

SPA-CIOUS LIFE!  
AT NANADGIRI HILLS

BY



**NIHARIKA**

NANADGIRI HILLS

## A MOST DESIRED ADDRESS IN HYDERABAD

URBAN HEAVEN. DISCREETLY EXQUISITE. A BALANCED SUBURB. WELCOME TO THE HEART OF SVELTE JUBILEE HILLS. AT THE IMPECCABLE NANDAGIRI HILLS, TO BE PRECISE. CALM, CONNECTED, RESOURCEFUL AND SWEET, THIS IS UNMISTAKABLY HYDERABAD AT ITS ELITE.



HILLRIDGE



# PLEASURES AT YOUR DOOR STEP

FOR EXCLUSIVE  
FEW 15 FAMILIES

FUSING THE ALLURE OF LUXURY AND THE APPEAL OF SERENITY, HILL RIDGE IS YOUR VERY OWN COVE OF PARADISE. ENLIVENED BY LAVISH LIVING SPACES AND PUNCTUATED BY LIFESTYLE AMENITIES, IT'S A LIFETIME RETREAT FOR THOSE WHO APPRECIATE THE EXTRAORDINARY.



# A BLISSFUL UTOPIA OF LUXURY AND SERENITY



INDULGE IN A DIP IN A POOL WITH A VIEW OR WORK UP A SWEAT IN THE GYM. SPEND REFLECTIVE MOMENTS ON YOUR OWN OR ENJOY THE COMPANY OF LOVED ONES OVER A SPA STYLE ENVIRONMENTS OFFERS THE BEST LIFE HAS TO OFFER FOR YOU TO ENJOY ANYWAY YOU LIKE.

## CLUB PRIVILEGES

- + Swimming Pool
- + Fully Equipped Gym
- + Indoor Games



# PRIVATE PRIVACIES



<p>FLAT No1 2250 SFT</p>	<p>FLAT No2 2250 SFT</p>	<p>FLAT No3 1900 SFT</p>
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-MANY EXCLUSIVE AMENITIES ONLY FOR FEW

### AMENITIES

- + Well-equipped Air Conditioned Gym either in Basement or on Terrace
- + Security Entry through CCTV
- + Round the Clock Security
- + Two Car Parking for Each Flat
- + Well Designed Compound Wall
- + All-around Landscaping in Setbacks
- + Intercom Connections to all Flats & Security



# FLOOR PLANS



2250 sq. ft.



2250 sq. ft.



1900 sq. ft.

**FREESTANDING ABODES**  
 SPACIOUS FLOOR PLAN THAT REINVIGORATES THE CONCEPT OF LAVISH LIVING



# SPECIFICATIONS

## FOUNDATION & STRUCTURE

RCC Framed Structure with Earth Quake Resistant Design  
Cement Blocks /AAC Blocks/ Fly ash bricks for the walls  
Two Coat Cement plastering  
Plaster of Paris ( POP) False ceiling will be provided for the entire Flat  
Except for balcony's Store, Service kitchen.

## FLOORING & DADO

Italian/Imported marble like Diana or Botacchino or equivalent Flooring in Dining & Living Drawing room.  
Laminated Wooden Flooring in all bedrooms.  
Vitrified tiles of size 2'x2' in Kitchen.(Kajaria/Johnson/RAK or Equivalent)  
Premium quality acid resistant, Anti skid flooring Tiles in Toilets, balconies & utilities. (Kajaria/Johnson/RAK or Equivalent)  
Premium Quality Ceramic tile dado upto 7'height in Toilets (Kajaria/Johnson/RAK or Equivalent)  
Granite/Cement based Designer Tile/VDF Flooring and/or combinations in Parking.  
Granite flooring in Staircase.  
Italian marble or Granite or equivalent Lift Cladding & Corridor area.  
Glazed ceramic tiles dado up to 4 ft ht. in Utility/ Wash area etc

## KITCHEN

Black Granite platform with ploy marble Carasil sink / Nirali.  
Provision for Water inlet near kitchen with bore & municipal water connection.  
Provision for chimney, Refrigerator, Microwave and exhaust fan.  
Ceramic tiles dado upto 2 ft ht. above kitchen Platform in Kitchen.

## DOORS & WINDOWS

Wood frame with designer shutter finished with melamine matt polish fixed with high quality hardware for Main door. (Engineer Wood)  
Teak wood frame and Veneered flush shutter Finished with melamine matt polish and fixed with good quality hardware for Internal Doors (Engineer Wood)  
Windows UPVC sliding door / shutter (Fenesta/Aparna or equivalent).  
Powder Coated adjustable louvers with provision for exhaust fan for toilets ventilation.

## HARDWARE

Premium quality locks for all doors (Yale/Stanley or Equivalent) and premium quality brass hardware.

## PAINTING

Internal : Two coats of Premium quality Royal emulsion paint over two coats of luppum. (ICI/Asian).  
External : Premium quality combination of luppum and texture painting. (Birla/Alltek and ICI/Asian).  
Parking Area: Plastic Emulsion over two coats of luppum. (Birla Putty/Texture).

## PLUMBING & SANITARY

Wall Mount EWCs & wash basin in all toilets (Grohe/American Standards or equivalent.)  
Granite counter top wash basin.  
Wall mount water closet with flush tank Gebrit or Gorhe or equivalent make.  
Hot and cold wall mixer with shower.  
Provision for Geysers, and exhaust fans in all the bathrooms.  
All fixtures are C.P. coated from Grohe or equivalent.

## ELECTRICAL

Concealed copper wiring in conducts for lights, fan, plug and power plug points where necessary, of standard make (Finolex or Equivaent)  
Power outlets for A/Cs in halls & Bedrooms. (MDS/Mk)  
Power plug for cooking range chimney, refrigerator, micro oven mixer grinders in kitchen.  
Plug points for refrigerator, TV & Audio systems where necessary  
Phase supply for each unit and individual meter boards.  
Miniature circuit breakers (MCB) and ELCB for each distribution board. (Legrand/l&t)

## LIFTS

Automatic Steel Doors with V3F technology and Automatic rescue Device of Schindler make or equivalent Make will be provided.

## GENERATOR

100 % DG backup for common areas and inside the Flat excluding A.C's



# A CLEAR VISION OF ENABLING PREMIUM LIVING SPACES

SINCE ITS INCEPTION BY VISIONARY ENTREPRENEURS R. RAJASEKHAR REDDY AND R. SREELATHA IN 2002, NIHARIKA PROJECTS HAS RAPIDLY EMERGED AS A TRUSTWORTHY REAL ESTATE COMPANY IN HYDERABAD. GUIDED BY A CLEAR VISION OF ENABLING PREMIUM LIVING SPACES, THE COMPANY TAKES PRIDE IN DELIVERING QUALITY FINISHES. WITH AN EMPHASIS ON INNOVATION AND EXCELLENCE, IT'S NO WONDER THAT THE COMPANY HAS WON THE HEARTS OF ITS HUNDREDS OF CUSTOMERS AS WELL AS A PRESTIGIOUS AWARD.



## LOCATION MAP (NOT TO SCALE)



# ACCESS TO PRIME LIFE - AT YOUR FINGER TIPS AND FOOT STEPS

SET AGAINST THE BREATHTAKING BACKDROP OF KBR PARK - 'LUNGS OF THE CITY', HILL RIDGE IS PRIMELY PLACED IN NANDAGIRI HILLS, THE CULTURAL EPICENTRE OF HYDERABAD. A TRUE URBAN SPACE, YOU ARE MINUTES AWAY FROM MAJOR IT HUBS, EMINENT EDUCATIONAL INSTITUTIONS, ART GALLERIES, SHOPPING MALLS, HEALTHCARE CENTERS, SWANKY LOUNGES AND WIDE OPEN SPACES. A SHORT DRIVE AWAY ARE RITZY CLUBS LIKE JUBILEE HILLS CLUB AND FILM NAGAR CLUB. IF ALL THIS IS NOT ENOUGH, THE VIEW OVER THE CITY WILL MAKE YOU REALISE YOU ARE ON THE ROOF OF THE CITY.



Niharika Projects is Recipient of CNBC Award for Best Project in Hyderabad for Niharika Signature



NIHARIKA  
**EXOTICA**  
ICONIC LIFESTYLE APARTMENTS



NIHARIKA  
**JUBILEE ONE**



NIHARIKA  
**SIGNATURE**





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Note: This brochure is only a conceptual presentation of the project and not a legal offering.  
The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.