



A **SIDDHARTH** PROJECT



NIRVANA
LUXURY REDEFINED

YOUR GATEWAY TO
GRANDEUR & ENLIGHTENMENT

2 & 3 BHK LUXURY APARTMENTS
@ BACHUPALLY




SIDDHARTH DEVELOPERS

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RERA No. : P02200002949



Your home YOUR HYDERABAD

A city of dreams, a city of iconic structures, a city that you call home.

This is Hyderabad, a bustling city where the old and new blend together perfectly. A city known for its culture, delicious food, brilliant architecture and technology. Embrace the spirit of Hyderabad, a place where Nirvana is a part of your daily life.



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Luxury
R E D E F I N E D
YOUR WAIT ENDS HERE!



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Your home is
YOUR SANCTUARY

Welcome to a world of serenity and comfort. A place where enchanting spaces have been designed to delight your senses. A cocoon that reflects a lavish lifestyle. Engulf yourself in the splendour, as your soul reaches ever higher in the warm solace of Nirvana.

*Welcome to Nirvana,
a place where luxury isn't just a word, it is a way of life.*



Y

OUR HOME IS A BLISSFUL REALITY

Endless searches for homes may have you thinking the perfect home exists only in fairy tales. At Nirvana, we make fairy tales come to life. Strike the balance between enjoying the outdoors and relaxing indoors at Nirvana. Here, every space is blissful.





YOUR HOME IS A WONDER

Nirvana is a place with modern amenities like a clubhouse, swimming pool, badminton and basketball courts. It also houses separate spaces for play areas, sit-outs and guest rooms all in the midst of luxury and tranquility. Nirvana is a place designed to bring back child-like wonder.

GROUND FLOOR AMENITIES

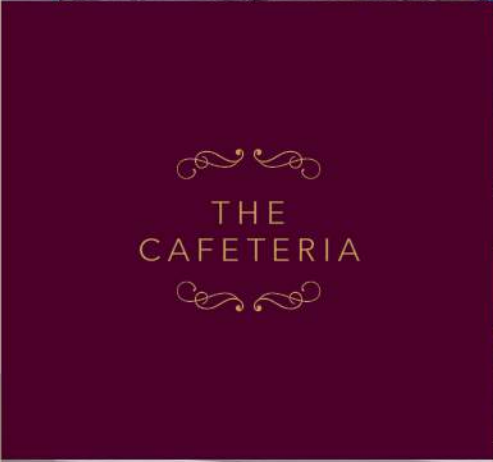
- 1. Double Height Entrance Lobby with Waiting Lounge
- 2. Swimming Pool with Shower Rooms
- 3. Kids Pool
- 4. Multi-Purpose Hall
- 5. Coffee Shop
- 6. Yoga & Meditation Room
- 7. Drivers Lounge
- 8. Association Room
- 9. Kids Crèche



LEISURE CENTRE



THE LOUNGE



THE CAFETERIA



REJUVENATION CENTRE



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YOUR HOME IS A SPACE FOR CREATIVITY

Spread over an area of two acres, Nirvana is the one space where your creativity has an address. Let the intelligently designed spaces bring in the calmness needed for your creativity to flourish.



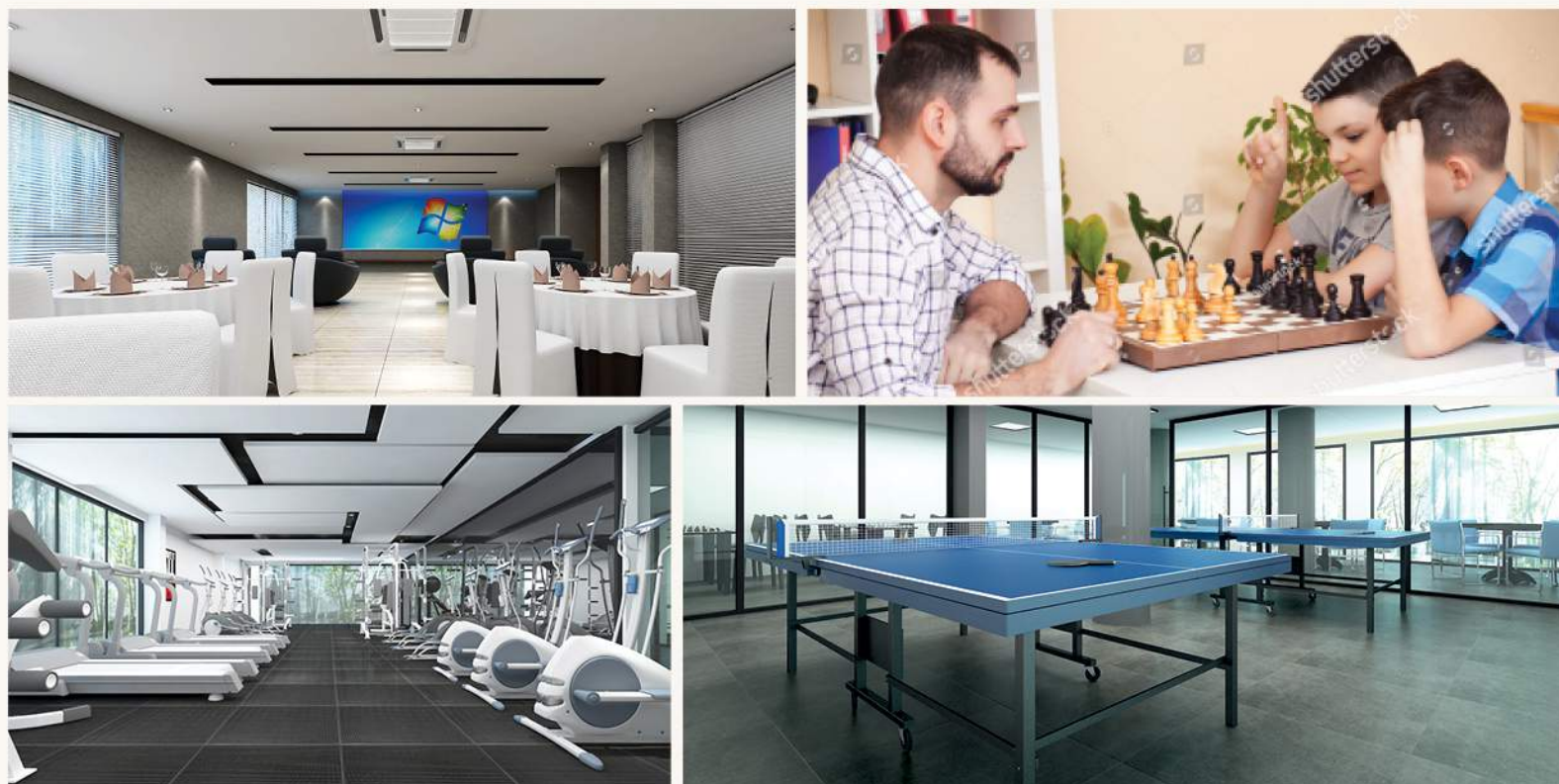
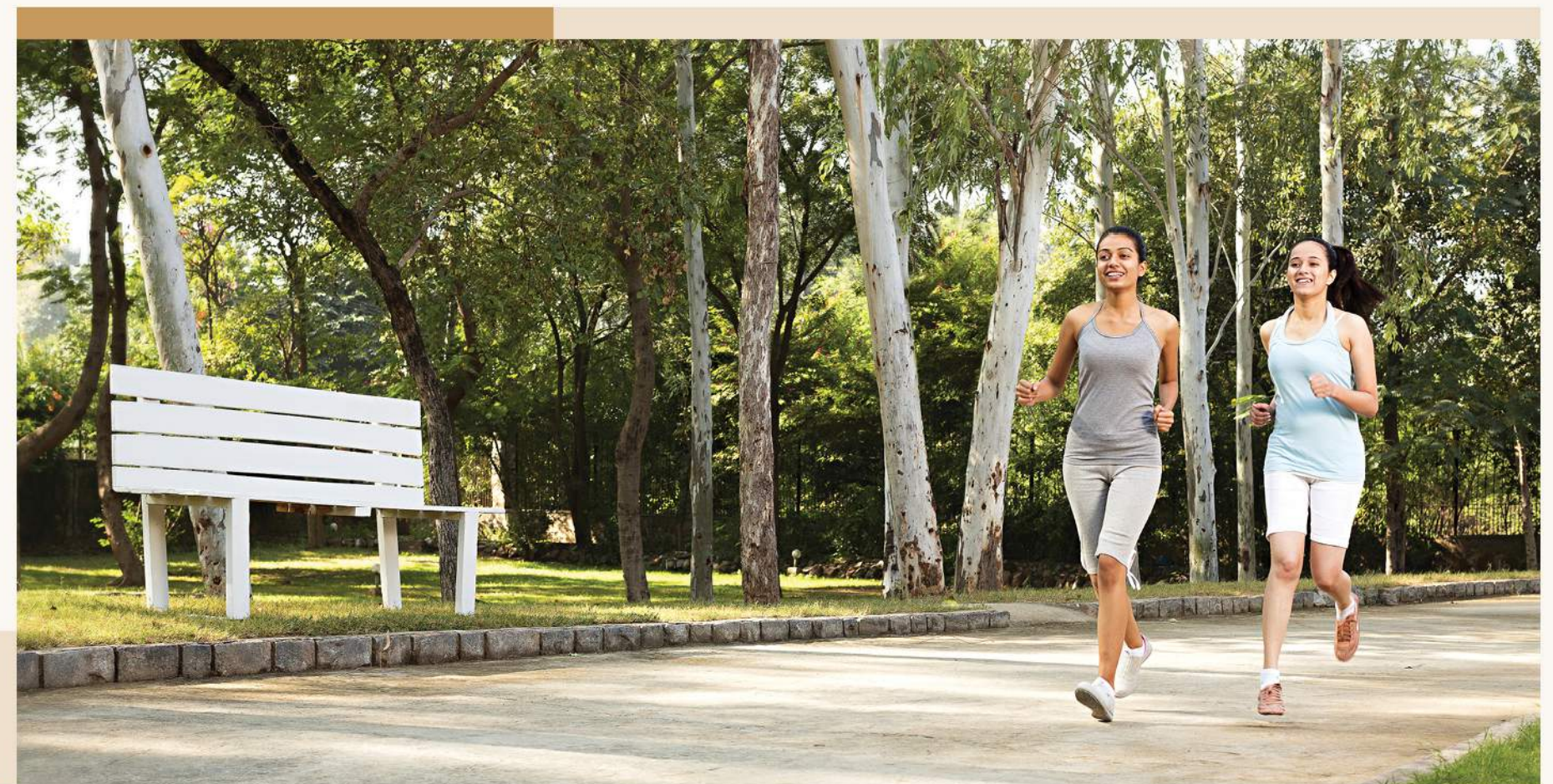


FIRST FLOOR AMENITIES

1. Unisex Gym 2. Indoor Games 3. Party Lounge
4. Guest Rooms - (2)



NIRVANA
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OUTDOOR AMENITIES



Badminton Court



Jogging Track



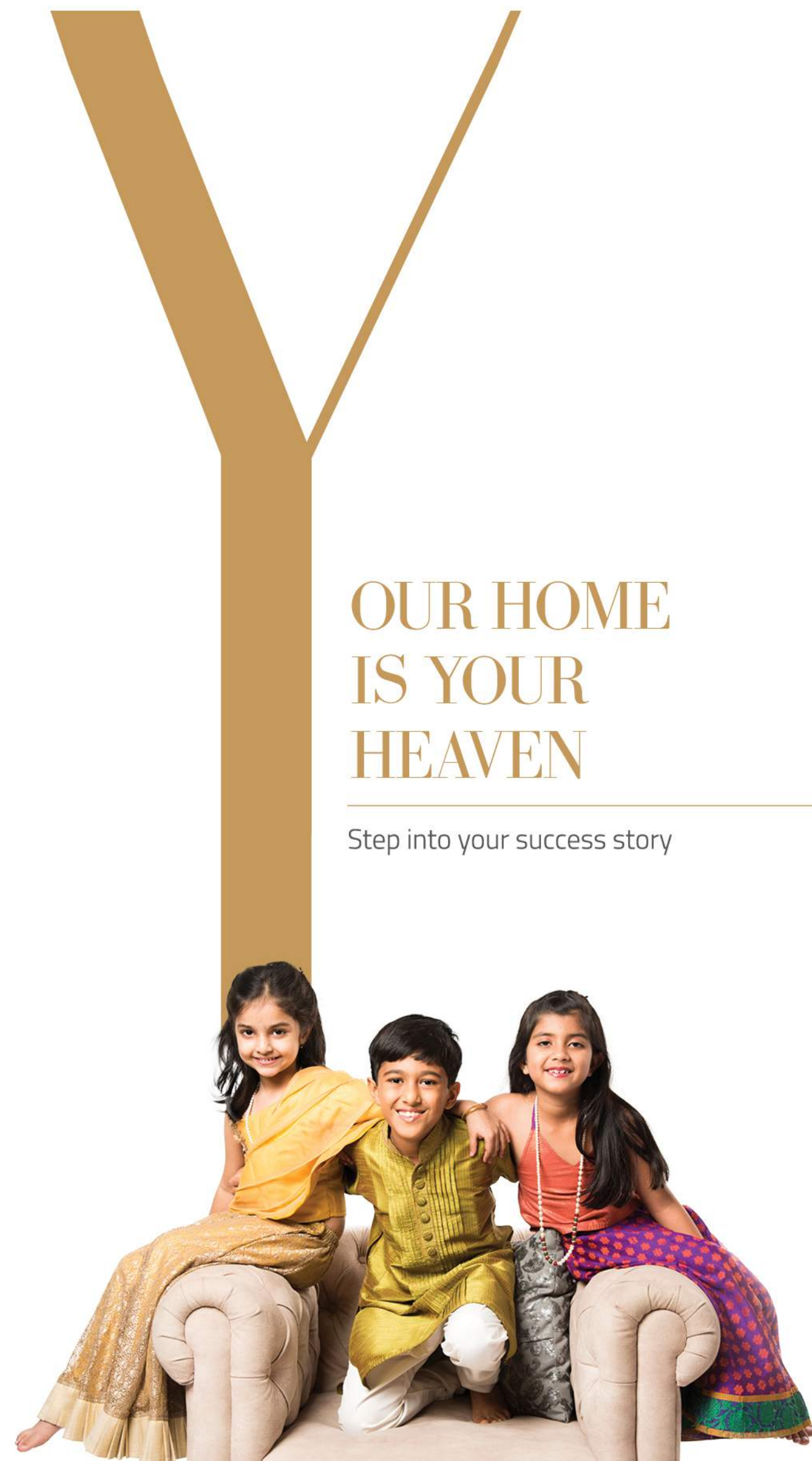
Half Basketball Court



Sandpit Play Area



Sit Out Area, Lawns



OUR HOME IS YOUR HEAVEN

Step into your success story



LEGEND

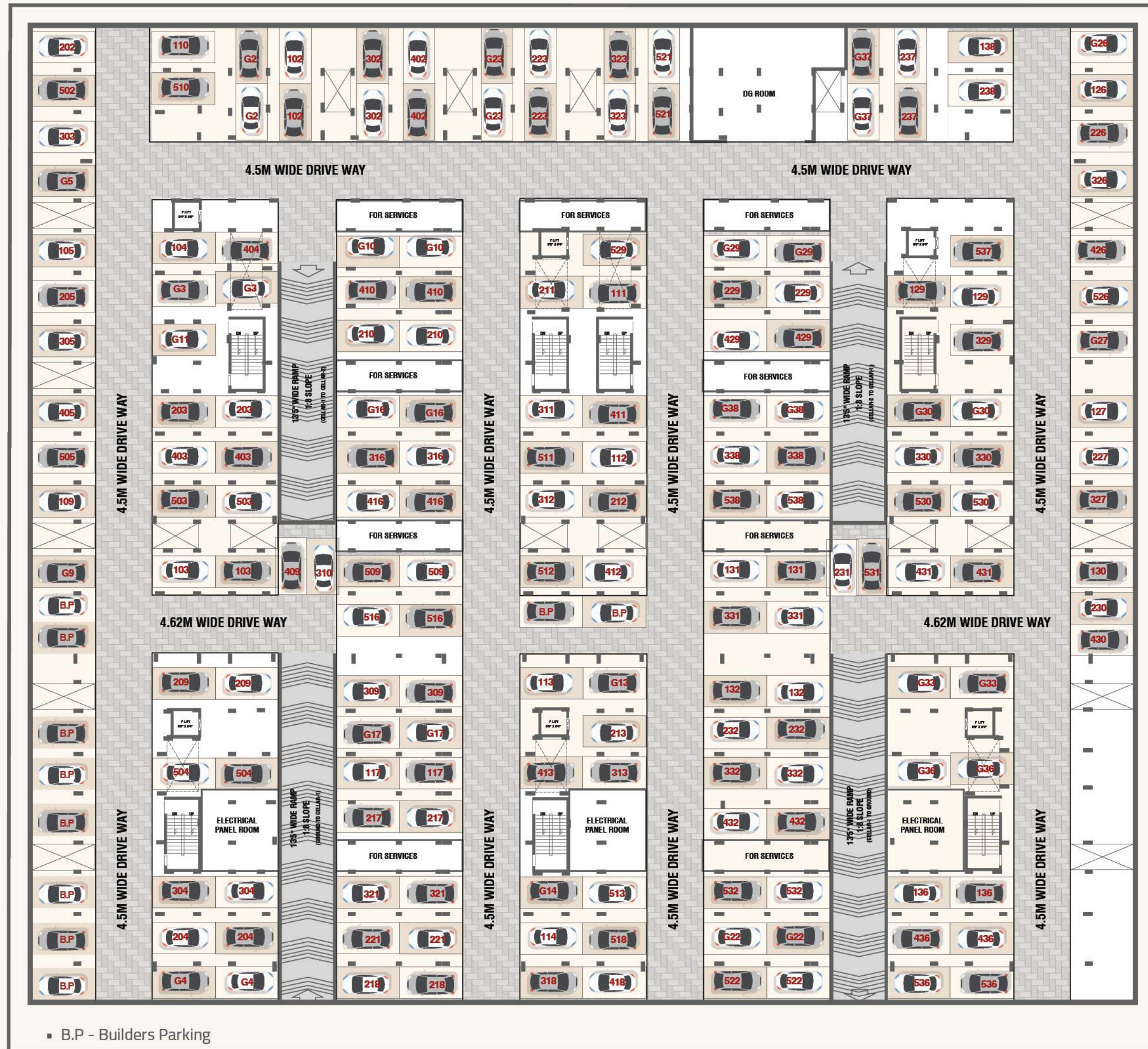
- | | |
|--------------------------|------------------------|
| A. Badminton Court | E. Jogging Track |
| B. Half Basketball Court | F. Sit Out Area, Lawns |
| C. Badminton Court | G. Entrance Arch |
| D. Sandpit Play Area | |



AREA STATEMENT

FLAT NOS	TYPE OF FLAT	CARPET AREA	BUILT UP AREA	UNIT AREA
1	3 BHK WEST	960	1147	1468
2	3 BHK WEST	970	1158	1482
3-4	3 BHK WEST	960	1147	1468
5	2 BHK WEST	686	846	1083
6	3 BHK WEST	931	1147	1468
7	3 BHK EAST	931	1147	1468
8	3 BHK EAST	970	1158	1482
9 - 10	3 BHK EAST	960	1147	1468
11	2BHK EAST	678	846	1083
12 - 14	2BHK EAST	724	867	1110
15	2 BHK WEST	686	846	1083
16 - 17	3 BHK WEST	960	1147	1468
18	2 BHK WEST	686	846	1083
19	3 BHK WEST	931	1147	1468
20	3 BHK EAST	931	1147	1468
21	3 BHK EAST	970	1158	1482
22 - 23	3 BHK EAST	960	1147	1468
24	2 BHK EAST	678	846	1083
25 - 26	2BHK EAST	724	867	1110
27	2 BHK WEST	728	873	1117
28	2 BHK WEST	686	846	1083
29 - 30	3 BHK WEST	960	1147	1468
31	3 BHK WEST	970	1158	1482
32	3 BHK WEST	931	1147	1468
33	3 BHK EAST	931	1147	1468
34	2BHK EAST	678	846	1083
35 - 36	3 BHK EAST	960	1147	1468
37	3 BHK EAST	970	1158	1482
38	3 BHK EAST	960	1147	1468

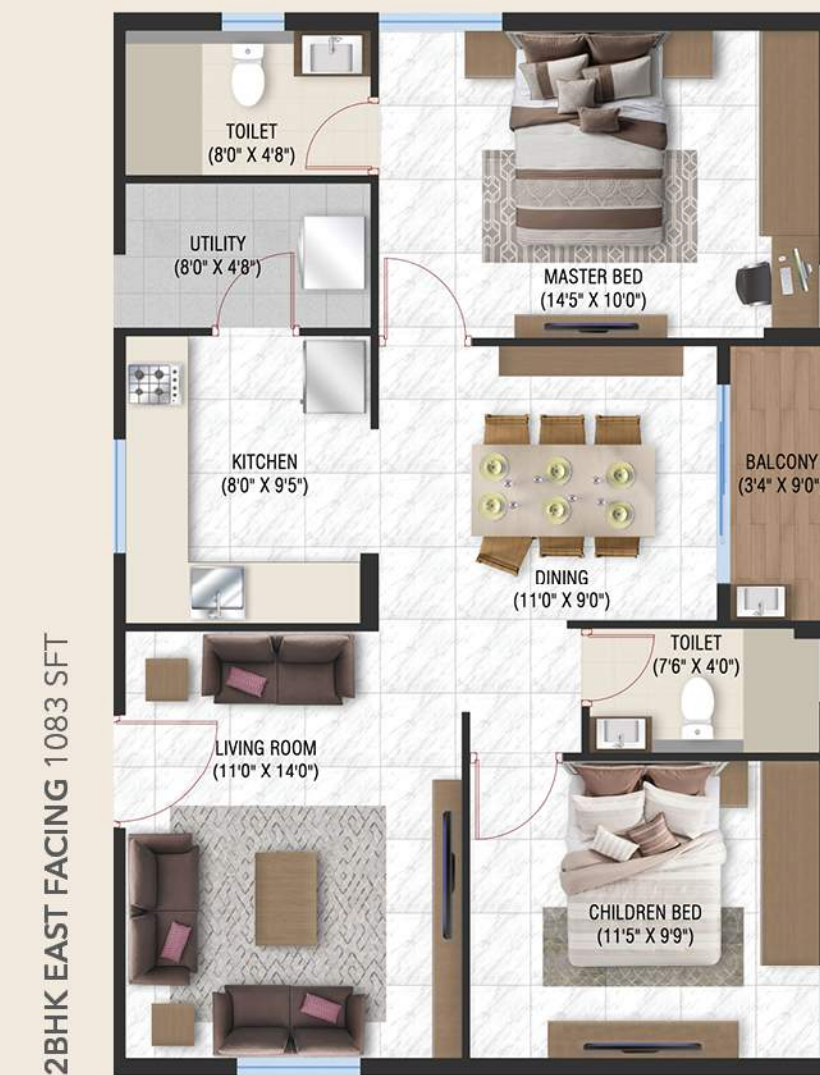
CELLAR PARKING - 1



CELLAR PARKING - 2



2BHK EAST FACING 3D VIEW 1083SFT



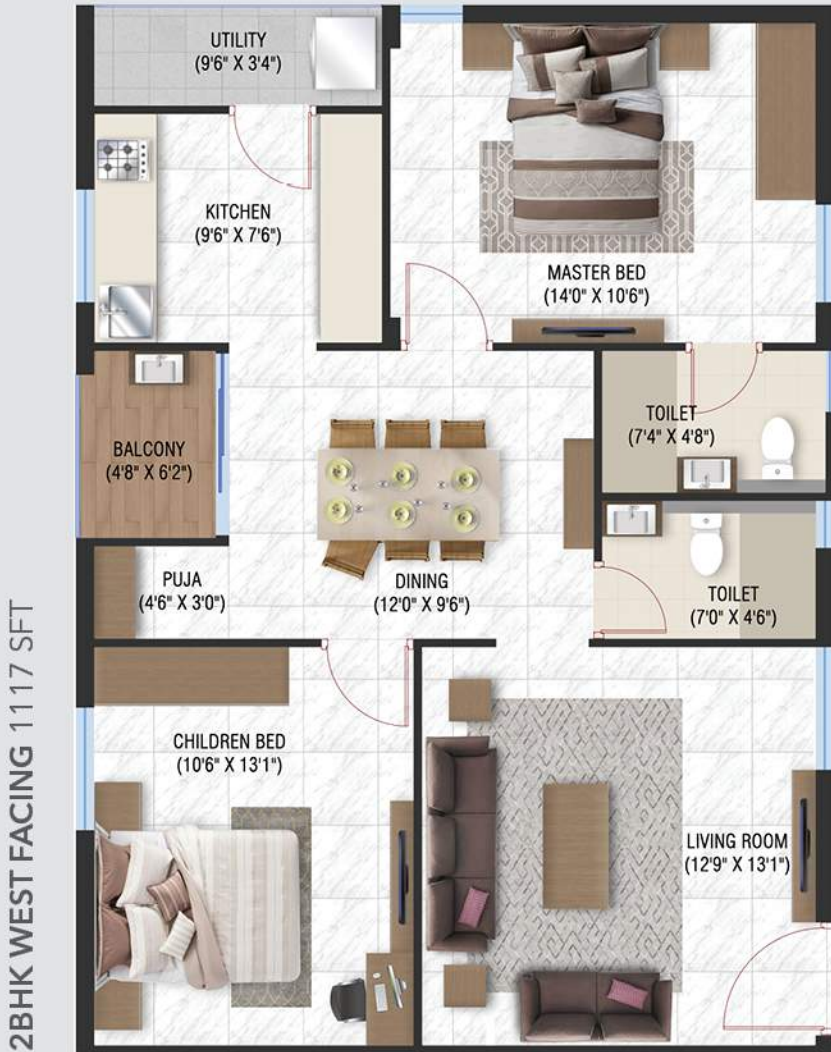
2BHK WEST FACING 3D VIEW 1083 SFT



2BHK EAST FACING 3D VIEW 1110 SFT



2BHK WEST FACING 3D VIEW 1117 SFT



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3BHK EAST FACING 3D VIEW 1468 SFT



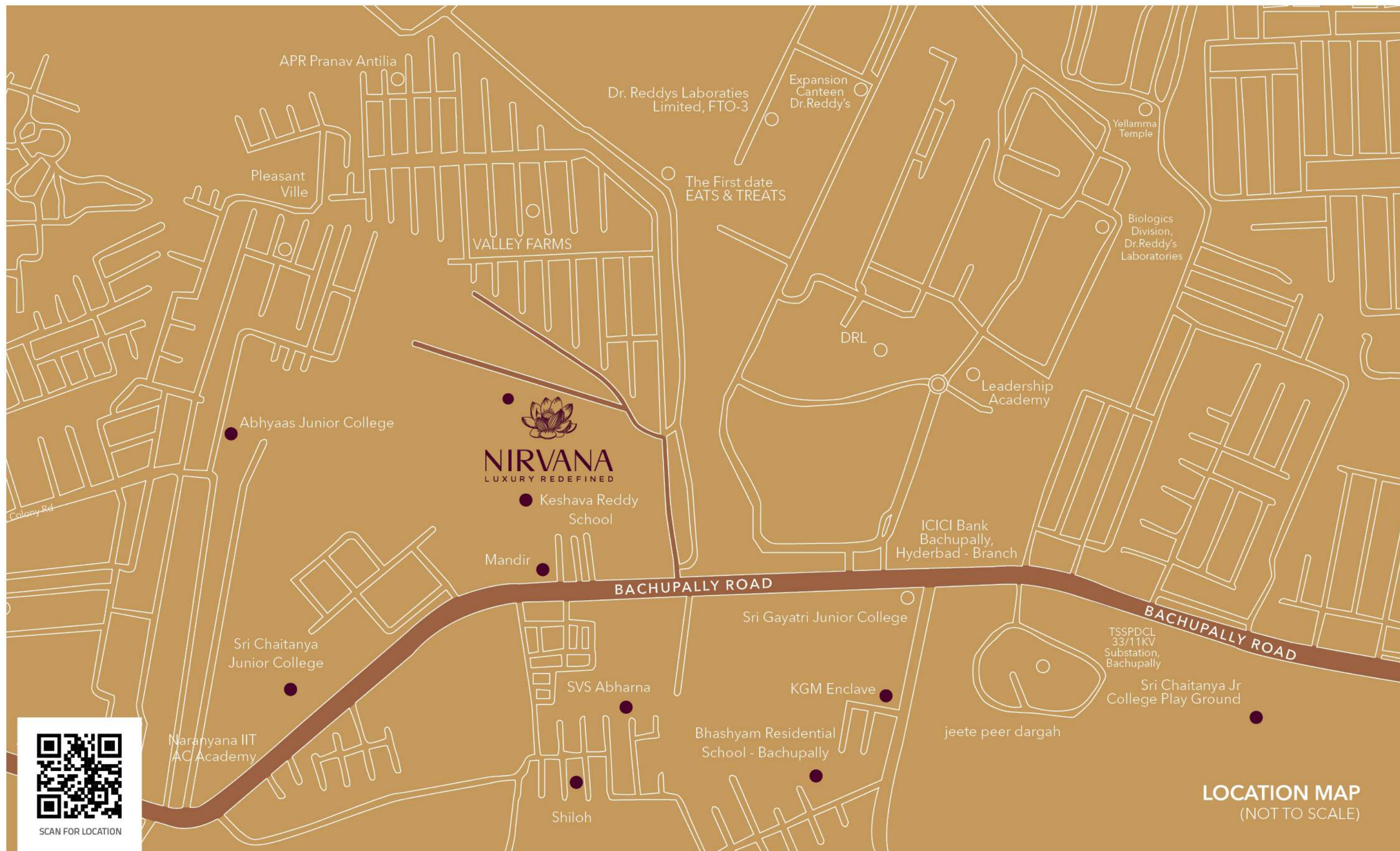
3BHK WEST FACING 3D VIEW 1468 SFT



SPECIFICATIONS

	FOUNDATION & STRUCTURE <ul style="list-style-type: none"> R.C.C. Framed structure to withstand wind & seismic loads. 		JOINERY <ul style="list-style-type: none"> Main Door : PU polish finish engineered wood frame and aesthetically designed engineered wood shutter with hardware. Internal Door : Engineered wood frame and aesthetically designed veneer doors with hardware. Toilet Doors : Engineered wood frame and aesthetically designed skin doors with hardware. 		WINDOWS <ul style="list-style-type: none"> 2.5 Track UPVC windows with 4mm thick float, frosted glass and mosquito net. Asthetically designed M.S painted grills will be provided. 		TOILETS <ul style="list-style-type: none"> Sanitaryware : WC : American Standard Brand - Loreno Wall Hung model. Wash Basin : American Standard - Codie Square 430mm Lava, Single Hole with bottle trap of similar model with single hole and bottle trap. CP Fittings : Grohe Brand - Bauflow Model CP fittings will be provided in kitchen, toilets and utility areas. Flooring & Dadoing : Antiskid ceramic tile flooring and designer glazed ceramic tile dado 7' height.
	SUPER STRUCTURE <ul style="list-style-type: none"> Walls : 8" and 4" good quality solid block masonry Plastering : Double coat smooth finished cement plastering for internal surface. Double coat smooth finished cement with waterproofing for external surface. 		ELEVATOR <ul style="list-style-type: none"> OTIS - Model name: GEN2 NOVA elevator with 8 passenger capacity MRL (Gearless) model including ARD System, Belt inspection device, regenerative technology. 		FIRE & SAFETY <ul style="list-style-type: none"> Fire hydrant & fire sprinkler system as per statutory norms. Fire alarm & public address system in basement parking areas. 		ELECTRICAL <ul style="list-style-type: none"> Main DB : 3 phase power supply with Schneider Electric MCB's. Electrical Items : Schneider - Livia Switches (6/16 A), fan regulator, TV socket, front plate, sockets (6/16 A), telephone & internet sockets are all of Schneider (Livia) make. Copper Wiring : Concealed copper wiring in PVC conduits for lighting, fans, sockets and power points wherever necessary. Power Backup : Adequate D.G power back up will be provided for common areas and in flats
	PAINTING <ul style="list-style-type: none"> Internal Wall Finishes : Treated with luppum and finished with one coat of primer and two coats of acrylic emulsion paint. External Wall Finishes : Finished with one coat of exterior primer and two coats of exterior paint. Elevation : Smooth waterproof plaster surface treated with texture and two coats of external paint. 		TELECOM & INTERNET <ul style="list-style-type: none"> TV and telephone points in Living and Master Bedroom. Provision for intercom facility between each flat and security. Provision of internet connection. 		SECURITY SYSTEM <ul style="list-style-type: none"> 24x7 security with CC cameras at main entrance, lift lobby, kids play area. Provision of intercom at main gate. 		
	FLOORING <ul style="list-style-type: none"> Living, Drawing, Dining, Kitchen and Bedrooms: 800X800 Double charged vitrified tiles. Balcony and Utility : 300X600 Antiskid ceramic tile for flooring and dado. Corridor: 800x800 Matt finish vitrified tiles. Staircase and Lift Cladding: 18mm Thick polished granite with suitable molding and step grippers. 		SEWAGE TREATMENT PLANT <ul style="list-style-type: none"> Sewage treatment plant of adequate capacity will be provided. Treated water will be used for landscaping & bathroom flushing purpose. 		KITCHEN & UTILITY <ul style="list-style-type: none"> Kitchen Platform: Laid with granite and S.S sink. Separate taps for municipal and treated water. Glazed ceramic tile dado 2' height above the platform. Utility: Glazed ceramic tiles dado 4' height. Power socket for washing machine will be provided. 		
			WATER TREATMENT PLANT <ul style="list-style-type: none"> Water treatment plant of adequate capacity will be provided. Treated water will be used for utilities. 	BRANDS WE USE <div>     </div>			





NEAR BY LOCATION	SCHOOLS	: Beside Keshava Reddy School • 1 km from Silver Oaks School 1.5 km from Kennedy High The Global School • 3 km from The Creek Planet School 4 km from Oakridge International School • 5 km from upcoming ICBT at Miyapur
	COLLEGES	: 0.5 km from Sri Chaitanya College • 1 km from VNR College of Engineering and Technology • Narayana IIT Academy • 4.5 km from Sri Chaitanya IAS Academy 4.7 km from Gokaraju Rangaraju Institute of Technology • 5km from DRK College of Engineering and Technology
	METRO STATION	: 7.1 km from JNTU Station • 9.6km from Miyapur Station
	RAILWAY STATION	: 10 km from Hafeezpet MMTS Station
	HOSPITALS	: 1.5 km from Relief Hospital • 1.7 km from Mamata Academy of Medical Sciences People's Hospital • 2.8km from SLG Hospital • Holistic Hospital Landmark Hospital • Rainbow Hospital
	MAIN ROADS	: 4km from Outer Ring Road - (Sultanpur exit) • 7.5km from Nizampet X Roads

OUR CONSULTANTS

ARCHITECTURE PARTNER



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MEP PARTNER

HP CONSULTANTS

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