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WHERE  
OPULENT  
LIVING &  
UPTOWN  
*Experience begin*

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IN HYDERABAD'S MOST HAPPENING ADDRESS

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PREMIUM GATED COMMUNITY **APARTMENTS @ ATTAPUR**

**RERA NO. : P02500003630**



**SHREE VASAVI**  
DEVELOPERS  
THINKING FORWARD

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WHERE  
PEACE &  
CLASS  
*Beckon*

**Experience** the highest order of comfort outmatching your expectations in terms of being ahead of time and also **timeless in granting an enchanting satisfaction.**





WHERE LUXURY  
AND VASTNESS  
*Merge*



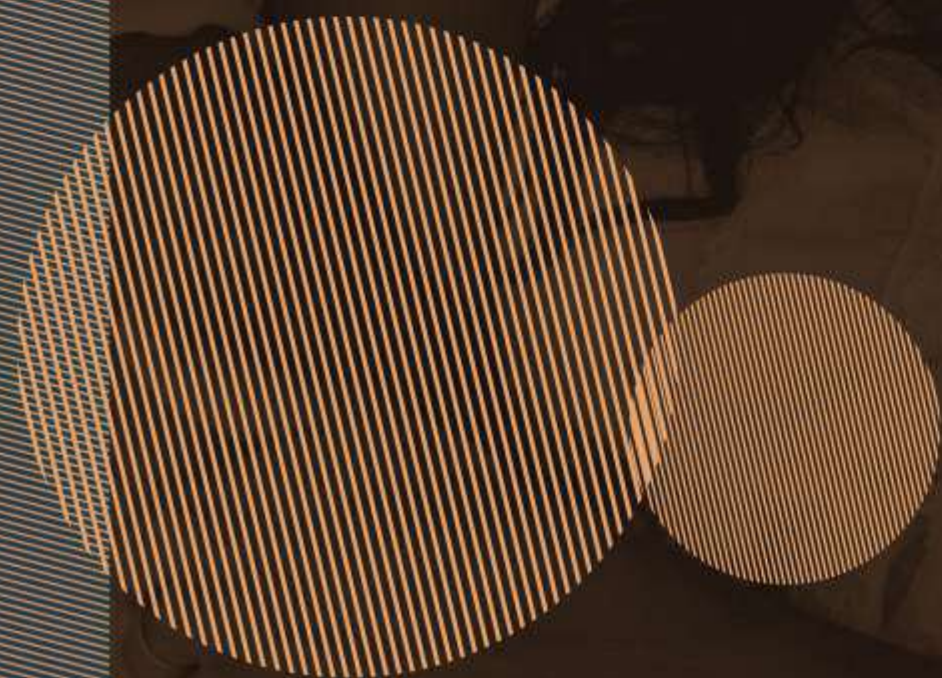
an artistic rendering of vasavi nirvana entrance gate view

Where lavishness meets serenity, and the comfort is guaranteed by care, your happy home is welcoming you. Topping up is the rare opportunity to stay close to your workplace, with all amenities at the doorstep.

Welcome to Nirvana, the most alluring upscale neighbourhood that offers the ideal ambience with lavishly built homes that suit your taste and soothe you in comfort, class and coziness. Offering an amazing array of 3BHK premium flats in 2 blocks at most happening Attapur, Nirvana is all set to be an address that you can be proud of.

EVERY MOMENT

WHERE COMFORT  
& COMPLETENESS  
*Combine*



WHERE  
OUTSTANDING  
ARCHITECTURE  
DELIVERS  
*Excellence*



an artistic rendering of vasavi nirvana front elevation view

UNPARALLED  
VIEWS &  
UNMATCHED  
*Elegance reign*

GNR'S  
VASAVI  
NIRVANA



an artistic rendering of vasavi nirvana birds eye view

WELL EQUIPPED  
KIDS PLAY AREA



CRICKET  
PRACTICE NET



FORMAL & INFORMAL  
SEATING SPACES

ELDERS  
SEATING ZONES

OPEN  
AIR ACTIVITY

WALKING AND  
JOGGING TRACK

COVERED  
SWIMMING  
POOL WITH  
SEATING  
DECK



DESIGNER  
LANDSCAPE

HALF BASKET  
BALL COURT



WIDE BALCONIES  
FOR BETTER FEEL

OPEN GYM



BADMINTON  
COURT



UNPARALLELED  
ATTRACTIONS  
ELEVATING  
QUALITY  
OF *Living*

At Nirvana, we have strived hard to carve most stupendous mix of attractions that enhance the quality of your life, constantly keep you rejuvenated and above all lend our unwavering commitment to multiply your joy and excitement at every stage. Our world-class offerings speak the rest.

# MASTER PLAN



WELL-THOUGHT & PLANNED TO UP THE *Joy quotient*





TOTAL AREA  
**AC. 1.8 GTS.**

BLOCKS  
**2**

**2** CELLARS+STILT  
**+10** FLOORS  
OF CONFIGURATION

TOTAL UNITS  
**180**

OPEN SPACE  
**57%** OF AREA

UNITS AVAILABLE  
**1395** TO **2840**  
SFT.

**GHMC**  
APPROVED  
PROJECT

**3** BHK  
PREMIUM  
RESIDENCES

**100%** VASTU  
COMPLAINT UNITS

GRAND ENTRANCE  
ARCH WITH  
LANDSCAPE

PROJECT

ATTAPUR, ALONGSIDE THE PVNR EXPRESSWAY,  
CLOSE TO BENGALURU HIGHWAY, AIRPORT  
AND THE IT AND CONVENTIONAL CITY LANDMARKS,  
CANNOT HAVE A MORE MAGNETIC ATTRACTION OF  
A CLASSIC LOCATION

**9,461** sft.  
PREMIUM  
CLUB HOUSE

FORMAL & INFORMAL  
**SEATING SPACES**

**WIDE BALCONIES**  
FOR BETTER FEEL

2 CAR PARKING'S  
PER FLAT

Common  
**EV Charging** Points

PROVISION FOR  
VISITORS CAR  
PARKING

ACCESS RAMPS  
AT ALL THE  
ENTRANCE FOR  
DIFFERENTLY ABLE

**24/7 SECURITY**  
SERVICES  
**CCTV SURVEILLANCE**  
SOLAR FENCE  
**AUTOMATIC**  
**ENTRY & EXIT** WITH  
**BOOM BARRIER**  
@ MAIN ENTRANCE  
& EXIT SYSTEM

**100% POWER BACK UP**  
FOR ALL APARTMENTS  
EXCEPT AC'S AND GEYSERS

**CENTRALIZED**  
**GAS SUPPLY** WITH  
PRE-PAID GAS METERS

**STP TREATED**  
**WATER** PROVIDED FOR  
LANDSCAPING PURPOSE

HIGHLIGHTS

EXHAUSTIVE  
EXCLUSIVE  
*Enchanting*



GNR'S  
VASAVI  
NIRVANA

# SIGNATURE DESIGN, SUBLIME ARCHITECTURE, AND SEAMLESS VIEWS

At Nirvana, we have brought to you the rarest combination, the contemporary aesthetics that guarantee no-compromise quality and class in every aspect, and the vibrance of commanding views that excite your senses and make you feel reborn every second to relish the purest form of joy. Nirvana is truly a discerningly developed showpiece property for you

an artistic rendering of vasavi nirvana clubhouse view

LIFE @ CLUB CLASS

CONTEMPORARY &  
NO-COMPROMISE  
ATTITUDE IN

*Every facade*



CLUBHOUSE =  
STRIKINGLY  
*Splendor*



The clubhouse at Nirvana is a class apart extending the most ravishing image of a marvelous abode of action. From high-end facilities to suit your lifestyle and entertainment needs, to stunning array of socializing avenues, the Clubhouse is a mini resort by all means and is captivating in its delightful facades, lounges and spaces.

an artistic rendering of vasavi nirvana clubhouse view



**CELEBRATION AMENITIES**

- GRAND RECEPTION & LOUNGE
- GUEST ROOMS
- TERRACE GARDEN
- MULTIPURPOSE HALL
- SWIMMING POOL/ KIDS POOL
- BARBEQUE
- BUSINESS CENTER



**ENTERTAINMENT, GAMES & FITNESS**

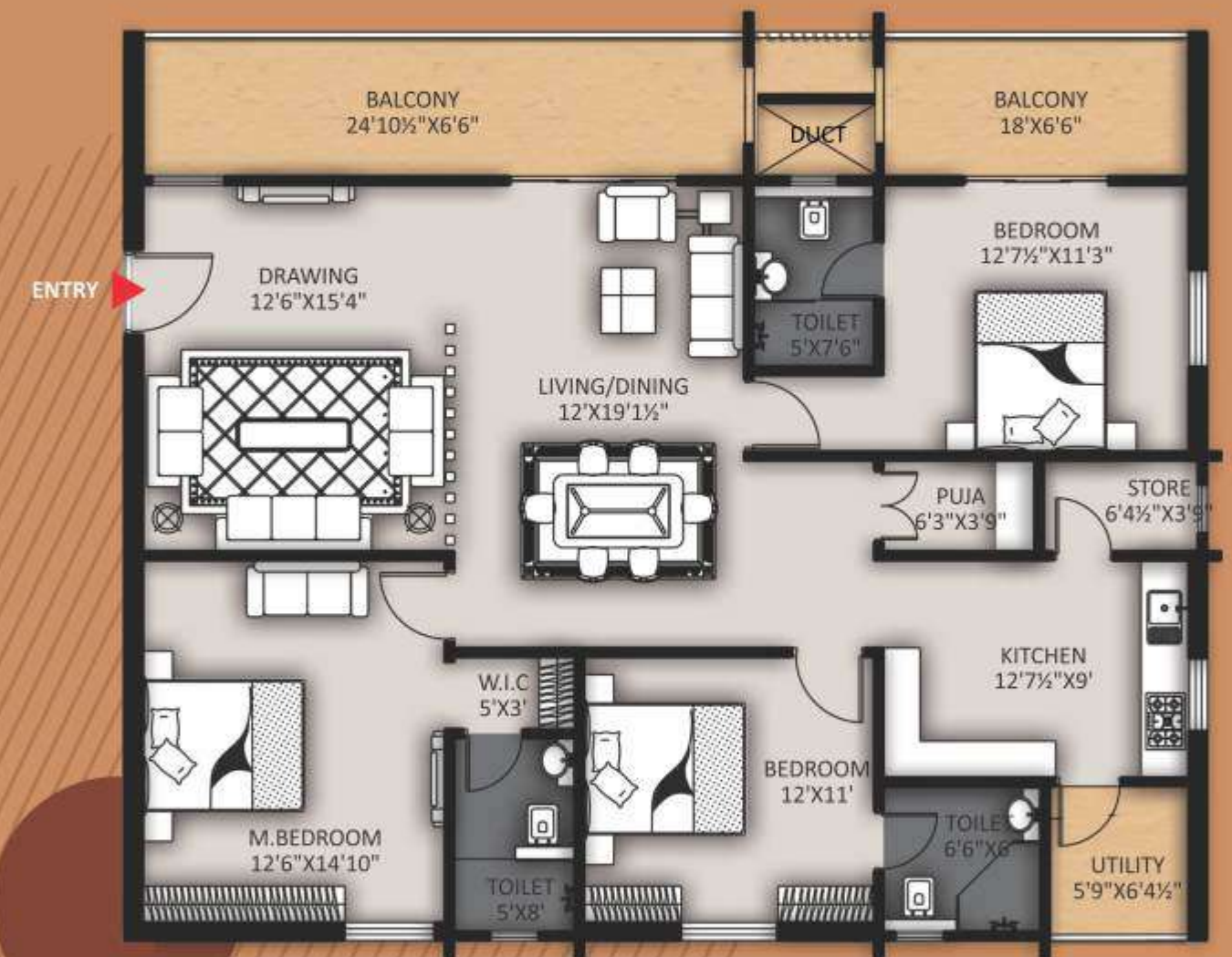
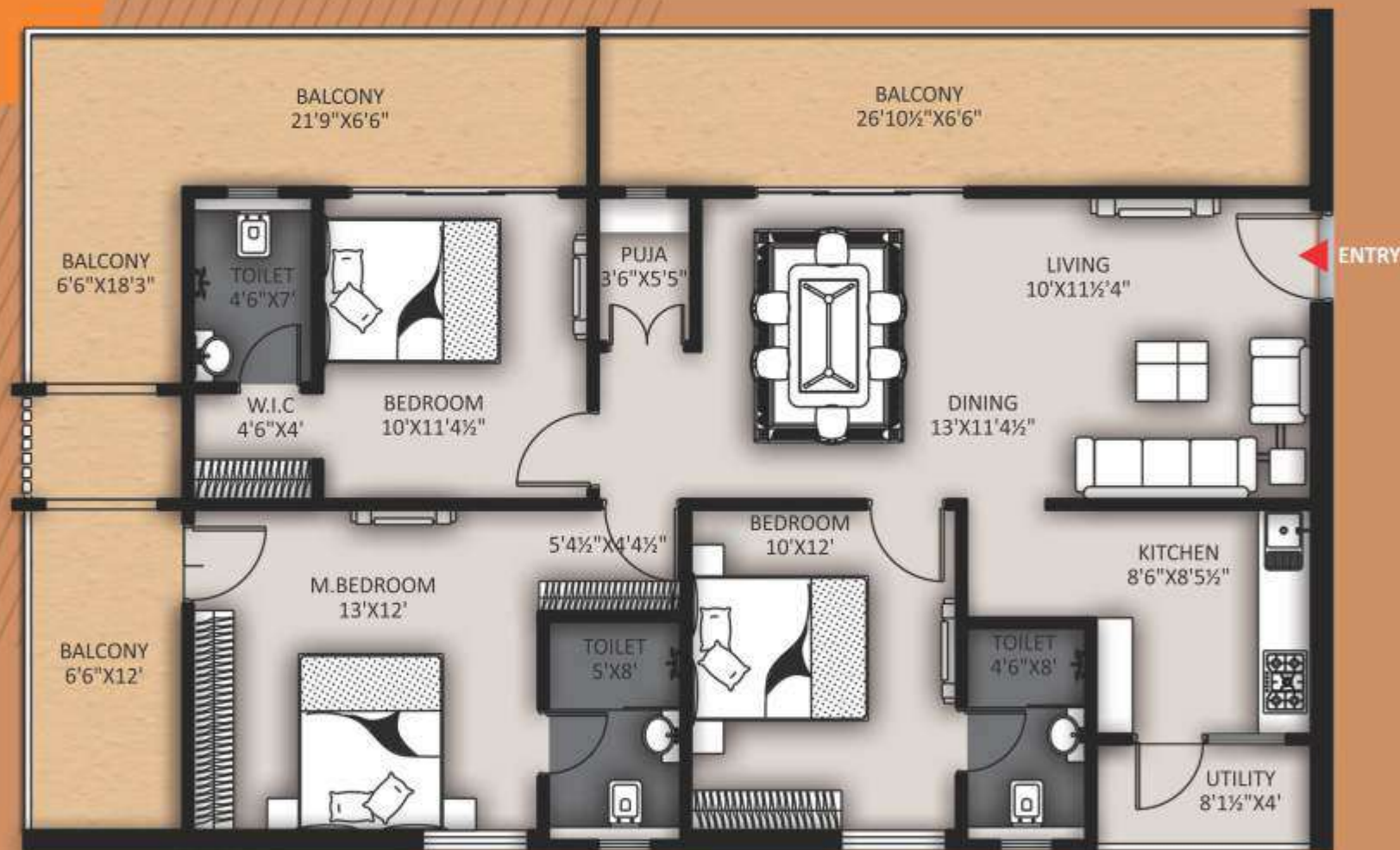
- GYM
- MEDITATION ROOM
- YOGA STUDIO
- SPA
- INDOOR GAMES
- LIBRARY

NOT JUST HIGHLIGHTS, BUT A *Statement of style*



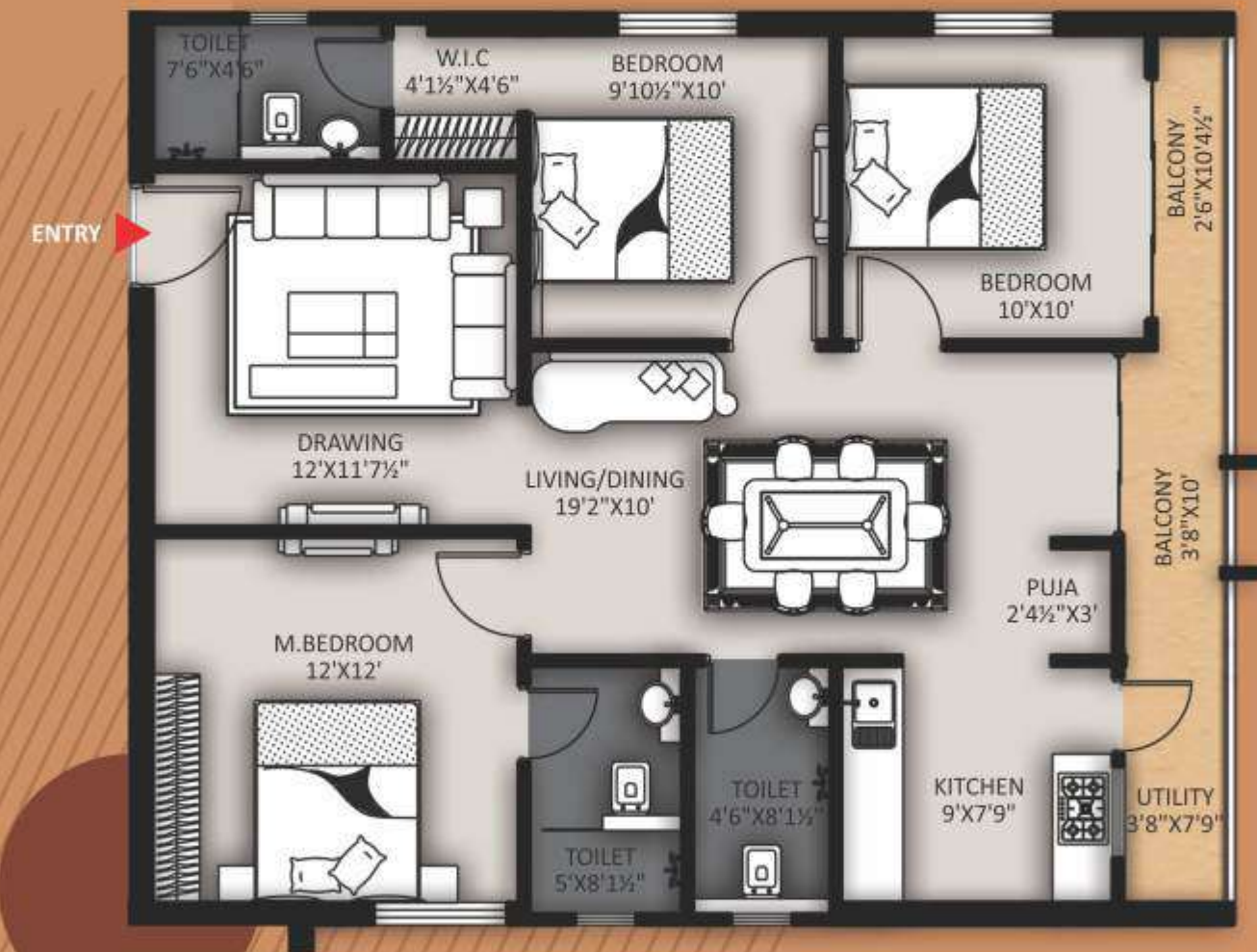
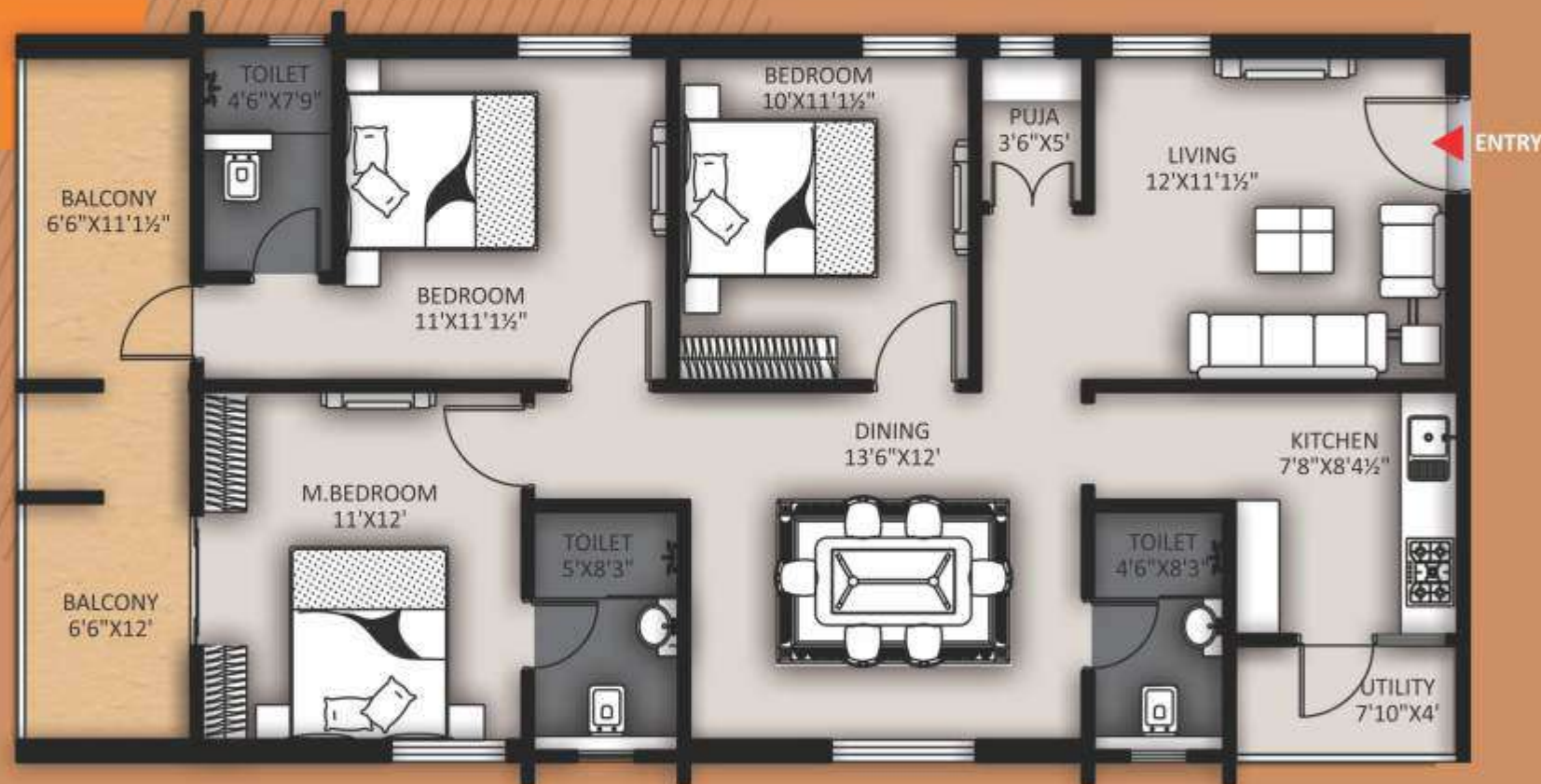
**BLOCK - A**  
 FLAT NO. 1 - 3BHK  
**2005 SFT.**

**BLOCK - A**  
 FLAT NO. 2 - 3BHK  
**2180 SFT.**



**BLOCK - A**  
 FLAT NO. 3,5 - 3BHK  
**1615** SFT.

**BLOCK - A**  
 FLAT NO. 4,6 - 3BHK  
**1395** SFT.



**BLOCK - A**  
 FLAT NO. 7 - 3BHK  
**2440** SFT.

**BLOCK - A**  
 FLAT NO. 8 - 3BHK  
**2135** SFT.





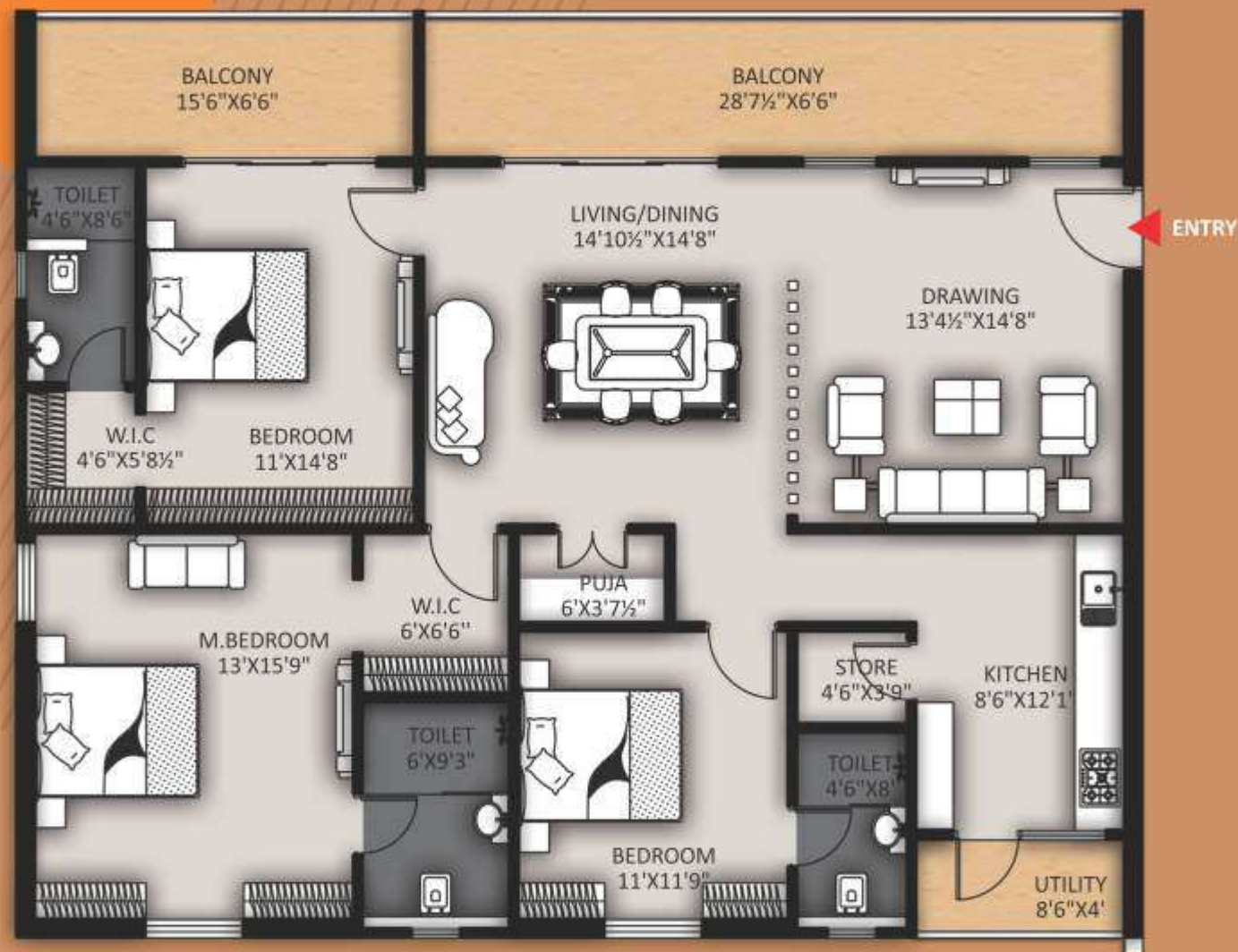
WHERE  
EXPERIENCE &  
EXPERTISE  
*Deliver*



an artistic rendering of vasavi nirvana front elevation view

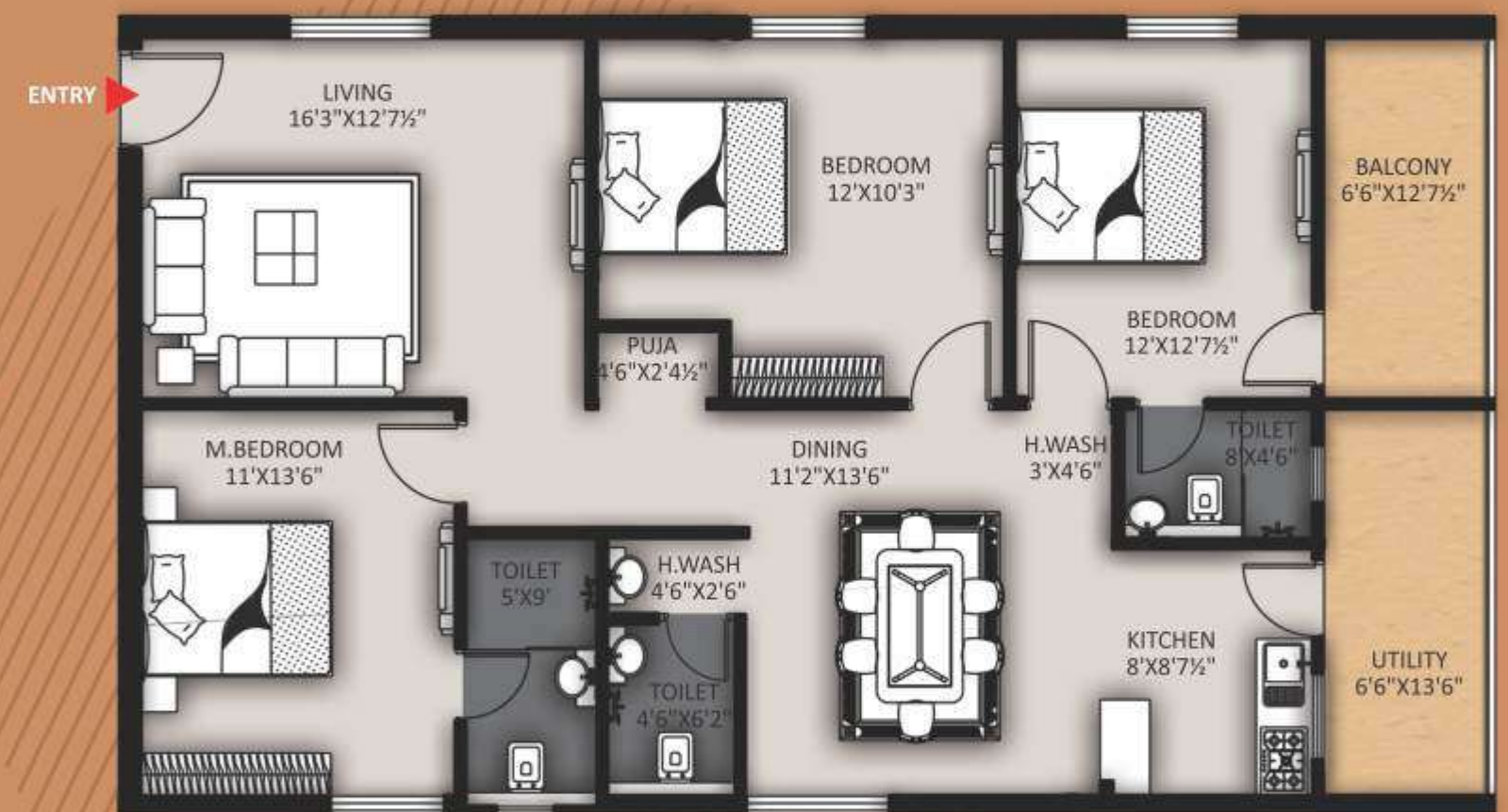
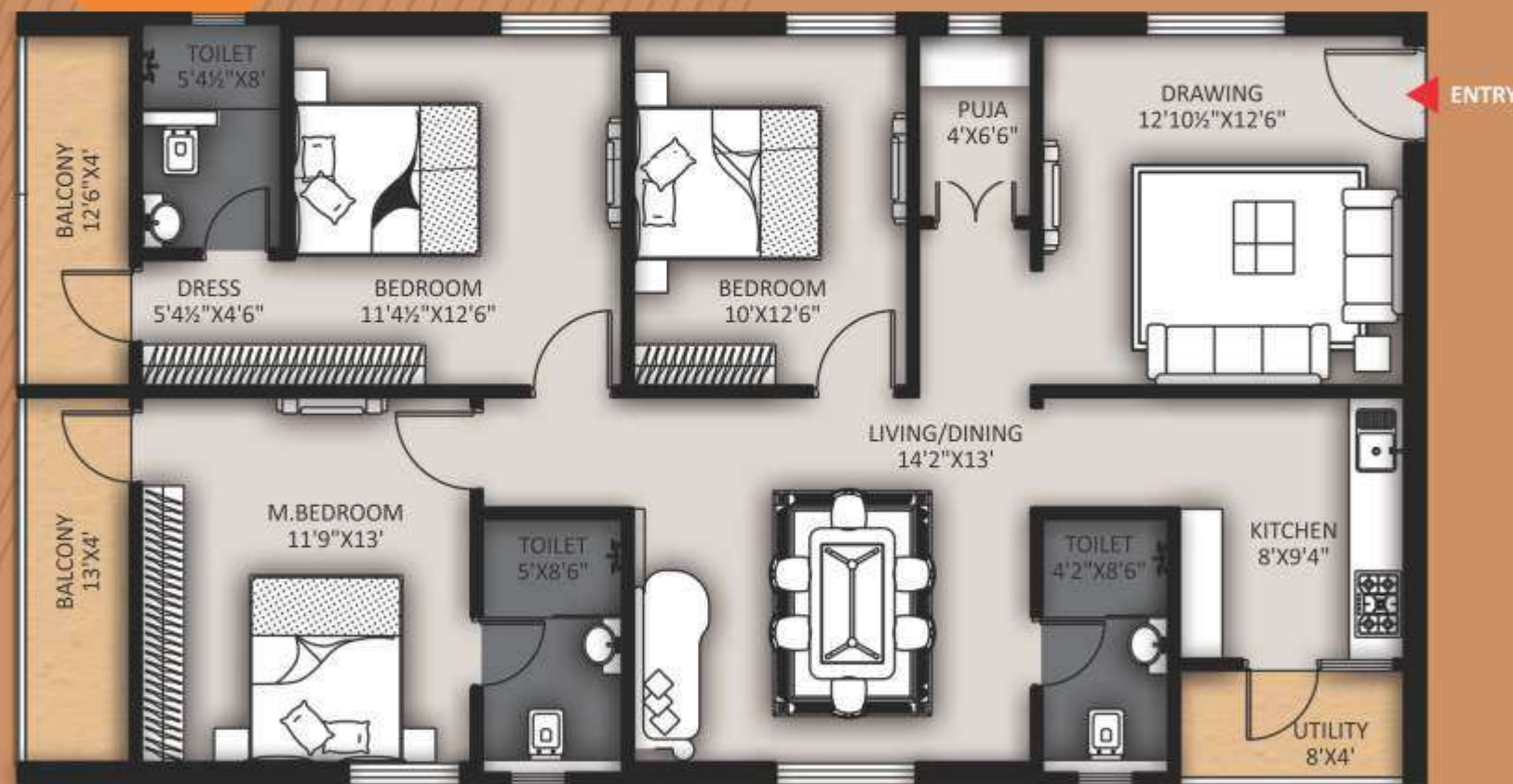
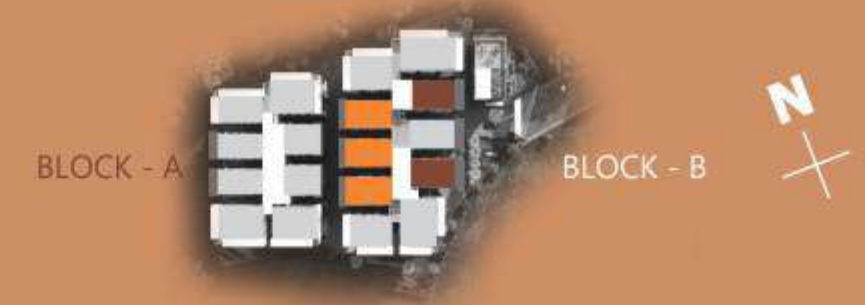
**BLOCK - B**  
 FLAT NO. 1 - 3BHK  
**2260** SFT.

**BLOCK - B**  
 FLAT NO. 2 - 3BHK  
**2840** SFT.



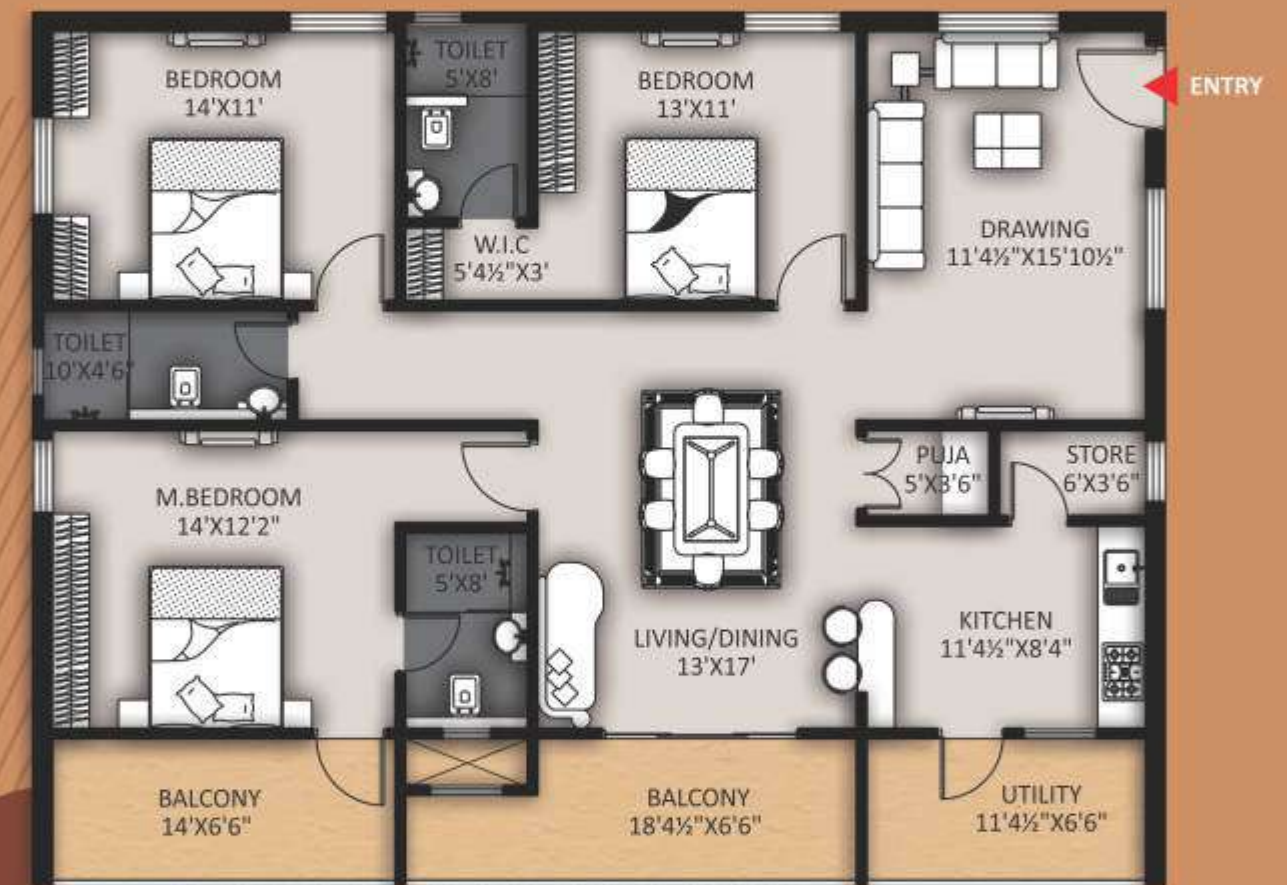
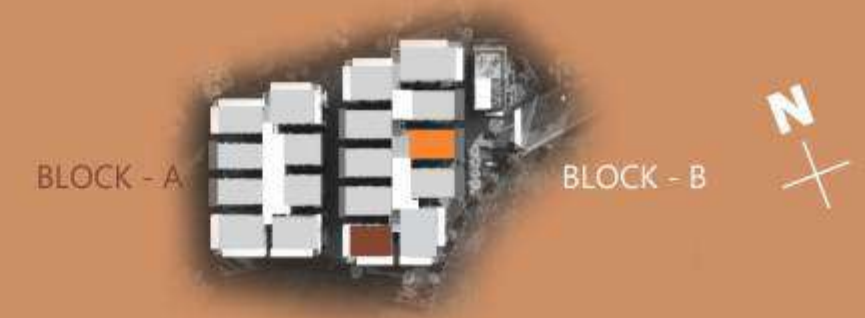
**BLOCK - B**  
 FLAT NO. 3,5,7 - 3BHK  
**1750** SFT.

**BLOCK - B**  
 FLAT NO.4,8 - 3BHK  
**1745** SFT.



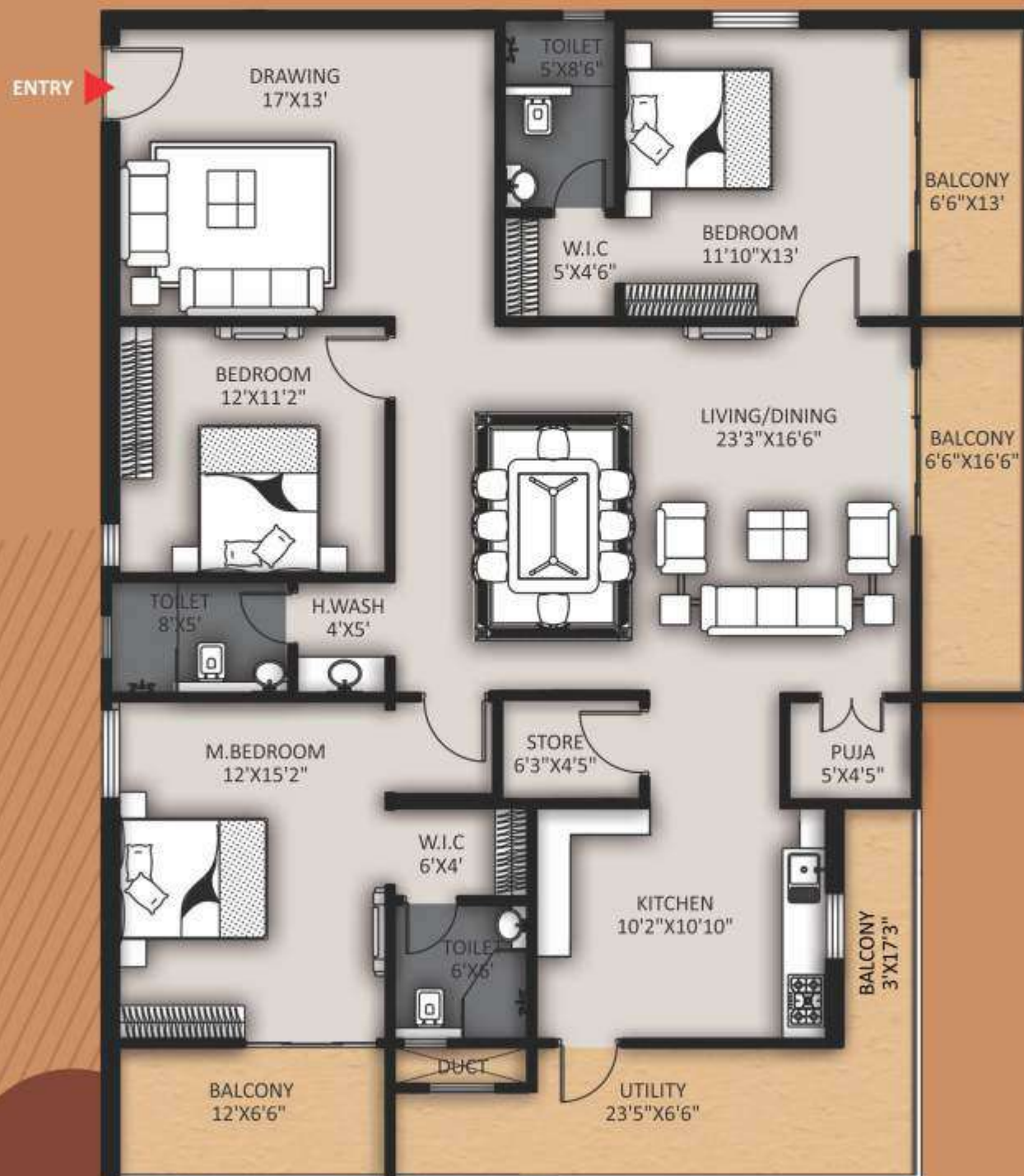
**BLOCK - B**  
 FLAT NO. 6 - 3BHK  
**2135** SFT.

**BLOCK - B**  
 FLAT NO. 9 - 3BHK  
**2120** SFT.





**● BLOCK - B**  
 FLAT NO. 10 - 3BHK  
**2710 SFT.**



Step on to the walkways that welcome you to feel the freshness in your feet, lost in the well-created ambience; later, sit relaxed at the fine-carved and developed seating spaces, soaking under the tender sun rays or bathing in the cool morning breeze; at Nirvana, your life extends beyond four walls and the nature is delivered limitlessly through the innovative architecture and a classy campus design.

**SUBLIME  
 STROKES OF  
 SUPERIOR  
 ARCHITECTURE**  
*Recharging spirits*



# SPECIFICATIONS



## SUPER STRUCTURES

Earthquake Resistant Reinforced Cement Concrete Framed Structure

## WALL

Table moulded good quality redbrick walls with external 9" and internal 4½". All internal and external walls with smooth sponge finish.



## DOORS

Main Door: Teak wood frame & flush door shutter with melamine polish with all fittings.  
Internal Doors: Engineered door frame and flush door shutter with all fixtures.

## WINDOWS AND FRENCH DOORS

Windows UPVC windows with provision for mosquito mesh premium make with safety grill.  
French Doors: UPVC Doors with sliding shutters and provision for Mosquito mesh of premium make



## FLOORING AND WALL CLADDING

Drawing, Living, Dining, all Bedrooms & Kitchen: Premium vitrified tiles with 4-inch Skirting  
Balconies: Premium Anti-skid vitrified tiles  
Bathrooms: Acid resistant & anti-skid premium vitrified tiles and wall cladding up to door height.  
Utility: Anti-Skid tiles and wall cladding up to 4ft.  
Staircases: Granite flooring as per architect design.  
Fire Staircase  
Tandoor/Kotastone



## PLASTERING

Internal: Single-coat cement plastering with sponge finish.  
External: Double-coat cement plastering.



## PAINTING

External: Combination of Textured finish/Smooth putty finish with 2 coats of external emulsion paint of reputed make.  
Internal: Smooth putty finish with 2 coats of Premium acrylic emulsion paint of reputed make over a coat of primer.  
Sit-outs: Weather proof paint of reputed make over external putty finish at utility/sitout walls & ceiling.  
Basement Parking: Water proof cement paint and over a base coat of primer over one coat putty on column.



## PLUMBING

- All CP fitting and sanitary fixtures of grohe, Hind ware Italian, Jaguar (or) equivalent make.
- Wall mounted EWC with concealed flush tank and Health Faucets in all Bathrooms
- Single lever divertor with shower in all bath rooms.



## KITCHEN

- Provision for fixing of water purifier.
- Separate municipal water tap (Manjeera) and bore well water through softener plant.
- Provision for fixing exhaust fan & chimney.
- Provision for washing machine in utility area.

## AIR-CONDITIONING

Designated space is provided for outdoor units for every apartment.



## ELECTRICAL

- Elegant designer modular electrical switches of legrand, norsys or anchor equivalent make.
- Concealed copper wiring of Premium make as per electrical consultant design.
- Power outlets for geyser and exhaust fan in all bathrooms.
- Plug points for TV in drawing, Living and all bedrooms.
- Power plugs for cooking range chimney, refrigerator, micro wave oven, mixers/ grinders, and water purifier in kitchen.
- Power plugs for Washing machine, Dish washer in Utility area.
- One Miniature Circuit Breakers (MCB) for each Distribution boards of legrand/have is reputed make.
- 3phase Supply for each unit with individual meter.



## TELEPHONE

- Telephone points in Master Bedrooms, Drawing room.
- Intercom facility connecting all units with Security, Club House, lobby areas.

## CABLE

Provision for DTH/Cable connection for TVs in drawing, living, all bedrooms.

## INTERNET

Wired internet Provision in Drawing room and Master Bedroom.



## GENERATOR

100%DG set backup with Enclosure and AMF panel for all apartments and common areas excluding Air conditioners and Geysers.



## LIFTS

High speed automatic passenger lifts as per the design, of Schneider, Kone (or) equivalent make as per Vertical transport consultants.



## WSP & STP

- A sewage treatment plant of adequate capacity.
- A water treatment plant of adequate capacity.
- Manjeera/Krishna/ Other Municipal water connection to kitchen.

## FIRE & SAFETY

Fire hydrant and fire sprinkler fire safety system as per Fire Department norms.

## COMPOUND WALL

Aesthetically designed compound wall shall be constructed all around the plot with solar fencing.



## SECURITY

- Sophisticated round the clock security system.
- Panic button and intercom is provided in the lift that is connected to security room.

## CCTV

CC cameras will be provided at all common areas as per consultant design to monitor.

## LPG

Piped gas from centralized gas bank to all Kitchens with individual gas meter.

## LIGHTING

LED Lighting for all common area Including. Indoors and outdoors.



## CAR PARKING

- 2car parking's for each Apartment.
- Provision for Visitor's car Parking.

## PARKING MANAGEMENT

Entire parking is well designed to suit the no. of car parks with parking signage's and equipment at strategic locations to ease traffic flow as per traffic consultants design.

## DRIVEWAY

- All driveways with VDF Flooring in cellars.
- Designer flooring with VDF & Granite @ Ground level.

## GREENERY AND LANDSCAPE

Landscaping in the set back areas wherever feasible as per consultants design with Grand entry Arch.



NOT JUST HIGHLIGHTS,  
BUT A  
*Style statement*

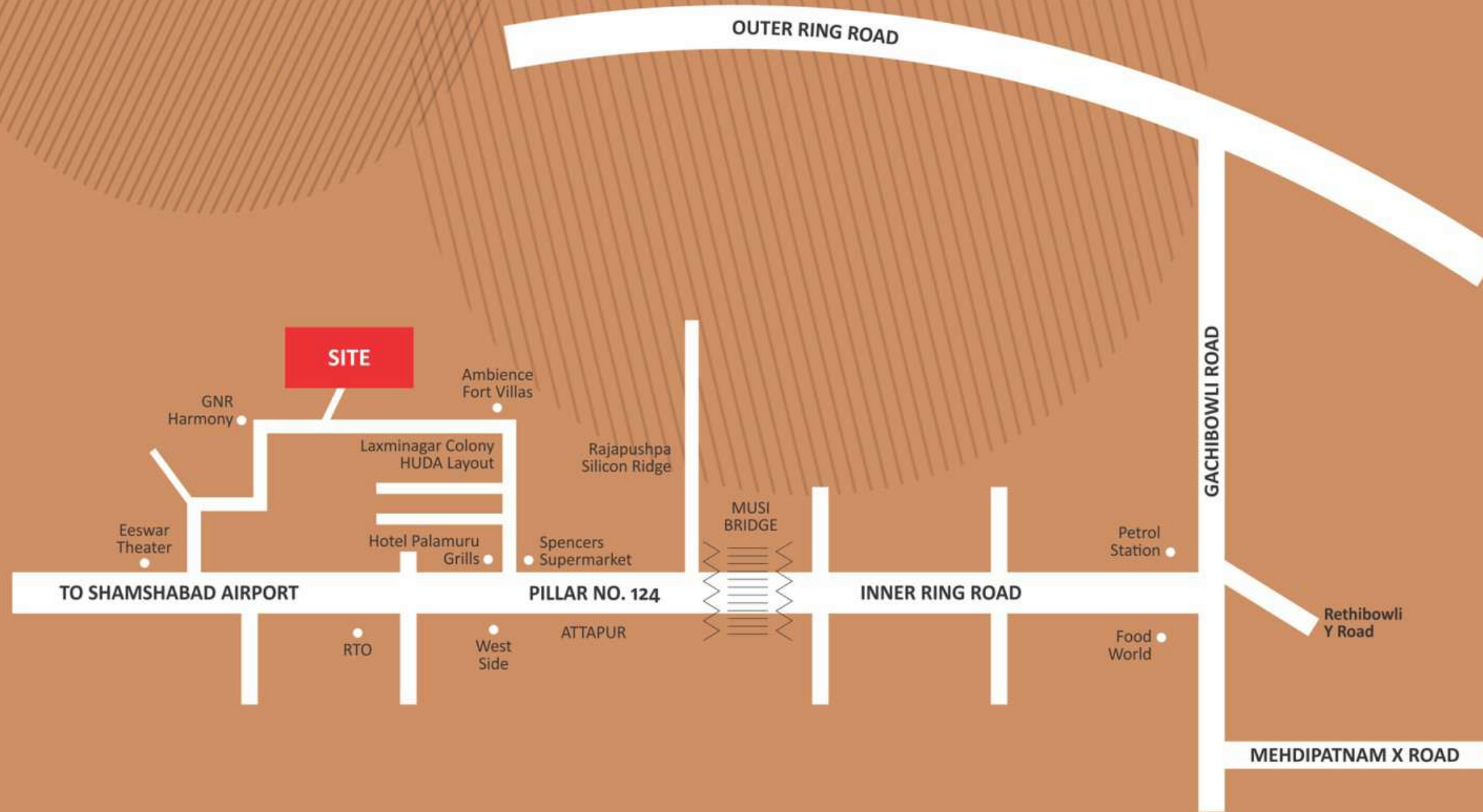
Sourcing the best in business  
To make living a joy

# LOCATION PLAN

(NOT TO SCALE)



LOCATION QR CODE



## CLOSE TO

### ROAD CONNECTIVITY

- 1.5 Kms to Radial Road No.3 connecting ORR
- 4.0 Kms to APPA Junction / ORR
- 15 Kms to International Airport
- 10 Kms Financial District
- 11 Kms Gachibowli / ORR Junction
- 13 Kms Cyber Towers

### HEALTH

- Close to Zoi Hospital
- Close to Germanten Hospital
- Close to Premier Hospital
- Olive Multi Speciality Hospital
- 10 Kms to Apollo Hospital

### EDUCATION

- 1.5 Km to Glendale International School
- 7 Kms to DPS & Oakridge Internatinal School
- 3 Kms to Vasavi Engineering College
- 10 Kms to CBIT / JBIT Engineering College
- 3 Kms Shaadan Medical / Engineering College

### DAILY NEEDS

- Walkable to Spencers
- 1.5 km to Ratnadeep & Reliance Fresh

### HOTELS & RESTO LOUNGES

- 5 Kms to Barista / 4 Seasons / The fisherman / Kababish Food Court
- 12 Kms to Tajkrishna / Taj Deccan

### PLACES & ENTERTAINMENT

- Walkable to Asian Cinemas
- Eeshwar Theater 1 KM to Cinepolis in Mantra Mall & Many other Shopping malls are close by

## PRIME NEIGHBORHOOD WOONG WITH WIDERANGE OF

# Offerings

Nirvana is located at Attapur, alongside the PVNR Expressway, close to Benglauru Highway, Airport and the IT and conventional city landmarks. With excellent social infrastructure and connectivity, Nirvana couldn't have had a more classic location.





**SHREE VASAVI**  
DEVELOPERS  
THINKING FORWARD

Address  
Survey No. 421, Radha Krishna Nagar, Attapur.

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



WEBSITE QR CODE



BROCHURE QR CODE



## TEAM

Architects & Landscaping



**P & V Architects**  
302, Dhruva Sai, St. No:7,  
Patrika Nagar, Madhapur,  
Hyderabad.

Structure Consultants



**Mans Ard**  
Hyderabad  
Ph.: +91 40 2414 5925

Structural Proof Checking



**Zaki Associates**  
Hyderabad  
Ph.: +91 40 2322 4772

Parking



**Central Mobility**  
Bangalore  
Ph.: +91 9980985135

Electrical



**Hyderabad Consultants**  
Hyderabad  
Ph.: +91 40 2311 8822

Plumbing



**Sarathi Consultants**  
Hyderabad,  
Mob. : +91 9848590135

Branding



**D3 Concepts**  
Cell : +91 98491 92657

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