF ADRENALINE?

re

imagine



HAPPINESS

Where do you think the day is taking you?
Be ready to dance in the rain. Chase away the blues on a
picture-perfect jogging track. Take a deep breath of fresh air.
Feels good, right? Happiness is priceless!


EVANIA
YOUNG LUXURY

GR EE T

LIFE'S BEAUTIFUL MOMENTS WITH A SMILE


EVANIA
YOUNG LUXURY





MEET

FRIENDS OVER FRESHLY
BREWED COFFEE


EVANIA
YOUNG LUXURY

2 LEVEL CLUBHOUSE AMENITIES:

Reception Lobby
Multipurpose/ Banquet hall
Indoor Games
Mini Theatre
Gym
Yoga Room
Guest Rooms - 3 nos



PARTY

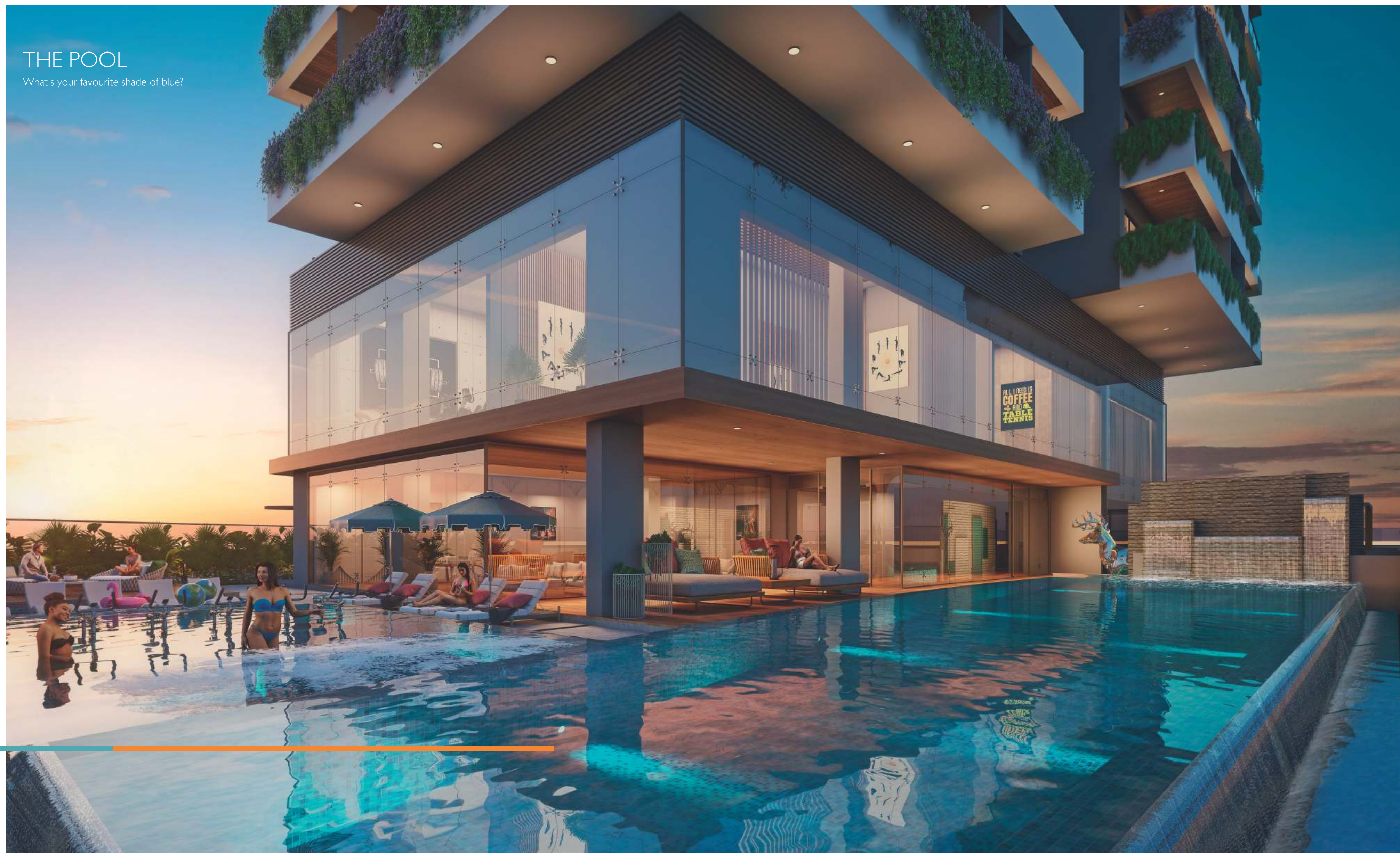


The clubhouse is your place to be. Have fun at the gym, catch a movie at the mini theatre, or hit the yoga room to perfect your 'asanas'. In the mood for pepping up the pool? See you there!

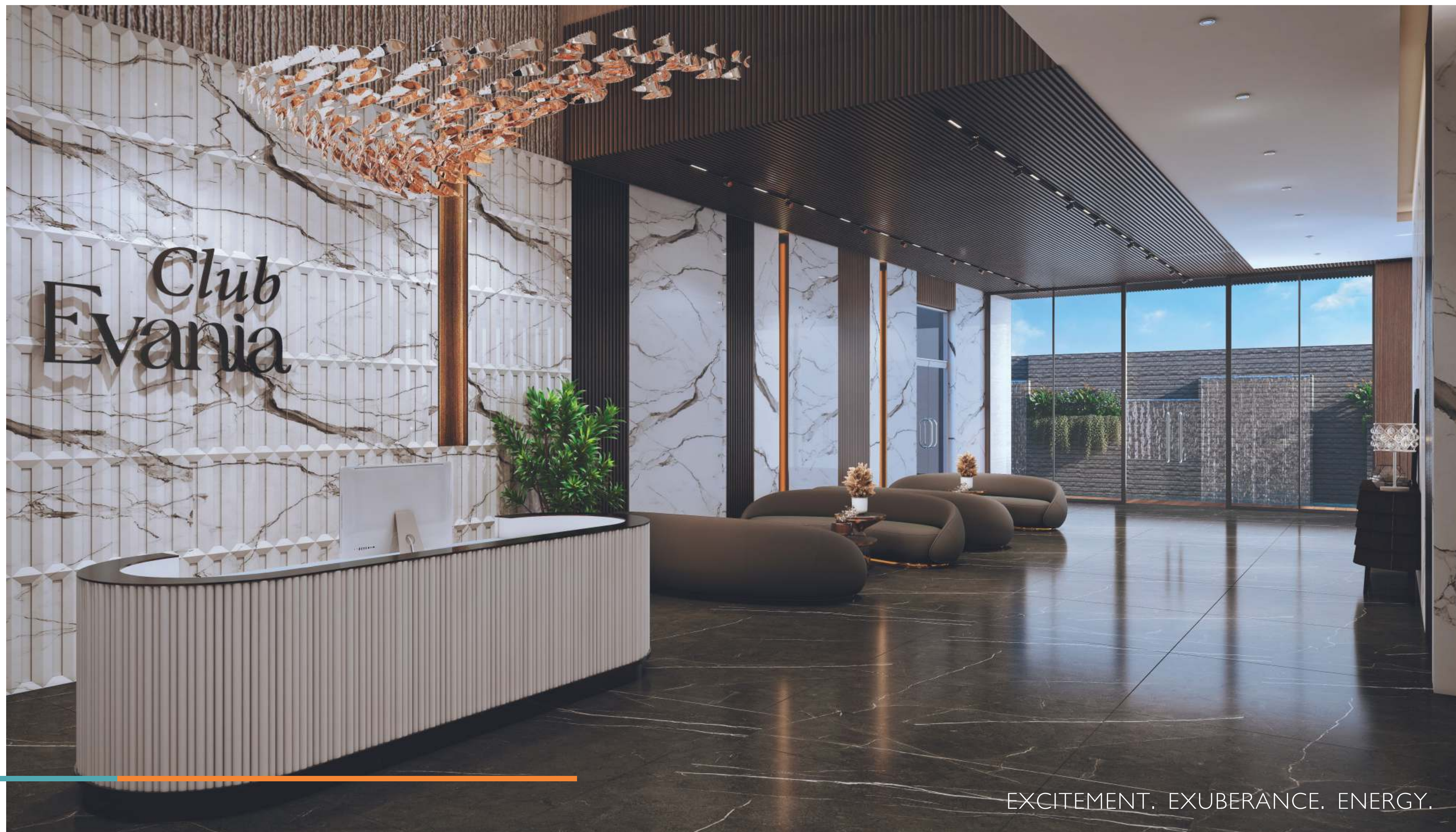
CLUBHOUSE

THE POOL

What's your favourite shade of blue?



CLUB LOBBY

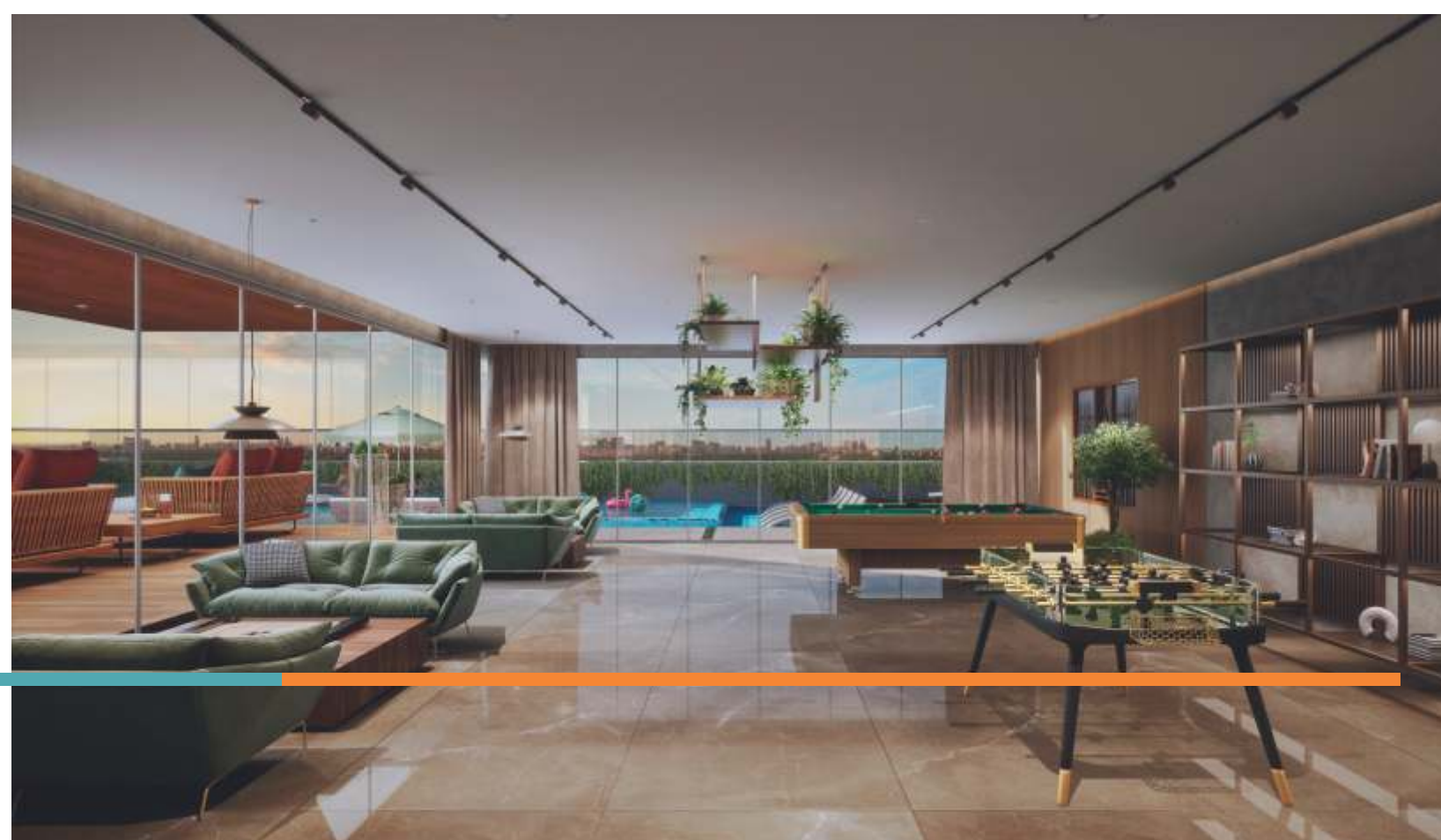


EXCITEMENT. EXUBERANCE. ENERGY.

LEISURE



MINI THEATRE



INDOOR GAMES

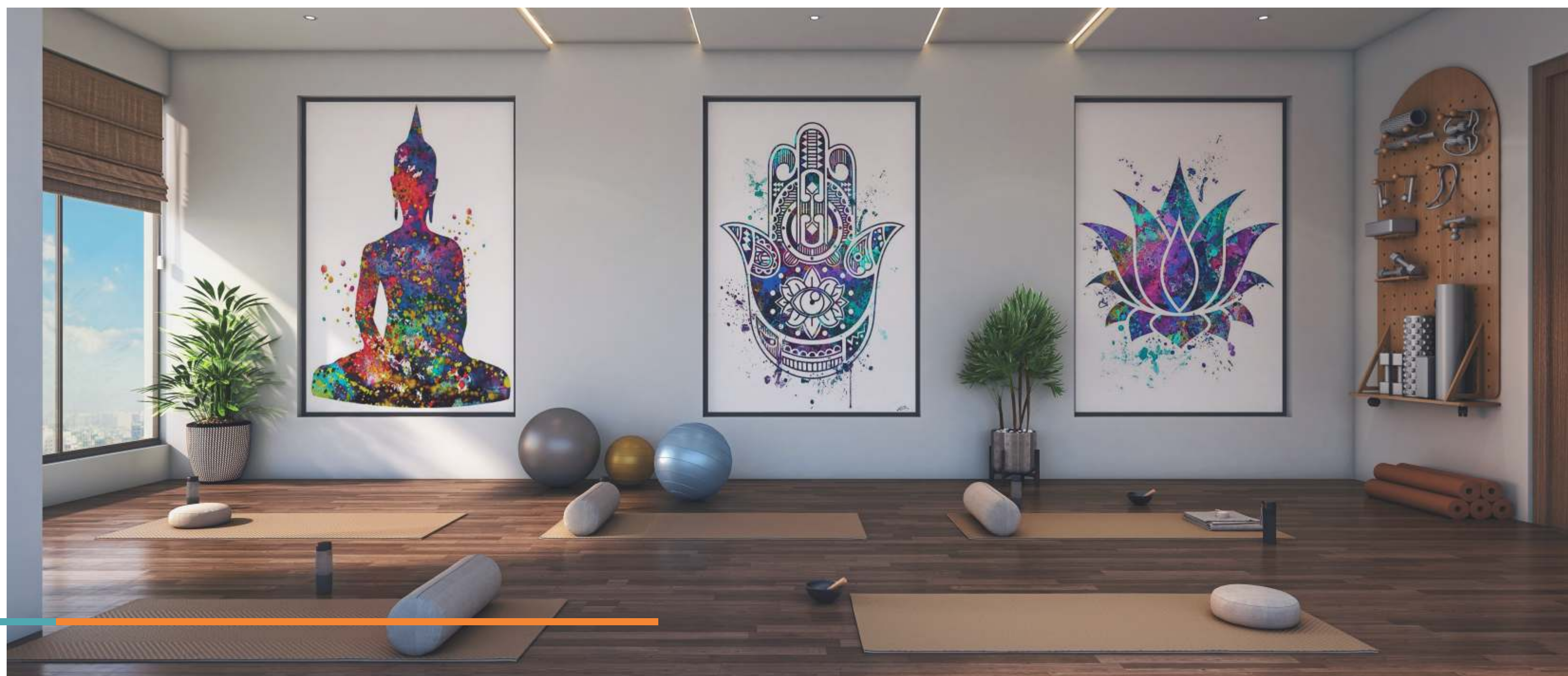


MULTIPURPOSE / BANQUET HALL



GYM

YOGA ROOM



DE - STRESS

THE
ROOF
TOP

LUXURY JUST WENT A NOTCH HIGHER





DESIGNER TERRACE

Rock-n-roll.
Pictures for Instagram.
Slices of avocado.
Sunshine-n-starlight.
All on the rooftop.



And voila, you're home! Uncork the bubbly and take a bow, because finally you've arrived where you deserve to be. Evania is a status statement by itself. You don't need to say a word!

re*invent*



status



ARRIVAL ZONE



COMMON AMENITIES

- Entrance Lobby with Waiting Lounge
- Discussion Rooms
- Fire Command Centre
- Drivers Lounge
- Garbage Chute
- Electric Car Charging Station
- LPG Bank





THE YOUNG

S O C I A L

Lounge on the sofa with popcorn and Netflix.
Entertain guests and acquaintances in a wow ambience.
And let every square foot ring with laughter!


EVANIA
YOUNG LUXURY



THE

YOUNG

INDULGENCE

The master bedroom with its expansive balcony makes you believe in fairytales. The design narrative is bold and unapologetic – just the way you are.

EVANIA
YOUNG LUXURY

THE HOME

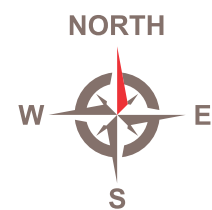



EVANIA
YOUNG LUXURY

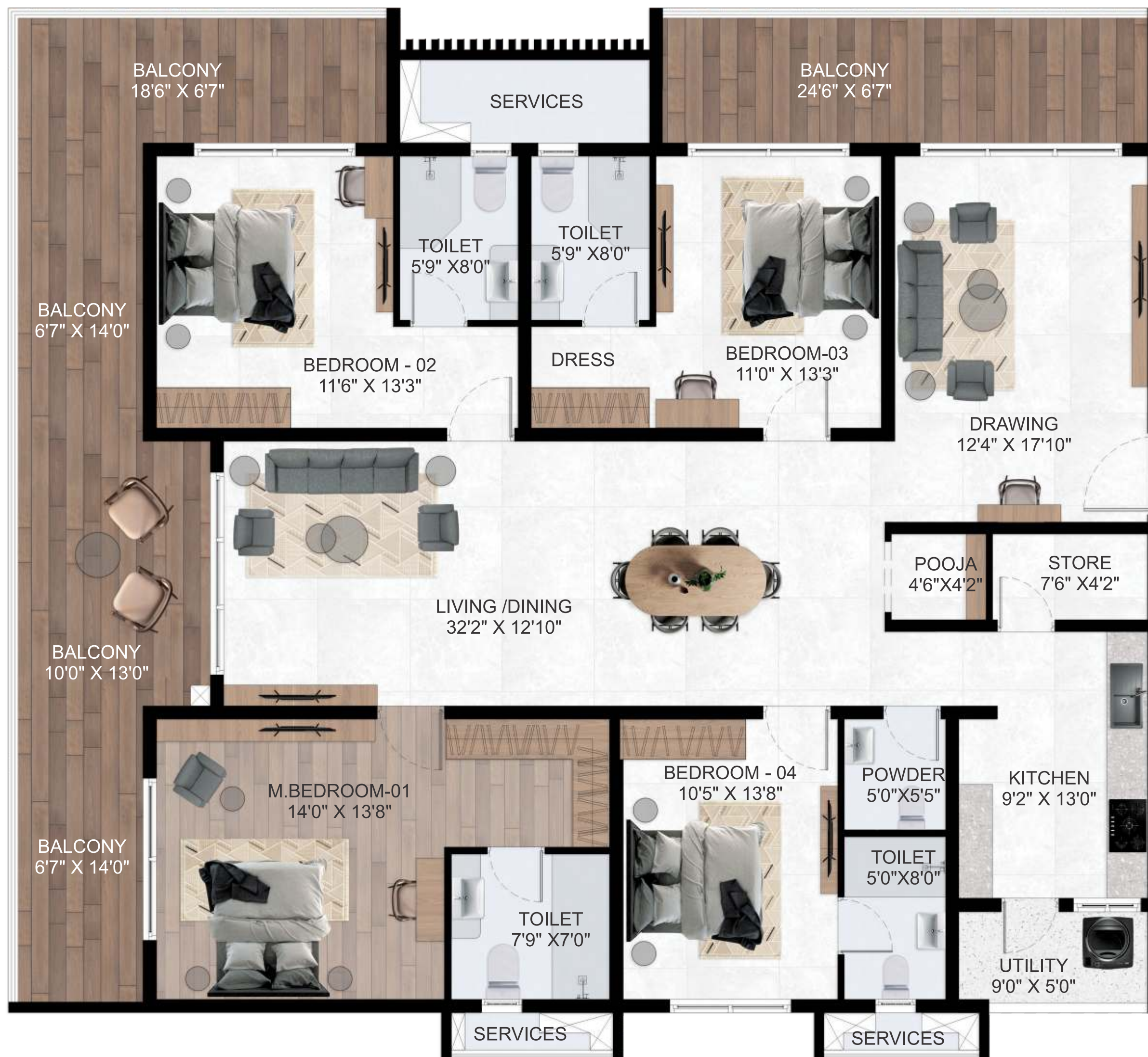
LEGEND

- 01. OUTDOOR SITTING
- 02. GAZEBO
- 03. PARTY LAWN
- 04. SUNKEN OUTDOOR SITTING
- 05. OUTDOOR THEATRE
- 06. SHRUB PLANTATION
- 07. WATER FEATURE
- 08. OVERFLOW
- 09. ADULTS POOL
- 10. JACUZZI
- 11. AQUA GYM
- 12. KIDS' POOL
- 13. WADING POOL
- 14. POOL RECLINERS
- 15. POOL DECK
- 16. SITTING AREA
- 17. PLANTATION
- 18. CIGAR LOUNGE
- 19. STEPPED PLANTATION
- 20. HALF BASKETBALL COURT
- 21. VOLLEYBALL COURT
- 22. HDPE GRASS PAVERS
- 23. DRIVEWAY
- 24. FITNESS CENTRE
- 25. 0.3M SHRUBS
- 26. PET PARK
- 27. LPG BANK
- 28. WATCHMAN CABIN
- 29. ENTRANCE GATEWAY
- 30. MAIN ROAD
- 31. REFLEXOLOGY GARDEN
- 32. ELEVATED BRIDGE
- 33. FEATURE WALL
- 34. LAWN
- 35. SITTING
- 36. STAIRCASE FOR ELEVATED BRIDGE
- 37. KIDS PLAY AREA
- 38. SEAT ON ELEVATED BRIDGE
- 39. TEMPLE
- 40. BOUNDARY PLANTATION
- 41. PICKLEBALL COURT
- 42. BADMINTON COURT
- 43. PERFORATED SCREEN AS PODIUM FACADE TILL PARAPET

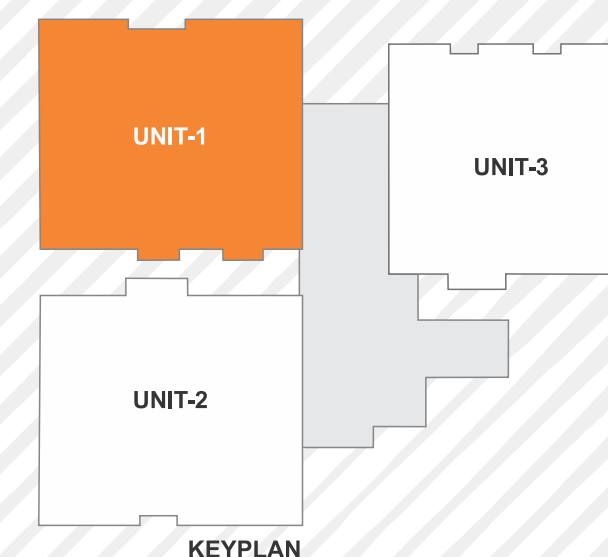




3575 SQFT | EAST FACING

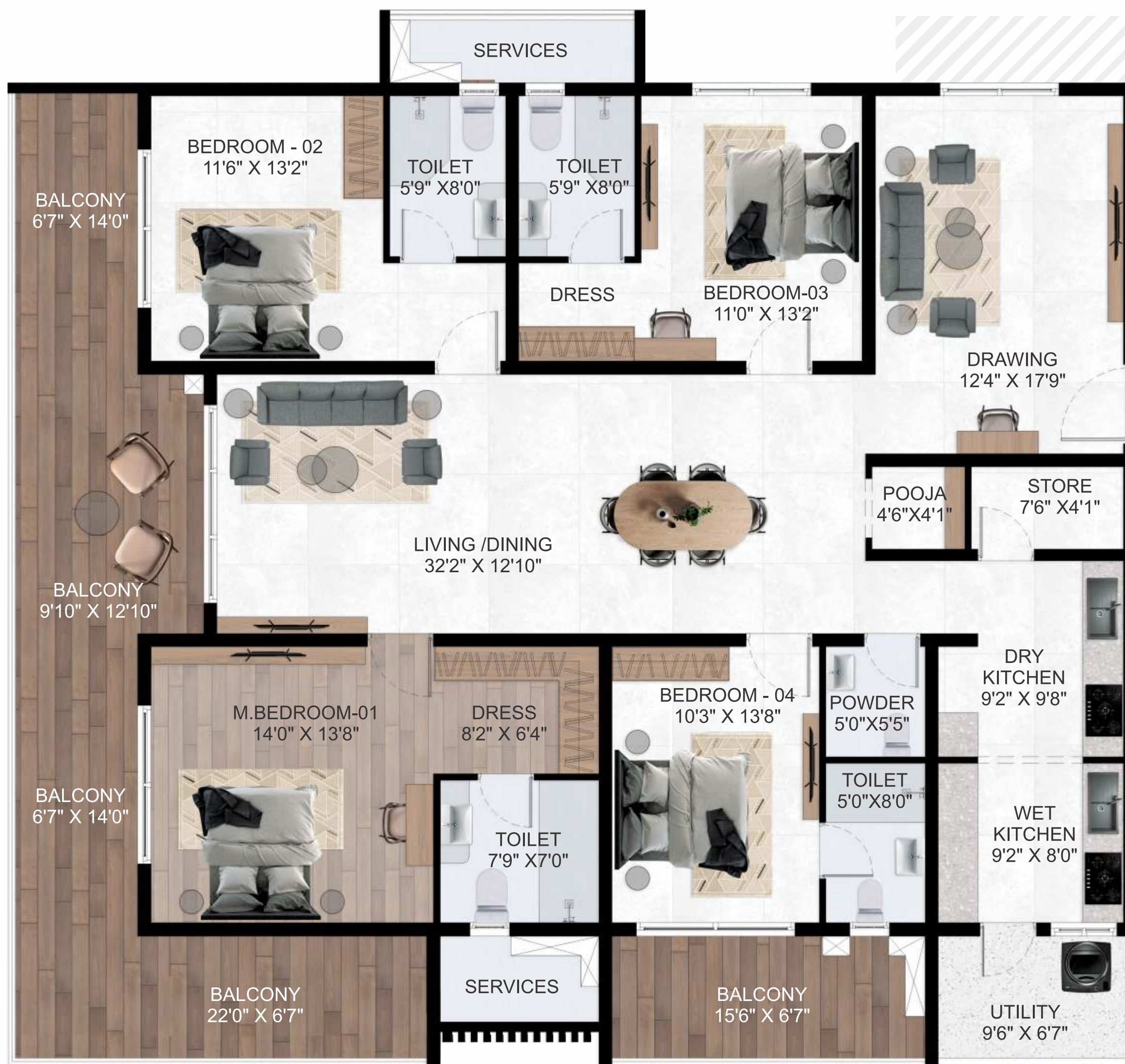


EVANIA
YOUNG LUXURY

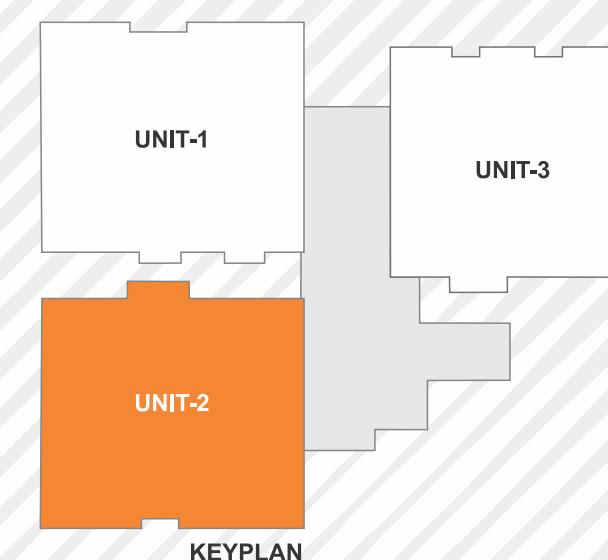


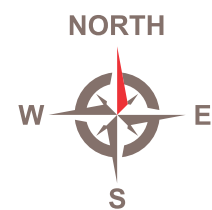


3575 SQFT | EAST FACING

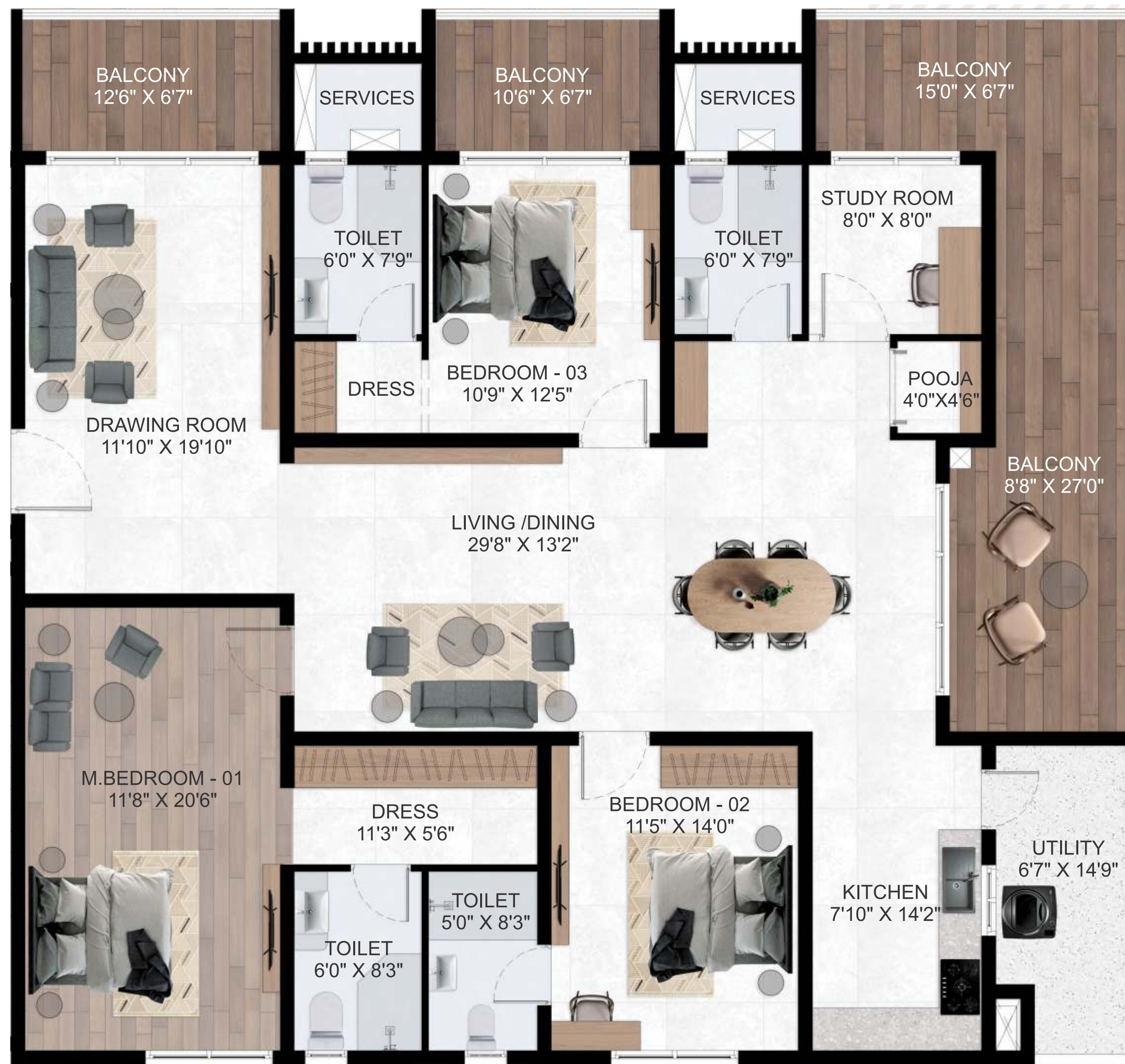


EVANIA
YOUNG LUXURY

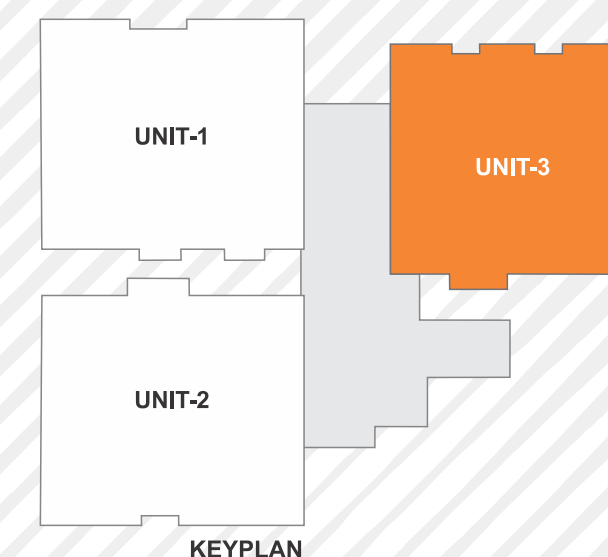




3315 SQFT | WEST FACING



EVANIA
YOUNG LUXURY





FEEL
AT HOME



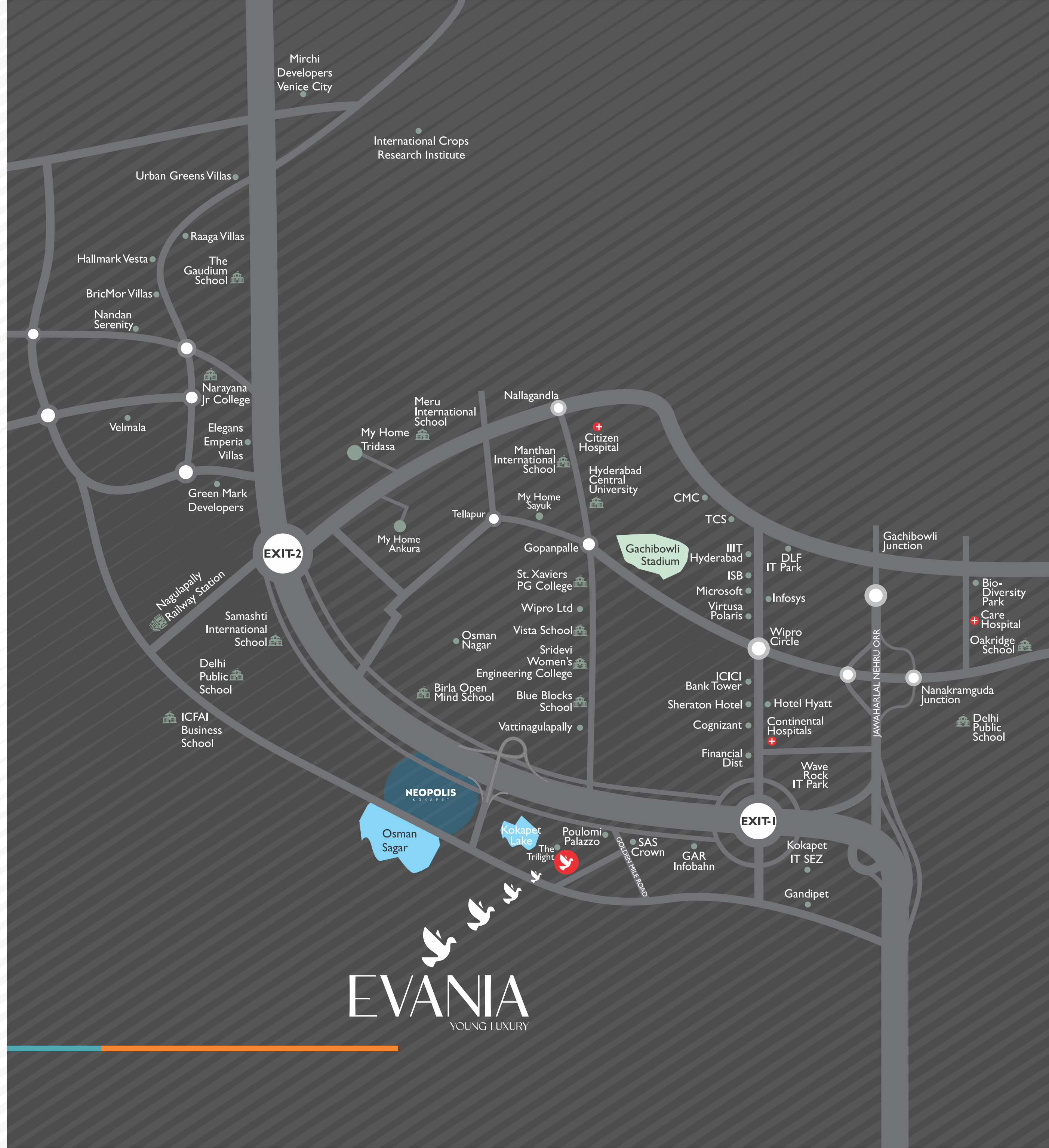
UNION

BELONG
HERE





LOCATION



EVANIA
YOUNG LUXURY

2 MIN. FROM
NEOPOLIS

CONNECTIVITY

Nehru Outer Ring Road	: 1 min
Lingampally Railway Station	: 20 mins
RGI Airport	: 35 mins

COMMERCIAL & IT HUBS

Neopolis	: 2 mins
Financial District	: 5 mins
Gachibowli	: 5 mins
Wipro Circle	: 5 mins
HITEC City	: 15 mins

EDUCATIONAL INSTITUTES

Meru International School	: 10 mins
The Gaudium School	: 10 mins
Birla Open Minds School	: 15 mins
Glendale International School	: 18 mins
Manthan International School	: 20 mins

HOSPITALS

Continental Hospitals	: 8 mins
Citizens Specialty Hospitals	: 14 mins
AIG Hospitals	: 15 mins
PACE Hospitals	: 35 mins

SCAN FOR
LOCATION





SPECIFICATIONS

01 SUPER STRUCTURE

- R.C.C. Shear wall framed structure to withstand wind & seismic loads.

02 INTERNAL & EXTERNAL WALLS

- 3.3m height from slab to slab.
- Reinforced shear walls as per structural design.
- Brick-walls as per structural design.

03 WALL PUNNING INTERNAL

- Gypsum plaster or equivalent excluding balconies, sit-out, toilets, utility, walk- in closet, kitchen and storeroom.

04 DOORS

- Main Door Frame & Shutter: Premium designer main door frame & shutter of 9' height with premium hardware fittings.
- Internal Door Frame & Shutter: Premium designer internal door frame & shutter of 8' height with premium hardware fittings.

05 WINDOWS AND FRENCH DOORS

- Windows: Anodized aluminum frame with provision for mosquito mesh.
- French Doors: Anodised aluminium frame.
- Ventilators/ Windows: UPVC/Aluminium ventilators for all toilets, Staff/Driver areas.

06 PAINTING

- External: Textured / smooth finish with 2 coats of Asian paint as per architect's design.
- Internal: 2 Coat putty, 1 coat primer and 2 coats of Asian aspire paint or equivalent.
- Sit-out: Weatherproof paint over the external putty finish at utility / sit-out walls.
- Basement/Parking Area: Waterproof cement paint over a base coat of primer for columns as per architect design and one coat of putty finish for the entire ceiling roof.

07 FLOORING

- Living, Dining, Drawing, Pooja, Kitchen & All Bedrooms: Large size GVT Premium make 3" skirting.
- All Toilets: Acid resistant and anti-skid premium, Reputed make large size vitrified tiles and walls cladding up to door height.
- Corridors: All lobby Flooring & Lift cladding would be marble/GVT/Granite or other material as per architect design.
- Living Balconies / sit-out: Tiles/Granites or other material as per architect design.
- Clubhouse: Mix of Marble/GVT.

- Staircase (passenger): Granites or other material as per architect's design.
- Staircase (fire): Kota stone.
- Store/ Wash Area/ Utilities/ Staff Lounge: Premium vitrified tiles.
- Dadoing: Vitrified tiles up to balcony height in utility.

08 KITCHEN / UTILITY / WASH

- Manjeera and Bore Well water through softener plant. For the kitchen, dishwasher, washing machine and other equipment.
- Provision for separate tap for RO water purifier point in kitchen.

09 BATHROOMS

- All fixtures and fittings are HANSGROHE or equivalent make.
- Rain showers in all bedroom toilets only.
- Wash basin with vanity and LED mirror for master bedroom bathroom.
- Wall-mounted EWC with flush valves.
- Single lever diverter of imported make with spout.
- Staff Toilets - floor mount WC with CP fittings of Hindware / Cera or equivalent make.

10 ELECTRICAL

- Concealed copper wiring of Finolex / RR / Havells or equivalent make.
- Provision for heat pump and exhaust Fans.
- Power plugs for cooking range chimney, refrigerator, microwave oven, mixer/grinder, and aqua water in the kitchen.
- Power plugs for washing machine and dishwasher in utility area.
- Three- phase power supply for each unit and individual meter boards.
- Miniature circuit breakers (MCB) for each distribution board of Legrand or equivalent make.
- Elegant designer modular electrical switches of Legrand Arteor model or equivalent make.
- Plug pins for TV & audio in living, drawing, and all bedrooms.

11 BIOMETRIC LOCK

- Biometric lock with biometric access along with the regular key operation for the main door of Yale or equivalent make.

12 FALSE CEILING

- False ceiling in all corridors as per architect's design.

13 TELECOM

- Telephone points in all bedrooms, living and drawing room.

14 INTERCOM

- Intercom facility connecting to all the flats and security, reception, and concierge.

15 CABLE TV/ INTERNET

- Providing all cables from service provider to individual flat for cable connection and wi-fi internet in all rooms.

16 LIFTS

- Block will have 3 no's high-speed automatic passenger lifts with rescue device and V3f for energy efficiency. Mitsubishi/Toshiba or Equivalent make.
- Block will have one high speed automatic Fire Services lift with rescue devices and V3f for energy efficiency of premium make.

17 WTP & STP

- Treated bore well water will be supplied through an exclusive water softening and purification plant 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.

18 LPG

- Providing all gas systems to supply gas from centralized gas banks to all individual flats in the kitchen with gas meters from any government designated provider.

19 AIR CONDITIONING

- Provision for VRV Systems.
- Centralized Air conditioning in clubhouse of reputed make.

20 WASTE MANAGEMENT

- Garbage provisional for all floors.

21 LANDSCAPING

- Landscaping in the setback areas and in tot-lot areas as per architect design.

22 EXTERNAL LIGHTING

- LED light posts with lamp fittings, at setback, landscaping areas and in staircase/corridor areas.

23 DRIVEWAY

- V.D.F. Flooring as per architect design.

24 COMPOUND WALL

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

25 BMS

- Billing management software for the gas tank, generator power, and general power connection & water consumption etc.,

26 RAINWATER HARVESTING

- Rainwater harvesting through recharge wells onsite to improve groundwater level.

27 SECURITY

- Sophisticated round-the-clock security system.
- Intercom between security and all flats.
- Fencing around the compound wall.
- Boom barriers at the entry for vehicles with mechanical operation.
- Panic button and intercom are provided in the lift that is connected to the security room Gas leak detector with shut-off valve.

28 GENERATOR

- 100% D.G set backup including air conditioning with acoustic enclosure & AMF panel for all flats and common area.

29 CAR PARKING

- Parking will be in 6 levels.
- Electric Parking stations provided in the common areas.
- Visitor's car parking as per norms.

30 FACILITIES FOR PHYSICALLY CHALLENGED

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

31 CCTV

- CC cameras will be provided at the entrance gate, parking areas, common areas, and wherever necessary.

32 FIRE & SAFETY

- Fire systems will be provided as per fire department norms.



TG RERA NO: P02400009394

- DISCLAIMER :
1. All dimensions are in square feet, and measured from finish to finish excluding construction tolerances.
 2. All materials, dimensions, and drawings are approximate only.
 3. Information is subject to change without notice, at developer's absolute discretion.
 4. Actual area may vary from the stated area.
 5. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.
 6. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.

TEAM

ARCHITECTS & INTERIORS



Lyve Dezin & Planners LLP

LANDSCAPE CONSULTANTS



Landscape Design Studio

STRUCTURAL CONSULTANTS



MEP CONSULTANTS



ESVE Design Solutions Pvt. Ltd.

BRANDING PARTNER



Global ink pvt. ltd
www.oglobal.co.in

LEGAL ADVISORS



PROMOTED BY
AVR



THE
GUYO
GROUP

trifles

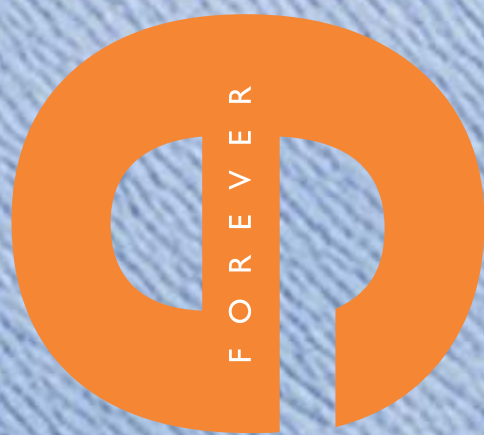


+91 80000 82399 / 88896 66678

sales@avrdevelopers.com

info@avrdevelopers.com

www.avrdevelopers.com



YOUNG