

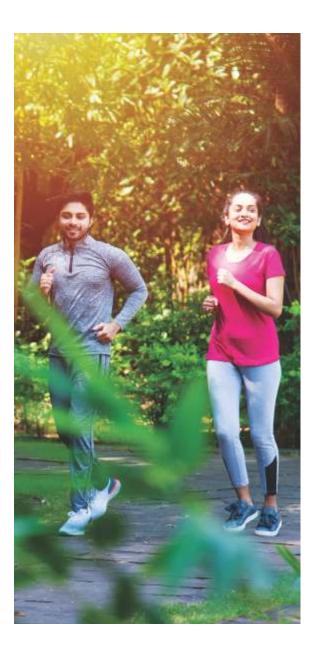


Aim for the stars. Seek the ultimate in lifestyle. Not a hurried luxury but a life of leisure. Savor the luxury in the lap of greenery. When the spaces are fast shrinking in Hyderabad city, here is an opportunity to live an elevated lifestyle. Nothing beats the exclusivity of your villa at Nandan Emerald. Abutting ORR and Silver Oaks International School, you are about to experience luxury in collaboration with pure elements.

All 4 BHK Units + Home Theater East & West Facing Villas 3392 Sft & 3392 Sft Areas 400 + Triplex Villas

All 4 BHK Units East Facing: 2765 Sft West Facing: 2701 Sft **Exclusive Clubhouse**

OUTER RING ROAD







PROJECT HIGHLIGHTS

HMDA-Approved Housing community of Luxury Villas

56-Acre Housing community

400+ All Triplex villas

East & West facing villas

Vastu compliant planning

All round compound wall with Greenery

200 Sq Yds - 3392 Sft Villas East & West

165 Sq Yds - East facing: 2765 Sft , West facing villas: 2701 Sft

No compound walls for villas

100', 50', 40', 33' & 30' wide Internal BT Roads

Avenue Plantation

Designer Landscaping

Parks & Play areas

Exclusive clubhouse 24-hr Water supply

Generator for power back-up to common areas

24-hr Security

Temple

Majestic Entrance gate

Jogging track

THE FREEDOM CALLED OUTDOORS

Children play area

Covered Seating area

Party lawns

Reflexology Walking Track





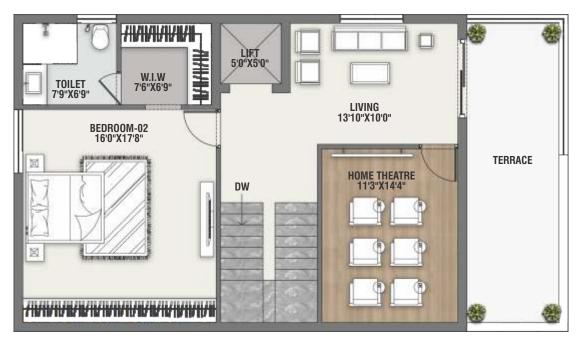


EAST-FACING TRIPLEX VILLA

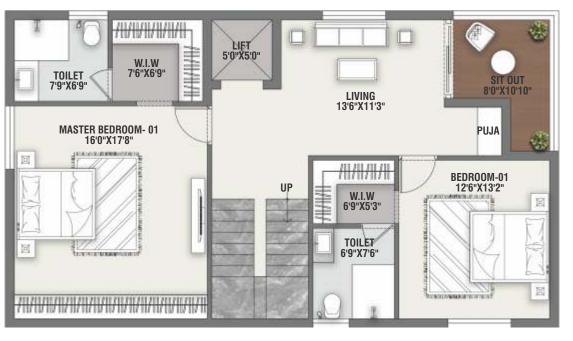


200 Sq yds. | 56'6" X 33'0"

Total Area	3392 Sft
Second Floor	984 Sft
First Floor	1204 Sft
Ground Floor	1204 Sft
No of Floors	G+2



SECOND FLOOR PLAN





FIRST FLOOR PLAN





WEST-FACING TRIPLEX VILLA



200 Sq yds. | 56'6" X 33'0"

Total Area	3392 Sft
Second Floor	984 Sft
First Floor	1204 Sft
Ground Floor	1204 Sft
No of Floors	G+2



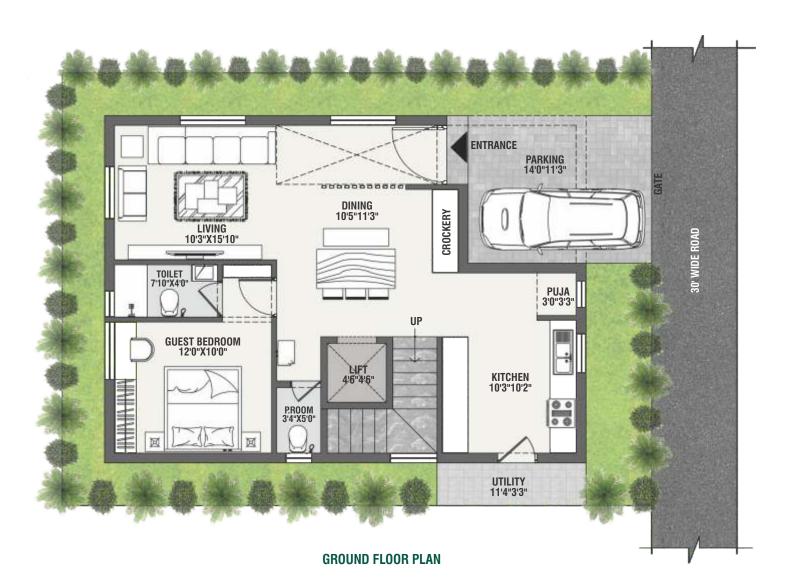
SECOND FLOOR PLAN





FIRST FLOOR PLAN





EAST-FACING TRIPLEX VILLA



Total Area	2765 Sft
Second Floor	675 Sft
First Floor	1045 Sft
Ground Floor	1045 Sft
No of Floors	G+2





SECOND FLOOR PLAN











WEST-FACING TRIPLEX VILLA



165 Sq yds. | 45'0" X 33'0"

Total Area	2701 Sft
Second Floor	753 Sft
First Floor	974 Sft
Ground Floor	974 Sft
No of Floors	G+2

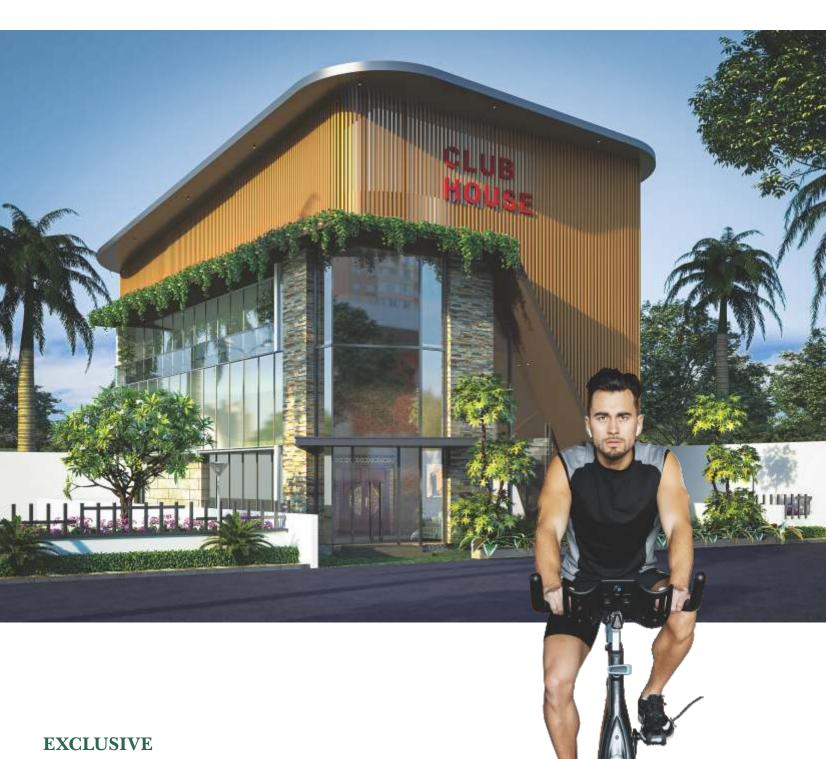


SECOND FLOOR PLAN





FIRST FLOOR PLAN



CLUB EMERALD



Swimming pool with changing rooms



Multi-purpose hall



Gymnasium, Aerobics/ Fitness room



Indoor games enclave (Caroms, Table Tennis, etc.)



Yoga/Meditation Studio



Provision for Library



Guest rooms



Association office



Provision for Supermarket



Vegetable kiosk



Children play area



Multi-purpose courts

An exclusive **Club Emerald** is where the community celebrate festivals, party hard and spend good times together. Replenish your energies by pursuing physical fitness, attend parties or take children to swimming pool and interact with neighbours over indoor games. The clubhouse is the ultimate place to connect and have loads of fun.

RCC WORK

M20 (1:1.5:3) grade. Steel with TMT ISI



SPECIFICATIONS

SUPER STRUCTURE

All external walls of 9" thick and internal walls of 4.5" thick brick walls with solid concrete bricks in CM 1:6 cement plaster in two coats and a luppam finish for all internal walls.



FLOORING

Vitrified tiles of 2' x 2' size in all rooms except toilets. Anti-skid tiles in toilets. Designer cement files flooring in parking. Ceramic tiles in covered terraces and balconies. Cement flooring with waterproofing treatment in the open terrace.



WOOD WORK

The main door frame is of Teak wood and all other door frames are of standard best wood. Shutters in good quality flush doors. UPVC windows with sliding glass. Toilet doors are water-proof.



PAINTING

Internal & Ceiling - All internal walls with plastic emulsion paint (Branded) External Walls - Exterior emulsion for all external walls and Texture paint for front elevation as per design.



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. Antiskid tiles flooring for all bathrooms and glazed tiles dado up to door top level, ventilator with louvers.



WATER SUPPLY

All pipelines will run from the overhead tank to toilets and kitchen and wherever the wash-basins are provided.



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 oven, mixer & grinder in kitchen. 3-Phase power supply with 5KVA for each villa. MCBs provision with meter and boards. All electrical fittings of branded make.



SANITARY WARE

Best brand or equivalent sanitary fittings with CPVC pipelines. Three washbasins per villa - one in the dining, one in the Master bedroom, and the third one as per the customer's choice would be provided.



COMPOUND WALL

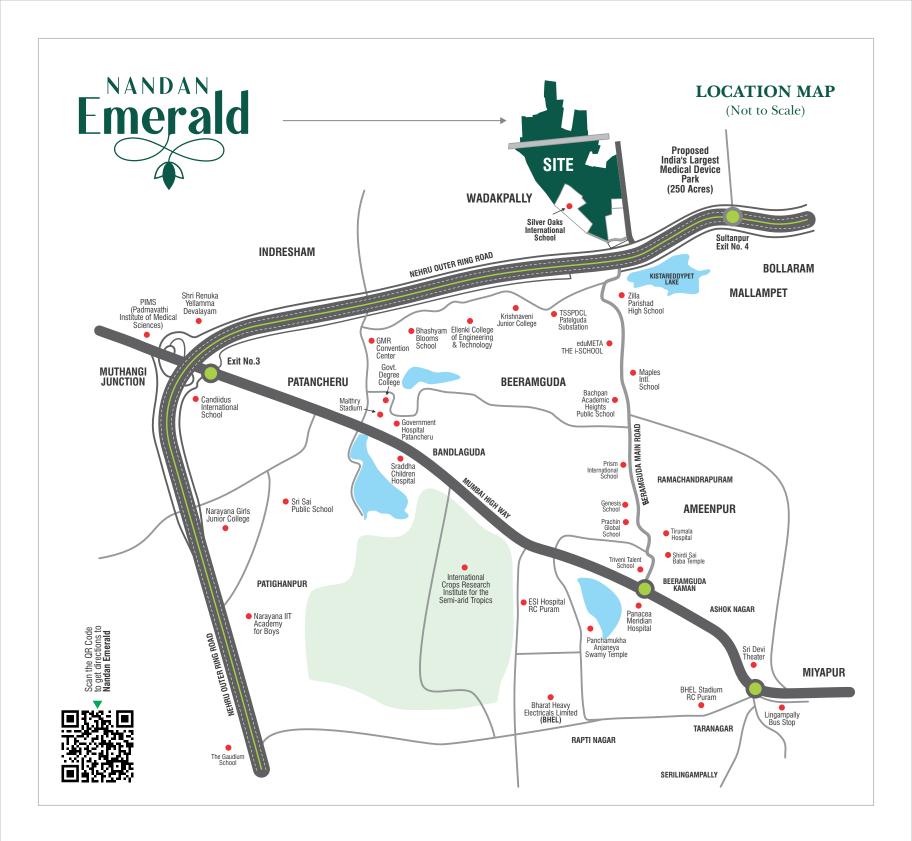
Common compound wall and the half-distance wall on the roadside (one road only in case of corner).



STAIRCASE RAILING

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







A PROJECT BY



MANTOOR INFRASTRUCTURE PVT LTD

Plot No: 2, 2/A, 2/B, NH-9, Madeenaguda, Miyapur, Hyderabad - 500 049, Telangana





TS RERA NO: P01100006238