

HOMES WITH
PRACTICAL LUXURIES



A BRIGHT SKY HIGH FUTURE AWAITS YOU AT NIZAMPET



Your Haven of Practical Luxuries

Discover a new era in luxurious living at Pavani Felicity, where innovation meets comfort and practicality intertwines with opulence. Nestled in the heart of Nizampet, just opposite D-Mart, Pavani Felicity proudly stands as the first high-rise residence offering spacious 3-bedroom apartments that sets a new standard for contemporary living in this vibrant community.

At Pavani Felicity, we believe that a home should be a sanctuary of happiness, convenience and peace of mind, which is why we've meticulously designed every aspect of our residences with thoughtful, modern and smarter amenities to cater to the diverse needs and aspirations of your entire family.



The **FIRST HIGH-RISE**
at **NIZAMPET**



273 Units
23 Floors



3 BHK
1791-2514 Sq. Ft.



22,500 Sq. Ft.
CLUB HOUSE



ROOFTOP
POOL



Homes that
welcome you with a
fresh approach



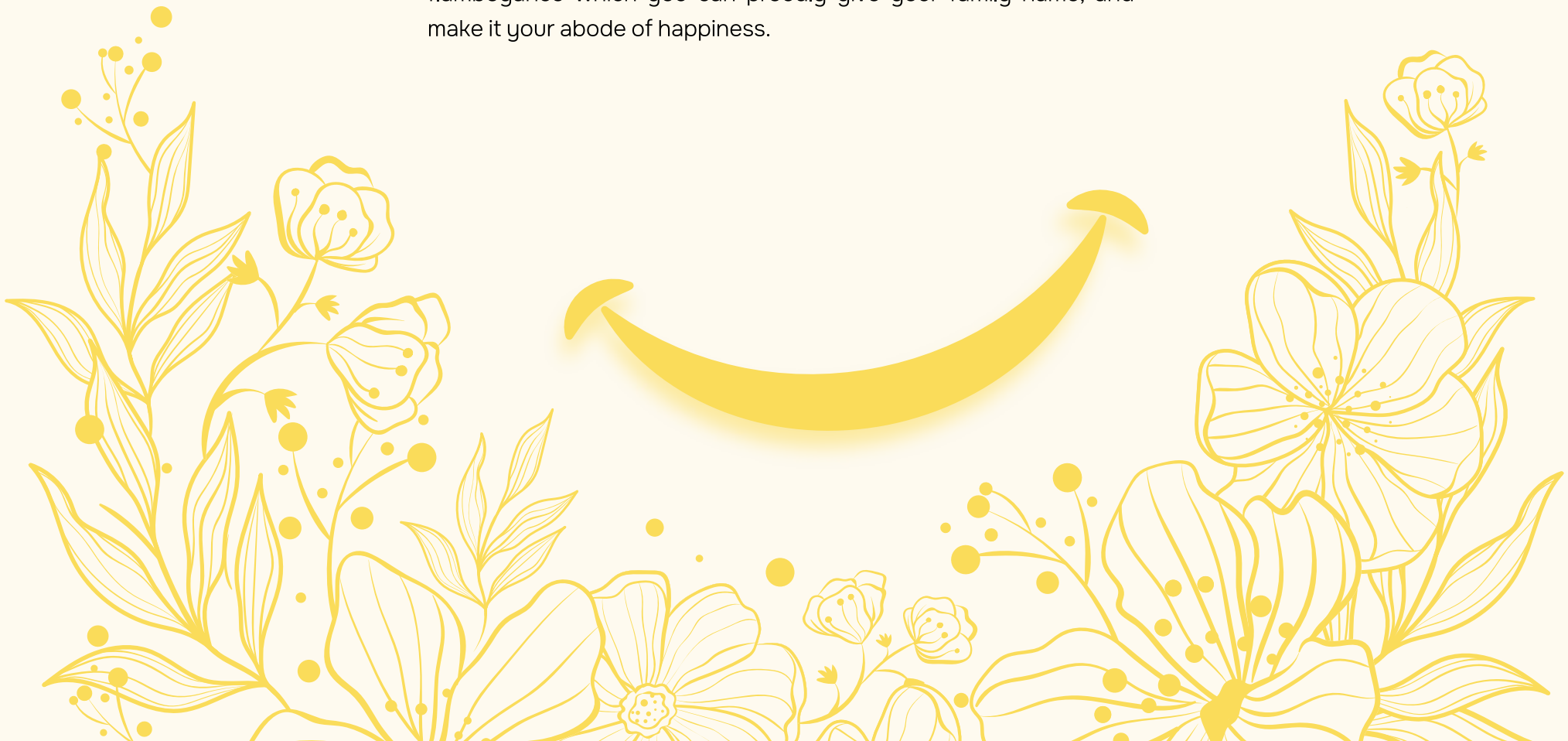


The concept, design, and execution of Pavani Felicity is focused on the significance of preserving spaces and is influenced by Singapore architecture, European landscaping, modern elements, traditional symbols, clean setting, lush greenery and luxe amenities with complete lighting, ventilation and privacy. Right from the entrance facade of this gated wonder, you will find scenic water sculptures and awe-inspiring landscaping welcoming you through a rich ambience. It is this very place where happiness starts to set in your soul. The entire community features innovative conveniences that will enhance your lifestyle and make you experience the perfect blend of contemporary architecture, thoughtful design, and a commitment to sustainability. We've created an environment where you can truly thrive, whether you're starting a new chapter of your life, raising a family, or looking for a serene place to retire.

Homes that bloom with radiant refinement

Our three-bedroom apartments are not just spacious; they are a canvas of sophistication, where your dreams find a place to flourish.

But we don't stop at lavish fixtures. The vibrant colours of your master bedroom will delight you, the charm of the branded fixtures will elate your heart and the luxurious and breathtaking views of the city will hold a majestic trance mesmerising you and your guest with the eloquence, opulence and feeling of pride. Come, live a grand lifestyle in this stunningly sophisticated ambience that has been thoughtfully designed and created for a regal feeling of flamboyance which you can proudly give your family name, and make it your abode of happiness.





Homes that portray excellent space management





Imagine you wake up to the smell of freshly brewed coffee placed by your bedside and you take it to your large spacious balcony where the sun caresses your skin, a cool breeze sways your hair and the birds sing to welcome you to a new day. You look around and find yourself engulfed in the aroma of nature, the fragrance of your favourite flowers and the clouds sneak a peek at you from the canopy of mighty trees. You walk back to your living room, spacious, airy, so bright that every corner seems to be sun-kissed!

Homes with Extremely stimulating environs





Host a barbecue dinner for your children using our terrace barbecue station or spend quality time in the open air theatre with your all time favourite movies and classics. Experience true happiness and make life a celebration at Pavani Felicity. Feel the breeze enveloping you at the observation deck that flutters your mind with stunning views of the city and also lets you celebrate your favourite occasion.

Homes that let you unwind





Whether you need a change from your office scene and work from our dedicated work spaces or take a break from your routine and grab a hot cup of coffee at our cafe, there are unlimited options and services for every aspect of your life.



Yoga Deck



Celebrations Lounge



Open Air Theatre



Smart Open Work Areas

Homes with
22,500 sq. Ft
club culture





Pavani Felicity is proud of its spectacular multi storey clubhouse which is upscale, urbane and advanced. This is a perfect hub for happening community events, festive occasions and celebrations. Bringing the entire community together, the elite clubhouse is the main hangout venue for every resident where there is something for everyone. Got a guest? Don't worry? Put them up in our spacious and comfy guest rooms and entertain them in our terrace garden that offers a choice of leisure zones. The finest amenities of top notch brands that are ahead of the game and impeccable facilities that are unrivalled in class and quality are all here at Pavani Felicity.

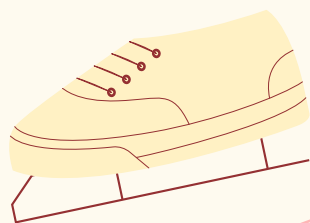
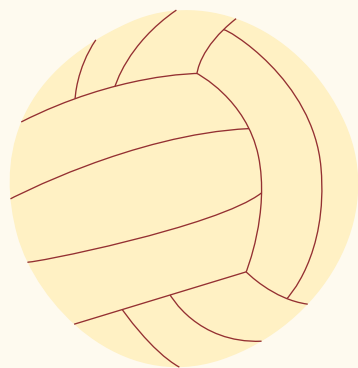
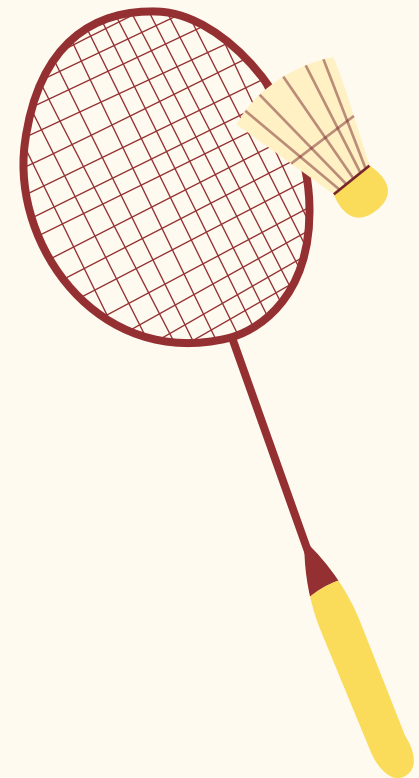
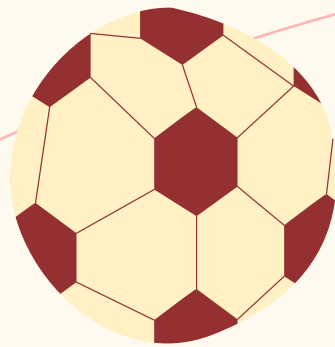
Homes that are
an address of
extreme comfort





Exercises and workouts via sports become a delightful way to stay healthy and fit and attract me to unwind for a long & hectic day ahead. Stick to your fitness routine and keep your health at its peak with our uber-cool gymnasium or take a few laps in our sprawling roof top swimming pool. Unwind with exciting indoor games like chess, carrom and snooker that are assembled to carve out a relaxing and rejuvenating way to spend your evenings with your buddies and provides a light way for mental sharpness disguised in an ambient form of amusement.

Homes with
an ultimate
sports fiesta





Sports & games are what brings people together in a union of joy, free spirited fun and teaches children the values of sportsmanship, strategic planning and team work. Pavani Felicity understands the importance of these principles and utilises its acres of aesthetic space to elevate your lifestyle with exclusive cricket, basketball and skate park.



Indoor Games



Basket Ball Court

Master Plan



Master Plan



- 1 ENTRY / EXIT
- 2 PEDESTRIAN PATHWAY
- 3 DRIVEWAY
- 4 SCULPTURE COURT
- 5 SHADE STRUCTURE WITH WATER BODY
- 6 TRANSFORMER YARD
- 7 CRICKET PRACTICE NET
- 8 VISITORS PARKING
- 9 DROP OFF
- 10 WATER FEATURE
- 11 INFORMAL SEATING WITH SHADE STRUCTURE
- 12 ROCK CLIMBING WALL
- 13 CHILDREN'S PLAY AREA WITH TRAMPOLINE
- 14 PLAY LAWN
- 15 BASKETBALL PRACTICE COURT
- 16 VIEWING COURT
- 17 SKATING RINK
- 18 REFLEXOLOGY PATH
- 19 THEMATIC GARDEN
- 20 SWIMMING POOL
- 21 KIDS POOL
- 22 DECK

First Floor Plan



Typical Floor Plan



Terrace Plan



SWIMMING POOL @ 5TH FLOOR

Terrace Plan



A. Party Zone

1. Party Lawn With Stage
 2. Pedestal With Sculpture
-

B. Elders Zone

3. Seating Plaza With Shade Structure
 4. Informal Seating Area
-

C. Entertainment Zone

5. Stepped Seating
 6. Screenwall
-

D. Hammock Zone

7. Lawn With Hammocks
 8. Seating Ewith Shaded Structure
-

E. Yoga/Meditation Zone

9. Deck With Feature Wall

F. Work From Home Zone with Wifi Connectivity

G. Kids Zone

10. Lego Space
 11. Floor Games
 12. Out Door Class Room
 13. Chalk Board
 14. Group Discussion Area
-

H. Youth Zone

15. Gravel Bed With Sculpture
 16. Barbecue Deck
-

5th Floor Terrace Swimming Pool

17. Main Pool
18. Kid's Pool
19. Pool Deck W / Lounge Chair

Specifications



FRAMED STRUCTURE

RCC frame structure to withstand wind & Seismic Loads.



WINDOWS

5 ft height 3 Track UPVC Sliding windows with glass and mosquito mesh shutters.



FRENCH DOOR (if any)

8 ft height 3 Track UPVC Sliding Doors with glass and mosquito mesh shutters.



SUPER STRUCTURE

5 ft height 3 Track UPVC Sliding windows with glass and mosquito mesh shutters.



DOORS & WINDOWS

All doors of 8ft height and 4ft Main Door & 3'6" Internal Doors and 3 ft bathroom doors: Molded Acacia wood (Engineered wood) door frame and both side laminated flush shutter & S.S. hardware of reputed make with ISI brand Hardware Locks: Godrej / Doorset / Europa / equivalent



FLOORING

Master Bedroom:

Best quality wood ceramic tiles with skirting Other Bedrooms, Living.

Dining & Kitchen:

Premium quality 800mm X 800mm vitrified tiles
Bathrooms, Utilities & wash area: Acid resistant, antiskid 300mm x 300mm ceramics tiles of reputed Brand

Balconies:

Acid resistant, anti-skidceramics tiles of reputed brand

Corridors:

Combination of Best quality granite and vitrified Tiles

Staircase:

Best quality polished kota stone for Landing, riser, threads & skirting Lift Clading



TILE CLADDDING & DADOING

Combination of Best quality Granite and Vitrified Tiles

Bathrooms:

Ceramic tiles dado of reputed brand up to false ceiling height of size 300mm x 600mm

Utility / Wash Area:

Ceramic tiles dado upt 3'0" height of size 300 x 600mm

Kitchen:

Treated water connection and provision of water purifier

Utility:

Provision for washing machine and S.S. Single bowl sink with granite counter
Water meters Individual water meters for all the flats to measure fresh water consumption



BATHROOMS

Wash basin with half pedestal of reputed make kohler/ToTo/equalent EWC with concealed flush tank Hot and cold wall single lever diverter with head shower Provision for geysers in all the bathrooms. All C.P. fittings are of reputed make grohae/kohler/equivalent

Specifications



TELECOM & INTERNET

Telephone point in the Living and Master bedroom intercom facility to all the units connecting security, clubhouse and other common areas.



ELEVATORS

Branded automatic lifts with Stainless steel car finishing, LED Lights, regular fan & CC Camera (Johnson/KONE/equivalent)



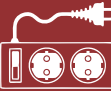
DTH / CABLE TV

Provision for cable connection in Master bedroom and Living room



GENERATOR

100% DG set backup for all the flats, common areas and clubhouse



ELECTRICAL

Concealed copper wiring of Havells/Anchor or equivalent make Provision of Air-conditioners in all the bedrooms Power outlets for geysers in all the bathrooms Power plug for cooking range chimney, refrigerator, micro wave oven, mixer grinder in kitchen Power plug points for TV in the Living and Master Bedroom Miniature Circuit Breakers (MCB) & ELCB for each distribution boards of Havells or equivalent make Elegant designer modular electrical switches of Anchor/Schneider or equivalent make Three phase power supply for all the flats.



PAINTING

External:

Two coated exterior emulsion paint of reputed brand (Asian/equivalent).

Internal:

Cement based smooth putty finish with two coats of premium emulsion paint of reputed brand over a coat of primer (make: Asian/equivalent)



CC TV & OTHERS

CC Cameras in entry and exit and specified locations, BOOM Barrier provision at IN & OUT Billing system for Electrical, Water and Common area will be in BMS



Amenities



Amenities In Ground Floor

Entrance plaza with security cabins

Pedestrian pathway

Paved driveways

Sculpture court

Shaded structure with water body

Transformer yard

Cricket practice net

Visitors parking

Drop-off points

Water feature

Informal seating with shaded structure

Rock climbing wall

Children's play area

Trampoline

Play lawn

Kitty party zone

Open dining

Basketball practice court

Viewing court

Skating rink

Reflexology park

Thematic garden

Entrance lounge with reception

Car wash provision in basement

Convenience store

Water treatment plant

Rain water harvesting

100% Power Backup

Storm water drains

Fire fighting equipment

Sewage treatment plant

Intercom facility

Sky lounge

On First Floor

Extended party lawns

Elders lawn

Sculpture in water feature

Board games chess / Foosball

Carom / Air hockey

Lawn with informal seating

Seating wall

Coffee house

Club House Amenities

Badminton court
Sports lounge
Squash court
Lobby
Gallery
Maintenance store
Entrance lounge
Toilet block
Multipurpose hall / Preview theatre
Activity Deck
Toddlers / Hobby room
Clinic

Conference room
Utility / Society office
Business / Co-working space
Lenin
Guest suites
Indoor games / Billiards, Table tennis
Aerobics / Yoga / Meditation
Spa / Sauna / Steam
Air-conditioned Gym
Infinity Swimming pool
Kids pool
Pool deck

On 23rd Floor Terrace

A. PARTY ZONE

Party lawn with stage
Pedestal with sculpture

B. ELDERS ZONE

Seating plaza with shade structure
Informal seating area

C. ENTERTAINMENT ZONE

Stepped seating
Screen wall

D. HEMMOCK ZONE

Lawn with hemmocks
Seating with shaded structure

E. YOGA/MEDITATION ZONE

Deck with feature wall

F. WORK FROM HOME ZONE WITH
WIFI Connectivity

G. KIDS ZONE

Lego space
Floor games

Out door class room

Chalk board

Group discussion area

H. YOUTH ZONE

Gravel bed with sculpture
Barbecue deck

Happiness of a nurturing neighbourhood



Gokaraju Rangaraju Institute of Engg



JNTU Metro Stn.



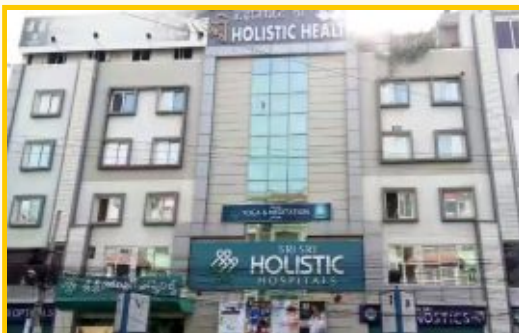
SLG Hospitals



Outer Ring Road



JNTU



Sri Sri Holistic Hospital



Surya, The Global School

Explore a neighbourhood where life meets convenience and living is joyful. Pavani Felicity is uniquely placed at Nizampet to cater to your needs. A thorough network of pathways with Highways, ORR and metro, Nizampet makes connectivity quick, easy and seamless for travelling home from work, shopping etc. will give guests an unforgettable stay.



Constructing dreams, one brick at a time.

Pavani Group is one of the leading real estate companies of southern India with its presence in Bengaluru, Chennai, Hyderabad, Nellore and Vijayawada. With over 24 years of experience in designing and implementing large-scale projects, we've always committed ourselves to our vision to give customers a place they can call home, a place to grow their dreams even bigger. We have a rich track record of having developed almost 4000000+ Sqft. area across 50+ projects; 6 ventures with about 5 million sqft. area under development and upcoming in various cities across south India.



6

ONGOING PROJECTS

5

UPCOMING PROJECTS

45+

COMPLETED PROJECTS

4

MILLION + SFT.

DELIVERED AREA

5

MILLION + SFT.

UNDER DEVELOPMENT

4,500

HAPPY FAMILIES

Our Ongoing Projects



PAVANI MIRABILIA
BENGALURU



PAVANI NORTH STAR
CHENNAI



PAVANI HEIGHTS
HYDERABAD



PAVANI SOLITAIRE
VIJAYAWADA



HOMES WITH
PRACTICAL LUXURIES



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