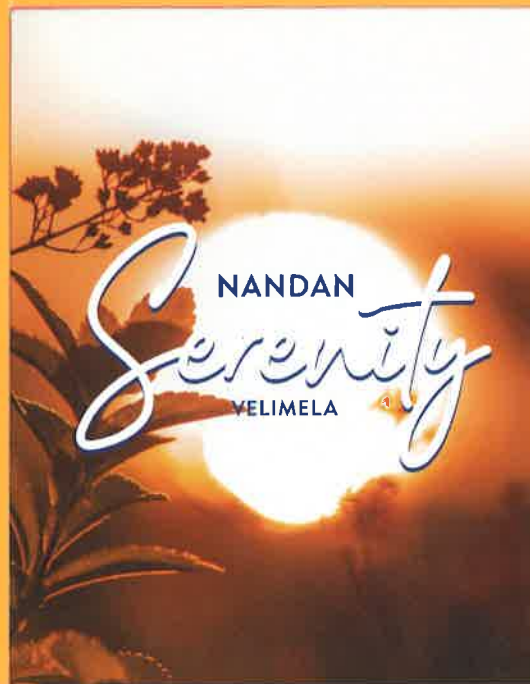


LIVE SERENE IN A GLOBAL ADDRESS



LUXURY VILLA COMMUNITY ON ORR

A PROUD OFFERING FROM



NANDAN
Serenity
VELIMELA

It's your home...
Where you find peace & hear birds tweeting,
Enjoy unbridled views of blue sky in super oxygen zone!
It's where time comes to a standstill!
It's time to celebrate life.
Where refined interiors & enchanting outdoors blend
in sun shine and shadows.

Lay Anchor in Destination Home at Velimela.

AFTER GACHIBOWLI & KOKAPET

WHAT NEXT? IT'S VELIMELA!

The IT development that started small at Madhapur spread far and wide. Beyond the IT skyline at Gachibowli the focus shifted to Kokapet. The IT corridor has moved fast forward towards Velimela along Outer Ring Road.

Kokapet is the Growth Engine of Telangana. The State Government with a motto of "Rise Infrastructure Hyderabad - Enhancing Livability" is facilitating around 90 million Sft to accommodate 5 lakh IT jobs. Velimela has emerged as an elite residential destination being an immediate neighbour to Kokapet.

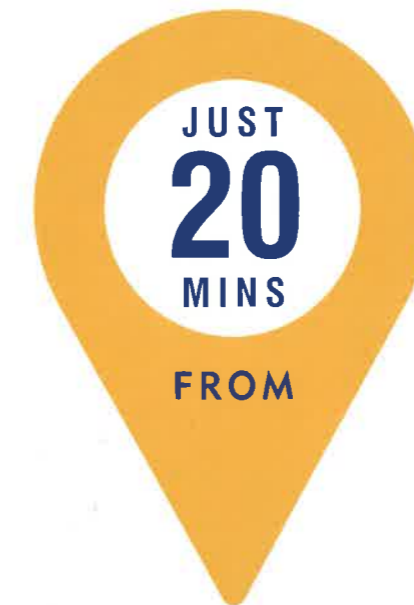


FALL IN LOVE
WITH SERENE!



Velimala is a serene environment ideal for living. Gated villa communities have sprung up in abundance. Several corporate schools are functioning actively. Two minutes from The Gaudium School and ORR, **Nandan Serenity** is offering a luxury lifestyle where luxury amenities and plenty of green spaces invigorate your living.

LIVE SERENE



GACHIBOWLI



NANDAN
Serenity
VELIMELA

PROJECT HIGHLIGHTS

- A-Approved Luxury Layout
- Artistic entrance gate
- Plots, 150 Sqyds Plot size
- Luxury Duplex Villas
- Villa 1750 & 2100 Sft area
- Compliant
- Wide Main road with median
- Wide Internal roads
- Hedge Plantation/No walls
- Modern street lighting
- Designer landscaping
- Swimming track
- Quality plantation
- Security checks



SITE LAYOUT

LP NO: 000103/LO/PLG/HMDA2020

LIVE SERENE IN A DREAM HOME

Realize your home dream at **Nandan Serenity** for its refined interiors and transparency to elements. While each family member has his/her own space, living and dining are spacious for good times together. Outdoors are a fountain of joy with walking track, play areas and green trees. **Nandan Serenity** welcomes you warmly to explore the joys of living.

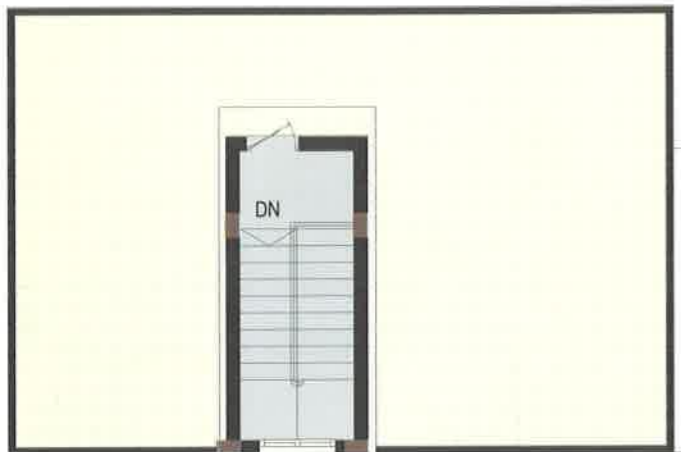


EXTENDED VILLAS (NO: 88 TO 125)



EAST FACING PLEX VILLA

150 Sq.Yds.
 s: G+1
 or: 815 Sft
 815 Sft
 h: 153 Sft
 1783 Sft



TERRACE FLOOR PLAN



FIRST FLOOR PLAN

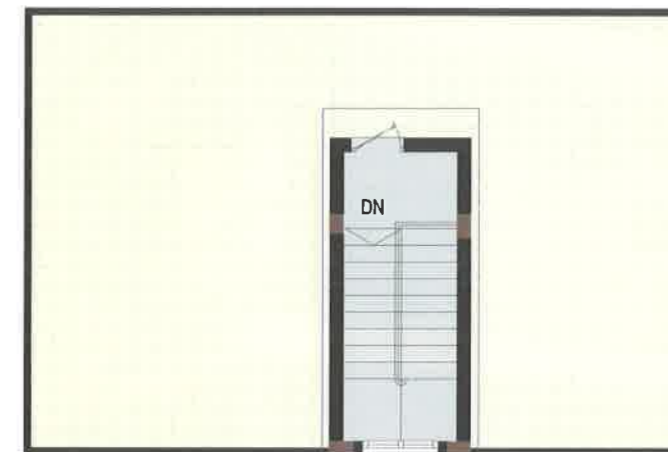


GROUND FLOOR PLAN



WEST FACING DUPLIX VILLA

Plot Area: 150 Sq.Yds.
 No of Floors: G+1
 Ground Floor: 815 Sft
 First Floor: 815 Sft
 Head Room : 153 Sft
 Total Area: 1783 Sft



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN





S DUPLEX VILLA



WEST FACING DUPLEX VILLA

IFICATIONS

WORK
 (5:3) grades. Steel with TMT ISI brand

STRUCTURE
 External walls of 9" thick and internal walls of 4.5" thick walls with solid concrete bricks in CM1:6 plaster in two coats and lappam finish for all walls.

FLOORING
 Tiles of 2' x 2' size in all rooms except toilets. Anti-skid tiles in toilets. Designer cement tiles flooring in covered terrace and balconies. Ceramic tiles in covered terrace and balconies. Anti-skid flooring with water-proofing treatment in open

WOOD WORK
 All frames for doors are Teak wood. Shutter in good quality flush doors. UPVC windows with sliding glass. Toilet doors are water-proof.

KITCHEN
 Granite top platform and stainless steel sink. Provision for exhaust or chimney. Glazed ceramic tiles dado of 2' height from platform level.

TOILETS
 Hot and cold wall mixer in two toilets with geyser provision. Cascade EWC in Master bedroom's toilet. Floor mounted EWC in other bathrooms with plastic flush tanks. Anti-skid tiles flooring for all toilets and glazed tiles dado up to door top level, ventilator with louvers.

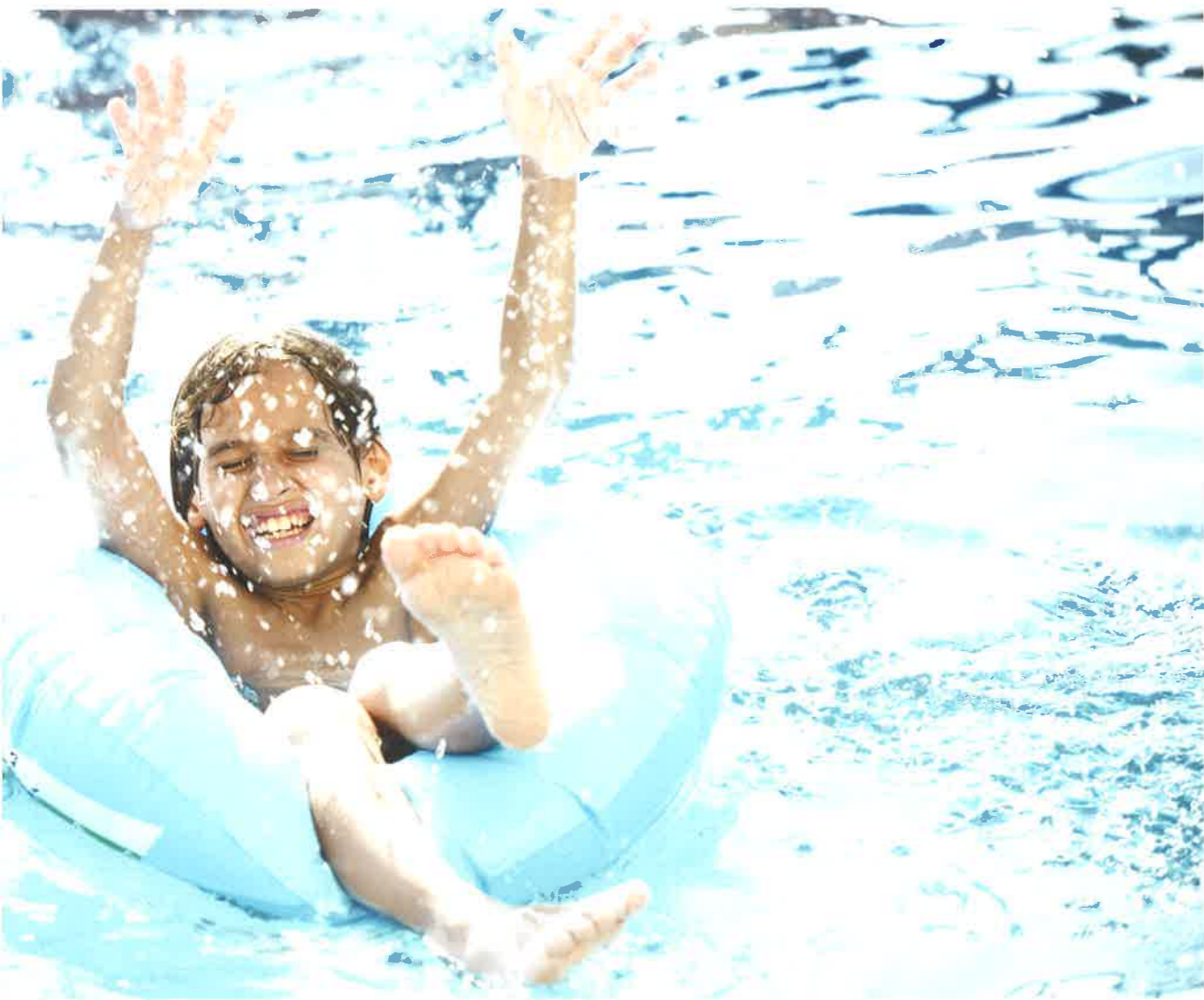
ELECTRICALS
 Concealed copper wiring in conduits. Power outlets for A/Cs in all bedrooms. Power outlets for geysers in all bathrooms. Power points for cooking range, refrigerator, microwave, mixer and grinder in kitchen. 3-Phase power supply with 5 KVA for each house. MCBs provision with meter and boards. All electrical fittings of Polycab/Finolex equivalent. Inverter wiring for one fan and light in all rooms and kitchen.

SANITARY WARE
 All Hindware/Jaquar equivalent sanitary fittings with CPVC pipelines. Three wash basins with pedestal per house, one in dining, one in Master bathroom and the third one as per customer's choice would be provided.

PAINTING
 Internal and Ceiling – All internal walls with plastic emulsion paint(Asian/Nippon). B. External – ACE colours exterior emulsion for all external walls and Texture paint for front elevation as per design.

COMPOUND WALL
 Common compound wall and half distance wall on the road side(One road only in case of corner)

STAIRCASE RAILING
 Stainless steel railings for internal staircase and mild steel railing for outside furnishings, if any.



CLUB AMENITIES

- 3-level exclusive clubhouse
- Swimming pool with changing rooms
- Multi-purpose hall
- Gymnasium, Aerobics/Fitness room
- Games room - Caroms, Table Tennis, Snooker
- Yoga/Meditation Space
- Open party area
- Library
- Guest rooms
- Association office
- Supermarket
- Coffee shop
- Unisex Saloon
- Vegetable kiosk
- Children play area
- Multi-purpose courts

LIVE SERENE
WITH FUN & FROLIC



For a person with demanding workload, the exclusive clubhouse serves as a balancing act. It has amenities that foster physical fitness, recreation and community bonding. Sweat out in outdoor games, celebrate festivities in multi-purpose hall and splash in swimming pool. There is no place like clubhouse to unwind with your family.

DISTANCES FROM SITE

Delhi Public School	- 1 Mins
Nanyana Narmada College	- 2 Mins
Samashti Intl. School	- 3 Mins
Gaudium School	- 3 Mins
Exit on ORR	- 5 Mins
Samashti Intl. School	- 10 Mins
Phoenix Greens School	- 12 Mins
Open Minds, A Birla School	- 12 Mins
Movie Towers	- 15 Mins
International Airport	- 15 Mins
University	- 20 Mins
Infotech	- 20 Mins
Continental Hospital	- 20 Mins
International Airport	- 22 Mins
Patancheru Bus Stop	- 22 Mins
International Airport	- 24 Mins
International Airport	- 25 Mins
International Airport	- 25 Mins
International Airport	- 25 Mins
International Airport	- 30 Mins
Gandhi International Airport	- 35 Mins



LOCATION MAP (not to Scale)

LIVE SERENE
IN A HAPPENING WORLD

PROMOTERS



MANTOOR INFRASTRUCTURE PVT LTD

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Email: sales@mantoorgroup.com

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