

A project by



**DESIGNED FOR
DELIGHTFUL LIVING.
COME ON IN. _____**



No. P01100010067

NLC RIVA

MAKE LIFE BEAUTIFUL

**2 & 3 BHK GATED COMMUNITY LUXURY APARTMENTS
@ GANESH NAGAR, AMEENPUR, HYDERABAD**



NLC
RIVA
A stylish address

5 FLOORS
+ STILT

**LOOKING FOR
CLASS UNMATCHED?
FIND IT HERE.**

For those constantly in the quest for things that are regarded as the finest. For those who've set for themselves, standards that are hard to match. For those who are known to be an example themselves. For those whose social standing can be matched only by a few. For those who always seek class that is unmatched, here's a home for them. A home that complements them, complements their taste and the way they live.

Unveiling NLC Riva. An address that's a manifestation of sheer class.





**SEEKING THE
BEST LEISURE?**
▲ IT'S RIGHT HERE.

Essen Elegance is a complete home in the sense that it has for you leisure facilities and luxuries that you would otherwise go looking for, outside. Not just weekends, here you will make even your weekdays the most fun days of your life. With a play area for tots and toddlers, sports facilities for youngsters, health and wellness center for grown-ups, and a community hall for the veterans, there's something to please everyone.

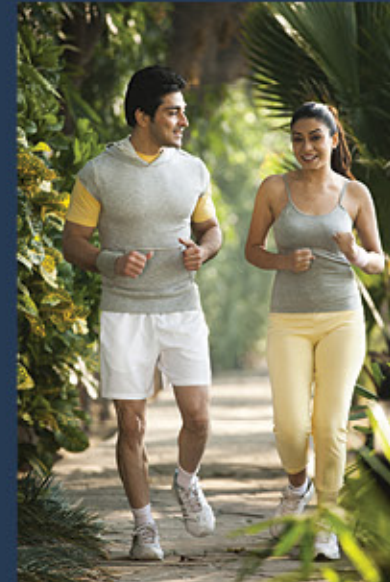
1200 sft TO 1760 sft

NLC
RIVA
A stylish address

55 UNITS

AMENITIES & FACILITIES

GRAND ENTRY WITH SECURITY	RAIN-WATER HARVESTING PITS
KIDS PLAY AREA	CC CAMERAS SECURITY
TOT LOT	EXCELLENT VENTILATION
OPEN GYM	100% VAASTU
MULTI PURPOSE HALL WITH GARDEN TO USAGE ALONG WITH HALL	EV 2 CAR AND 6 BIKE COMMON CHARGING
QUALITY CONSTRUCTION	AMPLE CAR PARKING
WATER SOFTENER	SOLAR FENCING
POWER BACK-UP GENERATOR	CRICKET PRACTICE NET
WALKING TRACK	SHUTTLE COURT



NLC RIVA

A stylish address

TYPICAL FLOOR PLAN

Area Statement

Flat No.	1	2	3	4	5	6	7	8	9	10	11
Type	3 BHK	2 BHK	2 BHK	3 BHK	2 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK
Facing	West	West	West	West	East	North	East	East	East	East	East
Saleable Area (Sft.)	1760	1200	1200	1700	1200	1450	1755	1660	1200	1200	1745



**NEED CHOICES
AMONG THE BEST ?
YOUR SEARCH ENDS HERE.**

Devoid of common walls between the flats, NLC Riva is the kind of home that will have you besotted. Spread wide across and delightfully set amidst blooming greenery, you can choose from 2 BHK and 3 BHK homes that are designed in the area sizes of 1200 sft, 1760 sft, So, if you're looking to choose even amongst the very best, your search will stop here.

NLC RIVA

A stylish address

SPECIFICATIONS



STRUCTURE

RCC-framed structure with red bricks. Internal and external double-coat cement plastering.



DOORS & WINDOWS

Main Door: Teak frame with designer veneer shutter with melamine polish with brass / SS fittings.

Internal Doors: Teak wood frames with laminated flush door shutter SS fittings.

Windows: UPVC sliding shutters with mosquito mesh designed with MS painted grills.



STAIRCASE & CORRIDORS

Granite / tiles flooring for staircase and corridor, SS railing for staircase.



PAINTING

Internal: Two coats of putty and Asian Tractor Emulsion paint over a base coat of primer in all rooms.

External: Asian Apex painting with Wall Care putty and texture.

Common Area: Asian Tractor Emulsion.



FLOORING

Somany or equivalent vitrified tiles 800 mm X 800 mm flooring for hall, dining, kitchen, bedrooms. Balcony and utility. Anti-skid tiles in toilets.



KITCHEN

Black granite platform with stainless steel sink. Provision for chimney, water purifier, microwave oven and washing machine in utility area.



TOILETS

All toilets consist of

- EWC floor-mounted of Hindware or equivalent make.
- Hot and cold wall mixer with shower, provision for geyser in all bathrooms.
- All fixtures are CP-coated of Hindware or equivalent make.
- Health faucet for all toilets.



TILE CLADDING & DADOING

Toilets: Somany or equivalent designer matt ceramic tile dado.

Kitchen: Glazed ceramic tile dado above kitchen platform.

Utility / Wash: Glazed ceramic tiles dado.



COMMUNICATION

Internet cable provision in each flat (FTH). DTH cable connection in living, master bedroom.



SECURITY

CCTV cameras. Smart lock for Main door.



LIFTS

lifts with V3F of Kone or equivalent make.



ELECTRICAL

Three-phase power supply for each flat. Concealed conduits with good quality copper wire – V-Guard or equivalent. Modular electrical switches of Legrand or equivalent. One Miniature Circuit Breaker (MCB) for each room. Points for geyser in toilets, washing machine in utility, refrigerator in kitchen or dining, microwave oven in kitchen, air-conditioner in all bedrooms, TV telephone point in living and master bedroom. Internet point provision in children's bedroom.



GENERATOR BACK-UP

Generator will be provided for all common services and six points for 2 BHK, eight points for 3 BHK.

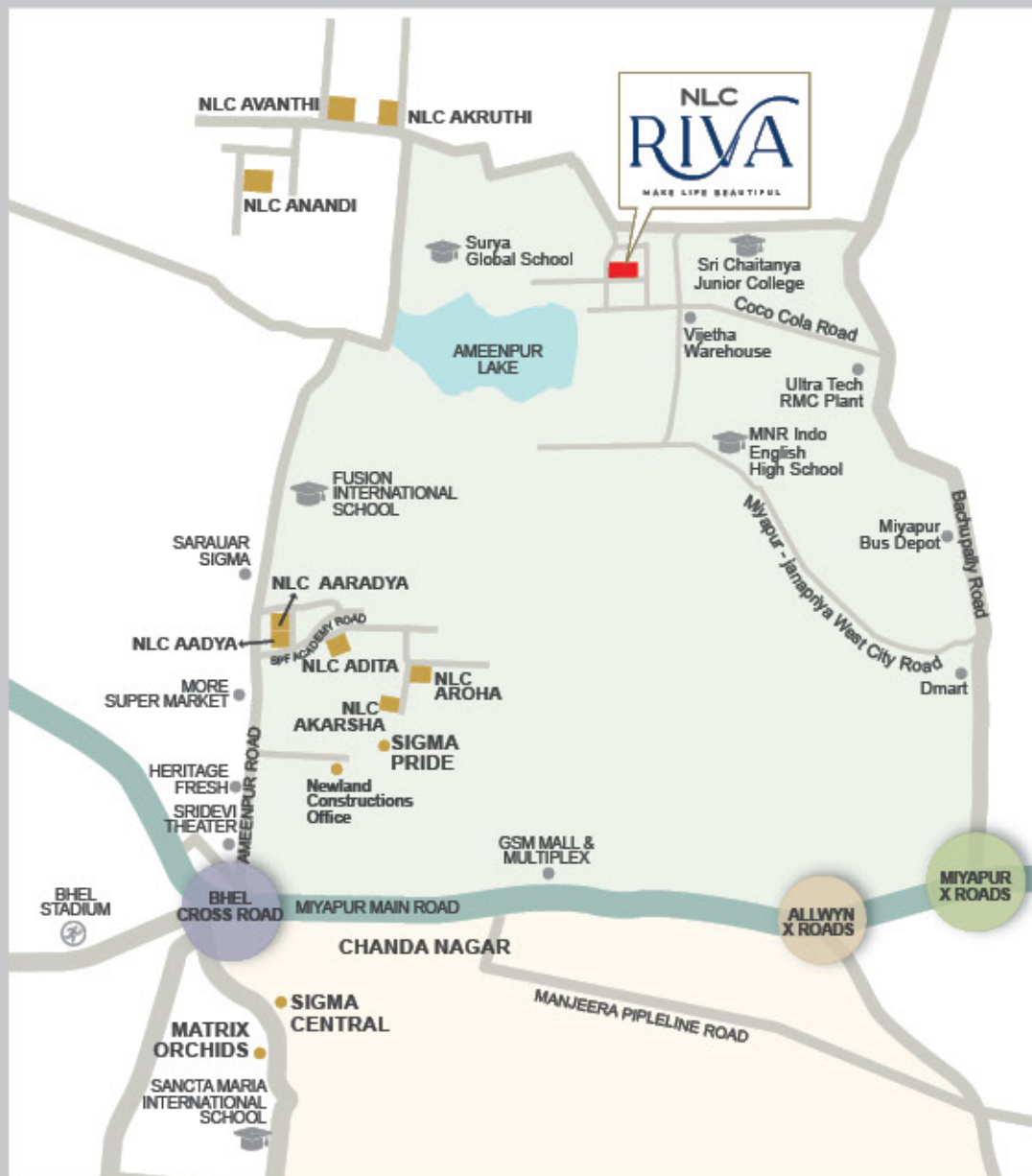


NOTE

- Flat will be handed over for woodwork / interiors after receiving 100% payment only, subject to payment of facilitation cost as may be decided by builder.
- GST, Registration Charges applicable as per government norms.
- Shelves, chajjas, lofts, arches or any kind of modifications / alterations are not allowed.



LOCATION MAP (Not to scale)



WISH TO LIVE WHERE THE BUZZ IS? MOVE IN HERE.

NLC Riva is set in Ganesh Nagar Ameenpur, one of the most and the fastest expanding localities of Hyderabad. Also located nearby are conveniences like fuel stations, schools, colleges, recreation centers and sporting options. Closer around are transportation facilities for residents who travel regularly. So think of this place as a blessing you've been waiting for.



SCAN FOR
LOCATION



Sy. No. 343/16, Bandamkommu,
Beside SPF Academy, Near Govt. School,
Ameenpur, Hyderabad.

Cell : 93476 00723, 95028 27139

Email : newlandconstructions@gmail.com

Website : www.newlandconstructions.com



SCAN FOR WEBSITE



Architects

NS ASSOCIATES

#2, Block 12, HIG-II, APHB
Baghlingampally, Hyderabad

Mob: 90300 63016, 98661 53016