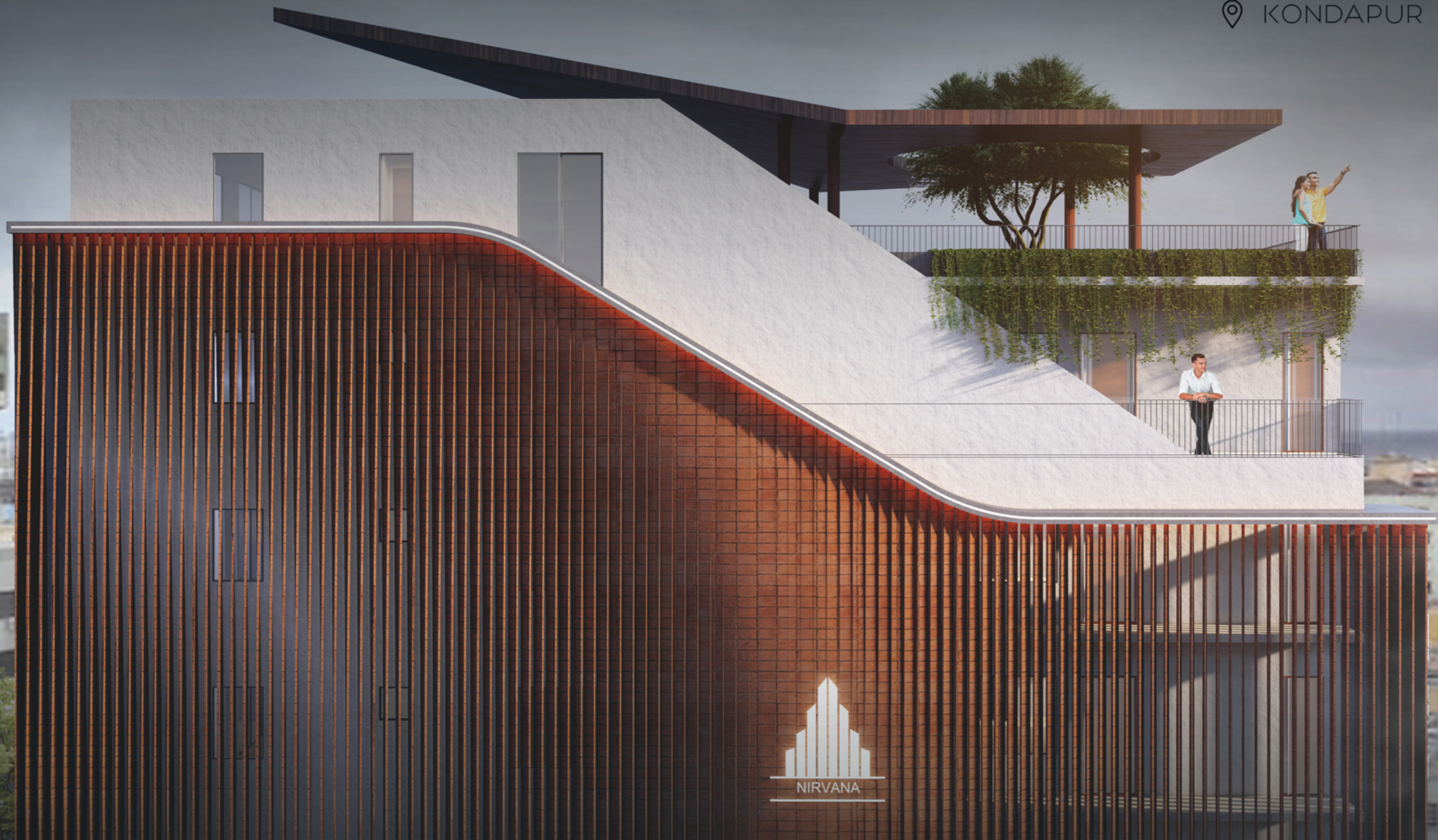


NIRVANA BELLEZA



PREMIUM 3 BHK APARTMENT

📍 KONDAPUR





THE EPITOME OF SUSTAINABLE LIVING

PREMIUM 3 BHK APARTMENT

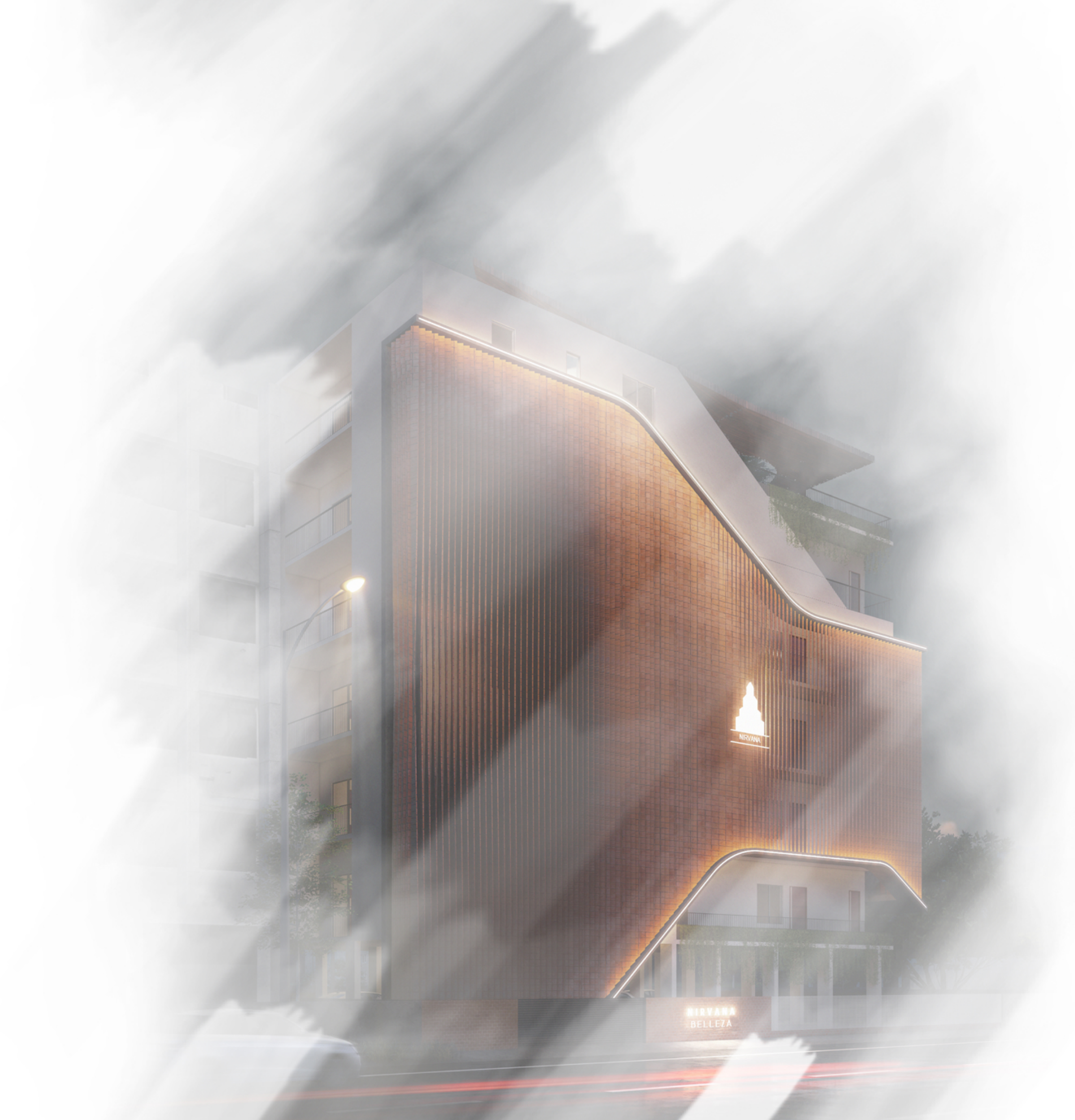
NIRVANA BELLEZA



OVERVIEW

The art of unique and stylish living is not mastered by many, and yet here you are, acing the art like none other by choosing us. This unique project of Nirvana group, Nirvana Belleza stands out in the crowd from the usual apartment facades we see in our day to day life by exploring the potential that terracotta can offer and introducing parametric architecture into it. Here, luxury goes hand in hand with sustainability, so be proud of owning one of these at Kondapur !

3 BHK LUXURY HOMES AT KONDAPUR



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ABOUT US

Over the last decade, Nirvana has established itself as one of the leading builders in Hyderabad with over 10 launched projects in the city.

We started with our passion to work in the most eco-friendly way, and to impart our experience that our MD gained through his MS in construction management from the US.

Our passion to stand out and create spaces in the most eco-friendly ways, has kept us going through these years, and we stand by our motto to create more unique and sustaining designs in the future. As a construction firm, our focus is always concentrated upon designing with cognizance, and these nuances have come a long way.

NIRVANA

NIRVANA PLATINA
Kondapur, Hyderabad
12250 sft
2020

NIRVANA SKYLINE
Tanuku, Andhra Pradesh
19,000 sft
2019

NIRVANA HEIGHTS
Gachibowli, Hyderabad
12,000 sft
2018

NIRVANA EXOTICA
Kondapur, Hyderabad
12,500 sft
2017

NIRVANA GULLYBIRD
Madhapur, Hyderabad
8000 sft
2016

NIRVANA UPTOWN VILLAS
Rajamundry, Andhra Pradesh
20,000 sft
2015

NIRVANA ROYAL VILLAS
Tanuku, Andhra Pradesh
36,000 sft
2012

SPARK HOTEL
Tanuku, Andhra Pradesh
15,000 sft
2013

SATYA HOSPITALS
Tanuku, Andhra Pradesh
10,000 sft
2011

OUR PREVIOUS PROJECTS





NIRVANA BELLEZZA

ABOUT THE PROJECT

THE EPITOME OF SUSTAINABLE LIVING

Nirvana Crosstown welcomes to stunning lively atmosphere where living is not just a usual affair, but a synchronization of exotic living. Nirvana Crosstown is skillfully embedded with signature specifications that truly exhibits the ingredients and lineup to unleash our love for an adorable life style.

NIRVANA OFFERS

Elegant design with quality construction.

Superior construction quality.

Fastest branded development in the vicinity.

Hall as the necessity and leisure centers nearby.

24 hours surveillance covering designed common areas.

 IN-HOUSE
CONSTRUCTION

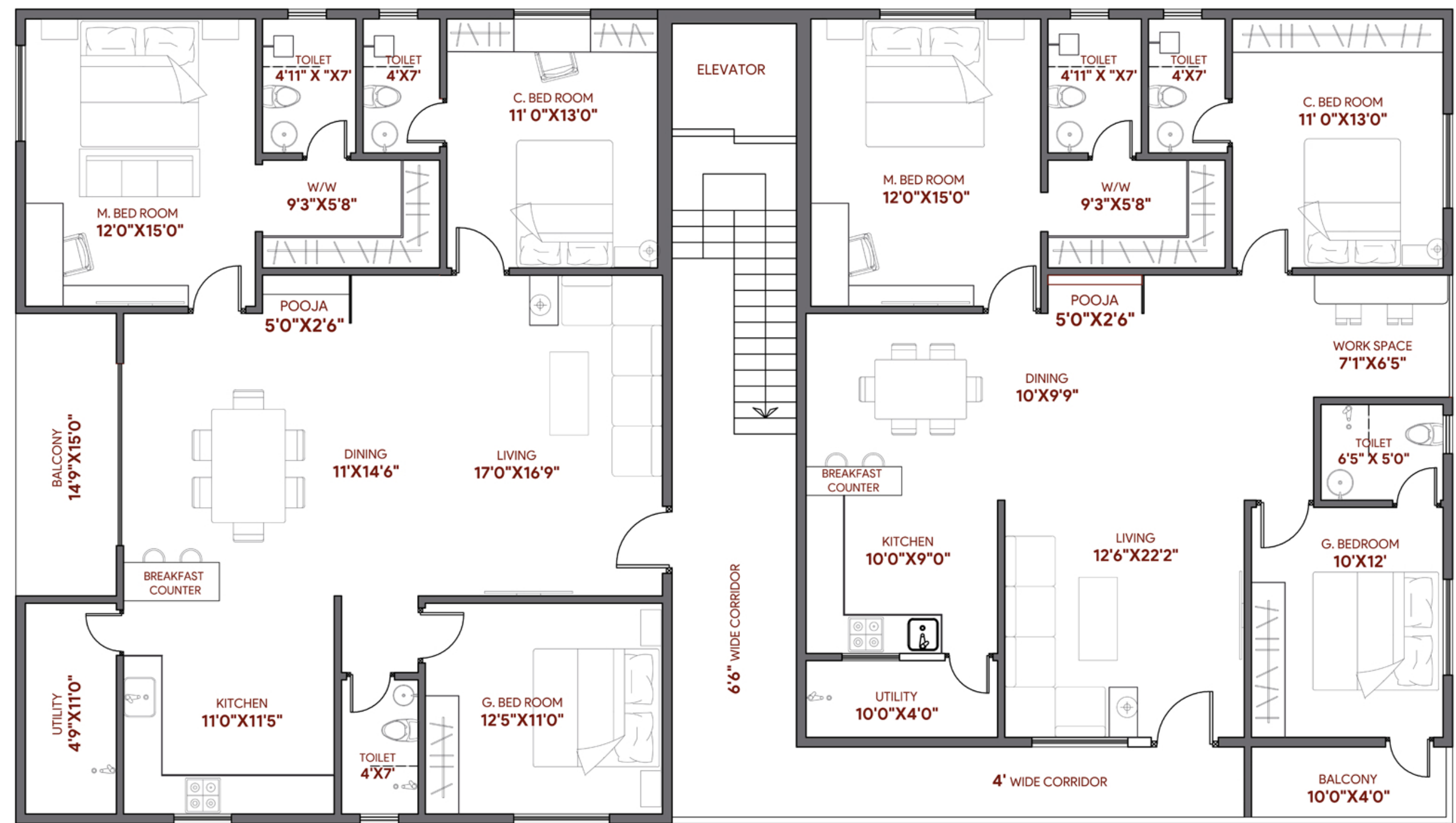
 FOLLOW-UP FOR
BANK LOANS

 ECO - FRIENDLY

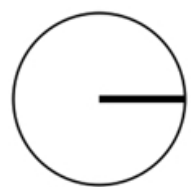
 DELIVERING
ONLY THE BEST

 AFFORDABLE
HOMES

 GUARANTEED
ON TIME DELIVERY



TYPICAL FLOOR PLAN



PROJECT HIGHLIGHTS

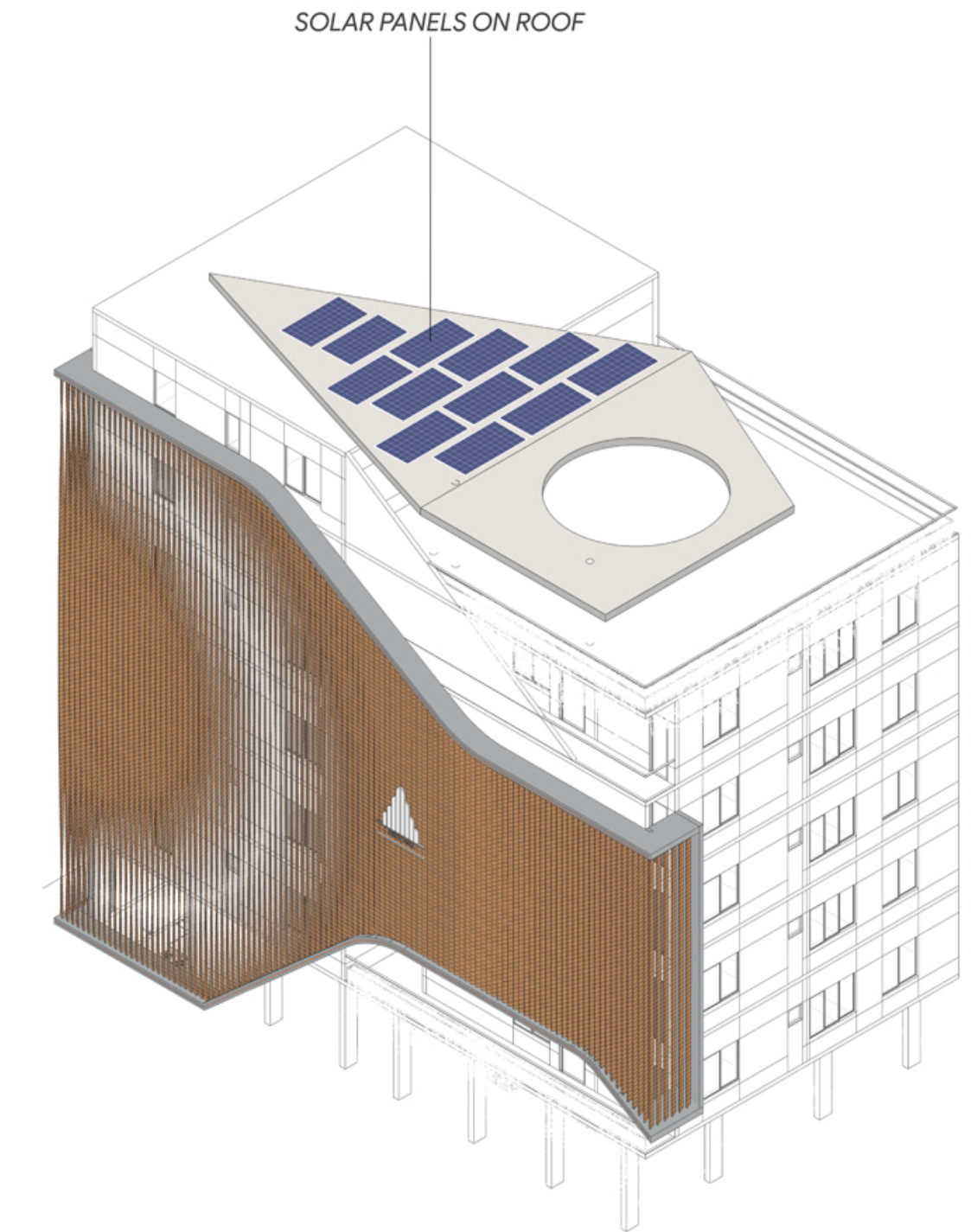
- VAASTU COMPLIANT
- PLEASANT ELEVATION
- USER-FRIENDLY FLOOR PLAN
- PREMIUM QUALITY CONSTRUCTION
- EARTHQUAKE RESISTANT DESIGN
- INDEPENDENT LUXURY FLATS
- ELEGANT ENTRANCE ARCH
- KIDS PLAY AREA
- FINGER PRINT LOCK
- ENTRY LOUNGE
- SITTING ALCOVE
- BEAUTIFUL LANDSCAPING
- RAIN WATER HARVESTING
- PROVISION FOR HMWS & SB WATER
- SOLAR FENCING
- FEATURED WALL
- CC CAMERA SECURITY
- DG BACKUP
- SOLAR PANELS



THE PARAMETRIC FACADE

The terracotta parametric facade is undoubtedly a visual treat to one's eyes. The magical light and shadow patterns and its dynamic nature adds to it. By bringing in light and fresh air through this facade, it is the best way to bring out a connection with the nature without compromising on privacy.

We have Carefully tried out different patterns and combinations, and each jalli brick is curated and placed so as to please you aesthetically and functionally. Introducing this additional skin to the building, apart from giving you the feeling of being a part of something so aesthetically pleasing, it also gives climatic advantages. The same joy of drinking water from a matka during summers, is what you can experience inside this terracotta wrapped apartment during the harsh summers.

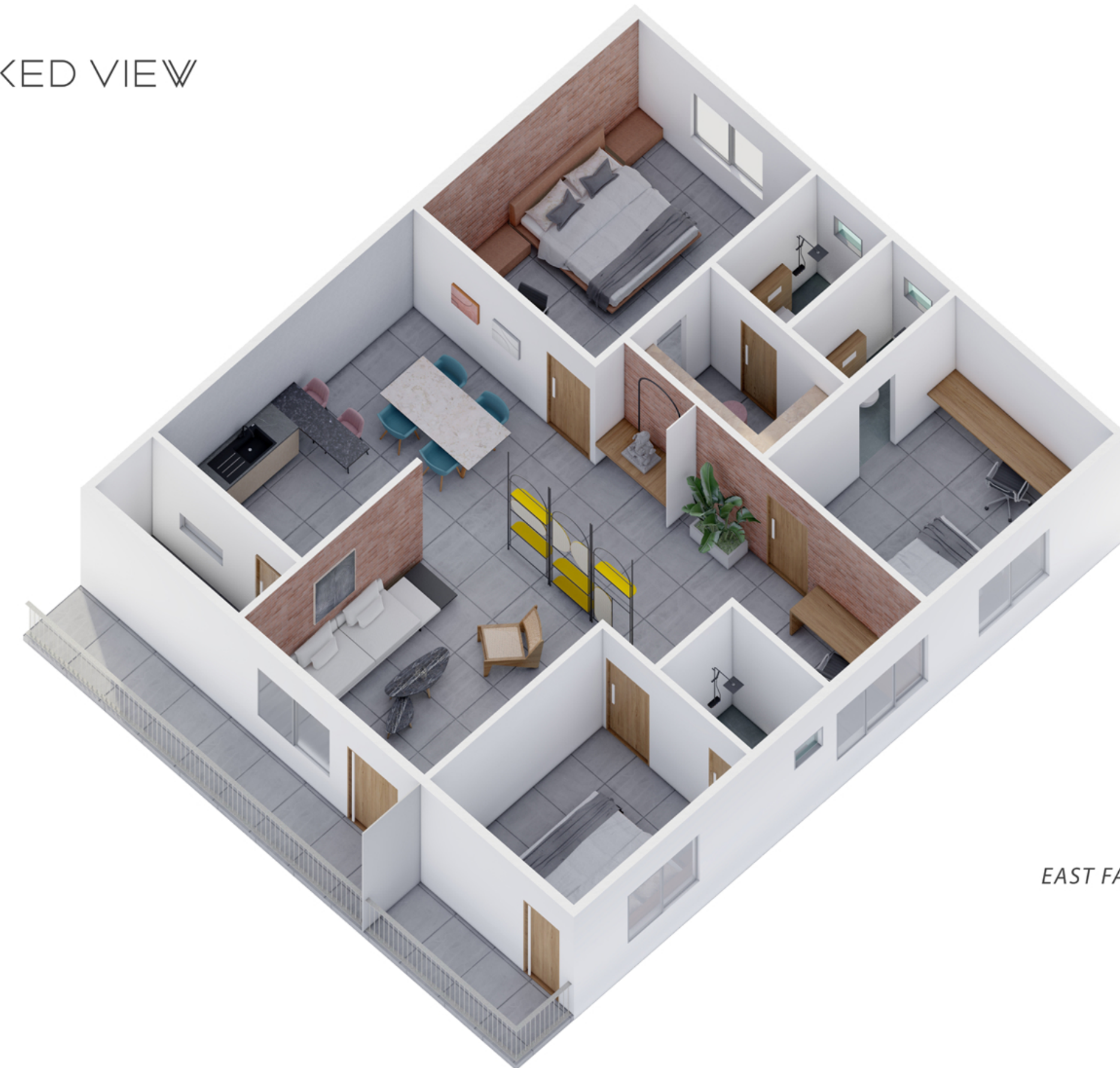


BLOCKED VIEW



NORTH FACING FLAT

BLOCKED VIEW



EAST FACING FLAT



LOCATION



BEST PROXIMITY

UNDER 5 MINUTES
 GACHIBOWLI STADIUM
 UNIVERSITY OF HYDERABAD
 TCS SYNERGY PARK
 INFOSYS

UNDER 10 MINUTES
 KIMS HOSPITAL KONDAPUR
 CAPITAL CITY MALL
 BOTANICAL GARDEN
 IKEA HYDERABAD

UNDER 20 MINS
 AMAZON HYDERABAD
 WIPRO
 MIYAPUR METRO STATION
 INDIAN SCHOOL OF BUSINESS

SPECIFICATIONS



STRUCTURE

RCC FRAMED STRUCTURE, RESISTANT TO WIND AND EARTHQUAKE (ZONE-2)



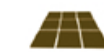
WALL FINISH

INTERNAL WALLS & CEILING PAINTED WITH ASIAN PAINTS ACRYLIC EMULSION OR EQUIVALENT MAKE OVER SMOOTH (LAPPAM/PUTTY) FINISHED SURFACES.



EXTERNAL WALLS

WEATHER PROOF CEMENT / TEXTURED PAINT OF ASIAN PAINTS OR EQUIVALENT MAKE. ENAMEL PAINT OF ASIAN PAINTS OR EQUIVALENT MAKE ON ALL MS RAILINGS.



FLOORING

VITRIFIED FLOOR TILES 600 X 1200 OF SUPERIOR QUALITY IN DRAWING, LIVING, DINING, BEDROOM, KITCHEN AREAS. ANTI-SKID CERAMIC FLOOR TILES OF SUPERIOR QUALITY IN BATHROOMS & IN KITCHEN UTILITY AREAS & BALCONIES



DOORS

MAIN DOORS - TEAK WOOD DOOR FRAME & TEAK WOOD OR VERNIER FINISHED FLUSH DOOR SHUTTER WITH MELAMINE POLISH. SS HARDWARE OF SUPERIOR QUALITY. INTERNAL DOORS TEAK WOOD DOOR FRAME WITH MODULE FLUSH SHUTTERS OF SUPERIOR QUALITY WITH PAINT FINISH & HARDWARE.



WINDOWS

UPVC FRAMED GLAZED SLIDING/OPEN SHUTTER WITH GLASS.



ELEVATORS

HIGH SPEED AUTOMATIC PASSENGER LIFTS WITH RESCUE DEVICE WITH V3F FOR ENERGY EFFICIENCY. LIFT LOBBY AREA WITH GRANITE OR TILE CLADDING.



SANITARY FITTINGS

CERAMIC WARE OF JAGUAR OR EQUIVALENT MAKE. CP FITTINGS OF JAGUAR OR EQUIVALENT MAKE IN ALL TOILETS.



TILE CLADDING & DADOING

TOILETS GLAZED CERAMIC TILE DADO OF REPUTED MAKE UPTO 7' HEIGHT. UTILITY TILE DADO UPTO 3' HEIGHT OF REPUTED MAKE.



KITCHEN

GRANITE WORK TOP WITH SS SINK OF SUPERIOR QUALITY. MULTIPLE POWER POINTS IN KITCHEN WITH MULTI-PIN 6/16A SOCKETS. PROVISION FOR WASHING MACHINE IN UTILITY AREA.



CORRIDORS

GRANITE OR VITRIFIED FLOORING FOR ALL CORRIDORS.



ELECTRICAL

PVC INSULATED COPPER WIRES OF POLYCAB OR EQUIVALENT MAKE MODULAR SWITCHES OF LEGRAND OR EQUIVALENT MAKE WITH SUFFICIENT POWER OUTLETS & LIGHT AREA.



BACK-UP FOR POWER

GENERATOR POWER BACK-UP FOR FLATS, LIFT & LIGHTING FOR COMMON AREA WITH ACOUSTIC ENCLOSURE FOR UNINTERRUPTED POWER SUPPLY.



PARKING MANAGEMENT

PARKING IS OPTIMALLY DESIGNED TO SUIT THE EASE OF PARKING



LANDSCAPING

BEAUTIFULLY LANDSCAPED GARDENS WITH ECO-FRIENDLY FLATS AS PER DESIGN



TELEPHONE / DATA CONNECTION

TV OUTLETS IN LIVING AREA, MASTER BEDROOM, CHILDREN BEDROOM & LIVING AREA



VASTU

100% VASTU



ELEVATION

CONTEMPORARY ELEVATION



NIRVANA



The carefully planned home makes the best use of space at every turn with a well proportioned living and dining area , an expansive kitchen and work area.

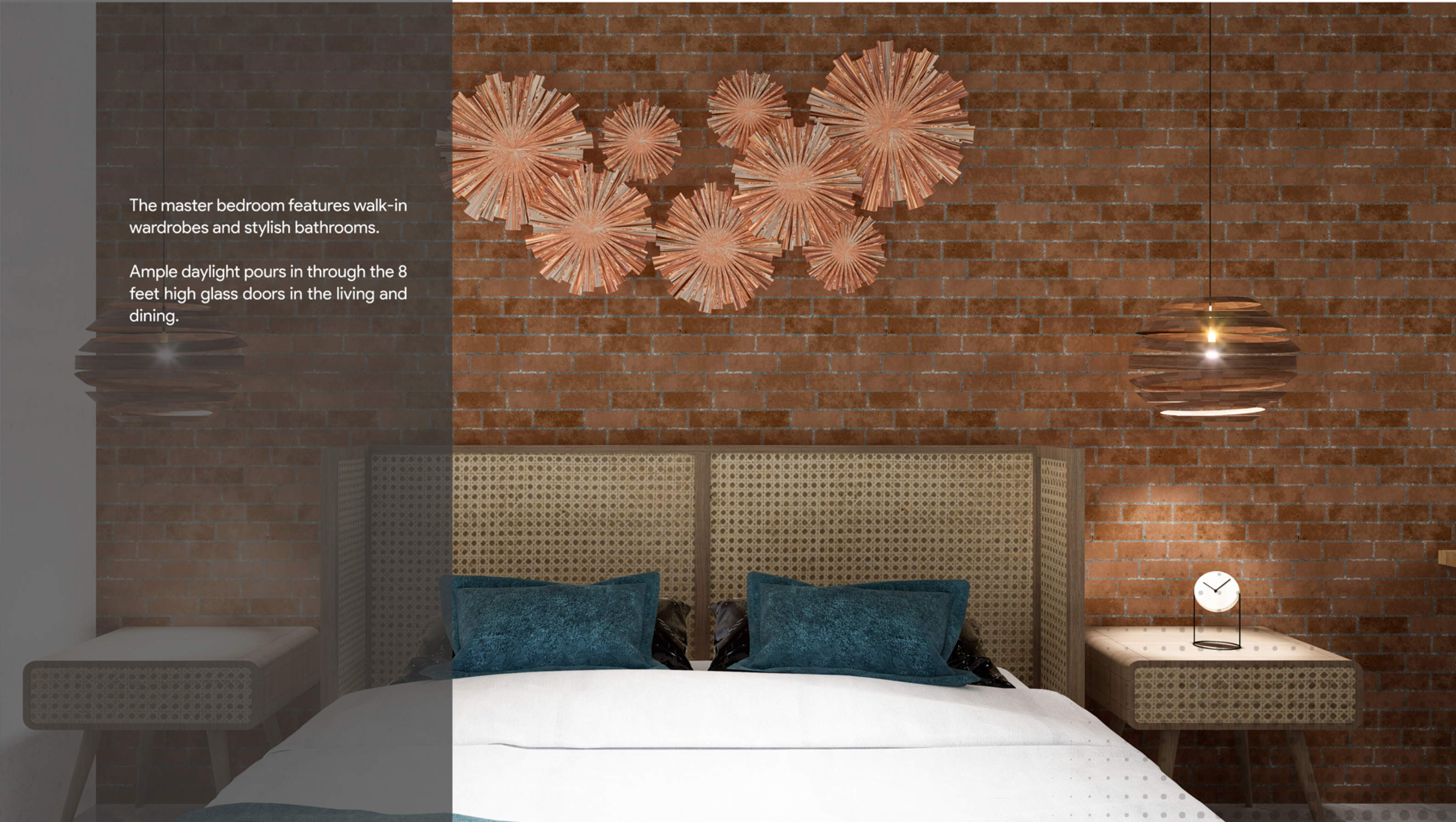
The plan is fully vastu compliant and emphasised upon. This user-friendly floor plan offers rooms with ample amount of natural lighting and ventilation to all the spaces. The premium quality construction ensures your quality of living in its utmost luxury.





The master bedroom features walk-in wardrobes and stylish bathrooms.

Ample daylight pours in through the 8 feet high glass doors in the living and dining.



OFFICE ADDRESS

Plot no. 1 , Freedom Cross, 4th floor,
Krithika layout madhapur
Hyderabad
500081

SITE ADDRESS

plot no 310, Masjid banda main road,
Prabhupada township, Kondapur ,
Hyderabad, 500084

CALL NOW

+ 91 8179148285

KNOW MORE

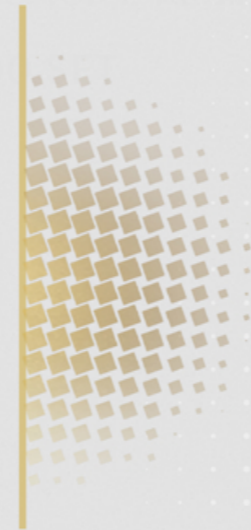
www.nirvanainfrabuild.com

Home is where every story begins.....

NIRVANA
BELLEZA

PREMIUM 3 BHK APARTMENT

Luxury living at its Finest



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www.nirvanainfrabuild.com

+91 8179148285