


LEVONOR

REGEIRA

BECAUSE
EVERY
MOMENT
MATTERS





Your new home holds worlds within
life blooms, nature thrives
the future you wished for can begin
come on in, you have arrived
treasure every room and view
exploring them will lead to answers
your life can now begin anew
because every moment matters



MAIN ENTRANCE

LIFE LIES IN THE DETAILS BECAUSE EVERY MOMENT MATTERS.

Carpe diem, they say. Seize the day, follow your dreams, make every moment count. It's a philosophy of life we've all heard but rarely follow, not choosing to celebrate every moment.

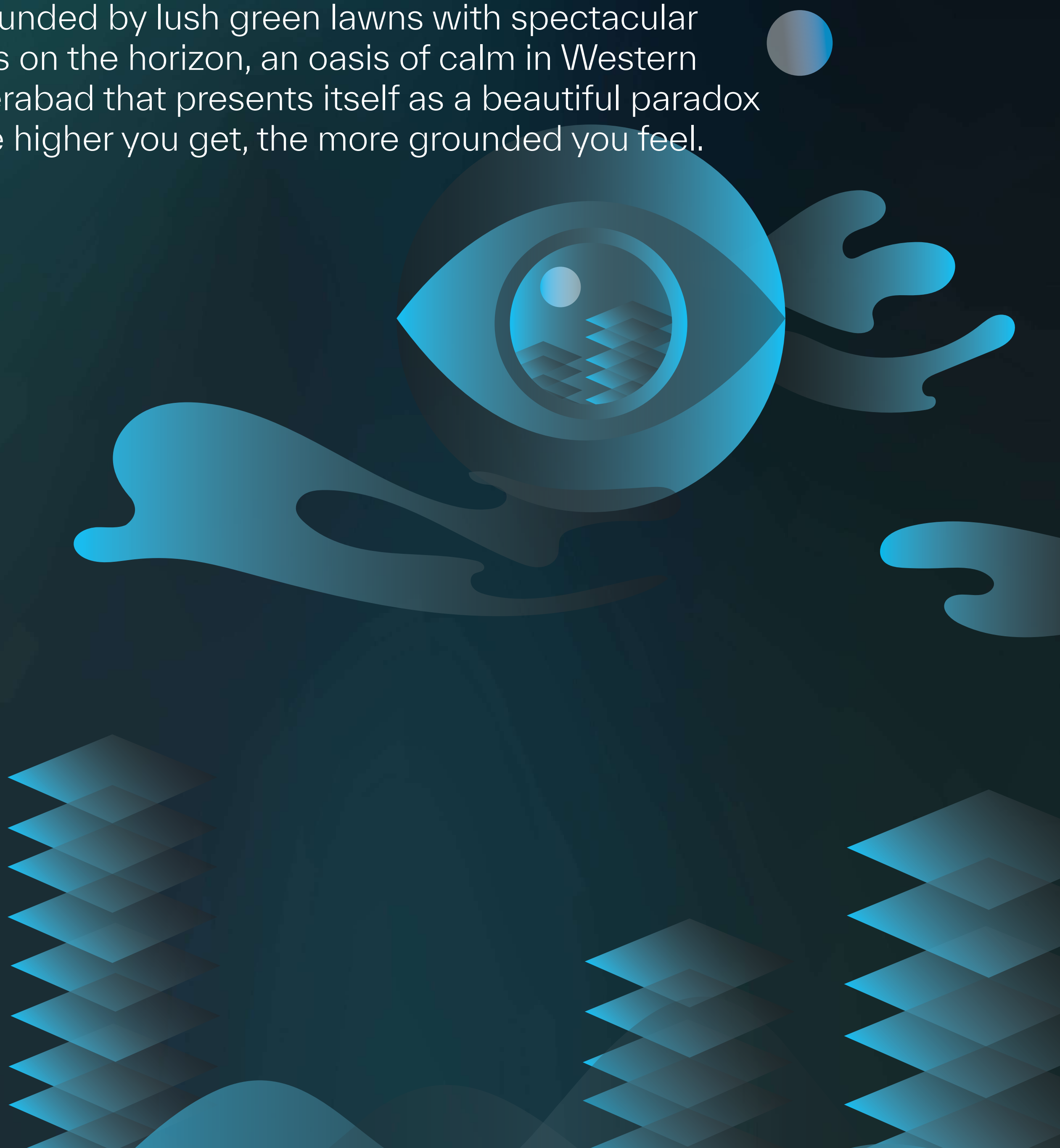
A life at Egeira gives you no choice but to celebrate those little moments that make life matter, with a slew of luxuries, amenities and choices that show you just how rich and fulfilling every moment can be.

Welcome to Egeira, the home where every moment matters. And oh, what an incredible set of moments are about to come your way...

GAZE DOWN AT THE WORLD

BECAUSE ASCENDING IN LIFE MATTERS

Spread across 4.7 acres, Egeira is 108 combined storeys of pure brilliance. Its three towers are surrounded by lush green lawns with spectacular views on the horizon, an oasis of calm in Western Hyderabad that presents itself as a beautiful paradox – the higher you get, the more grounded you feel.





The next stage of your life comes with more space for a bigger life, more amenities for a richer lifestyle, and new heights of luxury and elegance. The sunrise over the horizon, the cool breeze making the plants in your balcony rustle, and the amenities at your disposal will show you how you've moved on up in life.

Come home to a modern marvel, built with grandeur as its very foundation. Design, luxury, nature, amenities, and trust come together to give you the home you've been seeking your entire life.



4.7 ACRES

744

FLATS

G+35

FLOORS

3

TOWERS

2

CLUBHOUSES

75k_{sq.ft.}

OF CLUBHOUSE &
TOWER AMENITIES



MAIN ENTRANCE WATER FEATURE

Look outside and you'll see an abundance of space. Space for children to play, families to gather and friends to walk. Space for greenery. Space for a rich life.



AERIAL VIEW

LOCATED AT JUST THE RIGHT DISTANCE FROM EVERYTHING THAT MATTERS

01 Min

To ORR Exit 2

14 Mins

To Wipro Circle

14 Mins

To HiTech City

07 Mins

To Neopolis

11 Mins

To Financial District

30 Mins

To Airport

14 Mins

To Gachibowli

13 Mins

To Kokapet

KEY:



Schools & Colleges



Lakes



Industries & Tech Parks



Railway Line



Junctions & Railway Stations



Roads



Hospitals




Nehru Outer Ring Road



A PERFECT LAYOUT FOR A PERFECT LIFE

Project Highlights

- **3 HIGHRISE TOWERS**
 - **VASTU COMPLIANT HOMES**
 - **2 CLUBHOUSES AND TOWER AMENITIES ACROSS 75000 SQFT.**
 - **EXCLUSIVE ENTRANCES**
- 
- A decorative graphic on the right side of the page consisting of several overlapping, semi-transparent blue geometric shapes, including triangles, polygons, and curved forms, creating a modern, architectural feel.



MASTER LAYOUT FEATURES:

- | | |
|---------------------------------|-------------------------------------|
| 1. Grand Entrance | 15. Box Cricket/ Multipurpose Court |
| 2. Delivery Waiting lobby | 16. Barbeque Lawn |
| 3. Jogging Track | 17. Outdoor Party Lawn |
| 4. Foot Reflexogy Path | 18. Children Play Area |
| 5. Half-basketball Court | 19. Pet Park |
| 6. Pickleball Court | 20. Jumbo Chess |
| 7. Mini Skating Rink | 21. Transformer Yard |
| 8. Gazebos / Reading
Corners | 22. Terrace Yoga Lawn |
| 9. Amphitheatre | 23. Terrace Party Deck |
| 10. Mist Garden | 24. Basement Entry/Exit |
| 11. Outdoor Gym | 25. Tower Entrance Water Bodies |
| 12. Cricket Practice Pitch | 26. Central Courtyard |
| 13. Tennis Court | 27. Dropoff Point/Water Feature |
| 14. Leisure Garden | 28. Kids Day Care Lawn |
| | 29. Bicycle Stand |

EGEIRA BELIEVES
THAT **EVERY MOMENT
MATTERS.**

Every step taken in nature matters.

Every green leaf that adds
colour to life matters.

Every private space and moment
of interaction matters.

All of these come together to build a
satisfying and wonderful life.

Egeira's tower names signify the culmination of a million small significant elements coming together to result in the kind of life you want. A life full of luxury and contentment where joy is the default state of being.

Hence, you will live in...

GLORY

ECSTASY

HARMONY



TOWER ECSTASY ENTRANCE LOBBY

Life here is as grand as it looks, and you have to admit it looks pretty grand. Modern, yet classic. Understated yet eye-catching. Idyllic yet in the midst of it all. The perfect balance of everything that matters.



LANDSCAPE, AERIAL VIEW

BIRDSONG & GREENERY

BECAUSE LIVING AMIDST
NATURE MATTERS

Egeira is lush, green, and resplendent in the way nature and modern architecture meet. Walk through its picture-perfect spaces with us, won't you?





GAZEBO/ READING CORNER

The universe of Egeria is larger than life, with contradictory elements that work beautifully in tandem. There's no better example than the towering angular stone sculptures highlighting delicate flower gardens where birds visit, buds bloom, and children play.



LEISURE GARDEN



AMPHITHEATRE/ MIST GARDEN

Egeira is built for everyone. With walkways, ramps and easy-to-access spaces, it's a shining example of inclusive and thoughtful architecture.



CENTRAL COURTYARD

WHAT YOU WANT, YOU GET

BECAUSE EFFORTLESS LUXURY MATTERS

Make a wishlist of things you want in a home. Egeira will check every box, and some more you didn't even know you could ask for.



OVER



AMENITIES



EGEIRA WORKING SPACES



SKATING RINK



MIST GARDEN AND AMPHITHEATRE



OUTDOOR PARTY LAWN



JOGGING TRACK



ALMOST OLYMPIC SIZE POOL



TOWER TERRACE



2 CLUBHOUSES



BOX CRICKET/
MINI FOOTBALL COURT



PET PARK
AND SPA



MINI THEATRE



100% POWER
BACKUP



CLUB BREATHE TERRACE POOL

EGEIRA'S MANY AMENITIES

MASTER LAYOUT FEATURES

- Grand Entrance Arch
- Delivery Waiting lobby
- Traffic-free Ground Floor
- Jogging Track
- Foot Reflexogy Path
- Half-basketball Court
- Pickleball Court
- Skating Rink
- Sitting / Reading Corners
- Amphitheatre
- Mist Garden
- Outdoor Gym
- Cricket Practice Pitch
- Tennis Court
- Leisure Lawn
- Box Cricket/Multipurpose Court
- Barbeque Lawn
- Outdoor Party Lawn
- Children Play Area
- Pet Park
- Jumbo Chess

CLUB BREATHE

- Business Café
- Indoor Games Area
- Super Market
- ATM Provision
- Pet Spa
- Infirmary
- Indoor Badminton Courts
- Spa and Massage Centre
- Salon
- Gym
- Indoor Swimming Pool
- Squash Court
- Zumba Hall
- Yoga/Meditation Hall
- Outdoor Terrace Pool

TOWER FEATURES

- Tower Entrance Lobby
- Privacy Centric Entrances for Apartments
- Piped Gas
- Garbage Disposal System
- Terrace Yoga Lawn
- Terrace Party Deck

CLUB ASPIRE

- Children Day Care Centre
- Banquet Hall
- Guest Rooms
- Mini Theatre
- Co-working Space

BASEMENT FEATURES

- Speed/ Express Ramps
- One-Way Basement Maneuvering
- EV Charging Provisions
- Car Wash Points

OTHER FEATURES

- 100% Power Backup
- Sewage Treatment Plant
- Water Treatment Plant
- Water Harvesting Pits
- Solar Power for Common Areas
- IGBC Gold Certification (Pre-Certified)



For a party. For a yoga class. For a celebration. For finding yourself. All of this is best done on Egeira's beautifully manicured party and yoga lawns which will soon become your favourite spots.



EGEIRA'S CLUBHOUSES
ARE PLACES OF
**AMBITION, SANCTUARY,
AND JOY** OUTSIDE YOUR
FOUR WALLS.

CLUB BREATHE

Here you can expand the meaning of home, and get even more space to discover yourself. Here you can see the great outdoors, enjoy the beauty of nature and participate in activities that open your heart and mind.

You are encouraged to take a deep breath and exhale to discover that your life is bigger and better than you ever imagined. Hence this clubhouse is called Breathe, and it is where you'll find your centre.

CLUB ASPIRE

Here, you take your existing life and elevate it. The workspaces on the first floor and terrace are what guide this clubhouse's name - they give you all the facilities you need to excel in life and build something even greater than you have so far.

This is the space where you can aspire to even more than you have now, and we have no doubt that you will succeed.





CLUB BREATHE

WELCOME TO CLUB BREATHE

Club Breathe is where you awaken and strengthen different aspects of your true self. Its array of sports, games, and amenities for relaxation and recreation will cater to the multifaceted person you were all along.

WELCOME TO CLUB ASPIRE

This clubhouse is dedicated to your professional development. Avail of the workspaces and high-tech facilities within, and find the right setting to get your best work done.





THE FUTURE IS HERE, & IT LOOKS LIVELY

EXPRESS RAMPS

Our express ramps will take you to any level of the car park in a jiffy. Less than 25 seconds, to be precise.

EV CHARGING PROVISIONS FOR ALL APARTMENTS

If you have a car of the future, we have the facilities to keep it running within your own home. Plug it in, and keep driving.

TRAFFIC FREE GROUND FLOOR

Vehicles have their own place in Egeira, and it's not on the ground floor which is only for walking, playing, and leisure.

EXCLUSIVE ENTRANCES & CORRIDORS

Exclusivity is paramount in our homes. Walk in and out with no eyes on you except those that you choose.

IGBC GOLD PRECERTIFIED

Efficiency, the environment, and Egeira are all synchronous. With IGBC Gold rating, you can be assured of sustainability, and a future-forward way of life.

ELEVATED GROUND FLOOR

The comforts of staying on the ground floor come with something it never had before - privacy. Its elevation of 5 feet gives you the space you need from the rest of the world.



WORK FROM ANYWHERE AT EGEIRA



WORK FROM A NEW DESK

Use our state of the art co-working spaces where you can create your own unique work-life balance.

WORK FROM GARDENS

Work to the soundtrack of chirping birds and the rustling breeze, and feel the ideas flowing.

WORK FROM THE LOUNGE

Elevate your WFH game with Egeira's stately Business Lounge, equipped with the space and tech you need for a stellar workday.

WORK FROM BUSINESS CAFE

Comfortable business seating, fast WiFi, and a menu of delicious snacks and beverages to keep you powered up throughout your work day.

WORK FROM PRIVATE ROOMS

Create eureka moments or camaraderie of brainstorming, sharing ideas and solving problems. Your own quiet and private space that can drive success and growth.

WORK FROM TERRACE

Find inspiration in the clouds above because your work matters. With Egeira, your productive workdays meet breathtaking views.





The past few years have revolutionised how we work. Whether you work from home, office or hybrid, we've created 120 perfect spaces for you to retreat to when you want the perfect work station.





OUTDOOR WORK ZONE

Rise above the ordinary and unlock your most creative self with our workspaces equipped with every amenity you and your work call for.



EGEIRA BUSINESS CAFE

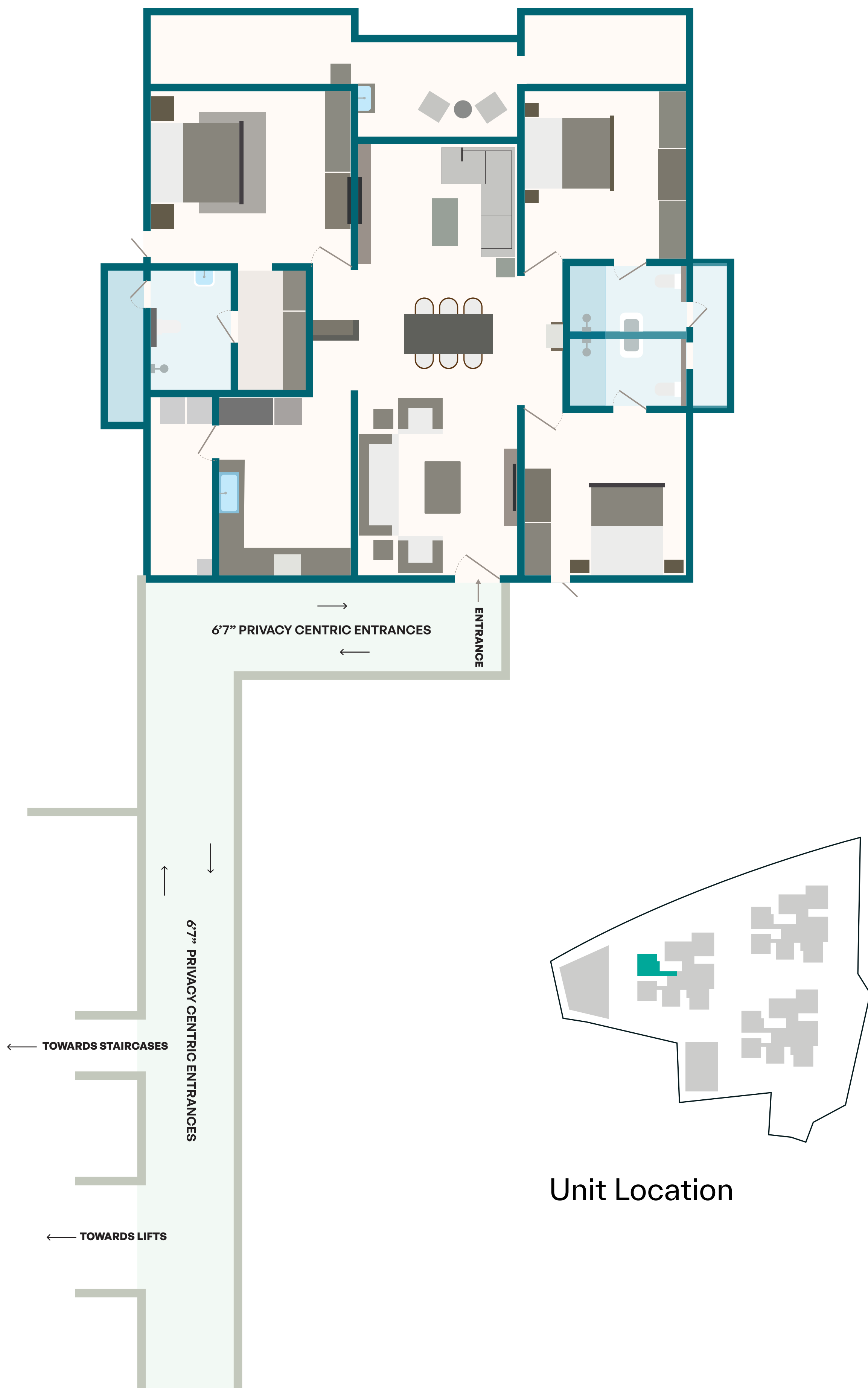
EXCLUSIVITY & COMMUNITY COEXIST

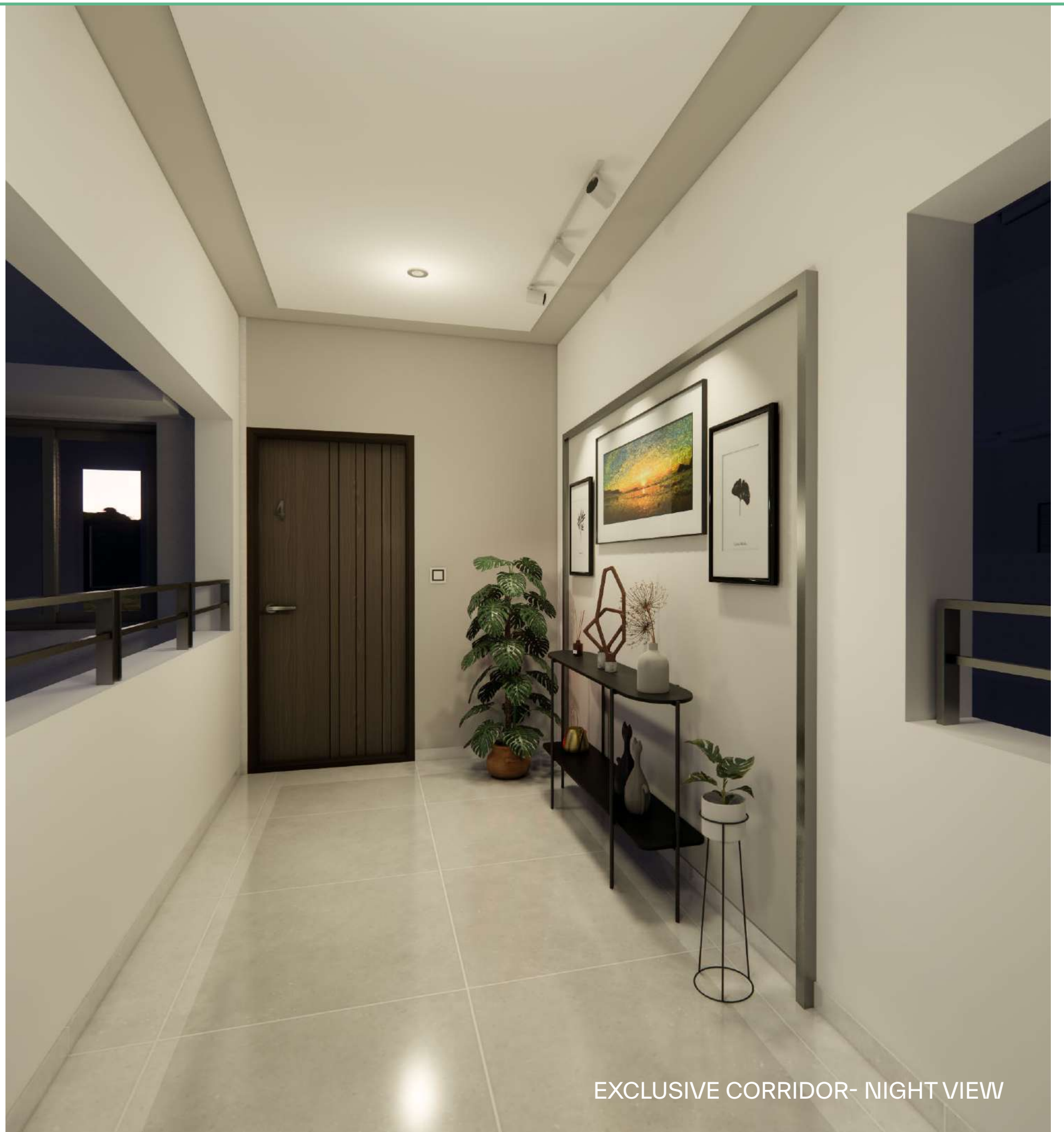
BECAUSE PERFECT BALANCE MATTERS

You get all the space you need and then some. This is evident by the private corridors and exclusive entrances for flats, and the elevated ground floor. At the same time, Egeira is designed to foster a community of like-minded folks who create a connected tribe that respects the value of privacy.



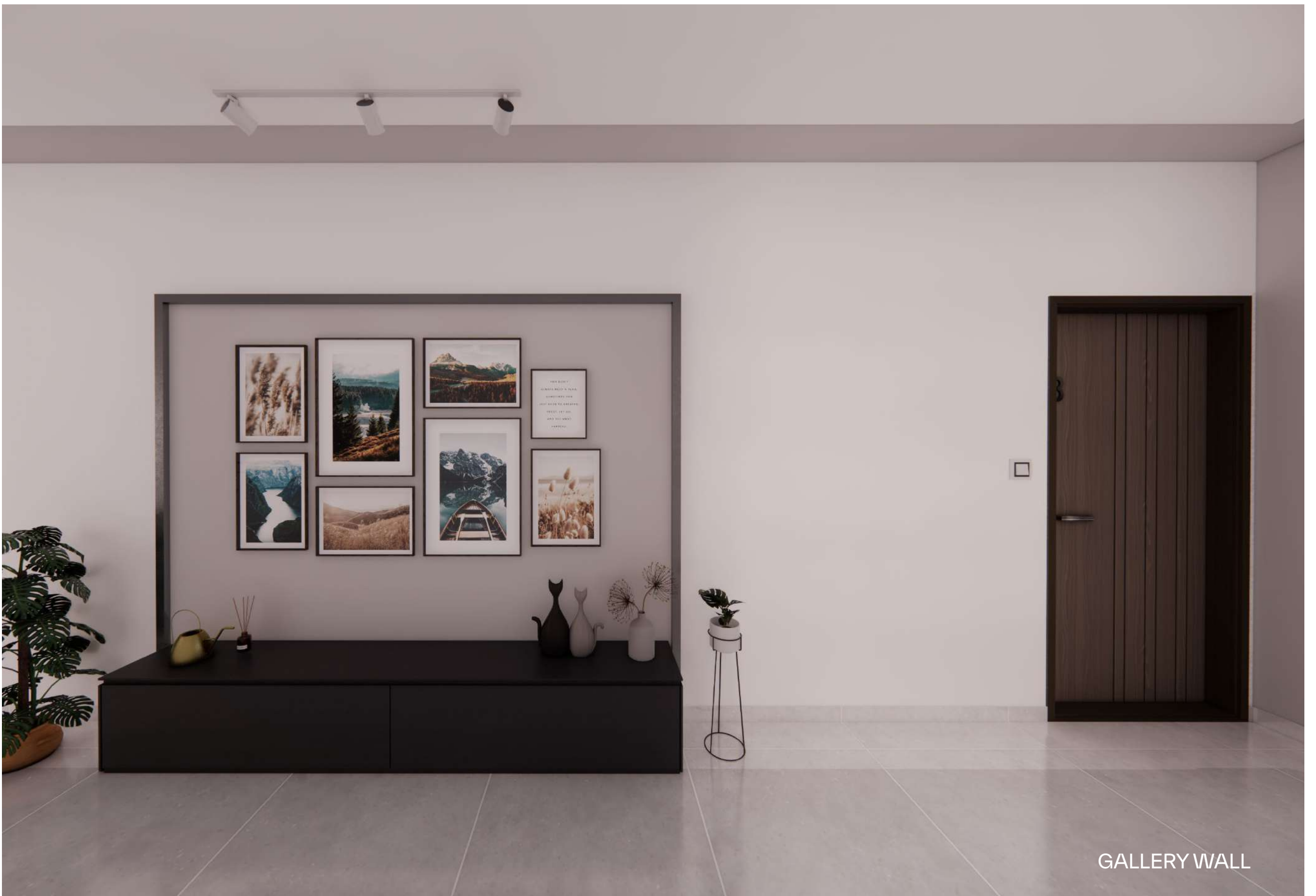
WALK HOME ALONG YOUR EXCLUSIVE CORRIDOR





EXCLUSIVE CORRIDOR- NIGHT VIEW

Walk home with your head held high and your eyes on our beautiful gallery wall. The corridor to your home is exclusively yours with no prying eyes, and brings a spring to your step with exciting, stunning art on display.



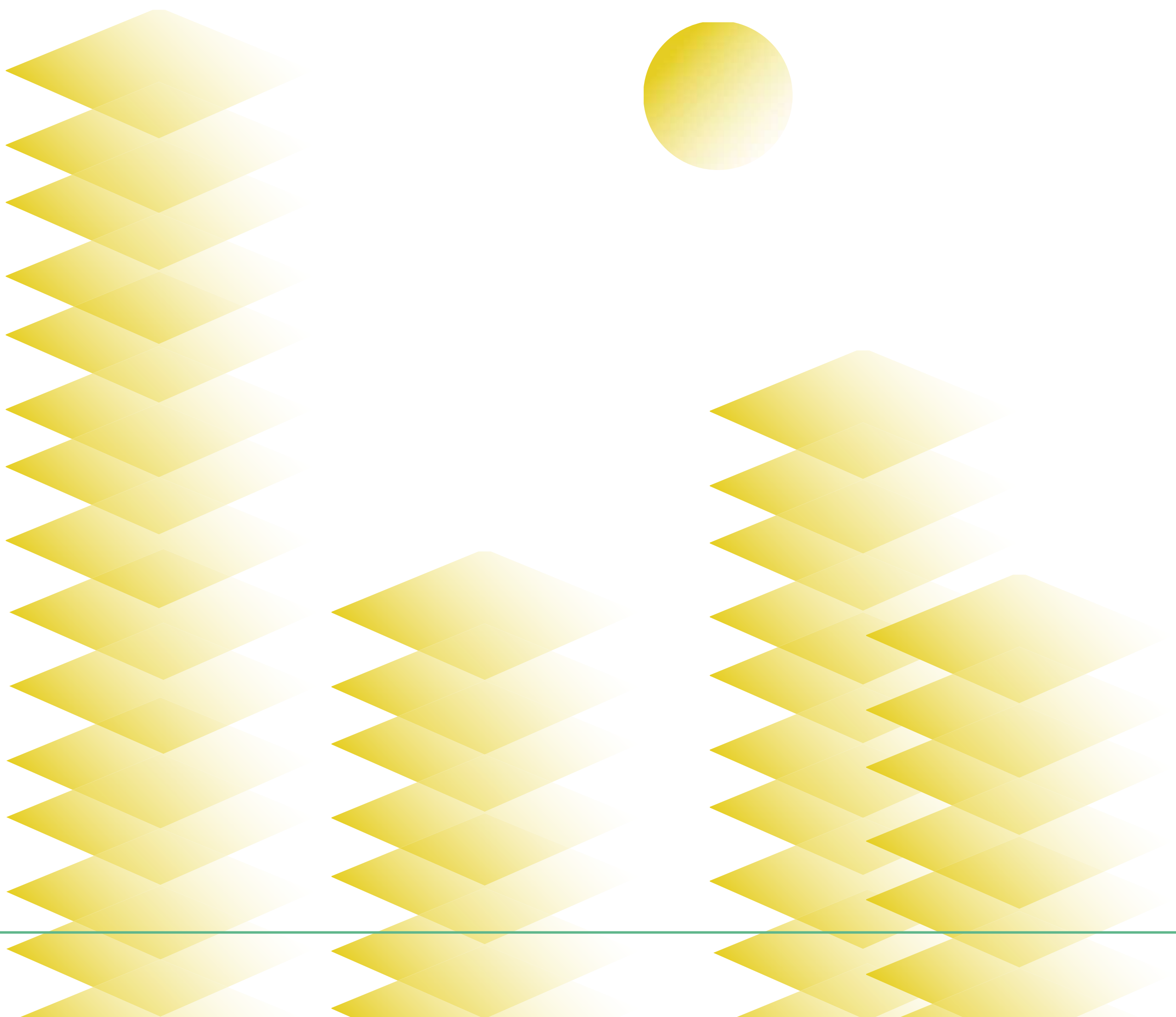
GALLERY WALL

SPACE FOR YOUR BEST LIFE.

All Egeira homes are wide and spacious 3 bedroom, vastu compliant apartments with layouts optimised for seamless flow of breeze, life, and energy.

EXTRA-HIGH CEILINGS

Stand tall, despite any false ceilings, decorative lights or elaborate fittings. We've added 6 inches of extra ceiling height so that you don't have to compromise on room to rise.



TOWERS GLORY & ECSTASY

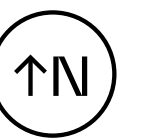
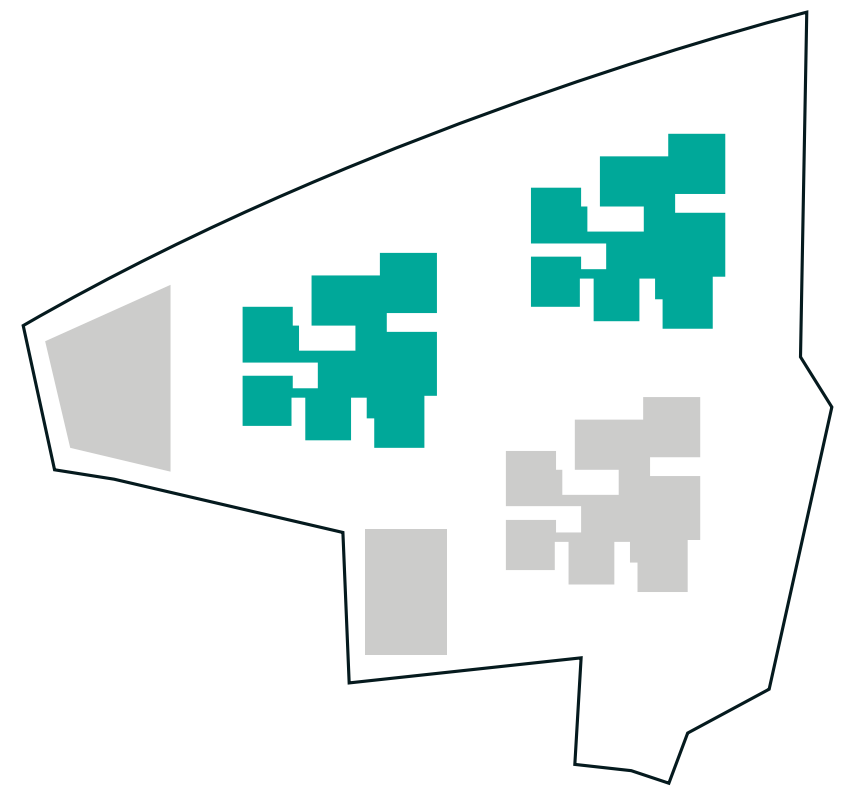
Typical Floor Plans

FLOORS

2 TO 21, 28 TO 31

UNITS

East- facing	North- facing	West- facing
1875 SQ.FT.	1550 SQ.FT.	1875 SQ.FT.
2095 SQ.FT.		2095 SQ.FT.
2095 SQ.FT.		2425 SQ.FT.



TOWERS GLORY & ECSTASY

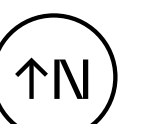
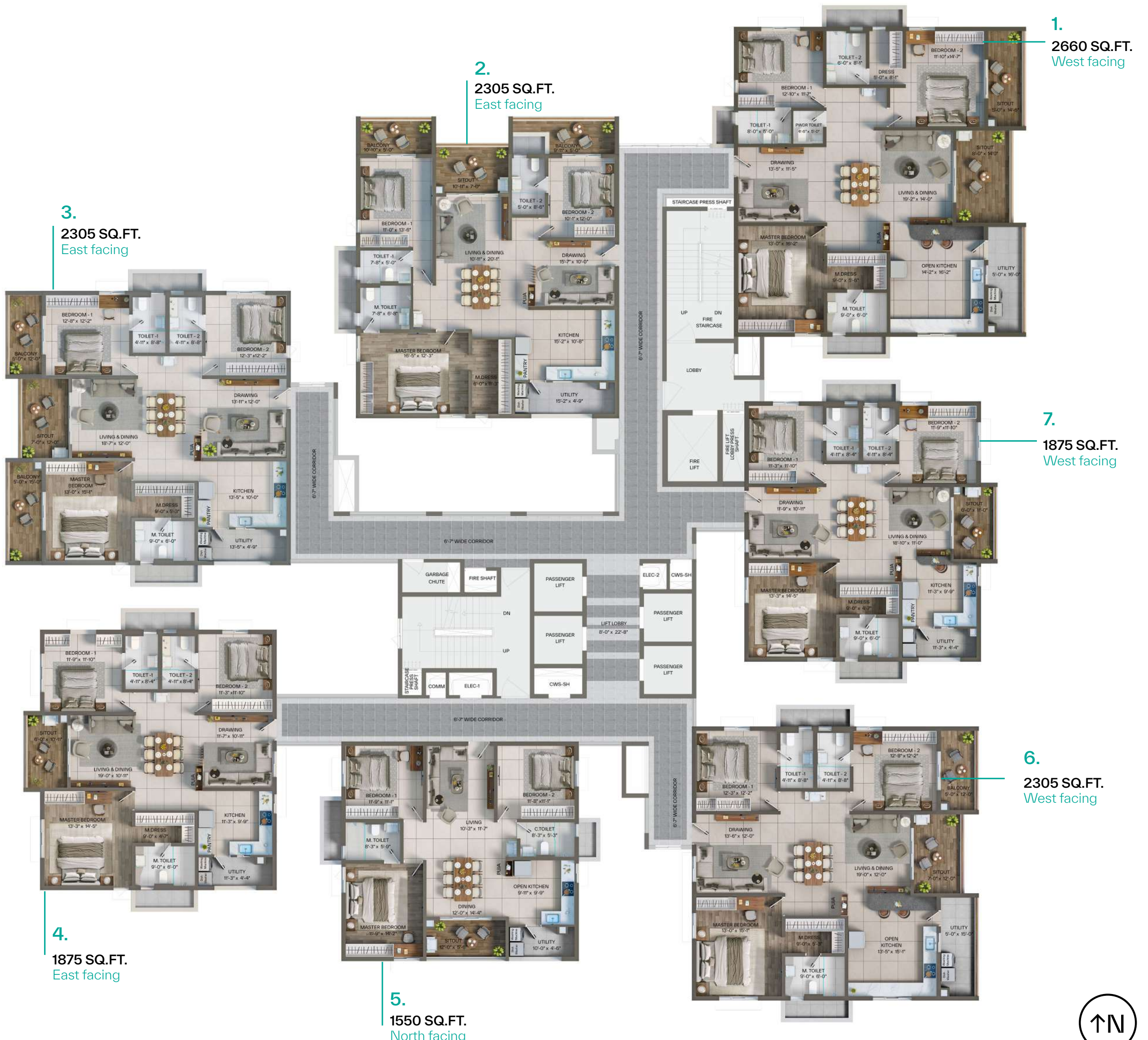
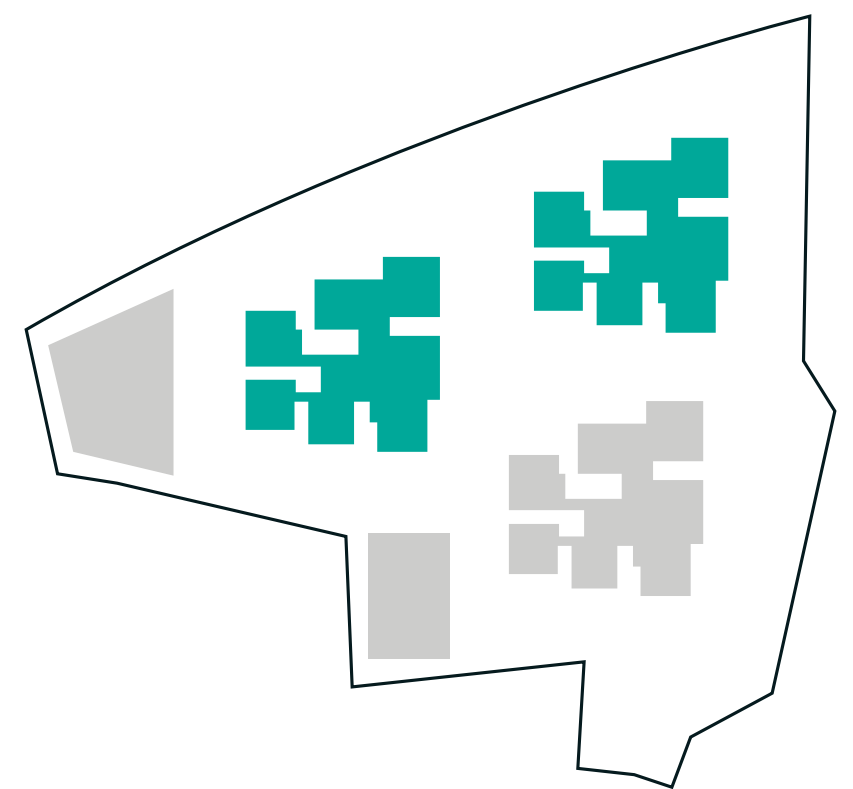
Sky Patio Floors

FLOORS

22 TO 27, 32 TO 35

UNITS

East-facing	North-facing	West-facing
1875 SQ.FT.	1550 SQ.FT.	1875 SQ.FT.
2305 SQ.FT.		2660 SQ.FT.
2305 SQ.FT.		2305 SQ.FT.



TOWER HARMONY

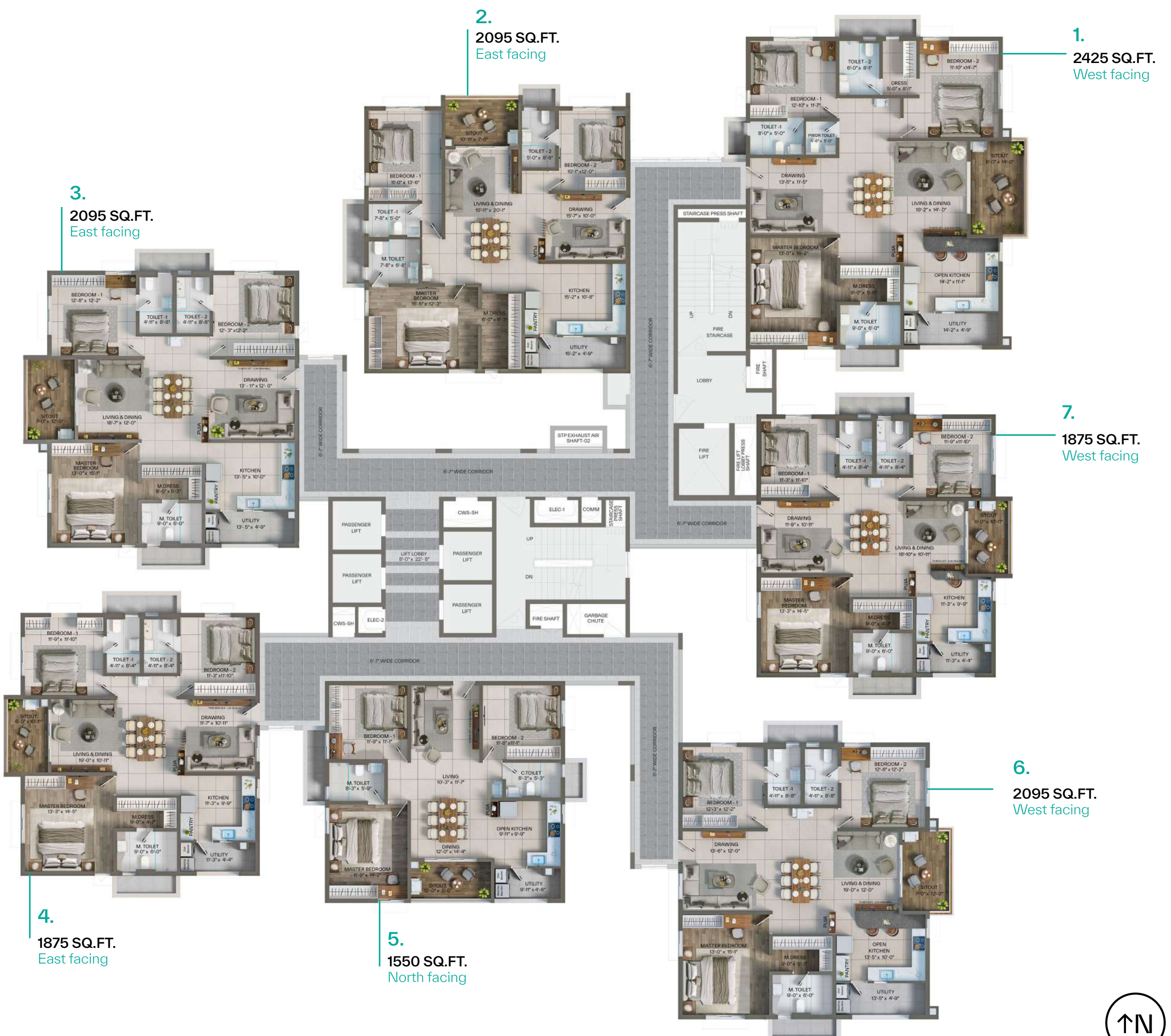
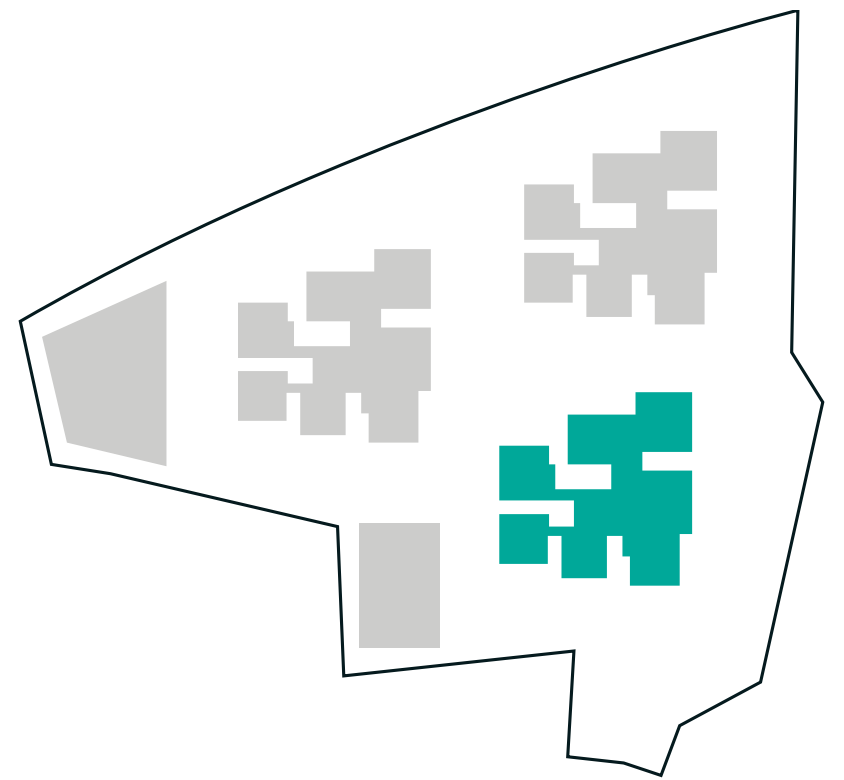
Typical Floor Plans

FLOORS

2 TO 21, 28 TO 31

UNITS

East-facing	North-facing	West-facing
1875 SQ.FT.	1550 SQ.FT.	1875 SQ.FT.
2095 SQ.FT.		2425 SQ.FT.
2095 SQ.FT.		2095 SQ.FT.



TOWER HARMONY

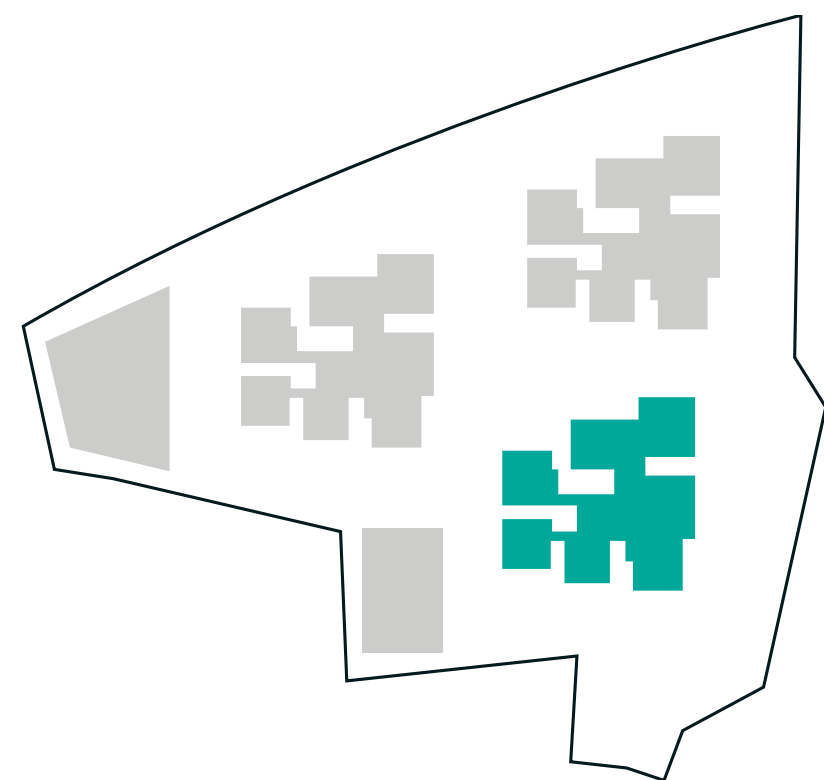
Sky Patio Floors

FLOORS

22 TO 27, 32 TO 35

UNITS

East-facing	North-facing	West-facing
1875 SQ.FT.	1550 SQ.FT.	1875 SQ.FT.
2305 SQ.FT.		2660 SQ.FT.
2305 SQ.FT.		2305 SQ.FT.



2.
2305 SQ.FT.
East facing

1.
2660 SQ.FT.
West facing

3.
2305 SQ.FT.
East facing

7.
1875 SQ.FT.
West facing

4.
1875 SQ.FT.
East facing

5.
1550 SQ.FT.
North facing

6.
2305 SQ.FT.
West facing

↑ N

SALEABLE AREA STATEMENT

Typical Floors

2ND TO 21ST & 28TH TO 31ST

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7
Saleable Area (sq.ft.)	2425	2095	2095	1875	1550	2095	1875
Carpet Area (sq.ft.)	1578	1365	1365	1235	997	1365	1235
Balcony & Utility (sq.ft.)	180	149	148	115	111	148	114
Extnl Wall Area (sq.ft.)	116	105	107	101	92	107	101
Common Area (sq.ft.)	551	476	475	424	350	475	425

Sky Patio Floors

22ND TO 27TH & 32ND TO 35TH

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7
Saleable Area (sq.ft.)	2660	2305	2305	1875	1550	2305	1875
Carpet Area (sq.ft.)	1666	1383	1383	1235	997	1447	1235
Balcony & Utility (sq.ft.)	265	280	283	115	111	220	114
Extnl Wall Area (sq.ft.)	124	118	117	101	92	116	101
Common Area (sq.ft.)	605	524	522	424	350	522	425

THIS MOMENT MATTERS.

AND SO DOES THIS ONE.
AND THIS ONE.
VALUE THEM ALL.

Make the most of life by spending it at Egeira. Nature, luxury, community, comfort... they're yours for the taking. Claim them now, and make every moment matter.



SPECIFICATIONS

■ STRUCTURE

RCC framed structure to withstand wind and seismic loads.

Superstructure: All internal and external walls are RCC shear walls.

Cement block masonry walls for non-structural walls (wherever required).

■ WALL FINISHES

External: Textured/sponge finish with weatherproof paint of reputed make.

Internal: Smooth finish with two coats of acrylic emulsion paint over a coat of primer.

■ FLOORING

Drawing / Living, Dining, Bedrooms & Kitchen: Vitrified tiles of reputed make with spacer joints.

Bathrooms/Balcony/Utility: Antiskid vitrified/ ceramic tiles of reputed make

Corridors: Vitrified tiles of reputed make with spacer joints.

Staircase: Granite or tandur stone or full-body tile.

■ DADOING

Bathrooms: Ceramic or vitrified tiles of reputed make, up to false ceiling.

Utilities: Ceramic or vitrified tiles of reputed make, minimum 3 ft. height.

■ DOORS

Main & Internal Doors: Manufactured engineered wood frame & shutter with hardware of reputed make.

■ UPVC DOORS, WINDOWS AND GRILLS

Doors: UPVC sliding / openable doors with plain float glass with provision for mosquito mesh for Balcony, dining, living room doors.

Windows: UPVC sliding / openable windows with plain float glass with provision for mosquito mesh.

Ventilators: UPVC ventilators with provision for exhaust fan.

Grills: MS grills will be provided in ground-floor flats only. Standard design window grills will be provided at extra cost in upper floors.

■ **KITCHEN/ UTILITY**

Provisions for modular kitchen.

Provision for under-counter water purifier, chimney & ignition stove.

Provision for hot water from geyser in utility.

Provision for washing machine & dishwasher in utility.

■ **BATHROOMS**

Vanity type / wall-mounted / countertop wash basin.

Single lever fixtures with wall mixer/ diverter cum shower.

Wall-mounted W/C with concealed cistern tank or flush valve for all toilets.

All C.P. & sanitary fittings are of reputed make.

Provision for geysers in all bathrooms.

Grid-type false ceiling in all bathrooms.

■ **ELECTRICAL**

Concealed copper wiring of reputed make.

Power outlets for split ACs in drawing, dining and all bedrooms.

Power outlets for chimney, hob, microwave oven, mixer-grinder, refrigerator & water purifier.

Power outlets for washing machine & dishwasher in utility.

Power outlets for geysers in all bathrooms & utility.

Power supply for each unit with prepaid energy meter.

Miniature circuit breakers (MCB) for each distribution board of reputed make.

Modular switches of reputed make.

■ **TV/ TELEPHONE/ DATA**

Provision for TV cable connection in drawing / living rooms.

Provision for internet connection in living room.

Provision for telephone in living room.

Provision for intercom facility to all the units connecting security.

■ **FACILITIES FOR DISABLED**

Access ramps at all block entrances shall be provided for differently abled.

- **ELEVATORS**

High speed automatic passenger/ service lifts of reputed make.

Lift lobby with vitrified tile / stone cladding.

- **WTP & STP**

Water treatment plant for bore well water and metered water for each unit.

A Sewage Treatment plant provided which shall be used for landscaping and flushing purpose.

Rain Water Harvesting provided for recharging groundwater levels.

- **POWER BACKUP**

100% DG set back up with acoustic enclosure.

- **PIPED GAS**

Centralised gas bank facility system for all flats with prepaid gas meters.

- **PARKING**

Entire parking designed to suit the requisite number of car parks at basements.

Provision of parking /signages at required places for ease of driving.

Provision for common car wash facility.

Provision for electric car charging points for every apartment.

- **FIRE AND SAFETY**

Fire alarms, hydrants and sprinklers as per NBC, fire regulations & norms.

- **SECURITY**

Sophisticated round-the-clock security / surveillance system.

Surveillance cameras at main security gate, entrance of each tower and appropriate common areas.

- **SMART SYSTEMS**

Optional facility of smart home automation of specified make at extra cost.

One standalone smart lock at the main door.

Provision for video door phone.

OUR CONSULTANTS

POWERING OUR VISION

Egeira was brought to life by an expert team of consultants, handpicked from the industry's top tier. Their experience, skill and dedication to excellence have created a masterpiece we're proud to present to you.



Architect- Design Ink Spaces



PMC & BIM Services - TÜV Rheinland



Structural - Zaki & Associates



MEP - Synergy Consultants



Structural Peer Review - ARSA Engineering



Landscape- Naveen Associates



Costing Strategy - Precision Consulting



Parking - GMD Consultants



Vertical Transportation - L'AVENIR

Parentheses™

Brand Concept & Design - Parentheses

LEVONOR EGEIRA

Corporate Office:

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