



A project by



LEAGUE
leading the change



No.P02400010238



AVANI

beautiful and bountiful

**3 BHK PREMIUM HIGH-RISE
GATED COMMUNITY APARTMENTS
@ BANDLAGUDA, GANDIPET**

**HAPPINESS
ON A HIGH.**





NR
CONSTRUCTIONS
AVANI
LUXURY RESIDENCES

STAY INVITED
FOREVER.

Welcome home!
Come on over, step through the grand gateway of a super-luxury residential, where stature meets standards. Consider this as your sanctuary of living for a lifetime. Come home to NRR Avani.



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450
UNITS



3
TOWERS

SKY-RISE TO GRANDEUR.

It'll always be a view worth admiring! Because the towers of this high-rise called NRR Avani will charm you with their soaring heights, as they arise to 25 magnificent floors. Without a doubt. It's quite the address to elevate your lifestyle and take it to extraordinary grandeur.





Live the DESIGN.

Blend into the thoughtfully-designed spaces of NRR Avani, where architecture, landscapes, and amenities flow seamlessly. And admire privacy, grandeur, and harmony as they blend across every square foot of this luxurious enclave..

3.22
ACRES

AVANI

beautiful and bountiful

LEGEND

- | | | |
|--|--|---|
| 1) MAIN ENTRANCE & EXIT | 10) TURF LAWN | 21) CHILDREN'S PLAY AREA |
| 2) ISLAND WITH SPECIMEN TREE PLANTER BED | 11) SEATING DECK | 22) CRICKET PRACTISING NET |
| 3) FLAG STONE / PAVERS PAVING | 12) SEATING GALLERY | 23) FLOWERING PLANTER BED @ TEMPLE AREA |
| 4) GRANITE PAVING | 13) SYNTHETIC PAVING WITH LADDER & HOPSCOTCH | 24) SKATING RINK |
| 5) PATHWAY | 14) PICKLE BALL PLAY COURT | 25) TEMPLE |
| 6) KIDS' GATHERING SPACE | 15) CLUBHOUSE AREA WATER FEATURE | 26) VISITOR PARKING |
| 7) KIDS' PLAY AREA WITH EPDM FLOORING | 16) FUTSAL PLAY COURT | 27) KIDS' POOL WITH WOODEN DECK |
| 8) SEATING AREA @ KIDS' PLAY AREA | 17) HALF BASKET BALL COURT | 28) AMPHITHEATER WITH STAGE |
| 9) CLIMBING WALL | 18) LAWN WITH PERGOLA | 29) PET PARKING |
| | 19) OUT FITNESS GYM AREA | 30) ELDERLY SEATING |
| | 20) SEATING DECK @ TEMPLE AREA | 31) REFLEXOLOGY SEATING |

MASTER PLAN



PROPOSED 100' WIDE ROAD
EXISTING 40' WIDE ROAD



SOAK IN
NATURE'S
SCENTS.

Breathe in, take the air deep, and unwind in the caring and beautifully-manicured landscaped spaces. Featuring lush gardens, serene walkways, and green-rich lawns, live the calming effect of nature's own scents at NRR Avani.



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BLOCK-1

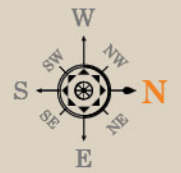
Area Statement (BLOCK-1)

Flat No.	Type	Facing	Saleable Area (Sft.)
1	3 BHK	West	2350
2	3 BHK	West	2250
3	3 BHK	West	2350
4	3 BHK	East	2350
5	3 BHK	East	2350

KEY PLAN



TYPICAL FLOOR PLAN (1ST TO 30TH FLOORS)



LIVE LIKE YOU CELEBRATE.

Every square foot of NRR Avani is designed for joy – with expansive layouts, seamless flow, and abundant natural light – and with no common walls. The floor plans make everyday living feel like a celebration itself.





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BLOCK-1

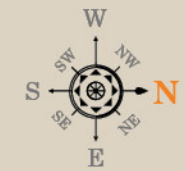
Area Statement (BLOCK-1)

Flat No.	Type	Facing	Saleable Area (Sft.)
01	3 BHK	West	2350
02	3 BHK	West	2350
03	3 BHK	East	2350
04	3 BHK	East	2250
05	3 BHK	East	2350

KEY PLAN



TYPICAL FLOOR PLAN
(1ST TO 30TH FLOORS)



DELIGHT
IN LIFE'S
OPENNESS.



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BLOCK-2

Area Statement

Flat No.	Type	Facing	Saleable Area (Sft.)
1	3 BHK	West	2590
2	3 BHK	West	2430
3	3 BHK	West	2590
4	3 BHK	East	2590
5	3 BHK	East	2590

KEY PLAN



PROPOSED 100' WIDE ROAD

EXISTING 40' WIDE ROAD

TYPICAL FLOOR PLAN (1ST TO 30TH FLOORS)



YOUR SPACE FOR YOUR PACE.

The architects of NRR Avani have thought-through the units such that the floor plans complement your lifestyle. Discover them and you'll see space and classiness, crafted to let you live at your own pace, with peace.





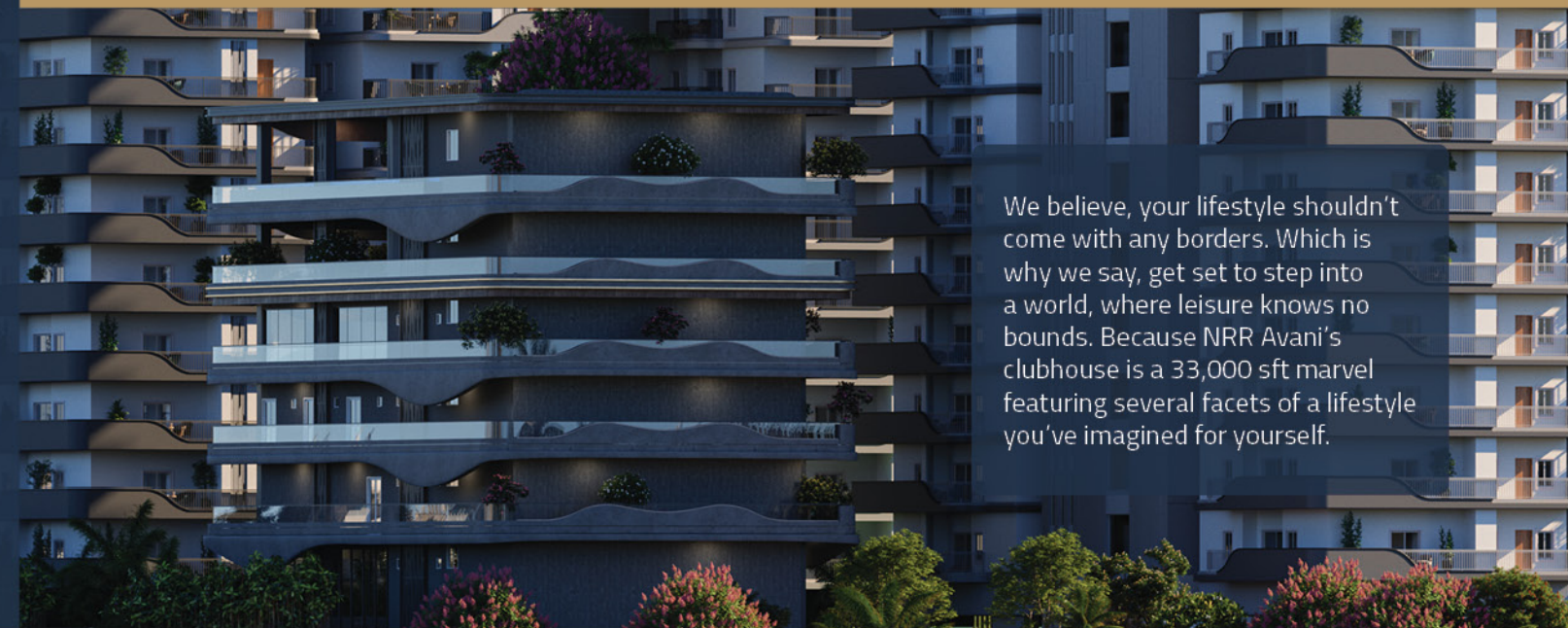
Clubhouse
33,000 Sft


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LEISURE
HAS NO BOUNDS.

CLUBHOUSE AMENITIES

	<p>GROUND FLOOR</p> <ul style="list-style-type: none"> ▪ Super Market ▪ Cafeteria ▪ Clinic ▪ Double-height Reception / Entrance Lobby 		<p>THIRD FLOOR</p> <ul style="list-style-type: none"> ▪ Home Theater ▪ Guest Bedrooms ▪ Library / Working Space
	<p>FIRST FLOOR</p> <ul style="list-style-type: none"> ▪ Gymnasium ▪ Indoor Games ▪ Below-height Reception / Entrance Lobby 		<p>FOURTH FLOOR</p> <ul style="list-style-type: none"> ▪ Banquet Hall ▪ Dining Area
	<p>SECOND FLOOR</p> <ul style="list-style-type: none"> ▪ Ladies & Gents Spa ▪ Creche ▪ Yoga / Meditation 		<p>FIFTH FLOOR Bar Lounge</p> <p>TERRACE FLOOR Main Pool & Kids' Pool</p>

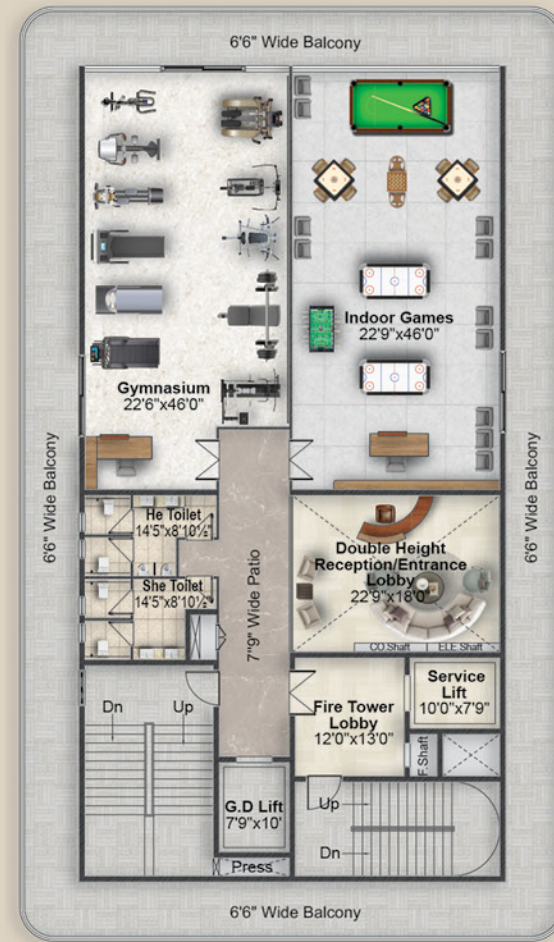


We believe, your lifestyle shouldn't come with any borders. Which is why we say, get set to step into a world, where leisure knows no bounds. Because NRR Avani's clubhouse is a 33,000 sft marvel featuring several facets of a lifestyle you've imagined for yourself.

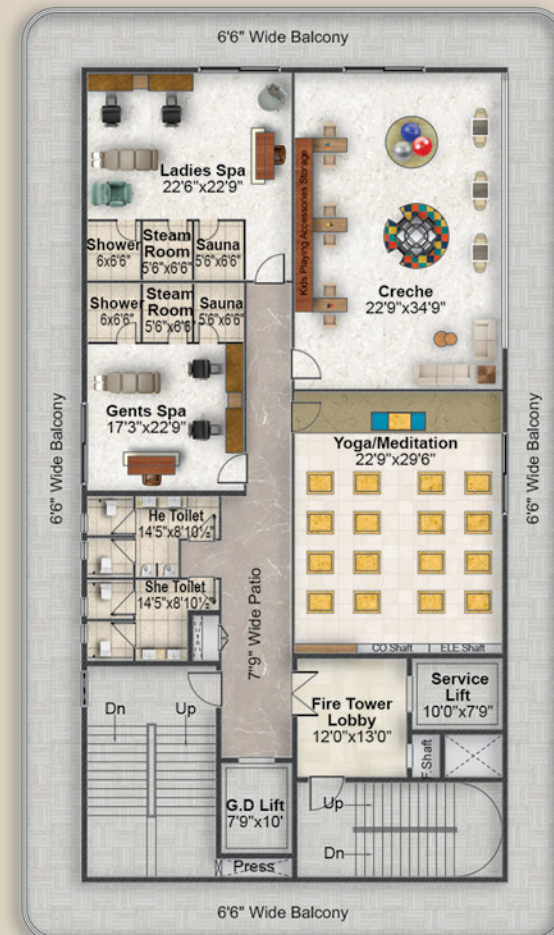
GROUND FLOOR



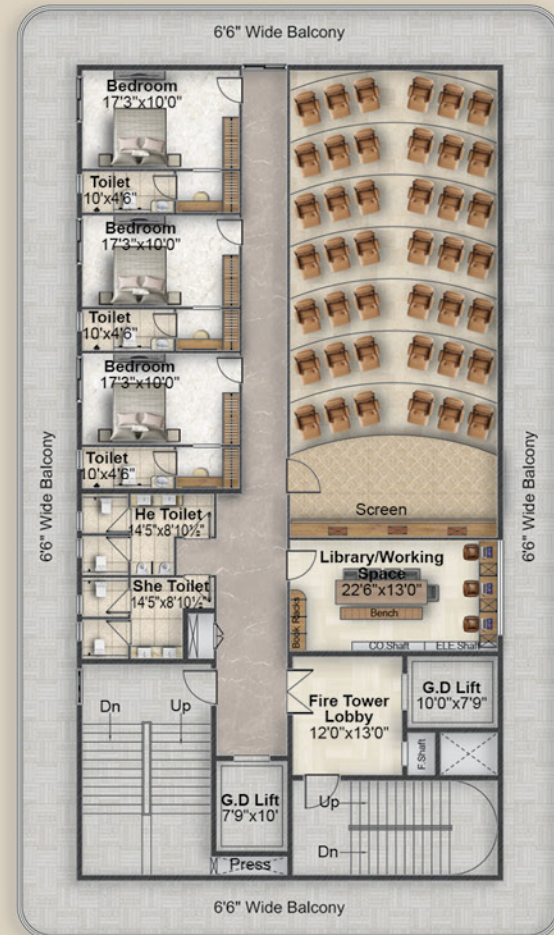
FIRST FLOOR



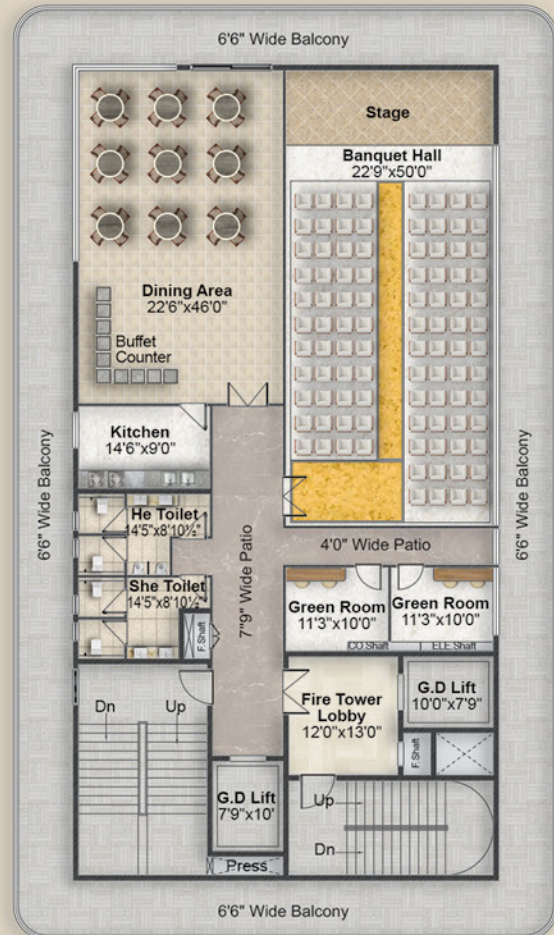
SECOND FLOOR



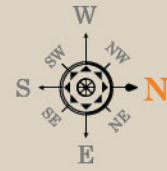
THIRD FLOOR



FOURTH FLOOR



TERRACE FLOOR





OUTDOOR AMENITIES

- KIDS' GATHERING SPACE
- KIDS' PLAY AREA WITH EPDM FLOORING
- SEATING AREA @ KIDS' PLAY AREA
- SEATING DECK
- SEATING GALLERY
- PICKLE BALL PLAY COURT
- FUTSAL PLAY COURT
- HALF BASKET BALL COURT
- LAWN WITH PERGOLA
- OUT FITNESS GYM AREA
- CHILDREN'S PLAY AREA
- CRICKET PRACTISING NET
- SKATING RINK
- TEMPLE
- VISITOR PARKING
- KIDS' POOL WITH WOODEN DECK
- SYNTHETIC PAVING WITH LADDER & HOPSCOTCH
- AMPHITHEATER WITH STAGE
- PET PARK
- ELDERLY SEATING
- REFLEXOLOGY SEATING

30+
AMENITIES





INDOOR AMENITIES

- BADMINTON COURT
- BILLIARDS ROOM
- COFFEE LOUNGE
- DINEOUT LOUNGE
- ELEVATED DECK
- GAMES ROOM
- GYMNASIUM WITH STEAM & SAUNA
- HANGOUT LOUNGE
- LIBRARY
- MULTIPURPOSE HALLS (2)
- SQUASH COURT
- TABLE TENNIS ROOM
- VIRTUAL GAMES

NURTURE
YOUR TIME.



SPECIFICATIONS

STRUCTURE

R.C.C Shear Wall technology with aluminum formwork & structure to withstand wind & Seismic loads

WALL PUNNING

Internal walls: Gypsum punning with 12mm to 15 mm thick .

External walls: As based with architect design texture.

DOORS / WINDOWS

Main door: 8' height Teak wood frame & manufactured engineered veneered door shutters with reputed hardware

fittings finished with Melamine finish, Smart Lock Yale or equivalent brand

Internal door: 8 Feet height manufactured engineered veneered door frames & shutters with reputed hardware

finished with Melamine finish

Bath room doors & Utility : Engineered hard wood with flush shutter & laminated finish with reputed hardware

French door (if, any): Standard UPVC sections for frames and shutters with tinted float glass along with mesh of reputed make

Windows: Standard UPVC sections (in combination) frames and shutters with tinted float glass Along with mesh of reputed make

PAINTING / CLADDING

External: Combination of imported texture with 1 coat primer top 2 coats of exterior emulsion
Internal: Smooth putty finishes with 2 coats, 1 coat primer & 2 coats of acrylic emulsion paint of reputed make

FLOORING

Living, Dining room: 1200*600 mm – Premium vitrified tile

ALL bedrooms: 1200*600 mm –Premium vitrified tiles

Kitchen area: 1200*600 mm –Premium vitrified tiles

All balconies: Anti-skid tile based on design

Utility area: Corridor & all common areas: Granite (Based on design)

Tile cladding : Kitchen area: Granite platform with 2 feet height ceramic tile

FLOORING

Living, Dining room: 1200*600 mm –Premium vitrified tile

ALL bedrooms: 1200*600 mm –Premium vitrified tiles

Kitchen area: 1200*600 mm –Premium vitrified tiles

All balconies: Anti-skid tile based on design

Utility area: Corridor & all common areas: Granite (Based on design)

Tile cladding : Kitchen area: Granite platform with 2 feet height ceramic tile

Bathrooms: Dado: 8' Height glazed ceramic tile (1200*300)

Flooring: Anti-skid tile based on design(1200*300)

Kitchen: 2 separate taps for municipal & bore water

SS sink provided

Electric provision for dishwasher & RO water

Provision for Exhaust & chimney

BATHROOMS & FITTINGS

Vanity type wash basin -wall mounted

EWC with connected flush tank of JAGUAR / QUEO or equivalent make

Single lever fixtures with wall mixer cum shower of JAGUAR / QUEO or equivalent make

Provision for geysers Electrical points in all bathrooms

All C.P. fittings are chrome plated of JAGUAR / QUEO or equivalent make

Utility & wash area : Tap & electrical provision for Washing machine

ELECTRICAL

Concealed copper wiring of reputed make

Power outlets for Air conditioners electrical points in all rooms

Power outlets for geysers in all bathrooms

Power plug points for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine and dish washer in Utility area

Plug points for TV & Audio systems etc.

3 Phase supply for each unit and smart meter boards
Miniature circuit breakers (MCB) for each distribution boards of reputed make

Electrical Cables - Finolex or equivalent brand

Electrical Switches -Elegant & Aesthetic switches & sockets

TELECOM/INTERNET / TV CABLE

Telephone point in living room Intercom facility to all the units connecting Security Internet & Tv cable provision for Master bedroom & Living room

LIFT

High speed automatic passenger lift with emergency rescue device with energy efficiency.

WTP & STP

Domestic water made available through exclusive water softener plant.

Sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage

water will be utilized for landscaping & flushing purpose.

WASTE MANAGEMENT

Dedicated garbage chute will be provided for every tower with wet & dry disposal at each floor level and is centrally collected in basement in the garbage room.

CAR WASH FACILITY

Car wash Facility will be provided in parking floor level at designated area.

GENERATOR

DG backup provided for Lift, common area Lighting & Kitchen, Master bedroom living room in flats. (Capacity based on consultant recommendation)

CAR PARKING AREA

Each block has mandated two car parking slots for each unit

Extra car parking shall be provided at extra cost subjected to availability.

SECURITY

Boom barriers at entrance area.

Intercom in lifts is connected to the security rooms.

Sophisticated round the clock security & surveillance system.

FIRE SAFETY

Fire hydrant system and fire sprinkler system at all floors & basement.

Control panel will be kept at designated and designed locations

Fire alarm & public address system shall be provided as per norms

LPG

Piped gas & centralized gas bank to all individual flats with prepaid gas meters.

3
TOWERS

30
FLOORS

IF BEST
MATTERS,
THIS IS IT.

When you walk back or drive back home every day, we would want you to feel proud of your decision. That's is why we have ensured, only the best elements go into the making of a community called NRR Avani.



3
BASEMENT + STILT



LOCATION MAP

(Not to scale)



SCAN FOR LOCATION



PROXIMITY

SCHOOLS

- Times School- Adjacent
- Glendale Academy : 2 km
- Srinidhi International School : 5 km
- Army School : 3 km
- Narayan Gurukul School : 6 km
- Delhi Public School : 8 km

UTILITIES

- Fruit & Vegetable Market : 3 km
- Reliance Super Market : 3.5 km
- More Super Market : 3.5 km
- Bharat Petroleum : 2.5 km
- D-Mat : 2.5 km

WEEKEND GATEWAYS

- Himayat Sagar Lake : 3 km
- Chilkur Forest : 4 km
- Osman Sagar Lake : 5 km
- Taramati Baradari : 5 km
- Golkonda Fort : 5 km
- Mrugavani Deer Park : 5 km
- Golkonda Resort : 5 km
- Nehru Zoological Park : 8 km

HOSPITALS

- Shadan Hospitals : 3 km
- Sun City Hospital : 4 km
- Premier Hospital : 5 km
- Olive Hospital : 8 km
- Star Hospital : 8 km
- Care Hospital : 8 km
- AIG Hospital : 8 km

BEING HERE IS THE FUTURE.

It's a location where city conveniences meets serene landscapes. Most of all, Bandlaguda, Gandipet is a place that's rising rapidly. With elite schools, growing infrastructure, and seamless connectivity – the location is not just promising, but set to define the future of elevated living.

POWERING
LIFESTYLE
 WITH IDEAS.

Steered by innovation and defined by excellence, NRR Constructions – the creators of Avani, are new-age visionaries who are transforming ideas into iconic spaces. With a taste for lifestyle and an eye for detail, they are powering homes to be future-ready. Be in!



Address:
 Plot No 124, Lynette Layout, Near by Vaisanvi Oasis,
 Bandlaguda Jagir, Rajendra Nagar Mandal,
 R.R Dist, Telangana- 500086.
 Mail: nrrconstruction365@gmail.com

PROJECT CONSULTANTS

Architects	Structure Consultant	Mep Consultant	Land Scape Consultant	Pmc
 <p>PR ASSOCIATES ARCHITECTS & INTERIOR DESIGNERS Anand Banjara Enclave, Road No.12, Banjara Hills, Hyderabad - 500 034.</p>	 <p>ZAKI AHMED CONSULTING ENGINEER</p>	 <p>ENNOVATIVE DESIGN CONSULTANTS <small>OUR DESIGN FOR YOUR BUILD</small></p>	 <p>LAND FORM Landscape Architects</p>	<p>Srihitha Consultant</p>
<p>[Redacted]</p>	<p>[Redacted] zakiassociates@gmail.com</p>	<p>[Redacted] prudhvi.c@ennovatedesigns.com</p>	<p>[Redacted] sivakumar.02010@gmail.com</p>	<p>[Redacted] projects@srihitaconsultancy.co.in</p>

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