



Seethams

Nisarga

@ Hayathnagar

Off Vijayawada Highway



A FUTURISTIC ABODE WHERE LUXURY FINDS ITS TRUE EXPRESSION

In the heart of bustling urban life, where every day rushes by in a blur of concrete and commotion, lies a sanctuary unlike any other.

Inviting you to embrace a lifestyle that is as enriching as it is enchanting.

Yes, it is a world where every corner whispers luxury.





THE
FUTURE YOU DESIRE
IS HERE

You've always sought a life that mirrors your ambitions.

A life where every sunrise brings new adventures and every sunset wraps you in the embrace of nature's serenity.

A life where innovation meets nature, where every corner of your villa reflects your refined taste and your commitment to a better tomorrow. Here's where your aspirations and the environment coexist in perfect harmony.

Welcome to your Seetham's Nisarga, where sustainably futuristic living becomes your daily reality.

First IGBC Platinum Pre-Certified Villa Project in East Hyderabad.



A BLUEPRINT OF
FUTURISTIC LIVING THAT
TRANSCENDS THE ORDINARY

For you, who seek more than mere existence, this is not just a home but a sprawling sanctuary.

You, with your love for life's finer things and a deep-rooted connection to the earth, deserve a home that mirrors your unique spirit.

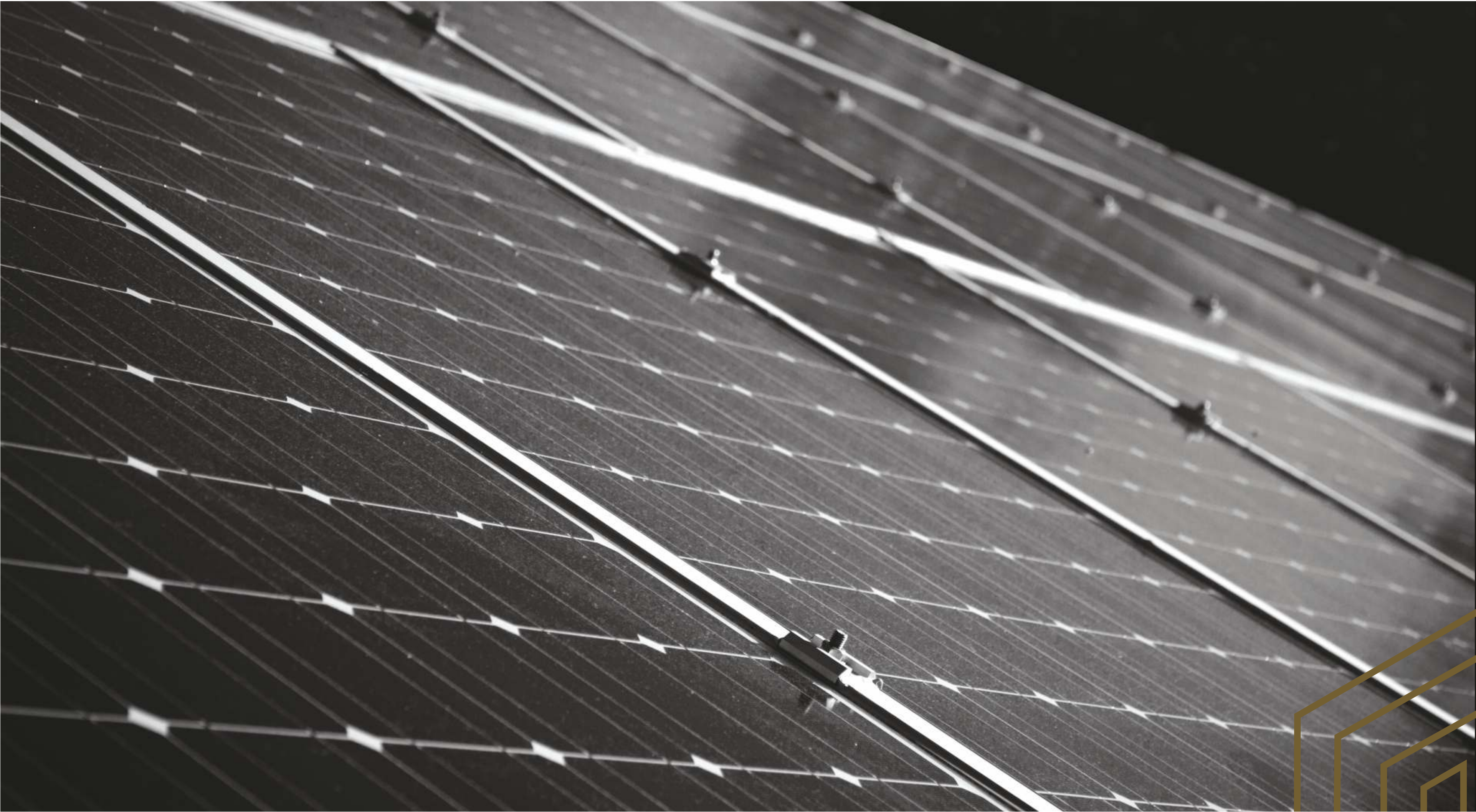
Nestled within a lush, green expanse, your homely abode awaits, offering a perfect blend of sophistication and tranquility.

Your mornings here are spent jogging along scenic trails, and evenings hosting friends under a starlit sky – for serene relaxation in the chaos of life.

Here, every pathway, every garden, every detail is designed to resonate with your larger-than-life yet grounded essence.

04 acres of
lush expanse

56 premium
villas



YOUR GATEWAY TO A GREENER, MORE CONNECTED FUTURE

Your dream of living a sustainable yet luxurious life is here at Seetham's Nisarga.

Here's where you redefine modern living with a focus on greenery and ecological design in your premium abode.

From innovative rainwater harvesting to cutting-edge solar power integration, your life will be a testament to a new era in sustainable living.

With us, your tomorrow is as bright as it is green.



15 KW. Solar-powered
for Common Areas



5 KW. Solar Power for
Each Villa



Eco STP



Harvesting Pit
for Each Unit



200 L. Solar Hot Water
Provision in Villa



1 EV Charging Point
in Common Area





NOT JUST VILLAS -
A GLIMPSE OF SUSTAINABLY
FUTURISTIC INNOVATION

It's time to step into a place where your story unfolds, grounded yet grand, serene yet spectacular.

Welcome to your new home.

Here, you are not just living; you are thriving in an environment that celebrates your journey and passions.

Your villa is more than just a residence; it's a testament to a life well-lived, where your aspirations and the beauty of the natural world come together in perfect harmony.

4+1_{BHK}
with home theatre

3097-5325_{SFT}



A PERFECT CONVERGENCE OF FUTURISTIC INNOVATION AND COMFORT

The world is at your fingertips at Seetham's Nisarga.

Experience the perfect convergence of comfort and innovation. At Nisarga, you're not just living in an abode of grandeur, but a vision of futuristic living, seamlessly blending technology and serenity.

Come, elevate your every day with the promise of a connected and intelligent living space, where every detail is meticulously crafted to complement your modern yet dynamic lifestyle.



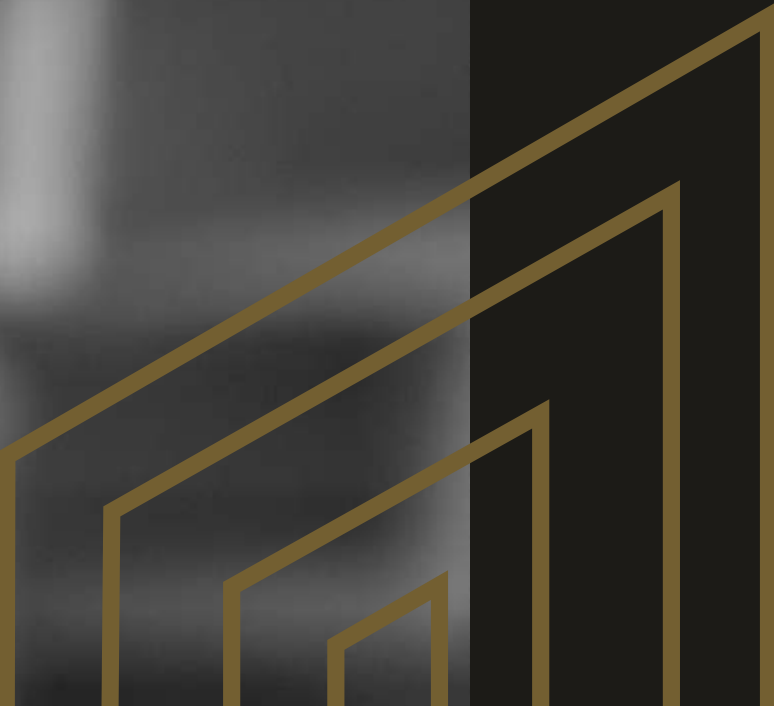
Smart Lighting



Smart Home



Lift





A THRIVING FUTURE AND A HAPPENING PRESENT

At Seetham's Nisarga, you're not just living but thriving every day.

From sweating out at state-of-the-art fitness facilities to relaxing in serene spots and captivating entertainment spaces, your everyday transcends the ordinary here.

Because you're not just at home but at a symphony of amenities orchestrating an unparalleled experience, where thriving becomes an everyday affair.

**METICULOUSLY DESIGNED
AMENITIES FOR EVERY DESIRE**





AMENITIES THAT REDEFINE
FUTURISTIC LUXURY



Grand Entrance With
Security



Street Avenue
Planting



Entrance Water
Feature



Seating Area



Party Lawn Area



Open Amphitheatre
Seating



9 M Wide Driveway
with Pavers & VDF Flooring



WHERE EVERY DAY IS FILLED WITH FUTURISTIC EXPERIENCES

Imagine starting your day with a refreshing swim in the pool, or a rejuvenating walk in the open spaces.

Or perhaps, a movie night in the mini theatre, or a quiet corner where you can get the best of work life at home.

With Nisarga, every day is a chance to explore new experiences, nurture your wellbeing, and create memories for a lifetime.

7800_{sqft}
of clubhouse indulgence





EXPERIENCE FUTURISTIC LIVING FROM DAWN TO DUSK

- | | |
|--|---|
|  Mini Multi Purpose Hall |  Library Provision |
|  Gym |  Co-working Spaces |
|  Indoor Games |  3 Guest Rooms |
|  Yoga / Aerobics Provision |  Swimming Pool on Terrace |
|  Mini Theatre |  Open Terrace and Party Lawn |



EXPANSIVE LIVING FOR ALL YOUR FUTURISTIC NEEDS

Space is the epitome of luxury living and that is exactly what Seetham's Nisarga promises. Yes, your villa is a canvas of abundant living where ample memories can be painted.

From expansive living areas perfect for family gatherings to spacious bedrooms designed for restful retreats, you can simply enjoy ample space for living, working, and flourishing.

Come, experience the freedom to thrive in a home where space isn't just a feature but a fundamental aspect of your well-being.

38%
open space
(Roads & Parks)



CHILDREN'S HAVEN, RIGHT OUTSIDE THE DOOR

Childhood is one of the best times in anyone's life. At Seetham's Nisarga, children can explore, learn, and grow in a nurturing environment, making every moment a cherished memory that will last a lifetime.

Every detail here is crafted to inspire joy, creativity, and adventure, offering a perfect blend of fun and safety, while nurturing their development and delighting their senses.

Welcome to a world where every day is a new adventure, and every moment is filled with laughter and discovery.



Half Basketball
Court



Cricket
Practice Net



Children
Play Area





GRAND CENTRAL COURTYARD

After a heavy day at work, when you return to your homely bliss and walk barefoot in the central courtyard, you can feel the sense of ease transfer from your feet to your mind.

As you stroll through the lush gardens and relax with the soothing feel of nature, you can feel a sense of pride in you - of owning a perfect blend of nature and luxury.

The Grand Central Courtyard is more than just space; it is an experience, crafted to elevate your everyday living.





Location Map



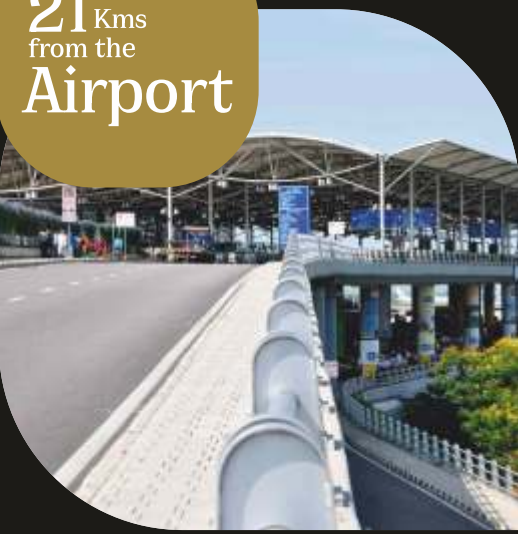
6.7 Kms
from
ORR



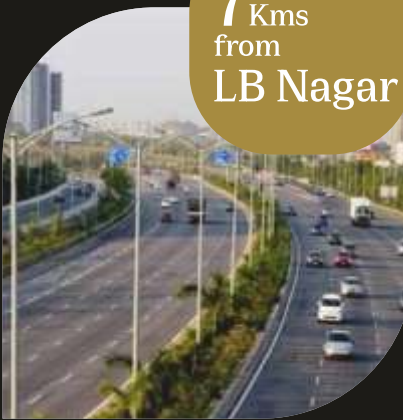
500 Mtrs.
from
Vijayawada
Highway



21 Kms
from the
Airport



7 Kms
from
LB Nagar



7.5 Kms
from
Kamineni
Hospital

1.5 Kms
from
Proposed
Metro Station



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A FUTURE WHERE EVERY ROAD LEADS TO A BRIGHTER TOMORROW

Imagine a place where convenience meets connectivity and every aspect of modern living is seamlessly integrated.

Here, you're in the centre of major thoroughfares, with effortless access to key road networks and transportation hubs.

You're in the heart of a vibrant locale where esteemed educational institutions, hospitals, and entertainment complexes pave the way to a promising future for everyone in your family.

Yes, Seetham's Nisarga is not just a collection of buildings—it's a thoughtfully designed community that prioritises ease of living.



VILLA PLAN AND STRUCTURES
EAST AND WEST



MASTER PLAN



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LEGEND

1.	ENTRANCE & EXIT
2.	STONE BANDS
3.	VDF FLOORING / WASH CONCRETE FINISH
4.	CC PAVERS
5.	ENTRANCE GATEWAY WITH SECURITY CABIN
6.	WATER FEATURE WITH BUBBLERS
7.	HALF BASKET BALL COURT WITH FENCE
8.	SEATING
9.	SENSORY GARDEN WALKWAY
10.	CHILDREN PLAY AREA
11.	LAWN
12.	BARBEQUE COUNTER
13.	PAVING WALKWAY
14.	CRICKET PRACTICING PITCH
15.	AMPHITHEATER SEATING WITH CANOPIES
16.	AMPHITHEATER STAGE
17.	ENTRANCE DECK WITH CANOPY
18.	STEPPING STONES
19.	FEATURE WALL
20.	CHILDREN PLAY AREA
21.	GRAVEL BED
22.	CLUB HOUSE
23.	PERGOLA WITH SOLAR PANEL
24.	PARTY LAWN



East

DISCOVER A PERFECT BLEND OF COMFORT AND FUNCTIONALITY

As the sun rises in the east, it floods your living spaces with natural light, illuminating your mornings with a sense of vitality and renewal. From airy living areas that invite relaxation to versatile spaces ideal for work or play, every corner of these villas is crafted to accommodate your desires.



East

East Facing
E-257
Sq.yds.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

East

East Facing
E-200
Sq.yds.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

East

East Facing
E-175
Sq.yds.





West

EMBRACE A LIFESTYLE
WHERE EVERY DESIRE
FINDS ITS PLACE

Whether it's unwinding in a serene courtyard garden, hosting gatherings in your kitchen designed for culinary adventures, or simply relishing panoramic sunsets from your own private terrace, the West-facing villas truly elevate your everyday living.





West Facing
W-257
Sq.yds.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

West

West Facing
W-175+
Sq.yds.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

S.No.	Facing	Sq yds	Carpet Area in Sft	Wall Area	Portico / Sitout Area	Super Builtup Area In Sft
1	East / Corner	200	3108.5	323.73	534.77	3967
2	East	200	3108.5	323.73	534.77	3967
3	East	200	3108.5	323.73	534.77	3967
4	East	200	3108.5	323.73	534.77	3967
5	East	200	3108.5	323.73	534.77	3967
6	East / Corner	200	3108.5	323.73	534.77	3967
7	East / Corner	325.67	4298.58	367.19	659.23	5325
8	East	257	3387.22	349.65	646.13	4383
9	East	257	3387.22	349.65	646.13	4383
10	East	257	3387.22	349.65	646.13	4383
11	East / Park	257	3387.22	349.65	646.13	4383
12	West / Park	257	3521.5	344.59	483.91	4350
13	West	257	3521.5	344.59	483.91	4350
14	West	257	3521.5	344.59	483.91	4350
15	West / Corner	257	3521.5	344.59	483.91	4350
16	East / Corner	257	3387.22	349.65	646.13	4383
17	East	257	3387.22	349.65	646.13	4383
18	East / Park	257	3387.22	349.65	646.13	4383
19	West / Corner	175	2674.23	301.24	542.53	3518
20	West	175	2674.23	301.24	542.53	3518
21	West	175	2674.23	301.24	542.53	3518
22	West	175	2674.23	301.24	542.53	3518
23	West	175	2674.23	301.24	542.53	3518
24	West / Park	175	2674.23	301.24	542.53	3518
25	East / Corner	168	2356.18	286.51	454.31	3097
26	East	175	2689.48	302.9	520.37	3509
27	East	175	2689.48	302.9	516.53	3509
28	East	175	2689.48	302.99	516.53	3509

S.No.	Facing	Sq yds	Carpet Area in Sft	Wall Area	Portico / Sitout Area	Super Builtup Area In Sft
1	East	175	2689.48	302.99	516.53	3509
2	East	175	2689.48	302.99	516.53	3509
3	East	175	2689.48	302.99	516.53	3509
4	East / Corner	175	2689.48	302.99	516.53	3509
5	West / Corner	175	2674.23	301.24	542.53	3518
6	West	175	2674.23	301.24	542.53	3518
7	West	175	2674.23	301.24	542.53	3518
8	West	175	2674.23	301.24	542.53	3518
9	West	175	2674.23	301.24	542.53	3518
10	West	175	2674.23	301.24	542.53	3518
11	West	173	2674.23	301.24	542.53	3518
12	West / Corner	208	2683.7	295.17	468.13	3447
13	East / Corner	275.71	3300.99	331.07	614.94	4247
14	East	201.16	2957.69	320.06	520.25	3798
15	East	197.55	2957.69	320.06	520.25	3798
16	East	193.95	2957.69	320.06	520.25	3798
17	East	190.35	2957.69	320.06	520.25	3798
18	East	186.74	2771.64	311.24	515.12	3598
19	East	183.18	2771.64	311.24	515.12	3598
20	East	180.46	2771.64	311.24	515.12	3598
21	West / Corner	173.58	2635.17	298.19	463.64	3397
22	West	175.16	2635.17	298.19	463.64	3397
23	West	176.74	2640.53	296.16	528.31	3465
24	West	178.25	2640.53	296.16	528.31	3465
25	West	179.71	2697.98	298.95	528.07	3525
26	West	181.18	2697.98	298.95	528.07	3525
27	West	182.73	2697.98	298.95	528.07	3525
28	West / Corner	293.63	3689.05	354.11	604.84	4648





SPECIFICATIONS



STRUCTURE:
RCC framed structure to withstand wind and seismic loads as per NBC code, all designs and sizes by authorised structural engineer.



SUPER STRUCTURE:
8" thick best quality cement block bricks work for external and 4" cement block bricks for internal walls.



PLASTERING:
Sponge finish of 2 coat plastering for walls and joints covered with mesh before commencing of the internal and external wall plastering with river sand.



PAINTING:
External: Texture/Putty/Cladding (as per elevation design) with weather-proof exterior emulsion paint.

Internal: Smooth putty finishes with 2 coats of premium emulsion paint over a coat of putty.



FLOORING:
Italian Marble flooring in ground floor, living, kitchen, dining. Vitrified tile flooring in bedrooms, home theatre and lounge areas with 1200X600 size with 3" skirting.



BATHROOMS:
600X600 vitrified anti-skid floor tiles and 600X1200 vitrified tiles cladding up to door height(2x4).



STAIRCASE:
Tan brown/steel grey or equivalent granite with MS railing.



BALCONY & DECKS:
2X2 anti-skid ceramic tiles.



PARKING:
Flooring with Granite Oblique Paversion.



UTILITY:
1X2 ceramic tiles.



DOORS & WINDOWS:
Main Door: African medium teakwood frame with vertical mullion with threshold-with 15mm BWP veneered ply wall cladding. Shutter with 40mm thick flush door shutter with teak or sapele veneer on both sides grooves on both sides.

Internal Doors: African medium teak wood frame with shutter 32mm thick flush door shutter with laminate and grooves on both sides.

French Doors (if any) and Windows: UPVC frames and shutters glass along with mosquito mesh provision.



BATHROOMS:
Wash Basin:
Granite counter top wash basin with hot and cold valve (in MBR). And other bathrooms with wash basin with hot and cold mixer only.

Toilets:
EWC with concealed flush valve and concealed diverter with shower in all toilets with single lever fixtures and wall mixer cum shower provisions for geysers in all bathrooms.



KITCHEN/UTILITY:
Separate water taps for treated portable water and bore well water provision for water purifier, exhaust fan. No counter top granite, no dado tiles in kitchen. Open for modular kitchen with power point provision for washing machine.



ELECTRICAL:
Wiring: Concealed copper wiring with fire resistant PVC insulated wires of Sudhakar/V Guard/Finolex or equivalent make. Switches by Legrand/Hawells.



POWER OUTLET PROVISIONS:
Power outlets for air conditioners in living, bedrooms and home theatre. Power outlets for geysers in all bathrooms except powder room.

Meters 3 Phase supply for each villa with individual meter with miniature circuit breakers (MCB) for each distribution boards.



INTERNET & CABLE TV:
Internet points in living room & home theatre. Provision for cable TV wiring to living, dining, all bedrooms & home theatre.

Generator:
One DG set exclusively for common usage including clubhouse and solar-power with suitable capacity for all common area / external lighting.



LIFT:
4 passengers lift as per Shaft Provision.

Security Network:
CCTV cameras in identified common area & clubhouse with monitoring & recording from security.





A FUTURISTIC APPROACH TO REAL ESTATE

At Sai Varshith Constructions, the thought is not just of a brighter today but a further bright future as well. This thought has been reflected in our projects where greenery, sustainability, and eco-living have been our priority.

Our vision is to perfectly blend futuristic innovation with a promise of comfort and grandeur, seamlessly bringing technology and serenity all in one place. Taking this forward, our every project is IGBC-rated and brings a perfect blend of a happening today and a thoughtful tomorrow.

Our unique architectural style brings in a more connected, intelligent living space, where every detail and amenity is meticulously crafted to complement the modern yet dynamic lifestyle.

However, this is just the beginning of bringing in a futuristic approach to real estate building through Sai Varshith Constructions.

OUR PARTNERS

ARCHITECT CONSULTANT



GREEN BUILDING CONSULTANT



CORPORATE OFFICE ADDRESS:

504, Vijetha Majestic Apartments,
H. No. 16-11-19/5/1, Saleemnagar,
Malakpet, Hyderabad - 500036

SITE ADDRESS:

Seetham's Nisarga Villas,
Road Number 11, Surya Nagar Colony,
Hayathnagar, Pin; 501505

📞 9524 759 759 📷 seethamsnisarga 🌐 svengroup.com/nisarga