

# NIRVANA ELITE 5

*Luxury living at its Finest*

LAVISH 4 BHK LUXURY RESIDENCES

3600 SFT





# NIRVANA ELITE 5

## OVERVIEW

Are you looking to invest in the most luxurious apartment in the heart of Hyderabad City ? If you crave for all the amenities offered by a flat but do not want to limit it to one of the many concrete jungles of piled up cloned floors, then your search ends here !

We at Nirvana, are offering you the most eco-friendly yet luxurious life experience with a spacious one whole floor to yourself, and guess what, each floor is as unique as you are !

*Elevate the art of Luxury*



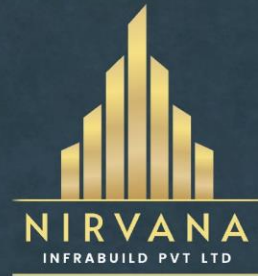
*Experience the Upgraded lifestyle*

# NIRVANA ELITE 5



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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. As a construction firm, our focus is always concentrated upon designing with cognizance, and these nuances have come a long way.

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

## OUR PREVIOUS PROJECTS

### NIRVANA VIVANTA

- Bachupally, Hyderabad
- 10620 sft
- 2022

### 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 CROSTOWN

- Bachupally, Andhra Pradesh
- 12420 sft
- 2023

### 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



# NIRVANA ELITE 5

## ABOUT THE PROJECT

Nirvana Elite 5, is a carefully curated project assimilating ideas of highly qualified architects and engineers at Nirvana.

A cohesive and interactive layout of a 4bhk flat is finished in a 3600 sft area, and each of these are on individual floors. The tiny details from the mouldings to the shades of the interiors and thoughtfully chosen and curated for the user. Each apartment is planned with luxurious and spacious lounges, decks, balconies, and servant quarters. Going far beyond the essential iterations, the abode holds up a distinct persona.

The high ceilings, and the uninterrupted gallery of diaphanous daylight that flows in through the glass doors and landscaped decks re-establishes the connection towards the nature and outdoor elements.

The Nirvana Elite amalgamates the revered architecture of the residential home on the outside and familiar warmth on the inside within its embark.





## SPECIFICATIONS

- **MOST EFFICIENT SPACE PLANNING**
- **SMART LOCKS**
- **MOTION SENSORS**
- **WATER SAVING EFFICIENT TAPS**
- **8 FEET HEIGHT MAIN DOOR**
- **RED BRICK CONSTRUCTION**
- **CONTEMPORARY DESIGNER FACADE**



## LOCATION

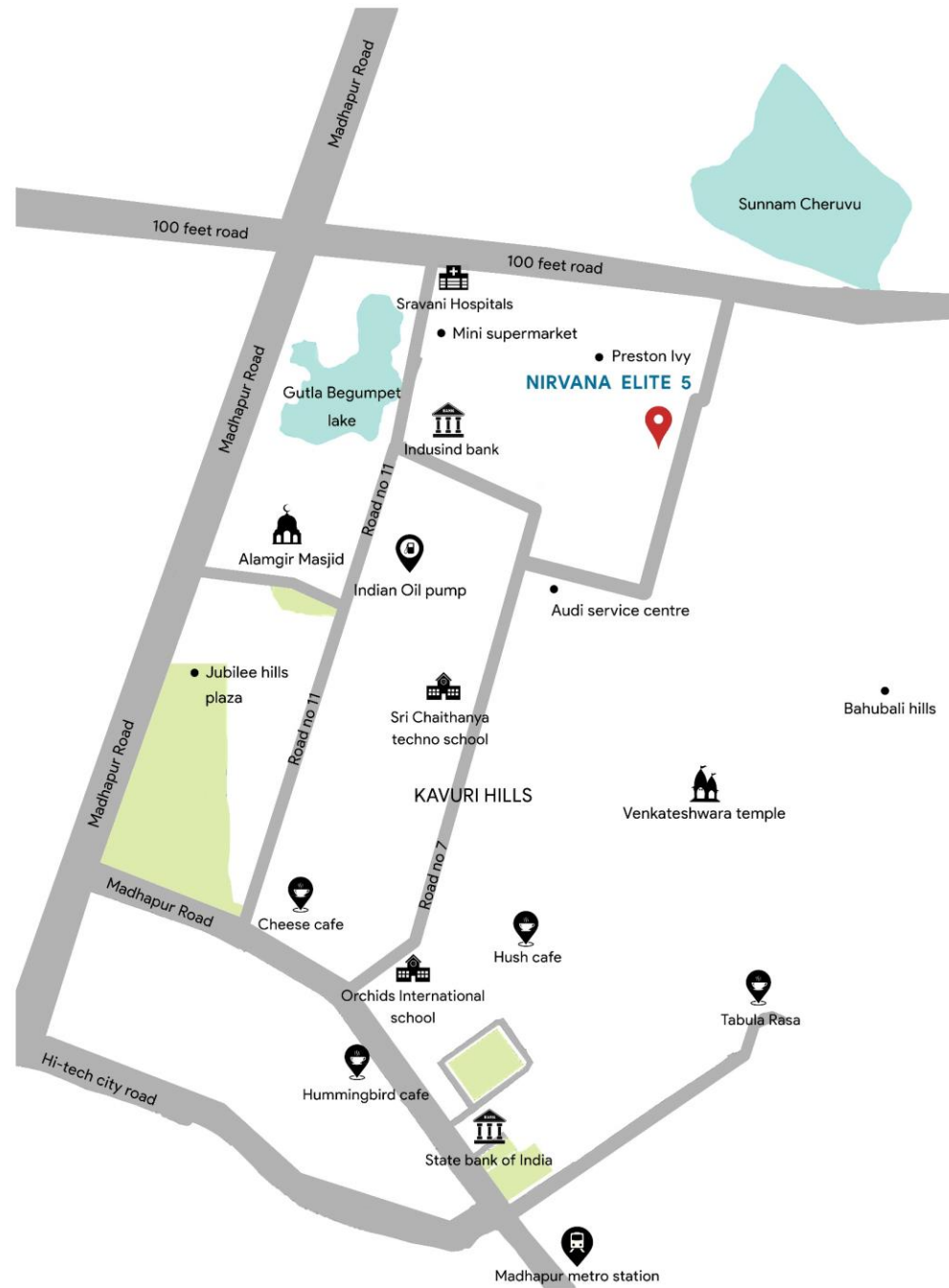
Opp Audi service centre

Beside Ayanna pride

Kakateeya hills

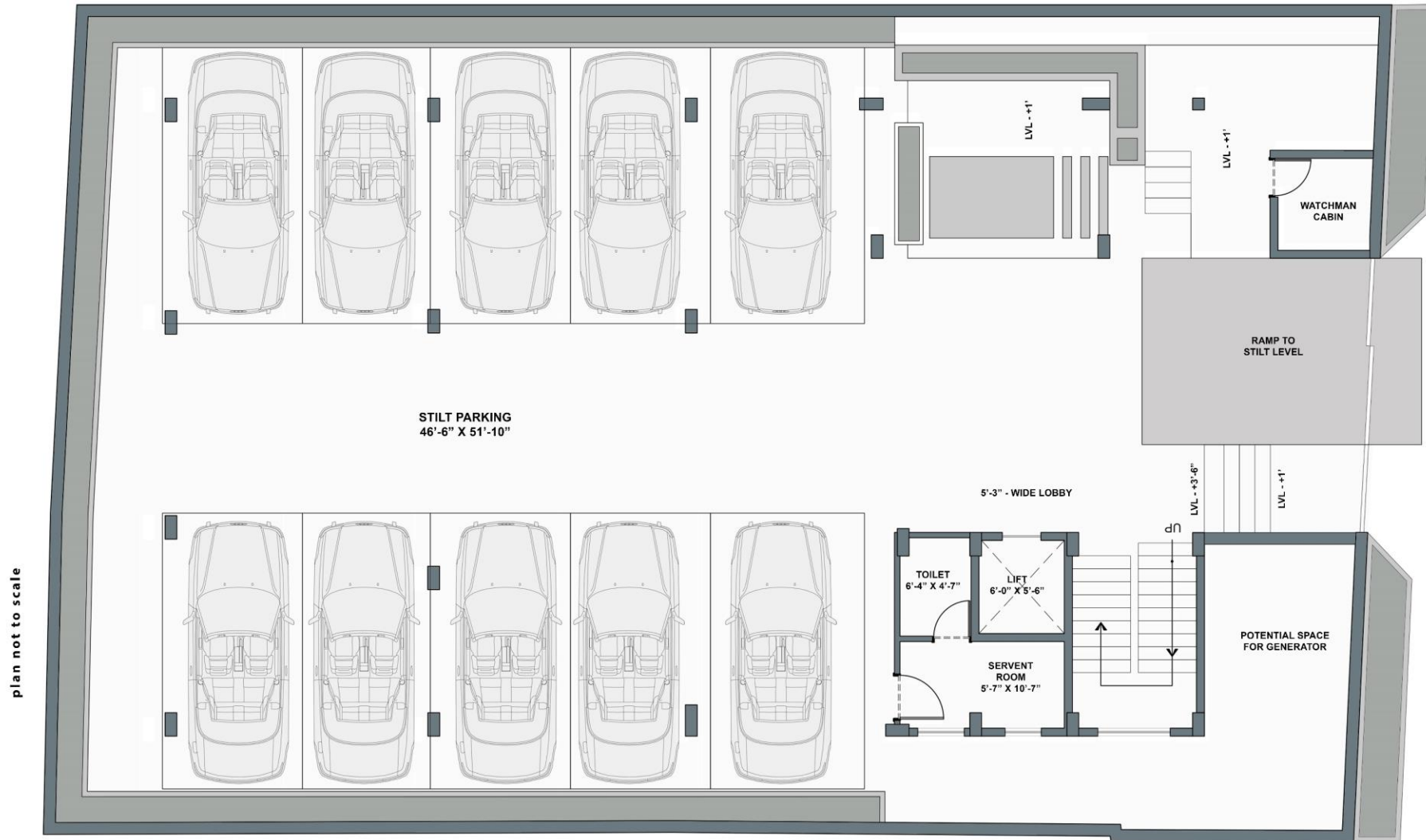
The Nirvana Elite 5 is strategically located near the Kavuri hills, as it is one of the most posh and prime residential neighbourhood and has unmistakably turned out to be a prestigious address in Hyderabad.



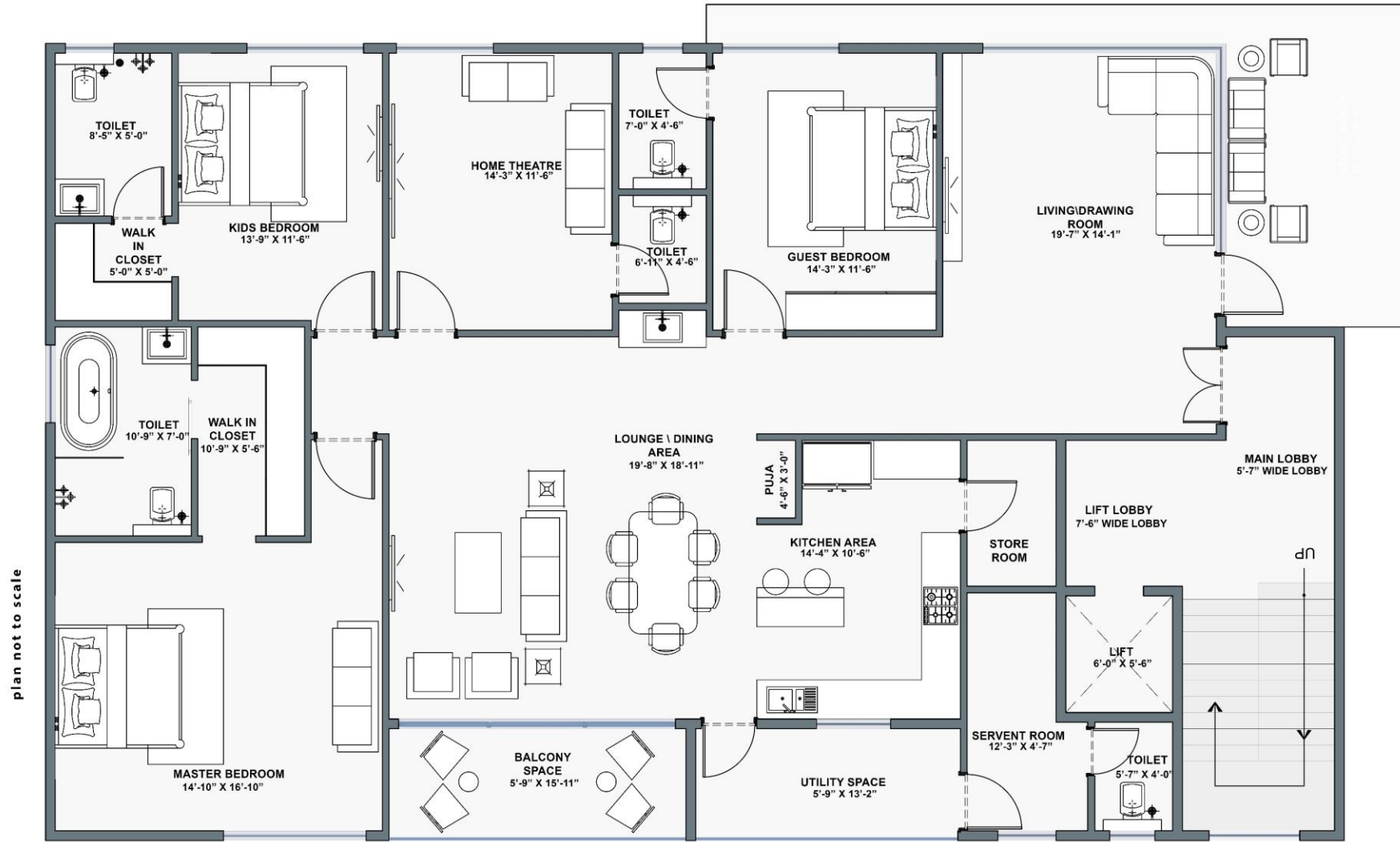




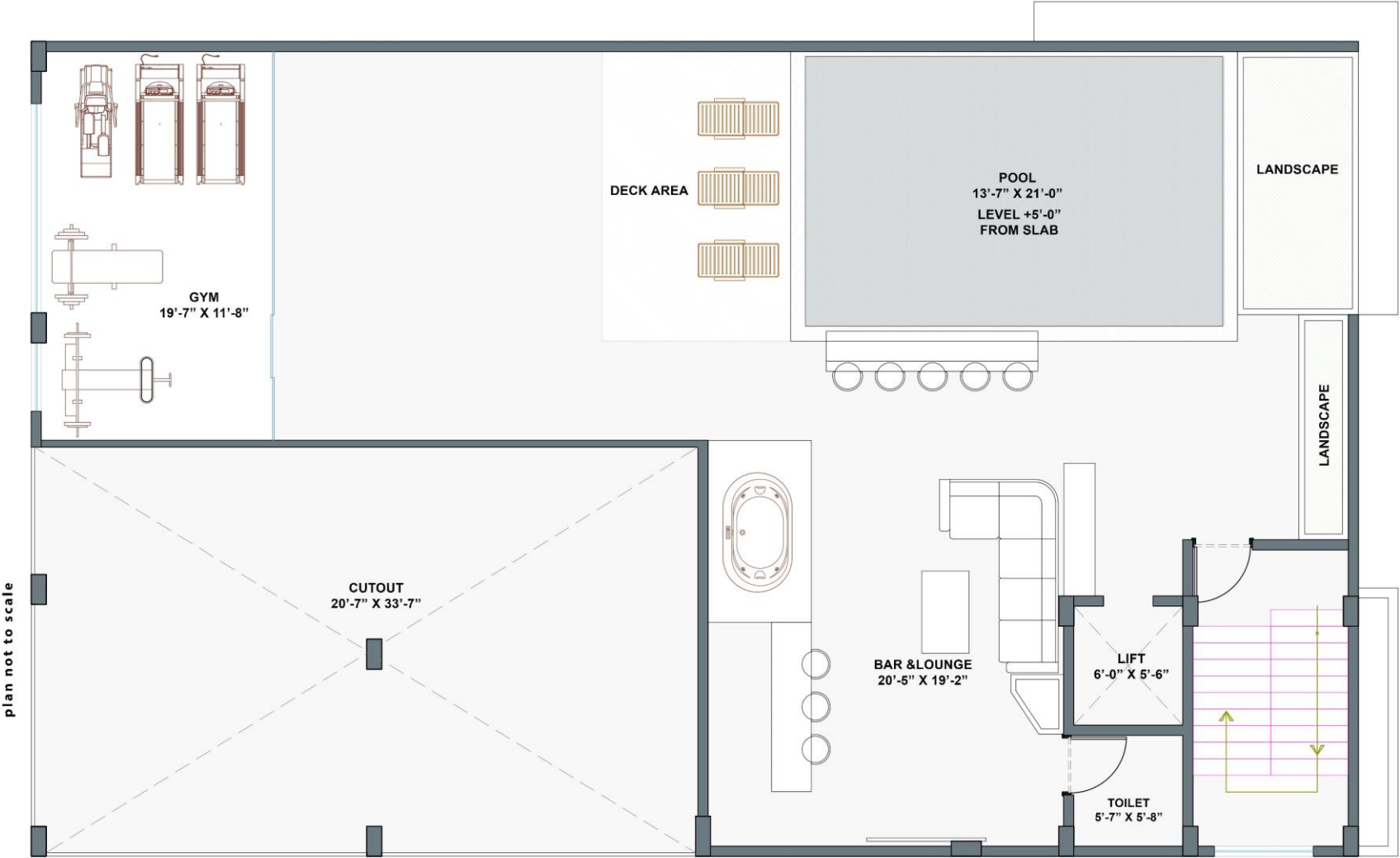
isometric view



STILT FLOOR LAYOUT



TYPICAL FLOOR LAYOUT



TERRACE FLOOR LAYOUT

# AMENITIES

SWIMMING POOL

JACUZZI

OUTDOOR HOME THEATRE

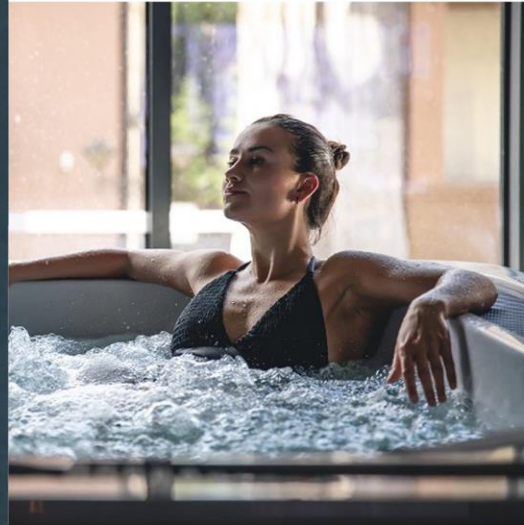
FULLY FUNCTIONAL GYM

AUTOMATIC BRANDED LIFT

SOLAR POWER FOR COMMON AREAS

24/7 POWER BACKUP

## JACUZZI



Dip yourself in luxury with an exclusive jacuzzi. The surroundings are designed in such a way that you get the perfect ambiance for rejuvenation and relaxation

## SWIMMING POOL



Unwind your day at our pool or host a weekend pool party, what more relaxing than taking a plunge after a day's hectic work at office ?

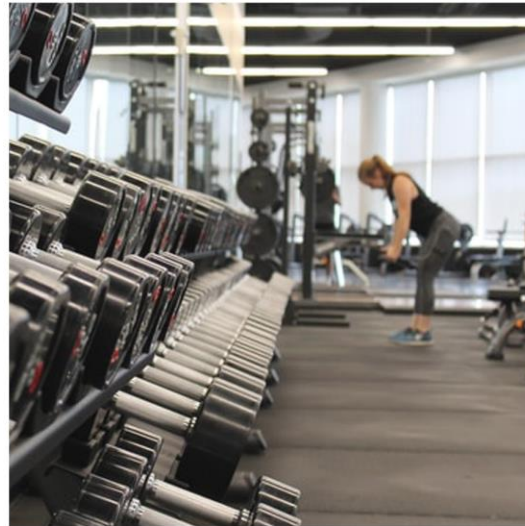


## OUTDOOR HOME THEATRE



watch a football match or movie with your family or host a party by the outdoor theatre with your friends , we have a spacious outdoor theatre to get you covered.

## GYM



Live a healthy lifestyle in our spacious gym where you can unwind yourself, workout or tone your muscles. The project is just for you if you need a private gym for yourself and do not like the interruptions of a lot of people.

## SOLAR POWER



Common areas are powered by solar powered panels and are backed by 24/7 power throughout that helps you cut the maintenance costs.



# NIRVANA ELITE

## INTERIORS

The high ceilings, and the uninterrupted gallery of dappled daylight that flows in through the glass doors and landscaped decks re-establishes the connection towards the nature and outdoor elements. So as to provide a grand transition between spaces, wide and 8ft tall doors are designed between the spaces.

At Nirvana we have already assiduously cornered on vendors to get you the best deals and to take the right decisions about the interiors, air conditioning, lighting and everything from a to z.

## TYPICAL LIVING ROOM



images are only for visual representation

The living area is the cozy space surrounded by windows and glass doors, where light trickles in through the peripheral landscaped decks. Crowned by high ceilings, the level adds to the palatial nature of the interiors.

## TYPICAL DINING SPACE



Images are only for visual representation

Dine in the most luxurious style beside the lounge, enjoying the views through the balcony. Sliding doors provided with an abundance of natural play of light and makes the space airier and more open.

## TYPICAL MASTER BEDROOM



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The master bedroom revels in boundless views of the outdoor deck and conjures a tropically inspired oasis for the master himself. The space is steeped in understated luxury features such as the intricate wall mouldings that runs through the walls. They are also equipped with walk in wardrobes and attached luxurious toilets.

## HOME THEATRE / 4<sup>TH</sup> BEDROOM

The fourth bedroom may also be used as a home theater, or as a space to host your friends over night for a movie night and for the perfect lounge space addition. Lighting panels and acoustic additions can be a perfect addition for a sound proof movie experience.

# NIRVANA ELITE



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## TYPICAL GUESTBEDROOM

# NIRVANA ELITE

## WASHROOM

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The bathroom follows an electric design with an open toilet concept, with plants and a very minimal yet chic design. The premium bathroom fixtures and each taps are carefully chosen so that they are water and energy efficient. The marble flooring and the cladding with the louvers complement well for the most opulent outlook.



## SWIMMING POOL



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The fascinating open to air swimming pool on the terrace and the deck that surrounds it, is a perfect space to host a pool party or to get a peaceful and relaxing time at the lounge beside it. Equipping ourselves with the futuristic advancements in technology, motion sensors and smart locks are incorporated into the design.

## TERRACE SPACE

Terrace space has this very cosy seating area designed like an amphitheatre in levels, surrounded by lush green plants and trees, giving a resort like ambience of pool deck and lounge areas. The open air space is the perfect spot to host a get together with friends and family. The lighting is also planned accordingly to bring in all the vibrance.

*Home is where every story begins.....*



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3600 SFT



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